# FINAL PRIVATE SUBDIVISION PLAT OF

# BUSHWOOD ESTATES

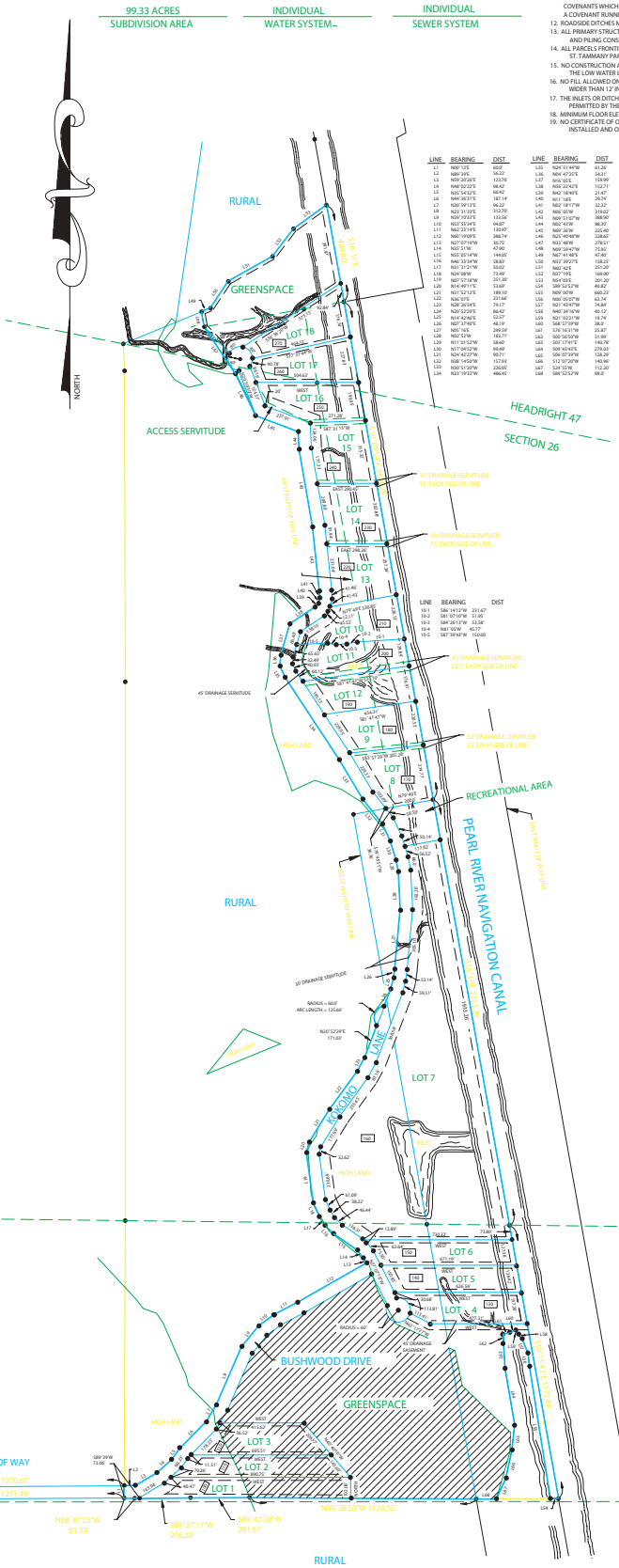
## LOCATED IN SECTIONS 26, 35, & HEADRIGHT 47, TOWNSHIP 5 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA

| 18 | 7,000' +/- | A-2 |
|---|---|---|
| NO. OF LOTS | LENGTH OF STREETS | ZONING |
| 99.33 ACRES | INDIVIDUAL | INDIVIDUAL |
| SUBDIVISION AREA | WATER SYSTEM | SEWER SYSTEM |

### RESTRICTIVE COVENANTS:

1. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
2. FRONT SETBACK LINE WILL NOT BE LESS THAN 50' FROM THE FRONT PROPERTY LINE. SIDE BUILDING SETBACK WILL NOT BE LESS THAN 15' FROM THE INTERIOR SIDE OF THE PROPERTY LINE. REAR BUILDING SETBACK LINE WILL NOT BE LESS THAN 25' FROM THE REAR PROPERTY LINE.
3. THERE WILL BE INDIVIDUAL WATER AND SEWER SYSTEMS.
4. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AND ANNOYANCY OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
5. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN DRAINAGE SERVITUDES AND STREET RIGHT-OF-WAY.
6. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
7. NO LOT SHALL BE FURTHER RE-SUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
8. THE FRONT OF EACH LOT SHALL BE SUBJECT TO A 10' UTILITY EASEMENT ALONG ALL STREETS.
9. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60) FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT.
11. IN ADDITION TO THE FOREGOING MINIMUM RESTRICTIVE COVENANT, THE DEVELOPERS HAVE CREATED BY SEPARATE ACT RECORDED IN ORIGINAL INSTRUMENT NO._____ ADDITIONAL RESTRICTIVE COVENANTS WHICH ARE APPLICABLE TO THE PROPERTY BEING SUBDIVIDED. THE FOREGOING SHALL BE A COVENANT RUNNING WITH EACH TITLE AND REFERENCE SHALL BE MADE THERETO IN EACH TITLE.
12. ROADSIDE DITCHES MUST REMAIN; SUBSURFACE DRAINAGE WILL NOT BE ALLOWED ANYTIME IN THE FUTURE.
13. ALL PRIMARY STRUCTURES FRONTING ON THE PEARL RIVER NAVIGATIONAL CANAL SHALL BE OF PIER AND PILING CONSTRUCTION.
14. ALL PARCELS FRONTING ON THE PEARL RIVER NAVIGATIONAL CANAL SHALL BE SUBJECT TO THE ST. TAMMANY PARISH FILL ORDINANCE AND NO OFF-SITE FILL SHALL BE ALLOWED.
15. NO CONSTRUCTION ALLOWED WITHIN NAVIGATION CANAL OR WITHIN 10' OF ITS NORMAL EDGE OF THE LOW WATER LOCATION OR ITS BANK, EXCLUDING DOCKS AND BOATHOUSES.
16. NO FILL ALLOWED ON LOTS EXCEPT TO CONSTRUCT A DRIVEWAY RAMP TO ROADWAY. NO RAMP TO BE WIDER THAN 12' IN WIDTH.
17. THE INLETS OR DITCHES ON LOT NOS. 4, 8, 9, 11, 12, AND 18, WILL NOT BE FILLED OR ATTENDED, UNLESS PERMITTED BY THE CORP OF ENGINEERS AND THE BUSHWOOD ESTATES HOMEOWNERS ASSOCIATION.
18. MINIMUM FLOOR ELEVATIONS FOR ALL LOTS IS 53.0' M.S.L.
19. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE, ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES.

### DESCRIPTION:




### FLOOD ZONE:

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAP AND FIND THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "A" PER PANEL NO. 225205 0110 B, DATED 2-1-84.

### NOTES:

MINIMUM SIZE LOT WITHIN THIS DEVELOPMENT IS 2.0 ACRES.

DATUMN USED FOR ELEVATION CONTROL IS NGVD 1929.

ACCESS FROM LOUISIANA HIGHWAY NO. 41 IS NOT OWNED BY DEVELOPERS.

### DEDICATION:

BE IT RESOLVED BY THE UNDERSIGNED OWNER OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT HE DOES DECLARE THIS TO BE A TRUE AND ACCURATE PLAT OF

**BUSHWOOD ESTATES**

EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM BEING USED FOR THEIR INTENDED PURPOSE. THE DEDICATION OF THE STREETS AND ROADWAYS ON THIS PLAT IS NOT INTENDED AS A DEDICATION TO THE PARISH OF ST. TAMMANY, STATE OF LOUISIANA, OR THE PUBLIC IN GENERAL OF STREETS AND ROADWAYS. THE THE AREA SHOWN AS STREETS AND ROADWAYS SHALL BE DEFINED TO CONSTITUTE ONLY A SERVITUDE OF PASSAGE FOR OWNERS OF LOTS IN THE SUBDIVISION, THE FEE TITLE TO SUCH AREA BELONGING TO THE HOMEOWNERS ASSOCIATION OR THE DEVELOPER. THE DRAINAGE SERVITUDES FOR THE SUBDIVISION SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

OWNER DATE

### DEVELOPER:

SECRET COVE, L.L.C.
5619 WOODLAWN PLACE
NEW ORLEANS, LA 70124

### APPROVAL:

CHAIRMAN, PARISH PLANNING COMMISSION

SECRETARY, PARISH PLANNING COMMISSION

PARISH ENGINEER

DATE FILED FILE NUMBER

DY. CLERK OF COURT

LEGEND

= WETLANDS INSIDE SUBDIVISION

= MUNICIPAL ADDRESS

JOHN G. CUMMINGS, P.L.S.


John G. Cummings & Associates
PROFESSIONAL LAND SURVEYORS
503 N. JEFFERSON AVE. COVINGTON, LOUISIANA 70433 (985)892-1549


| REVISIONS |
|---|
| 5/9/05 |
| 7/19/05 |
| 12/21/05 |

BUSHWOOD ESTATES

LAND LOCATED IN SECTIONS 26 AND 35 AND HEADRIGHT 47, TOWNSHIP 5 SOUTH, RANGE 13, EAST ST. TAMMANY PARISH, LOUISIANA.

| JOB NO. | SCALE | DATE |
|---|---|---|
| 9709T4 | 1" = 300' | 4/13/05 |