



**GENERAL NOTES:**  
 ZONING: RURAL  
 TOTAL AREA: 23.712 ACRES  
 STREETS: CITY/PARISH STANDARD S/D-02  
 ELECTRIC: D.E.M.C.O.  
 GAS: ENTERGY  
 WATER: BATON ROUGE WATER COMPANY  
 LAND USE: SINGLE FAMILY RESIDENTIAL (54 LOTS)  
 SEWAGE DISPOSAL: COLLECTION LINES TO WSTN  
 SCHOOL DISTRICT: SHENANDOAH ELEMENTARY SOUTHEAST MIDDLE WOODLAWN HIGH  
 FIRE DISTRICT: ST. GEORGE VOLUNTEER FIRE DEPARTMENT (ANTIOCH BRANCH)  
 FLOOD ZONE: ZONE "X" (AREA OF MINIMAL FLOOD)  
 ZONE "AE" (AREA WITHIN 100-YEAR FLOOD)  
 100-YEAR FLOOD: 33.5' - JONES CREEK (SOUTH)  
 36.5' AMITE RIVER (NORTH)  
 INUNDATION: 32.5'  
 MINIMUM SETBACKS: FRONT BUILDING LINE - 25'  
 REAR BUILDING LINE - 25'  
 SIDE BUILDING LINE - 8'

PRELIMINARY PLAT APPROVAL DATE: PLANNING COMMISSION 5/22/93

INDICATES AREA WITHIN 100-YEAR FLOOD ZONE ■ INDICATES CONCRETE MONUMENT

**NOTE:**  
 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 THE PROPERTY SHOWN HEREON OTHER THAN THOSE FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

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

**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.

**RESTRICTIONS:**  
 ALL LOTS SHOWN HEREON ARE SUBJECT TO THE 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 AREA SHOWN AS SERVITUDES 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 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.

**WASTEWATER IMPACT FEE CERTIFICATION:**  
 THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 52 THROUGH 105 HAS PAID \$432.00 PER LOT FOR A TOTAL OF \$23,328.00 (CHECK NO. 3801) IN WASTEWATER IMPACT FEES IN ACCORDANCE WITH ORDINANCE 10043, E.B.R.O.S.C.O. ORDINANCE 1242 AS AMENDED AND 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 PAYMENT OF THE REMAINING PORTION OF THE WASTEWATER IMPACT FEE IN ACCORDANCE WITH THE AFOREMENTIONED ORDINANCE. THIS SUBDIVISION IS LOCATED IN THE SOUTH SEWER DISTRICT.

**WALTER R. BANKSTON**  
 WALTER R. BANKSTON & ASSOCIATES, INC.  
 DATE 9/21/98

**FRED E. RAIFORD, III**  
 DIRECTOR  
 EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS  
 DATE 9-24-98

**RECOMMENDED FOR APPROVAL:**  
**APPROVED:**

**FRED E. RAIFORD, III**  
 DIRECTOR  
 EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS  
 DATE 9-24-98

**TROY L. BUNCH**  
 PLANNING DIRECTOR, OR HIS DESIGNEE  
 EAST BATON ROUGE CITY/PARISH PLANNING COMMISSION  
 P- 30252  
 DATE 9-24-98 ORIG BUN

**BENCHMARKS:**  
 1) NORTH BOLT ON CATCH BASIN ON EAST SIDE OF WHITE LANE DRIVE IN FRONT OF LOT 92. ELEVATION = 36.07.  
 2) SOUTH BOLT ON CATCH BASIN ON WEST SIDE OF WHITE LANE DRIVE IN FRONT OF LOT 70. ELEVATION = 30.97.

**REFERENCE BENCHMARK:**  
 EBRPAR 222 - ELEVATION = 39.758' M.S.L. ± 2' A=1/2 E=1/4

**REFERENCE MAPS:**  
 1) "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.  
 2) "FINAL PLAT OF THE SHADOWS AT WHITE OAK, FIRST FILING . . .", BY DARVIN W. FERGUSON, P.L.S., DATED 7/21/94 AND LAST REVISED ON APRIL 15, 1998.

**BASE BEARING:**  
 N 14°03'00" E AS SHOWN ON REFERENCE MAP NUMBER 2.

**NOTES:**  
 ON LOTS 71 THROUGH 77, IRON PIPES HAVE BEEN SET ON THE RESPECTIVE LOT LINES AT 150.00 FEET FROM THE RIGHT-OF-WAY LINE OF SHADOW CREEK AVENUE. \*

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 TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A POST-CONSTRUCTION SURVEY PERFORMED BY THIS FIRM. CERTAIN PORTIONS OF THIS PROPERTY HAVE BEEN FILLED TO FACILITATE CONSTRUCTION THEREIN. THE OWNER AND ENGINEER DO NOT WARRANT SOIL CONDITIONS OF ANY OF THESE PROPERTIES, WHETHER NATURAL OR OTHERWISE.

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.

THE OWNER OF EACH LOT SHALL FURNISH AN ELECTRIC SERVITUDE FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION FOR RECEIPT OF ELECTRIC SERVICE.

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 DRAINAGE LAYOUT FOR THE SHADOWS AT WHITE OAK, SECOND FILING, UNLESS OTHERWISE APPROVED BY THE EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS.

ALL PROPERTY CORNERS SHOWN HEREON HAVE BEEN MONUMENTED WITH 1/2 INCH IRON PIPES. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "AE" (AREA WITHIN 100-YEAR FLOOD) AND FLOOD ZONE "X" (AREA OF MINIMAL FLOOD) ACCORDING TO THE H.U.D. F.I.R.M. FOR EAST BATON ROUGE PARISH, LOUISIANA, COMMUNITY PANEL NO. 220058-0100D, DATED MAY 17, 1993.

INDICATES AREA WITHIN 100-YEAR FLOOD ZONE ■ INDICATES CONCRETE MONUMENT

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**Ronald K. Ferris**  
 21 September 1998  
 RONALD K. FERRIS, P.E., P.L.S.  
 FERRIS ENGINEERING & SURVEYING, INC.



**RIGHT-OF-WAY CURVE DATA**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	325.00'	29.08'	14.55	29.07'	N88°11'12"E	05°07'36"
2	375.00'	114.90'	57.90	114.45'	N81°58'21"E	17°33'17"
3	325.00'	19.73'	9.87	19.73'	N74°56'05"E	03°28'44"
4	525.00'	58.00'	29.03	57.97'	S76°21'36"W	06°19'45"
5	475.00'	145.53'	73.34	144.97'	S81°58'21"W	17°33'17"
6	525.00'	52.29'	26.17	52.27'	S87°53'48"W	05°42'23"
7	525.00'	121.87'	61.21	121.59'	S07°24'00"W	13°18'00"
8	475.00'	110.26'	55.38	110.01'	S07°24'00"W	13°18'00"
9	375.00'	87.05'	43.72	86.85'	S82°36'00"E	13°18'00"
10	325.00'	75.44'	37.89	75.27'	S82°36'00"E	13°18'00"
11	525.00'	121.87'	61.21	121.59'	S07°24'00"W	13°18'00"
12	475.00'	110.26'	55.38	110.01'	S07°24'00"W	13°18'00"
13	525.00'	95.75'	48.01	95.62'	S19°16'30"W	10°27'00"
14	475.00'	86.63'	43.44	86.51'	S19°16'30"W	10°27'00"

**NOTE:**  
 THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE DO 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.

**FINAL PLAT**

**THE SHADOWS AT WHITE OAK**

**SECOND FILING**

DESCRIPTION: BEING A SUBDIVISION OF A PORTION OF TRACT "A-1-A" OF THE ROBERT F. KENNON PROPERTY LOCATED IN SECTIONS 23 AND 26, 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, INC.**  
 CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNING • MUNICIPAL/HIGHWAY  
 1154 BRICKSOME AVENUE - BATON ROUGE, LOUISIANA 70816 / PH(504) 292-8838 - FAX(504) 292-0441

DRAWN BY: G.F. CADFILE: PLAT-2ND DATE: 8/98 PROJECT NO: 88-47 DWS NO.: 88-F-0021