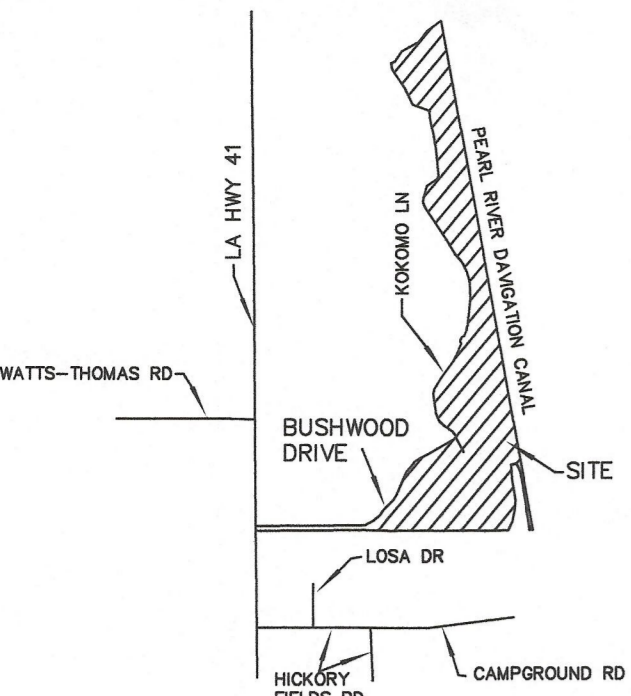


VICINITY MAP: NOT TO SCALE



BUSHWOOD ESTATES

(A FINAL SUBDIVISION RE-PLAT TO DEPICT LOT LINE ADJUSTMENTS AND THE CREATION OF GREENSPACE)
LOCATED IN SECTIONS 26, 35, & HEADRIGHT 47,
TOWNSHIP 5 SOUTH, RANGE 13 EAST,
ST. TAMMANY PARISH, LOUISIANA

18	7,000' +/-	A-2
NO. OF LOTS	LENGTH OF STREETS	ZONING
99.33 ACRES	INDIVIDUAL WATER SYSTEM	INDIVIDUAL SEWER SYSTEM
SUBDIVISION AREA		

RESTRICTIVE COVENANTS:

- EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
- THE TYPICAL FRONT SETBACK LINE WILL NOT BE LESS THAN 50' FROM THE FRONT PROPERTY LINE. SIDE BUILDING SETBACK WILL NOT BE LESS THAN 15' FROM THE INTERIOR SIDE OF THE PROPERTY LINE. REAR BUILDING SETBACK LINE WILL NOT BE LESS THAN 25' FROM THE REAR PROPERTY LINE.
- LOTS 13A, 13B, 14A, 14B, 15A & 15B WILL NOT BE LESS THAN 25' FROM THE FRONT PROPERTY LINE. LOT 8 WILL NOT BE LESS THAN 30' FROM THE FRONT PROPERTY LINE.
- THERE WILL BE INDIVIDUAL WATER AND SEWER SYSTEMS.
- 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.
- CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN DRAINAGE SERVICED AREAS AND STREET RIGHTS-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.
- IN ADDITION TO THE FOREGOING RESTRICTIVE COVENANT, THE DEVELOPERS HAVE CREATED BY SEPARATE ACT RECORDED IN ORIGINAL INSTRUMENT NO. 1508068 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. DRAINAGE WILL NOT BE ALLOWED ANYTIME IN THE FUTURE.
- ALL PARCELS FRONTING ON THE PEARL RIVER NAVIGATIONAL CANAL SHALL BE SUBJECT TO THE ST. TAMMANY PARISH FILL ORDINANCE.
- NO CONSTRUCTION ALLOWED WITHIN NAVIGATION CANAL OR WITHIN 10' OF ITS NORMAL EDGE OF THE LOW WATER LOCATION OR ITS BANK EXCLUDING DOCKS AND BOATHOUSES.
- THE INLETS OR DITCHES ON LOT NOS. 4, 8, 9, 10B, WILL NOT BE FILLED OR ATTENDED, UNLESS PERMITTED BY THE CORP OF ENGINEERS AND THE BUSHWOOD ESTATES HOMEOWNERS ASSOCIATION.
- MINIMUM FLOOR ELEVATIONS FOR ALL LOTS IS 41.0' MSL.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE, ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES.
- GREENSPACE WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND WILL BE OPEN SPACE.

DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTIONS 26 & 35, AND HEADRIGHT 47, TOWNSHIP 5 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHWEST CORNER OF HEADRIGHT 48, OF SAID TOWNSHIP AND RANGE, THENCE N89°52'52"E 576.92' TO A POINT ON THE EAST SIDE OF LOUISIANA HIGHWAY NO. 41, THENCE N01°00'E 2.45' ALONG THE EAST SIDE OF SAID HIGHWAY TO THE POINT OF BEGINNING,

THENCE N01°00'E 60.02'; THENCE N89°39'E 1270.67'; THENCE N89°39'E 56.22'; THENCE N59°20'26"E 123.76'; THENCE N48°02'22"E 98.42'; THENCE N35°54'32"E 66.42'; THENCE N44°56'31"E 187.14'; THENCE N30°59'13"E 96.22'; THENCE N23°31'33"E 312.70'; THENCE N39°10'33"E 133.56'; THENCE N53°55'34"E 94.87'; THENCE N62°33'4"E 130.97'; THENCE N60°19'09"E 388.74'; THENCE N27°07'19"W 30.75'; THENCE N35°51'W 47.90'; THENCE N55°05'14"W 144.05'; THENCE N48°33'34"W 58.83'; THENCE N31°31'21"W 50.02'; THENCE N24°08'W 73.49'; THENCE N07°57'18"W 251.30'; THENCE N14°49'11"E 53.69'; THENCE N31°52'12"E 189.10'; THENCE N36°07'E 231.66'; THENCE N28°26'54"E 79.17'; THENCE N20°52'28"E 171.03'; THENCE RUN ALONG A CURVE IN A NORTHERLY DIRECTION HAVING A RADIUS OF 60.0' AND AN ARC LENGTH OF 125.66'; THENCE N20°52'28"E 86.42'; THENCE N14°42'46"E 52.57'; THENCE N07°37'40"E 48.19'; THENCE N05°16'E 299.59'; THENCE N02°52'W 183.71'; THENCE N11°01'52"W 58.55'; THENCE N17°04'52"W 99.49'; THENCE N24°42'27"W 90.71'; THENCE N38°14'50"W 157.83'; THENCE N30°51'20"W 226.95'; THENCE N33°19'31"W 486.45'; THENCE N24°51'44"W 81.80'; THENCE N04°47'25"E 54.31'; THENCE N18°05'E 159.89'; THENCE N56°22'42"E 152.71'; THENCE N42°18'40"E 21.47'; THENCE N11°18'E 29.74'; THENCE N02°18'17"W 32.32'; THENCE N06°05'W 319.02'; THENCE N09°51'07"W 388.90'; THENCE N02°43'W 88.30'; THENCE N69°28'W 225.40'; THENCE N25°40'48"W 228.65'; THENCE N33°48'W 278.61'; THENCE N09°59'47"W 75.95'; THENCE N67°41'48"E 47.40'; THENCE N33°39'27"E 158.25'; THENCE N60°42'E 251.20'; THENCE N37°19'E 169.80'; THENCE N54°03'E 201.20'; THENCE S10°11'E 484.80'; THENCE S10°08'54"E 2499.29'; THENCE S10°10'E 2133.26'; THENCE S10°11'42"E 1372.46'; THENCE S89°52'52"W 40.82'; THENCE N09°00'W 660.23'; THENCE N06°05'07"W 63.74'; THENCE N21°43'47"W 74.84'; THENCE N40°34'18"W 40.12'; THENCE N21°02'21"W 19.74'; THENCE S68°57'39"W 38.0'; THENCE S78°16'31"W 25.87'; THENCE S00°56'50"W 31.99'; THENCE S03°17'41"E 140.78'; THENCE S09°43'43"E 279.03'; THENCE S06°07'39"W 128.29'; THENCE S12°07'20"W 140.96'; THENCE S24°55'W 112.20'; THENCE S89°52'52"W 98.0'; THENCE N89°38'50"W 1120.55'; THENCE S89°42'38"W 291.81'; THENCE S89°27'11"W 276.20'; THENCE N88°41'23"W 51.79'; THENCE S89°38'W 1271.49' TO THE POINT OF BEGINNING, CONTAINING 99.33 ACRES.

LINE	BEARING	DIST	LINE	BEARING	DIST	LINE	BEARING	DIST
L1	N00°13'E	60.0'	L30	N04°51'40"W	61.38'	L69	EAST	1746.4'
L2	N89°39'E	1270.67'	L31	N04°47'25"E	54.31'	L70	N07°30'06"W	50.64'
L3	N89°39'E	56.22'	L32	N30°51'20"W	226.95'	L71	N07°02'52"E	208.87'
L4	N59°20'26"E	123.76'	L33	N27°07'19"W	30.75'	L72	WEST	186.70'
L5	N48°02'22"E	98.42'	L34	N35°51'W	47.90'	L73	S10°08'54"E	10.07'
L6	N44°56'31"E	187.14'	L35	N31°31'21"W	50.02'	L74	S10°10'W	117.66'
L7	N30°59'13"E	96.22'	L36	N24°08'W	73.49'	L75	N07°57'18"W	33.49'
L8	N39°10'33"E	133.56'	L37	N14°49'11"E	53.69'	L76	N07°57'18"W	47.15'
L9	N27°07'19"W	30.75'	L38	N31°52'12"E	189.10'	L77	N07°57'18"W	45.81'
L10	N35°51'W	47.90'	L39	N36°07'E	231.66'	L78	N07°57'18"W	27.78'
L11	N55°05'14"W	144.05'	L40	N28°26'54"E	79.17'	L79	N07°57'18"W	68.89'
L12	N48°33'34"W	58.83'	L41	N20°52'28"E	86.42'	L80	N07°57'18"W	93.18'
L13	N31°31'21"W	50.02'	L42	N14°42'46"E	52.57'	L81	N07°57'18"W	43.69'
L14	N24°08'W	73.49'	L43	N07°37'40"E	48.19'	L82	N07°57'18"W	228.65'
L15	N07°57'18"W	251.30'	L44	N05°16'E	299.59'	L83	N07°57'18"W	76.62'
L16	N14°49'11"E	53.69'	L45	N02°52'W	183.71'	L84	N07°57'18"W	47.40'
L17	N31°52'12"E	189.10'	L46	N02°18'17"W	32.32'	L85	N07°57'18"W	15.02'
L18	N36°07'E	231.66'	L47	N06°05'W	319.02'	L86	N07°57'18"W	201.20'
L19	N28°26'54"E	79.17'	L48	N09°51'07"W	388.90'	L87	N07°57'18"W	40.82'
L20	N20°52'28"E	86.42'	L49	N25°40'48"W	228.65'	L88	N07°57'18"W	74.84'
L21	N14°42'46"E	52.57'	L50	N33°48'W	278.61'	L89	N07°57'18"W	19.74'
L22	N07°37'40"E	48.19'	L51	N09°59'47"W	75.95'	L90	N07°57'18"W	21.47'
L23	N05°16'E	299.59'	L52	N67°41'48"E	47.40'	L91	N07°57'18"W	51.79'
L24	N02°52'W	183.71'	L53	N33°39'27"E	158.25'	L92	N07°57'18"W	112.20'
L25	N02°18'17"W	32.32'	L54	N60°42'E	251.20'	L93	N07°57'18"W	276.20'
L26	N06°05'W	319.02'	L55	N37°19'E	169.80'	L94	N07°57'18"W	51.79'
L27	N09°51'07"W	388.90'	L56	N54°03'E	201.20'	L95	N07°57'18"W	1271.49'
L28	N25°40'48"W	228.65'	L57	S10°11'E	484.80'	L96	N07°57'18"W	1271.49'
L29	N33°48'W	278.61'	L58	S10°08'54"E	10.07'	L97	N07°57'18"W	1271.49'
L30	N09°59'47"W	75.95'	L59	S10°10'W	117.66'	L98	N07°57'18"W	1271.49'
L31	N67°41'48"E	47.40'	L60	S10°08'54"E	10.07'	L99	N07°57'18"W	1271.49'
L32	N33°39'27"E	158.25'	L61	S10°10'W	117.66'	L100	N07°57'18"W	1271.49'
L33	N60°42'E	251.20'	L62	S10°10'W	117.66'			
L34	N37°19'E	169.80'	L63	S10°10'W	117.66'			
L35	N54°03'E	201.20'	L64	S10°10'W	117.66'			
L36	S10°11'E	484.80'	L65	S10°10'W	117.66'			
L37	S10°08'54"E	10.07'	L66	S10°10'W	117.66'			
L38	S10°10'W	117.66'	L67	S10°10'W	117.66'			
L39	S10°10'W	117.66'	L68	S10°10'W	117.66'			
L40	S10°10'W	117.66'	L69	S10°10'W	117.66'			
L41	S10°10'W	117.66'	L70	S10°10'W	117.66'			
L42	S10°10'W	117.66'	L71	S10°10'W	117.66'			
L43	S10°10'W	117.66'	L72	S10°10'W	117.66'			
L44	S10°10'W	117.66'	L73	S10°10'W	117.66'			
L45	S10°10'W	117.66'	L74	S10°10'W	117.66'			
L46	S10°10'W	117.66'	L75	S10°10'W	117.66'			
L47	S10°10'W	117.66'	L76	S10°10'W	117.66'			
L48	S10°10'W	117.66'	L77	S10°10'W	117.66'			
L49	S10°10'W	117.66'	L78	S10°10'W	117.66'			
L50	S10°10'W	117.66'	L79	S10°10'W	117.66'			
L51	S10°10'W	117.66'	L80	S10°10'W	117.66'			
L52	S10°10'W	117.66'	L81	S10°10'W	117.66'			
L53	S10°10'W	117.66'	L82	S10°10'W	117.66'			
L54	S10°10'W	117.66'	L83	S10°10'W	117.66'			
L55	S10°10'W	117.66'	L84	S10°10'W	117.66'			
L56	S10°10'W	117.66'	L85	S10°10'W	117.66'			
L57	S10°10'W	117.66'	L86	S10°10'W	117.66'			
L58	S10°10'W	117.66'	L87	S10°10'W	117.66'			
L59	S10°10'W	117.66'	L88	S10°10'W	117.66'			
L60	S10°10'W	117.66'	L89	S10°10'W	117.66'			
L61	S10°10'W	117.66'	L90	S10°10'W	117.66'			
L62	S10°10'W	117.66'	L91	S10°10'W	117.66'			
L63	S10°10'W	117.66'	L92	S10°10'W	117.66'			
L64	S10°10'W	117.66'	L93	S10°10'W	117.66'			
L65	S10°10'W	117.66'	L94	S10°10'W	117.66'			
L66	S10°10'W	117.66'	L95	S10°10'W	117.66'			
L67	S10°10'W	117.66'	L96	S10°10'W	117.66'			
L68	S10°10'W	117.66'	L97	S10°10'W	117.66'			
L69	S10°10'W	117.66'	L98	S10°10'W	117.66'			
L70	S10°10'W	117.66'	L99	S10°10'W	117.66'			
L71	S10°10'W	117.66'	L100	S10°10'W	117.66'			

MUNICIPAL NUMBERS:

KOKOMO LANE ADDRESSES

- LOT 17-A = 322
- LOT 16-A = 314
- LOT 15B = 308
- LOT 15A = 290
- LOT 14B = 274
- LOT 14A = 258
- LOT 13B = 242
- LOT 13A = 226
- LOT 10B = 210
- GREENSPACE = 200
- LOT 9 = 180
- LOT 8B = 176
- LOT 8A = 174
- GREENSPACE = 172
- LOT 7I = 168
- LOT 7H = 166
- LOT 7G = 164
- LOT 7F = 162
- LOT 7E = 160
- LOT 7D = 158
- LOT 7C = 156
- LOT 7B2 = 154
- LOT 7A2 = 152
- LOT 6 = 150
- LOT 4A = 138

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 "A" PER PANEL NO. 225205 0180 B, DATED 3-1-84.

NOTES:

THE CULVERTS FOR ALL LOTS MUST BE 18" BODIP OR EQUIVALENT MINIMUM SIZE LOT WITHIN THIS DEVELOPMENT IS 1.0 ACRE. DATUM USED FOR ELEVATION CONTROL IS NGVD 1928. ACCESS FROM LOUISIANA HIGHWAY NO. 41 IS NOT OWNED BY DEVELOPERS.

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

BUSHWOOD ESTATES

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. THE DEDICATION OF THE STREETS AND ROADWAYS ON THIS PLAT IS NOT INTENDED AS A DEDICATION TO THE PARISH OF ST. TAMMANY, 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 THE SUBDIVISION, THE FEE TITLE TO SUCH AREA BELONGING TO THE HOMEOWNERS ASSOCIATION OR THE DEVELOPER. THE DRAINAGE SERVICED AREAS FOR THE SUBDIVISION SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

OWNER DATE

DEVELOPER:

SECRET COVE, L.L.C.
72127 PLEASANT LANE
COVINGTON, LA 70433

APPROVAL:

CHAIRMAN, PARISH PLANNING COMMISSION

SECRETARY, PARISH PLANNING COMMISSION

PARISH ENGINEERING DIRECTOR

DATE FILED FILE NUMBER

DR. CLERK OF COURT

John G. Cummings, & Associates

PROFESSIONAL LAND SURVEYORS
503 N. JEFFERSON AVE. COVINGTON, LOUISIANA 70433 (985) 892-1549

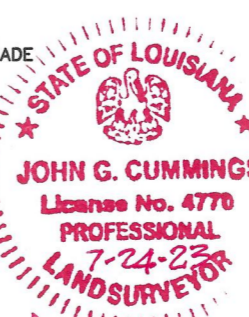
PLAT PREPARED FOR: BUSHWOOD ESTATES

SHOWING A SURVEY OF: LAND LOCATED IN SECTIONS 26 AND 35 AND HEADRIGHT 47, TOWNSHIP 5 SOUTH, RANGE 13, EAST ST. TAMMANY PARISH, LOUISIANA.

SCALE: 1" = 300' DATE: 8-7-2018 JOB NO. 9709-RP2 REVISED: 8/19/2020 4/19/2021 ADDING ADDRESSES 7-24-2023

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICED AREAS AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVICED AREAS AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED TO THE UNDERSIGNED. A TITLE OF PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.



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