

WADSWORTH SUBDIVISION

SECTION 33 T7S R12E
ST. TAMMANY PARISH, LA

UNDEVELOPED

- RESTRICTIVE COVENANTS
- 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 SYSTEM(S), ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH. WHENEVER THE WADSWORTH 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, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
 - CONSTRUCTION OF ANY NATURE IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENT.
 - NO NOXIOUS OR OFFENSIVE ACTION SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY OR MAY NOT BECOME AN ANNOYANCE OR NUISANCE TO WADSWORTH SUBDIVISION, PARTICULARLY THE USE OF LOTS AS TRASH DUMPS OR JUNK VEHICLE STORAGE.
 - THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL BUILDINGS IN THIS SUBDIVISION SHALL BE EIGHTEEN (18') ABOVE THE CENTERLINE OF THE STREET.
 - NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE APPROPRIATE ST. TAMMANY PARISH GOVERNMENT AGENCY.
 - THE PROPERTY OWNERS ASSOCIATION CREATED BY WADSWORTH ESTATES, LLC WILL BE RESPONSIBLE FOR MAINTAINING THE GREEN SPACE AND DETENTION PONDS WITHIN THIS DEVELOPMENT ON PARCEL 1, AND THE PROPERTY OWNERS ASSOCIATION CREATED BY THE AZBY FUND WILL BE RESPONSIBLE FOR MAINTAINING THE GREEN SPACE WITHIN THE DEVELOPMENT ON PARCELS 2, 3, 4 AND 5.
 - ADDITIONAL BUILDING RESTRICTIONS AND COVENANTS ARE RECORDED IN INSTRUMENT# 1923858.
- THE FOREGOING SHALL BE A COVENANT RUNNING WITH EACH TITLE AND REFERENCE SHALL BE MADE THERETO IN EACH TITLE.

160.0587 Acs.±	PUD	PAVED SURFACE
AREA	ZONING	ROAD SURFACING
5.67 ACRES	5	CENTRAL
MIN. LOT SIZE	NUMBER OF LOTS	SEWERAGE SYSTEM
100'	1,205 L.F.	CENTRAL
ST. R/W WIDTH	LENGTH OF STREETS	WATER SYSTEM

SETBACKS	SERVITUDE NOTES
FRONT YARD SETBACK.....25.00'	1. ALL SERVITUDES ARE SUBJECT TO CHANGE WITH THE CONSENT OF THE PARTIES INVOLVED.
SIDE YARD SETBACK.....10.00'	2. ALL SEWER AND DRAINAGE SERVITUDES ARE CENTERED ON THE PIPE.
REAR YARD SETBACK.....10.00'	

DEVELOPERS

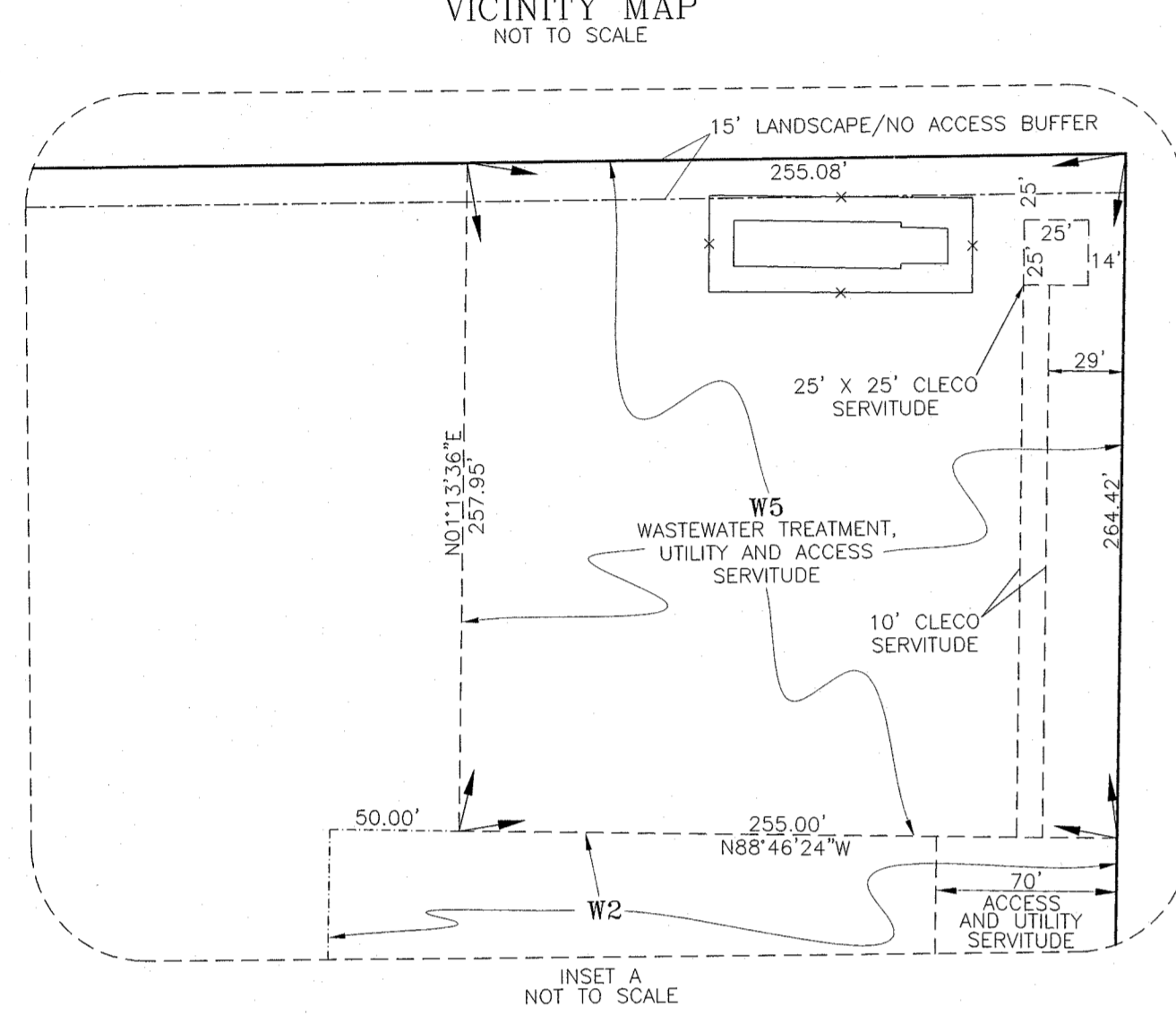
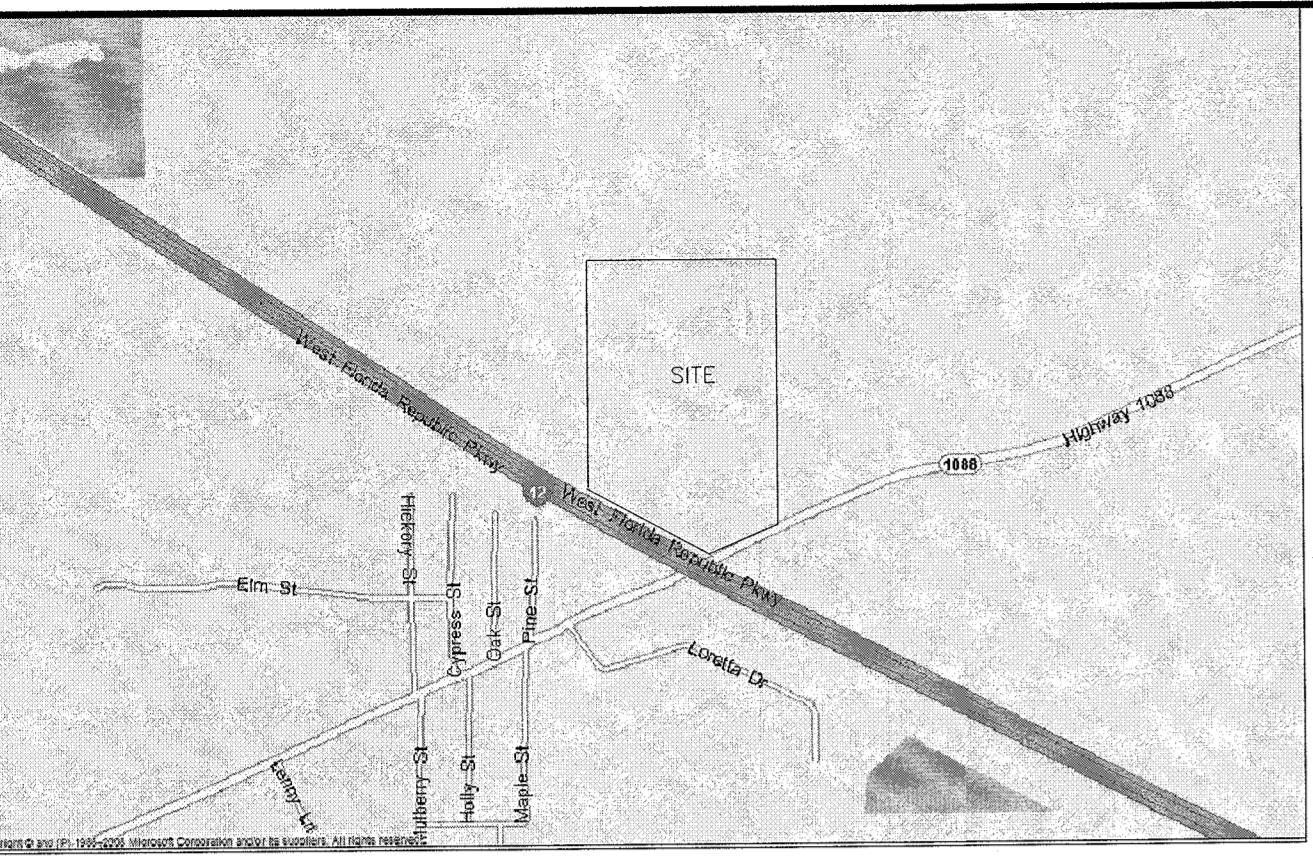
WADSWORTH ESTATES, L.L.C.
WARREN G. TREME
3916 WHEAT STREET
METAIRIE, LA 70002

THE AZBY FUND
PATRICK W. FITZMORRIS
650 POYDRAS STREET, SUITE 252
NEW ORLEANS, LA 70002

LEGAL DESCRIPTION

A CERTAIN PIECE OR PORTION OF GROUND SITUATED IN THE STATE OF LOUISIANA, PARISH OF ST. TAMMANY, SECTION 33 T7S R12E, BOUNDED BY LA HIGHWAY 1088, INTERSTATE 12, LA HIGHWAY 59, AND LA HIGHWAY 36, DESIGNATED AS WADSWORTH SUBDIVISION, AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SECTION CORNER COMMON TO SECTIONS 28, 29, 32 AND 33, MEASURE THENCE ALONG THE SECTION LINE COMMON TO SECTIONS 28 AND 33 N89°46'22"E A DISTANCE OF 2720.46 FEET; MEASURE THENCE S01°13'36"W A DISTANCE OF 2421.12 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF LA HIGHWAY 1088; MEASURE THENCE ALONG SAID NORTHERLY LINE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 62.00 FEET, WITH A RADIUS OF 2455.92 FEET, WITH A CHORD BEARING OF S85°59'51"W, WITH A CHORD LENGTH OF 62.00 FEET; MEASURE THENCE S85°16'27"W A DISTANCE OF 462.38 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 12; MEASURE THENCE ALONG SAID NORTHERLY LINE S89°21'59"W A DISTANCE OF 139.21 FEET; MEASURE THENCE N47°03'43"W A DISTANCE OF 104.10 FEET; MEASURE THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 369.33 FEET, WITH A RADIUS OF 312.74 FEET, WITH A CHORD BEARING OF N80°53'38"W, WITH A CHORD LENGTH OF 348.24 FEET; MEASURE THENCE S65°16'27"W A DISTANCE OF 34.24 FEET; MEASURE THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 786.34 FEET, WITH A RADIUS OF 1075.92 FEET, WITH A CHORD BEARING OF S86°12'42"W, WITH A CHORD LENGTH OF 768.96 FEET; MEASURE THENCE N71°23'29"W A DISTANCE OF 160.83 FEET; MEASURE THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 421.25 FEET, WITH A RADIUS OF 22768.31 FEET, WITH A CHORD BEARING OF N60°15'23"W, WITH A CHORD LENGTH OF 421.24 FEET; MEASURE THENCE N04°48'46"W A DISTANCE OF 2438.64 FEET TO A POINT, THE POINT OF BEGINNING.

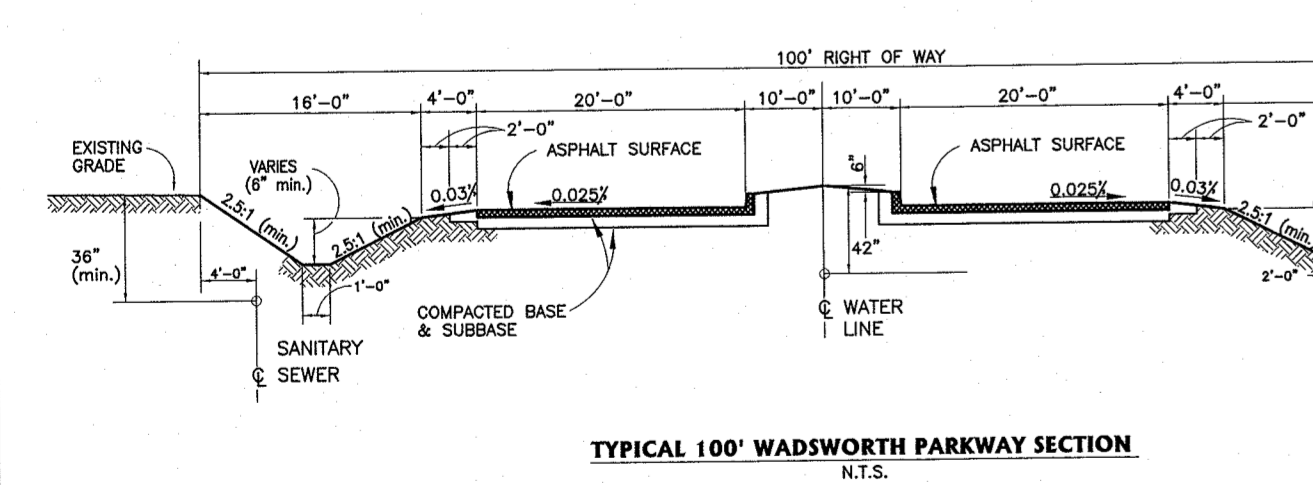
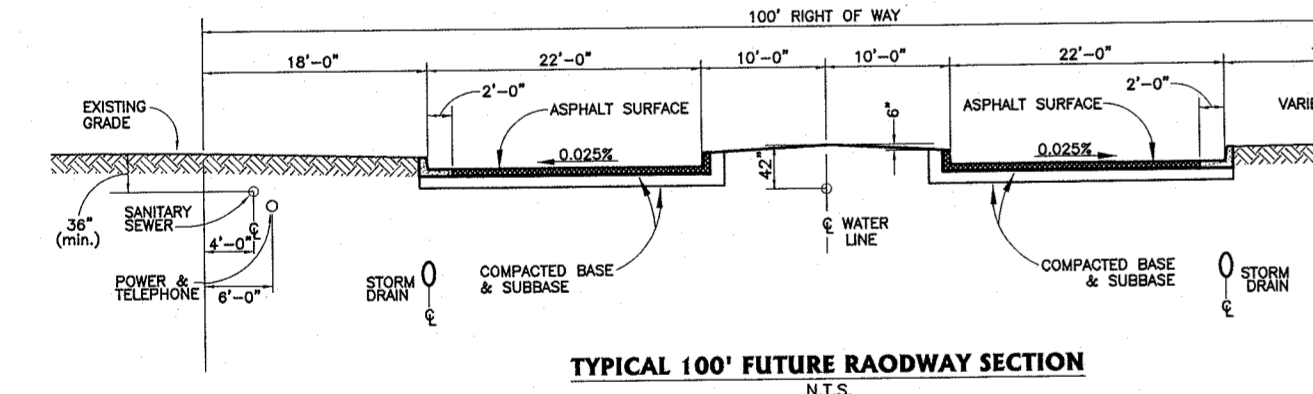


DEDICATION:

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THE LAND SHOWN HEREON. EACH OF THE UNDERSIGNED WITH REGARD TO THE STREET AND RIGHTS OF WAY SHOWN HEREON ON THEIR RESPECTIVE PROPERTIES, WITH THE EXCEPTION OF THE ATMOS SERVITUDE AND THE CLECO SERVITUDE, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR THE PURPOSES SPECIFICALLY SET FORTH ON THIS SUBDIVISION PLAN. EACH OF THE UNDERSIGNED AGREES THAT ALL AREAS SHOWN AS SERVITUDES ON THEIR RESPECTIVE PROPERTIES, WITH THE EXCEPTION OF THE ATMOS SERVITUDE AND THE CLECO SERVITUDE, ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE AND SEWAGE REMOVAL. EACH OF THE UNDERSIGNED AGREES THAT NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY PUBLIC BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT OF WAY ON THEIR RESPECTIVE PROPERTIES SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT OF WAY IS GRANTED.

PATRICK W. FITZMORRIS DATE THE AZBY FUND 650 POYDRAS STREET, SUITE 2521 NEW ORLEANS, LOUISIANA 70130 504-581-2549

WARREN TREME DATE WADSWORTH ESTATES, L.L.C. 3916 WHEAT DRIVE METAIRIE, LOUISIANA 70002 504-458-9055



ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE

NOTE: SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

• DENOTES IRON ROD SET UNLESS NOTED OTHERWISE

ELEVATION NOTES

THIS IS TO CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED: 10/17/89 FLOOD ZONE: C
BASE FLOOD ELEVATION: N/A
COMMUNITY PANEL #: 225205 0245 C

REFERENCE BENCH MARK: NGS MARKER ALCO
ELEVATION: 5.8'

GENERAL NOTES

THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

REFERENCE NOTES

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1
REFERENCE PLAN #1: KREBS, LASALLE, LEMIEUX CONSULTANTS DATED DECEMBER 31, 2012

DATE: MARCH 2, 2015
SCALE: 1" = 200'
JOB #: 150328

DRAWN BY: NDK
COMPUTER #:
FILE #:

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 46:XXI, CHAPTER 29 FOR A CLASS "C" (SUBURBAN) SURVEY

MADE AT THE REQUEST OF WADSWORTH ESTATES, L.L.C.

BY: *Richmond W. Krebs*
RICHMOND W. KREBS PLS# 4836

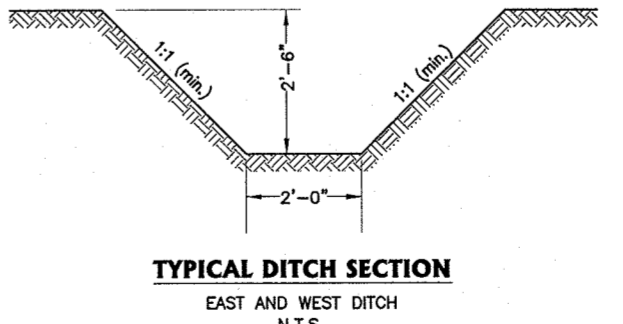
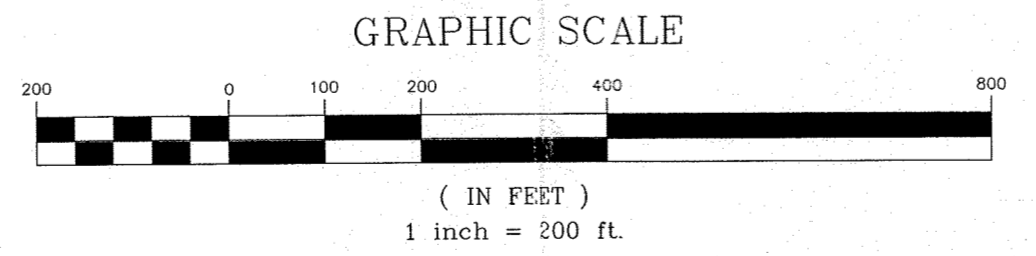
APPROVAL: *Warren Treme*
CHAIRMAN OF PLANNING COMMISSION

Patrick W. Fitzmorris
DIRECTOR OF ENGINEER

Debra M. Mesnet
SECRETARY, PARISH PLANNING COMMISSION

CLERK OF COURT
DATE: Dec-30-2016 FILE NO. 5550

RECORDED PLAT



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2455.92'	62.00'	62.00'	S65°59'51"W
C2	312.74'	108.72'	108.17'	N57°01'16"W
C3	312.74'	260.61'	253.13'	N89°08'49"E
C4	180.00'	149.11'	144.88'	S56°41'50"W
C5	490.00'	110.57'	110.34'	N39°25'48"E
C6	100.00'	77.96'	76.00'	S23°33'56"W
C7	415.61'	208.40'	207.19'	N75°47'56"W
C8	25.00'	22.72'	21.94'	S24°48'22"E
C9	97.00'	176.29'	153.01'	S01°13'36"W
C10	25.00'	22.72'	21.94'	S27°15'35"W
C11	25.00'	22.72'	21.94'	N24°48'22"W
C12	97.00'	176.29'	153.01'	N01°13'36"E
C13	25.00'	22.72'	21.94'	N27°15'35"E
C14	135.61'	50.21'	49.92'	S79°37'13"E
C15	12.00'	14.71'	13.81'	S33°53'35"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S65°16'27"W	33.31'
L2	N47°03'43"W	104.10'
L3	S01°13'36"W	157.30'
L4	S89°46'22"W	32.41'
L5	S63°13'52"W	70.82'
L6	S89°46'22"W	178.22'
L7	S01°13'36"W	33.71'
L8	S01°13'36"W	100.03'
L9	S01°13'36"W	42.10'
L10	S01°13'36"W	45.54'
L11	S01°13'36"W	48.08'
L12	N89°46'22"E	255.08'
L13	N89°46'22"E	100.03'
L14	S89°46'22"W	185.33'



R.W. KREBS
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E-MAIL: richmond@rwkrebs.com
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FINAL SUBDIVISION PLAN
WADSWORTH SUBDIVISION
SECTION 33, T7S - R12E
ST. TAMMANY PARISH, LA