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EAST BATON ROUGE PARISH, LA
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RECORDATION INFORMATION:
FERRIS
ENGINEERING & SURVEYING, LLC
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - MUNICIPAL/HIGHWAY
11854 BRACKEN AVE
BATON ROUGE, LA 70816
PH - 225.292.6838
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WWW.FERRISINC.COM
Client:
**THE SETTLEMENT
AT WILLOW GROVE
DEVELOPMENT CO.,
L.L.C.**
11431 COTTON LANE
BATON ROUGE, LA 70810

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 ELECTRIC SERVITUDE FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION FOR RECEIPT OF ELECTRIC SERVICE ON THE LOT.
(UDC SEC. 4.3.5(0)(1))

COMMON AREA DEDICATION:
TRACTS 1-B-1, 1-B-2 AND 2-A ARE HEREBY DEDICATED TO THE HOME OWNERS AND OCCUPANTS OF THE SETTLEMENT AT WILLOW GROVE FOR RECREATION, ACCESS TO SERVITUDE OF PASSAGE, AND OTHER RELATED ACTIVITIES. THE "COMMON AREA" IS NOT HEREBY DEDICATED FOR THE USE OF THE GENERAL PUBLIC, BUT DEDICATED FOR THE COMMON USE AND ENJOYMENT OF THE HOME OWNERS AND OCCUPANTS OF THE SETTLEMENT AT WILLOW GROVE. OWNERSHIP AND MAINTENANCE SHALL BE BY THE SETTLEMENT AT WILLOW GROVE PROPERTY OWNERS ASSOCIATION. THE CITY OF BATON ROUGE DEPARTMENT OF DEVELOPMENT IS NOT RESPONSIBLE FOR MAINTENANCE WITHIN "COMMON AREA", EXCEPT IN AREAS WHERE PUBLIC FACILITIES ARE LOCATED.

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. THE MAINTENANCE AND UPKEEP OF PRIVATE STREETS ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS ADJUTING SUCH PRIVATE STREETS.

PUBLIC SEWER DEDICATION: (For public sewers in private subdivisions)
ALL AREAS SHOWN AS "PUBLIC SEWER SERVITUDE" ARE GRANTED TO THE PUBLIC FOR REMOVAL OF SEWAGE (WHICH SHALL INCLUDE THE RIGHT TO EXCAVATE FOR MAINTENANCE OR REPAIR WITHIN THE "PUBLIC SEWER SERVITUDE") AND FOR NO OTHER PURPOSE. NO BUILDING, STRUCTURE OR FENCE SHALL BE CONSTRUCTED, AND NO SHRUBBERY PLANTED WITHIN THE LIMITS OF ANY PUBLIC SEWER SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED. THE PUBLIC SHALL ONLY BE RESPONSIBLE FOR MAINTAINING PUBLIC SANITARY SEWER IMPROVEMENTS LOCATED WITHIN THE "PUBLIC SEWER SERVITUDE" AND SHALL NOT BE RESPONSIBLE FOR, NOR BE OBLIGATED TO REPAIR OR REPLACE ANY EXCAVATED AREA, PAVED AREA, FENCE OR OTHER PRIVATE IMPROVEMENTS CONSTRUCTED ON OR INSTALLED WITHIN THE "PUBLIC SEWER SERVITUDE", WHICH REPAIRS OR REPLACEMENTS SHALL BE AT THE SOLE EXPENSE OF THE OWNERS, THEIR HEIRS, SUCCESSORS, OR ASSIGNS.

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 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 PD-1-04.

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 Carmouche 12/4/19
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 357-377 HAS PURCHASED/USED TRAFFIC IMPACT FEE CREDITS FROM **WILLOW GROVE NORTH, LLC** IN THE AMOUNT OF **\$160.00** PER LOT, FOR A TOTAL OF **\$15,840.00** IN ACCORDANCE WITH THE EAST BATON ROUGE PARISH TRAFFIC IMPACT FEE POLICY. THE CREDITS PURCHASED WERE BASED ON A RESIDENTIAL LAND USE TYPE WITH DWELLING UNITS OF MINIMUM GROSS LIVING AREA RANGING FROM 2000 SQ. FT. TO 2999 SQ. FT.

Carey Chan 12/6/19
CAREY CHAVIN, DIRECTOR
DEPARTMENT OF DEVELOPMENT

WASTEWATER IMPACT FEE CERTIFICATION:
THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 357-377 HAS PAID **\$1075.00** PER LOT/TRACT, FOR A TOTAL OF **\$22575**. (CHECK NO. 1318). IN WASTEWATER IMPACT FEES IN ACCORDANCE WITH ORDINANCE 10043, E.B.R.O.C.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 12/6/19
CAREY CHAVIN, DIRECTOR
DEPARTMENT OF DEVELOPMENT

RECOMMENDED FOR APPROVAL:
Carey Chan
CAREY CHAVIN, DIRECTOR
DEPARTMENT OF DEVELOPMENT

APPROVED:
[Signature] 12/6/19
FRANK M. DUKE, FICD, PLANNING DIRECTOR OR HIS DESIGNEE
EAST BATON ROUGE CITY/PARISH PLANNING COMMISSION

[Signature] 12/6/19
DATE ORIGINAL: BUNDLE:

CERTIFICATION:
THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051, ET SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

Darwin W. Ferguson 12/06/2019
DARWIN W. FERGUSON, P.L.S.
FERRIS ENGINEERING & SURVEYING, L.L.C.

DESCRIPTION:
LOCATED IN SECTION 56,
TOWNSHIP 8 SOUTH, RANGE 1 EAST,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA

FINAL PLAT OF
THE SETTLEMENT AT WILLOW GROVE
(11TH FILING)
LOTS 357 THROUGH 377 AND TRACTS 1-B-1, 1-B-2, AND 2-A
BEING A SUBDIVISION OF TRACTS 1-B AND 2
OF
THE SETTLEMENT AT WILLOW GROVE
DEVELOPMENT CO., LLC PROPERTY

TITLE:
NOVEMBER 27, 2019
CHIEF / DRAFTSMAN:
RAB / DWf
CAD FILE:
03-042F FINAL PLAT DWf
PROJECT NUMBER:
03-042F
DRAWING NUMBER:
19-F-0019

MAJOR STREET SETBACK NOTE:
CITY-PARISH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OR REPLACEMENT OF ANY FENCE OR ENTRANCE STRUCTURES LOCATED WITHIN THE MAJOR STREET SETBACK. A HOLD HARMLESS HAS BEEN FILED AND RECORDED WITH THE CLERK OF COURTS OFFICE.

SIGHT TRIANGLE NOTE:
NO PLANTINGS, FENCES OR PARKING AREAS ARE TO BE CONSTRUCTED WITHIN SIGHT TRIANGLE SO AS TO INTERFERE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.

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 LABILITY OR MAINTENANCE OF THE SIDEWALKS. (CODE OF ORDINANCES, CHAPTER 3 SEC. 21:71)

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 896 OF BUNDLE 12869.

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.

CPPC LOT ID NO'S.:
TRACT 1-B: 1630749962
TRACT 2: 1630749911

GENERAL NOTES:
ZONING: P.U.D.
EXISTING LAND USE: UNDEVELOPED (UND)
COMP. LAND USE: NEIGHBORHOOD CENTER (NC); TRACT 1-B
RESIDENTIAL NEIGHBORHOOD (RN); TRACT 2
ACREAGE: 3.916 ACRES
LAND USE: RESIDENTIAL
FLOOD ZONE: "X" (DAWSON CREEK - 1973)
BASE FLOOD ELEV.: 26.00 FT

RECORD INUNDATION: 23.00 FT
SEWER DISTRICT: CONNECTION TO W.S.T.N.
WATER DISTRICT: B.R. WATER COMPANY
FIRE DISTRICT: ST. GEORGE FIRE DEPT.
ELECTRIC DISTRICT: ENTERGY
GAS DISTRICT: ENTERGY
CHARACTER AREA: SUBURBAN

NOTES:
(1) THE PROPERTY SHOWN HEREON LIES WITHIN THE LIMITS OF ZONE "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 2203300265F, EFFECTIVE JUNE 19, 2012.
(2) ALL PROPERTY CORNERS SHOWN HEREON HAVE BEEN MONUMENTED WITH 1/2-INCH IRON PIPES, UNLESS OTHERWISE NOTED.
(3) 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.
(4) 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 COMPLETED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.
(5) 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.
(6) 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.
(7) VARIOUS LOTS WITHIN THE SETTLEMENT AT WILLOW GROVE, 11TH FILING, HAVE RECEIVED FILL DURING THE SUBDIVISION CONSTRUCTION PHASE OF THE PROJECT. EACH BUILDER/OWNER SHALL BE RESPONSIBLE FOR INDEPENDENTLY INVESTIGATING THE SOIL CONDITIONS OF THE LOT AND SHALL FURNISH CONSTRUCTION DATA TO THE PERMIT OFFICE PRIOR TO COMMENCING CONSTRUCTION TO ENSURE APPROPRIATE FOUNDATION/SLAB DESIGN. THE DEVELOPER AND/OR FERRIS ENGINEERING & SURVEYING, L.L.C. DOES NOT WARRANT SOIL CONDITIONS.
(8) THE PRIVATE 10' FENCE AND LANDSCAPE SERVITUDE THAT WAS PREVIOUSLY DEDICATED AND WOULD HAVE CROSSED THE FRONT OF LOTS 370 AND 371 IS HEREBY REVOKED AND THEREFORE NOT SHOWN ON THIS PLAT.
(9) BASE FLOOD AND RECORD INUNDATION ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE SUBDIVISION ENGINEERING OFFICE.
(10) A FIVE (5') FOOT PRIVATE CONSTRUCTION AND MAINTENANCE EASEMENT SHALL BE PROVIDED ON THE LOT ADJACENT FOR CONSTRUCTION AND MAINTENANCE OF THE ZERO LOT LINE WALL.
(11) STREET LIGHT MAINTENANCE RESPONSIBILITY TO BE FOR ENTERGY.

BASIS FOR BEARINGS:
ALL BEARINGS SHOWN HEREON ARE REFERENCED OFF OF THE BEARINGS SHOWN ON THE REFERENCE MAPS LISTED BELOW.

REFERENCE MAPS:
1. "FINAL PLAT OF THE SETTLEMENT AT WILLOW GROVE, PHASE 1, PART 1, 1ST & 2ND FILINGS, A PLANNED UNIT DEVELOPMENT BEING TRACT W-1 OF THE SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., LLC PROPERTY, LOCATED IN SECTIONS 56, 58, AND 57, T8S, R1E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA FOR THE SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., L.L.C.", PREPARED BY FERRIS ENGINEERING & SURVEYING, L.L.C., RONALD K. FERRIS, P.L.S., DATED 10/23/2006, LAST REVISED NOVEMBER 18, 2010, RECORDED AS ORIG. 101 OF BNDL 12311.
2. "MAP SHOWING SUBDIVISION OF TRACT "1" AND LOTS 1, 2, 7 & 6S "1" THE SETTLEMENT AT WILLOW GROVE, PHASE 1, PART 1, FIRST FILING INTO TRACTS "1-A", "1-B" & LOT 7-A AND THE DEDICATION OF AN ADDITIONAL PORTION OF SETTLER'S CIRCLE, R/W, LOCATED IN SECTIONS 56 & 57, T8S, R1E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA FOR THE VILLAGE AT WILLOW GROVE, L.L.C.", PREPARED BY FERRIS ENGINEERING & SURVEYING, L.L.C., DARWIN W. FERGUSON, P.L.S., DATED SEPTEMBER 2, 2009, RECORDED AS ORIG. 026 OF BNDL 12187.

BASIS FOR ELEVATIONS:
ALL ELEVATIONS SHOWN HEREON ARE REFERENCED OFF OF NATIONAL GEODETIC SURVEY BENCHMARK NO. "EBR0408" (PID 09354) WITH A PUBLISHED ELEVATION OF 31.0 FEET NAVD. '88 GPS OBS (2009.55). THIS IS A LOUISIANA HEIGHT MODERNIZATION SURVEY STATION.

BENCHMARKS:
#1 EAST BOLT ON CATCH BASIN NE CORNER OF LOT 360, ELEV.=34.45'
#2 SOUTH BOLT ON CATCH BASIN WEST SIDE OF ROAD BETWEEN LOTS 367 AND 368, ELEV.=33.49'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	5°18'32"	3754.72'	347.80'	174.07'	N60°30'01"W	347.78'
C2	0°27'54"	3754.72'	30.31'	15.16'	N57°36'49"W	30.31'
C3	1°19'38"	1295.65'	30.01'	15.01'	N43°21'18"E	30.01'
C4	1°59'25"	1295.65'	45.01'	22.51'	N36°00'50"E	45.01'
C5	1°59'20"	1295.65'	44.98'	22.49'	N38°00'13"E	44.98'
C6	2°14'02"	1295.65'	50.52'	25.26'	N40°06'54"E	50.51'
C7	3°28'37"	1295.65'	78.62'	39.32'	N42°58'13"E	78.61'
C8	5°01'27"	126.00'	11.05'	5.53'	S40°59'40"E	11.05'
C9	19°05'12"	126.00'	41.97'	21.18'	S53°02'59"E	41.78'
C10	16°18'39"	136.92'	38.98'	19.62'	S54°26'16"E	38.85'
C11	32°37'17"	116.67'	66.43'	34.14'	S62°35'35"E	65.53'
C12	16°18'39"	136.92'	38.98'	19.62'	S70°44'54"E	38.85'
C13	2°35'00"	1295.65'	58.42'	29.21'	N48°18'41"E	58.41'
C14	1°48'10"	1295.65'	40.77'	20.39'	N50°30'16"E	40.77'
C15	16°18'39"	176.92'	50.37'	25.35'	S54°28'16"E	50.20'
C16	32°37'17"	76.67'	43.65'	22.44'	S62°35'35"E	43.07'
C17	16°18'39"	176.92'	50.37'	25.35'	S70°44'54"E	50.20'
C18	8°54'58"	136.92'	21.31'	10.68'	S38°08'06"E	21.29'
C19	7°23'40"	136.92'	17.67'	8.85'	S49°58'47"E	17.85'
C20	16°18'39"	116.67'	33.21'	16.72'	S54°26'16"E	33.10'
C21	16°18'39"	116.67'	33.21'	16.72'	S70°44'54"E	33.10'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C22	7°23'40"	136.92'	17.67'	8.85'	S75°12'24"E	17.66'
C23	8°54'58"	136.92'	21.31'	10.68'	S67°03'04"E	21.29'
C24	6°53'21"	176.92'	21.27'	10.65'	S59°08'55"E	21.26'
C25	9°25'18"	176.92'	29.09'	14.58'	S50°59'35"E	29.06'
C26	16°18'39"	76.67'	21.83'	10.99'	S54°26'16"E	21.75'
C27	16°18'39"	76.67'	21.83'	10.99'	S70°44'54"E	21.75'
C28	9°25'18"	176.92'	29.09'	14.58'	S74°11'35"E	29.06'
C29	6°53'21"	176.92'	21.27'	10.65'	S66°02'16"E	21.26'
C30	6°03'15"	500.00'	52.83'	26.44'	S37°40'54"W	52.81'
C31	5°44'55"	500.00'	50.17'	25.10'	S31°46'49"W	50.15'
C32	5°44'01"	500.00'	50.04'	25.04'	S28°02'21"W	50.01'
C33	5°46'36"	500.00'	50.41'	25.23'	S20°17'03"W	50.39'
C34	5°52'54"	500.00'	51.33'	25.69'	S14°27'18"W	51.31'
C35	24°06'39"	99.50'	25.04'	12.71'	N50°32'18"W	24.85'
C36	2°01'16"	3724.72'	131.39'	65.70'	N62°08'37"W	131.38'
C37	0°11'01"	3724.72'	11.93'	5.87'	N61°13'29"W	11.93'
C38	0°41'32"	3724.72'	45.01'	22.50'	N61°39'46"W	45.01'
C39	0°41'32"	3724.72'	45.00'	22.50'	N62°21'18"W	45.00'
C40	0°27'11"	3724.72'	29.45'	14.73'	N62°55'39"W	29.45'
C41	1°02'47"	3754.72'	68.58'	34.29'	N58°22'09"W	68.58'
C42	4°15'44"	3754.72'	279.32'	139.72'	N61°01'25"W	279.25'

BUILDING SETBACKS

LOT	FRONT (F')	SIDE (S')	REAR (R')
357	7.5'	5/8'	5'
358	10'	5/8'	5'
359	10'	5/8'	5'
360	17.9'-24.7'/23.3'-37.4'	5/8'	N/A
361	14.7'-15.9'	5/8'	5'
362	12'-14.7'	5/8'	5'
363	12'	5/8'	5'
364	12'	5/8'	5'
365	12'	5/8'	5'
366	5'	8/10'	10'
367	5'	8/10'	5'
368	5'	8/10'	5'
369	5'	5/8'	5'
370	5'	5/8'	10'
371	5'	5/8'	10'
372	5'	5/8'	10'
373	5'	5/8'	10'
374	5'	5/8'	10'
375	5'	5/8'	10'
376	5'	10'	10'
377	5'	12'	5*

*SETBACK BETWEEN LOT 377 AND LOT 32 SHALL BE 10'