

LEGEND:

| | |
|-----|----------------------------------|
| --- | EXISTING PROPERTY LINE |
| --- | EXISTING ADJACENT PROPERTY LINE |
| --- | PROPOSED LOT LINE |
| ● | EXISTING PROPERTY CORNER |
| —●— | SET 1/2" IRON PIPE OR 3/8" REBAR |
| ■ | FEMA FLOOD ZONE "AE" |

SUBDIVISION BENCHMARKS:

TBM 1:
NORTHWEST BOLT ON CURB INLET
A-1, LOTS 366 & 367
ELEV. = 26.48 FT. (NAVD 1988)

TBM 2:
NORTHWEST BOLT ON CURB INLET
H-1, LOTS 329 & 330
ELEV. = 25.83 FT. (NAVD 1988)

REFERENCE BENCHMARK:
NGS BENCHMARK DESIGNATED "61 73" (PID BJA4042) ELEV. 28.30' (NAVD 88)

SIDEWALK NOTE (BONDED NOTE):
THE SIDEWALKS MUST BE SHOWN ON THE RESIDENTIAL PLOT PLAN AT THE TIME THE BUILDING PERMIT IS ISSUED FOR EACH LOT. THE SIDEWALKS MUST BE CONSTRUCTED PRIOR TO REQUESTING A FINAL INSPECTION FOR EACH LOT.

SIGHT TRIANGLE NOTE:
NO PLANTINGS, FENCES OR PARKING ARE TO BE CONSTRUCTED WITHIN SIGHT TRIANGLES SO AS TO INTERFERE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE DEPARTMENT OF PUBLIC WORKS.

UTILITY SERVICE SERVITUDE NOTE:
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. (UDC SEC. 4.7(16))

- SCHEDULE OF KEY NOTES:**
- REQ'D. 12.5' UTILITY SERVITUDE
 - REQ'D. 15' PUBLIC DRAINAGE SERVITUDE (7.5' OFF EACH SIDE)
 - REQ'D. 60' PUBLIC DRAINAGE SERVITUDE
 - REQ'D. 15' PUBLIC DRAINAGE SERVITUDE
 - REQ'D. 15' SANITARY SEWER SERVITUDE (7.5' OFF EACH SIDE)
 - REQ'D. 25' SANITARY SEWER SERVITUDE
 - REQ'D. PRIVATE 20'x20' LANDSCAPE SERVITUDE
 - EXISTING 12' UTILITY SERVITUDE
- GENERAL NOTES:**
- ZONING DISTRICT: A-2
STREETS: 27' ASPHALT W/ CONC. CURB & GUTTER
TYPE: S/D-02A
ACREAGE: 21.2 ± ACRES
LAND USE: LOW-DENSITY RESIDENTIAL
SCHOOL DISTRICT:
HIGH SCHOOL: WOODLAWN HIGH
MIDDLE SCHOOL: WOODLAWN MIDDLE
ELEMENTARY SCHOOL: JEFFERSON TERRACE
SEWER: CONNECTION TO WEST WATER: BATON ROUGE WATER WORKS
ELECTRIC CO.: ENERGY
GAS CO.: ENTERGY
FIRE DISTRICT: ST. GEORGE
SETBACKS:
FRONT = 15'
REAR = 25'
SIDE = 5'

FLOOD ELEVATION DATA:
100-YEAR FLOOD ELEVATION: 20.0
INUNDATION ELEVATION: 17.5
10-YEAR DESIGN WATER SURFACE: 18.5

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" & "AE" ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NO. 220058-01100 DATED MAY 17, 1993.

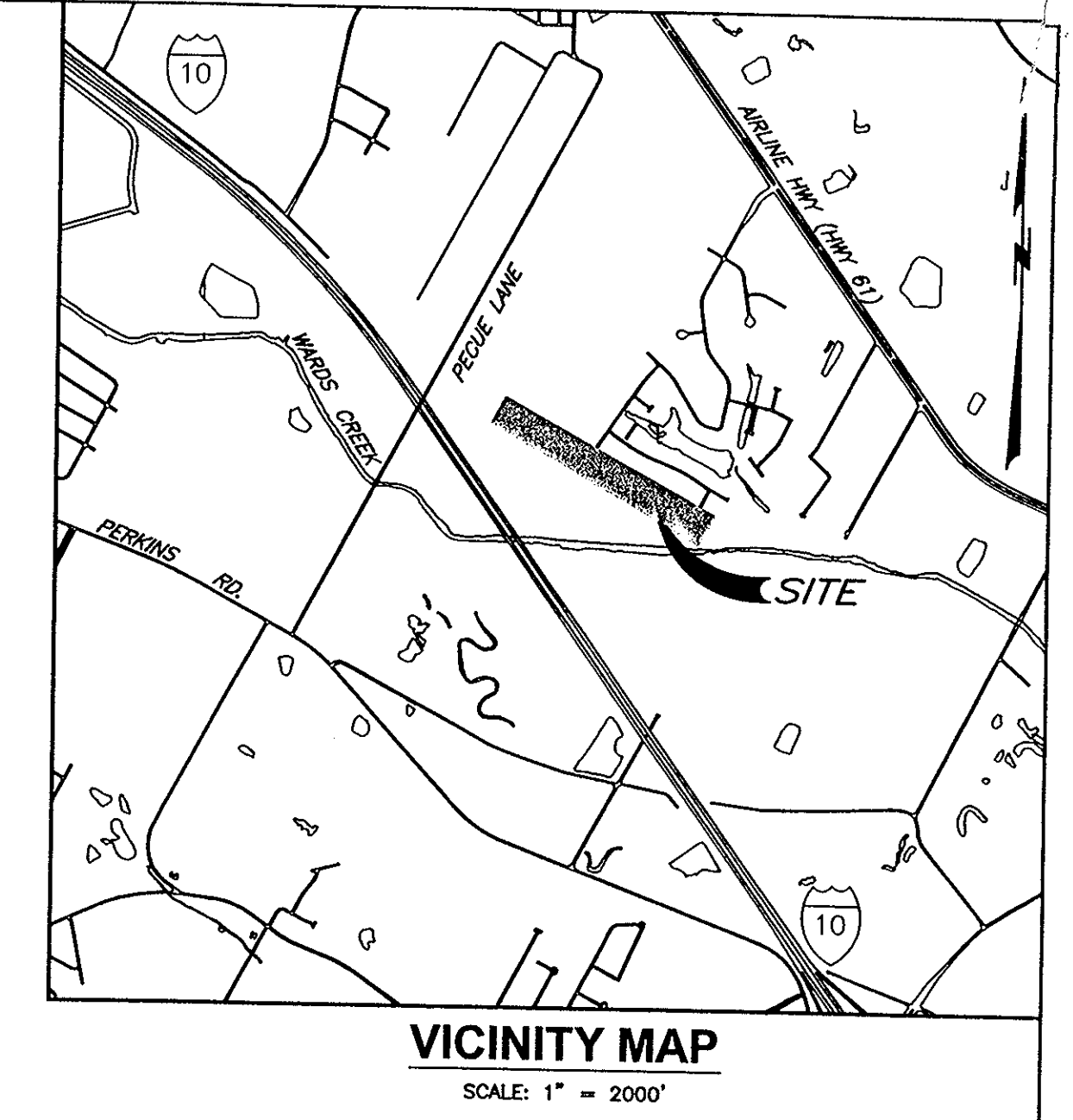
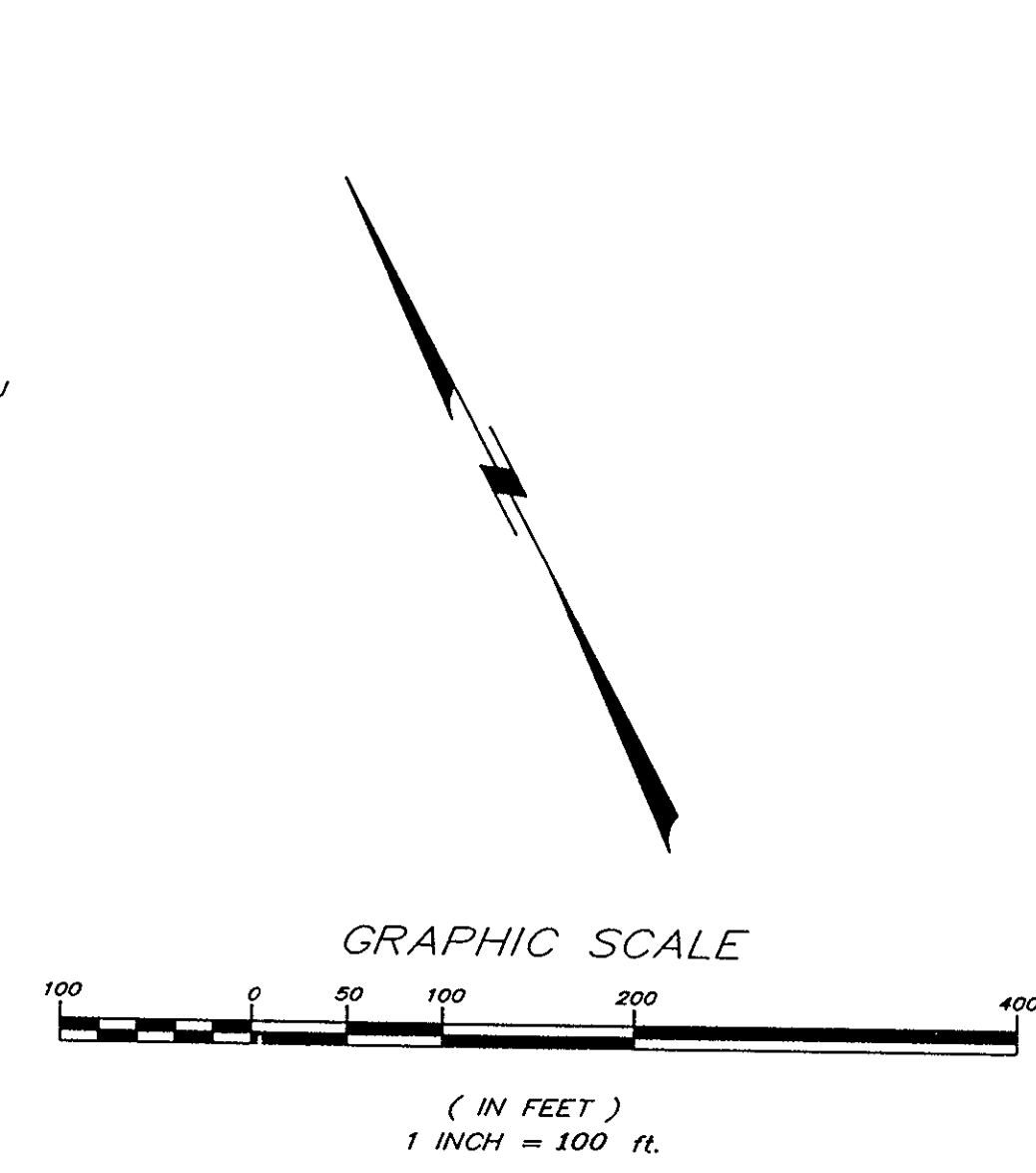
BASE FLOOD AND RECORD INUNDATION ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF DPW.

A LOMA HAS BEEN SUBMITTED TO FEMA FOR THE REMOVAL OF LOTS 324 THRU 326 (INCLUSIVE) FROM THE 100-YEAR FLOOD ZONE "AE".

RESTRICTIONS NOTE:
ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT HERETO. 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 ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

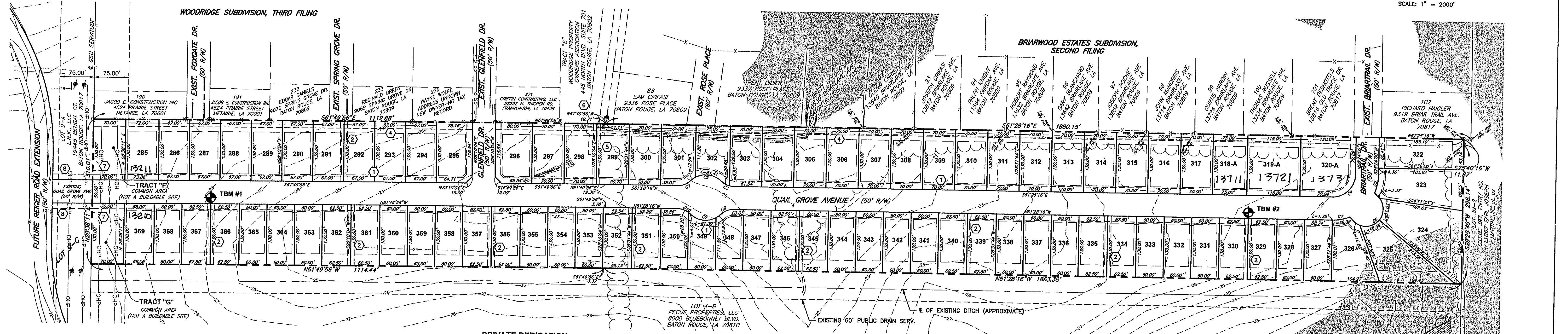
GRADING INSTRUCTIONS:
AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER, HIS CONTRACTOR OR HIS REPRESENTATIVE TO GRADE EACH LOT SO THAT THE STORM DRAINAGE RUNOFF CONFORMS TO THE APPROVED DRAINAGE LAYOUT, UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. (METRO. ORD. 111.35)

FILL NOTE:
VARIOUS LOTS WITHIN THE SUBDIVISION HAVE RECEIVED FILL DURING THE CONSTRUCTION PHASE OF THE INFRASTRUCTURE. EACH BUILDER/OWNER SHALL INDEPENDENTLY INVESTIGATE EXISTING SOIL CONDITIONS PRIOR TO CONSTRUCTION TO ENSURE APPROPRIATE FOUNDATION/SLAB DESIGN. A HOLD HARMLESS AND INDEMNITY AGREEMENT RELEASING THE CITY-PARISH OF ALL LIABILITY SHALL BE RECORDED FOR EACH LOT AS VERIFICATION THAT THESE CONDITIONS HAVE BEEN MET.



CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA ANGLE | CHORD DIRECTION | CHORD LENGTH |
|-------|---------|---------|-------------|-----------------|--------------|
| C1 | 29.21' | 38.50' | 43°28'19" | S83°12'14"E | 28.52' |
| C2 | 74.35' | 49.00' | 86°56'35" | N61°28'06"W | 67.42' |
| C3 | 29.20' | 38.48' | 43°28'18" | S39°43'58"E | 28.50' |
| C4 | 78.65' | 50.00' | 90°07'45" | N73°27'52"E | 70.79' |
| C5 | 40.80' | 100.00' | 23°22'40" | N40°04'56"E | 40.52' |
| C6 | 117.81' | 37.50' | 180°00'00" | N73°47'44"E | 75.00' |
| C7 | 39.64' | 100.00' | 22°42'33" | S72°49'32"E | 39.30' |
| C8 | 29.21' | 38.50' | 43°28'29" | N85°12'52"W | 28.50' |
| C9 | 74.35' | 48.99' | 86°57'22" | S61°28'26"E | 67.42' |
| C10 | 29.22' | 38.52' | 43°27'46" | N39°43'37"W | 28.53' |



REFERENCE BEARING:
BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE. (NAD 83)

REFERENCE MAP:

- "FINAL PLAT OF WOODRIDGE, THIRD FILING, LOCATED IN SECTION 49, T8S-R2E, GREENSBURG LAND DISTRICTS, PARISH OF EAST BATON ROUGE, STATE OF LOUISIANA FOR WOODRIDGE DEVELOPMENT, LLC." BY G. WAYNE SLEDGE, P.L.S., GWS ENGINEERING, INC., DATED MARCH 9, 2005.
- "FINAL PLAT OF BRIARWOOD ESTATES, SECOND FILING, LOCATED IN SECTION 49, T8S-R2E, GREENSBURG LAND DISTRICT, PARISH OF EAST BATON ROUGE, STATE OF LOUISIANA FOR DELGRACE DEVELOPMENT COMPANY." BY JOHN A. GRAVES, P.L.S., EVANS-GRAVES ENGINEERS, INC., DATED APRIL 5, 1983.
- "MAP SHOWING RESUBDIVISION OF LOT 6-X-2-A AND LOT JM OF THE JOEL MANSUR PARTITION INTO LOTS 6-X-2-A-1, 6-X-2-A-2, JM-1 AND JM-2, LOCATED IN SECTION 49, T8S-R2E, GREENSBURG LAND DISTRICT, PARISH OF EAST BATON ROUGE, STATE OF LOUISIANA FOR EARL J. MARTIN, JR. TRUST." BY GARYN W. FERGUSON, P.L.S., FERRIS ENGINEERING & SURVEYING, INC., DATED AUGUST 31, 1992.
- "MAP SHOWING SURVEY OF TRACT 1 CONTAINING 13.917 ACRES AND TRACT 2 CONTAINING 64.298 ACRES, LOCATED IN SECTION 49, T8S-R2E, GREENSBURG LAND DISTRICT, PARISH OF EAST BATON ROUGE, STATE OF LOUISIANA." BY JAMES M. THERIOT, P.L.S., BROWN & BUTLER, INC., DATED APRIL 27, 1988.
- "RIGHT OF WAY MAP, STATE PROJECT 450-10-17, BATON ROUGE-GONZALES HWY (SIEGEN LAINE-GONZALES SECTION) I-10, LOCATED IN SECTION 49, T8S-R2E, GREENSBURG LAND DISTRICT, PARISH OF EAST BATON ROUGE, STATE OF LOUISIANA." BY ALVIN BARBAY, JR. CIVIL ENGINEER, BARNARD & BURK - HOWARD NEEDLES, TAMMEN & BURENDORF, INC., DATED JUNE 16, 1989.
- "MAP SHOWING SURVEY OF A PORTION OF LEON R. KLEINPETER, SR. ESTATE CONTAINING A TOTAL OF 356.1796 ACRES, BEING LOTS 3, 4, 8, & 9 OF THE OLD HIRAM MANSUR ESTATE AND 23.1149 ACRES OF THE OLD BUCK SMITH TRACT BEING CALLED LOT "X", LOCATED IN SECTION 49, T8S-R2E, GREENSBURG LAND DISTRICT, PARISH OF EAST BATON ROUGE, STATE OF LOUISIANA FOR LEON R. KLEINPETER, SR." BY CARL L. MISTRIC, P.L.S., DATED JUNE 5, 1980.

PRIVATE DEDICATION:
THE SERVITUDES DESIGNATED HEREON AS "PRIVATE SERVITUDES" ARE HEREBY RESERVED FOR THE USE OF WOODRIDGE PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF WOODRIDGE. THE EAST BATON ROUGE CITY-PARISH DEPARTMENT OF PUBLIC WORKS SHALL HAVE THE RIGHT OF ENTRY INTO THE "PRIVATE SERVITUDES" FOR ACCESS TO THE "PUBLIC (DRAINAGE OR SEWER) SERVITUDES." THE SALE OF ANY PROPERTY SHOWN HEREON BY REFERENCE TO THIS PLAT SHALL NOT SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED WITHIN THE "PRIVATE SERVITUDES." THE "PRIVATE SERVITUDES" ARE FURTHER GRANTED FOR THE NON-EXCLUSIVE USE OF ALL PUBLIC UTILITY COMPANIES WHICH PROVIDE PUBLIC UTILITIES TO WOODRIDGE 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 TIE-INS TO EXISTING FACILITIES WITHIN ANY NEW OR EXISTING "PRIVATE SERVITUDE") BY ANY PUBLIC UTILITY COMPANY SHALL BE SUBJECT TO PRIOR WRITTEN APPROVAL OF WOODRIDGE PROPERTY OWNER'S ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. THE CITY-PARISH DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE OF PRIVATE FACILITIES.

PUBLIC SEWER DEDICATION:
ALL AREAS SHOWN AS "PUBLIC SEWER SERVITUDES" ARE GRANTED TO THE PUBLIC FOR REMOVAL OF SEWAGE (WHICH SHALL INCLUDE THE RIGHT TO EXCAVATE FOR MAINTENANCE OR REPAIR WITHIN THE "PUBLIC SEWER SERVITUDES" WHICH FOR NO OTHER PURPOSE. NO BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED, AND NO SHRUBBERY PLANTED WITHIN THE LIMITS OF ANY PUBLIC SEWER SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED. THE PUBLIC SHALL ONLY BE RESPONSIBLE FOR MAINTAINING PUBLIC SANITARY SEWER IMPROVEMENTS LOCATED WITHIN THE "PUBLIC SEWER SERVITUDES" AND SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OR REPLACEMENT OF ANY EXCAVATED AREA, PAVED AREA, FENCE OR OTHER PRIVATE IMPROVEMENTS CONSTRUCTED ON OR INSTALLED WITHIN THE "PUBLIC SEWER SERVITUDES" WHICH REPAIRS OR REPLACEMENTS SHALL BE AT THE SOLE EXPENSE OF THE OWNERS, THEIR HEIRS, SUCCESSORS, OR ASSIGNS.

PUBLIC DEDICATION:
THE STREETS AND RIGHT-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, 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 IMPROVEMENT 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.

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 APPROVAL

THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 285 THROUGH 377 HAS PAID \$1075.00 PER LOT FOR A TOTAL OF \$401,325 (CHECK NUMBER 1083) IN WASTEWATER IMPACT FEES IN ACCORDANCE WITH ORDINANCE 10043, E.B.R.O.S.C.O. 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 A 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/ PETE NEWKIRK DATE 3-25-08
PETE NEWKIRK, P.E., DIRECTOR
EAST BATON ROUGE CITY/PARISH
DEPARTMENT OF PUBLIC WORKS

RECOMMENDED FOR APPROVAL:

/s/ PETE NEWKIRK DATE 3-25-08
PETE NEWKIRK, P.E., DIRECTOR
EAST BATON ROUGE CITY/PARISH
DEPARTMENT OF PUBLIC WORKS

REVISED 4/2/08: REVISED LOTS 285, 318 THRU 320 & 369. ADDED TRACTS "F" & "G" AND REMOVED LOT 321.

APPROVED:

TROY L. BLUNCH
PLANNING DIRECTOR OR HIS DESIGNEE
DATE: 4.7.08 P-42448

CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:501, 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 "B" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

Mickey L. Robertson
MICKEL L. ROBERTSON, P.E., P.L.S.
SJB GROUP, LLC
DATE 4.03.08

REVISED FINAL PLAT
OF
WOODRIDGE

FOURTH FILING,
LOTS 285-317 (INCLUSIVE), 318-A, 319-A, 320-A,
322-369 (INCLUSIVE), TRACTS "F" & "G",
FORMERLY BEING LOT 4-A OF THE L.R.K., LLC
PROPERTY

LOCATED IN
SECTION 49, T8S-R2E, GREENSBURG
LAND DISTRICT EAST BATON ROUGE
PARISH, STATE OF LOUISIANA,
FOR
EHS INVESTMENTS, LLC
6834 RUE BOCAGE
BATON ROUGE, LA 70809
(W) 927-2271 (F) 929-6056

SJB GROUP, LLC
QUALITY BY DESIGN

P.O. BOX 1751 BATON ROUGE, LA 70821 (225) 769-3400 FAX (225) 769-3596

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| CAD ORIGINAL | DRAWN BY: JDB | CHECKED BY: CMS | SCALE: 1" = 100' | DATE: 03/2008 |
| DO NOT MODIFY THIS DRAWING ALL REVISIONS MUST BE MADE TO THE CAD FILE ONLY | PARTY CHIEF: | FIELD BOOK: | SHEET NO. 1 OF 1 | PROJECT NO. 10973.2 |



By: *[Signature]* 4/3/08
DATE

Review
[Signature]
5-2-08