

**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 MUNICIPAL-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 ELEVATION 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 22033C0205F, EFFECTIVE JUNE 19, 2012.  
(3) ALL PROPERTY CORNERS SHOWN HEREON HAVE BEEN MONUMENTED WITH 1/2-INCH IRON PINS, UNLESS OTHERWISE NOTED.  
(4) NO ATTEMPT HAS BEEN MADE BY FERRIS ENGINEERING & SURVEYING, LLC, 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 FILING OF THIS PLAT SHALL BE CONSIDERED 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 INFORMATION 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. 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 ENSURE THAT THE ELEVATION AND CONTOUR INFORMATION SHOWN HEREON IS CONFORMED 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)(g))

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

*Richard M. Marmouche* 1/15/13  
DATE  
RICHARD CARMOUCHE  
MANAGING MEMBER THE SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., LLC.  
OWNER/DEVELOPER

**WASTEWATER IMPACT FEE CERTIFICATION**  
THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 185-190, 200-202 & 215-225 HAS PAID \$1,075.00 PER RESIDENTIAL LOT, FOR A TOTAL OF \$21,500.00 (CHECK NO. 33100) 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 AFORESAID ORDINANCE. THIS SUBDIVISION IS LOCATED WITHIN THE SOUTH SEWER DISTRICT.

*David R. Gullory* 2/5/13  
DATE  
DAVID R. GULLORY, P.E.  
INTERIM DIRECTOR OF PUBLIC WORKS

**TRAFFIC IMPACT FEE CERTIFICATION**  
THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 185-190, 200-202 & 215-225 HAS PAID \$740.00 PER RESIDENTIAL LOT, FOR A TOTAL OF \$15,200.00 (CHECK NO. 33142) IN TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EAST BATON ROUGE PARISH TRAFFIC IMPACT FEE POLICY. THE FEES ASSESSED AND COLLECTED WERE BASED ON A RESIDENTIAL LAND USE TYPE WITH DWELLING UNITS OF GROSS LIVING AREA OF 2,780 SF.

*David R. Gullory* 2/5/13  
DATE  
DAVID R. GULLORY, P.E.  
INTERIM DIRECTOR OF PUBLIC WORKS

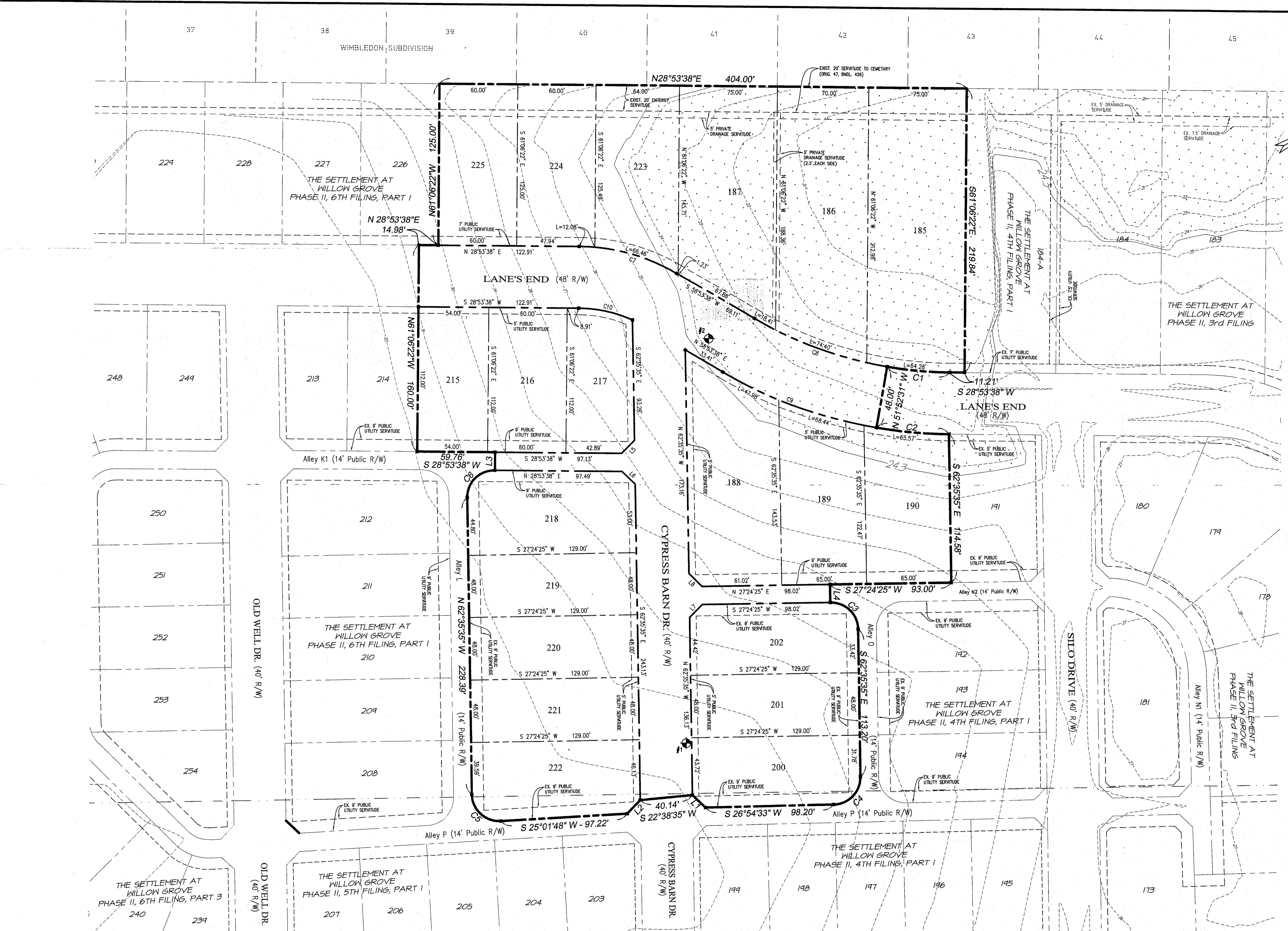
**RECOMMENDED FOR APPROVAL:**  
DAVID R. GULLORY, P.E.  
INTERIM DIRECTOR OF PUBLIC WORKS  
DATE: 2/5/13

**APPROVED:**  
TROY L. BUNCH, PLANNING DIRECTOR OR HIS DESIGNEE  
EAST BATON ROUGE CITY/PARISH PLANNING COMMISSION  
DATE: 2/19/2012 P-46504 PUD-04  
ORIGINAL: \_\_\_\_\_ BUNDLE: \_\_\_\_\_

**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 STANDARDS OF PRACTICES 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* 1/15/2013  
DATE  
RONALD K. FERRIS, P.L.S.  
FERRIS ENGINEERING & SURVEYING, LLC.

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



**REFERENCE BENCHMARK:**  
N.G.S. BENCHMARK NO. EBRO35B: (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 2, LOT 184-A & LOTS 191-199, 4TH FILING, PART 1, LOTS 256 & 257, 4TH FILING, PART 3, LOTS 203-207, 5TH FILING, PART 1, LOTS 239 & 240, 6TH FILING, PART 3," BEING THE SUBDIVISION OF A PORTION OF TRACT WG-1-A-1-A & WG-9 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 9/20/2010, REC. ORIG. 901, BNDL. 12270, LAST REVISED APRIL 4, 2011, REC. ORIG. 546, BNDL. 12322.  
2.) "FINAL PLAT OF THE SETTLEMENT AT WILLOW GROVE, PHASE II, 3RD FILING," BEING THE SUBDIVISION OF A PORTION OF TRACT WG-1-A-1 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 5/21/12, REC. ORIG. 767, BNDL. 12412.  
3.) "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 9/20/2010, REC. ORIG. 901, BNDL. 12270, LAST REVISED APRIL 4, 2011, REC. ORIG. 546, BNDL. 12322.  
4.) "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. 586, BNDL. 12048, LAST REVISED NOVEMBER 16, 2012, REC. ORIG. 101, BNDL. 12311.  
5.) "MAP SHOWING SUBDIVISION EXEMPTION 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. WARY E. KLEINPETER PROPERTY, FORMING TRACTS WG-1, WG-2, WG-3 & CM-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 9/7/2006, REC. ORIG. 637, BNDL. 11879.

**BENCHMARKS:**  
#1 EAST BOLT ON CATCH BASIN NORTH SIDE OF CYPRESS BARN DR., LOT 201, ELEV. 30.17.  
#2 NORTH BOLT ON CATCH BASIN EAST SIDE LANES'S END, LOT 188, ELEV. 24.18.