

LINE TABLE					
LINE	BEARING	LENGTH			
L1	S14°59'45"E	27.61'			

CURVE DATA					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	357.08'	65.00'	-	-	314°45'37"
C2	357.08'	65.00'	-	-	314°45'37"
C3	357.08'	65.00'	-	-	314°45'37"
C4	303.69'	290.00'	167.43'	290.00'	N86°03'41"E 60°00'00"
C5	157.08'	150.00'	86.60'	150.00'	S86°03'41"W 60°00'00"
C6	104.72'	100.00'	57.74'	100.00'	S86°03'41"W 60°00'00"
C7	153.27'	250.00'	79.13'	150.88'	S38°29'53"W 35°07'37"
C8	122.62'	200.00'	63.30'	120.71'	S38°29'53"W 35°07'37"
C9	173.35'	1624.05'	86.76'	173.27'	N66°59'47"W 06°06'57"
C10	168.88'	1574.05'	84.52'	168.79'	N67°00'43"W 06°08'50"
C11	155.45'	1424.05'	77.80'	155.38'	N67°03'57"W 06°15'16"
C12	142.03'	1274.05'	71.09'	141.96'	N67°07'56"W 06°23'14"
C13	137.56'	1224.05'	68.85'	137.48'	N67°09'28"W 06°26'20"
C14	163.43'	650.00'	81.97'	163.18'	S77°00'24"E 11°00'58"
C15	143.84'	700.00'	72.18'	143.60'	S77°23'09"E 11°46'29"
C16	133.58'	650.00'	67.03'	133.35'	S77°23'09"E 11°46'29"
C17	74.39'	300.00'	37.39'	74.20'	S76°10'10"E 14°12'28"
C18	86.79'	350.00'	43.62'	86.57'	S76°10'10"E 14°12'28"
C19	102.76'	500.00'	51.56'	102.57'	S77°23'09"E 11°46'29"
C20	123.99'	500.00'	62.31'	123.67'	S76°10'10"E 14°12'28"
C21	357.08'	65.00'	-	-	314°45'37"

SCHOOL DISTRICTS:
 ELEMENTARY: WEDGEWOOD ELEMENTARY SCHOOL
 MIDDLE: SOUTHEAST MIDDLE SCHOOL
 HIGH: WOODLAWN HIGH SCHOOL

MINIMUM SETBACKS:
 FRONT YARD: 25 FEET, UNLESS OTHERWISE NOTED
 REAR YARD: 20 FEET
 SIDE YARD: 8 FEET

APPROVAL DATES:
 PLANNING COMMISSION: 05/24/2004
 METROPOLITAN COUNCIL: N/A

REFERENCE BENCHMARK:
 EBRPAR BENCHMARK NO. 232-73 (ELEVATION 38.356'-FT. N.G.V.D. - 1988 DATUM)
 EBRPAR BENCHMARK NO. 233-73 (ELEVATION 33.572'-FT. N.G.V.D. - 1988 DATUM)

REVISION NO. 2: 10/02/2006
 REVISED TO REMOVE 15' DRAINAGE SERVIDUTE ON THE REAR OF LOTS 134, 135, 136, 155, 156, 157, 185 & 188 AS PER ORDINANCE # 13730, APPROVED BY METRO COUNCIL DATED 9-13-06.

APPROVED:
 TROY L. BUNCH, PLANNING DIRECTOR OR HIS DESIGNEE
 EAST BATON ROUGE CITY/PARISH PLANNING COMMISSION
 ORIGINAL: 232 BUNDLE: 11884 P. 3-968

REVISION NO. 1: 05/04/2006
 REVISED TO SHOW POST-CONSTRUCTION CONTOURS AND REVISED LIMITS OF FLOOD ZONE "X" IN ACCORDANCE WITH LETTER OF MAP REVISION BASED ON FLL (LOMR-F) ISSUED BY FEMA ON APRIL 18, 2006 IN RESPONSE TO CASE NO. 06-06-8433A.

APPROVED:
 TROY L. BUNCH, PLANNING DIRECTOR OR HIS DESIGNEE
 EAST BATON ROUGE CITY/PARISH PLANNING COMMISSION
 ORIGINAL: 828 BUNDLE: 11833 P. 39301

BENCHMARKS:
 #1 NORTH BOLT ON DOUBLE CATCH BASIN ON EAST SIDE OF MARTIN LAKE DRIVE AT LOT 116. ELEV. 34.88'
 #2 EAST BOLT ON DOUBLE CATCH BASIN ON SOUTH SIDE OF WEST PURPLE MARTIN COURT BETWEEN LOT 141 AND LOT 140. ELEV. 35.16'
 #3 EAST BOLT ON CATCH BASIN ON NORTH SIDE OF SHADY ELM AVENUE BETWEEN LOT 151 AND LOT 152. ELEV. 33.84'
 #4 NORTH BOLT ON DOUBLE CATCH BASIN ON NORTH SIDE OF MARTIN LAKE DRIVE AT LOT 165. ELEV. 31.46'

REFERENCE MAPS:
 1) "BOUNDARY SURVEY OF TRACT M-1 AND M-2, BEING A PORTION OF CHESTER E. MARTIN ESTATE...", FOR WALTER R. BANKSTON & ASSOCIATES, INC., BY DAVID W. FERRIS, P.L.S., DATED 12/29/03.
 2) "FINAL PLAT OF SHADOWS LAKE, SECOND FILING - PART 1 AND TRACT Y-1 AND TRACT Y-1-1...", FOR WALTER R. BANKSTON & ASSOCIATES, INC., BY RONALD K. FERRIS, P.L.S., LAST REVISED 12/29/03.
 3) MAP SHOWING RESUBDIVISION OF A 50 ACRE TRACT DESIGNATED AS TRACT M INTO TRACTS "M-1" AND "M-2..." FOR CHESTER EDWARD & ANNA ROSE W. MARTIN, BY DAVID L. PATTERSON P.L.S., DATED MARCH 30, 2001.
 4) "FINAL PLAT OF S. HARRELL'S FERRY LANDING, BEING TRACT 3-B OF THE C.A. BOVARD PROPERTY...", FOR W.K. DEVELOPMENT, INC., BY MAX O. USREY, II, P.E. P.L.S., LAST REVISED FEBRUARY 05, 2002.

BASE BEARING:
 ALL BEARINGS SHOWN HEREON ARE REFERENCED OFF OF AND RELATIVE TO THE BEARINGS SHOWN ON REFERENCE MAP NO. 1 LISTED ABOVE.

RESTRICTIONS NOTE:
 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 ON THIS PLAT.

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. (UDC SEC. A.7(A)(16))

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 3RD FILING UNLESS OTHERWISE APPROVED BY THE EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS. (METROPOLITAN ORDINANCE NO. 11135)

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. 2:171)

SIDEWALK NOTE (FOR BONDED SIDEWALKS):
 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.

TRACT L-3
 20.217 ACRES
 860,833 SQ. FT.
 COMMON PROPERTY (NOT A BUILDING SITE)

TRACT PS
 0.165 ACRES
 7,168 SQ. FT.
 COMMON PROPERTY (NOT A BUILDING SITE)

TRACT "PS" DETAIL
 SCALE: N.T.S.

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 "A" (WITHIN THE LIMITS OF THE 100-YEAR FLOOD ZONE), ZONE "X" (WITHIN THE LIMITS OF THE 500-YEAR FLOOD ZONE) AND ZONE "Y" (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.
- 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, SERVIDUTES, 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) 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.
- 6) 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 (U.D.C.) ARE ADDRESSED.
- 7) THE ELEVATION AND CONTOUR INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL TOPOGRAPHIC SURVEY PERFORMED BY THIS FIRM AND REPRESENTS POST 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) LOTS 121 THROUGH 135 SHALL HAVE NO DIRECT ACCESS TO SOUTH HARRELL'S FERRY ROAD.

RECOMMENDED FOR APPROVAL:

/S/ WILLIAM B. DANIEL, IV
 WILLIAM B. DANIEL, IV, P.E., INTERIM DIRECTOR
 EAST BATON ROUGE CITY/PARISH
 DEPARTMENT OF PUBLIC WORKS

10-17-05
 DATE

APPROVED:

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

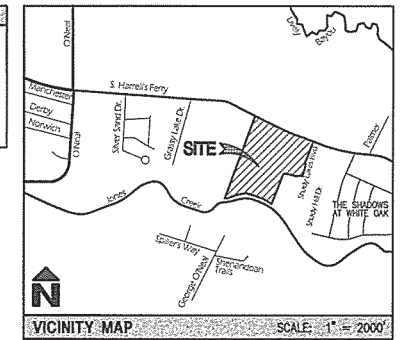
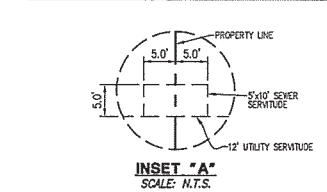
10-21-05
 DATE
 ORIGINAL: 548 BUNDLE: 38255

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
 RONALD K. FERRIS, P.L.S.
 FERRIS ENGINEERING & SURVEYING, L.L.C.



LEGEND:
 [Symbol] ZONE "A" AS-PER FEMA FLOOD MAP LISTED HEREON
 [Symbol] AREA BELOW BASE FLOOD ELEVATION 33.5'
 [Symbol] INDICATES PRIVATE DRAINAGE SERVIDUTE
 [Symbol] INDICATES CONCRETE MONUMENT



MAJOR STREET SET-BACK NOTE:
 CITY-PARISH IS NOT RESPONSIBLE FOR MAINTENANCE OR REPLACEMENT OF ANY FENCE OR ENTRANCE STRUCTURES LOCATED WITHIN THE MAJOR STREET SET BACK.

GENERAL NOTES:

LAND USAGE: SINGLE-FAMILY RESIDENTIAL
 ZONING: RURAL
 ACREAGE: 52.469 ACRES
 FLOOD ZONE: "X" (AREA OF MINIMAL FLOOD)
 BASE FLOOD ELEVATION: 33.5-FT. N.G.V.D. (JONES CREEK - 1973 DATUM)
 RECORD INUNDATION: 32.5-FT. N.G.V.D. (JONES CREEK - 1973 DATUM)
 10-YEAR D.W.S.: 28.5-FT. N.G.V.D. (JONES CREEK - 1973 DATUM)

STREETS: CITY/PARISH STANDARDS S/D-02A (27 ASPHALT W/CONCRETE CURB & GUTTER)
 SEWER DISTRICT: CONNECTION TO W.S.T.A. (SOUTH PLANT)
 WATER DISTRICT: BATON ROUGE WATER COMPANY, INC.
 ELECTRIC DISTRICT: DEMCO
 GAS DISTRICT: ENTERTY
 FIRE DISTRICT: EASTSIDE FIRE DEPARTMENT

WASTEWATER IMPACT FEE CERTIFICATION
 THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 104 THROUGH 199 HAS PAID \$1,075.00 PER LOT FOR A TOTAL OF \$103,200.00 (CHECK NO. 83422825) IN WASTEWATER IMPACT FEES IN ACCORDANCE WITH ORDINANCE 10043, E.B.R.D.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 AND TRACT 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.

/S/ WILLIAM B. DANIEL, IV 11-4-05
 WILLIAM B. DANIEL, IV, P.E., INTERIM DIRECTOR
 EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS
 DATE

COMMON PROPERTY:
 THOSE AREAS DESIGNATED AS "COMMON PROPERTY" ARE HEREBY DEDICATED TO THE HOME OWNERS AND OCCUPANTS OF SHADOWS LAKE FOR RECREATION, SERVIDUTE, AND OTHER RELATED ACTIVITIES. THE "COMMON PROPERTY" IS NOT HEREBY DEDICATED FOR USE OF THE GENERAL PUBLIC, BUT DEDICATED TO 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 AND THE CITY/PARISH DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE WITHIN "COMMON PROPERTY."

LAKE/POND SERVIDUTE:
 THE DRAINAGE SERVIDUTE SHOWN THROUGH THE LAKE AS SHOWN HEREON IS DEDICATED FOR THE PURPOSES OF THE MAINTENANCE OF UNDETERMINED STORM WATER RUN-OFF. THE LAKE, AS DESIGNED 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.

PRIVATE DEDICATION:
 THE SERVIDUTES DESIGNATED HEREON AS "PRIVATE SERVIDUTES" ARE HEREBY RESERVED FOR THE USE OF SHADOWS LAKE 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 SERVIDUTE" SHOWN HEREON. FURTHERMORE, THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED WITHIN THE "PRIVATE SERVIDUTES." THE CITY/PARISH DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE OF PRIVATE FACILITIES.

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.

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 9-28-05
 WALTER R. BANKSTON & ASSOCIATES, INC.
 OWNER TRACT M-1, TRACT M-2, AND TRACT Y-1-A
 DATE

FINAL PLAT
 OF
SHADOWS LAKE
 THIRD FILING

DESCRIPTION: BEING A SUBDIVISION OF TRACT M-1 AND M-2 OF THE CHESTER E. MARTIN ESTATE, AND TRACT Y-1-A OF SHADOWS LAKE, SECOND FILING - PART 1, LOCATED IN SECTION 22, 23 AND 45, TOWNSHIP 7 SOUTH, RANGE 2 EAST, GREENSBORO 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/LGW
 11854 BROOKSIDE AVENUE - BATON ROUGE, LOUISIANA 70816 / PH 225-292-9636 / FAX 225-292-9441

DATE: 08/01/2005 PROJECT NO: 03-112 DWG NO: 05-F-0020