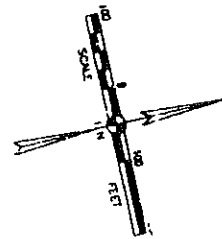


8216

1105217



NOTE

1. THE BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE OBTAINED WITH THE ENGINEERING DEPARTMENT OF THE EAST BATON ROUGE PARISH DEPARTMENT OF PUBLIC WORKS.
2. IT IS THE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER TO MAINTAIN THAT PORTION OF SEWER MAIN WHICH IS ON OR ADJACENT TO HIS PROPERTY. THE CITY-PARISH SHALL HAVE NO RESPONSIBILITY FOR THE INSTALLATION OR MAINTENANCE OF THE SEWER MAIN.
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 SERVICE FROM THE SOURCE OF SUPPLY TO HIS PROPERTY 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 ELEVATION

N 1403'00" 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 DARRIN W. FERGUSON, P.L.S., DATED 9-29-93

REFERENCE SURVEY

CURPAR 222 - ELEVATION = 38.750' M.S.L.

BENCHMARK #1

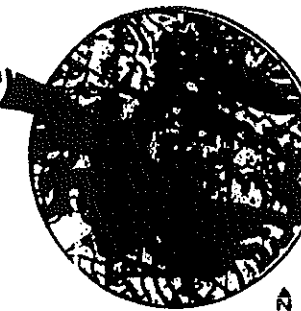
NORTHEAST BOLT ON CATCH BASIN ON WHITE SHADOWS DRIVE IN FRONT OF LOT 6 ELEVATION = 34.30' M.S.L.

BENCHMARK #2

SOUTHWEST BOLT ON CATCH BASIN ON SHADOW LAKE AVE IN THE BACK OF LOT 23 ELEVATION = 31.95' M.S.L.

Original 826 Bur. No. Number 105217

THE SHADOWS AT WHITE OAK



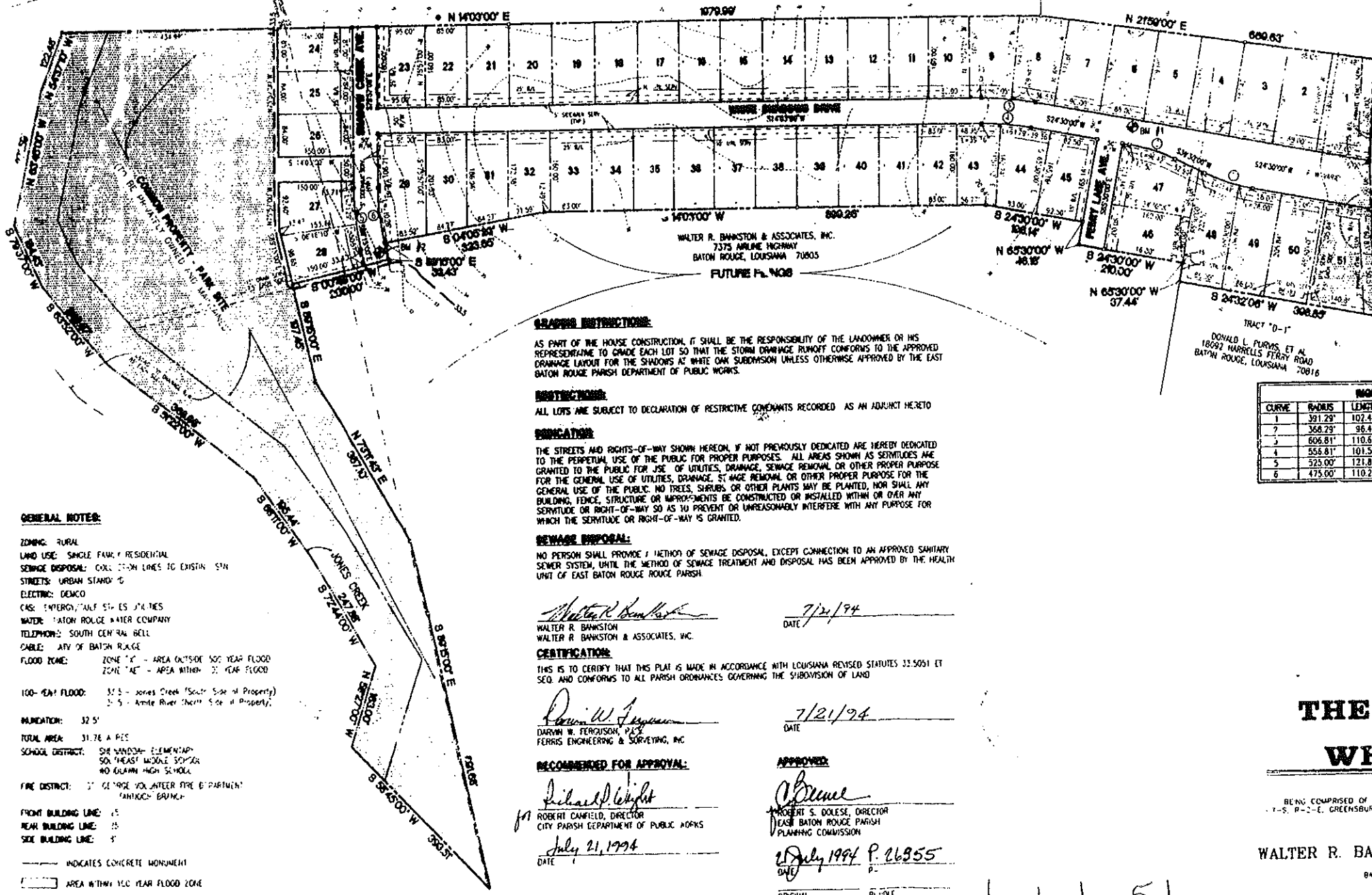
VEHICLE MAP SCALE 1"=100'

W.C. BARRON
17690 SOUTH HARRELL'S FERRY ROAD
BATON ROUGE, LA 70816

1079.99'

EVE, N SCOTT BURWOOD

600.63'



GRADING RESTRICTIONS:

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, STORM DRAINAGE 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.

Walter R. Bankston
WALTER R. BANKSTON
WALTER R. BANKSTON & ASSOCIATES, INC.
7/21/94
DATE

CERTIFICATION:

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

Darrin W. Ferguson
DARRIN W. FERGUSON, P.L.S.
FERGUSON ENGINEERING & SURVEYING, INC.
7/21/94
DATE

RECOMMENDED FOR APPROVAL:

Richard P. Wright
ROBERT CANFIELD, DIRECTOR
CITY PARISH DEPARTMENT OF PUBLIC WORKS
July 21, 1994
DATE

Robert S. Dolese
ROBERT S. DOLESE, DIRECTOR
EAST BATON ROUGE PARISH
PLANNING COMMISSION
July 1994 P. 26355
DATE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	391.29'	102.44'	51.51'	104.15'	S32°00'00" W	150°00'
2	368.29'	96.42'	48.49'	98.14'	S32°30'00" W	150°00'
3	606.81'	110.67'	55.42'	108.52'	N19°16'30" E	102°27'00"
4	556.81'	101.55'	50.92'	101.41'	N19°16'30" W	102°27'00"
5	525.00'	121.87'	61.21'	121.59'	N82°34'20" W	131°18'00"
6	475.00'	110.26'	55.38'	100.01'	S87°34'20" E	131°18'00"

PRIVATE FENCE SERVITUDE:

THE "J" PRIVATE FENCE SERVITUDE SHOWN HEREON IS INTENDED FOR THE CONSTRUCTION OF AN ENTRY FEATURE FOR THE SHADOWS AT WHITE OAK SUBDIVISION. THE CITY-PARISH IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED THEREON.

GENERAL NOTES:

- ZONING: RURAL
- LAND USE: SINGLE FAMILY RESIDENTIAL
- SEWAGE DISPOSAL: CONNECTION LINES TO EXISTING SANITARY SEWER MAIN
- STREETS: URBAN STANDARD
- ELECTRIC: DEMCO
- CAS: INTERMEDIATE STREETS
- WATER: BATON ROUGE WATER COMPANY
- TELEPHONE: SOUTH CENTRAL BELL
- CABLE: CITY OF BATON ROUGE
- FLOOD ZONE: ZONE "X" - AREA OUTSIDE 100 YEAR FLOOD ZONE "AE" - AREA WITHIN 100 YEAR FLOOD ZONE
- 100-YEAR FLOOD: 32.5 - Jones Creek (South Side of Property); 32.5 - Amite River (North Side of Property)
- WINDSTORM: 32.5'
- TOTAL AREA: 31.76 ACRE
- SCHOOL DISTRICT: SHEWANDA ELEMENTARY, SOUTHEAST WOODS SENIOR, AND OLIVIER HIGH SCHOOL
- FIRE DISTRICT: 27 - GEORGE VOLUNTEER FIRE DEPARTMENT (MAYNARD BRANCH)
- FRONT BUILDING LINE: 5'
- REAR BUILDING LINE: 5'
- SIDE BUILDING LINE: 5'

- INDICATES CONCRETE MONUMENT
- AREA WITHIN 100 YEAR FLOOD ZONE
- INDICATES POST DEVELOPMENT CONTOURS

FINAL PLAT

THE SHADOWS AT WHITE OAK

FIRST FILING

BEING COMPRISED OF SECTION 26 AND PORTIONS OF SECTIONS 23 & 43 T-5, R-2-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA

WALTER R. BANKSTON & ASSOCIATES, INC.

7375 AIRLINE HIGHWAY
BATON ROUGE, LOUISIANA 70805

Lots 1-51

WALTER R. BANKSTON & ASSOCIATES, INC. CONSULTING ENGINEERS