RIVER CLUB SUBDIVISION

Lot Prices as of September 28, 2018

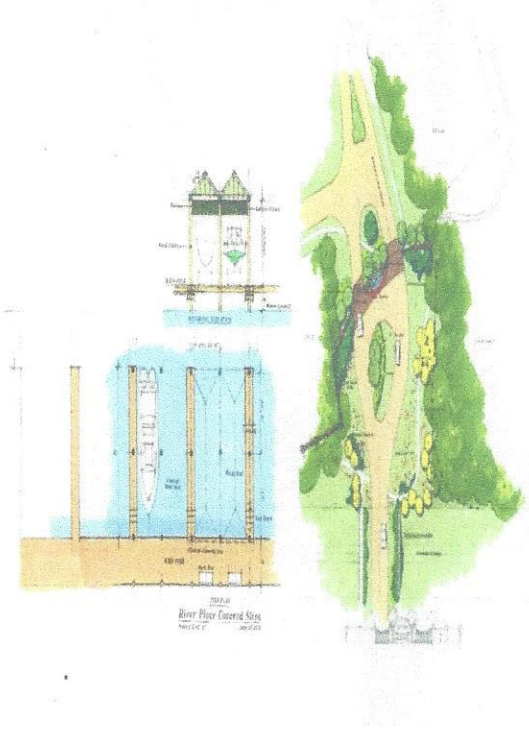
Garden Lots 1,800sf	
1	$75,000 - SOLD
2	$75,000 - SOLD
3	$75,000 - SOLD
4	$75,000 - SOLD
5	$75,000 - SOLD
6	$75,000 - SOLD
7	$75,000 - SOLD
8	$75,000 - SOLD
9	$75,000 - SOLD
10	$75,000 - SOLD
11	$75,000 - SOLD
12	$75,000 - SOLD
13	$75,000 - SOLD
14	$75,000 - SOLD

Phase 4A Lots:

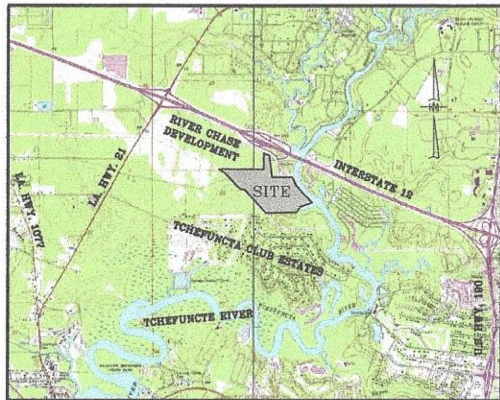
15	$75,000
16	$75,000
17	$75,000
18	$75,000 - SOLD
19	$75,000 - SOLD
20	$75,000
21	$75,000
22	$75,000
23	$75,000
24	$75,000
25	$75,000
26	$75,000
27	$75,000
28	$75,000
29	$75,000
30	$75,000
47	$75,000 - SOLD
48	$75,000 - SOLD
49	$75,000
50	$75,000 - SOLD
51	$75,000 - Sale Pending
52	$75,000
53	$75,000 - SOLD
54	$75,000 - SOLD
55	$75,000
56	$75,000 - SOLD
57	$75,000
58	$75,000 - SOLD
59	$75,000
60	$75,000 - SOLD
61	$75,000
62	$75,000
63	$75,000
64	$75,000
65	$75,000
66	$75,000
67	$75,000

Water Lots 4,000sf	
84	$435,000 - SOLD
85	$435,000
86	$435,000
87	$435,000 - SOLD
88	$425,000 - SOLD
89	$410,000 -SOLD
90	$410,000
91	$405,000
92	$400,000 - SOLD
93	$395,000
94	$390,000
95	$395,000
96	$400,000
97	$405,000
98	$405,000
99	$405,000
100	$400,000
101	$380,000
102	$360,000
103	$360,000
104	$360,000
105	$360,000
106	$360,000
107	$360,000
108	$385,000

Estate Lots 3,500 sf	
68	$160,000 - SOLD
69	$165,000 - SOLD
70	$165,000 - SOLD
71	$165,000 - SOLD
72	$165,000 - SOLD
73	$165,000 - SOLD
74	$165,000 - SOLD
75	$165,000 - SOLD
76	$165,000 - SOLD
77	$165,000 - SOLD
78	$165,000 - SOLD
79	$165,000 - SOLD
80	$165,000 - SOLD
81	$165,000 - SOLD
82	$165,000 - SOLD
83	$170,000 - SOLD

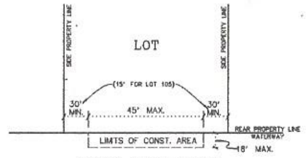


*prices subject to change without notice



VICINITY MAP

PRIVATE BOAT HOUSES AND PIERS/DOCKS ARE ALLOWED ON THE RIVER CLUB BAYOU. ANY STRUCTURES MUST MEET THE REQUIREMENTS OF ST. TAMMANY PARISH REGULATIONS, RIVER CLUB COVENANTS AND ANY APPLICABLE PERMITS FROM OTHER STATE AND FEDERAL ORGANIZATIONS (USACE, COASTAL ZONE, SENIC RIVERS, ETC.).



DETAIL OF ALLOWED CONSTRUCTION IN WATERWAY

RIVER CLUB, PHASE 1,
SECTIONS 47 & 49,
T-7-S, R-11-E, G.L.D.
ST. TAMMANY PARISH, LA.

120 60 0 120 240

BUILDING SETBACKS

LOTS 1-14

FRONT	25'
SIDE	5'
SIDE STREET	15'
REAR	20'

LOTS 68-81

FRONT	40'
SIDE	10'
SIDE STREET	20'
REAR	30'

LOTS 82-86

FRONT	25'	
SIDE	12.5'	
SIDE STREET	20'	
REAR	30'	(LOTS 82 & 83)
SENIC RIVER BUFFER REAR		(LOTS 84 - 86)

LOTS 87, 91 and 100

FRONT	40'
SIDE	12.5'
REAR	60'

LOTS 88-90

FRONT	40'
SIDE	12.5'
REAR	50'

LOTS 92-99, 105-108

FRONT	50'
SIDE	12.5'
SIDE St. (105)	30'
REAR	60'

LOTS 101-104

FRONT	30'
SIDE	12.5'
REAR	50'

Legal Description
Of River Club, Phase 1

A certain parcel of land situated in Sections 47 & 49, Township-7-South Range-11-East, St. Tammany Parish, Greensburg Land District, Louisiana, and More fully described as follows.

Commence at the Section Corner common to Sections 47, 49, & 52 Township-7-South Range-11-East and measure North 89 degrees 33 minutes 22 seconds East a distance of 1770.72 feet Thence North 89 degrees 32 minutes 13 seconds East a distance of 1010.72 feet to the POINT OF BEGINNING;

From the POINT OF BEGINNING measure
North 89°32' 13" East a distance of 945.07 feet to a point;
Thence South 00°24' 20" West a distance of 159.76 feet to a point;
Thence South 88°58' 18" East a distance of 64.55 feet to a point;
Thence South 01°01' 42" West a distance of 147.02 feet to a point;
Thence South 63°50' 27" East a distance of 54.12 feet to a point;
Thence North 87°43' 18" East a distance of 314.32 feet to a point;
Thence North 74°09' 31" East a distance of 97.13 feet to a point;
Thence South 89°35' 40" East a distance of 456.10 feet to a point;
Thence South 71°25' 22" East a distance of 51.23 feet to a point;
Thence South 75°11' 31" East a distance of 213.77 feet to a point;
Thence South 09°00' 23" East a distance of 81.42 feet to a point;
Thence North 81°24' 08" East a distance of 879.90 feet to a point;
Thence South 26°02' 12" East a distance of 334.41 feet to a point;
Thence South 35°29' 03" East a distance of 329.44 feet to a point;
Thence South 49°17' 18" West a distance of 163.24 feet to a point;
Thence South 00°00' 37" East a distance of 122.97 feet to a point;
Thence West a distance of 60.00 feet to a point;
Thence North 00°00' 37" West a distance of 96.84 feet to a point;
Thence North 71°34' 05" West a distance of 61.41 feet to a point;
Thence North 87°43' 10" West a distance of 94.95 feet to a point;
Thence South 68°40' 22" West a distance of 110.87 feet to a point;
Thence South 49°40' 32" West a distance of 178.50 feet to a point;
Thence South 23°44' 05" West a distance of 80.52 feet to a point;
Thence North 67°25' 49" West a distance of 36.00 feet to a point;
Thence South 22°34' 11" West a distance of 30.06 feet to a point;
Thence South 50°18' 31" West a distance of 7.82 feet to a point;
Thence South 02°21' 35" East a distance of 206.92 feet to a point;
Thence North 89°09' 59" West a distance of 98.85 feet to a point;
Thence North 74°11' 51" West a distance of 79.81 feet to a point;
Thence North 16°50' 50" West a distance of 214.97 feet to a point;
Thence North 26°08' 11" West a distance of 259.84 feet to a point;
Thence North 30°10' 25" West a distance of 72.07 feet to a point;
Thence North 80°54' 35" West a distance of 73.37 feet to a point;
Thence North 63°02' 34" West a distance of 64.93 feet to a point;
Thence North 87°55' 03" West a distance of 65.18 feet to a point;
Thence South 25°19' 19" West a distance of 73.70 feet to a point;
Thence South 88°44' 52" West a distance of 213.18 feet to a point;
Thence North 66°10' 10" West a distance of 180.66 feet to a point;
Thence North 79°30' 11" West a distance of 19.97 feet to a point;
Thence South 79°25' 08" West a distance of 347.29 feet to a point;
Thence South 86°07' 30" West a distance of 126.20 feet to a point;
Thence North 87°19' 30" West a distance of 232.68 feet to a point;
Thence North 72°22' 32" West a distance of 63.64 feet to a point;
Thence North 48°20' 46" West a distance of 281.98 feet to a point;
Thence North 54°48' 43" West a distance of 301.92 feet to a point;
Thence South 41°39' 14" West a distance of 150.00 feet to a point;
Thence North 48°20' 46" West a distance of 290.78 feet to a point of curve;
Thence along a curve to the right having a radius of 25.00 feet, a delta of 21°10' 07", an arc length of 9.24 feet, and a chord which bears North 37°45' 42" West having a chord distance of 9.18 feet to a point of tangency;
Thence North 27°10' 38" West a distance of 1.98 feet to a point;
Thence South 60°33' 27" West a distance of 50.04 feet to a point;
Thence North 27°10' 38" West a distance of 346.95 feet to a point on a curve;
Thence along a curve to the right having a radius of 135.00 feet, a delta of 56°44' 44", an arc length of 133.70 feet, and a chord which bears North 01°03' 10" East having a chord distance of 128.31 feet to a point on a line;
Thence North 13°54' 32" East a distance of 47.96 feet to the POINT OF BEGINNING, and containing 2,123,606.61 square feet or 48.7513 acre(s) of land, more or less.

MINIMUM RESTRICTIVE COVENANTS

1. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
2. 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 ENVIRONMENTAL SERVICES DEPARTMENT OF ST. TAMMANY PARISH. 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).
3. BUILDING SETBACKS ARE AS SHOWN IN THE ATTACHED CHARTS
4. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS.
5. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
6. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF RESIDENCES ADJACENT TO THE WATERWAY SHALL BE 12.0' MSL WHICH IS 1.0' ABOVE THE BASE FLOOD ELEVATION. ALL OTHER RESIDENCES SHALL BE 1.0' ABOVE THE CROWN OF THE STREET
7. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
8. NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVA_ OF THE ST. TAMMANY PARISH PLANNING COMMISSION
9. THE MINIMUM RESTRICTIVE COVENANTS CITED ABOVE ARE AS PER SECTION 7.08 OF PARISH ORDINANCE NO. 499 (SUBDIVISION REGULATIONS). ADDITIONAL BUILDING RESTRICTIONS AND COVENANTS ARE RECORDED IN C.O.B. FOLIO
10. DRIVEWAYS ON CORNER LOTS WHERE A DRIVEWAY IS TO BE ESTABLISHED ALONG THE WIDTH OR SMALLER DIMENSIONS OF THE LOT, SHALL NOT BE LOCATED ANY CLOSER THAN THIRTY-FIVE (35') FEET ON DE LUXE LOTS AND SIXTY (60') FEET ON ESTATE LOTS FROM THE CORNER OF THE PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE TWO STREET RIGHTS-OF-WAY INTERSECT. IN CASES WHERE A DRIVEWAY ON A CORNER LOT IS ESTABLISHED ALONG THE DEPTH OR LARGER DIMENSION OF THE LOT , THE DRIVEWAY SHALL BE AT LEAST FIFTY (50') FEET ON DE LUXE LOTS AND SIXTY (60') FEET ON ESTATE LOTS FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE TWO STREET RIGHTS-OF-WAY INTERSECT.THE
11. MAINTENANCE OF THE "GREENSPACE" SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
12. NO FILLING, EXCAVATION OR CONSTRUCTION OF FENCES, POOLS, OR STRUCTURES WILL BE ALLOWED IN THE CONSERVATION SERVITUDE.

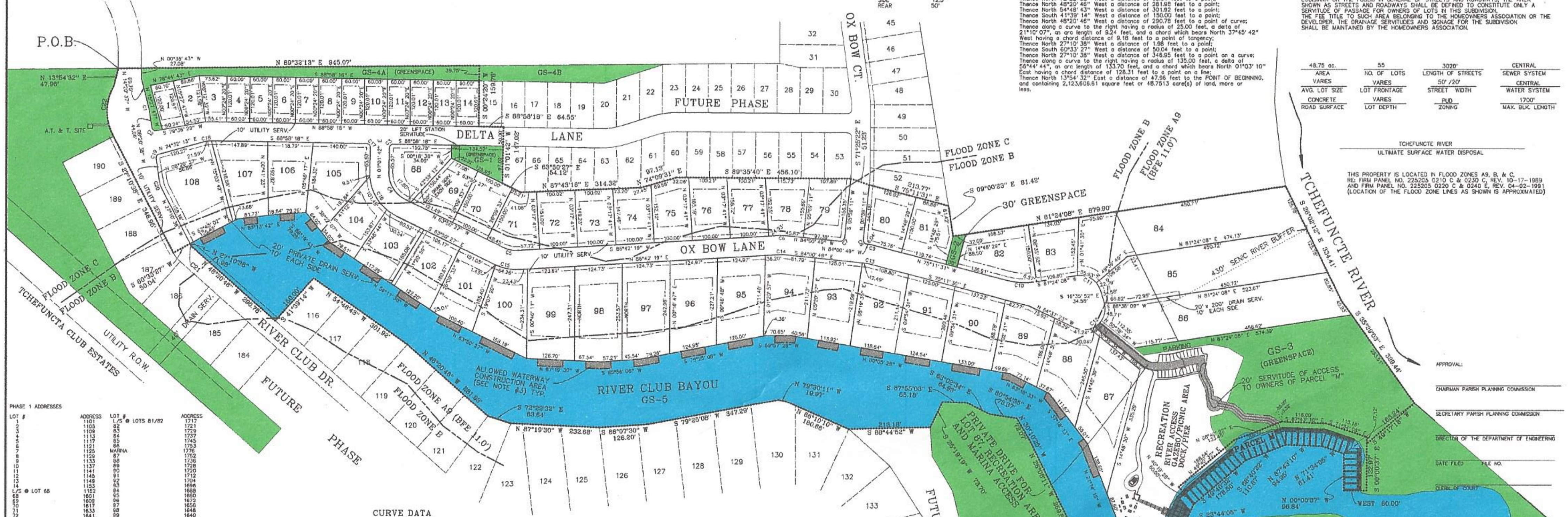
DEDICATION:

THE INDICATION OF THE STREETS AND ROADWAYS ON THIS PLAT IS NOT INTENDED AS A DEDICATION TO THE PARISH OF ST. TAMMANY, THE STATE OF LOUISIANA OR THE PUBLIC IN GENERAL OF STREETS AND ROADWAYS; THE AREA SHOWN AS STREETS AND ROADWAYS SHALL BE DEFINED TO CONSTITUTE ONLY A SERVITUDE OF PASSAGE FOR OWNERS OF LOTS IN THIS SUBDIVISION, THE FEE TITLE TO SUCH AREA BELONGING TO THE HOMEOWNERS ASSOCIATION OR THE DEVELOPER. THE DRAINAGE SERVITUDES AND SIGNAGE FOR THE SUBDIVISION SHALL BE MAINTANED BY THE HOMEOWNERS ASSOCIATION.

48.75 ac. / AREA	55 / NO. OF LOTS	3020' / LENGTH OF STREETS	CENTRAL / SEWER SYSTEM
VARIES / AVG. LOT SIZE	VARIES / LOT FRONTAGE	50' /20' / STREET WIDTH	CENTRAL / WATER SYSTEM
CONCRETE / ROAD SURFACE	VARIES / LOT DEPTH	PUD / ZONING	1700' / MAX. BLK. LENGTH

TCHEFUNCTE RIVER / ULTIMATE SURFACE WATER DISPOSAL

THIS PROPERTY IS LOCATED IN FLOOD ZONES A9, B, & C, RE: FIRM PANEL NO. 225205 0210 C & 0230 C, REV. 10-17-1989 AND FIRM PANEL NO. 225205 0220 C & 0240 E, REV. 04-02-1991 (LOCATION OF THE FLOOD ZONE LINES AS SHOWN IS APPROXIMATED)

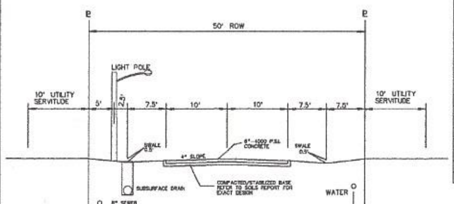


PHASE 1 ADDRESSES

LOT #	ADDRESS	LOT #	ADDRESS
1	1101	L/S @ LOTS 81/82	1717
2	1105	82	1721
3	1109	83	1729
4	1113	84	1737
5	1117	85	1745
6	1121	86	1753
7	1125	MARINA	1776
8	1129	87	1752
9	1133	88	1736
10	1137	89	1728
11	1141	90	1720
12	1145	91	1712
13	1149	92	1704
14	1153	93	1696
L/S @ LOT 68	1152	94	1688
68	1601	95	1680
69	1609	96	1672
70	1617	97	1656
71	1633	98	1648
72	1641	99	1640
73	1649	100	1632
74	1657	101	1624
75	1665	102	1616
76	1673	103	1608
77	1681	104	1600
78	1689	105	1132
79	1697	106	1120
80	1705	107	1112
81	1713	108	1104

CURVE DATA

CURVE #	RADIUS	LENGTH	CHORD BEARING	CH. LENGTH
C-1	165.00'	17.28'	N 11°20' 37" W	17.27'
C-2	10.00'	16.07'	N 54°22' 04" W	14.39'
C-3	10.00'	15.71'	N 46°01' 42" E	14.14'
C-4	75.00'	84.91'	N 31°24' 22" W	80.45'
C-5	75.00'	38.55'	N 78°34' 04" W	38.13'
C-6	125.00'	20.25'	N 88°39' 15" W	20.23'
C-7	10.00'	15.71'	S 50°59' 11" W	14.14'
C-8	10.00'	15.71'	N 39°00' 49" W	14.14'
C-9	75.00'	11.55'	N 79°36' 10" W	11.54'
C-10	175.00'	71.49'	N 86°53' 42" W	70.99'
C-11	55.00'	78.71'	N 57°35' 52" W	72.17'
C-12	55.00'	126.69'	N 49°23' 22" E	100.48'
C-13	25.00'	3.85'	S 79°36' 10" E	3.85'
C-14	75.00'	12.15'	S 88°39' 15" E	12.14'
C-15	125.00'	64.26'	S 78°34' 04" E	63.55'
C-16	125.00'	141.52'	S 31°24' 22" E	134.08'
C-17	10.00'	15.71'	S 43°58' 18" E	14.14'
C-18	75.00'	21.59'	N 82°46' 58" E	21.51'
C-19	10.00'	14.47'	N 33°05' 49" E	13.24'
C-20	85.00'	27.94'	N 17°45' 38" W	27.81'
C-21	25.00'	9.24'	N 37°45' 42" W	9.18'
C-22	135.00'	133.70'	N 01°03' 10" E	128.31'



TYPICAL STREET SECTION

NOTES:

1. MAXIMUM HEIGHT FOR ANY RESIDENCE IN THIS DEVELOPMENT SHALL BE THIRTY FIVE (35') FEET ABOVE NATURAL GROUND OF THE PROPERTY AT THE LOCATION OF THE STRUCTURE OR THE BASE FLOOD ELEVATION, WHICH EVER IS HIGHER.
2. THIS PROPERTY IS LOCATED IN FLOOD ZONES A9, B, & C, RE: FIRM PANEL NO. 225205 0210 C & 0230 C, REV. 10-17-1989 AND FIRM PANEL NO. 225205 0220 C & 0240 E, REV. 04-02-1991
3. PRIVATE BOAT HOUSES AND PIERS/DOCKS ARE ALLOWED ON THE RIVER CLUB BAYOU. ANY STRUCTURES MUST MEET THE REQUIREMENTS OF ST. TAMMANY PARISH REGULATIONS, RIVER CLUB COVENANTS AND ANY APPLICABLE PERMITS FROM OTHER STATE AND FEDERAL ORGANIZATIONS (USACE, COASTAL ZONE, SENIC RIVERS, ETC.). SEE DETAIL ABOVE.
4. ACTIVE RECREATION IS RIVER CLUB BAYOU/OXBOW AREA AND THE ACCESS AREA FOR RESIDENTS IN RIVER CLUB. TOTAL AREA 27.25 AC. THIS AMENITY TO BEGIN DURING CONSTRUCTION OF PHASE 1 WITH 25% COMPLETED AT END OF CONSTRUCTING PHASE 1
5. PASSIVE RECREATION PROVIDED AS THE "WALKING TRAIL" THAT MEANDERS THROUGH THE GREENSPACE AREA.
6. SEWER AND WATER FACILITIES TO BE PROVIDED BY UTILITIES INC. OF LOUISIANA. THESE ARE EXISTING AND LOCATED OFFSITE.
7. DUE TO THE CLOSE PROXIMITY WITH THE TCHEFUNCTE RIVER STORMWATER DETENTION WILL NOT BE REQUIRED OR PROVIDED. PLEASE REFER TO THE "WATER QUALITY ANALYSIS FOR RIVER CLUB" BY THIS FIRM DATED JAN. 2011.
8. NO LANDFILLS ARE KNOWN TO EXIST NOR ARE VISIBLY EVIDENT ON THIS PROPERTY
9. ALL LOT CORNERS MARKED WITH 1/2" IRON RODS
10. ALL LOTS ARE SUBJECT TO A 10' UTILITY SERVITUDE ADJACENT TO THE STREET RIGHT OF WAY.

THIS PLAN IS CERTIFIED TO CONFORM TO THE STATE OF LOUISIANA RS33-5051 AND CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

LOUISIANA REGISTERED LAND SURVEYOR NO. 4443
LOUISIANA REGISTERED CIVIL ENGINEER NO. 18440

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

FINAL PLAT

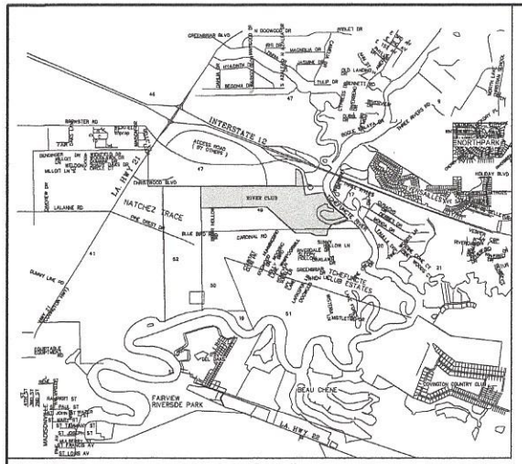
RIVER CLUB, PHASE 1,
SECTIONS 47 & 49,
T-7-S, R-11-E, G.L.D.
ST. TAMMANY PARISH, LA.

REVISIONS	
MARK	DATE

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST. – MANDEVILLE, LA.
626-5611

SCALE:	1" = 120'	DATE:	09-24-15
DRAWN:	DRJ	JOB NO.:	06-127
CHECKED:	KJM	DWG. NO.:	06-127-FINAL

RIVER CLUB, PHASE 4A, SECTIONS 47 & 49, T-7-S, R-11-E, G.L.D. ST. TAMMANY PARISH, LA.



VICINITY MAP
(N.T.S)

Legal Description
Of River Club, Phase 4A

A certain parcel of land situated in Sections 47 & 49, Township-7-South Range-11-East, St. Tammony Parish, Greensburg Land District, Louisiana, and More fully described as follows.
Commence at the Section Corner common to Sections 47, 49, & 52 Township-7-South Range-11-East and measure North 89 degrees 33 minutes 22 seconds East a distance of 1770.72 feet Thence North 89 degrees 32 minutes 13 seconds East a distance of 1955.79 feet to the POINT OF BEGINNING.
From the POINT OF BEGINNING measure
North 89°32' 13" East a distance of 786.14 feet to a point
Thence South 78°09' 27" East a distance of 55.06 feet to a point;
Thence South 89°35' 40" East a distance of 122.42 feet to a point;
Thence North 75°04' 59" East a distance of 50.41 feet to a point;
Thence North 80°59' 37" East a distance of 155.83 feet to a point;
Thence South 09°00' 23" East a distance of 403.39 feet to a point;
Thence South 75°11' 31" West a distance of 213.77 feet to a point;
Thence North 71°25' 22" West a distance of 51.23 feet to a point;
Thence North 89°35' 40" West a distance of 456.10 feet to a point;
Thence South 74°09' 31" West a distance of 97.13 feet to a point;
Thence South 87°43' 18" West a distance of 314.32 feet to a point;
Thence North 63°50' 27" West a distance of 54.12 feet to a point;
Thence North 01°01' 42" East a distance of 147.02 feet to a point;
Thence North 88°58' 18" West a distance of 64.55 feet to a point for;
Thence North 00°24' 20" East a distance of 159.76 feet to the PONT OF BEGINNING, and containing 8.482 acre(s) of land, more or less.

60 0 60 120

BUILDING SETBACKS
FRONT 25'
SIDE 7.5'
REAR 25'
SIDE STREET 15'

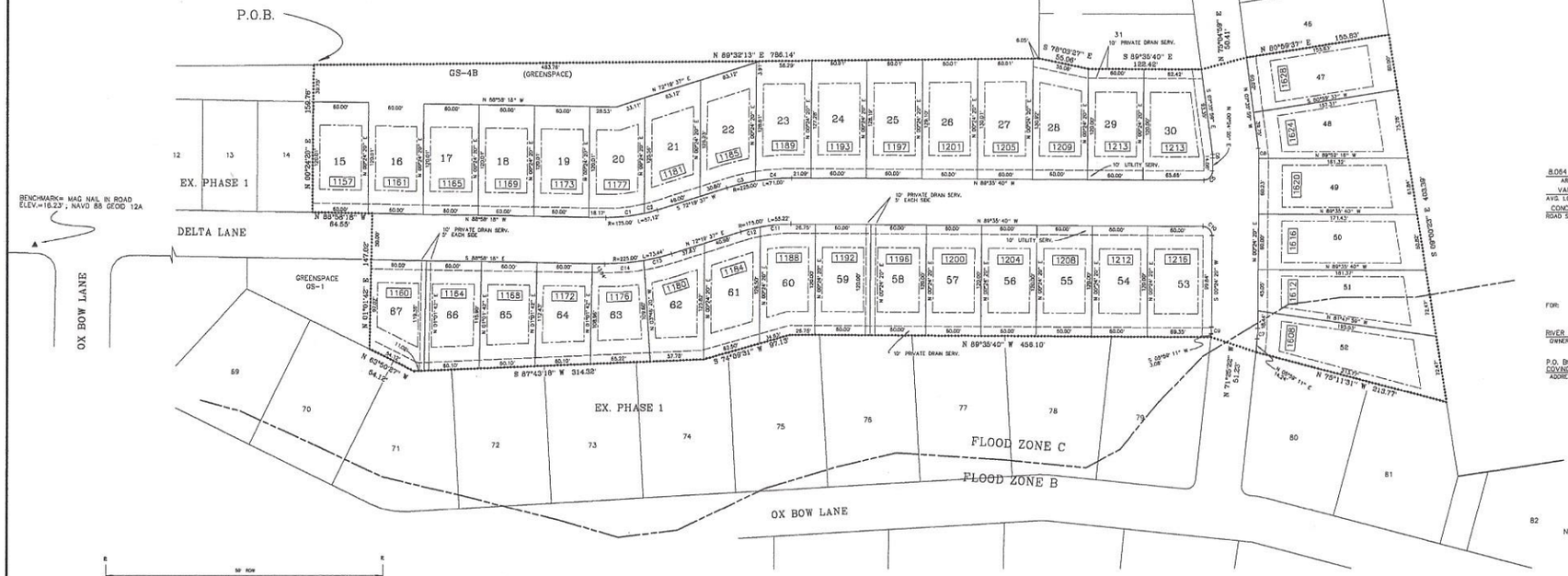
RESTRICTIVE COVENANTS

1. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
2. 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 ENVIRONMENTAL SERVICES DEPARTMENT OF ST. TAMMANY PARISH. 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 ANY PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM.
3. BUILDING SETBACKS ARE AS SHOWN IN THE ATTACHED CHART
4. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS.
5. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
6. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF RESIDENCES ADJACENT TO THE WATERWAY SHALL BE 12.0', MSL WHICH IS 1.0' ABOVE THE BASE FLOOD ELEVATION. ALL OTHER RESIDENCES SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION OR 1.0' ABOVE THE CROWN OF THE STREET WHICHEVER IS GREATER
7. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
8. NO LOT IN THIS SUBDIVISION SHALL BE RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
9. THE MINIMUM RESTRICTIVE COVENANTS CITED ABOVE ARE AS PER SECTION 7.08 OF PARISH ORDINANCE NO. 499 (SUBDIVISION REGULATIONS). ADDITIONAL BUILDING RESTRICTIONS AND COVENANTS ARE RECORDED IN C.O.B. 1704, FOLIO
10. DRIVEWAYS ON CORNER LOTS WHERE A DRIVEWAY IS TO BE ESTABLISHED ALONG THE WIDTH OR SMALLER DIMENSIONS OF THE LOT, SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60') FEET FROM THE CORNER OF THE PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE TWO STREET RIGHTS-OF-WAY INTERSECT.
11. MAINTENANCE OF THE "GREENSPACE" SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
12. NO FILLING, EXCAVATION OR CONSTRUCTION OF FENCES, POOLS, OR STRUCTURES WILL BE ALLOWED IN THE CONSERVATION SERVITUDE.

DEDICATION:
THE INDICATION OF THE STREETS AND ROADWAYS ON THIS PLAT IS NOT INTENDED AS A DEDICATION TO THE PARISH OF ST. TAMMANY, THE STATE OF LOUISIANA OR THE PUBLIC IN GENERAL OF STREETS AND ROADWAYS. THE AREA SHOWN AS STREETS AND ROADWAYS SHALL BE DEEMED TO CONSTITUTE ONLY A SERVITUDE OF PASSAGE FOR OWNERS OF LOTS IN THIS SUBDIVISION. THE FEE TITLE TO SUCH AREA BELONGING TO THE HOME OWNERS ASSOCIATION OR THE DEVELOPER. THE DRAINAGE SERVITUDES AND RETENTION AREAS FOR THE SUBDIVISION SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

THIS PLAN IS CERTIFIED TO CONFORM TO THE STATE OF LOUISIANA RS:33-5051 AND THE LAWS AND ORDINANCES OF ST. TAMMANY PARISH AND CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

LOUISIANA REGISTERED LAND SURVEYOR NO. 4443
LOUISIANA REGISTERED CIVIL ENGINEER NO. 18940



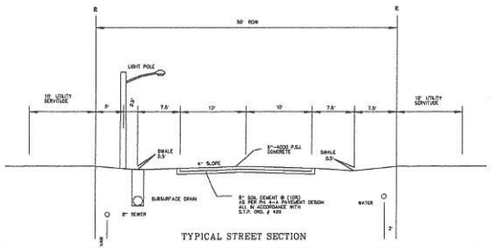
8.064 ACRES	37	1305'	CENTRAL
AREA	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
VARIES	VARIES	50'/20'	CENTRAL
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
CONCRETE	VARIES	PUD	1302'
ROAD SURFACE	LOT DEPTH	ZONING	MAX. BLK. LENGTH

TCHEFUNCTE RIVER
ULTIMATE SURFACE WATER DISPOSAL

FOR: RIVER CLUB DEVELOPMENT, LLC
OWNER
P.O. BOX 1810,
COVINGTON, LA. 70434
ADDRESS

APPROVAL:
CHAIRMAN PARISH PLANNING COMMISSION
SECRETARY PARISH PLANNING COMMISSION
DIRECTOR OF ST. TAMMANY PARISH ENGINEERING
DATE FILED FILE NO.
CLERK OF COURT

NOTE: 1. LOTS 30 & 53 SHALL ONLY HAVE DRIVEWAYS ON OX BOW CT.
2. (BENCHMARK) MAG NAIL IN THE EDGE OF OX BOW LANE, AS SHOWN, ELEV. 16.23'; NAVD 88, GEOID 12A



TYPICAL STREET SECTION

NOTES:
1. MAXIMUM HEIGHT FOR ANY RESIDENCE IN THIS DEVELOPMENT SHALL BE THIRTY FIVE (35') FEET ABOVE NATURAL GROUND OF THE PROPERTY AT THE LOCATION OF THE STRUCTURE OR THE BASE FLOOD ELEVATION, WHICH EVER IS HIGHER.
2. THIS PROPERTY IS LOCATED IN FLOOD ZONES B & C, PER FIRM PANEL NO. 225205 0210 C & 0230 C, REV. 10-17-1989 AND FIRM PANEL NO. 225205 0220 C & 0240 C, REV. 04-02-1991.
3. ACTIVE RECREATION IS RIVER CLUB BAYOU/DRAW AREA AND THE ACCESS AREA FOR RESIDENTS IN RIVER CLUB, TOTAL AREA 27.25 AC. THIS AMENITY TO BEGIN DURING CONSTRUCTION OF PHASE 1 WITH 25% COMPLETED AT END OF CONSTRUCTING PHASE 1.
4. PASSIVE RECREATION PROVIDED AS THE "WALKING TRAIL" THAT MEANDERS THROUGH THE GREENSPACE AREA.
5. SEWER AND WATER FACILITIES TO BE PROVIDED BY UTILITIES INC. OF LOUISIANA. THESE ARE EXISTING AND LOCATED OFFSITE.
6. DUE TO THE CLOSE PROXIMITY WITH THE TCHEFUNCTE RIVER STORMWATER DETENTION WILL NOT BE REQUIRED OR PROVIDED. PLEASE REFER TO THE "WATER QUALITY ANALYSIS FOR RIVER CLUB" BY THIS FIRM DATED JAN. 2011.
7. NO LANDFILLS ARE KNOWN TO EXIST NOR ARE VISIBLY EVIDENT ON THIS PROPERTY
8. ALL LOT CORNERS MARKED WITH 1/2" IRON RODS.
9. ALL LOTS ARE SUBJECT TO A 10' UTILITY SERVITUDE ADJACENT TO THE STREET RIGHT OF WAY.
10. BENCHMARK = MAG NAIL IN DELTA DR. AT OX BOW LANE, ELEV.=16.23', NAVD 88 GEOID 12A

CURVE DATA TABLE

CURVE #	RADIUS AND LENGTH	CHORD BEARING AND DISTANCE
C1	R=175.00' L=42.19'	CH=N 84°07' 19" E 42.09'
C2	R=175.00' L=14.93'	CH=N 74°46' 16" E 14.93'
C3	R=225.00' L=31.89'	CH=N 78°23' 13" E 31.88'
C4	R=225.00' L=39.11'	CH=N 85°25' 35" E 39.06'
C5	R=10.00' L=15.71'	CH=N 45°24' 20" E 14.14'
C6	R=25.00' L=3.49'	CH=N 03°35' 50" W 3.49'
C7	R=125.00' L=12.18'	CH=N 03°11' 46" E 12.17'
C8	R=75.00' L=10.48'	CH=N 03°35' 50" W 10.47'
C9	R=75.00' L=7.31'	CH=N 03°11' 46" E 7.30'
C10	R=10.00' L=15.71'	CH=N 44°35' 40" W 14.14'
C11	R=175.00' L=33.45'	CH=S 84°55' 47" W 33.40'
C12	R=175.00' L=21.77'	CH=S 75°53' 25" W 21.75'
C13	R=225.00' L=30.89'	CH=S 79°16' 35" W 30.87'
C14	R=225.00' L=42.55'	CH=S 85°36' 38" W 42.49'

STATE OF LOUISIANA
KELLY McHUGH
License No. 18940
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

STATE OF LOUISIANA
KELLY McHUGH
License No. 4443
PROFESSIONAL
LAND SURVEYOR

04/19/17

PRELIMINARY PLAT

RIVER CLUB, PHASE 4A,
SECTIONS 47 & 49,
T-7-S, R-11-E, G.L.D.
ST. TAMMANY PARISH, LA.

REVISIONS		KELLY J. McHUGH & ASSOC., INC.	
MARK	DATE	CIVIL ENGINEERS & LAND SURVEYORS	
	11/28/16	845 GALVEZ ST. – MANDEVILLE, LA.	
	03/20/17	626-3611	
		SCALE: 1"=80'	DATE: 10/31/16
		DRAWN: MDM	JOB NO.: 06-127
		CHECKED: K.M	DWG. NO.: 06-127 PH-4A