

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-4618

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: ENGINEERING

A RESOLUTION ESTABLISHING WARRANTY AND PERFORMANCE OBLIGATIONS.

WHEREAS, the Department of Finance and the Department of Engineering have notified the Parish Council that certain securities for subdivision Warranty and Performance Obligations are maturing in the near future; and

WHEREAS, these Warranty and Performance Obligations have been reviewed by said Departments which have made recommendations thereon to the Parish Council.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES, by the St. Tammany Parish Council acting in it's capacity as the governing authority, that it hereby accepts the recommendations of the Department of Finance and the Department of Engineering, and approves the following action regarding Warranty and Performance Obligations as shown.

BE IT FURTHER RESOLVED, that failure to renew or to post an acceptable security on its due date will cause same to be called, and the Department of Finance and the Department of Engineering are hereby authorized and directed to do so.

	WARRANTY	
NAME OF SUBDIVISION		RECOMMENDATION
Natchez Trace S/D Phase 4		RELEASE WARRANTY OBLIGATION
Amount: \$ 14,500		THIS IS A PRIVATE S/D & THE PARISH
Expires: August 11, 2016		IS NOT RESPONSIBLE FOR ANY
Ward: 1 District: 1		MAINTENANCE
Autumn Wind S/D, Phases 1A, 2 & 3		PHASES 1A, 2 & 3 BE BROUGHT INTO
Ward: 4 District: 7		PARISH SELECTIVE MAINTENANCE
		SYSTEM

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY: _____ SECONDED BY: _____

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

THIS RESOLUTION WAS DECLARED ADOPTED ON THE 7 DAY OF JULY , 2016, AT

A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK



ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT

June 24, 2016

St. Tammany Parish Council
P. O. Box 628
Covington, LA 70434

RE: Natchez Trace S/D, Phase 4
WARRANTY OBLIGATION (\$14,500)

Honorable Council Members:

The Warranty Obligation in the amount of \$14,500 expires August 11, 2016 and is scheduled for review by the Parish Council at the July 7, 2016 meeting.

This office has inspected the site. All work covered by this Warranty Obligation is satisfactory.

Therefore, it is recommended that the Warranty Obligation be released upon expiration. This is a private subdivision and the Parish is not responsible for any maintenance.

Sincerely,

Charles E. Williams, P.E.
Parish Engineer/Director of Engineering

CEW/chh

xc: Honorable Marty Dean
Mr. Shannon Davis *w/ recorded plat*
Ms. Kelly Rabalais *w/ recorded plat*
Mr. Sidney Fontenot
Ms. Leslie Long
Mr. Greg Gorden
Mr. Mike Noto
Ms. Erin Stair
Mr. Ron Keller
Mr. Earl J. Magner, P.E., P.L.S.
Mr. Jay Watson, P.E.
Mr. Theodore C. Reynolds, E.I.
Lonesome Development
Kelly McHugh & Associates, Inc.



ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

June 24, 2016

St. Tammany Parish Council
P. O. Box
Covington, LA 70434

Re: Autumn Wind Subdivision, Phases 1A, 2 & 3

Honorable Council Members:

Autumn Wind Subdivision obtained preliminary approval by consent judgement signed by Judge Hedges on May 10, 2000. That was approved by the Parish, Gravity Drainage District No. 5 and the Hallal's (developer).

The consent judgement contains a provision that no building permit fees or other related fees shall be charged for any residential or other construction on the Hallal Tract or within Autumn Wind Subdivision.

Therefore, no Warranty Obligations were established for any Phases when Final Submittal was approved by the Planning Commission.

Phase 1 of Autumn Wind has been in the Parish Maintenance System for several years.

Phase 1A, 2 & 3 have now been inspected by the Department of Engineering and confirmed by the Department of Public Works that the roadways, roadside drainage, & signage are in acceptable condition to take into the Selective Parish Maintenance System with the intentions of performing maintenance at the same time that maintenance will be done in Phase 1.

Therefore, it is recommended that Phases 1A, 2, & 3 be brought into the Parish Selective Maintenance System in accordance with the following recorded plats:

1. Phase 1A – recordation file No. 3286
2. Phase 2 – recordation file No. 3690
3. Phase 3 – recordation file No. 4040

The Recorded Plat copies are attached.

Sincerely,

Charles E. Williams, P.E.
Parish Engineer/Director of Engineering

CEW/chh

Enclosures: (3) Recorded Plats

xc: Honorable Jake Groby
Mr. Sidney Fontenot
Ms. Erin Stair
Mr. Shannon Davis
Mr. Mike Noto
Mr. Earl Magner, P.E., P.L.S.
Mr. Jay Watson, P.E.
Hallmark Homes

FINAL PLAT OF
AUTUMN WIND SUBDIVISION

PHASE 1-A
SECTION 7, TOWNSHIP 7 SOUTH, RANGE 12 EAST,
ST. TAMMANY PARISH, LOUISIANA



VICINITY MAP

NOT TO SCALE



ULTIMATE DISPOSAL

NOT TO SCALE

7 NO. OF LOTS	330' +/- LENGTH OF STREETS	A-4 ZONING
3.56 ACRES SUBDIVISION AREA	COMMUNITY WATER SYSTEM	COMMUNITY SEWER SYSTEM

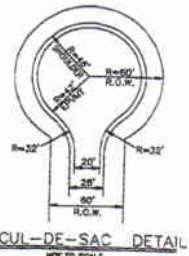
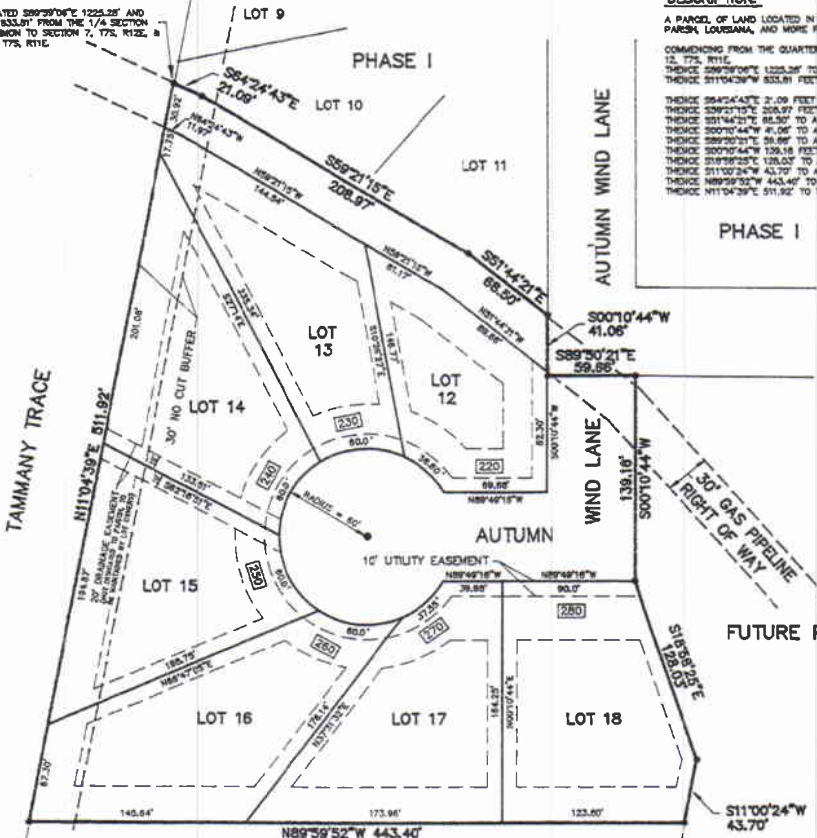
RESTRICTIVE COVENANTS:

- EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
- FRONT SETBACK LINE WILL NOT BE LESS THAN 30' FROM THE FRONT PROPERTY LINE. SIDE BUILDING SETBACK WILL NOT BE LESS THAN 10' FROM THE INTERIOR SIDE OF THE PROPERTY LINE. REAR BUILDING SETBACK LINE WILL NOT BE LESS THAN 20' FROM THE REAR PROPERTY LINE.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND WATER SYSTEMS, AS APPROVED BY THE ST. TAMMANY PARISH, DEPARTMENT OF ENVIRONMENTAL SERVICES. WHEREVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM SUPPLY, NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM SUPPLY.
- NO STORAGE OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMP OR JUNK CAR STORAGE.
- CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN DRAINAGE, SEWERLINES AND STREET FRONT-OF-WAY.
- NO SIGNS SHALL BE PERMITTED IN THIS SUBDIVISION.
- NO LOT SHALL BE FURTHER RE-SUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
- THE FRONT OF EACH LOT SHALL BE SUBJECT TO A 10' UTILITY EASEMENT ALONG ALL STREETS.
- 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 RIGHT-OF-WAY INTERSECT.
- THE AUTUMN WIND HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING THE GREEN SPACE AREAS WITHIN THE DEVELOPMENT.
- IN ADDITION TO THE FOREGOING RESTRICTIVE COVENANTS, THE DEVELOPERS HAVE CREATED BY SEPARATE ACT RECORDED IN ORIGINAL INSTRUMENT NO. 225296 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 THEREIN IN EACH TITLE.
- ROADSIDE DITCHES MUST REMAIN. SUBSURFACE DRAINAGE WILL NOT BE ALLOWED ANYTIME IN THE FUTURE.

DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 7, TOWNSHIP 7 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA, AND MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING FROM THE QUARTER SECTION CORNER BETWEEN SECTION 7, T7S, R12E, & SECTION 12, T7S, R11E;
THENCE S89°50'21"E 59.56' TO A POINT;
THENCE S11°00'24"W 43.70' TO THE POINT OF BEGINNING, CONTAINING 3.56 ACRES.

POB IS LOCATED S89°50'21"E 1225.25' AND S11°00'24"W 833.01' FROM THE 1/4 SECTION CORNER COMMON TO SECTION 7, T7S, R12E, & SECTION 12, T7S, R11E.



CUL-DE-SAC DETAIL
NOT TO SCALE

See Affidavit of Correction by John G. Cummings dated 10/24/2003 at 2:03 PM 1700375.
Jane C. Murphy
Deputy Clerk
10-2-2003

FUTURE PHASE

STREET DEDICATION:

ALL STREET RIGHT-OF-WAY AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR THEIR PROPER USE.
[Signature] *[Signature]*
OWNER DATE

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

AUTUMN WIND SUBDIVISION
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.
[Signature] *[Signature]*
OWNER DATE

DEVELOPER:

MR. GEORGE HALLAL
HALLMARK HOMES, INC.
110 AUTUMN WIND LANE
MANDEVILLE, LA 70471

APPROVAL:
[Signature]
CHAIRMAN, PARISH PLANNING COMMISSION
[Signature]
SECRETARY, PARISH PLANNING COMMISSION
PAULIN ENGINEER
10-24-2003 3386
DATE FILED FILE NUMBER
[Signature]
CLERK OF COURT

DATUM USED FOR ELEVATION CONTROL:

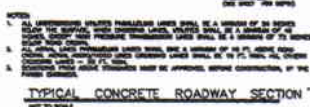
N.G.V.D. 1929

DRIVEWAY CULVERT SIZES:

18" RCCP OR EQUIVALENT

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 "C" PER PANEL NO. 225296 0235 G, DATED 10-17-03.



TYPICAL CONCRETE ROADWAY SECTION
NOT TO SCALE

- LEGEND - FINISH:**
 - ① 4" THICK CONCRETE PAVEMENT
 - ② 12" LIME STABILIZED SOIL, 10% BY VOLUME
 - ③ 4" OF 3/4" GRANULAR MATERIAL, SPREAD, COMPACTED, BEING A MINIMUM OF 10% LIME STABILIZED SOIL, 10% BY VOLUME
 - ④ 4" OF 3/4" GRANULAR MATERIAL, SPREAD, COMPACTED, BEING A MINIMUM OF 10% LIME STABILIZED SOIL, 10% BY VOLUME
 - ⑤ 4" OF 3/4" GRANULAR MATERIAL, SPREAD, COMPACTED, BEING A MINIMUM OF 10% LIME STABILIZED SOIL, 10% BY VOLUME
- SEE EXPLANATION AND FINISH NOTES:**
 - 1. ALL FINISH AND FINISHES TO BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, LATEST CORRECTIONS.
 - 2. EXCEPT FOR SOIL AS PREPARED HEREON TO BE EXPOSED, NO FINISH SHALL BE REQUIRED FOR FINISH DRIVE.
 - 3. CURBS OF 12" HIGH CONCRETE, 12" x 12" x 12".



[Signature]
JOHN G. CUMMINGS, P.L.S.

John G. Cummings & Associates
PROFESSIONAL LAND SURVEYORS
353 N. JEFFERSON AVE. CORNINGTON, LOUISIANA 70433 (985)912-1548

REVISIONS	
DRAINAGE EASEMENT - 7/14/03	
JOB NO.	0232-1A
SCALE	1" = 50'
DATE	6/11/03

FINAL PLAT OF
AUTUMN WIND SUBDIVISION
 PHASE 2

SECTION 7, TOWNSHIP 7 SOUTH, RANGE 12 EAST
 ST. TAMMANY PARISH, LOUISIANA

36	2300' ±	A-4
NO. OF LOTS	LENGTH OF STREETS	ZONING
18.65 ACRES	COMMUNITY WATER SYSTEM	COMMUNITY SEWER SYSTEM
SUBDIVISION AREA	HOFFMAN ROAD	

RESTRICTIVE COVENANTS:

- EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
- FRONT SETBACK SHALL NOT BE LESS THAN 30' FROM THE FRONT PROPERTY LINE. SIDE BUILDING SETBACK WILL NOT BE LESS THAN 10' FROM THE INTERIOR SIDE OF THE PROPERTY LINE. REAR BUILDING SETBACK LINE WILL NOT BE LESS THAN 25' FROM THE REAR PROPERTY LINE. SIDE STREET BUILDING SETBACK LINE WILL NOT BE LESS THAN 20'.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS, ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. WHEREVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM SUPPLY, NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY). NO NOISY OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD. PARTICULARLY THE USE OF LOTS AS GARAGES OR JUNK CAR STORAGE.
- CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN DRAINAGE SERVITUDES AND STREET RIGHT-OF-WAY.
- NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
- NO LOT SHALL BE FURTHER RE-SUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
- THE FRONT OF EACH LOT SHALL BE SUBJECT TO A 10' UTILITY EASEMENT ALONG ALL STREETS.
- 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.
- THE AUTUMN WIND HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING THE GREEN SPACE AREAS WITHIN THE DEVELOPMENT.
- IN ADDITION TO THE FOREGOING MINIMUM RESTRICTIVE COVENANT, THE DEVELOPERS HAVE CREATED BY SEPARATE ACT RECORDED IN ORIGINAL INSTRUMENT NO. 0232-205 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.
- ROADSIDE DITCHES MUST REMAIN. SUBSURFACE DRAINAGE WILL NOT BE ALLOWED ANYTIME IN THE FUTURE.

DESCRIPTION:

COMMENCING FROM THE 1/4 SECTION CORNER COMMON TO SECTION 7, T7S, R12E, & SECTION 12, T7S, R11E, THENCE S89°59'06"E 1523.34'; THENCE SOUTH 833.67'; THENCE N89°56'19"E 34.50' TO THE POINT OF BEGINNING, THENCE N89°56'19"E 283.31'; THENCE S00°11'08"W 487.04'; THENCE S88°28'E 78.03'; THENCE S00°07'57"E 1282.54'; THENCE S88°28'E 78.03'; THENCE N89°56'19"E 34.50'; THENCE S89°59'06"E 1523.34'; THENCE SOUTH 833.67' AND N89°56'19"E 34.50' FROM THE 1/4 SECTION CORNER COMMON TO SECTION 7, T7S, R12E, & SECTION 12, T7S, R11E, THENCE ALONG A CURVE HAVING A RADIUS OF 80.0' AND AN ARC LENGTH OF 14.03'; THENCE S79°00'40"E 80.0'; THENCE N10°39'17"E 112.63'; THENCE S89°50'21"E 120.32'; THENCE S00°09'39"E 14.74'; THENCE S89°50'21"E 180.0'; THENCE N00°09'39"E 140.0'; THENCE N04°36'10"W 80.21'; THENCE N00°09'39"E 133.22'; THENCE N89°50'21"E 83.48'; THENCE N12°06'51"E 403.35'; THENCE N35°39'37"W 190.68'; THENCE S89°50'21"E 74.00'; THENCE N57°15'14"E 30.04'; THENCE N00°09'39"E 329.95'; THENCE N89°50'21"E 43.57'; THENCE N89°56'19"E 383.31'; THENCE S00°11'08"W 487.04'; THENCE S88°28'E 78.03'; THENCE S00°07'57"E 1282.54'; THENCE S88°28'E 78.03'; THENCE N89°56'19"E 34.50' TO THE POINT OF BEGINNING, CONTAINING 18.65 ACRES.



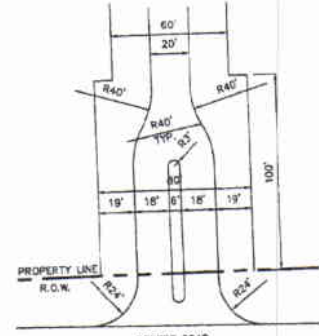
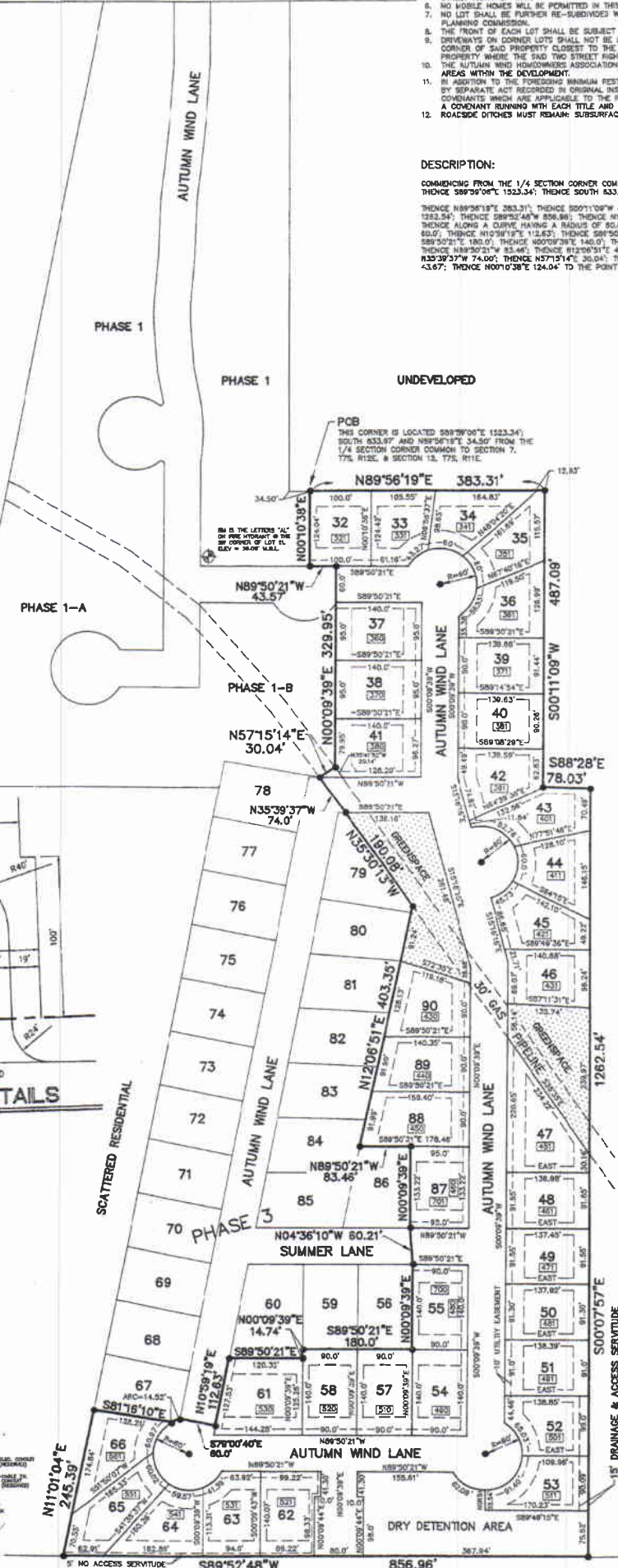
VICINITY MAP

NOT TO SCALE



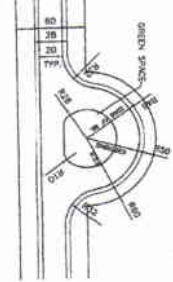
ULTIMATE DISPOSAL

NOT TO SCALE



ENTRANCE DETAILS

NOT TO SCALE

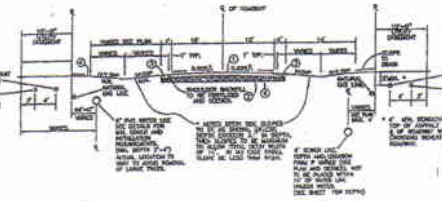


CUL-DE-SAC DETAILS

NOT TO SCALE

TYPICAL CONCRETE ROADWAY SECTION

NOT TO SCALE



- LEGEND:**
- ① 6" THICK (MIN) CONCRETE PAVEMENT
 - ② 12" THICK GRANULAR BASE, 12% W/ BINDER
 - ③ 6" THICK GRANULAR SUBGRADE, 12% W/ BINDER
 - ④ 12" THICK GRANULAR SUBGRADE, 12% W/ BINDER
 - ⑤ 6" THICK GRANULAR SUBGRADE, 12% W/ BINDER
 - ⑥ 12" THICK GRANULAR SUBGRADE, 12% W/ BINDER
 - ⑦ 6" THICK GRANULAR SUBGRADE, 12% W/ BINDER
 - ⑧ 12" THICK GRANULAR SUBGRADE, 12% W/ BINDER
 - ⑨ 6" THICK GRANULAR SUBGRADE, 12% W/ BINDER
 - ⑩ 12" THICK GRANULAR SUBGRADE, 12% W/ BINDER
- BASE PREPARATION AND PAVING NOTES:**
- ALL WORK AND MATERIAL TO BE IN COMPLIANCE WITH USDA/NR CONSERVATION DISTRICTS FOR EROSION CONTROL AND SEDIMENTATION CONTROL. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE PAVING PROCESS.
 - CONCRETE SHALL BE PLACED AND FINISHED AS SHOWN ON THE PLAT.
 - EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE PAVING PROCESS.

LEGEND

① = MUNICIPAL #
 ② = GREENSPACE

DRIVEWAY CULVERT SIZES:
 16" RCOP OR EQUIVALENT

NOTES:

1/2" IRON ROD SET AT ALL LOT CORNERS

THIS PROPERTY IS LOCATED IN FLOOD ZONE C PER F.E.M.A. MAP NO. 225205 0235 C, DATED OCTOBER 17, 1989.

DETENTION POND TO BE MAINTAINED BY PARISH

DATUM USED FOR ELEVATION CONTROL = NAVD 1929

LOTS 62-65 WILL HAVE A "NO ENTRANCE" SERVITUDE ALONG ROBERT ROAD. LOT 62 WILL ALSO HAVE A 5' "NO ENTRANCE" SERVITUDE ALONG THE EAST LOT LINE.

DEVELOPER:
 MR. GEORGE HALLAL
 HALLAM HOMES, INC.
 110 AUTUMN WIND LANE
 MANVEL, LA 70471

STREET DEDICATION:
 ALL STREET RIGHTS-OF-WAY AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR THEIR PROPER USE.

George Hallal 12-17-04
 OWNER DATE

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

AUTUMN WIND SUBDIVISION, PHASE 2

EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE.



APPROVAL:

Emale Lombard
 CHAIRMAN, PARISH PLANNING COMMISSION

R. Kella
 SECRETARY, PARISH PLANNING COMMISSION

John G. Cummings
 REGISTERED PROFESSIONAL LAND SURVEYOR

John C. Murphy
 CLERK OF COURT

DATE FILED: 12-17-2004 FILE NO.: 3630

REVISIONS:
 12/13/04

CERTIFICATION:
 THIS PLAT IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED AND IS CERTIFIED TO CONFORM TO THE PROVISIONS OF THE STATE OF LOUISIANA R.S. 33-2051 AND LAWS AND ORDINANCES OF THE PARISH OF ST. TAMMANY.

John G. Cummings
 JOHN G. CUMMINGS, P.L.L.C.

11/8/04
 SCALE: 1" = 100' DATE: 11/8/04 NUMBER: 0232-PH2

FINAL PLAT OF AUTUMN WIND SUBDIVISION PHASE 3

SECTION 7, TOWNSHIP 7 SOUTH, RANGE 12 EAST
ST. TAMMANY PARISH, LOUISIANA

23 NO. OF LOTS	1350 $\frac{7}{8}$ LENGTH OF STREETS	A-4 ZONING
8.86 ACRES SUBDIVISION AREA	COMMUNITY WATER SYSTEM	COMMUNITY SEWER SYSTEM

RESTRICTIVE COVENANTS:

1. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
2. FRONT SETBACK LINE WILL NOT BE LESS THAN 30' FROM THE FRONT PROPERTY LINE. SIDE BUILDING SETBACK WILL NOT BE LESS THAN 10' FROM THE REAR PROPERTY LINE. REAR BUILDING SETBACK LINE WILL NOT BE LESS THAN 25' FROM THE REAR PROPERTY LINE. SIDE STREET BUILDING SETBACK LINE WILL NOT BE LESS THAN 25'.
3. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS, ALL AS APPROVED BY THE ST. TAMMANY PARISH, DEPARTMENT OF ENVIRONMENTAL SERVICES. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM SUPPLY, NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY). NO WOODS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD. PARTICULARLY THE USE OF LOTS AS SLAMPS OR JUNK CAR STORAGE.
4. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN DRAINAGE SERVICE AREAS AND STREET RIGHT-OF-WAY.
5. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
6. NO LOT SHALL BE FURTHER RE-SUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
7. THE FRONT OF EACH LOT SHALL BE SUBJECT TO A 10' UTILITY EASEMENT ALONG ALL STREETS.
8. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60) FEET FROM A CORNER OF SAID PROPERTY CLOSER TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID 10' STREET RIGHTS-OF-WAY INTERSECT.
9. THE AUTUMN WIND HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING THE GREEN SPACE AREAS WITHIN THE DEVELOPMENT.
10. IN ADDITION TO THE FOREGOING MINIMUM RESTRICTIVE COVENANT, THE DEVELOPERS HAVE CREATED ADDITIONAL RESTRICTIVE COVENANTS WHICH ARE APPLICABLE TO THE PROPERTY BEING SUBDIVIDED. THE FOREGOING SHALL BE A COVENANT RUNNING WITH EACH TITLE AND SUCCESSION SHALL BE MADE THEREIN IN EACH TITLE.
11. ROADSIDE DITCHES MUST REMAIN. SUBSURFACE DRAINAGE WILL NOT BE ALLOWED ANYTIME IN THE FUTURE.

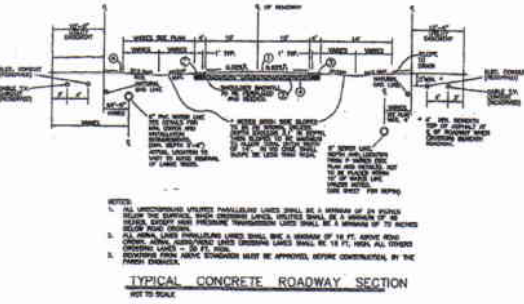
VICINITY MAP

NOT TO SCALE



ULTIMATE DISPOSAL

NOT TO SCALE



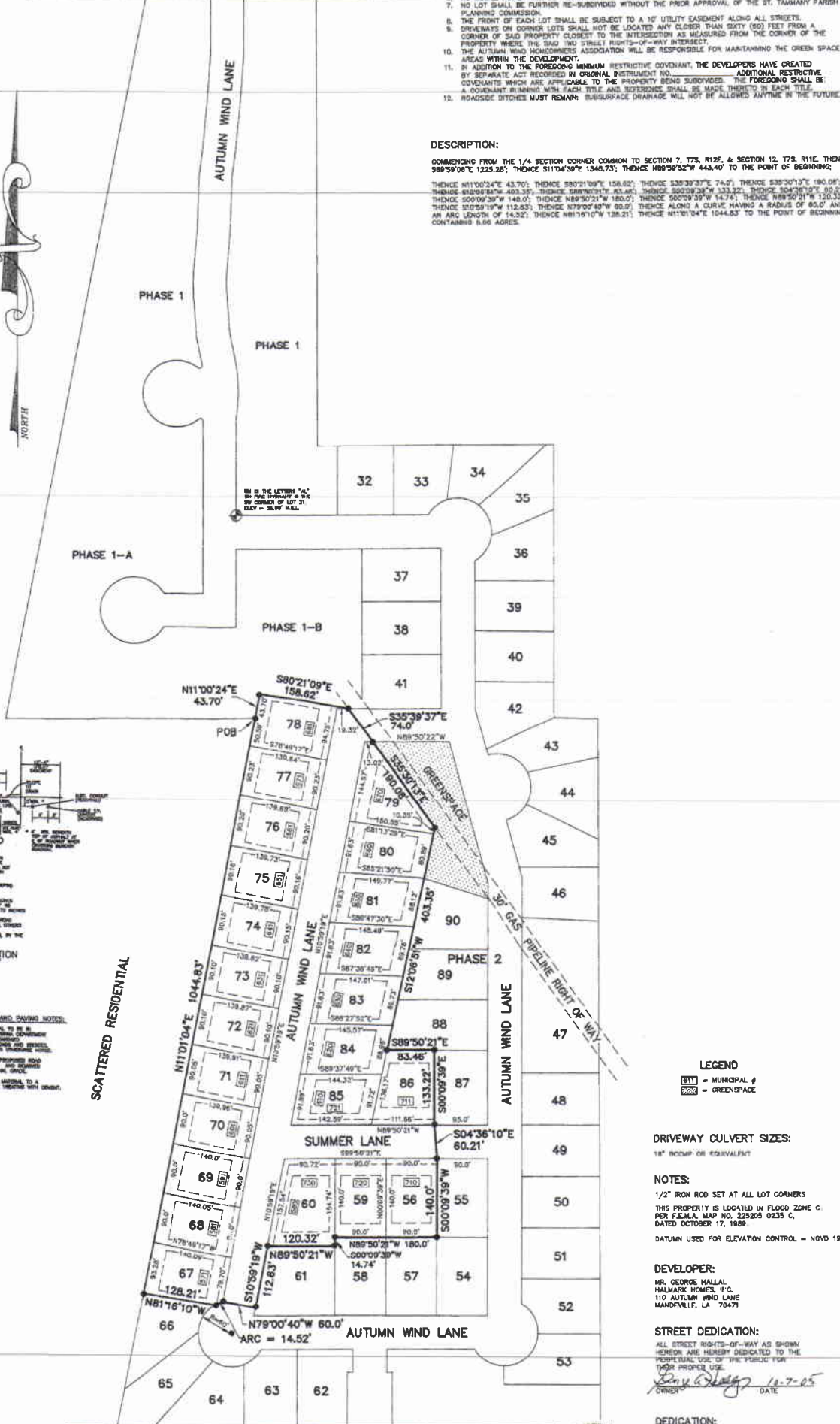
LEGEND: PAVEMENT

- ① 1" THICK (200) CONCRETE PAVEMENT.
- ② 1" THICK UNGRAVELLED SAND, 1.5" BY 1/4".
- ③ 1/2" OF SAND, 20% GRAVEL, 80% SAND, UNGRAVELLED SAND, 1.5" BY 1/4".
- ④ 1/2" OF SAND, 20% GRAVEL, 80% SAND, UNGRAVELLED SAND, 1.5" BY 1/4".
- ⑤ CURBING DRAINAGE

BASE PREPARATION AND FINISHING NOTES:

1. ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH LOUISIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
2. EXISTING TOP SOIL IS PROPOSED ROAD BED TO BE EXCAVATED AND REMOVED AS NECESSARY FOR FINAL GRADE.
3. EXISTING FINISHING SAND MATERIAL TO A DEPTH OF 12" BEFORE FINISHING WITH CONCRETE.

DESCRIPTION:
COMMENCING FROM THE 1/4 SECTION CORNER COMMON TO SECTION 7, T7S, R12E, & SECTION 12, T7S, R11E, THENCE S89°59'08"E 1225.28'; THENCE S11°04'30"E 1348.73'; THENCE N89°59'52"W 443.40' TO THE POINT OF BEGINNING;
THENCE N11°00'24"E 43.70'; THENCE S80°21'09"E 158.62'; THENCE S35°39'37"E 74.0'; THENCE S35°30'13"E 180.08'; THENCE S12°05'51"W 403.35'; THENCE S88°07'17"E 83.40'; THENCE S00°09'39"W 133.32'; THENCE S84°08'17"E 80.81'; THENCE S00°09'39"W 145.0'; THENCE N89°50'21"W 180.0'; THENCE S00°09'39"W 14.74'; THENCE N89°50'21"W 130.33'; THENCE S10°59'19"W 112.83'; THENCE N79°00'40"W 60.0'; THENCE ALONG A CURVE HAVING A RADIUS OF 80.0' AND AN ARC LENGTH OF 14.52'; THENCE N81°16'10"W 138.21'; THENCE N11°01'04"E 1044.83' TO THE POINT OF BEGINNING CONTAINING 8.86 ACRES.



LEGEND

- ①11 - MUNICIPAL #
- ②09 - GREENSPACE

DRIVEWAY CULVERT SIZES:
18" BODUMP OR EQUIVALENT

NOTES:
1/2" IRON ROD SET AT ALL LOT CORNERS
THIS PROPERTY IS LOCATED IN FLOOD ZONE C.
PER F.E.M.A. MAP NO. 223205 0235 C.
DATED OCTOBER 17, 1989.
DATUM USED FOR ELEVATION CONTROL - NVD 1928.

DEVELOPER:
MR. GEORGE HALLAL
HALMARK HOMES, P.C.
110 AUTUMN WIND LANE
MANORVILLE, LA 70471

STREET DEDICATION:
ALL STREET RIGHTS-OF-WAY AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR HIGHWAY PURPOSES.
John G. Cummings 10-7-05
OWNER DATE

DEDICATION:
BE IT RESOLVED BY THE UNDERSIGNED OWNER OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT HE DOES DECLINE THIS TO BE A TRUE AND ACCURATE PLAT OF
AUTUMN WIND SUBDIVISION, PHASE 3
EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE.

ROBERT ROAD

APPROVAL:

Marshall Cazayon
CHAIRMAN, PARISH PLANNING COMMISSION

Ron Kella
SECRETARY, PARISH PLANNING COMMISSION

Sam Thibodeaux
PARISH ENGINEER

John G. Cummings
REGISTERED PROFESSIONAL LAND SURVEYOR

John G. Cummings
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE FILED: 10-07-2005
FILE NO.: 4040

CERTIFICATION:
THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED AND IS CERTIFIED TO CONFORM TO THE PROVISIONS OF THE STATE OF LOUISIANA R.S. 33-5081 AND LAWS AND ORDINANCES OF THE PARISH OF ST. TAMMANY.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE PROVISIONS OF THE STATE OF LOUISIANA R.S. 33-5081 AND LAWS AND ORDINANCES OF THE PARISH OF ST. TAMMANY.

John G. Cummings and Associates
Professional Land Surveyors
1100 N. Jefferson Ave., Metairie, Louisiana 70002
SCALE: 1" = 100' DATE: 1/4/05 NUMBER: 0232-PH3