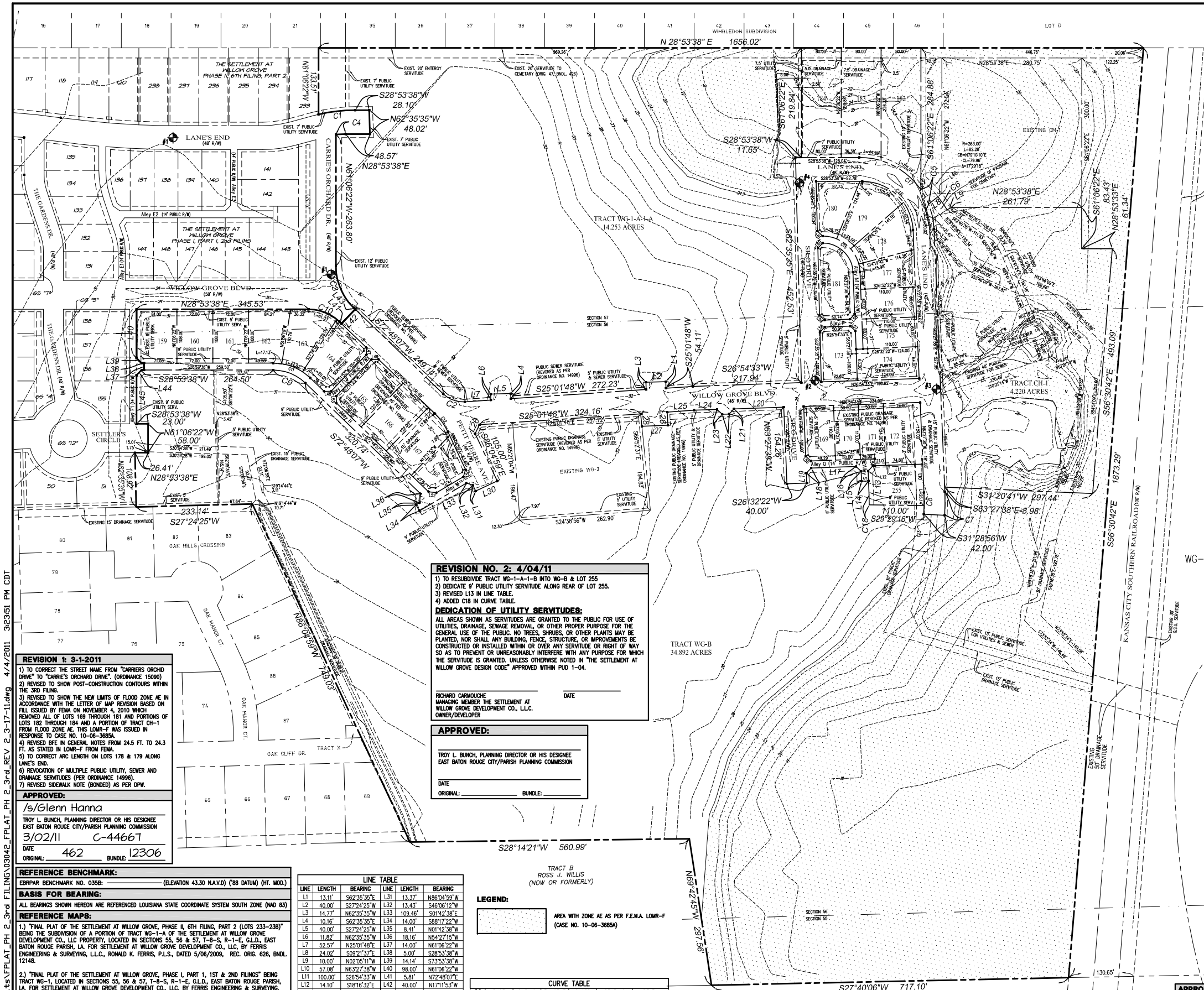
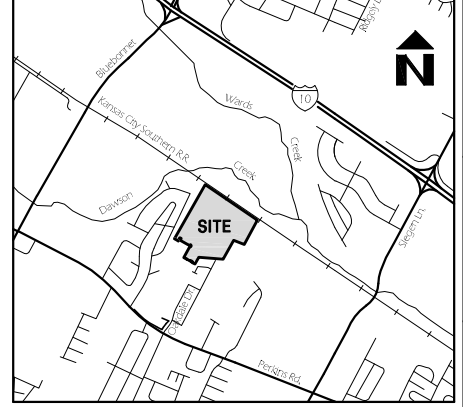


VICINITY MAP

SCALE: 1" = 2000'



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 MUNICIPALLY-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 22033C0285E, EFFECTIVE MAY 2, 2008.
(3) ALL PROPERTY CORNERS SHOWN HEREON HAVE BEEN MONUMENTED WITH 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, SERVITUDES, 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) 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 FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED 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 THIS 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 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.
(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 RELEASING THE CITY-PARISH OF ALL LIABILITY SHALL BE RECORDED 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 PUBLIC WORKS. (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 ELECTRIC SERVITUDE FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION FOR RECEIPT OF ELECTRIC SERVICE ON THE LOT.
(UDC SEC. 4.6(A)(16)(a)

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, 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 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 WITH PUD 1-04.

PRIVATE DEDICATION:

THE AREA SHOWN HEREON AND DESIGNATED AS "PRIVATE SERVITUDE OF PASSAGE & GENERAL PURPOSE SERVITUDE" IS HEREBY DEDICATED AS A PRIVATE MEANS OF PASSAGE FOR THE EXCLUSIVE USE OF CH-1. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENT BE CONSTRUCTED OR INSTALLED WITHIN OR OVER THIS PRIVATE SERVITUDE IN A MANNER SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THIS PRIVATE SERVITUDE IS GRANTED. THE CITY OF BATON ROUGE/PARISH OF EAST BATON ROUGE HAS NO RESPONSIBILITY FOR MAINTENANCE OF THIS "PRIVATE SERVITUDE OF PASSAGE".

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 SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

/s/Richard M. Carmouche — 9/20/10
RICHARD CARMOUCHE — DATE
MANAGING MEMBER THE SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., L.L.C.
OWNER/DEVELOPER

WASTEWATER IMPACT FEE CERTIFICATION

THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 154 THROUGH 184 HAS PAID $1,075.00 PER RESIDENTIAL LOT, AND TRACT CH-1 $1445.00 FOR A TOTAL OF $ 24,845.00 (CHECK NO. # ——) IN WASTEWATER IMPACT FEES IN ACCORDANCE WITH ORDINANCE 10043, 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 AFOREMENTIONED ORDINANCE. THIS SUBDIVISION IS LOCATED WITHIN THE SOUTH SEWER DISTRICT. *Check #'s: 2507 & 2508

/s/Peter T. Newkirk — 9-20-10
PETER T. NEWKIRK, P.E., DIRECTOR — DATE
EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS

REVISION NO. 2: 4/04/11

1) TO RESUBDIVIDE TRACT WG-1-A-1-B INTO WG-B & LOT 255
2) DEDICATE 9' PUBLIC UTILITY SERVITUDE ALONG REAR OF LOT 255.
3) REVISED L13 IN LINE TABLE.
4) ADDED C18 IN CURVE TABLE.

DEDICATION OF UTILITY SERVITUDES:

ALL AREAS SHOWN AS SERVITUDES 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 SERVITUDE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE IS GRANTED. UNLESS OTHERWISE NOTED IN "THE SETTLEMENT AT WILLOW GROVE DESIGN CODE" APPROVED WITHIN PUD 1-04.

RICHARD CARMOUCHE — DATE
MANAGING MEMBER THE SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., L.L.C.
OWNER/DEVELOPER

APPROVED:

TROY L. BUNCH, PLANNING DIRECTOR OR HIS DESIGNEE
EAST BATON ROUGE CITY/PARISH PLANNING COMMISSION

DATE
ORIGINAL: —— BUNDLE: ——

REVISION 1: 3-1-2011

1) TO CORRECT THE STREET NAME FROM "CARRIERS ORCHID DRIVE" TO "CARRIE'S ORCHARD DRIVE". (ORDINANCE 15090)
2) REVISED TO SHOW POST-CONSTRUCTION CONTOURS WITHIN THE 3RD FILING.
3) REVISED TO SHOW THE NEW LIMITS OF FLOOD ZONE AE IN ACCORDANCE WITH THE LETTER OF MAP REVISION BASED ON FILL ISSUED BY FEMA ON NOVEMBER 4, 2010 WHICH REMOVED ALL OF LOTS 169 THROUGH 181 AND PORTIONS OF LOTS 182 THROUGH 184 AND A PORTION OF TRACT CH-1 FROM FLOOD ZONE AE. THIS LOMR-F WAS ISSUED IN RESPONSE TO CASE NO. 10-06-3685A.
4) REVISED BFE IN GENERAL NOTES FROM 24.5 FT. TO 24.3 FT. AS STATED IN LOMR-F FROM FEMA.
5) TO CORRECT ARC LENGTH ON LOTS 178 & 179 ALONG LANE'S END.
6) REVOCATION OF MULTIPLE PUBLIC UTILITY, SEWER AND DRAINAGE SERVITUDES (PER ORDINANCE 14996).
7) REVISED SIDEWALK NOTE (BONDED) AS PER DPW.

APPROVED:

/s/Glenn Hanna
TROY L. BUNCH, PLANNING DIRECTOR OR HIS DESIGNEE
EAST BATON ROUGE CITY/PARISH PLANNING COMMISSION
3/02/11 — C-44667
DATE
ORIGINAL: 462 — BUNDLE: 12306

REFERENCE BENCHMARK:

EBRPAR BENCHMARK NO. 0358: —— (ELEVATION 43.30 N.A.V.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 II, 6TH FILING, PART 2 (LOTS 233-238)" BEING THE SUBDIVISION OF A PORTION OF TRACT WG-1-A OF THE SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., LLC PROPERTY, LOCATED IN SECTIONS 55, 56 & 57, T-8-S, R-1-E, G.L.D., EAST BATON ROUGE PARISH, LA. FOR SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., LLC, BY FERRIS ENGINEERING & SURVEYING, L.L.C., RONALD K. FERRIS, P.L.S., DATED 5/06/2009, REC. ORIG. 626, BNDL. 12148.

2.) "FINAL PLAT OF THE SETTLEMENT AT WILLOW GROVE, PHASE I, PART 1, 1ST & 2ND FILINGS" BEING TRACT WG-1, LOCATED IN SECTIONS 55, 56 & 57, T-8-S, R-1-E, G.L.D., EAST BATON ROUGE PARISH, LA. FOR SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., LLC, BY FERRIS ENGINEERING & SURVEYING, L.L.C., RONALD K. FERRIS, P.L.S., DATED 10/23/2006, REVISED MARCH 26, 2008, REC. ORIG. 686, BNDL. 12049.

3.) "MAP SHOWING SUBDIVISION EXCHANGE OF PROPERTY" LOT 1, TRACTS Y-2-B1-A & Y-2-B1-B OF THE ROBERT L. KLEINPETER, JR. PROPERTY TRACT X-1-A FORMERLY TRINITY HOUSE FOUNDATION, TRACT X-2-A OF THE DR. MARY E. KLEINPETER PROPERTY, FORMING TRACTS WG-1, WG-2, WG-3 & CH-1, LOCATED IN SECTIONS 55, 56 & 57, T-8-S, R-1-E AND SECTIONS 58, 59 & 60, T-7-S, R-1-E, G.L.D., EAST BATON ROUGE PARISH, LA. FOR SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., LLC, BY FERRIS ENGINEERING & SURVEYING, L.L.C., DARVIN W. FERGUSON, P.L.S., DATED 9/1/2006, REC. ORIG. 637, BNDL. 11879.

4.) "MAP SHOWING SUBDIVISION OF TRACT Y-2-B1 OF THE ROBERT L. KLEINPETER, JR. PROPERTY INTO TRACTS Y-2-B1-A AND Y-2-B1-B, LOCATED IN SECTIONS 55 & 56, TOWNSHIP 8 SOUTH, RANGE 1 EAST AND SECTIONS 59 & 60, TOWNSHIP 7 SOUTH, RANGE 1 EAST, G.L.D., EAST BATON ROUGE PARISH, LA. FOR THE SUCCESSION OF ROBERT L. KLEINPETER, JR.," BY FERRIS ENGINEERING & SURVEYING, L.L.C., DARVIN W. FERGUSON, P.L.S., DATED 9/22/2003, REC. ORIG. 434, BNDL. 11529.

5.) "MAP SHOWING THE RESUBDIVISION OF TRACT Y-2-B' OF THE ROBERT L. KLEINPETER, JR. SUBDIVISION INTO TRACT 'Y-2-B1' & LOT 1 BEING LOCATED IN SECTIONS 59 & 60, T7S-R1E, AND SECTIONS 55 & 56, T8S-R1E, G.L.D., EAST BATON ROUGE PARISH, LA. FOR ROBERT L. KLEINPETER, JR.," BY RUSSELL L. MISTRIC, R.P.L.S., DATED 10/09/99, REVISED 12/28/2001, REC. ORIG. 689, BNDL. 11311.

LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	13.11'	S62°35'35"E	L31	13.37'	N86°04'59"W
L2	40.00'	S27°24'25"W	L32	13.43'	S46°06'12"W
L3	14.77'	N62°35'35"W	L33	109.46'	S01°42'38"E
L4	10.16'	S62°35'35"E	L34	14.00'	S88°17'22"W
L5	40.00'	S27°24'25"W	L35	8.41'	N01°42'38"W
L6	11.82'	N62°35'35"W	L36	18.16'	N54°27'15"W
L7	52.57'	N25°01'48"E	L37	14.00'	N61°06'22"W
L8	24.02'	S09°21'37"E	L38	5.00'	S28°53'38"W
L9	10.00'	N02°05'11"W	L39	14.14'	S73°53'38"W
L10	57.08'	N63°27'38"W	L40	98.00'	N61°06'22"W
L11	100.00'	S26°54'33"W	L41	5.81'	N72°48'07"E
L12	14.10'	S18°16'32"E	L42	40.00'	N17°11'53"W
L13	47.79'	S63°27'38"E	L43	4.19'	S72°48'07"W
L14	14.00'	S26°32'22"W	L44	14.14'	S16°06'22"E
L15	20.00'	N63°27'38"W	L45	98.00'	N61°06'22"W
L16	14.19'	S71°43'28"W	L46	10.00'	S09°21'37"E
L17	90.00'	S26°54'33"W	L47	14.14'	N62°11'53"W
L18	14.10'	S18°16'32"E	L48	14.14'	N27°48'07"E
L19	20.00'	S63°27'38"E	L49	14.14'	S27°48'07"W
L20	100.00'	S26°54'33"W	L50	14.82'	S43°53'48"E
L21	14.10'	S18°16'32"E	L51	62.90'	S01°42'38"E
L22	14.00'	S26°54'33"W	L52	15.92'	S35°32'45"W
L23	14.19'	S71°43'28"W	L53	14.14'	S62°11'53"E
L24	46.08'	S26°54'33"W	L54	14.00'	N63°05'22"W
L25	53.94'	S25°01'48"W	L55	14.19'	S71°43'28"W
L26	26.62'	S63°27'38"E	L56	14.20'	N17°50'31"W
L27	51.97'	N26°32'22"E	L57	14.19'	N71°43'28"E
L28	25.26'	S66°52'37"E	L58	14.10'	N18°16'32"W
L29	20.00'	S34°47'44"E	L59	14.08'	N72°09'29"E
L30	48.00'	S03°55'01"W	L60	13.96'	S16°50'58"E
			L61	14.52'	S72°24'44"W

CURVE TABLE						
C#	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	74.41'	324.00'	37.37'	74.25'	S22°18'51"W	13°09'34"
C2	47.38'	56.83'	25.17'	46.02'	N48°54'58"E	47°46'19"
C3	94.52'	117.50'	49.99'	91.99'	S84°09'07"E	46°05'30"
C4	19.70'	276.00'	9.85'	19.69'	S26°50'37"W	4°05'22"
C5	32.67'	150.00'	16.40'	32.60'	N89°22'00"W	12°28'44"
C6	32.12'	253.00'	16.08'	32.10'	S84°16'36"W	7°16'26"
C7	47.45'	550.00'	23.74'	47.43'	N60°59'21"W	4°56'33"
C8	43.82'	508.00'	21.92'	43.81'	N60°59'21"W	4°56'33"
C9	71.27'	93.00'	37.49'	69.54'	S50°50'53"W	43°54'30"
C10	68.11'	88.88'	35.83'	66.46'	S50°50'51"W	43°54'28"
C11	82.00'	107.00'	43.13'	80.01'	S50°50'53"W	43°54'30"
C12	46.07'	125.00'	23.30'	45.81'	S83°21'34"W	21°06'53"
C13	10.61'	508.00'	5.31'	10.61'	N57°55'09"W	1°11'50"
C14	93.22'	61.00'	58.45'	84.41'	S72°45'41"W	87°33'29"
C15	114.73'	75.00'	71.98'	103.86'	S72°43'00"W	87°38'45"
C16	156.03'	102.00'	97.89'	141.26'	S72°43'00"W	87°38'45"
C17	229.46'	150.00'	143.96'	207.73'	S72°43'00"W	87°38'45"
C18	20.48'	398.00'	10.24'	20.48'	N61°59'11"W	2°56'53"

LEGEND:

AREA WITH ZONE AE AS PER F.E.M.A. LOMR-F (CASE NO. 10-06-3685A)

MINIMUM SETBACKS:

RESIDENTIAL: (SINGLE FAMILY DETACHED)

FRONT YARD: —— 5' MIN. *
REAR YARD: —— 9' MIN. *
SIDE YARD: —— 3' MIN. *

* UNLESS OTHERWISE NOTED IN "THE SETTLEMENT AT WILLOW GROVE DESIGN CODE" APPROVED WITHIN PUD 1-04.

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 WEST BOLT ON CATCH BASIN NORTHWEST QUADRANT OF WILLOW GROVE BLVD. & CARRIE'S ORCHARD DR., ELEV. 30.38.
#2 WEST BOLT ON CATCH BASIN NORTHWEST SIDE OF WILLOW GROVE BLVD. & SILO DR., LOT 173, ELEV. 25.11.
#3 WEST BOLT ON CATCH BASIN NORTH SIDE OF LANE'S END & WILLOW GROVE BLVD., ELEV. 25.55.
#4 WEST BOLT ON CATCH BASIN SOUTH SIDE OF SILO DR. @ LANE'S END, ELEV. 25.15.

APPROVAL DATES:

PLANNING COMMISSION: —— NONE
METROPOLITAN COUNCIL: —— 12/07/04
WAIVERS: —— NONE

SCHOOL DISTRICTS:

ELEMENTARY: —— WESTMINSTER
MIDDLE: —— KENILWORTH
HIGH: —— WOODLAWN

GENERAL NOTES:

LAND USAGE: —— SINGLE-FAMILY RESIDENTIAL
ZONING: —— P.U.D.
ACREAGE: —— 62.388 ACRES
FLOOD ZONE: —— "X" (SHADED) & "AE"
BASE FLOOD ELEVATION: —— 24.3' N.A.V.D.
RECORD INUNDATION: —— 23.5' N.A.V.D.
10-YEAR D.W.S.: —— 22.50 (DAWSON CREEK)
STREETS/ALLEYS: —— AS PER APPROVED P.U.D.
SEWER DISTRICT: —— CONNECTION TO W.S.T.N. (SOUTH PLANT)
WATER DISTRICT: —— BATON ROUGE WATER COMPANY, INC.
ELECTRIC DISTRICT: —— ENTERGY
GAS DISTRICT: —— ENTERGY
FIRE DISTRICT: —— ST. GEORGE FIRE DEPARTMENT
■ —— INDICATES CONCRETE MONUMENT
• —— INDICATES OFFSET CORNER

RECOMMENDED FOR APPROVAL:

/s/Peter T. Newkirk
PETER T. NEWKIRK, P.E., DIRECTOR
EAST BATON ROUGE CITY/PARISH
DEPARTMENT OF PUBLIC WORKS

/s/Peter T. Newkirk 9-20-10
DATE

APPROVED:

/s/Gill Morin
TROY L. BUNCH, PLANNING DIRECTOR OR HIS DESIGNEE
EAST BATON ROUGE CITY/PARISH PLANNING COMMISSION
9/23/10 — C-44398
DATE — 901 — BUNDLE: 12270
ORIGINAL: ——

CERTIFICATION:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051, 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 FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

/s/Ronald K. Ferris — 9/20/10
RONALD K. FERRIS, P.L.S. — DATE
FERRIS ENGINEERING & SURVEYING, L.L.C.

STATE OF LOUISIANA
RONALD K. FERRIS
REG. No. 4437
REGISTERED PROFESSIONAL
LAND SURVEYOR

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

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

L:\03-042 Willow Grove GPS\dwg\Plats\FPLAT_PH 2_3rd FILING\03042_FPLAT_PH 2_3rd_REV 2_3-17-11.dwg 4/4/2011 3:23:51 PM CDT

TITLE:
FINAL PLAT OF THE SETTLEMENT AT WILLOW GROVE
PHASE II, 3RD FILING
A PLANNED UNIT DEVELOPMENT
BEING
THE SUBDIVISION OF A PORTION OF TRACT WG-1-A-1 OF THE SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., LLC PROPERTY

DATE: APRIL 2011
DRAWN BY: TGM
CAD FILE: 03042 FPLAT_PH 2_3RD
PROJECT NUMBER: 03-042E
DRAWING NUMBER: 10-F-0003 B
SHEET NUMBER: 1