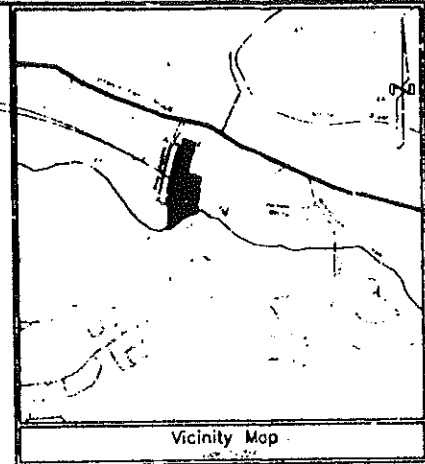
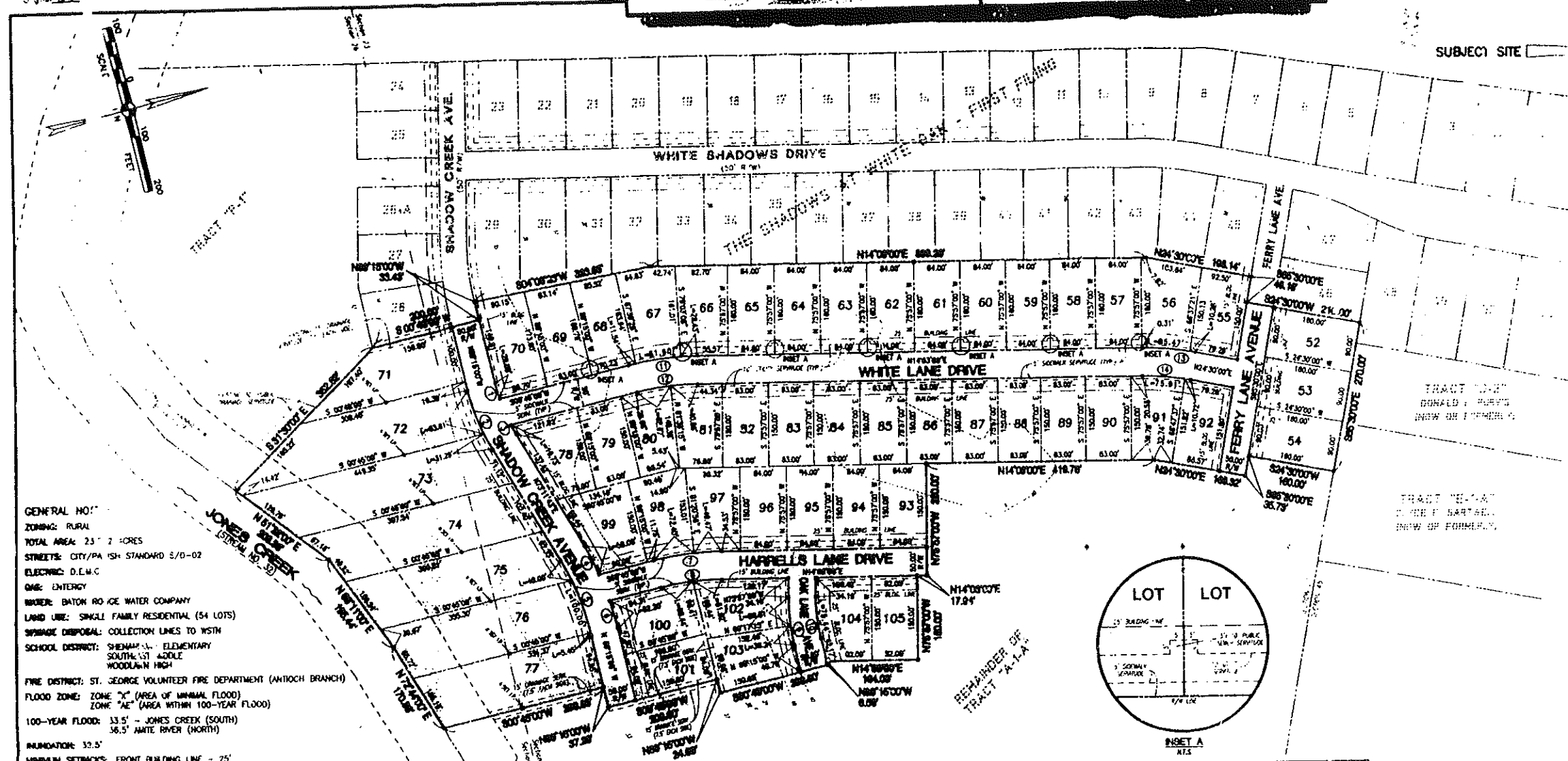


ORIGINAL
247

10938

247
10938



GENERAL NOTE:
 ZONING: RURAL
 TOTAL AREA: 237.2 ACRES
 STREETS: CITY/PARISH STANDARD S/D-02
 ELECTRIC: D.E.M.C.
 GAS: ENTERTY
 WATER: BATON ROUGE WATER COMPANY
 LAND USE: SINGLE FAMILY RESIDENTIAL (54 LOTS)
 SEWAGE DISPOSAL: COLLECTION LINES TO WSTW
 SCHOOL DISTRICT: SHENANDOAH ELEMENTARY
 SOUTHWEST ADDLE WOODLAWN HIGH
 FIRE DISTRICT: ST. GEORGE VOLUNTEER FIRE DEPARTMENT (ANTIOCH BRANCH)
 FLOOD ZONE: ZONE "C" (AREA OF MINIMAL FLOOD)
 ZONE "AE" (AREA WITHIN 100-YEAR FLOOD)
 100-YEAR FLOOD: 33.5' - JONES CREEK (SOUTH)
 36.5' WHITE RIVER (NORTH)
 MINIMIZATION: 33.5'
 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

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 SERVICED 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 SERVICED OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICED 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 \$132.00 PER LOT FOR A TOTAL OF \$13,200.00 (CHECK NO. 28201) IN WASTEWATER IMPACT FEES IN ACCORDANCE WITH ORDINANCE 10043, E.B.R.D.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 FOREMENTIONED ORDINANCE. THIS SUBDIVISION IS LOCATED IN THE SEWAGE DISTRICT.

RECOMMENDED FOR APPROVAL:
 S. E. Rufford
 FRED E. RUFFORD, III, DIRECTOR
 EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS

APPROVED:
 Troy L. Burch
 TROY L. BURCH, PLANNING DIRECTOR, OR HIS DESIGNEE
 EAST BATON ROUGE CITY/PARISH PLANNING COMMISSION

DATE: 9-24-98

BENCHMARKS:
 1) NORTH BOLT ON CATCH BASIN ON EAST SIDE OF WHITE LANE DRIVE IN FRONT OF LOT 92. ELEVATION = 34.07.
 2) SOUTH BOLT ON CATCH BASIN ON WEST SIDE OF WHITE LANE DRIVE IN FRONT OF LOT 70. ELEVATION = 30.97.

REFERENCE BENCHMARK:
 BENCHM 222 - ELEVATION = 39.750' M.S.L.

REFERENCE MAPS:
 1) "MAP SHOWING SURVEY OF AN 89.19 ACRE PORTION OF TRACT 'A', FOR WALTER R. BANKSTON & ASSOCIATES, INC., BY DARYN W. FERGUSON, P.L.S., DATED 9-29-93.
 2) "FINAL PLAT OF THE SHADOWS AT WHITE OAK, FIRST FILING . . . BY DARYN W. FERGUSON, P.L.S., DATED 1/21/94 AND LAST REVISED ON APRIL 15, 1998.

BASE ELEVATION:
 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.

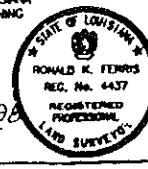
THE OWNER OF EACH LOT SHALL FURNISH AN ELECTRIC SERVICED FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION FOR RECEIPT OF ELECTRIC SERVICE.

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.

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.



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	89°07'36"
2	375.00'	114.90'	57.90'	114.65'	N81°38'21"E	17°33'17"
3	325.00'	19.73'	9.87'	19.73'	N74°58'05"E	83°28'44"
4	525.00'	58.00'	29.03'	57.97'	S79°21'38"W	98°18'45"
5	475.00'	146.53'	73.34'	144.97'	S81°58'21"W	17°33'17"
6	525.00'	52.28'	26.17'	52.27'	S87°53'48"W	92°42'23"
7	525.00'	121.87'	61.21'	121.56'	S97°24'00"W	13°18'00"
8	475.00'	110.28'	55.38'	110.01'	S97°24'00"W	13°18'00"
9	375.00'	87.00'	43.72'	86.85'	S87°36'00"E	13°18'00"
10	325.00'	75.34'	37.69'	75.27'	S87°36'00"E	13°18'00"
11	525.00'	121.87'	61.21'	121.56'	S97°24'00"W	13°18'00"
12	475.00'	110.28'	55.38'	110.01'	S97°24'00"W	13°18'00"
13	525.00'	85.79'	48.01'	85.82'	S19°16'30"W	107°07'00"
14	475.00'	86.63'	43.44'	86.51'	S19°16'30"W	107°07'00"

416 247 10938
 FILED 48 RECORDS
 EAST BATON ROUGE PARISH, LA.
 17th 80th ST. IN 114th ST.
 FILE NO. 7812
 DAVID WELBORN
 CLERK OF COURT & NOTARY
 CERTIFIED TRUE CO.
 11
 NOTARY CLERK & RECORDER

NOTE:
 THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE DO NOT ENFORCE OR GUARANTEE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPLICABLE CITY/PARISH DEPARTMENT SHALL 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" OF DONALD L. RUFFORD, JR. & SON, INC. PROPERTY LOCATED IN SECTIONS 23 AND 26, TOWNSHIP 12N, RANGE 1E, EAST BATON ROUGE PARISH, LOUISIANA.

OWNER: **WALTER R. BANKSTON & ASSOCIATES, INC.**
 BATON ROUGE, LOUISIANA 70805

FERRIS ENGINEERING & SURVEYING, INC.
 ONE ELMWOOD ST. • LAND SURVEYING • LAND PLANNING • SURVEYING
 11844 BAYBOULE AVENUE - SUITE 100 • GREENSBURG, LOUISIANA 70063 • PHONE 848-2844

DATE: 9-24-98