

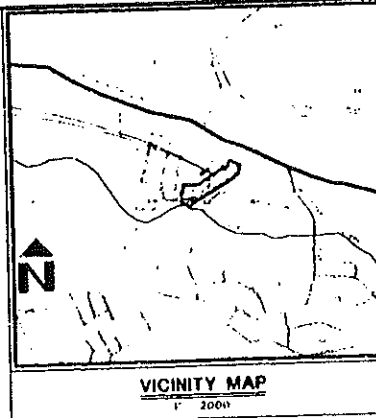
ORIGINAL

487

BOOK

11302

SUBJECT SITE:



NOTES:

1. THIS PLAN IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SUBJECT SITE AND HAS FOUND IT TO BE IN SUBSTANTIAL ACCORD WITH THE RECORD MAPS AND SURVEY DATA.

3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND THEM TO BE IN SUBSTANTIAL ACCORD WITH THE RECORD MAPS AND SURVEY DATA.

4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PUBLIC UTILITIES AND HAS FOUND THEM TO BE IN SUBSTANTIAL ACCORD WITH THE RECORD MAPS AND SURVEY DATA.

5. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE ADJACENT STREETS AND HAS FOUND THEM TO BE IN SUBSTANTIAL ACCORD WITH THE RECORD MAPS AND SURVEY DATA.

REFERENCE MAPS:

1. MAP NO. 11302, BOOK 11302, PLAT 11302, RECORD MAP.

2. MAP NO. 11302, BOOK 11302, PLAT 11302, RECORD MAP.

3. MAP NO. 11302, BOOK 11302, PLAT 11302, RECORD MAP.

BASE BEARING: *

1. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SUBJECT SITE AND HAS FOUND IT TO BE IN SUBSTANTIAL ACCORD WITH THE RECORD MAPS AND SURVEY DATA.

RESTRICTIONS:

COMMON AREA:

PRIVATE DEDICATION:

PUBLIC DEDICATION:

SEWAGE DISPOSAL:

NOTE:

CERTIFICATION:

WASTEWATER IMPACT FEE CERTIFICATION:

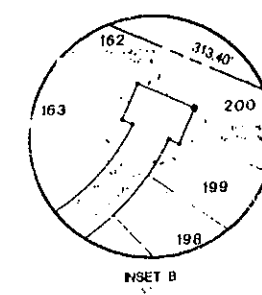
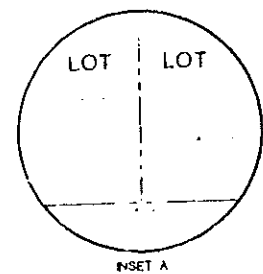
LOT	AREA	FEES
162	313.40'	
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RECOMMEND FOR APPROVAL:

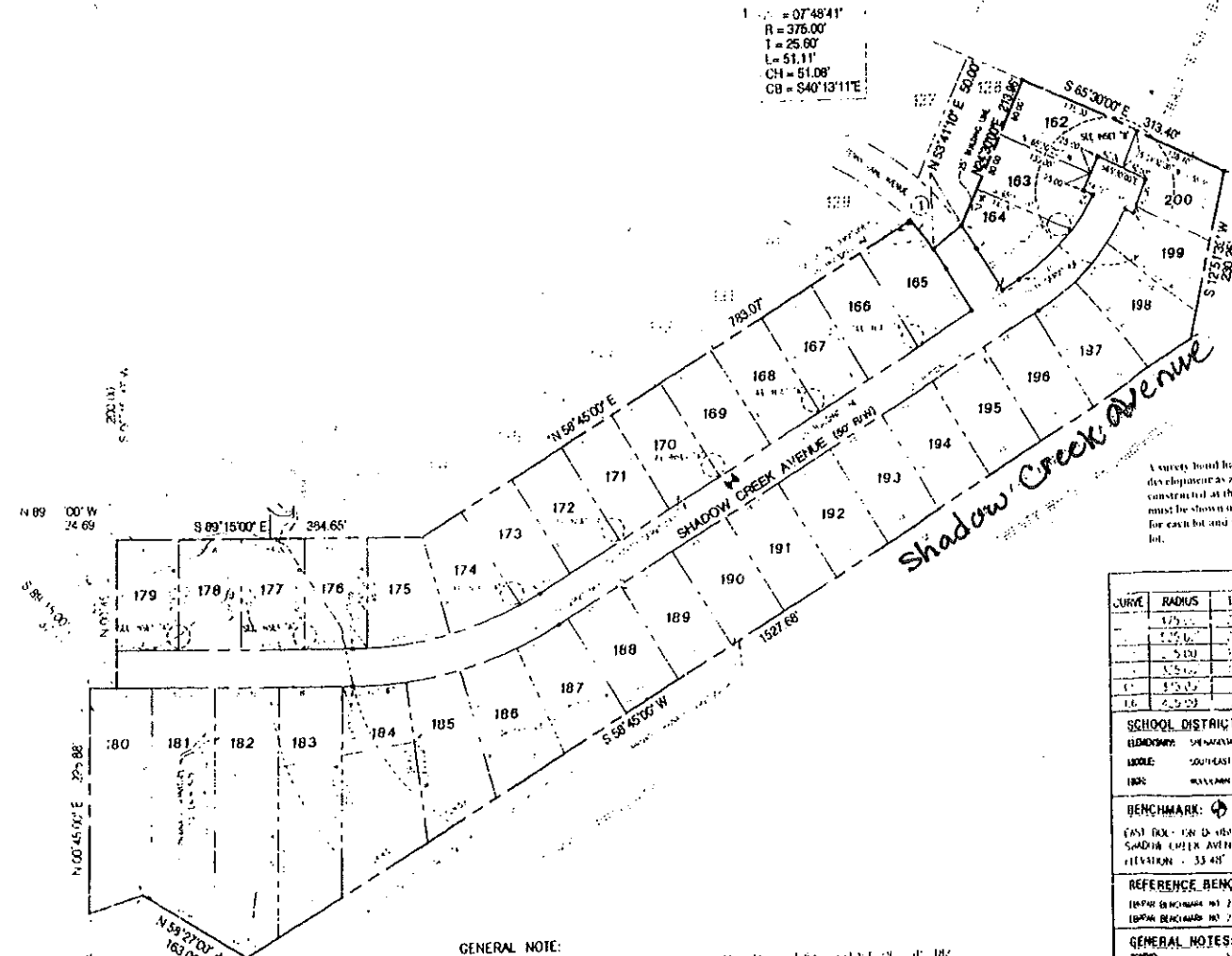
APPROVED:

NOTES:

1. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SUBJECT SITE AND HAS FOUND IT TO BE IN SUBSTANTIAL ACCORD WITH THE RECORD MAPS AND SURVEY DATA.



CH = 07'48.41'
R = 375.00'
L = 25.60'
L = 51.11'
CH = 51.08'
CB = S40°13'11"E



A surety bond has been posted for satisfactory construction of sidewalks within the development as a condition of approval of this final plat. These sidewalks shall be constructed at the time of, and as a part of, the residential construction. Sidewalks must be shown on the residential plot plan at the time the building permit is issued for each lot and shall be constructed prior to requesting a final inspection for each lot.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	375.00'	100.00'	100.00'	100.00'	S 40° 13' 11" E	90°
2	375.00'	100.00'	100.00'	100.00'	S 40° 13' 11" E	90°
3	375.00'	100.00'	100.00'	100.00'	S 40° 13' 11" E	90°
4	375.00'	100.00'	100.00'	100.00'	S 40° 13' 11" E	90°
5	375.00'	100.00'	100.00'	100.00'	S 40° 13' 11" E	90°
6	375.00'	100.00'	100.00'	100.00'	S 40° 13' 11" E	90°

SCHOOL DISTRICTS:	MINIMUM SETBACKS:	LEGEND:
ELEMENARY: SHADYWOOD MIDDLE: SOUTHWEST HIGH: WALKER	FRONT YARD: 25 FEET REAR YARD: 25 FEET SIDE YARD: 5 FEET	NO. 40: 40' MIN. SETBACK NO. 20: 20' MIN. SETBACK NO. 10: 10' MIN. SETBACK

BENCHMARK: *
EAST END OF DITCH LATCH BASIN ON THE NORTH SIDE OF SHADY CREEK AVENUE BETWEEN LOTS 162 AND 173. ELEVATION = 33.48'

REFERENCE BENCHMARKS:
EAST END OF DITCH LATCH BASIN ON THE NORTH SIDE OF SHADY CREEK AVENUE BETWEEN LOTS 162 AND 173. ELEVATION = 33.48'

GENERAL NOTES:
1. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SUBJECT SITE AND HAS FOUND IT TO BE IN SUBSTANTIAL ACCORD WITH THE RECORD MAPS AND SURVEY DATA.

FINAL PLAT
THE SHADOWS AT WHITE OAK
FOURTH FILING

LOCATED IN SECTIONS 23 AND 26, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CHEENSBURG LAND DISTRICT, EAST DATCH ROUGE PARISH, LOUISIANA

WALTER H. BANKSTON & ASSOCIATES, INC.
7375 AIRLINE HIGHWAY
BATON ROUGE, LOUISIANA 70805

FERRIS ENGINEERING & SURVEYING, INC.
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNING - MUNICIPAL/HIGHWAY
11554 WICKSON AVENUE - BUNKER HILLS, LOUISIANA 70001

JONES CREEK
S 72° 44' 14" W 71.00'