

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 SERVICED OTHER THAN PRIVATE SERVICED ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSES 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.

RESTRICTIONS:
ALL LOTS ARE SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT HEREON. THE CITY-PARISH DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH AND SUCH RESTRICTIONS THAT MAY BE APPLIED TO THE PROPERTY ON THIS PLAT.

SEWERAGE:
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.

PRIVATE MAINTENANCE SERVICED:
THE AREA DESIGNATED AS PRIVATE MAINTENANCE SERVICED IS HEREBY DEDICATED TO WOODRIDGE PROPERTY OWNERS ASSOCIATION, INC. ("POA") FOR ITS USE IN OPTIONAL MAINTENANCE OF THE AREA AND NOT FOR USE BY THE GENERAL PUBLIC. THE POA SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THE GRASS, ANY TREES AND OTHER LANDSCAPING, FENCES AND/OR OTHER STRUCTURES IN THIS AREA. THE CITY-PARISH OF EAST BATON ROUGE SHALL HAVE NO RESPONSIBILITY FOR MAINTENANCE OF THIS AREA. THE OWNER OF ANY LOT OVER WHICH THIS SERVICED EXTENDS SHALL NOT PLANT ANY LANDSCAPING, GARDENS OR TREES, OR CONSTRUCT OF ANY FENCES OR OTHER STRUCTURES OR IMPROVEMENTS, WITHIN THIS SERVICED AREA SO AS TO PREVENT OR UNNECESSARILY INTERFERE WITH ANY PURPOSE FOR WHICH SERVICED THIS IS GRANTED.

DETENTION AREA NOTE:
THE 30' DRAINAGE SERVICED SHOWN THROUGH THE DETENTION AREA AS SHOWN HEREON IS DESIGNATED FOR THE PURPOSES OF THE MAINTENANCE OF UNRESTRICTED STORM WATER RUN-OFF. THE DETENTION AREA, AS REQUIRED BY THE CITY-PARISH DPW, WAS DESIGNED FOR THE PURPOSES OF STORM WATER DETENTION. NONE OF THE DETENTION AREA 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 DETENTION AREA WHICH IS PART OF EACH LOT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. THE DPW SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE THEREOF. THE DETENTION AREA WITHIN THE BOUNDARIES OF THIS DEVELOPMENT SHALL BE PRIVATELY OWNED AND MAINTAINED.

COMMON AREA DEDICATION:
THE AREA SHOWN ON THIS PLAT AND DESIGNATED AS "COMMON AREA" IS HEREBY DEDICATED FOR RECREATIONAL PURPOSES FOR THE COMMON USE AND ENJOYMENT OF WOODRIDGE HOMEOWNERS, AND IS NOT DEDICATED FOR THE GENERAL USE OF THE PUBLIC. MAINTENANCE OF THE COMMON AREA SHOWN HEREON WILL BE BY THE WOODRIDGE HOMEOWNERS ASSOCIATION, EXCEPT THOSE PUBLIC SERVICED WHICH ARE DULY DEDICATED FOR PUBLIC USE.

/S/HARDY SWIERS 10/27/03
WOODRIDGE DEVELOPMENT LLC
HARDY SWIERS - MANAGING MEMBER
DATE

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE MINIMUM STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "B" SURVEY AND THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. 33:5051, ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

/S/WAYNE SLEDGE 10/27/03
G. WAYNE SLEDGE, P.L.S.
GWS ENGINEERING, INC.
DATE

WASTEWATER IMPACT FEE CERTIFICATION:
THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 67 THROUGH 158 HAS PAID \$1025.00 PER LOT FOR A TOTAL OF \$86,750.00 (CHECK NO. 1416) IN WASTEWATER IMPACT FEES IN ACCORDANCE WITH ORDINANCE 10043, EBR0500 ORDINANCE 1242 AS AMENDED, 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 OF THE WASTEWATER IMPACT FEE IN ACCORDANCE WITH THE FOREMENTIONED ORDINANCE. THIS SUBDIVISION IS LOCATED IN THE SOUTH SEWER DISTRICT.

/S/JEROME M. KUIER 10/31/03
FOR: FRED E. RAIFORD, III
DIRECTOR OF PUBLIC WORKS
DATE

RECOMMENDED FOR APPROVAL:
DEPARTMENT OF PUBLIC WORKS
CITY OF BATON ROUGE AND
PARISH OF EAST BATON ROUGE

APPROVED:
PLANNING COMMISSION
CITY OF BATON ROUGE AND
PARISH OF EAST BATON ROUGE

/S/BRENT SOLEAU
FOR: TROY L. BUNCH
PLANNING DIRECTOR OR HIS DESIGNEE
11/10/03
DATE

NOTE:
VARIOUS LOTS WITHIN THE SUBDIVISION HAVE RECEIVED COMPACTED FILL DURING THE CONSTRUCTION PHASE OF THE PROJECT. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY GWS ENGINEERING, INC. BEFORE THE PLACEMENT OF FILL. EACH BUILDER/OWNER SHALL INDEPENDENTLY INVESTIGATE EXISTING SOIL CONDITIONS PRIOR TO COMMENCING CONSTRUCTION TO ENSURE APPROPRIATE FOUNDATION /SLAB DESIGN. THE DEVELOPER AND ENGINEER DO NOT WARRANT SOIL CONDITIONS.

GRADING INSTRUCTIONS:
AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER, HIS CONTRACTOR OR HIS REPRESENTATIVE TO GRADE EACH LOT SO THAT THE STORM DRAINAGE RUNOFF CONFORMS TO THE APPROVED DRAINAGE LAYOUT, UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. (METRO. ORD. 11135)

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 FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

REVISED 08-04-08
TO ADD 25' PUBLIC SANITARY SEWER SERVICED WOODRIDGE PROPERTY OWNERS ASSOCIATION, INC. BY: WOODRIDGE DEVELOPMENT LLC, AGENT AND ATTORNEY IN FACT PURSUANT TO AUTHORITY GRANTED IN ACT OF CASH SALE DATED MAY 31, 2006 AND RECORDED WITH THE CLERK AND RECORDER OF EAST BATON ROUGE AT ORIGINAL 552 BUNDLE 11853

BY: *[Signature]*
HARDY SWIERS, MEMBER

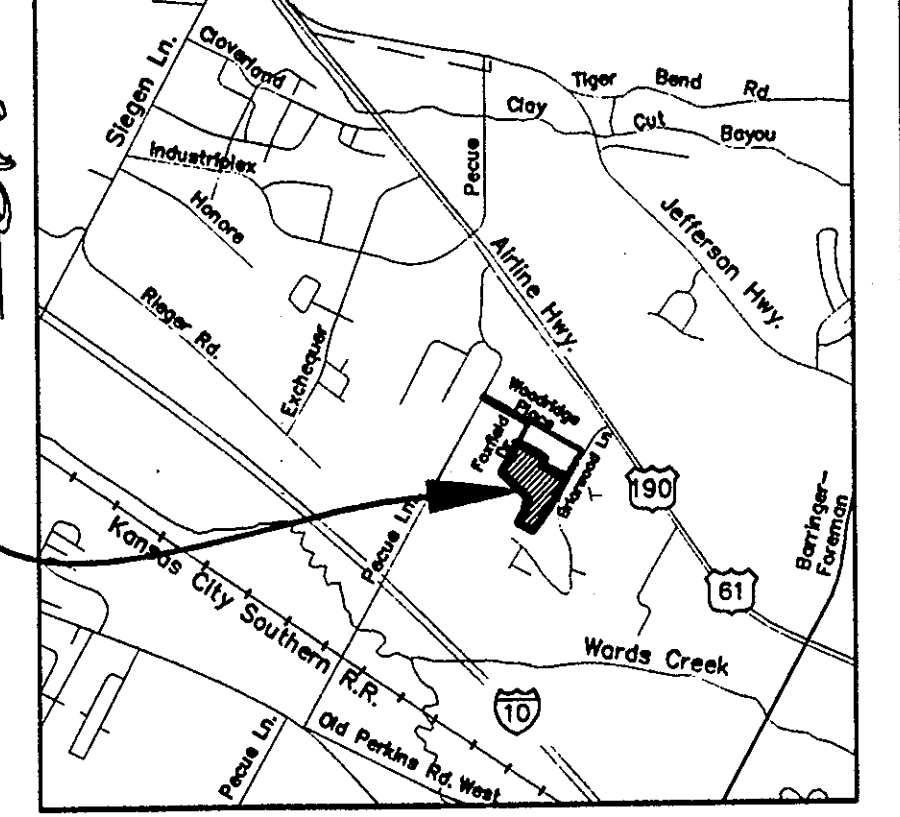
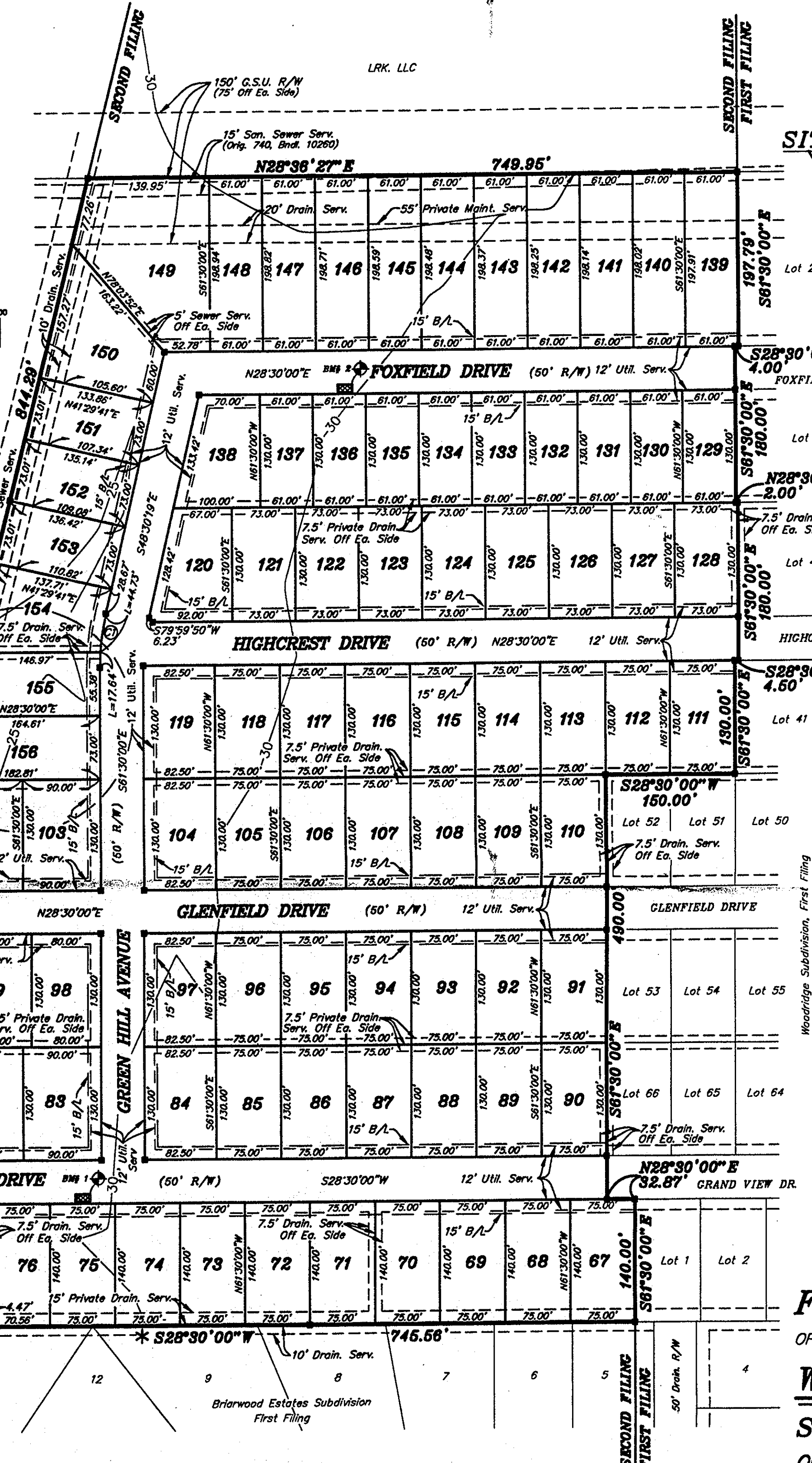
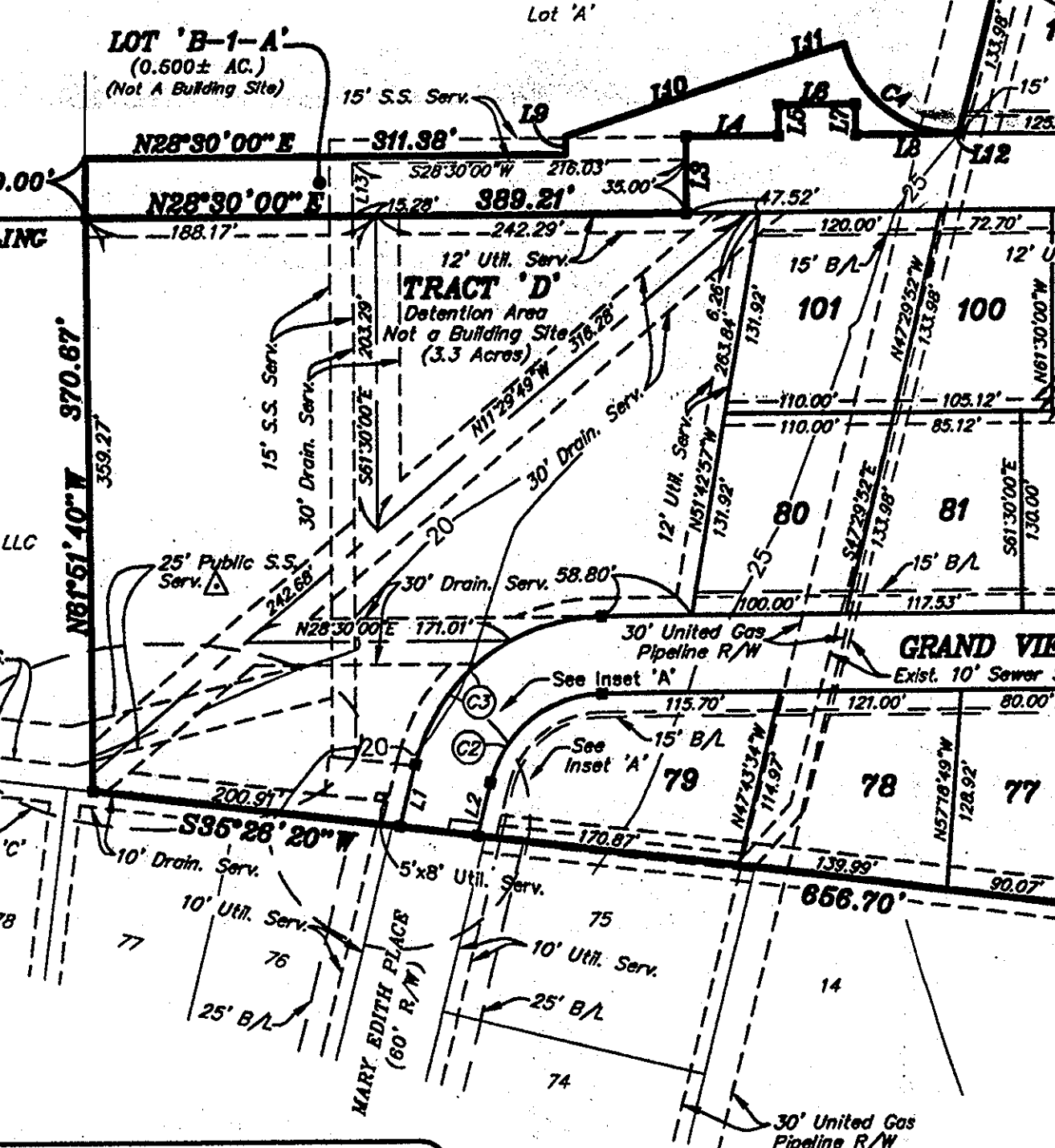
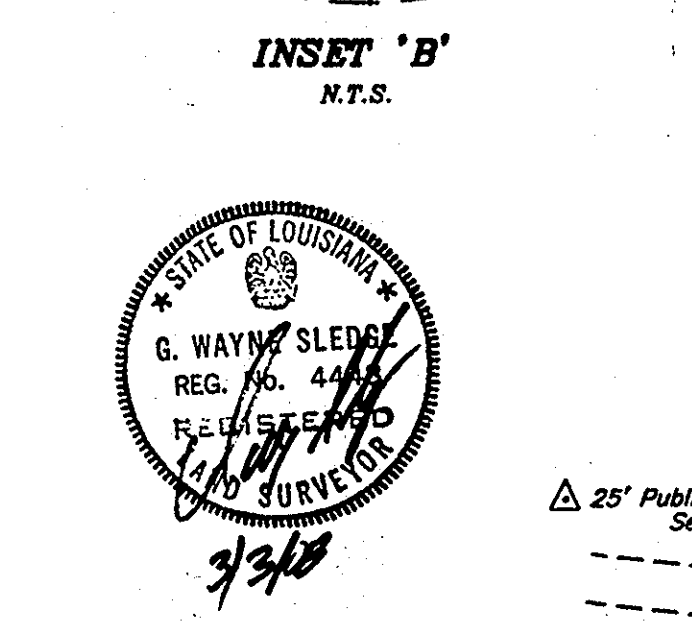
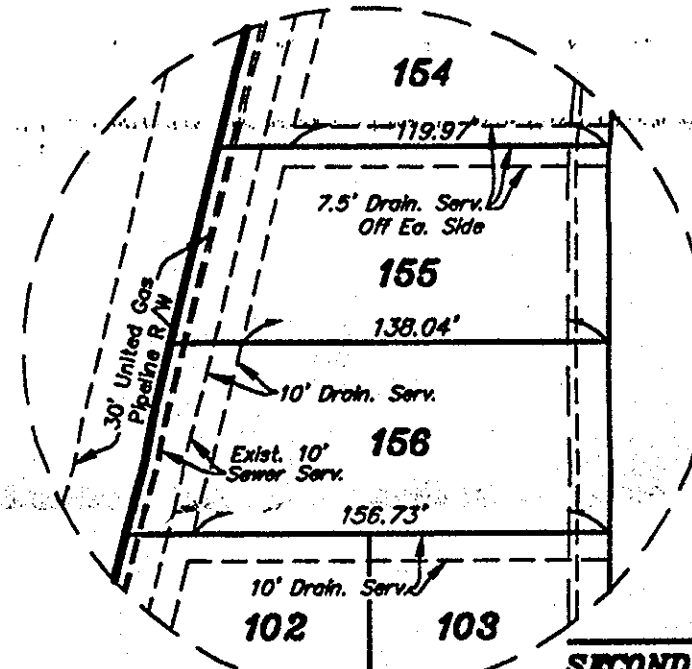
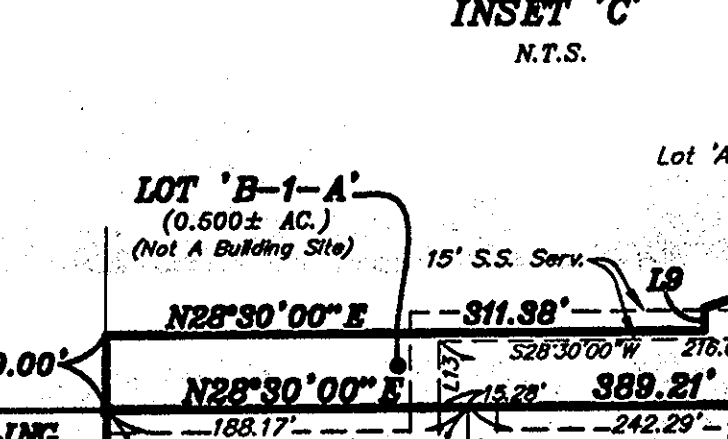
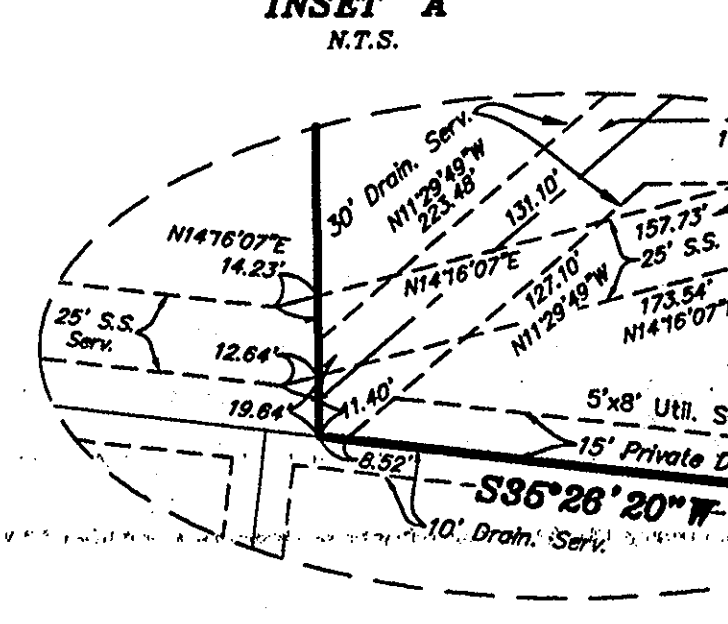
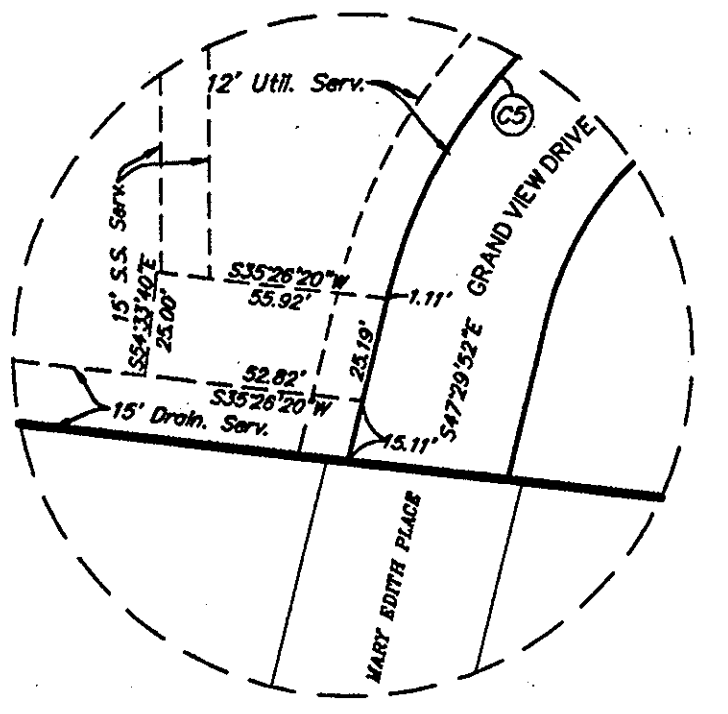
APPROVED:
PLANNING COMMISSION
CITY OF BATON ROUGE AND
PARISH OF EAST BATON ROUGE

/S/TROY L. BUNCH
PLANNING DIRECTOR OR HIS DESIGNEE
4.15.08 P-42493
DATE

RECOMMENDED FOR APPROVAL:
DEPARTMENT OF PUBLIC WORKS
CITY OF BATON ROUGE AND
PARISH OF EAST BATON ROUGE

/S/PETER T. NEWKIRK, P.E.
DIRECTOR
4-11-08
DATE

| CURVE TABLE | | | | | | |
|-------------|---------|---------|---------|---------|-------------|-----------|
| CURVE | LENGTH | RADIUS | CHORD | TANGENT | BEARING | DELTA |
| C1 | 62.37' | 275.00' | 62.24' | 31.32' | S55°00'10"E | 12°59'41" |
| C2 | 99.48' | 75.00' | 92.35' | 58.59' | S09°29'56"E | 75°59'52" |
| C3 | 165.80' | 125.00' | 153.91' | 97.66' | S09°29'56"E | 75°59'52" |
| C4 | 103.46' | 75.07' | 95.46' | 61.84' | S67°59'32"W | 78°57'44" |



VICINITY MAP
1" = 2000'

* BASIS OF BEARING: S 28°30'00" W
BEING THE EASTERLY BOUNDARY LINE AS SHOWN ON REFERENCE MAP NO. 2.

BENCHMARK:
BM 1 ELEV. 26.92'
NORTH BOLT ON CATCH BASIN IN FRONT OF LOT 75
BM 2 ELEV. 29.63'
NORTH BOLT ON CATCH BASIN IN FRONT OF LOT 136

REFERENCE BENCHMARK:
EAST BATON ROUGE PARISH BENCHMARK NO. 244
ELEV. = 26.40' (1988 DATUM)

- GENERAL NOTES:**
1. ZONING: RURAL
 2. FLOOD ZONE: X
 3. INUNDATION: 17.0'
 4. CALC. 100 YEAR FLOOD: 20.0'
 5. 10 YEAR D.W.S.: 18.5 (WARDS CREEK)
 6. ACREAGE: 30.265± ACRES
 7. UTILITIES:
ELECTRICITY - ENTERGY
WATER - BATON ROUGE WATER CO.
TELEPHONE - SOUTH CENTRAL BELL
SEWER - WSTN (SOUTH TREATMENT PLANT)
GAS - ATMOS ENTERGY
 8. SCHOOLS:
ELEMENTARY: JEFFERSON TERRACE
MIDDLE: SOUTHEAST MIDDLE
HIGH SCHOOL: WOODLAWN
 9. STREETS: 27' ASPHALT W/ CURB & GUTTER (OPS S/D-02A)
 10. LAND USE: RESIDENTIAL
 11. NUMBER OF LOTS: 90 AND TRACT "D"
 12. FIRE DISTRICT: ST. GEORGE

FINAL PLAT
OF
WOODRIDGE SUBDIVISION

SECOND FILING AND LOT B-1-A
OF THE LEON R. KLEINPETER SR. ESTATE,
LOT C-1 AND LOT B-1
LOCATED IN SECTION 49, T-8-S, R-2-E
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA
FOR
WOODRIDGE DEVELOPMENT LLC
6834 RUE BOGAGE
BATON ROUGE, LA 70809

| LINE | LENGTH | BEARING |
|------|---------|-------------|
| L1 | 41.41' | N47°29'52"W |
| L2 | 35.22' | S47°29'52"E |
| L3 | 50.00' | N61°30'00"W |
| L4 | 60.00' | N28°30'00"E |
| L5 | 20.00' | N61°30'00"W |
| L6 | 50.00' | N28°30'00"E |
| L7 | 20.00' | S61°30'00"E |
| L8 | 69.98' | N28°30'00"E |
| L9 | 11.66' | N61°42'23"W |
| L10 | 140.87' | N09°52'16"E |
| L11 | 50.19' | N11°03'10"E |
| L12 | 3.08' | N27°20'11"E |
| L13 | 35.00' | N61°30'00"W |

LEGEND:
□ COMMON AREA (PRIVATE) (NOT A BUILDING SITE)
■ SET CONCRETE MONUMENT
- - - NATURAL GROUND CONTOURS

REFERENCE MAPS:
1. FINAL PLAT OF WOODRIDGE SUBDIVISION FIRST FILING, BY GWS ENGINEERING, INC., DATED 12-4-02, REVISED 1-28-03.
2. MAP SHOWING RESUBDIVISION OF A 62.801 ACRE PORTION OF LOT B, INTO LOTS A, B, C & D, BY GWS ENGINEERING, INC., DATED 5-28-02.
3. FINAL PLAT OF BRARWOOD ESTATES SUBDIVISION-FIRST FILING, BY EDWARD E. EVANS & ASSOCIATES, INC., DATED 3-1-78, LAST REVISION 2-2-83.

NOTE:
IRON PIPES SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.

NOTE:
IT SHALL BE THE DUTY OF EACH INDIVIDUAL LOT OWNER TO MAINTAIN THAT PORTION OF "SEWERAGE" WHICH IS OWNED OR ADJACENT TO HIS PROPERTY. THE CITY-PARISH SHALL HAVE NO RESPONSIBILITY FOR LIABILITY MAINTENANCE OF THE SIDEWALKS. (CODE OF ORDINANCES, CHAPTER 3, SEC. 2-171)

UTILITY SERVICE SERVICED:
WHERE UNDERGROUND ELECTRICAL UTILITY SERVICE IS PROVIDED FOR THE SUBDIVISION, RESTRICTIONS SHALL INCLUDE A REQUIREMENT THAT THE OWNER OF EACH LOT SHALL FURNISH AN ELECTRIC SERVICED FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION FOR RECEIPT OF ELECTRIC SERVICE ON THE LOT. (SECTION 4.7(A)(16) OF THE UNIFIED DEVELOPMENT CODE)

NOTE:
ACCORDING TO THE FEDERAL ENERGY FLOOD INSURANCE RATE MAP NO. 220058 0110 D DATED MAY 17, 1993, THIS PROPERTY IS LOCATED IN FLOOD ZONE X.

NOTE:
NO ATTEMPT HAS BEEN MADE BY GWS ENGINEERING, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVICEDS, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

NOTE:
BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.

NOTE:
LOTS HAVING "SIDE LOADING" (PARALLEL TO STREET) FRONT YARD GARAGES SHALL HAVE A MINIMUM FRONT YARD SET-BACK OF 15 FEET. LOTS HAVING "FRONT LOADING" (PERPENDICULAR TO THE STREET) FRONT YARD GARAGES SHALL HAVE A MINIMUM FRONT YARD SET-BACK OF 25 FEET.

GWS Engineering, Inc.
Engineering Consultants - Land Surveyors
7520 Perkins Rd. • Suite 290 • Baton Rouge, LA 70808

| | |
|---------------|------------------|
| F.B. NO.: | PG. NO.: |
| DESIGNED: JKC | CADFILE: 2159p01 |
| DETAILED: JMS | DATE: 10-27-03 |
| CHECKED: JKC | SHEET NO: 1 |

REVISED