

FERRIS
ENGINEERING & SURVEYING, LLC
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.**
11431 COTTON LANE
BATON ROUGE, LA 70810

ORIG: 430 BNDL: 12749
8/7/2016 8:10:52 AM
FILED AND RECORDED
EAST BATON ROUGE PARISH
DOUG WELBORN
CLERK OF COURT AND RECORDER
CUSTOMER PROVIDED COPY OR
CERTIFIED TRUE COPY
DEPUTY CLERK AND RECORDER

RECORDING INFORMATION:

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

FINAL PLAT
OF
THE SETTLEMENT AT WILLOW GROVE
PHASE 3, 10 TH FILING, LOTS 345-356
AND
TRACT WG-B-1-A-1-A-1
A PLANNED UNIT DEVELOPMENT
BEING
THE SUBDIVISION OF TRACT WG-B-1-A-1-A
OF THE SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., LLC PROPERTY

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 LIABILITY OR MAINTENANCE OF THE SIDEWALKS. (CODE OF ORDINANCES: CHAPTER 3 SEC. 2:171)

SIDEWALK NOTE (BONDED):
ALL SIDEWALK IMPROVEMENTS ARE TO BE BUILT BY THE APPROVED MUNICIPALY-LICENSED CONTRACTOR, WITHIN THE TIME PERIOD STATED ON THE BOND AGREEMENT. IT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER TO REPAIR SIDEWALK DAMAGES INCURRED DURING BUILDING CONSTRUCTION, PRIOR TO FINAL BUILDING INSPECTION APPROVAL ON THE LOT.

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 "AE" (BASE FLOOD ELEVATIONS DETERMINED) AND "X" (SHADED) (AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) ACCORDING TO FLOOD INSURANCE RATE MAP FOR EAST BATON ROUGE PARISH, LA, MAP NUMBER 2203302026F, EFFECTIVE JUNE 19, 2012.
(3) ALL PROPERTY CORNERS SHOWN HEREON HAVE BEEN MONUMENTED WITH 1/2"-HIGH IRON PIPES, UNLESS OTHERWISE NOTED.
(4) NO ATTEMPT HAS BEEN MADE BY FERRIS ENGINEERING & SURVEYING, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, METLANDS OR ENVIRONMENTAL ISSUES, OR ANY OTHER ENCUMBRANCES THAT MAY EXIST ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
(5) 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 THIS PLAT SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNITED DEVELOPMENT CODE ARE ADDRESSED.
(6) 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 THE PLAT.
(7) 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.
(8) MANY LOTS WITHIN THIS SUBDIVISION 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.
(9) VARIOUS LOTS WITHIN THE SUBDIVISION HAVE RECEIVED FILL DURING THE CONSTRUCTION PHASE OF THE INFRASTRUCTURE. EACH BUILDER/OWNER SHALL INDEPENDENTLY INVESTIGATE EXISTING SOIL CONDITIONS PRIOR TO CONSTRUCTION TO ENSURE APPROPRIATE FOUNDATION/SLAB DESIGN. A HOLD HARMLESS AND INDEMNITY AGREEMENT RELIEVING THE CITY-PARISH OF ALL LIABILITY SHALL BE REQUIRED FOR EACH LOT AS VERIFICATION THAT THESE CONDITIONS HAVE BEEN MET.

GRADING INSTRUCTIONS:
AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER, HIS CONTRACTOR 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 DEVELOPMENT. (METROPOLITAN ORDINANCE NO. 11135)

UTILITY SERVICE SERVITUDE:
WHERE UNDERGROUND ELECTRICAL UTILITY SERVICE IS PROVIDED FOR THE SUBDIVISION, RESTRICTIONS SHALL INCLUDE A REQUIREMENT THAT THE OWNER OF EACH LOT SHALL FURNISH AN ELECTRICAL SERVITUDE FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION FOR RECEIPT OF ELECTRIC SERVICE TO THE LOT.
(UDC SEC. 4:6(A)(10)(c))

PUBLIC DEDICATION:
RIGHTS OF WAY SHOWN HEREON AND LABELED AS A PUBLIC RIGHT OF WAY, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. STREETS NOT INDICATED AS PRIVATE SERVITUDES OF PASSAGE ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED FOR THE PURPOSE INDICATED ON THE PLAT, AND IF NO PURPOSE IS INDICATED, TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWERAGE 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 SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED, UNLESS OTHERWISE NOTED IN "THE SETTLEMENT AT WILLOW GROVE DESIGN CODE" APPROVED WITHIN PLD 1-04.

PRIVATE DEDICATION:
THE SERVITUDES DESIGNATED HEREON AS "PRIVATE SERVITUDES" ARE HEREBY RESERVED FOR THE USE OF THE SETTLEMENT AT WILLOW GROVE HOME OWNERS ASSOCIATION PROPERTY OWNERS, ITS SUCCESSORS AND ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF SAID LOTS AND TRACT. THE SALE OF ANY PROPERTY SHOWN HEREON BY REFERENCE TO THIS PLAT SHALL NOT CONSTITUTE A DEDICATION TO THE PUBLIC OF ANY "PRIVATE SERVITUDE" SHOWN HEREON. FURTHERMORE, THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED WITHIN THE "PRIVATE SERVITUDES." THE CITY/PARISH DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE OF PRIVATE FACILITIES.

SEWAGE DISPOSAL:
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWER TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

Richard Carmouche 7/7/16
RICHARD CARMOUCHE
MANAGING MEMBER THE SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., L.L.C.
OWNER/DEVELOPER

TRAFFIC IMPACT FEE CERTIFICATION
THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 345-356 HAS PAID \$1,000.00 PER RESIDENTIAL LOT, FOR A TOTAL OF \$1,000.00 (CHECK NO. 13254) IN TRAFFIC IMPACT FEES IN ACCORDANCE WITH ORDINANCE 1004S, 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 TRAFFIC IMPACT FEE IN ACCORDANCE WITH THE AFORESAID ORDINANCE. THIS SUBDIVISION IS LOCATED WITHIN THE SOUTH SEWER DISTRICT.

Carey Chan 8/4/16
CAREY CHAN, DIRECTOR
DEPARTMENT OF DEVELOPMENT

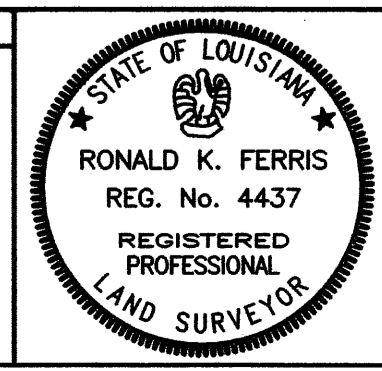
WASTEWATER IMPACT FEE CERTIFICATION
THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 345-356 HAS PAID \$1,075.00 PER RESIDENTIAL LOT, FOR A TOTAL OF \$1,075.00 (CHECK NO. 13254) IN WASTEWATER IMPACT FEES IN ACCORDANCE WITH ORDINANCE 1004S, E.B.R.O.S.C.O. ORDINANCE 1242, AS AMENDED, ADOPTED SEPTEMBER 28, 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.

Carey Chan 8/4/16
CAREY CHAN, DIRECTOR
DEPARTMENT OF DEVELOPMENT

CERTIFICATION:
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:505(1), ET SEQ., AND CONFORMS TO ALL PASSES 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 FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

Frank M. Duke 7/05/2016
FRANK M. DUKE, FACTS PLANNING DIRECTOR OR HIS DESIGNEE
EAST BATON ROUGE CITY/PARISH PLANNING COMMISSION
DATE: 8/4/2016 2:49:09 P.M. 2016
ORIGINAL: BUNDLE:

Ronald K. Ferris 7/05/2016
RONALD K. FERRIS, P.L.S.
FERRIS ENGINEERING & SURVEYING, L.L.C.
DATE: 8/4/16



MINIMUM SETBACKS

| LOT | FRONT | REAR | SIDE-LT. | SIDE-RT. |
|-----|----------|------|----------|----------|
| 343 | 7.5' | 8' | 5' | 5' |
| 346 | 7.5' | 8' | 5' | 5' |
| 347 | 7.5' | 8' | 5' | 5' |
| 348 | 7.5/7.5' | 8' | 5' | 5' |
| 349 | 5' | 8' | 5' | 5' |
| 350 | 5' | 8' | 5' | 12' |
| 351 | 5' | 8' | 12' | 5' |
| 352 | 5' | 8' | 5' | 5' |
| 353 | 7.5/7.5' | 8' | 5' | 5' |
| 354 | 7.5' | 8' | 7.5' | 5' |
| 355 | 7.5' | 8' | 5' | 5' |
| 356 | 7.5' | 8' | 5' | 5' |

CURVE TABLE

| CH | LENGTH | RADIUS | TANGENT | CHORD | BEARING | DELTA |
|-----|---------|---------|---------|---------|-------------|------------|
| C1 | 119.38' | 76.00' | 76.00' | 107.48' | N16°45'36"W | 90°00'00" |
| C2 | 152.63' | 311.00' | 77.89' | 151.10' | N47°42'04"W | 283°07'10" |
| C3 | 230.00' | 529.75' | 118.84' | 229.20' | N43°04'47"W | 243°32'25" |
| C4 | 47.45' | 550.00' | 23.74' | 47.43' | N80°59'21"W | 456°33' |
| C5 | 31.80' | 45.00' | 16.60' | 31.14' | N66°55'07"E | 402°19'13" |
| C6 | 54.09' | 45.00' | 30.85' | 50.89' | S58°24'04"E | 68°52'24" |
| C7 | 34.90' | 45.00' | 18.36' | 34.03' | S01°44'36"E | 442°52'52" |
| C8 | 40.00' | 45.00' | 21.43' | 38.69' | S45°55'47"W | 505°53'35" |
| C9 | 58.90' | 45.00' | 34.53' | 54.78' | N71°06'37"W | 74°59'39" |
| C10 | 58.90' | 45.00' | 34.53' | 54.78' | N71°06'37"W | 74°59'39" |

REFERENCE BENCHMARK:
EBRPPR BENCHMARK NO. 035B: (ELEVATION 43.30 M.A.S.D.) ('88 DATUM) (HT. MOD.)

BASIS FOR BEARING:
ALL BEARINGS SHOWN HEREON ARE REFERENCED LOUISIANA STATE COORDINATE SYSTEM SOUTH ZONE (NAD 83)

REFERENCE MAPS:
1) FINAL PLAT OF THE SETTLEMENT AT WILLOW GROVE, PHASE 3, 8TH FILING, LOTS 326-344, 8TH FILING, LOTS 270-277, 282-288 & 304-325, TRACTS WG-B-1-A-1-A-1 & WG-B-1-A-1-B, A PLANNED UNIT DEVELOPMENT BEING THE SUBDIVISION OF A PORTION OF TRACT WG-B-1-A-1 OF THE SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., LLC PROPERTY, LOCATED IN SECTIONS 55 & 56, T-8-S, R-1-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA FOR SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., LLC BY FERRIS ENGINEERING & SURVEYING, L.L.C., RONALD K. FERRIS, P.L.S., DATED 1/12/2015, REC. ORIG. 661, BNDL 12631, REVISED JUNE 30, 2015, REC. ORIG. 807, BNDL 12667.

PRIVATE WATER QUALITY MAINTENANCE COVENANT:
A PRIVATE WATER QUALITY MAINTENANCE COVENANT HAS BEEN EXECUTED AND RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF THE PARISH AS ORIGINAL 622 AND BUNDLE 12613.

STORMWATER MANAGEMENT:
AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORMWATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE UNIFIED DEVELOPMENT CODE, LATEST REVISION.

BENCHMARKS:
#1 EAST BOLT ON CATCH BASIN NORTH SIDE OF SILO DRIVE, LOTS 354/355, ELEV. 24.07

GENERAL NOTES:
LAND USAGE: SINGLE-FAMILY RESIDENTIAL
FUTURE LAND USE: RESIDENTIAL NEIGHBORHOOD P.U.D.
ZONING: 11.870 ACRES
FLOOD ZONE: "AE" & "X" (SHADED)
BASE FLOOD ELEVATION: 24.3' M.A.S.D.
RECORD INUNDATION: 23.5' M.A.S.D.
10-YEAR D.M.S.: 22.50 (DAMSON 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: ENTERGY
GAS DISTRICT: ENTERGY
FIRE DISTRICT: ST. GEORGE FIRE DEPARTMENT
* INDICATES CONCRETE MONUMENT

APPROVAL DATES:
PLANNING COMMISSION: NONE
CITY/PARISH: NONE
WAVES: NONE

SCHOOL DISTRICTS:
ELEMENTARY: WESTMINSTER
MIDDLE: KENLWORTH
HIGH: WOODLAWN

RECOMMENDED FOR APPROVAL:
Carey Chan
CAREY CHAN, DIRECTOR
DEPARTMENT OF DEVELOPMENT
DATE: 8/4/16

APPROVED:
Frank M. Duke
FRANK M. DUKE, FACTS PLANNING DIRECTOR OR HIS DESIGNEE
EAST BATON ROUGE CITY/PARISH PLANNING COMMISSION
DATE: 8/4/2016 2:49:09 P.M. 2016
ORIGINAL: BUNDLE:

CERTIFICATION:
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:505(1), ET SEQ., AND CONFORMS TO ALL PASSES 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 FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

Ronald K. Ferris 7/05/2016
RONALD K. FERRIS, P.L.S.
FERRIS ENGINEERING & SURVEYING, L.L.C.
DATE: 8/4/16



TITLE: THE SETTLEMENT AT WILLOW GROVE PHASE 3, 10 TH FILING, LOTS 345-356 AND TRACT WG-B-1-A-1-A-1 A PLANNED UNIT DEVELOPMENT BEING THE SUBDIVISION OF TRACT WG-B-1-A-1 OF THE SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., LLC PROPERTY

DATE: MARCH 2016

CAD FILE: FPLAT 10TH FILING

PROJECT NUMBER: 13-018

DRAWING NUMBER: 16-F-0003

SHEET NUMBER: 1

L:\13-018 SVG - 7th Filing\Plats\13-018 FPLAT_8-7th Filing_Rev.dwg 6/30/2015 10:51:14 PM CDT