

<b>MINIMUM SETBACKS:</b>	<b>SCHOOL DISTRICTS:</b>	<b>APPROVAL DATES:</b>
FRONT YARD: 25'	ELEMENTARY: WEDGEWOOD	PLANNING COMMISSION: 4-26-09
REAR YARD: 25'	MIDDLE: SOUTHEAST	METROPOLITAN COUNCIL: N/A
SIDE YARD: 5'	HIGH: WOODLAWN	

<b>GENERAL NOTES:</b>
LAND USAGE: SINGLE FAMILY RESIDENTIAL
ACREAGE: 15.533
FLOOD ZONE: "X" (INSIDE 500 YEAR) "AE"
BASE FLOOD ELEVATION: 33.5-FT. N.G.V.D.
RECORD INUNDATION: 32.5 FT. N.G.V.D.
10-YEAR D.W.S.: 28.5 FT.
ZONING: RURAL
100YR-BFE: 33.5-FT. N.G.V.D. (JONES CREEK - 1973 DATUM)
INUNDATION: 32.5-FT. N.G.V.D. (JONES CREEK - 1973 DATUM)

<b>FLOOD ZONE LEGEND:</b>
ZONE "AE" (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. (LESS OTHERWISE NOTED)

<b>BASE BEARING:</b>	<b>CURVE DATA:</b>														
ALL BEARINGS SHOWN HEREON ARE REFERENCED OFF OF AND RELATIVE TO THE BEARINGS SHOWN ON REFERENCE MAPS NO. 4 LISTED ABOVE.	<table border="1"> <tr> <th>CURVE</th> <th>LENGTH</th> <th>RADIUS</th> <th>TANGENT</th> <th>CHORD</th> <th>DIRECTION</th> <th>DELTA</th> </tr> <tr> <td>C1</td> <td>322.25'</td> <td>59.50'</td> <td>27.55'</td> <td>50.00'</td> <td>N85°57'00"E</td> <td>6°53'04"</td> </tr> </table>	CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA	C1	322.25'	59.50'	27.55'	50.00'	N85°57'00"E	6°53'04"
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA									
C1	322.25'	59.50'	27.55'	50.00'	N85°57'00"E	6°53'04"									
	<b>WAIVERS APPROVED:</b>														
	NONE														

- REFERENCE MAPS:**
- 1) MAP SHOWING SURVEY OF AN 89.194-ACRE PORTION OF TRACT "A" LOCATED IN SECTIONS 22, 23, 26, 27 & 45, T7S-R2E, FOR WALTER R. BANKSTON & ASSOCIATES, INC., PREPARED BY FERRIS ENGINEERING & SURVEYING, INC., DARWIN W. FERGUSON, P.L.S., DATED 9-29-93.
  - 2) 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.
  - 3) 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.
  - 4) MAP SHOWING RESUBDIVISION OF TRACT "B" (NORTH OF JONES CREEK) OF THE DIVISION OF A 212.40-ACRE TRACT AND THE DR. WYLE C. BARRON FOR WALTER R. BANKSTON & ASSOCIATES, INC., PREPARED BY FERRIS ENGINEERING & SURVEYING, INC., DATED 6/28/99.

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

**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 2ND FILING - PART 1, UNLESS OTHERWISE APPROVED BY THE EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS. (METRO ORDINANCE 11133)

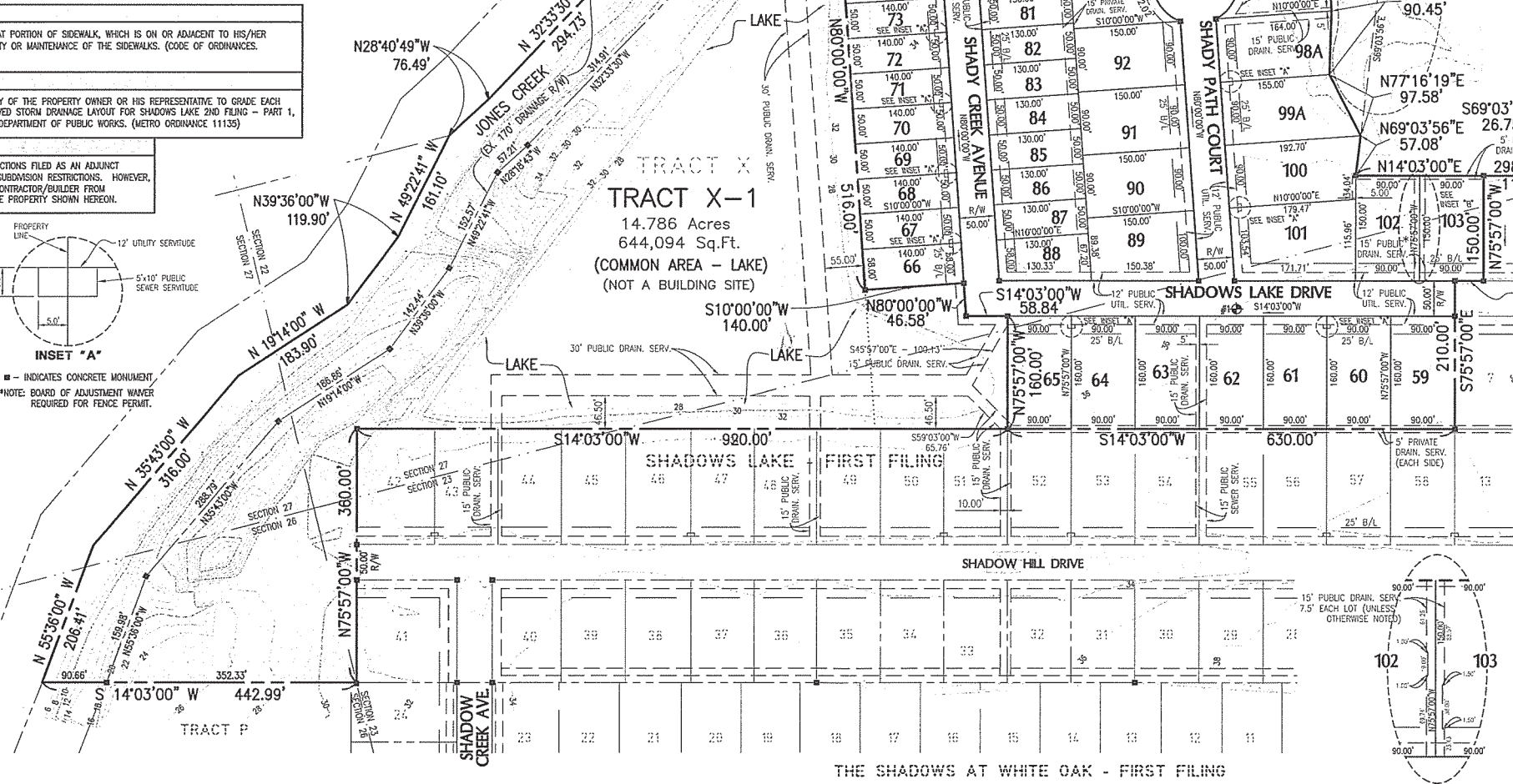
**RESTRICTIONS:**  
ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT HERETO. THE CITY-PARISH DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY SHOWN HEREON.

**BENCHMARKS:**

- #1 NORTH BOLT ON CATCH BASIN @ WEST INTERSECTION OF SHADY PATH COURT & SHADOWS LAKE DRIVE ELEV. 32.57'
- #2 WEST BOLT ON CATCH BASIN @ NORTH EAST QUADRANT OF SHADY VIEW DRIVE & SHADY CREEK AVE. ELEV. 31.87'

**REFERENCE BENCHMARK:**

- EBRPAR BENCHMARK NO. 232-73 (ELEVATION 33.356-FT. N.G.V.D. - 1989 DATUM)
- EBRPAR BENCHMARK NO. 233-73 (ELEVATION 33.572-FT. N.G.V.D. - 1989 DATUM)



**REVISIONS:**

REVISED: 11/16/04  
REVISED TO SHOW AND DEDICATE A 15' PUBLIC DRAINAGE SERVIDUTE ALONG COMMON LOT LINE OF LOTS 102 & 103, 7.5 FEET ON EACH LOT, AND DEDICATE A 12.5' BUILDING LINE ON LOTS 93-95, 96A & 97A.

**PUBLIC DEDICATION:**  
THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVIDUTES 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 SERVIDUTE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVIDUTE OR RIGHT OF WAY IS GRANTED.

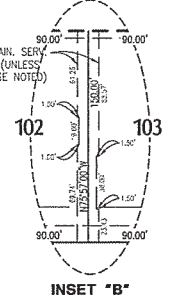
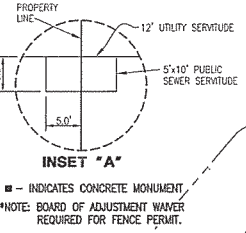
**OWNER INFORMATION:**

Timothy Hoyt  
OWNER LOT 102  
DATE 3/23/05

Ralph P. Mayer  
OWNER LOT 103  
DATE 3/23/05

**REVISION APPROVED:**

Troy L. Bunch, Planning Director or His Designee  
EAST BATON ROUGE CITY/PARISH PLANNING COMMISSION  
DATE 3/31/05 BUNDLE: 11709



**UTILITY SERVICE SERVIDUTE:**  
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 SERVIDUTE FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION FOR RECEIPT OF ELECTRIC SERVICE 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 ELEVATION AND CONTOUR INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL TOPOGRAPHIC SURVEY PERFORMED BY THIS FIRM AND REPRESENTS EXISTING CONDITIONS PRIOR TO 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.
- 3) THE PROPERTY SHOWN HEREON LIES WITHIN THE LIMITS OF ZONE "AE" (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 22068 0100 D, EFFECTIVE MAY 17, 1993.
- 4) ALL PROPERTY CORNERS SHOWN HEREON HAVE BEEN MONUMENTED WITH 1/2-INCH IRON PIPES.
- 5) NO ATTEMPT HAS BEEN MADE BY FERRIS ENGINEERING & SURVEYING, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVIDUTES, EASEMENTS, RIGHTS-OF-WAY, OR OTHER ENCUMBRANCES THAT MAY EXIST ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE OWNER OR HIS REPRESENTATIVE.
- 6) ALL BUILDING LINES AND SERVIDUTES SHOWN HEREON ARE IN ACCORDANCE WITH THE REFERENCE MAPS SHOWN HEREON AND THE CURRENT EAST BATON ROUGE CITY/PARISH UNIFIED DEVELOPMENT CODE.
- 7) 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 SHOWN HEREON.
- 8) 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 THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.
- 9) LOTS 93 & 94 SHOWN HEREON SHALL HAVE NO DIRECT ACCESS TO SHADY VIEW DRIVE.

**NOTE:**  
THE AREA BETWEEN THE WATER'S EDGE IN THE LAKE AND THE REAR OF LOTS 66 THROUGH 74 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 SERVIDUTE:**  
THE 30-FT. DRAINAGE SERVIDUTE 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 UNREASONABLY 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, SERVIDUTE, AND OTHER RELATED ACTIVITIES. THE "COMMON AREAS" ARE NOT HEREBY DEDICATED FOR USE OF THE GENERAL PUBLIC, BUT DEDICATED 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/ Jerome M. Klier  
for FRED E. BARRON, II, DIRECTOR  
EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS  
DATE Dec. 10th, 2003

**APPROVED:**

/s/ Brent Solleau  
TROY L. BUNCH, PLANNING DIRECTOR OR HIS DESIGNEE  
EAST BATON ROUGE CITY/PARISH PLANNING COMMISSION  
DATE 12/11/03 P35877  
ORIGINAL: 308 BUNDLE: 11558

**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.

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**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/ Walter R. Bankston  
WALTER R. BANKSTON & ASSOCIATES, INC.  
DATE 1 December 2003

**WASTEWATER IMPACT FEE CERTIFICATION:**  
THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 69 THROUGH 103, HAS PAID \$1075.00 PER LOT FOR A TOTAL OF \$448,375.00 (CHECK NUMBER 10418) IN WASTEWATER IMPACT FEES IN ACCORDANCE WITH ORDINANCE 10043, E.B.R.O.C.O. ORDINANCE 1242 AS AMENDED, ADOPTED SEPTEMBER 28, 1994, BY THE METROPOLITAN COUNCIL. ADDITIONALLY, ALL LOTS FOR WHICH A BUILDING PERMIT WILL BE ISSUED FOR IMPROVEMENTS TO THE LOT WILL REQUIRE A PAYMENT OF THE REMAINING PORTION OF THE WASTEWATER IMPACT FEE IN ACCORDANCE WITH THE AFORESAID ORDINANCE. THIS SUBDIVISION IS LOCATED IN THE SOUTH SEWER DISTRICT.

/s/ Jerome M. Klier  
for FRED E. BARRON, II, DIRECTOR  
EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS  
DATE S/ Jerome M. Klier

**NOTE:**  
THE AREA BETWEEN THE WATER'S EDGE IN THE LAKE AND THE REAR OF LOTS 66 THROUGH 74 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.

**REVISIONS:**

REVISED: 12/29/03

- 1) To correct dimensions on Lots 75 thru 94 and Tract X-1.
- 2) To subdivide Lots 96 thru 99 and Tract Y-1 into Lots 96A thru 99A and Tract Y-1-A.
- 3) To dedicate area behind Lots 66 thru 74 for use and enjoyment of those lot owners.

**REVISION APPROVED:**

/s/ Walter R. Bankston  
WALTER R. BANKSTON & ASSOCIATES, INC.  
DATE 12/23/03

/s/ Brent Solleau  
TROY L. BUNCH, PLANNING DIRECTOR OR HIS DESIGNEE  
EAST BATON ROUGE CITY/PARISH PLANNING COMMISSION  
DATE 12/31/03 P35941  
ORIGINAL: 805 BUNDLE: 11562

**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  
RONALD K. FERRIS, P.E., P.L.S.  
FERRIS ENGINEERING & SURVEYING, L.L.C.  
DATE 11-26-03

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

**FINAL PLAT**  
**SHADOWS LAKE**  
SECOND FILING-PART 1  
and TRACT "X-1" & TRACT "Y-1"

**DESCRIPTION:**  
BEING A SUBDIVISION OF TRACT "Y" OF THE DR. WYLE C. BARRON 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

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

**FERRIS ENGINEERING & SURVEYING, L.L.C.**  
CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNING • MUNICIPAL/HIGHWAY  
11854 BROOKSOME AVENUE - BATON ROUGE, LOUISIANA 70816 / PH 225-292-6838 - FAX 225-292-0441

DRAWN BY: CJE CADFILE: 60922FP\_2ndPart1R2 DATE: 09 NOV 04 PROJECT NO: 98-092 DWG NO: 03-F-0033

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