

REVISED: 01/15/2002

REVISED TO DEDICATE 10' PARISH WATER COMPANY SERVITUDE ON LOTS 194 AND 195 AS SHOWN

/s/ WALTER R. BANKSTON

WALTER R. BANKSTON
WALTER R. BANKSTON & ASSOCIATES, INC.
OWNER, LOTS 194 AND 195

DATE 1-22-02

/s/ RONALD K. FERRIS

RONALD K. FERRIS, P.E., P.L.S.
FERRIS ENGINEERING & SURVEYING, INC.

DATE 1-22-02

APPROVED:

/s/ SID LEJEUNE

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

DATE 1-23-02

REVISED: 10/16/02

REVISED TO SHOW DIMENSIONS ORIGINALLY OMITTED

Ronald K. Ferris

RONALD K. FERRIS, P.E., P.L.S.
FERRIS ENGINEERING & SURVEYING, INC.

DATE 10-28-02

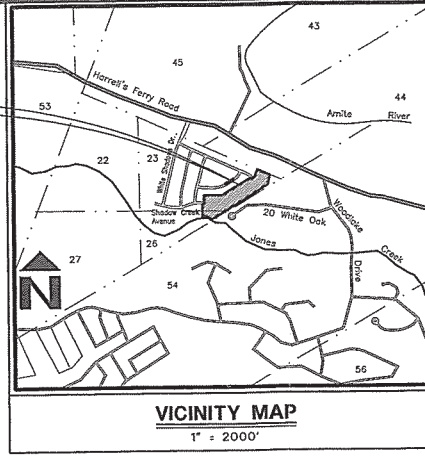
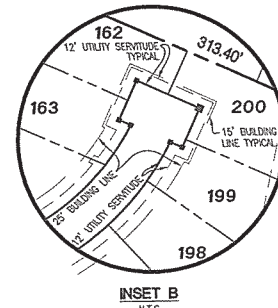
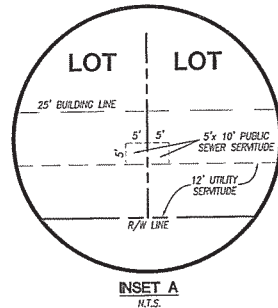
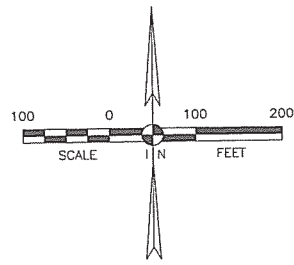
APPROVED:

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

P- 34405

DATE 10/28/02

ORIG BUN



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 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, THIRD AND FOURTH FILINGS, 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. 220058-01000, DATED MAY 17, 1993.

REFERENCE MAPS:

- MAP SHOWING RESUBDIVISION OF TRACT "P", THE SHADOWS AT WHITE OAK, FIRST FILING, AND TRACT "A-1" OF THE ROBERT F. KENNON PROPERTY INTO TRACTS "A-1-A" AND "P-1", BY DARVIN W. FERGUSON, P.L.S., DATED 8/21/98.
- "FINAL PLAT OF THE SHADOWS AT WHITE OAK, SECOND FILING", BY RONALD K. FERRIS, P.E., P.L.S., DATED SEPTEMBER 21, 1998.
- "FINAL PLAT OF THE SHADOWS AT WHITE OAK, THIRD FILING", BY RONALD K. FERRIS, P.E., P.L.S., DATED MAY 11, 2000.

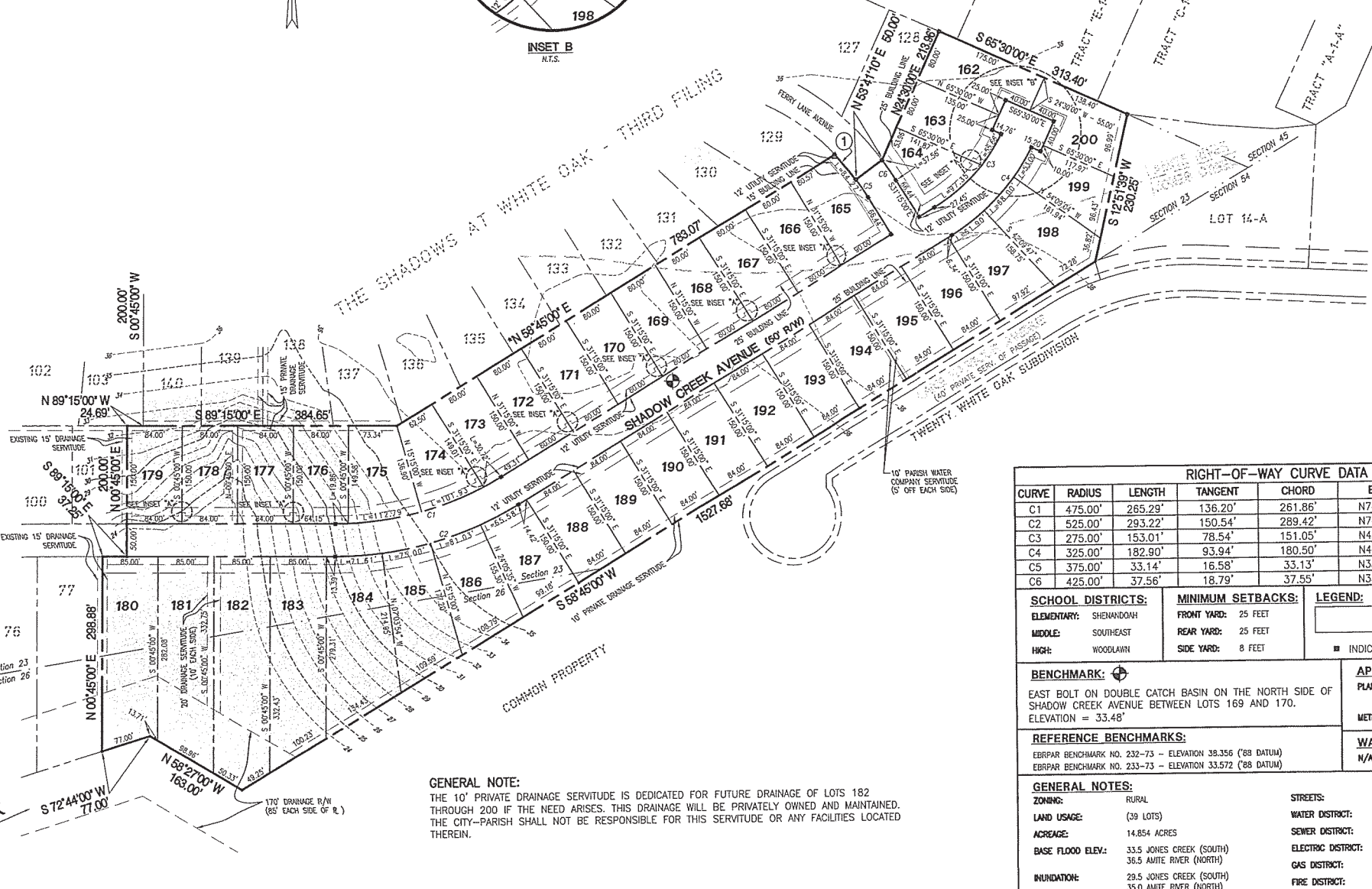
BASE BEARING: *

N 58°45'00" E AS SHOWN ON REFERENCE MAPS.

1
Δ = 07°48'41"
R = 375.00'
T = 25.60'
L = 51.11'
CH = 51.08'
CB = S40°13'11"E

THE SHADOWS AT WHITE OAK - SECOND FILING

THE SHADOWS AT WHITE OAK - THIRD FILING



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	475.00'	265.29'	136.20'	261.86'	N74°45'00"E	32°00'00"
C2	525.00'	293.22'	150.54'	289.42'	N74°45'00"E	32°00'00"
C3	275.00'	153.01'	78.54'	151.05'	N42°48'36"E	31°52'47"
C4	325.00'	182.90'	93.94'	180.50'	N42°37'40"E	32°14'41"
C5	375.00'	33.14'	16.58'	33.13'	N33°46'55"W	5°03'50"
C6	425.00'	37.56'	18.79'	37.55'	N33°46'55"W	5°03'50"

SCHOOL DISTRICTS:	MINIMUM SETBACKS:	LEGEND:
ELEMENTARY: SHEDDING	FRONT YARD: 25 FEET	INDICATES AREA WITHIN 100-YEAR FLOOD ZONE
MIDDLE: SOUTHEAST	REAR YARD: 25 FEET	INDICATES CONCRETE MONUMENT
HIGH: WOODLAWN	SIDE YARD: 8 FEET	

BENCHMARK: EAST BOLT ON DOUBLE CATCH BASIN ON THE NORTH SIDE OF SHADOW CREEK AVENUE BETWEEN LOTS 169 AND 170. ELEVATION = 33.48'

APPROVAL DATES:
PLANNING COMMISSION: MAY 22, 1993
REVISED 08-04-99
METROPOLITAN COUNCIL: N/A

REFERENCE BENCHMARKS:
EBRP/BENCHMARK NO. 232-73 - ELEVATION 38.356 ('88 DATUM)
EBRP/BENCHMARK NO. 233-73 - ELEVATION 33.572 ('88 DATUM)

WAIVERS APPROVED: N/A

GENERAL NOTES:	STREETS:
ZONING: RURAL	CITY/PARISH STANDARD S/D-02A
LAND USAGE: (39 LOTS)	BATON ROUGE WATER CO.
ACREAGE: 14.854 ACRES	SEWER DISTRICT: W.S.T.N.
BASE FLOOD ELEV.: 33.5 JONES CREEK (SOUTH) 36.5 AMITE RIVER (NORTH)	ELECTRIC DISTRICT: D.E.M.C.O.
INUNDATION: 29.5 JONES CREEK (SOUTH) 35.0 AMITE RIVER (NORTH)	GAS DISTRICT: ENTERGY
	FIRE DISTRICT: ST. GEORGE (ANTIOCH BRANCH)

RESTRICTIONS:
ALL LOTS SHOWN HEREON ARE SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED AS AN ADJUNCT HERETO.

COMMON AREA:
(PRIVATE) THOSE AREAS DESIGNATED AS "COMMON AREAS" ARE HEREBY DEDICATED TO THE HOME OWNERS AND OCCUPANTS OF THE SHADOWS AT WHITE OAK FOR RECREATION, SERVITUDE, 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 THE SHADOWS AT WHITE OAK. OWNERSHIP AND MAINTENANCE SHALL BE BY THE SHADOWS AT WHITE OAK PROPERTY OWNERS ASSOCIATION. THE CITY/PARISH DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE WITHIN "COMMON AREAS."

PRIVATE DEDICATION:
THE SERVITUDES DESIGNATED HEREON AS "PRIVATE SERVITUDES" ARE HEREBY RESERVED FOR THE USE OF THE SHADOWS AT WHITE OAK PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE SHADOWS AT WHITE OAK. THE SALE OF ANY PROPERTY SHOWN HEREON BY REFERENCE TO THIS PLAT SHALL NOT CONSTITUTE A DEDICATION TO THE PUBLIC OF ANY "PRIVATE SERVITUDE" SHOWN HEREON. FURTHERMORE, THE CITY/PARISH SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR UPKEEP OF ANY IMPROVEMENTS LOCATED WITHIN THE "PRIVATE SERVITUDE." THE "PRIVATE SERVITUDES" ARE FURTHER GRANTED FOR THE NON-EXCLUSIVE USE OF ALL PUBLIC UTILITY COMPANIES WHICH PROVIDE PUBLIC UTILITIES TO THE SHADOWS AT WHITE OAK AND THE USE OF SAID "PRIVATE SERVITUDES" BY SAID UTILITY COMPANIES SHALL BE LIMITED TO THOSE "PRIVATE SERVITUDES" IN WHICH THE RESPECTIVE PUBLIC UTILITY COMPANY'S FACILITIES ARE LOCATED. FURTHER, INSTALLATION OF ANY NEW FACILITIES (EXCLUDING ADDITIONAL SERVICE TIE-INS TO EXISTING FACILITIES) WITHIN ANY NEW OR EXISTING "PRIVATE SERVITUDE" BY ANY PUBLIC UTILITY COMPANY SHALL BE SUBJECT TO PRIOR WRITTEN APPROVAL OF THE SHADOWS AT WHITE OAK PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. 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 DEDICATED ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWERAGE 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

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

/s/ 12-19-2001

DATE

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.

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, INC.

/s/ 12-19-2001

DATE



WASTEWATER IMPACT FEE CERTIFICATION:
THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 162 THROUGH 200 HAS PAID \$746.50 PER LOT FOR A TOTAL OF \$29,113.50 (CHECK NO. 09844) 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.

/s/ JEROME M. KLIER

(FOR) FRED E. RAIFORD, III, DIRECTOR
EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS

/s/ 12-26-2001

DATE

RECOMMENDED FOR APPROVAL:

/s/ JEROME M. KLIER

(FOR) FRED E. RAIFORD, III, DIRECTOR
EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS

APPROVED:

/s/ SID LEJEUNE

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

P- 33476

DATE /s/ 12-26-2001

DATE /s/ 12/27/2001

ORIG 487_BUN 11302

NOTES:
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.

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.

TITLE: FINAL PLAT

PROJECT: THE SHADOWS AT WHITE OAK
FOURTH FILING

DESCRIPTION: 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
11854 BRICKSOME AVENUE - BATON ROUGE, LOUISIANA 70816 / PH 225-292-6838 - FAX 225-292-0441

DRAWN BY: RWG CADFILE: 98086_FP.DWG DATE: 07.31.2001 PROJECT NO: 98-086