

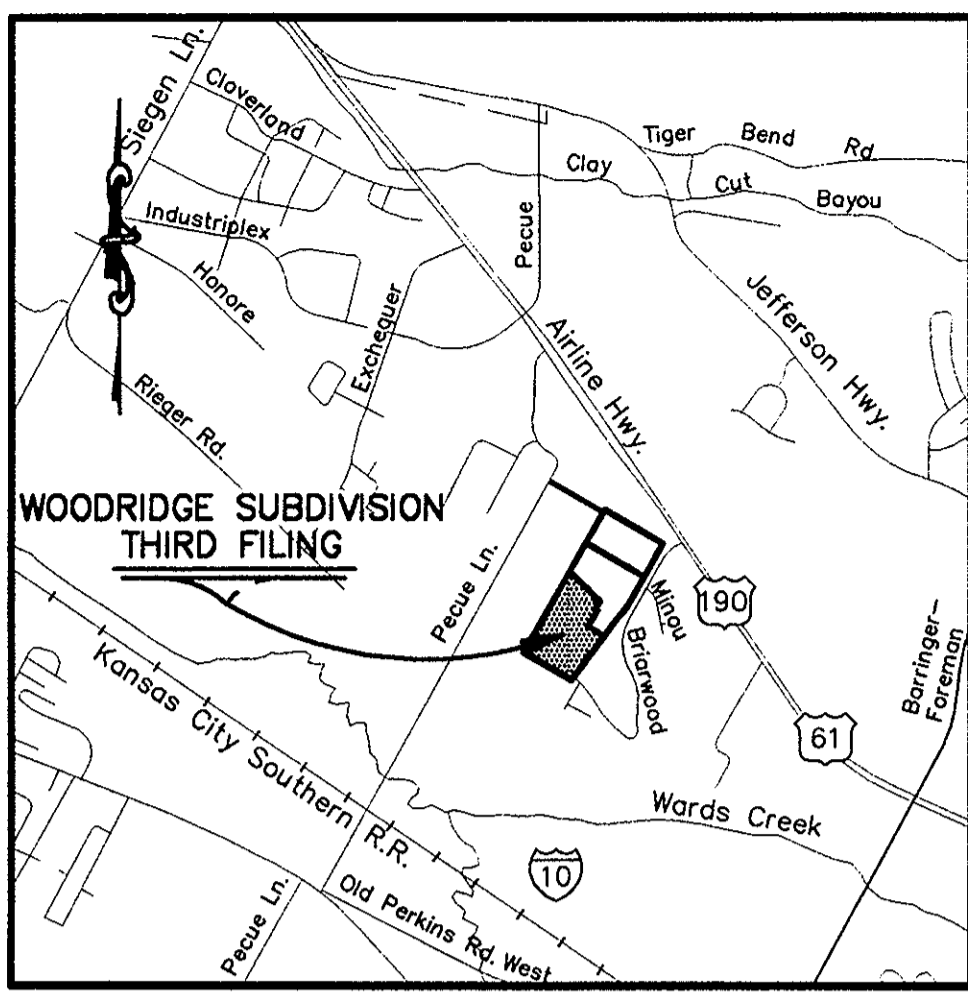
NOTE:
THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND CITY-PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

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.

NOTE:
IT SHALL BE THE DUTY OF EACH INDIVIDUAL LOT OWNER TO MAINTAIN THAT PORTION OF SIDEWALK WHICH IS 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)

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 62.601 ACRE PORTION OF LOT B, INTO LOTS A, B, C & D, BY GWS ENGINEERING, INC., DATED 5-28-02.
3. FINAL PLAT OF BRIARWOOD ESTATES SUBDIVISION-FIRST FILING, BY EDWARD E. EVANS & ASSOCIATES, INC., DATED 3-1-78, LAST REVISION 2-2-83.

BENCHMARK:
BM# 1 ELEV. 27.65' (NORTH EAST BOLT ON CATCH BASIN AT THE INTERSECTION OF FOXGATE DR. & FENWICK AVE.)
BM# 2 ELEV. 23.55' (NORTHEAST BOLT ON THE CATCH BASIN IN FRONT OF LOT 277 & 278)
REFERENCE BENCHMARK:
EAST BATON ROUGE PARISH BENCHMARK NO. 244 ELEV. = 26.40' (1988 DATUM)



REVISED: 8-21-06
TO REMOVE TEMPORARY TEE TURNAROUNDS AND TEMPORARY BUILDING LINES FROM LOTS 190, 191, 232, 233, 270 AND 271.

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

/s/ EMANUEL ZANDERS
TROY L. BUNCH
PLANNING DIRECTOR OR HIS DESIGNEE

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

/s/ PETER T. NEWKIRK
PETER T. NEWKIRK, P.E.
DIRECTOR OF PUBLIC WORKS

/s/ 10-16-06 P-22023
DATE FILE DATE

UTILITY SERVICE SERVITUDE:
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 SERVITUDE 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)

LINE	LENGTH	BEARING
L1	52.00'	S81°30'00"W
L2	60.00'	S28°30'00"W
L3	20.00'	S81°30'00"W
L4	50.00'	S28°30'00"W
L5	20.00'	S81°30'00"W
L6	69.98'	S28°30'00"W

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 OTHER THAN PRIVATE SERVITUDES 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 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.

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 APPLY TO THE PROPERTY ON THIS PLAT.

SEWERAGE:
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

PRIVATE DRAINAGE:
A REAR YARD DRAIN IS PROVIDED ON EACH LOT TO THE INTO TO DRAIN THE REAR OF THE LOT. THE REAR YARD DRAIN IS ONLY FOR NATURAL WATER RUNOFF AND NO POOL WATER OR OTHER SUBSTANCES SHALL BE ALLOWED IN ANY SUBDIVISION DRAINAGE FACILITIES. EACH LOT OWNER IS RESPONSIBLE, AT HIS COST, TO MAINTAIN AND REPAIR THE REAR YARD DRAINAGE PIPE ACROSS THE ENTIRE WIDTH OF HIS LOT. SHOULD A LOT OWNER NOT MAINTAIN SUCH DRAINAGE PIPE, THEN THE WOODRIDGE-THIRD FILING PROPERTY OWNERS ASSOCIATION, INC. (THE "POA" OR THEIR DESIGNEE) SHALL HAVE THE RIGHT OF INGRESS AND EGRESS ACROSS THE LOT TO ACCESS SUCH DRAINAGE PIPE AND THE POA SHALL HAVE THE RIGHT TO REPAIR SUCH DRAINAGE PIPE AT THE EXPENSE OF THE SAID LOT OWNER.

DETENTION AREA NOTE:
THE 30' DRAINAGE SERVITUDE SHOWN THROUGH THE DETENTION AREA AS SHOWN HEREON IS DEDICATED 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.

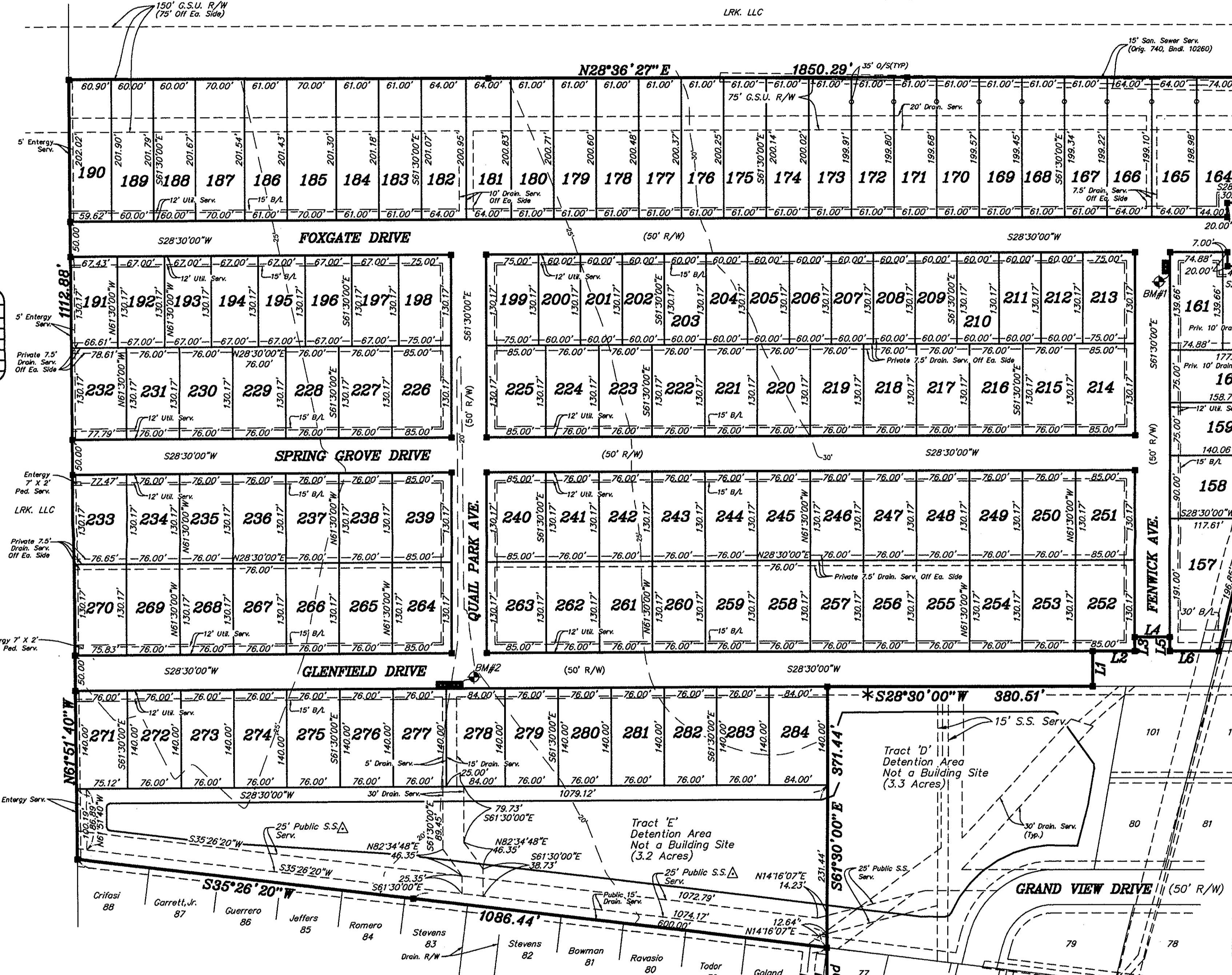
/s/ HARDY SWYERS
HARDY SWYERS - MANAGING MEMBER
WOODRIDGE DEVELOPMENT, L.L.C.
11803 LAKE ESTATES AVENUE
BATON ROUGE, LOUISIANA 70810

/s/ 8-29-05
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/ G. WAYNE SLEDGE
G. WAYNE SLEDGE, P.L.S.
GWS ENGINEERING, INC.

/s/ 8-29-05
DATE



WASTEWATER IMPACT FEE CERTIFICATION
THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 157 THROUGH 284 HAS PAID \$ 1075.00 PER LOT FOR A TOTAL OF \$ 30,102.00 (CHECK NO. _____) IN WASTEWATER IMPACT FEES IN ACCORDANCE WITH ORDINANCE 100A3, EBROSCO 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 AFORESAID ORDINANCE. THIS SUBDIVISION IS LOCATED IN _____ SEWER DISTRICT.

*\$5,795.00 CREDIT WAS APPLIED TO THIS IMPACT FEE AS PER TRANSFER FROM EHS DEVELOPMENT LLC TO WOODRIDGE DEVELOPMENT LLC, SAID CREDIT BEING GRANTED TO EHS DEVELOPMENT LLC FOR THE SEWER IMPROVEMENTS IN CONNECTION WITH JEFFERSON PARK SUBDIVISION.

\$101,703 CREDIT WAS APPLIED TO THIS IMPACT FEE AS PER TRANSFER FROM BOGAGE LAKE, LLC TO WOODRIDGE DEVELOPMENT LLC, SAID CREDIT BEING GRANTED TO BOGAGE LAKE, LLC FOR THE SEWER IMPROVEMENTS IN CONNECTION WITH BOGAGE LAKE SUBDIVISION.

ROSE PLACE
(50' R/W)

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

/s/ WOODRON MUHAMMAD
TROY L. BUNCH
PLANNING DIRECTOR OR HIS DESIGNEE

/s/ 8-29-05 P-21020
DATE

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

/s/ JEFF BROUSSARD
JEFF BROUSSARD, P.E.
DEPUTY DIRECTOR OF PUBLIC WORKS

/s/ 8-29-05
DATE

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

NOTE:
THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE 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 ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

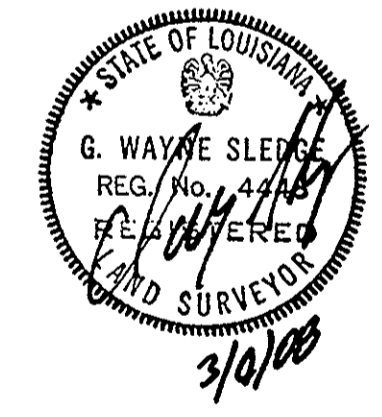
GRADING INSTRUCTIONS:
AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER, HIS CONTRACTOR OR HIS REPRESENTATIVE TO GRADE EACH LOT SO THAT THE STORM DRAINAGE RUNOFF CONFORMS TO THE APPROVED DRAINAGE LAYOUT, UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. (METRO.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

REVISED: 6-27-05
TO REFLECT REAR PIPES ON LOTS 164-172 SET ON A 35' OFFSET & TO CORRECT LOT DESIGNATION IN WASTEWATER IMPACT FEE CERTIFICATION.

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

/s/ WOODRON MUHAMMAD
TROY L. BUNCH
PLANNING DIRECTOR OR HIS DESIGNEE

/s/ 6-29-05 P-21020
DATE



VICINITY MAP
1"=2000'

REVISED 08-04-08
TO ADD 25' PUBLIC SANITARY SEWER SERVITUDE 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

LEGEND:
■ CONCRETE MONUMENT
-25- CONTOURS

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: 42.130± 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. LAND USE: RESIDENTIAL
10. NUMBER OF LOTS: 128
11. STREETS: 27' ASPHALT W/ CURB & GUTTER
12. FIRE DISTRICT: ST. GEORGE
13. REVISED PRELIMINARY PLAT APPROVED 2-24-05

BY: *Hardy Swyers*
HARDY SWYERS, MEMBER
APPROVED
PLANNING COMMISSION
CITY OF BATON ROUGE AND
PARISH OF EAST BATON ROUGE

Troy L. Bunch
TROY L. BUNCH
PLANNING DIRECTOR OR HIS DESIGNEE
DATE: 4.15.08 P-42494

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

Peter T. Newkirk
PETER T. NEWKIRK, P.E.
DIRECTOR
DATE: 4-11-08

REVISED FINAL PLAT
OF
WOODRIDGE
THIRD FILING
BEING A PORTION OF THE
LEON R. KLEINPETER SR.
ESTATE AND LOT A
LOCATED IN SECTION 49, T-8-S, R-2-E
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA
FOR
WOODRIDGE DEVELOPMENT, L.L.C.
6834 RUE BOGAGE
BATON ROUGE, LA 70809

GWS Engineering, Inc.
Engineering Consultants - Land Surveyors

7520 Perkins Rd. • Suite 290 • Baton Rouge, LA 70808

F.B. NO.:	PG. NO.:
DESIGNED: JKC	CADFILE: 02160FP2REV
DETAILED: DLD	DATE: 8/21/06
CHECKED: JKC	SHEET NO.: