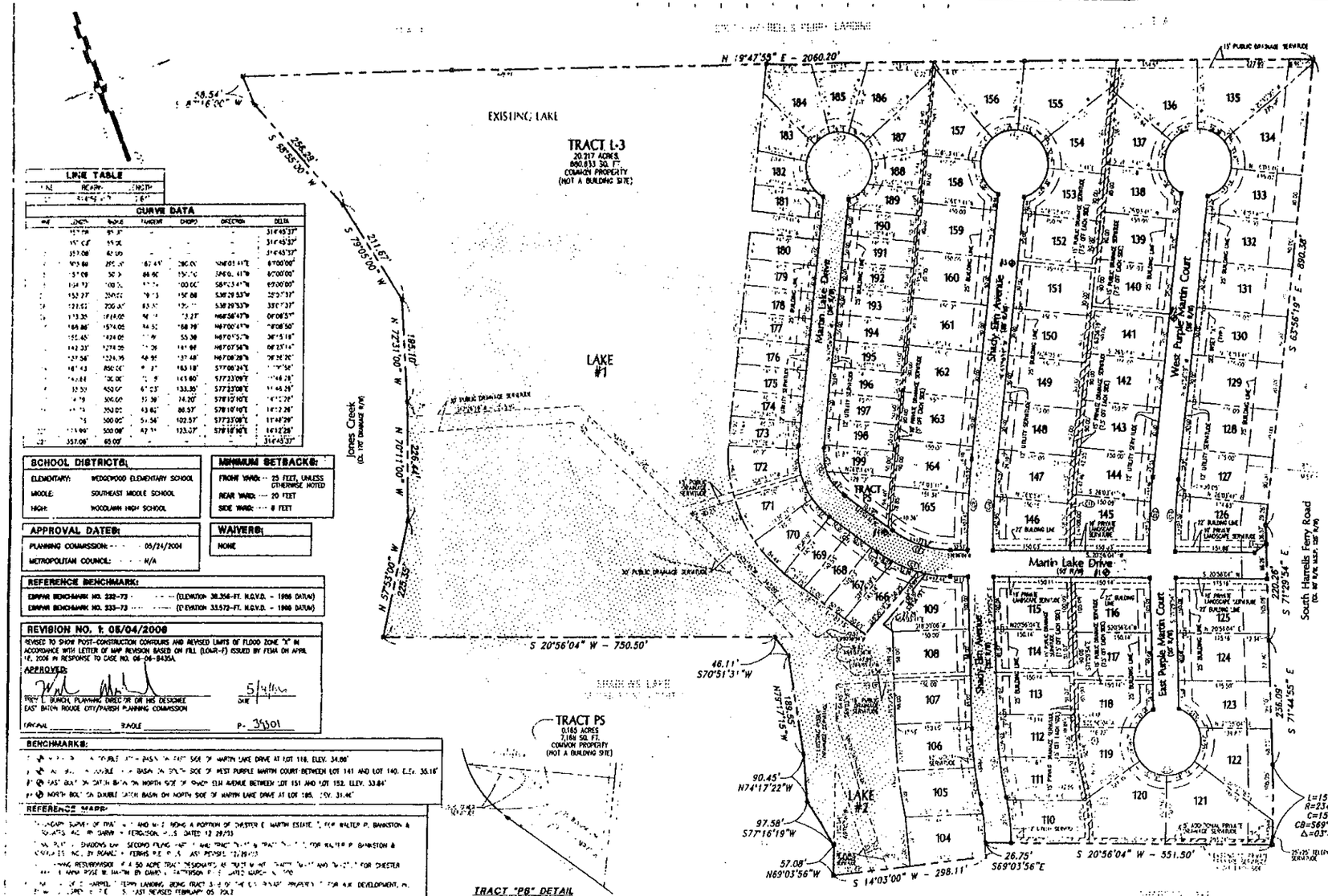


LINE TABLE		
LINE	BEARING	LENGTH
[illegible]	[illegible]	[illegible]

CURVE DATA							
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION		DELTA
[illegible]	[illegible]	[illegible]	-	-	-		31°45'37"
[illegible]	[illegible]	[illegible]	-	-	-		31°45'37"
[illegible]	357.08'	65.00'	-	-	-		31°45'37"
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		6°00'00"
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		6°00'00"
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		6°00'00"
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		25°37'37"
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		33°17'37"
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		0°08'57"
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		0°08'50"
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		30°15'18"
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		0°23'16"
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		0°23'20"
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
[illegible]	357.08'	65.00'	-	-	-		31°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

WAIVERS:

NONE

REFERENCE BENCHMARK:

EBRPW BENCHMARK NO. 232-73 (ELEVATION 38.356-FT. N.G.V.D. - 1988 DATUM)
EBRPW BENCHMARK NO. 233-73 (ELEVATION 33.572-FT. N.G.V.D. - 1988 DATUM)

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 FILL (LOMR-F) ISSUED BY FEMA ON APRIL 18, 2006 IN RESPONSE TO CASE NO. 06-06-B435A.

APPROVED:
TROY L. BUNCH, PLANNING DIRECTOR OR HIS DESIGNEE — DATE 5/4/06
EAST BATON ROUGE CITY/PARISH PLANNING COMMISSION
ORIGINAL — BUNDLE P- 38301

BENCHMARKS:

1) [illegible] DOUBLE [illegible] BASIN ON EAST SIDE OF MARTIN LAKE DRIVE AT LOT 118. ELEV. 34.00'
2) [illegible] DOUBLE [illegible] BASIN ON SOUTH SIDE OF WEST PURPLE MARTIN COURT BETWEEN LOT 141 AND LOT 140. ELEV. 35.18'
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 185. ELEV. 31.46'

REFERENCE MAPS:

"TOPOGRAPHIC SURVEY OF TRACT [illegible] AND [illegible] BEING A PORTION OF CHESTER E. MARTIN ESTATE," FOR WALTER P. BANKSTON & ASSOCIATES, INC. BY SHAW + HERCULSON, [illegible] DATED 12-29-93
"FINAL PLAT - SHADOWS LAKE - SECOND FILING - PART 1 AND TRACT [illegible] TRACT [illegible]" FOR WALTER P. BANKSTON & ASSOCIATES, INC. BY ROANE + FERRIS [illegible] LAST REVISED 12-19-03
"[illegible] RESUBDIVISION OF A 50 ACRE TRACT DESIGNATED AS TRACT M-1 OF THE [illegible] AND [illegible] FOR CHESTER E. MARTIN ESTATE" BY DAVID L. PATTERSON [illegible] DATED MARCH [illegible]
"[illegible] TERRY LANDING, BEING TRACT [illegible] OF THE [illegible] PROPERTY" FOR A.K. DEVELOPMENT, [illegible] LAST REVISED FEBRUARY 05, 2002

BASE BEARING:

[illegible] BASIS HEREON IS REFERENCED OFF OF AND RELATIVE TO THE BEARING SHOWN ON REFERENCE MAP [illegible]

RESTRICTIONS NOTE:

[illegible] DECLARATION OF COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT HERETO. THE CITY/PARISH [illegible] AND/OR SUBDIVISION RESTRICTIONS HOWEVER THE APPROVAL OF THIS PLAT DOES NOT [illegible] CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED [illegible]

UTILITY SERVICE SERVITUDE:

[illegible] ELECTRIC UTILITY SERVICE IS PROVIDED FOR THE SUBDIVISION, RESTRICTIONS SHALL INCLUDE A REQUIREMENT [illegible] EACH LOT SHALL FURNISH AN ELECTRIC SERVICE FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION [illegible] OF ELECTRIC SERVICE ON THE LOT. (UDC SEC. A.7(A)(10))

GRADING INSTRUCTIONS:

- THE HOUSE CONSTRUCTOR, IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HIS REPRESENTATIVE TO [illegible] SO THAT THE STORM DRAINAGE RUN-OFF CONFORMS TO THE APPROVED STORM DRAINAGE LAYOUT FOR SHADOWS [illegible] UNLESS OTHERWISE APPROVED BY THE EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS [illegible] ORDINANCE NO. 11135)

SIDEWALK NOTE:

[illegible] OF EACH INDIVIDUAL LOT OWNER TO MAINTAIN THAT PORTION OF SIDEWALK, WHICH IS ON OR ADJACENT TO [illegible] PARISH SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF THE SIDEWALKS [illegible]

SIDEWALK NOTE (FOR BONDED SIDEWALKS):

[illegible] ON THE PRESIDENTIAL PLOT PLAN AT THE TIME THE BUILDING PERMIT IS ISSUED FOR EACH LOT [illegible] REQUESTING A FINAL INSPECTION FOR EACH 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 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 220058 0100 D, EFFECTIVE MAY 17, 1983.

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, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, 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 SERVITUDES 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 13 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 HARRELLS 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:

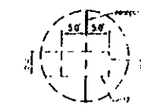
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051, ET SEQ., AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

/S/ RONALD K. FERRIS — 9-27-05
RONALD K. FERRIS, P.L.S.
FERRIS ENGINEERING & SURVEYING, L.L.C.
DATE

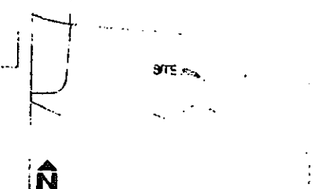
STATE OF LOUISIANA — RONALD K. FERRIS — REG. No. [illegible] — REGISTERED PROFESSIONAL LAND SURVEYOR

LEGEND:

- ZONE "AE" AS PER FEMA FLOOD MAP
- AREA BELOW BASE FLOOD ELEVATION
- INDICATES PRIVATE DRAINAGE SERVITUDE
- INDICATES CONCRETE MONUMENT



SHEET "A"
SCALE: N.T.S.



VICINITY MAP — SCALE: 1" = 2000'

MAJOR STREET SET BACK NOTE:

CITY-PARISH IS NOT RESPONSIBLE FOR MAINTENANCE [illegible] WITHIN THE MAJOR STREET SET BACK.

GENERAL NOTES:

LAND USAGE:	SINGLE-FAMILY RESIDENTIAL	STREETS:	CITY/PARISH STANDARD. 5.75-IN (27' REPAVE) w/CONCRETE CURB & GUTTER
ZONING:	PUAD	SEWER DISTRICT:	CONNECTION TO BSTP (SOUTH PLANT)
ACREAGE:	53.484 ACRES	WATER DISTRICT:	BATON ROUGE WATER COMPANY, [illegible]
FLOOD ZONE:	"X" (AREA OF MINIMAL FLOOD) "AE" (AREA OF 100 YR. FLOOD)	ELECTRIC DISTRICT:	DEMCO
BASE FLOOD ELEVATION:	33.5-FT. N.G.V.D. (JAMES CREEK - 1973 DATUM)	GAS DISTRICT:	ENTERGY
REGIONAL INUNDATION:	32.5-FT. N.G.V.D. (JAMES CREEK - 1973 DATUM)	FIRE DISTRICT:	EASTROSE FIRE DEPARTMENT
10-YEAR D.W.S.:	28.5-FT. N.G.V.D. (JAMES CREEK - 1973 DATUM)		

WASTEWATER IMPACT FEE CERTIFICATION

THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 164 THROUGH 198 HAS PAID $1,875.00 PER LOT FOR A TOTAL OF $103,200.00 (CHECK NO. 834223625) IN WASTEWATER IMPACT FEES IN ACCORDANCE WITH ORDINANCE 10041, E.B.R.U.S.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, SERVITUDE, AND OTHER RELATED ACTIVITIES. THE "COMMON PROPERTY" IS 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 PROPERTY."

LAKE/POND SERVITUDE:

THE DRAINAGE SERVITUDE 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.

PRIVATE DEDICATION:

THE SERVITUDES DESIGNATED HEREON AS "PRIVATE SERVITUDES" 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 IN REFERENCE TO THIS PLAN SHALL NOT CONSTITUTE A DEDICATION TO THE PUBLIC OF ANY "PRIVATE SERVITUDE" SHOWN HEREON. FURTHERMORE, THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED WITHIN THE "PRIVATE SERVITUDES." 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 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 [illegible] ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

SEWAGE DISPOSAL:

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, [illegible] UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN [illegible] PARISH.

/S/ WALTER R. BANKSTON — 9-28-05
WALTER R. BANKSTON & ASSOCIATES, INC.
OWNER TRACT M-1, TRACT M-2, [illegible]

TITLE: FINAL PLAT

PROJECT: SHADOWS LAKE

DESCRIPTION: [illegible]

CLIENT: WALTER R. BANKSTON & ASSOCIATES, INC.
7375 [illegible] BATON ROUGE, [illegible]

FERRIS ENGINEERING & SURVEYING, L.L.C.
CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNING • MUNICIPAL/HIGHWAY
11654 Brickyard Avenue - Baton Rouge, Louisiana 70810 / PH 225-292-0630 • FAX 225-292-0647

DRAWN BY: SW | CADFILE: 03112_FPLAT | DATE: 08-01-2005 | PROJECT NO: 03-112 | DWG NO: [illegible]