

<b>MINIMUM SETBACKS:</b>	<b>SCHOOL DISTRICTS:</b>	<b>APPROVAL DATES:</b>
FRONT YARD: 25'	ELEMENTARY: WEDGEWOOD	PLANNING COMMISSION: 4-26-99
REAR YARD: 25'	MIDDLE: SOUTHEAST	METROPOLITAN COUNCIL: N/A
SIDE YARD: 5'	HIGH: WOODLAWN	

<b>GENERAL NOTES:</b>	<b>ZONING:</b>
LAND USAGE: SINGLE FAMILY RESIDENTIAL	RURAL
ACREAGE: 39.395	STREETS: CITY/PARISH RESIDENTIAL STANDARDS
FLOOD ZONE: X (INSIDE 500 YEAR), X (OUTSIDE 500 YEAR), MZ	SEWER DISTRICT: W.S.T.M.
JONES CREEK, AMITE RIVER	WATER DISTRICT: B. R. WATER CO.
BASE FLOOD ELEVATION: 33.5-FT. N.G.V.D., 36.5-FT. N.G.V.D.	ELECTRIC DISTRICT: ENERGY
RECORD INUNDATION: 32.5 FT. N.G.V.D., 35.0 FT. N.G.V.D.	GAS DISTRICT: ENERGY
10-YEAR D.W.S.: 28.5 FT.	FIRE DISTRICT: EASTSIDE FIRE DEPT.

**SIDEWALK NOTE:**  
THE SIDEWALKS MUST BE SHOWN ON THE RESIDENTIAL PLOT PLAN AT THE TIME THE BUILDING PERMIT IS ISSUED FOR EACH LOT. THE SIDEWALKS MUST BE CONSTRUCTED PRIOR TO REQUESTING A FINAL INSPECTION FOR EACH LOT.

■ - INDICATES CONCRETE MONUMENT

**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. 2-170)

**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 SHADOWS LAKE. 1ST FILING, UNLESS OTHERWISE APPROVED BY THE EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS. (METRO ORDINANCE 11135)

**RESTRICTIONS:**  
ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT HERETO. THE CITY/PARISH 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 SHOWN HEREON.

**BENCHMARKS:**  
WEST BOLT ON CATCH BASIN @ SOUTH EAST QUADRANT OF SHADOWS LAKE BOULEVARD & SHADY ELM AVENUE. ELEV. 34.10'  
WEST BOLT ON CATCH BASIN @ SOUTH EAST QUADRANT OF SHADOWS CREEK AVENUE & SHADOWS HILL DRIVE. ELEV. 31.92'

**REFERENCE BENCHMARK:**  
EBRPAR BENCHMARK NO. 232-73 (ELEVATION 38.356-FT. N.G.V.D. - 1989 DATUM)  
EBRPAR BENCHMARK NO. 233-73 (ELEVATION 33.572-FT. N.G.V.D. - 1989 DATUM)

**REVISED: APRIL 23, 2003**  
REVISED FLOOD ZONE LIMITS IN ACCORDANCE WITH LETTER OF MAP REVISION BASED ON FIRM (LOMR-F) IN RESPONSE TO CASE NO. 03-06-1302A ISSUED BY F.E.M.A. ON APRIL 18 2003.

**APPROVED:**  
TROY L. BUNCH, PLANNING DIRECTOR OR HIS DESIGNEE  
EAST BATON ROUGE CITY/PARISH PLANNING COMMISSION  
DATE: 4/29/03 P-35032  
ORIGINAL: BUNDLE:

**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.

- NOTES:**
- 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.
  - THE ELEVATION AND CONTOUR INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL TOPOGRAPHIC SURVEY PERFORMED BY THIS FIRM AND REPRESENTS EXISTING CONDITIONS AFTER CONSTRUCTION; 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.
  - THE PROPERTY SHOWN HEREON LIES WITHIN THE LIMITS OF ZONE "M" (WITHIN THE LIMITS OF THE 100-YEAR FLOOD ZONE), ZONE "X" (WITHIN THE LIMITS OF THE 500-YEAR FLOOD ZONE) AND ZONE "X" (OUTSIDE THE LIMITS OF THE 500-YEAR FLOOD ZONE) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 220058 0100 D, EFFECTIVE MAY 17, 1993.
  - ALL PROPERTY CORNERS SHOWN HEREON HAVE BEEN MONUMENTED WITH 1/2-INCH IRON PIPES.
  - NO ATTEMPT HAS BEEN MADE BY FERRIS ENGINEERING & SURVEYING, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE OWNER OR HIS REPRESENTATIVE.
  - ALL BUILDING LINES AND SERVITUDES SHOWN HEREON ARE IN ACCORDANCE WITH THE REFERENCE MAPS SHOWN HEREON AND THE CURRENT EAST BATON ROUGE CITY/PARISH UNIFIED DEVELOPMENT CODE.

**WAIVERS APPROVED:**

**FLOOD ZONE LEGEND:**

(AREA BELOW BASE FLOOD ELEV. AS PER TOPOGRAPHIC SURVEY-POST CONSTRUCTION)

ZONE "M" (WITHIN 100-YEAR FLOOD ZONE) (AS PER F.E.M.A. F.I.R.M. AND LOMR-F CASE NO. 03-06-1302A, DATED APRIL 18, 2003)

THE FLOOD ZONE LIMITS SHOWN HEREON WERE REPRODUCED FROM THE F.E.M.A. F.I.R.M. AND ARE APPROXIMATE ONLY. (UNLESS OTHERWISE NOTED)

**NOTE:**  
THE AREA BETWEEN THE WATER'S EDGE IN THE LAKE AND THE REAR OF LOTS 42 THROUGH 51 IS HEREBY DEDICATED TO THE EXCLUSIVE USE AND ENJOYMENT OF THE PROPERTY OWNER OF THE LOT ADJACENT THERETO. SAID PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THIS AREA. HOWEVER, THE PROPERTY OWNER'S ASSOCIATION SHALL HAVE ACCESS TO THIS AREA SHOULD IT BECOME NECESSARY.

**LAKE/POND SERVITUDE:**  
THE 30-FT. DRAINAGE SERVITUDE SHOWN THROUGH THE LAKE AS SHOWN HEREON IS DEDICATED FOR THE PURPOSES OF THE MAINTENANCE OF UNRESTRICTED STORM WATER RUN-OFF. THE LAKE, AS REQUIRED BY THE CITY/PARISH D.P.W., WAS DESIGNED FOR THE PURPOSES OF STORM WATER DETENTION. NONE OF THE LAKE SHALL BE FILLED SO AS TO PREVENT OR UNDESIRABLY INTERFERE WITH THE PURPOSE FOR WHICH IT IS INTENDED. THE MAINTENANCE OF THE SHORELINE AND THAT PORTION OF THE LAKE WHICH IS PART OF EACH LOT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. THE D.P.W. SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE THEREOF. THE LAKE WITHIN THE BOUNDARIES OF THIS DEVELOPMENT SHALL BE PRIVATELY OWNED AND MAINTAINED.

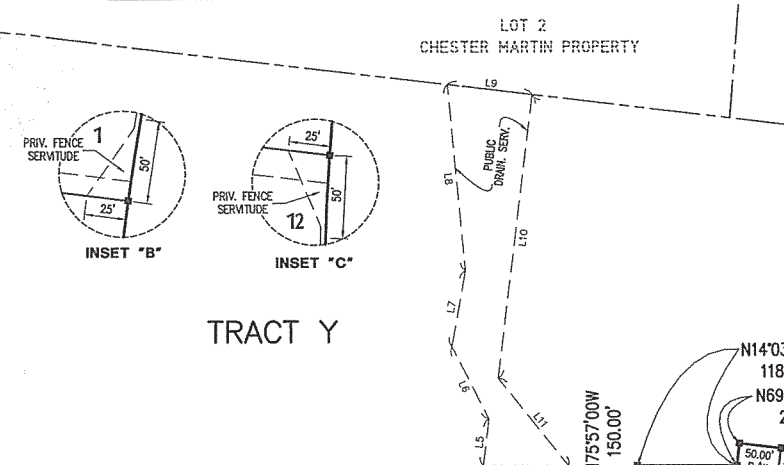
**COMMON AREA:**  
(PRIVATE) THOSE AREAS DESIGNATED AS "COMMON AREAS" ARE HEREBY DEDICATED TO THE HOME OWNERS AND OCCUPANTS OF SHADOWS LAKE FOR RECREATION, SERVITUDE, AND OTHER RELATED ACTIVITIES. THE "COMMON AREAS" ARE NOT HEREBY DEDICATED FOR USE OF THE GENERAL PUBLIC, BUT DECATED FOR THE COMMON USE AND ENJOYMENT OF THE HOME OWNERS AND OCCUPANTS OF SHADOWS LAKE. OWNERSHIP AND MAINTENANCE SHALL BE BY THE SHADOWS LAKE PROPERTY OWNERS ASSOCIATION. THE CITY/PARISH DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE WITHIN "COMMON AREAS."

**RECOMMENDED FOR APPROVAL:** /s/Fred E. Raiford, III  
FRED E. RAIFORD, III, DIRECTOR  
EAST BATON ROUGE CITY/PARISH  
DEPARTMENT OF PUBLIC WORKS  
DATE: 12-10-02

**APPROVED:** /s/Brent Soileau  
TROY L. BUNCH, PLANNING DIRECTOR OR HIS DESIGNEE  
EAST BATON ROUGE CITY/PARISH  
DEPARTMENT OF PUBLIC WORKS  
DATE: 12/12/02 P-34555  
ORIGINAL: 292 BUNDLE: 11420

**BASE BEARING:**  
ALL BEARINGS SHOWN HEREON ARE REFERENCED OFF OF AND RELATIVE TO THE BEARINGS SHOWN ON REFERENCE MAPS NO. 4 LISTED ABOVE.

**NOTE:**  
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 FILLS OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.



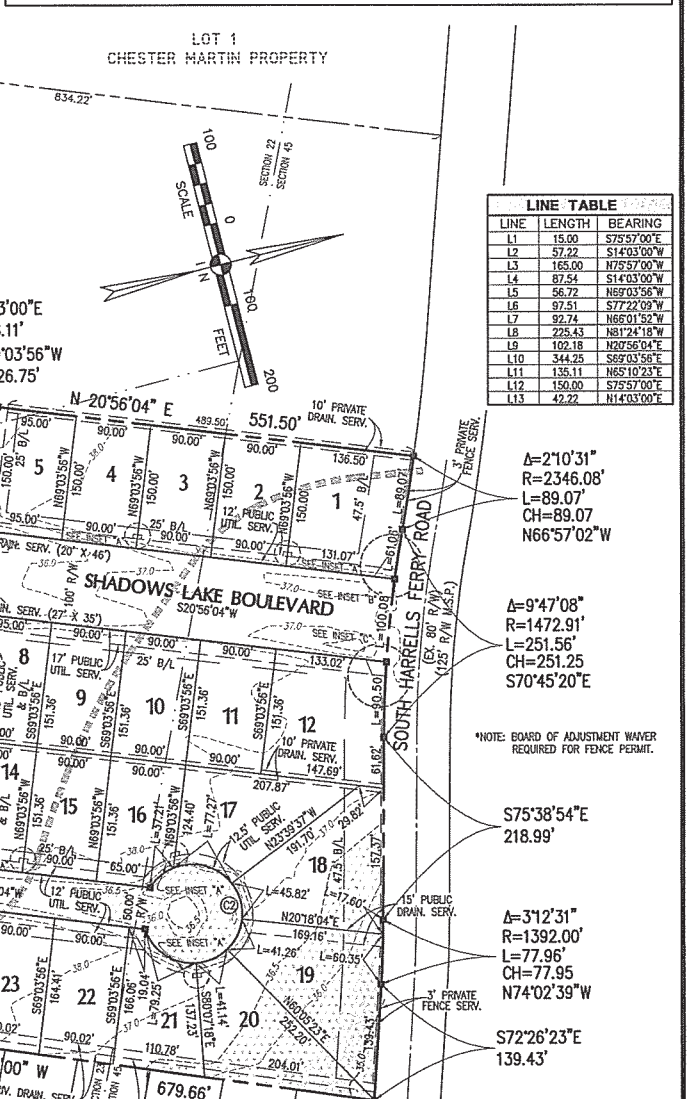
**CURVE DATA**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C1	65.18	542.42	32.63	65.14	S17°29'32"W	6°53'04"
C2	322.25	59.56	27.55	50.00	N89°03'56"W	31°01'18"35"

**LINE TABLE**

LINE	LENGTH	BEARING
L1	15.00	S75°57'00"E
L2	57.22	S14°03'00"W
L3	165.00	N75°57'00"W
L4	87.54	S14°03'00"W
L5	56.72	N89°03'56"W
L6	97.51	S77°22'09"W
L7	92.74	N86°01'52"W
L8	228.43	N81°14'18"W
L9	102.18	N20°56'04"E
L10	344.25	S89°03'56"W
L11	136.11	N65°10'23"E
L12	150.00	S75°57'00"E
L13	42.22	N14°03'00"E

- REFERENCE MAPS:**
- MAP SHOWING SURVEY OF AN 89.19± ACRE PORTION OF TRACT "A" LOCATED IN SECTIONS 22, 23, 26, 27 & 45, T7S-2E, R-2E, FOR WALTER R. BANKSTON & ASSOCIATES, INC., PREPARED BY FERRIS ENGINEERING & SURVEYING, INC., DARWIN W. FERGUSON, P.L.S., DATED 9-29-93.
  - MAP SHOWING RESUBDIVISION OF THE CHESTER MARTIN PROPERTY INTO LOTS 1 & 2 FOR CHESTER E. MARTIN, LOCATED IN SEC. 22 & 45, T-7-S, R-2-E, PREPARED BY CLARY & ASSOCIATES, INC., JAMES R. CLARY, C.E., P.L.S., DATED 7-9-79.
  - FINAL PLAT FOR THE SHADOWS AT WHITE OAK, FIRST FILING, FOR WALTER R. BANKSTON & ASSOCIATES, INC., PREPARED BY FERRIS ENGINEERING & SURVEYING, INC., DARWIN W. FERGUSON, P.L.S., DATED 7-21-94, REVISED 4-15-98.
  - MAP SHOWING RESUBDIVISION TRACT B (NORTH OF JONES CREEK) OF THE DIVISION OF A 212.40 ACRE TRACT AND THE DR. WYLE C. BARROW TRACT INTO TRACTS X AND Y LOCATED IN SECTIONS 22, 23, 27, & 45, T-7-S, R-2-E, FOR WALTER R. BANKSTON & ASSOCIATES, INC., PREPARED BY FERRIS ENGINEERING & SURVEYING, INC., RONALD K. FERRIS, P.E., DATED 28 JUNE 1999.



**CERTIFICATION:**  
I HEREBY 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 11-03-02  
RONALD K. FERRIS, P.E., P.L.S.  
FERRIS ENGINEERING & SURVEYING, INC.

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

**FINAL PLAT**  
**SHADOWS LAKE**  
FIRST FILING

DESCRIPTION: BEING A SUBDIVISION OF TRACT X OF THE ORIGINAL DR. WYLE C. BARROW AND JOSEPH HORAN PROPERTY LOCATED IN SECTIONS 22, 23, 27, & 45, TOWNSHIP 7 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA

CUSTOMER: **WALTER R. BANKSTON & ASSOCIATES, INC.**  
7375 AIRLINE HIGHWAY, BATON ROUGE, LOUISIANA 70805

**FERRIS ENGINEERING & SURVEYING, INC.**  
CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNING • MUNICIPAL/HIGHWAY  
11854 BRICKSOME AVENUE - BATON ROUGE, LOUISIANA 70816 / F: 225-292-6838 - FAX: 225-292-0441

DATE: 03 DEC 2002 PROJECT NO: 99-092 DWG NO: 02-F-0031