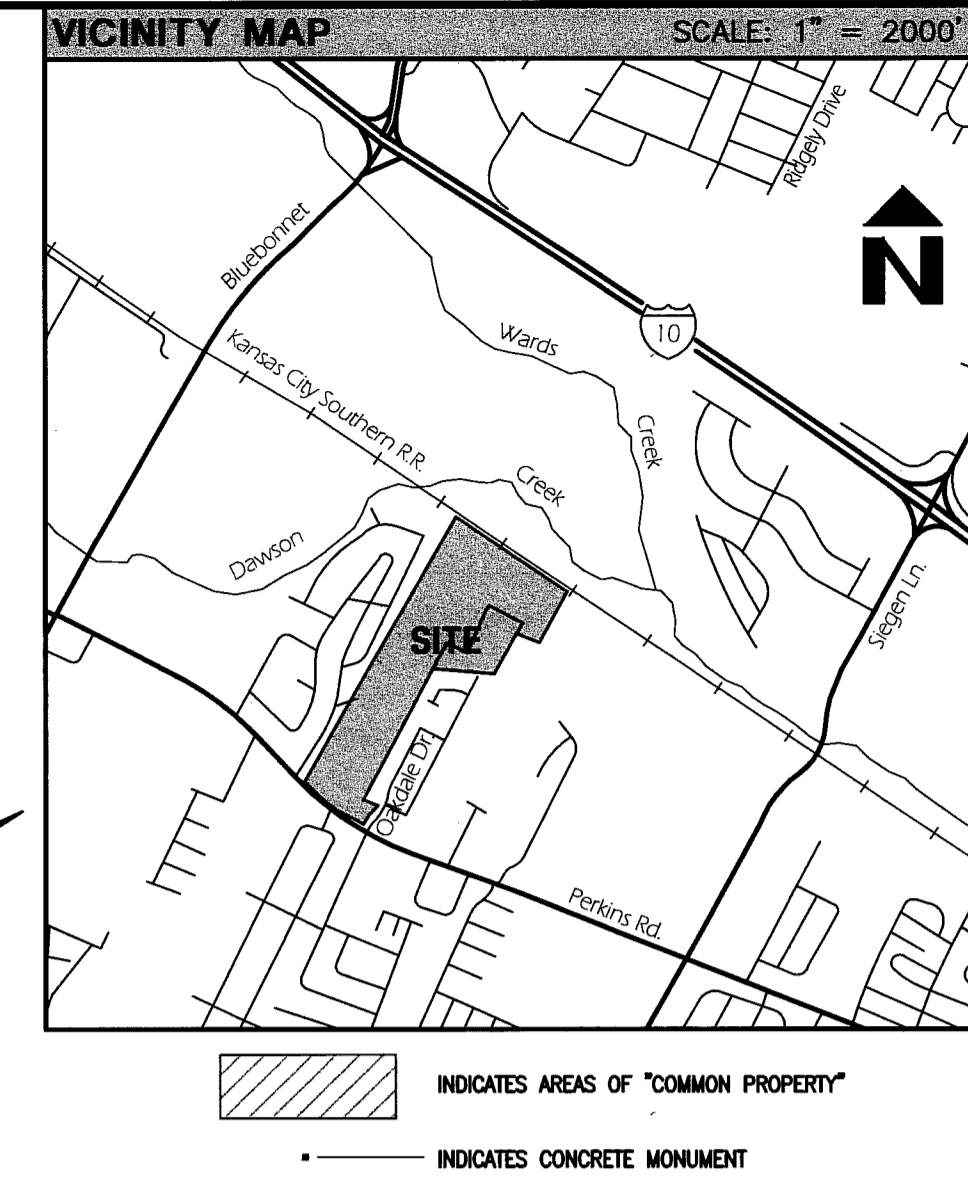


Client:
**THE SETTLEMENT AT
WILLOW GROVE
DEVELOPMENT CO., L.L.C.**
10343 SIEGEN LANE #2.0
BATON ROUGE, LA 70810

LOCATED IN SECTIONS 55, 56 & 57, TOWNSHIP 8
SOUTH, RANGE 1 EAST, GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA

FINAL PLAT
OF
THE SETTLEMENT AT WILLOW GROVE
PHASE I, PART 1, 1ST & 2ND FILINGS
BEING
A PLANNED UNIT DEVELOPMENT
TRACT WG-1
OF THE SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., LLC PROPERTY

TITLE: **THE SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., LLC PROPERTY**
DATE: **10/24/06**
DRAWN BY: **TGM**
CAD FILE: **03042 FPLAT**
PROJECT NUMBER: **03-042**
DRAWING NUMBER: **06-F-0037C**
SHEET NUMBER: **1 OF 2**



BENCHMARKS:

- #1 NORTH BOLT ON CATCH BASIN WEST SIDE OF WILLOW GROVE BLVD, LOT 130, ELEV. 31.40
- #2 NORTH BOLT ON CATCH BASIN EAST SIDE OF WILLOW GROVE BLVD, LOT 72, ELEV. 32.70
- #3 NORTH BOLT ON CATCH BASIN EAST SIDE OF WILLOW GROVE BLVD, LOT 17, ELEV. 33.30
- #4 EAST BOLT ON CATCH BASIN NORTH SIDE OF SETTLER'S CIRCLE, LOT 8, ELEV. 34.65
- #5 NORTH BOLT ON CATCH BASIN EAST SIDE OF SETTLER'S CIRCLE, LOT 40, ELEV. 30.57
- #6 NORTH BOLT ON CATCH BASIN WEST SIDE OF SETTLER'S CIRCLE, LOT 154, ELEV. 30.08
- #7 NORTH BOLT ON CATCH BASIN EAST SIDE OF LANES END, TRACT "1", ELEV. 33.93
- #8 EAST BOLT ON CATCH BASIN NORTH SIDE OF CENTER COURT BLVD, LOT 112, ELEV. 33.02

SCHOOL DISTRICTS:

- ELEMENTARY: WESTMINSTER ELEMENTARY SCHOOL
- MIDDLE: SOUTHEAST MIDDLE SCHOOL
- HIGH: WOODAWN HIGH SCHOOL

APPROVAL DATES:

- PLANNING COMMISSION: NONE
- METROPOLITAN COUNCIL: DECEMBER 7, 2004
- WAVES: NONE

MINIMUM SETBACKS:

- FRONT YARD: 3' MIN.
- REAR YARD: 9' MIN.
- SIDE YARD: NONE

ZERO LOT LINE:

- FRONT YARD: 0' MIN.
- REAR YARD: 0' MIN.
- SIDE YARD: 0' MIN.

RESIDENTIAL (SINGLE FAMILY DETACHED):

- FRONT YARD: 5' MIN.
- REAR YARD: 9' MIN.
- SIDE YARD: 3' MIN.

COMMERCIAL:

- FRONT YARD: NONE
- REAR YARD: NONE
- SIDE YARD: NONE

GENERAL NOTES:

- LAND USAGE: COMMERCIAL
- ZONING: P.U.D.
- ACREAGE: 35.64 ACRES
- FLOOD ZONE: "X" (AREA OF MINIMAL FLOOD)
- RECORD INUNDATION: 23.5' N.G.V.D.
- 10-YEAR D.W.S.: 22.50 (DANSON CREEK)

STREETS/ALLEYS: AS PER APPROVED P.U.D.

SEWER DISTRICT: CONNECTION TO W.S.T.A. (SOUTH PLANT)

WATER DISTRICT: BATON ROUGE WATER COMPANY, INC.

ELECTRIC DISTRICT: ENTERTY

GAS DISTRICT: ENTERTY

FIRE DISTRICT: ST. GEORGE FIRE DEPARTMENT

FIRST FILING: LOTS 1-113, TRACTS 1 & 2

SECOND FILING: LOTS 114-158

REFERENCE BENCHMARK: EBPAR BENCHMARK NO. 54.73 (ELEVATION 22.902' N.G.V.D.) (73 DATUM)

REVISION NO. 1: 7/9/07
REVISED TO SHOW 4' UTILITY SERVICE ACROSS LOT 102; 5' PRIVATE MAINTENANCE EASEMENT ACROSS LOTS 17-24, 84-95 & 104-105 THAT WAS INADVERTENTLY OMITTED ON ORIGINAL PLAT; TO ADD 3' WALL SERVICE ACROSS LOTS 1-15 & 97-102 AND A 6'x20' PRIVATE MAINTENANCE & ACCESS SERVICE BETWEEN LOTS 2 & 3 & 5 & 6, 9 & 10, 11 & 12, 13 & 14 & 89 AND LOTS 10 & 101; TO SHOW UTILITY SERVICE TO PUMP STATION & ADDITIONAL SEWER SERVICE THROUGH PUMP STATION SITE; TO REVERSE ZERO LOT LINE NOTES PER ORDINANCE 13463.

DEDICATION OF UTILITY SERVICES:
ALL AREAS SHOWN AS SERVICES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVICE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICE IS GRANTED.

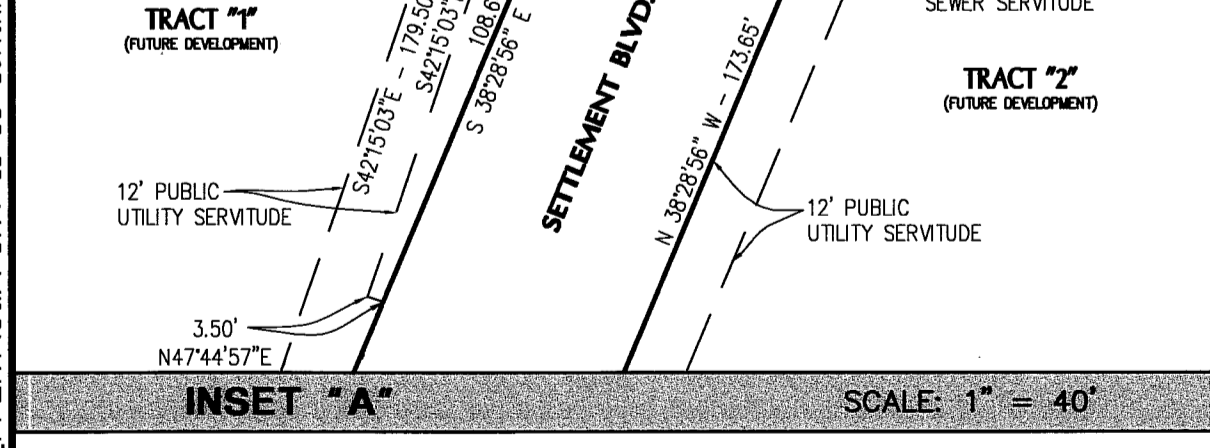
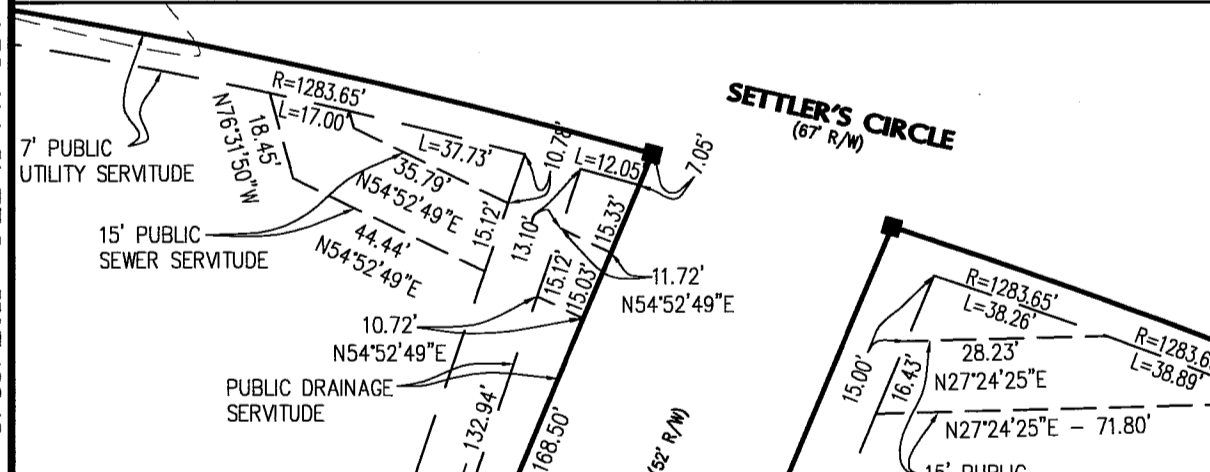
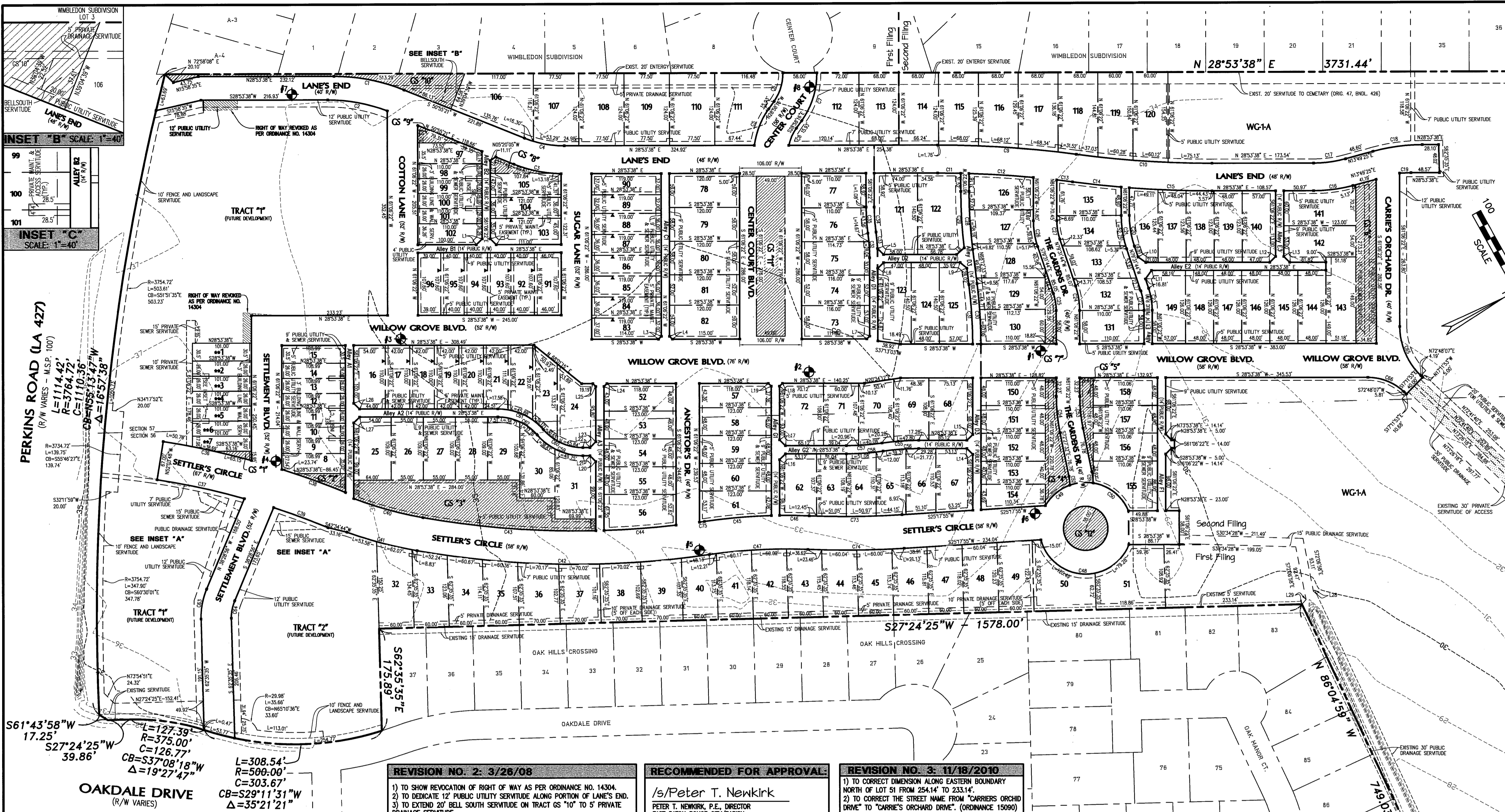
MAINTENANCE & ACCESS SERVICE:
ALL AREAS SHOWN AS "PRIVATE MAINTENANCE AND ACCESS SERVICE" ARE HEREBY DEDICATED FOR MAINTENANCE OF EQUIPMENT AND ACCESS BETWEEN LOTS.
/s/ Richard M. Carmouche 7/10/07
DATE

WASTEWATER IMPACT FEE CERTIFICATION
THIS IS TO CERTIFY THAT THE DEVELOPER OF TRACT 1 AND 2 HAS PAID \$144,000 PER TRACT AND LOTS 1 THROUGH 158, HAS PAID \$1,070,000 PER RESIDENTIAL LOT FOR A TOTAL OF \$1,214,000 (CHECK NO. 1026) IN WASTEWATER IMPACT FEES IN ACCORDANCE WITH ORDINANCE 10048, E.B.R.O.S.C.O. ORDINANCE 1242, AS AMENDED, ADOPTED SEPTEMBER 28, 1994, BY THE METROPOLITAN COUNCIL. ADDITIONALLY, ALL LOTS AND TRACTS FOR WHICH A BUILDING PERMIT WILL BE ISSUED FOR IMPROVEMENTS TO THE LOT WILL REQUIRE PAYMENT OF THE REMAINING PORTION OF THE WASTEWATER IMPACT FEE IN ACCORDANCE WITH THE AFORESAID ORDINANCE. THIS SUBDIVISION IS LOCATED WITHIN THE SOUTH SEWER DISTRICT.

RECOMMENDED FOR APPROVAL:
/s/ Peter T. Newkirk 10/24/06
DATE

APPROVED:
/s/ Emanuel Zanders, Jr. 10/25/06 P-40031
DATE ORIGINAL: 271 BUNDLE: 11891

CERTIFICATION:
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS MADE IN ACCORDANCE WITH LOUISIANA REVENUE STATUTES 33:501, ET SEQ., AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



REVISION NO. 2: 3/26/08
1) TO SHOW REVOCATION OF RIGHT OF WAY PER ORDINANCE NO. 14304.
2) TO DEDICATE 12" PUBLIC UTILITY SERVICE ALONG PORTION OF LANES END.
3) TO EXTEND 20" BELL SOUTH SERVICE ON TRACT G5 TO 5' PRIVATE DRAINAGE SERVICE.

DEDICATION OF UTILITY SERVICES:
ALL AREAS SHOWN AS SERVICES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVICE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICE IS GRANTED.

/s/ Richard M. Carmouche 4/2/08
DATE

RECOMMENDED FOR APPROVAL:
/s/ Peter T. Newkirk 4/15/08
DATE

APPROVED:
/s/ Emanuel Zanders, Jr. 4/22/08 P-42447
DATE ORIGINAL: 686 BUNDLE: 12049

REVISION NO. 3: 11/18/2010
1) TO CORRECT DIMENSION ALONG EASTERN BOUNDARY NORTH OF LOT 51 FROM 254.11' TO 233.1'
2) TO CORRECT THE STREET NAME FROM "CARRIERS ORCHARD DRIVE" TO "CARRIERS ORCHARD DRIVE" (ORDINANCE 15080)
DIMENSIONS OR SERVICES THAT HAVE BEEN PREVIOUSLY REVISED OR CHANGED BY PLATS RECORDED AFTER THE PREVIOUS RECORDING DATE OF THIS PLAT.

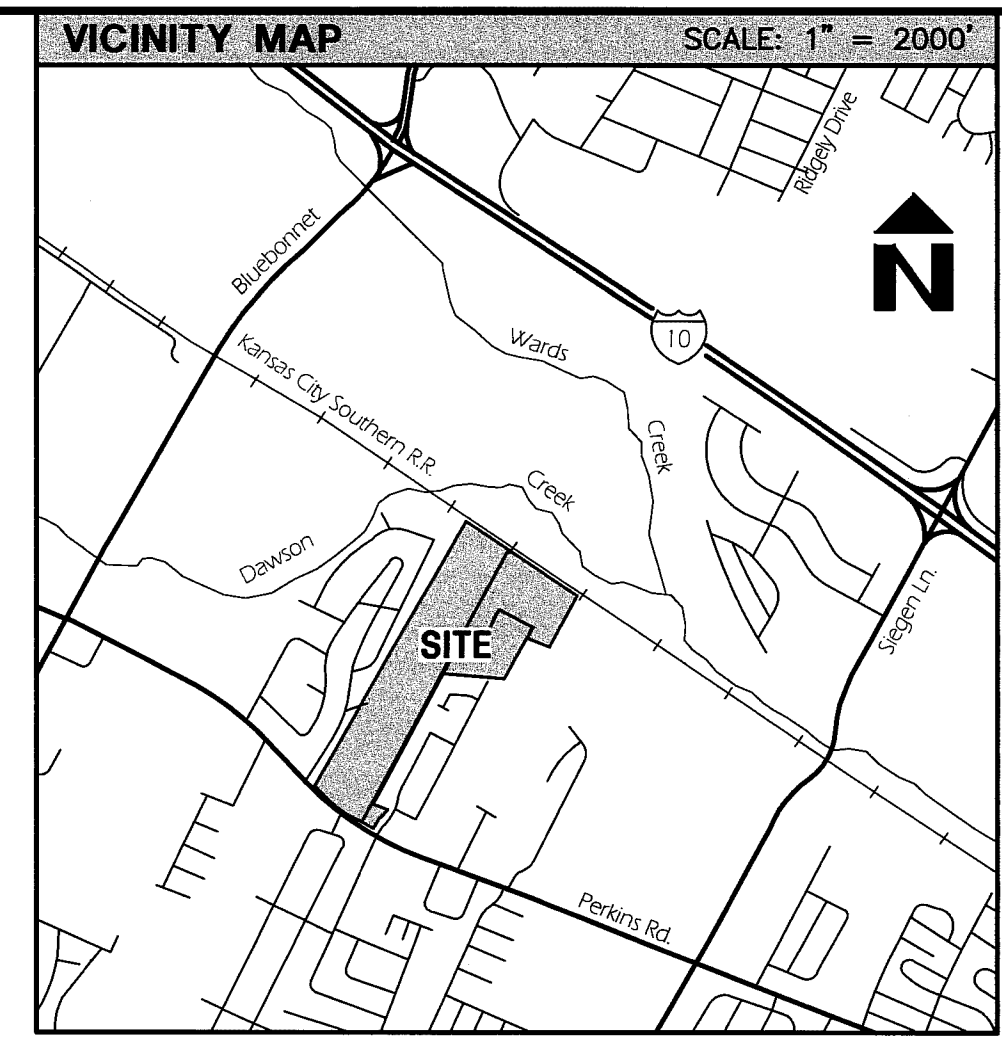
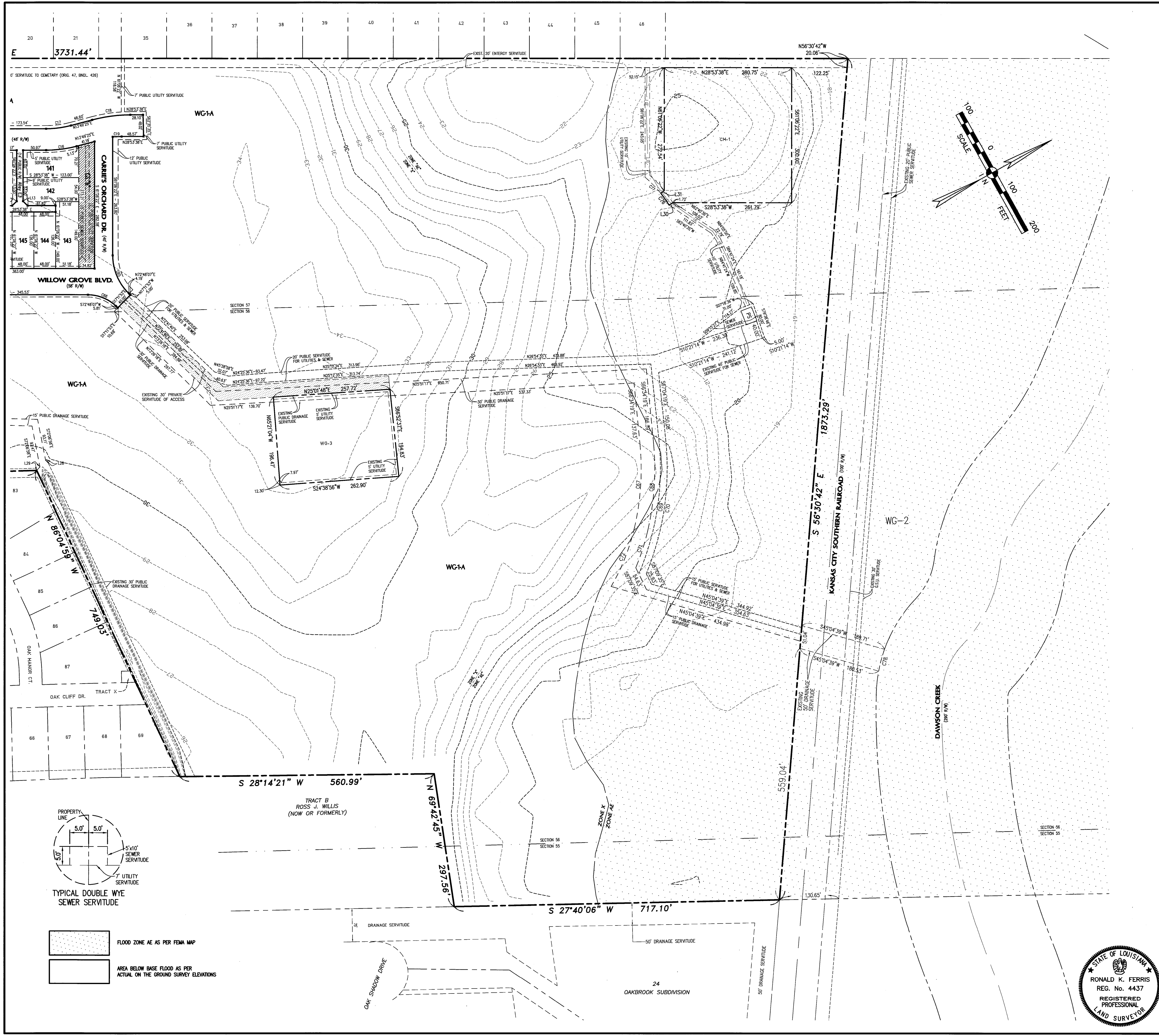
APPROVED:
/s/ Emanuel Zanders, Jr. 3/21/2011 P-44672
DATE ORIGINAL: 101 BUNDLE: 12311

CURVE TABLE				CURVE TABLE			
CURVE	LENGTH	RADIUS	TANGENT	CURVE	LENGTH	RADIUS	TANGENT
C1	123.03	320.00	52.28	C10	122.73	319.25	52.27
C2	104.31	280.00	52.77	C11	124.48	330.47	62.40
C3	82.69	220.00	41.80	C12	501.78	1564.72	253.06
C4	69.59	181.00	35.23	C13	297.06	1506.72	148.01
C5	67.97	141.92	34.65	C14	123.36	1506.72	61.71
C6	51.46	83.92	26.57	C15	115.15	964.03	57.64
C7	87.03	141.92	44.93	C16	50.69	984.03	25.35
C8	32.90	83.92	16.39	C17	169.02	906.03	84.76
C9	237.76	174.35	119.06	C18	199.77	79.00	249.70
C10	232.56	1706.35	116.46	C19	55.61	79.00	29.01
C11	39.44	1696.35	19.72	C20	80.43	79.00	44.09
C12	110.25	1696.35	55.14	C21	19.50	120.00	9.77
C13	27.28	1696.35	13.64	C22	63.08	434.18	31.59
C14	83.49	1754.35	41.75	C23	55.69	117.50	49.99
C15	141.58	1754.35	70.83	C24	68.11	88.88	35.83
C16	67.86	258.00	34.13	C25	63.08	434.18	31.59
C17	55.23	210.00	27.78	C26	61.04	420.18	30.58
C18	85.22	324.00	42.86	C27	61.04	420.18	30.58
C19	19.70	276.00	9.85	C28	63.08	434.18	31.59
C20	53.64	166.81	27.05	C29	88.58	102.58	47.26
C21	58.14	180.81	29.32	C30	76.49	88.58	40.81
C22	33.98	105.68	17.41	C31	88.58	102.58	47.26
C23	38.48	119.68	19.41	C32	76.49	88.58	40.81
C24	42.72	137.67	21.55	C33	53.02	126.00	26.91
C25	29.86	92.87	15.09	C34	31.14	74.00	15.80
C26	45.02	140.00	22.70	C35	64.51	117.50	49.99
C27	32.15	100.00	16.22	C36	68.11	88.88	35.83
C28	100.00	800.00	99.94	C37	167.83	577.64	93.62
C29	97.28	820.66	48.70	C38	195.27	607.64	98.48
C30	104.76	844.83	52.45	C39	302.74	599.57	154.67
C31	103.04	830.83	51.98	C40	303.44	614.57	154.89
C32	42.72	316.47	21.39	C41	86.11	498.14	43.16
C33	28.75	324.46	14.38	C42	140.33	468.14	70.97
C34	42.71	310.46	21.39	C43	158.62	1531.65	79.38
C35	44.64	324.46	22.36	C44	164.63	1589.65	82.39
C36	154.60	1362.65	77.38	C45	8.43	253.02	4.22
C37	153.14	1295.65	76.66	C46	32.12	150.00	16.08
C38	116.22	1362.65	58.14	C47	49.57	283.00	24.57
C39	89.18	1295.65	49.82	C48	50.06	316.22	25.08

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.14	S16°06'22"E
L2	14.14	S73°53'38"W
L3	7.07	S16°06'22"E
L4	7.07	S73°53'38"W
L5	14.14	N16°06'22"E
L6	14.14	N16°06'22"E
L7	7.07	N16°06'22"E
L8	17.32	S12°13'11"E
L9	14.99	N70°20'32"E
L10	16.22	S64°40'57"W
L11	17.54	N25°19'03"W
L12	14.14	N16°06'22"E
L13	14.14	S73°53'38"W
L14	14.14	S73°53'38"W
L15	14.14	N16°06'22"E
L16	14.14	N16°06'22"E
L17	14.14	N16°06'22"E
L18	7.07	N16°06'22"E
L19	7.07	S73°53'38"W
L20	14.14	N16°06'22"E
L21	12.17	N28°53'38"E
L22	12.17	S28°53'38"E
L23	14.14	S73°53'38"W
L24	10.00	N16°06'22"E
L25	14.14	S73°53'38"W
L26	14.14	N16°06'22"E
L27	14.14	N16°06'22"E
L28	11.71	S91°44'44"E
L29	10.71	S91°44'44"E
L30	10.00	S22°51'17"E
L31	10.00	N62°11'37"W

RECOMMENDED FOR APPROVAL:
/s/ Richard M. Carmouche 10/23/06
DATE

APPROVED:
/s/ Emanuel Zanders, Jr. 10/23/06
DATE ORIGINAL: 11833 BUNDLE: 11833



FERRIS
ENGINEERING & SURVEYING, L.L.C.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - MUNICIPAL HIGHWAY

11854 BRICKSOME AVENUE
BATON ROUGE, LA 70816
PH - 225.292.6838
FAX - 225.292.0441
WWW.FERRISINC.COM

Client:
**THE SETTLEMENT AT
WILLOW GROVE
DEVELOPMENT CO.,
L.L.C.**
10343 SIEGEN LANE #2A
BATON ROUGE, LA 70810

DESCRIPTION:
LOCATED IN SECTIONS 55, 56 & 57, TOWNSHIP 8
SOUTH, RANGE 1 EAST, GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA

FINAL PLAT
OF
THE SETTLEMENT AT WILLOW GROVE
PHASE I, PART 1, 1ST & 2ND FILINGS
A PLANNED UNIT DEVELOPMENT
BEING
TRACT WG-1
OF THE SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., LLC PROPERTY

GRADING INSTRUCTIONS:

AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HIS REPRESENTATIVE TO GRADE EACH LOT SO THAT THE STORM DRAINAGE RUN-OFF CONFORMS TO THE APPROVED STORM DRAINAGE LAYOUT FOR THE SETTLEMENT AT WILLOW GROVE UNLESS OTHERWISE APPROVED BY THE EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS. (METROPOLITAN ORDINANCE NO. 11135)

UTILITY SERVICE SERVICE:

WHERE UNDERGROUND ELECTRICAL UTILITY SERVICE IS PROVIDED FOR THE SUBDIVISION, RESTRICTIONS SHALL INCLUDE A REQUIREMENT THAT THE OWNER OF EACH LOT SHALL FURNISH AN ELECTRIC SERVICE FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION FOR RECEIPT OF ELECTRIC SERVICE ON THE LOT. (UDC SEC. 4.7(A)(16))

ZERO LOT LINE HOUSING: V = ZERO LOT LINE DESIGNATION

ZERO LOT LINE HOUSING IS SINGLE FAMILY DETACHED HOUSING AND SHALL HAVE ONLY ONE (1) YARD, AND EACH RESIDENCE MAY HAVE A PRIVATE ACTIVITY AREA. THE ZERO LOT LINE MUST BE DESIGNATED ON THE APPROVED SUBDIVISION PLAT. THE EXTERIOR WALL CONSTRUCTED ON THE ZERO LOT LINE SHALL BE A UL CLASSIFIED ONE (1) HOUR FIRE RATED WALL WITH NO OPENINGS, PENETRATIONS, OR EAVES, CONTINUOUS FROM FRONT TO REAR OF HABITABLE LIVING SPACE. AN EIGHT (8) FOOT PRIVATE MAINTENANCE EASEMENT SHALL BE CONSTRUCTED ON THE ZERO LOT LINE WHENEVER THERE IS A COURTYARD CREATED BY THE SEPARATION OF THE ACCESSORY USE FROM THE MAIN RESIDENCE. A FIVE (5) FOOT PRIVATE MAINTENANCE EASEMENT SHALL BE PROVIDED ON THE LOT ADJACENT TO THE ZERO LOT LINE FOR MAINTENANCE OF THE ZERO LOT LINE WALL. THIS SHALL BE NOTED ON THE APPROVED SUBDIVISIONS PLAT. ZERO LOT LINE SUBDIVISIONS THAT CONTAIN LOTS THAT CANNOT MEET ZERO LOT LINE CRITERIA BECAUSE OF UNUSUAL CIRCUMSTANCES MAY BE ALLOWED TO HAVE LOTS MEETING THE ZERO LOT LINE AREA AND DIMENSIONAL REQUIREMENTS WITHOUT A ZERO LOT LINE DESIGNATION WHEN DEEMED APPROPRIATE AND REASONABLE BY THE PLANNING DIRECTOR.

A. INTERIOR SIDE YARD: THE DWELLING UNIT "ZERO" SIDE MUST BE PLACED ON THE PROPERTY LINE WITH A MAXIMUM 12 INCH SETBACK TO ALLOW WEATHER PROOFING THE ROOF AT THE TOP PLATE LINE AND SO DESIGNED THAT WATER RUNOFF FROM THE DWELLING PLACED ON THE LOT LINE IS LIMITED TO THE EASEMENT AREA AND THE DWELLING UNIT SETBACK ON THE OTHER INTERIOR SIDE PROPERTY LINE SHALL BE A MINIMUM OF FIVE (5) FEET WITH A MAXIMUM 12 INCH EAVE ALLOWED TO PROJECT OVER THE MAINTENANCE EASEMENT. A WALL LESS THAN SIX (6) FEET FROM THE SIDE PROPERTY LINE SHALL BE A UL CLASSIFIED ONE (1) HOUR FIRE RATED WALL WITH NOT MORE THAN TWENTY (20) PERCENT OF UNPROTECTED OPENINGS EXCLUDING THE CONNECTING ELEMENTS SUCH AS FENCES, WALLS AND TRELISES. NOTHING, WITH THE EXCEPTION OF FENCES, SHALL BE PLACED WITHIN THE FIVE (5) FOOT MAINTENANCE EASEMENT FOR MAINTENANCE OF THE ZERO LOT LINE WALL. FENCES SHALL NOT BE CONSTRUCTED NEXT TO THE ADJACENT RESIDENCE SO AS TO OBSTRUCT WORK ON THE ADJACENT RESIDENCE. THIS SHALL BE NOTED ON THE APPROVED SUBDIVISION PLAT.

B. ACCESSORY BUILDINGS AND STRUCTURES SHALL OBSERVE SETBACK REQUIREMENTS AS OTHERWISE PROVIDED IN THE CODE, BUT ANY WALL LOCATED LESS THAN THREE (3) FEET FROM A PROPERTY LINE SHALL BE UL CLASSIFIED ONE (1) HOUR FIRE RATED WALL AS REQUIRED BY THE INTERNATIONAL RESIDENTIAL CODE WITH NOT OPENINGS OR PENETRATIONS.

C. OPENINGS PROHIBITED ON THE ZERO LOT LINE SIDE: THE WALL OF THE DWELLING LOCATED ON THE ZERO LOT LINE SHALL HAVE NO WINDOWS, DOORS, AIR-CONDITIONING UNITS, OR ANY OTHER TYPE OF OPENINGS, PENETRATIONS, OR EAVES. THE FOLLOWING EXCEPTIONS MAY BE APPLIED:

1. ATRIUMS OR COURTS ARE PERMITTED ON THE ZERO LOT LINE SIDE WHEN THE COURT OR ATRIUM IS ENCLOSED BY TWO (2) WALLS OF THE DWELLING UNIT AND A SOLID UL CLASSIFIED ONE (1) HOUR RATED WALL OF AT LEAST EIGHT (8) FEET IN HEIGHT PROVIDED ON THE ZERO LOT LINE. SAID WALL SHALL BE CONSTRUCTED OF THE SAME MATERIAL AND FIRE RATING AS EXTERIOR WALLS OF THE UNIT.
2. UL CLASSIFIED ONE (1) HOUR FIRE RATED APPROVED GLASS (OR GLASS BLOCKS) MAY BE USED, PROVIDED GLAZING IS OBSCURE IN VISIBILITY. THE OPENING SHALL NOT EXCEED NINE (9) SQUARE FEET IN AREA AND SHALL BE INSTALLED USING CONCRETE MORTAR TO MEET UL CLASSIFIED ONE (1) HOUR FIRE RATED REQUIREMENTS.
3. OPEN PORCHES ARE PERMITTED ON THE ZERO LOT LINE SIDE PROVIDED THAT AN EIGHT (8) FOOT UL CLASSIFIED ONE (1) HOUR FIRE RATED WALL SHALL BE CONSTRUCTED ON THE ZERO LOT LINE.
4. OPEN CARPORTS ARE PERMITTED ON ZERO LOT LINE SIDE PROVIDED AN EIGHT (8) FOOT UL CLASSIFIED ONE (1) HOUR FIRE RATED WALL SHALL BE CONSTRUCTED ON THE ZERO LOT LINE. ANY ACCESSORY STORAGE WALLS ON THE ZERO LOT LINE MUST BE UL CLASSIFIED ONE (1) HOUR UL FIRE RATED WALL WITH NO OPENINGS, PENETRATIONS, OR EAVES.

D. DRAINAGE: SURFACE WATER SHALL BE DIRECTED TO FLOW TO THE FRONT OR REAR OF THE PROPERTY AS INDICATED BY THE SUBDIVISION DRAINAGE LAYOUT.

SECTION 2. THE PROVISIONS OF THIS ORDINANCE ARE DECLARED TO BE SEPARATE AND SEVERABLE. THIS INVALIDITY OF ANY CLAUSE, SENTENCE, PARAGRAPH, SUBDIVISION, SECTION OR PORTION OF THIS ORDINANCE, OR THE INVALIDITY OF THE APPLICATION THEREOF TO ANY PERSON OR CIRCUMSTANCE SHALL NOT AFFECT THE VALIDITY OF THE REMAINDER OF THIS ORDINANCE, OR THE VALIDITY OF ITS APPLICATION TO OTHER PERSONS OR CIRCUMSTANCES.

SECTION 3. ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH ARE HEREBY REPEALED.

MAJOR STREET SET BACK NOTE:

CITY-PARISH IS NOT RESPONSIBLE FOR MAINTENANCE OR REPLACEMENT OF ANY FENCE OR ENTRANCE STRUCTURES LOCATED WITHIN THE MAJOR STREET SET BACK.

SIDEWALK NOTE:

IT SHALL BE THE DUTY OF EACH INDIVIDUAL LOT OWNER TO MAINTAIN THAT PORTION OF SIDEWALK, WHICH IS ON OR ADJACENT TO HIS/HER PROPERTY. THE CITY-PARISH SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF THE SIDEWALKS. (CODE OF ORDINANCES, CHAPTER 3 SEC. 2.171)

NOTES:

- (1) THE BASE FLOOD ELEVATION SHOWN HEREON IS SUBJECT TO CHANGE. THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS.
- (2) THE PROPERTY SHOWN HEREON LIES WITHIN THE LIMITS OF ZONE "X" (OUTSIDE THE LIMITS OF THE 500- YEAR FLOOD PLAIN) AND ZONE "AF" (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR EAST BATON ROUGE PARISH, LOUISIANA, COMMUNITY PANEL NUMBER 220058 0110 D, EFFECTIVE REVISION DATE OF MAY 17, 1993.
- (3) ALL PROPERTY CORNERS SHOWN HEREON HAVE BEEN MONUMENTED WITH 1/2-1/2 INCH IRON PIPES, UNLESS OTHERWISE NOTED.
- (4) NO ATTEMPT HAS BEEN MADE BY FERRIS ENGINEERING & SURVEYING, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVICES, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES, OR ANY OTHER ENCUMBRANCES THAT MAY EXIST ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
- (5) ALL BUILDING LINES AND SERVICE LINES SHOWN HEREON ARE IN ACCORDANCE WITH THE REFERENCE MAPS SHOWN HEREON AND THE CURRENT EAST BATON ROUGE CITY/PARISH UNIFIED DEVELOPMENT CODE.
- (6) THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE, AND CITY/PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.
- (7) ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT HERETO. THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.
- (8) THE ELEVATION AND CONTOUR INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL TOPOGRAPHIC SURVEY PERFORMED BY THIS FIRM AND REPRESENTS PRE-CONSTRUCTION CONDITIONS; HOWEVER, DETAIL AND ACCURACY OF SAME IS NOT SUFFICIENT FOR MORE DETAILED DESIGN. LOT OWNERS AND/OR PURCHASERS SHOULD SECURE A MORE DETAILED TOPOGRAPHIC SURVEY AND SHOULD NOT RELY ON THE INFORMATION SHOWN HEREON.
- (9) MANY LOTS WITHIN THIS DEVELOPMENT HAVE RECEIVED COMPACTED FILL DURING THE CONSTRUCTION PHASE OF THE PROJECT. EACH BUILDER/OWNER SHALL INDEPENDENTLY INVESTIGATE EXISTING SOIL CONDITIONS PRIOR TO COMMENCING CONSTRUCTION TO ENSURE APPROPRIATE FOUNDATION/SLAB DESIGN. THE DEVELOPER DOES NOT WARRANT SOIL CONDITIONS.

