

**NOTES:**

1. THE BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DEPARTMENT OF THE EAST BATON ROUGE PARISH DEPARTMENT OF PUBLIC WORKS.
2. IT SHALL BE THE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER TO MAINTAIN THAT PORTION OF SIDEWALK WHICH IS ON OR ADJACENT TO HIS PROPERTY. THE CITY-PARISH SHALL HAVE NO RESPONSIBILITY FOR LIABILITY OR MAINTENANCE OF THE SIDEWALK.
3. THE CITY-PARISH SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE SHORELINE AND CONTROL STRUCTURES OF THE EXISTING LAKE. THE LAKE SHALL BE PRIVATELY OWNED AND MAINTAINED.
4. 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.
5. 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 THIS INFORMATION SHOWN HEREON.

**\* BASE BEARING:**

N 14°03'00" E - BEING THE WESTERLY PROPERTY LINE AS SHOWN ON THE MAP SHOWING SURVEY OF AN 89.19 ACRE PORTION OF TRACT "A", FOR WALTER R. BANKSTON & ASSOCIATES, INC., BY DARVIN W. FERGUSON, P.L.S., DATED 9-29-93.

**REFERENCE BENCHMARK:**

EBRPAR 222 - ELEVATION = 39.758' M.S.L.

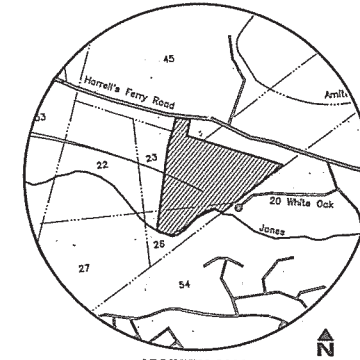
**BENCHMARK #1:**

NORTHEAST BOLT ON CATCH BASIN ON WHITE SHADOWS DRIVE IN FRONT OF LOT 6. ELEVATION = 36.55' M.S.L.

**BENCHMARK #2:**

SOUTHWEST BOLT ON CATCH BASIN ON SHADOW LANE AVE. IN THE BACK OF LOT 29. ELEVATION = 31.95' M.S.L.

THE SHADOWS AT WHITE OAK



VICINITY MAP  
SCALE: 1"=200'

W.C. BARROW  
17690 SOUTH HARRELLS FERRY ROAD  
BATON ROUGE, LA. 70816

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

DONALD L. PURVIS, ET AL  
18092 HARRELLS FERRY ROAD  
BATON ROUGE, LOUISIANA 70816

**GRADING INSTRUCTIONS:**

AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE LANDOWNER OR HIS REPRESENTATIVE TO GRADE EACH LOT SO THAT THE STORM DRAINAGE RUNOFF CONFORMS TO THE APPROVED DRAINAGE LAYOUT FOR THE SHADOWS AT WHITE OAK SUBDIVISION UNLESS OTHERWISE APPROVED BY THE EAST BATON ROUGE PARISH DEPARTMENT OF PUBLIC WORKS.

**RESTRICTIONS:**

ALL LOTS ARE SUBJECT TO DECLARATION OF RESTRICTIVE COVENANTS RECORDED AS AN ADJUNCT HERETO.

**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 SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL 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 UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE 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

7/21/94

WALTER R. BANKSTON  
WALTER R. BANKSTON & ASSOCIATES, INC.

DATE

**CERTIFICATION:**

THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 ET SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

s/ Darvin W. Ferguson

7/21/94

DARVIN W. FERGUSON, P.L.S.  
FERRIS ENGINEERING & SURVEYING, INC.

DATE

**RECOMMENDED FOR APPROVAL:**

**APPROVED:**

s/ Richard P. Wright

s/ C. Becnel

for ROBERT CANFIELD, DIRECTOR  
CITY PARISH DEPARTMENT OF PUBLIC WORKS

for ROBERT S. DOLESE, DIRECTOR  
EAST BATON ROUGE PARISH  
PLANNING COMMISSION

JULY 21, 1994

21 JULY 1994 P. 26355

DATE

DATE

468 ORIGINAL

P. 010886 BUNDLE

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

**REVISED: APRIL 15, 1998**

TO RESUBDIVIDE LOT 26 AND "COMMON PROPERTY - PARK SITE" INTO LOT 26-A AND TRACT "P".

**NOTE:**

THIS RESUBDIVISION REPRESENTS AN EXCHANGE OF LAND. NO NEW LOTS ARE CREATED.

**APPROVED**

*Douglas Villien*  
TROY L. BUNCH, DIRECTOR OR HIS DESIGNEE  
EAST BATON ROUGE PLANNING COMMISSION

4-28-98  
DATE  
P - 29848

RIGHT-OF-WAY CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	391.29'	102.44'	51.51'	102.15'	S32°00'00"W	15°00'00"
2	368.29'	96.42'	48.49'	96.14'	S32°00'00"W	15°00'00"
3	606.81'	110.67'	55.49'	110.52'	N19°16'30"E	10°27'00"
4	556.81'	101.55'	50.92'	101.41'	S19°16'30"W	10°27'00"
5	525.00'	121.87'	61.21'	121.59'	N82°36'00"E	13°18'00"
6	475.00'	110.26'	55.38'	110.01'	S82°36'00"E	13°18'00"

**REVISED: NOVEMBER 8, 1994**  
REVISED TO CHANGE 10' SERVITUDE ALONG REAR OF LOTS 48 THROUGH 51 TO 15' UTILITY SERVITUDE AND TO SHOW 25' x 25' SERVITUDE FOR SANITARY SEWER LIFT STATION AT THE NORTHEAST CORNER OF LOT 51. THESE SERVITUDES ARE DEDICATED IN ACCORDANCE WITH ORIGINAL DEDICATION HEREON DATED 7-21-94.

**APPROVED**  
s/ Douglas Villien  
for ROBERT S. DOLESE, DIRECTOR  
EAST BATON ROUGE PLANNING COMMISSION  
Nov. 14, 1994  
DATE  
P - 26687

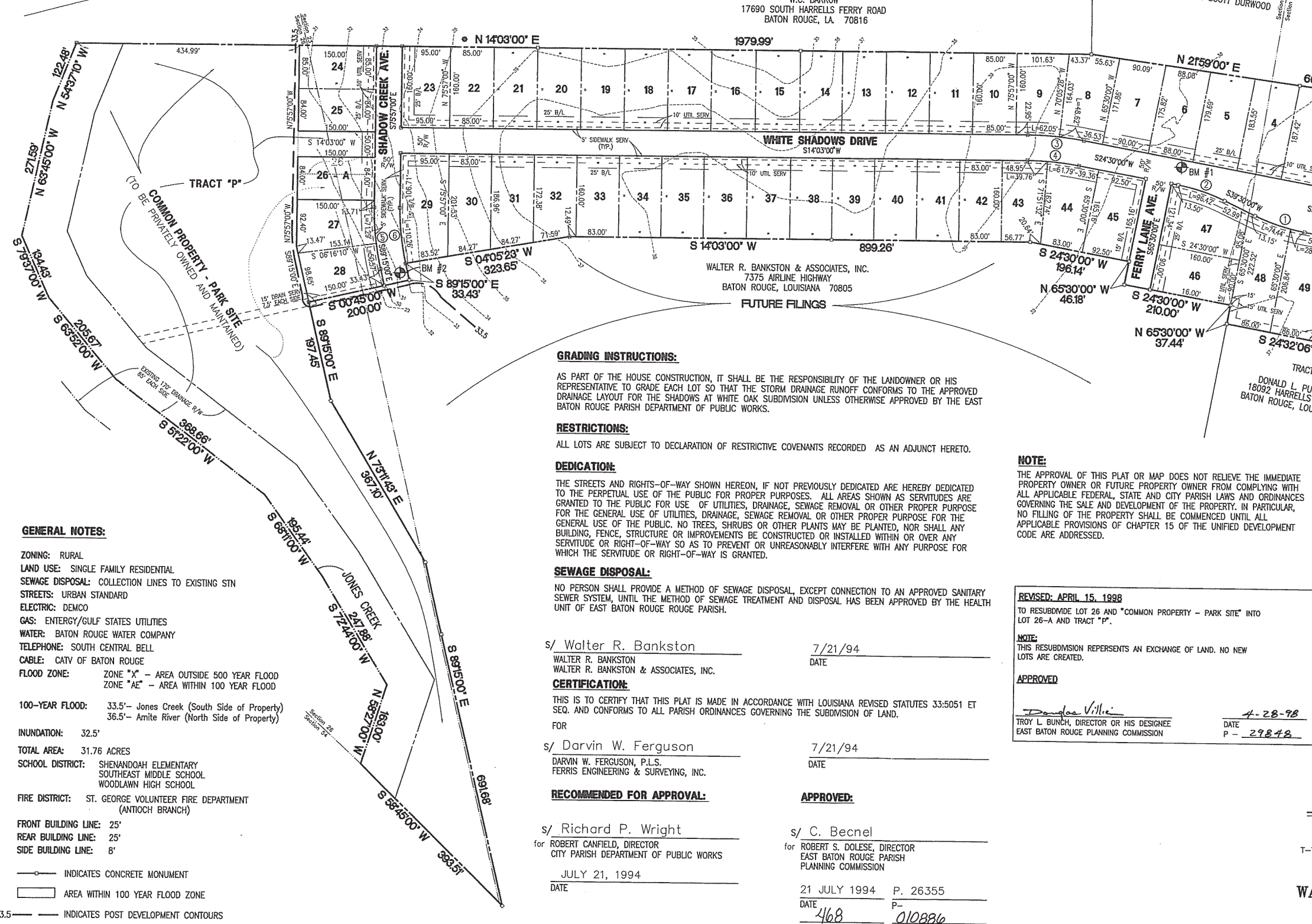
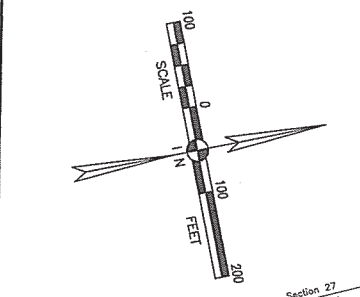
**FINAL PLAT**

**THE SHADOWS AT WHITE OAK**

**FIRST FILING**

BEING COMPRISED OF SECTION 26 AND PORTIONS OF SECTIONS 23 & 45 T-7-S, R-2-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH LOUISIANA.

FOR  
**WALTER R. BANKSTON & ASSOCIATES, INC.**  
7375 AIRLINE HWY.  
BATON ROUGE, LOUISIANA 70805



**GENERAL NOTES:**

- ZONING: RURAL  
 LAND USE: SINGLE FAMILY RESIDENTIAL  
 SEWAGE DISPOSAL: COLLECTION LINES TO EXISTING STN  
 STREETS: URBAN STANDARD  
 ELECTRIC: DEMCO  
 GAS: ENTERGY/GULF STATES UTILITIES  
 WATER: BATON ROUGE WATER COMPANY  
 TELEPHONE: SOUTH CENTRAL BELL  
 CABLE: CATV OF BATON ROUGE  
 FLOOD ZONE: ZONE "X" - AREA OUTSIDE 500 YEAR FLOOD  
 ZONE "AE" - AREA WITHIN 100 YEAR FLOOD  
 100-YEAR FLOOD: 33.5'- Jones Creek (South Side of Property)  
 36.5'- Amite River (North Side of Property)  
 INUNDATION: 32.5'  
 TOTAL AREA: 31.76 ACRES  
 SCHOOL DISTRICT: SHENANDOAH ELEMENTARY  
 SOUTHEAST MIDDLE SCHOOL  
 WOODLAWN HIGH SCHOOL  
 FIRE DISTRICT: ST. GEORGE VOLUNTEER FIRE DEPARTMENT  
 (ANTIOCH BRANCH)  
 FRONT BUILDING LINE: 25'  
 REAR BUILDING LINE: 25'  
 SIDE BUILDING LINE: 8'
- INDICATES CONCRETE MONUMENT  
 □ AREA WITHIN 100 YEAR FLOOD ZONE  
 33.5 - INDICATES POST DEVELOPMENT CONTOURS