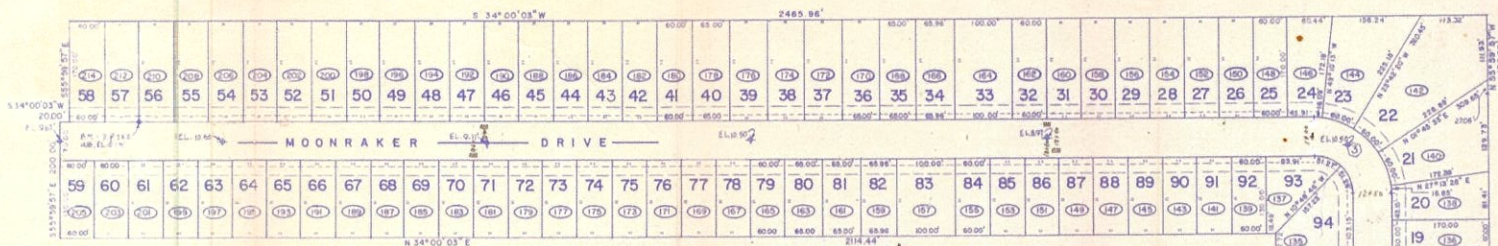


**FINALIZED PLAT**

**FINALIZED PLAT**

HWY. 11  
CANAL

PROPOSED PHASE 3



UNDEVELOPED

**CURVE DATA**

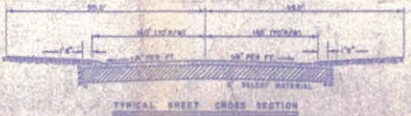
No.	Δ	P	T	L
1	29°31'25"	122.44'	32.26'	63.09'
2	6°48'00"	500.00'	29.71'	59.34'
3	90°22'26"	100.00'	100.65'	157.73'



UNDEVELOPED

# MOONRAKER ISLAND SUBDIVISION

LOCATED IN SEC. 44, T9S - R14E, WARD 9  
ST. TAMMANY PARISH, LOUISIANA



**FINALIZED PLAT**

DESCRIPTION

all that certain parcel of land being situated in Section 44, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana, being more fully described as follows:

From the Southwest corner of said Section 44, go North 145° 08' 00" West to a point; thence go East 716.04 feet to a point; thence go North 63 degrees, 25 minutes, 31 seconds West 358.10 feet to the point of beginning.

Thence from the point of beginning go North 62 degrees, 25 minutes, 31 seconds West 100.00 feet to a point; thence go South 27 degrees, 34 minutes, 29 seconds West 79.00 feet to a point; thence go North 72 degrees, 25 minutes, 34 seconds West 779.70 feet to a point; thence go North 55 degrees, 27 minutes, 31 seconds West 114.68 feet to a point; thence go North 57 degrees, 25 minutes, 57 seconds West 2459.36 feet to a point; thence go South 54 degrees, 00 minutes, 05 seconds West 2459.36 feet to a point; thence go South 53 degrees, 59 minutes, 57 seconds West 170.00 feet to a point; thence go South 52 degrees, 00 minutes, 03 seconds West 20.00 feet to a point; thence go South 52 degrees, 59 minutes, 57 seconds East 200.00 feet to a point; thence go North 34 degrees, 00 minutes, 05 seconds East 31 seconds East 350.25 feet to a point; thence go South 62 degrees, 25 minutes, 31 seconds East 147.66 feet to a point; thence go South 52 degrees, 54 minutes, 06 seconds East 124.00 feet to a point; thence go North 57 degrees, 05 minutes, 54 seconds East 252.11 feet to a point; thence go North 27 degrees, 34 minutes, 29 seconds East 143.79 feet back to the point of beginning.

Containing in all 37.749 acres of land, more or less.

**PARISH RESTRICTIVE COVENANTS**

1. Each lot will not have more than two dwellings.
2. No dwelling may be occupied before street and sewer systems are installed.
3. Front building setback will not be less than 20.0 feet from each property line and building setback will not be less than 10.0 feet from each side property line when building setback will not be less than 30.0 feet from each side property line.
4. Construction of any nature is prohibited in parish drainage on street easements.
5. No action of offensive nature shall be taken in any way, nor shall anything be done thereon which may or may not be an annoyance or nuisance to the neighborhood, including the use of land adjacent to the street.
6. The minimum finished floor elevation required in this subdivision will be 10.0 feet above sea level.
7. No driveway or street will be constructed until area requirements are approved by the parish.
8. Public Homes will not be permitted to occupy lots or easements to this subdivision.
9. No lot shall be further subdivided without prior approval of the parish.
10. Additional easements according to E. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101.

**DEDICATION**

We certify that the undersigned owner of the land to which the easements herein are dedicated hereby do hereby dedicate to the parish of St. Tammany, Louisiana, the easements herein as indicated, for the use and enjoyment of the public for the purposes herein indicated, and no obstruction or interference shall be allowed to prevent the use of the easements herein.

**RECORDED PLAT**

APPROVAL:

FOR: MOONRAKER, INC.

32 240 N.	III	5 678 30
60' X 150'	CENTRAL	A-4 17 14-15
CONCRETE	CONCRETE	PROOF OF RECORD
CONCRETE	CONCRETE	PROOF OF RECORD

**CERTIFICATION**

This map is certified to be correct and in accordance with the provisions of the laws of Louisiana and the rules and regulations of the parish of St. Tammany, with the following:



**RECORDED PLAT**

- NOTES:
1. FRONT OF ALL LOTS SUBJECT TO UTILITY EASEMENT AND 20' BUILDING SETBACK
  2. INDICATES MUNICIPAL ADDRESS
  3. THE ST. TAMMANY PARISH POLICE JURY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE CANAL ADJACENT TO LOTS NO. 1-99.

**MOONRAKER ISLAND PHASE I**

SCALE: 1" = 100'

**BORGEN ENGINEERING**

SHEET NO 1 of 1