

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

BUILDING SETBACKS

LOTS 1-14

FRONT 25'
SIDE 5'
SIDE STREET 20'
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 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

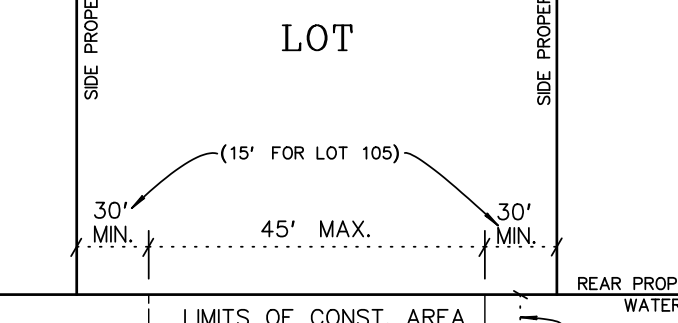
Of River Club, Phase 1
A certain parcel of land situated in Sections 47 & 49, Township-7-South Range-11-East, St. Tammany Parish, Greensburg Land District, Louisiana, and more fully described as follows:
Commence at the Section Corner common to Sections 47, 49, & 52 Township-7-South Range-11-East and measure North 89 degrees 32 minutes 22 seconds East a distance of 1770.77 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 645.07 feet to a point;
Thence South 00°24'20" West a distance of 159.76 feet to a point;
Thence South 89°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 151.23 feet to a point;
Thence North 79°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 61.14 feet to a point;
Thence North 87°43'10" West a distance of 94.95 feet to a point;
Thence South 88°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 30.86 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" East a distance of 88.85 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 239.94 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 19.97 feet to a point;
Thence North 89°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 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 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 41.95 feet to the POINT OF BEGINNING, and containing 2,125,606.61 square feet or 48,715.33 acres (S) of land, more or less.

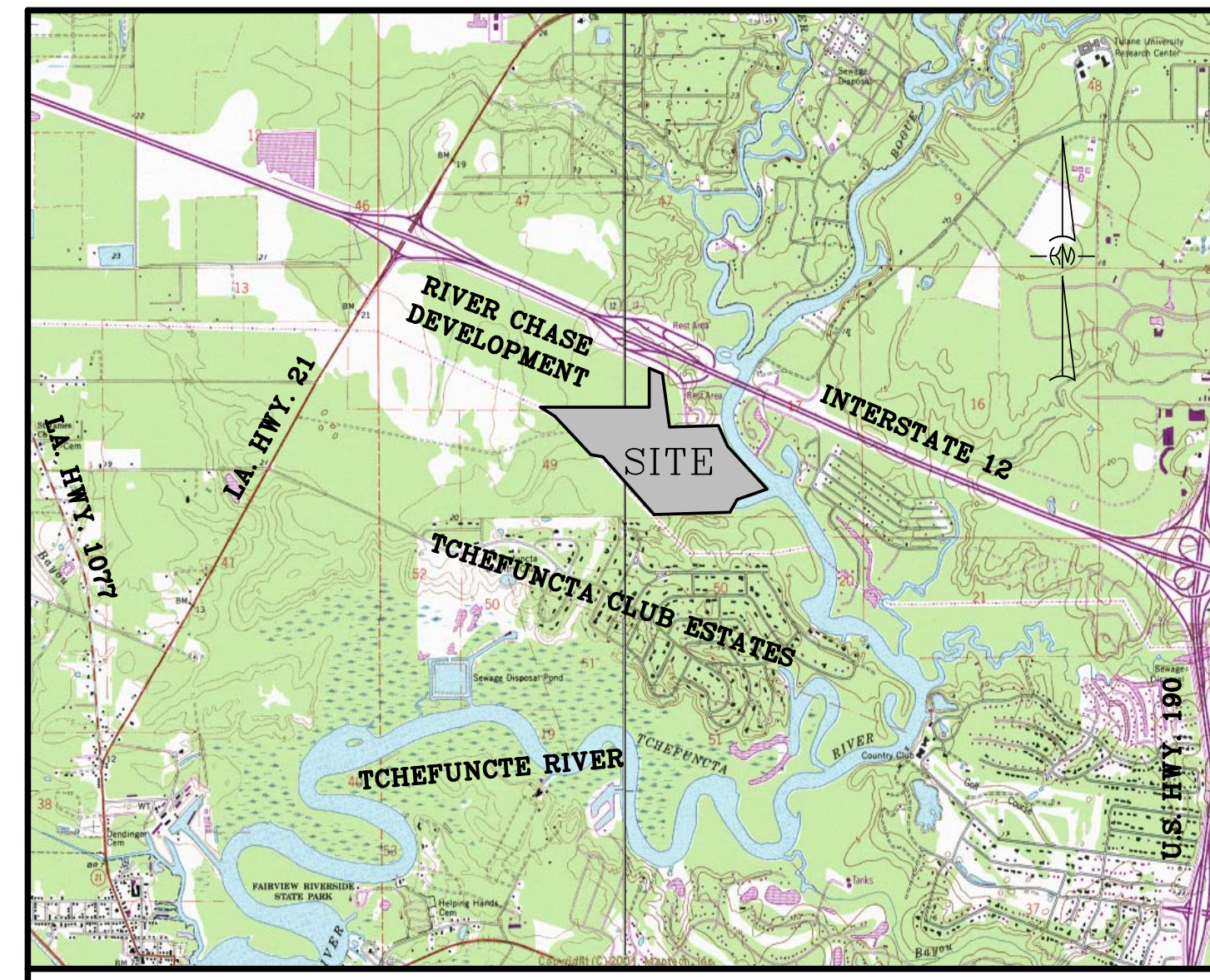
MINIMUM RESTRICTIVE COVENANTS

- EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND 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 SEWERAGE SYSTEM IS SERVED BY A COMMUNITY 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).
- BUILDING SETBACKS ARE AS SHOWN IN THE ATTACHED CHARTS.
- CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS.
- NO NOXIOUS 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 DUMPS OR JUNK CAR STORAGE.
- 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.
- NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
- NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
- 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
- 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 LUKE 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 LUKE 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.
- MAINTENANCE OF THE "GREENSPACE" SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- NO FILLING, EXCAVATION OR CONSTRUCTION OF FENCES, POOLS, OR STRUCTURES WILL BE ALLOWED IN THE CONSERVATION SERVITUDE.

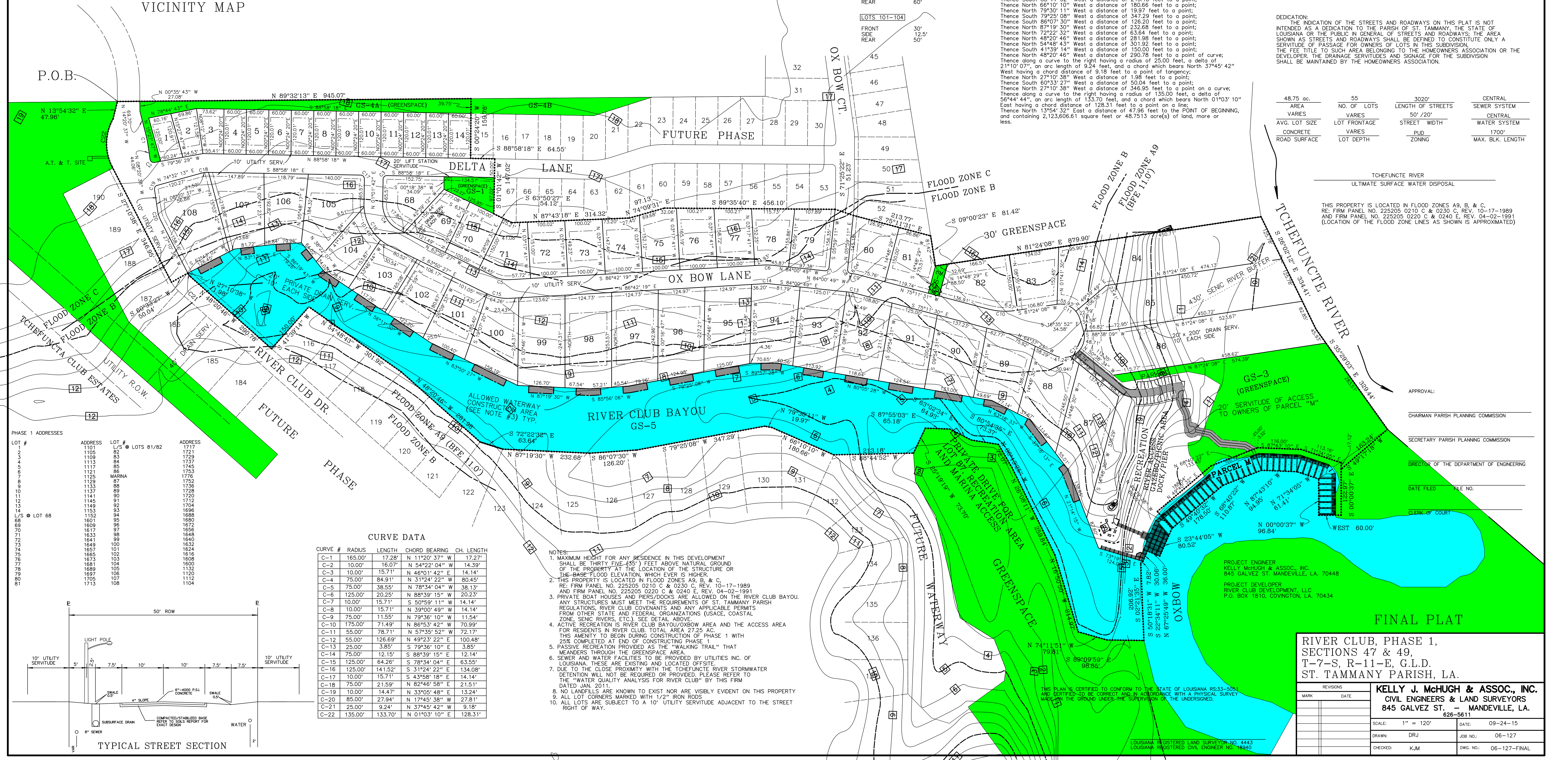
PRIVATE BOAT HOUSES AND PIERS/DOCKS ARE ALLOWED ON THE RIVER CLUB BAYOU. ANY STRUCTURES MUST MEET THE REQUIREMENTS OF ST. TAMMANY PARISH REGULATIONS, RIVER CLUB COVENANTS AND ANY APPLICABLE PERMITS FROM OTHER STATE AND FEDERAL ORGANIZATIONS (USACE, COASTAL ZONE, SENC RIVERS, ETC.).



DETAIL OF ALLOWED CONSTRUCTION IN WATERWAY



VICINITY MAP



P.O.B.

PHASE 1 ADDRESSES

LOT #	ADDRESS	LOT #	ADDRESS
1	1101	81	1721
2	1105	82	1729
3	1109	83	1737
4	1113	84	1745
5	1117	85	1753
6	1121	86	1761
7	1125	87	1769
8	1129	88	1777
9	1133	89	1785
10	1137	90	1793
11	1141	91	1801
12	1145	92	1809
13	1149	93	1817
14	1153	94	1825
15	1157	95	1833
16	1161	96	1841
17	1165	97	1849
18	1169	98	1857
19	1173	99	1865
20	1177	100	1873
21	1181	101	1881
22	1185	102	1889
23	1189	103	1897
24	1193	104	1905
25	1197	105	1913
26	1201	106	1921
27	1205	107	1929
28	1209	108	1937

CURVE DATA

CURVE #	RADIUS	LENGTH	CHORD BEARING	CH. LENGTH
C-1	165.00'	17.28'	N 112°27'31" 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°05'48" 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'

- NOTES:
- 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, WHICHEVER IS HIGHER.
 - 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
 - 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, SENC RIVERS, ETC.). SEE DETAIL ABOVE.
 - ACTIVE RECREATION IS RIVER CLUB BAYOU AREA AND THE ACCESS AREA FOR RESIDENTS IN RIVER CLUB. TOTAL AREA 27.25 AC. THIS AMOUNTY TO BEGIN DURING CONSTRUCTION OF PHASE 1 WITH 25% COMPLETED AT END OF CONSTRUCTING PHASE 1.
 - PASSIVE RECREATION PROVIDED AS THE "WALKING TRAIL" THAT MEANDERS THROUGH THE GREENSPACE AREA.
 - SEWER AND WATER FACILITIES TO BE PROVIDED BY UTILITIES INC. OF LOUISIANA. THESE ARE EXISTING AND LOCATED OFFSITE.
 - 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.
 - NO LANDFILLS ARE KNOWN TO EXIST NOR ARE VISIBLY EVIDENT ON THIS PROPERTY
 - ALL LOT CORNERS MARKED WITH 1/2" IRON RODS
 - ALL LOTS ARE SUBJECT TO A 10' UTILITY SERVITUDE ADJACENT TO THE STREET RIGHT OF WAY.

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

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST. - MANDEVILLE, LA. 70448
626-5611

PROJECT ENGINEER
KELLY McHUGH & ASSOC., INC.
845 GALVEZ ST. MANDEVILLE, LA. 70448

PROJECT DEVELOPER
RIVER CLUB DEVELOPMENT, LLC
P.O. BOX 1810, COVINGTON, LA. 70434

REVISIONS

MARK	DATE

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

LOUISIANA REGISTERED LAND SURVEYOR NO. 4443
LOUISIANA REGISTERED CIVIL ENGINEER NO. 18340



TYPICAL STREET SECTION