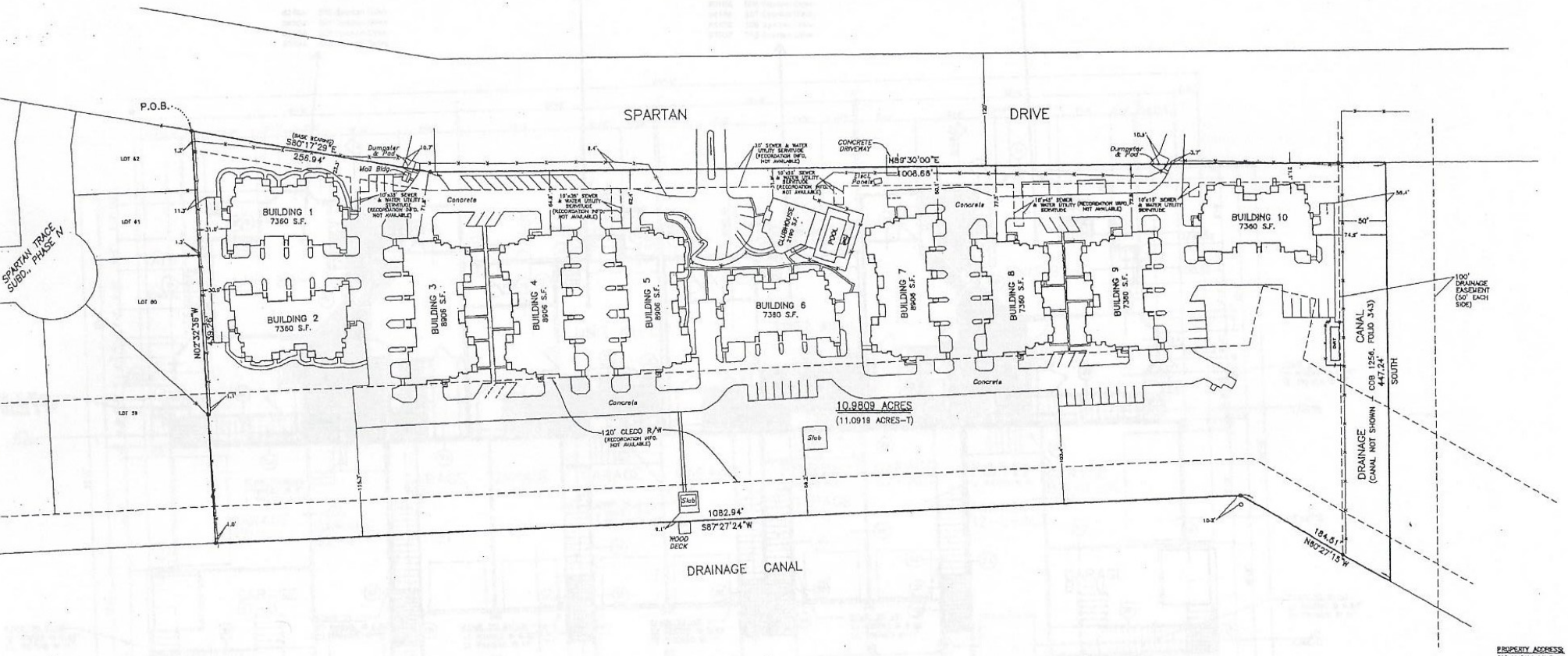
The MANSIONS
AT SPARTAN TRACE



n is described as being located
minutes 00 seconds East, 2131.07
rees 17 minutes 29 seconds East,
Southeast Corner of the intersection
way of of U. S. Highway 11 and
ry of Spartan Drive.

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LEGAL DESCRIPTION FOR PROPERTY OF
SPARTAN MANSIONS, L.L.C.

ALL THAT CERTAIN LOT OR PARCEL OF LAND, LYING AND BEING SITUATED IN SECTION 44, TOWNSHIP 9 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA, MORE FULLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF U.S. HIGHWAY 11 AND THE SOUTHERN RIGHT-OF-WAY OF SPARTAN DRIVE, MEASURE ALONG SAID SOUTHERN RIGHT-OF-WAY OF SPARTAN DRIVE SOUTH 83 DEGREES 33 MINUTES 00 SECONDS EAST, A DISTANCE OF 2131.07 FEET TO A POINT; THENCE MEASURE SOUTH 80 DEGREES 17 MINUTES 29 SECONDS EAST, 1432.39 FEET, ALONG SAID RIGHT-OF-WAY, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, CONTINUE ALONG SAID RIGHT OF WAY SOUTH 80 DEGREES 17 MINUTES 29 SECONDS EAST, A DISTANCE OF 258.94 FEET TO A POINT; THENCE MEASURE NORTH 89 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 1008.68 FEET TO A POINT WHICH IS THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF SPARTAN DRIVE AND THE CENTERLINE OF A DRAINAGE CANAL; THENCE MEASURE ALONG THE CENTERLINE OF A DRAINAGE CANAL SOUTH, A DISTANCE OF 447.24 FEET TO A POINT; THENCE MEASURE NORTH 80 DEGREES 27 MINUTES 15 SECONDS WEST, A DISTANCE OF 184.61 FEET TO A POINT; THENCE MEASURE SOUTH 87 DEGREES 27 MINUTES 24 SECONDS WEST, A DISTANCE OF 1082.94 FEET TO A POINT; THENCE MEASURE NORTH 02 DEGREES 32 MINUTES 36 SECONDS WEST, A DISTANCE OF 439.26 FEET BACK TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS IN ALL 10.9809 ACRES (11.0919 ACRES - PER TITLE).

MINIMUM BUILDING SETBACK REQUIREMENTS FOR "A7" ZONING:
FRONT: . . . . . 20'
SIDE: . . . . . 10'
REAR: . . . . . 25'

UTILITY RIGHT OF WAY RECORDATION INFORMATION:
- DRAINAGE R.O.W IN FAVOR OF THE CITY OF SLIDELL RECORDED IN COB 1256, FOLIO 343.
- CENTRAL LOUISIANA ELECTRIC COMPANY R.O.W RECORDED IN COB 1438, FOLIO 500.

PROPERTY ADDRESS:
613 SPARTAN DRIVE
SLIDELL, LA 70458

NOTE:
SQUARE FOOTAGE SHOWN FOR EACH BUILDING IS APPROX. LIVING AREA AT SLAB LEVEL ONLY AND DOES NOT INCLUDE UPPER FLOORS.

NOTE:
THIS SURVEY IS IN ACCORDANCE WITH TITLE OF THIS PROPERTY FURNISHED TO THE UNDERSIGNED.

REFERENCE SURVEY AND BASIS FOR BEARINGS:
PLAT OF SURVEY BY FONTAINEBLEAU SURVEYS, INC., DATED 8-30-99, RECERTIFIED ON 12-15-99, PLAT FILE No. 128-833.

NOTE:
ANY UTILITIES, DITCHES, CULVERTS, BERMS, DRAIN INLETS, AND/OR ADDITIONAL SERVITUDES THAT MAY EXIST WITHIN THIS PROPERTY, IF ANY, ARE NOT SHOWN HEREON.

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAPS AND FIND THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "A6" PER PANEL NUMBER 220204 0010 C, REV. 4-11-98.

THIS IS TO CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED AND IS AND IN ACCORDANCE WITH THE ADOPTED LOUISIANA MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.