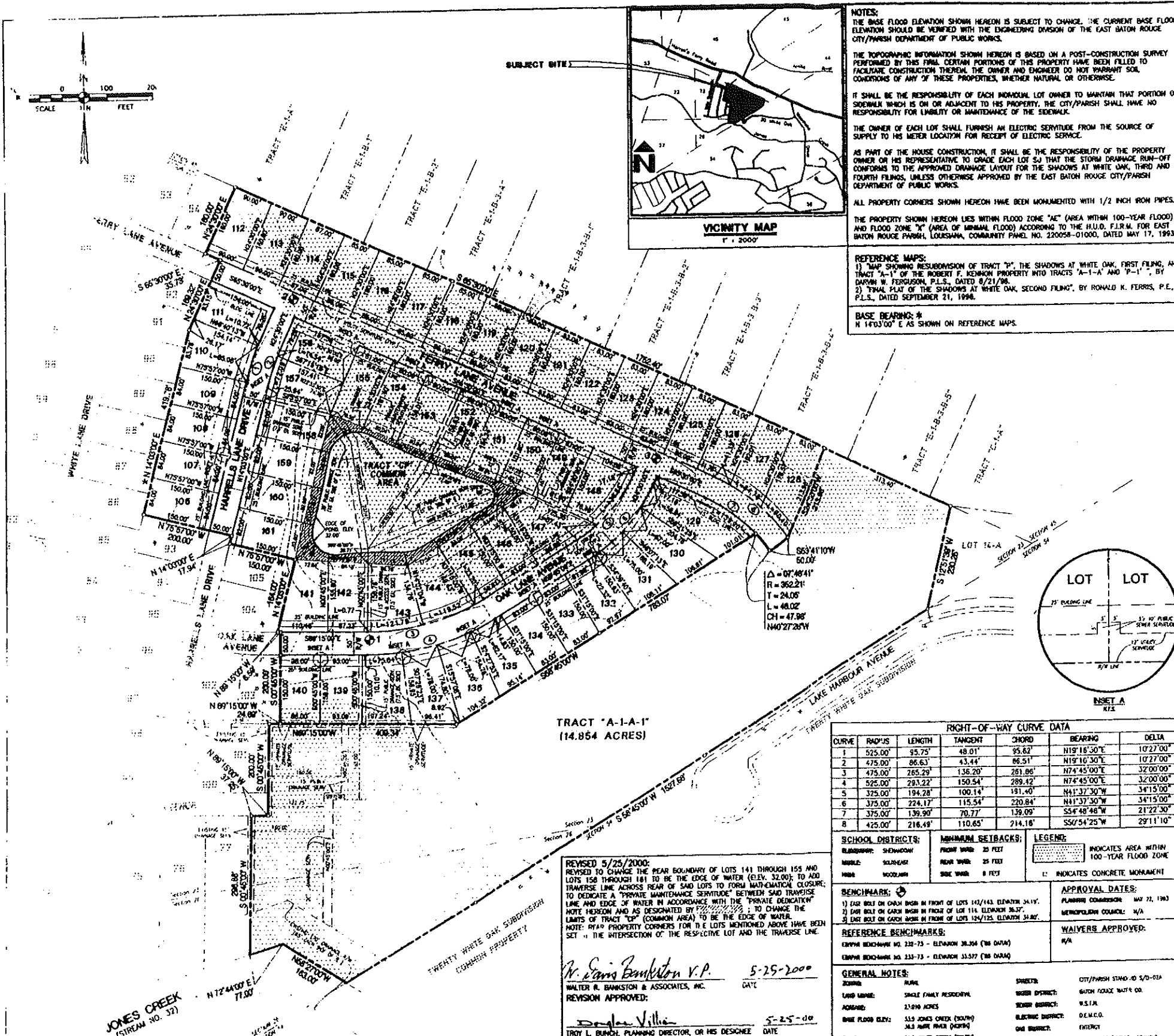


ORIGINAL
71612

BUNDLE
111123

71612 Bundle Number 111123



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 THEREON. 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 SERVICE 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:
 1) MAP SHOWING RESUBDIVISION OF TRACT "B", THE SHADOWS AT WHITE OAK, FIRST FILING, AND TRACT "A-1" OF THE ROBERT F. KENNON PROPERTY INTO TRACTS "A-1-A" AND "A-1-B", BY DARRIN W. FERRELL, P.L.S., DATED 8/21/98.
 2) FINAL PLAN OF THE SHADOWS AT WHITE OAK, SECOND FILING, BY RONALD K. FERRIS, P.E., P.L.S., DATED SEPTEMBER 21, 1998.
BASE BEARINGS:
 N 147°03'00" E AS SHOWN ON REFERENCE MAPS.

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 PLAN SHOWN HEREON WAS MADE IN ACCORDANCE WITH LOUISIANA PLAT STATUTES 33:5051 ET SEQ. AND CONFORMS TO ALL PARISH ORDINANCES COVERING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS: 101-A CLASS "C" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
 /S/ RONALD K. FERRIS 5-11-00
 RONALD K. FERRIS, P.E., P.L.S. DATE
 FERRIS ENGINEERING & SURVEYING, INC.
 STATE OF LOUISIANA
 REG. NO. 115
 PROFESSIONAL
 LAND SURVEYOR

RESTRICTIONS:
 ALL LOTS SHOWN HEREON ARE SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED AS AN ADJUNCT HERETO.
COMMON AREA:
 THOSE AREAS DESIGNATED AS "COMMON AREAS" ARE HEREBY DEDICATED TO THE COMMON OWNERS AND OCCUPANTS OF THE SHADOWS AT WHITE OAK FOR RECREATION, SERVICE, AND OTHER RELATED ACTIVITIES. THE "COMMON AREAS" ARE NOT HEREBY DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT DEDICATED FOR THE COMMON USE AND ENJOYMENT OF 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 PROPERTY OWNERS ASSOCIATION. 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, STORAGE AND OTHER PROPER PURPOSES. THE CITY/PARISH DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE OF 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 "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.

SEWAGE DISPOSAL:
 NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNLESS THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.
 /S/ WALTER R. BANKSTON 5/11/00
 WALTER R. BANKSTON DATE
 WALTER R. BANKSTON & ASSOCIATES, INC.

WASTEWATER IMPACT FEE CERTIFICATION:
 THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 108 THROUGH 181 HAS PAID \$422.00 PER LOT FOR A TOTAL OF \$84,400 (CHECK NO. 3360). A WASTEWATER IMPACT FEE IN ACCORDANCE WITH ORDINANCE 1242, E.B. O.S.C.O. ORDINANCE 1242 AS AMENDED AND ADOPTED SEPTEMBER 26, 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 AFORESAID ORDINANCE. THIS SUBDIVISION IS LOCATED IN THE SOUTH SEWER DISTRICT.
 /S/ JEROME M. KLIER MAY 18, 2000
 FRED E. RAIFORD, III, DIRECTOR DATE
 EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS

RECOMMENDED FOR APPROVAL:
 /S/ JEROME M. KLIER /S/ DOUGLAS VILJEN
 FRED E. RAIFORD, III, DIRECTOR TROY L. BUNCH, PLANNING DIRECTOR, OR HIS DESIGNEE
 EAST BATON ROUGE CITY/PARISH EAST BATON ROUGE CITY/PARISH PLANNING COMMISSION
 DEPARTMENT OF PUBLIC WORKS DATE 5-23-00 ENG 964 BUN 11122

NOTES:
 THE APPROVAL OF THIS PLAN OR MAP DOES NOT RELIEVE THE APPLICANT, 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 UNLESS 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 APPLICANT OF THIS PLAN DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAN.

RIGHT-OF-WAY CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	525.00'	93.75'	48.01'	95.62'	N10°18'30"E	107°27'00"
2	475.00'	86.63'	43.44'	88.51'	N10°16'30"E	107°27'00"
3	475.00'	265.29'	136.20'	281.86'	N74°45'00"E	32°00'00"
4	525.00'	293.22'	150.54'	289.42'	N74°45'00"E	32°00'00"
5	325.00'	194.28'	100.14'	181.40'	N41°37'30"W	34°15'00"
6	375.00'	224.17'	115.54'	220.84'	N41°37'30"W	34°15'00"
7	375.00'	139.90'	70.77'	139.09'	S54°48'48"W	21°22'30"
8	425.00'	216.49'	110.65'	214.16'	S50°54'25"W	29°11'10"

SCHOOL DISTRICTS:
 ELEMENTARY: SHADWOOD
 MIDDLE: SOLARBEAT
 HIGH: WOODLARK

MINIMUM SETBACKS:
 FRONT YARD: 25 FEET
 REAR YARD: 25 FEET
 SIDE YARD: 8 FEET

LEGEND:
 [Symbol] INDICATES AREA WITHIN 100-YEAR FLOOD ZONE
 [Symbol] INDICATES CONCRETE MONUMENT

BENCHMARKS:
 1) BAR BEIT ON CASH BUSH IN FRONT OF LOTS 147/143 ELEVATION 34.17'
 2) BAR BEIT ON CASH BUSH IN FRONT OF LOT 111 ELEVATION 30.17'
 3) BAR BEIT ON CASH BUSH IN FRONT OF LOTS 124/125 ELEVATION 34.82'

REFERENCE BENCHMARKS:
 1) BENCH MARK NO. 232-73 - ELEVATION 30.36' (NO DATA)
 2) BENCH MARK NO. 232-73 - ELEVATION 33.57' (NO DATA)

GENERAL NOTES:
 ZONING: SINGLE FAMILY RESIDENTIAL
 LAND AREA: 27,010 ACRES
 ADJACENT: 513 JONES CREEK (SOUTH) 34.3 ACRES (PART) 28.3 ACRES (PART)
 BASE FLOOD ELEV: 28.3 JONES CREEK (SOUTH) 31.0 ACRES (PART)
 PLANNED: 28.3 JONES CREEK (SOUTH) 31.0 ACRES (PART)

APPROVAL DATES:
 PLANNING COMMISSION: MAY 22, 1993
 METROPOLITAN COUNCIL: N/A

WALIVERS APPROVED:
 N/A

CITY/PARISH STANDARDS:
 S.D. 570-024
 BAYOU FRONT: EAST BATON ROUGE WATER CO.
 SEWER DISTRICT: N.S.T.R.
 ELECTRIC DISTRICT: D.E.M.C.O.
 GAS DISTRICT: ENERGY
 FIRE DISTRICT: ST. GEORGE (WITCOX BRANCH)

REVISED 5/25/2000:
 REVISED TO CHANGE THE REAR BOUNDARY OF LOTS 141 THROUGH 155 AND LOTS 156 THROUGH 181 TO BE THE EDGE OF WATER (ELEV. 32.00'). TO ADD TRVERSE LINE ACROSS REAR OF SAID LOTS TO FORM MATHEMATICAL CLOSURE. TO DEDICATE A "PRIVATE MAINTENANCE SERVITUDE" BETWEEN SAID TRVERSE LINE AND EDGE OF WATER IN ACCORDANCE WITH THE "PRIVATE DEDICATION NOTE HEREON AND AS DESIGNATED BY THE "PRIVATE DEDICATION LIMITS OF TRACT "A" (COMMON AREA) TO BE THE EDGE OF WATER. NOTE: IF A PROPERTY CORNER FOR THE LOTS MENTIONED ABOVE HAVE BEEN SET AT THE INTERSECTION OF THE RESPECTIVE LOT AND THE TRVERSE LINE.
 W. Davis Bankston V.P. 5-25-2000
 WALTER R. BANKSTON & ASSOCIATES, INC. DATE
 REVISION APPROVED:
 Douglas Viljen 5-25-00
 TROY L. BUNCH, PLANNING DIRECTOR, OR HIS DESIGNEE DATE
 EAST BATON ROUGE CITY/PARISH PLANNING COMMISSION P-31104

FINAL PLAT
THE SHADOWS AT WHITE OAK
 THIRD FILING
 DESCRIPTION: BEING A SUBDIVISION OF A PORTION OF TRACT "A-1" OF THE ROBERT F. KENNON PROPERTY LOCATED IN SECTIONS 23 AND 26, T-14N-R-24E, RANGE 2 EAST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA.
 CLIENT: WALTER R. BANKSTON & ASSOCIATES, INC.
 2375 AIRLINE HIGHWAY
 BATON ROUGE, LOUISIANA 70805
FERRIS ENGINEERING & SURVEYING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNING • MUNICIPAL/RIGHTWAY
 1185 BROOKSIDE AVENUE • BATON ROUGE, LOUISIANA 70801
 PHONE: (225) 282-4838 • FAX: (225) 282-0241
 WWW: WWW.FERRIS.COM • E-MAIL: INFO@FERRIS.COM