



**FERRIS**  
ENGINEERING & SURVEYING, L.L.C.  
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Client:  
**THE SETTLEMENT AT  
WILLOW GROVE  
DEVELOPMENT CO., L.L.C.**  
11431 COTTON LANE  
BATON ROUGE, LA 70810

LOCATED IN SECTIONS 55 & 56, TOWNSHIP 8  
SOUTH, RANGE 1 EAST, GREENSBURG LAND DISTRICT,  
EAST BATON ROUGE PARISH, LOUISIANA

**FINAL PLAT**  
OF  
**THE SETTLEMENT AT WILLOW GROVE**  
PHASE 3, 7 TH FILING, LOTS 258-269, 278-281 & 287-303 & WG-B-1-A-1  
A PLANNED UNIT DEVELOPMENT  
BEING  
THE SUBDIVISION OF A PORTION OF TRACT WG-B-1-A  
OF THE SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., L.L.C. PROPERTY

**NOTE:**  
IT SHALL BE THE DUTY OF EACH INDIVIDUAL LOT OWNER TO MAINTAIN THAT PORTION OF SIDEWALK WHICH IS ON OR ADJACENT TO HIS/HER PROPERTY. THE CITY-PARISH SHALL HAVE NO RESPONSIBILITY FOR THE LIABILITY OR MAINTENANCE OF THE SIDEWALKS. (CODE OF ORDINANCES CHAPTER 3 SEC. 21133)

**NOTE (BONDED):**  
ALL SIDEWALK IMPROVEMENTS ARE TO BE BUILT BY THE APPROVED MANUALLY-LICENSED CONTRACTOR, WITHIN THE TIME PERIOD STATED ON THE BOND AGREEMENT. IT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER TO REPAIR SIDEWALK DAMAGES INCURRED DURING BUILDING CONSTRUCTION, PRIOR TO FINAL BUILDING INSPECTION APPROVAL ON THE LOT.

**NOTES:**  
(1) 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.  
(2) THE PROPERTY SHOWN HEREON LIES WITHIN THE LIMITS OF ZONE "X" (BASE FLOOD ELEVATIONS DETERMINED) AND "X" (SHADED) AREAS OF 0.5% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) ACCORDING TO FLOOD INSURANCE RATE MAP FOR EAST BATON ROUGE PARISH, LA, MAP NUMBER 220300000E, EFFECTIVE MAY 2, 2008.  
(3) ALL PROPERTY COORDINATES SHOWN HEREON HAVE BEEN MONITORED WITH 1/2-INCH IRIS, UNLESS OTHERWISE NOTED.  
(4) NO ATTOPATH HAS BEEN MADE BY FERRIS ENGINEERING & SURVEYING, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, METADANS OR ENVIRONMENTAL ISSUES, OR ANY OTHER ENCUMBRANCES THAT MAY EXIST ON THIS PROPERTY OTHER THAN THOSE PROVIDED BY THE CLIENT OR HIS REPRESENTATIVE.  
(5) THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE BONA FIDE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE, AND CITY/PARISH LAWS AND ORDINANCES COVERING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILING OF THIS PLAT SHALL BE CONSIDERED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.  
(6) ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT HERETO. 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.  
(7) THE ELEVATION AND CONTOUR INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL TOPOGRAPHIC SURVEY PERFORMED BY THIS FIRM AND REPRESENTS PRE-CONSTRUCTION CONDITIONS. HOWEVER, DETAIL AND ACCURACY OF SAME IS NOT SUFFICIENT FOR MORE DETAILED DESIGN. LOT OWNERS AND/OR PURCHASERS SHOULD SECURE A MORE DETAILED TOPOGRAPHIC SURVEY AND SHOULD NOT RELY ON THE INFORMATION SHOWN HEREON.  
(8) MANY LOTS WITHIN THIS DEVELOPMENT HAVE RECEIVED COMPACTED FILL DURING THE CONSTRUCTION PHASE OF THE PROJECT. EACH BUILDER/OWNER SHALL INDEPENDENTLY INVESTIGATE EXISTING SOIL CONDITIONS PRIOR TO COMMENCING CONSTRUCTION TO ENSURE APPROPRIATE FOUNDATION/SLAB DESIGN. THE DEVELOPER DOES NOT WARRANT SOIL CONDITIONS.  
(9) 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 WORK AGREEMENT AND BONDING AGREEMENT RELYING ON THE CITY-PARISH OF ALL LIABILITY SHALL BE RECORDED FOR EACH LOT AS VERIFICATION THAT THESE CONDITIONS HAVE BEEN MET.

**GRADING INSTRUCTIONS:**  
AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER, HIS CONTRACTOR OR HIS REPRESENTATIVE TO COMPLY WITH THE CITY-PARISH OF EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS. METROPOLITAN ORDINANCE NO. 11133

**UTILITY SERVICE SERVICE:**  
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 SERVICE FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION FOR RECEPT OF ELECTRIC SERVICE ON THE LOT.  
(LDC SEC. 4.6(A)(1)(G))

**PUBLIC DEDICATION:**  
RIGHTS OF WAY SHOWN HEREON AND LABELED AS A PUBLIC RIGHT OF WAY, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. STREETS NOT INDICATED AS PRIVATE SERVITUDES OF PASSAGE ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED FOR THE PURPOSE INDICATED ON THE PLAT, AND IF NO PURPOSE IS INDICATED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SERVICE ROADWAY OR OTHER PROPER USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, REAR 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 INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED, UNLESS OTHERWISE NOTED IN THE SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., L.L.C. PROPERTY.

**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.

RECORD CARDS  
MANAGING MEMBER THE SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., L.L.C.  
OWNER/DEVELOPER \_\_\_\_\_ DATE \_\_\_\_\_

**TRAFFIC IMPACT FEE CERTIFICATION**  
THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 258-269, 278-281 & 287-303 HAS PAID \_\_\_\_\_ PER RESIDENTIAL LOT, FOR A TOTAL OF \_\_\_\_\_ IN TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EAST BATON ROUGE PARISH TRAFFIC IMPACT FEE POLICY. THE FEES ASSESSED AND COLLECTED WERE BASED ON A RESIDENTIAL LAND USE TYPE WITH DWELLING UNITS OF GROSS LIVING AREA OF \_\_\_\_\_

BRUN K. HAWSON, P.E., INTERIM DIRECTOR  
EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS \_\_\_\_\_ DATE \_\_\_\_\_

**WASTEWATER IMPACT FEE CERTIFICATION**  
THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 258-269, 278-281 & 287-303 HAS PAID \_\_\_\_\_ PER RESIDENTIAL LOT, FOR A TOTAL OF \_\_\_\_\_ IN WASTEWATER IMPACT FEES IN ACCORDANCE WITH ORDINANCE 10045, E.D.B.R.C.O., ORIGINALLY ADOPTED SEPTEMBER 20, 1994, BY THE METROPOLITAN COMMISSION. ADDITIONALLY, ALL LOTS AND TRACTS 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 WITHIN THE SOUTH SEWER DISTRICT.

BRUN K. HAWSON, P.E., INTERIM DIRECTOR  
EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS \_\_\_\_\_ DATE \_\_\_\_\_

**RECOMMENDED FOR APPROVAL:**  
DRAWN BY: \_\_\_\_\_ DATE \_\_\_\_\_  
FRANK M. DANE, FWP, PLANNING DIRECTOR OR HIS DESIGNEE  
EAST BATON ROUGE CITY/PARISH PLANNING COMMISSION

**APPROVED:**  
DATE \_\_\_\_\_  
FRANK M. DANE, FWP, PLANNING DIRECTOR OR HIS DESIGNEE  
EAST BATON ROUGE CITY/PARISH PLANNING COMMISSION

**CERTIFICATION:**  
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS MADE IN ACCORDANCE WITH ORDINANCE NO. 10045, E.D.B.R.C.O., AND CONFORMS TO ALL PREVIOUS ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE METROPOLITAN COMMISSION. ADDITIONALLY, ALL LOTS AND TRACTS 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 WITHIN THE SOUTH SEWER DISTRICT.

BRUN K. HAWSON, P.E., INTERIM DIRECTOR  
EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVAL DATES:**  
PLANNING COMMISSION: \_\_\_\_\_  
METROPOLITAN COUNCIL: \_\_\_\_\_  
SCHOOL DISTRICTS:  
ELEMENTARY: WESTMINSTER  
MIDDLE: KENILWORTH  
HIGH: WOODLAWN



**REFERENCE BENCHMARK:**  
EPPAR BENCHMARK NO. 0358: (ELEVATION 43.30 NAVD) (88 DATUM) (INT. MO.)

**BASIS FOR BEARING:**  
ALL BEARINGS SHOWN HEREON ARE REFERENCED LOUISIANA STATE COORDINATE SYSTEM SOUTH ZONE (NAD 83)

**REFERENCE MAPS:**  
1) FINAL PLAT OF THE SETTLEMENT AT WILLOW GROVE, PHASE II, 6TH FILING, PART 2 (LOTS 233-239) BEING THE SUBDIVISION OF A PORTION OF TRACT WG-1-A OF THE SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., L.L.C. PROPERTY, LOCATED IN SECTIONS 55, 56 & 57, T-8-S, R-1-E, G.L.D., EAST BATON ROUGE PARISH, LA, FOR SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., L.L.C. BY FERRIS ENGINEERING & SURVEYING, L.L.C., RONALD K. FERRIS, P.L.S., DATED 5/09/2009, REC. ORG. 629, ENCL. 12148.  
2) FINAL PLAT OF THE SETTLEMENT AT WILLOW GROVE, PHASE I, PART 1, 1ST & 2ND FILINGS BEING TRACT WG-1-A, LOCATED IN SECTIONS 55, 56 & 57, T-8-S, R-1-E, G.L.D., EAST BATON ROUGE PARISH, LA, FOR SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., L.L.C. BY FERRIS ENGINEERING & SURVEYING, L.L.C., RONALD K. FERRIS, P.L.S., DATED 10/23/2008, REVISED MARCH 28, 2008, REC. ORG. 668, ENCL. 10240.  
3) MAP SHOWING SUBDIVISION EXCHANGE OF PROPERTY LOT 1, TRACTS Y-2-B1-A & Y-2-B1-B OF THE ROBERT L. KLENPETER, JR. PROPERTY TRACT X-1-A FORMERLY TRINITY HOUSE FOUNDATION, TRACT X-2-A OF THE DR. MARY E. KLENPETER PROPERTY, FORMING TRACTS W-1, W-2, W-3 & W-4, LOCATED IN SECTIONS 55, 56 & 57, T-8-S, R-1-E AND SECTIONS 58, 59 & 60, T-8-S, R-1-E, G.L.D., EAST BATON ROUGE PARISH, LA, FOR SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., L.L.C. BY FERRIS ENGINEERING & SURVEYING, L.L.C., DAWN W. FERDINAND, P.L.S., DATED 9/1/2009, REC. ORG. 637, ENCL. 11679.  
4) MAP SHOWING SUBDIVISION OF TRACT Y-2-B1 OF THE ROBERT L. KLENPETER, JR. PROPERTY INTO TRACTS Y-2-B1-A AND Y-2-B1-B, LOCATED IN SECTIONS 55 & 56, TOWNSHIP 8 SOUTH, RANGE 1 EAST AND SECTIONS 58 & 59, TOWNSHIP 7 SOUTH, RANGE 1 EAST, G.L.D., EAST BATON ROUGE PARISH, LA, FOR SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., L.L.C. BY FERRIS ENGINEERING & SURVEYING, L.L.C., DAWN W. FERDINAND, P.L.S., DATED 02/22/2003, REC. ORG. 434, ENCL. 11529.  
5) MAP SHOWING THE RESUBDIVISION OF TRACT Y-2-B1 OF THE ROBERT L. KLENPETER, JR. SUBDIVISION INTO TRACT Y-2-B1 & LOT 1, BEING LOCATED IN SECTIONS 59 & 60, T-8-S, R-1-E, AND SECTIONS 55 & 56, TOWNSHIP 8 SOUTH, RANGE 1 EAST, G.L.D., EAST BATON ROUGE PARISH, LA, FOR ROBERT L. KLENPETER, JR., BY RUSSELL L. MISTRO, R.P.L.S., DATED 10/20/09, REVISED 12/28/2001, REC. ORG. 689, ENCL. 11311.

LINE TABLE		CURVE TABLE				
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	DELTA
L1	26.41	N2853.38°E	L32	14.10	N4904.36°E	
L2	58.07	N6106.22°W	L33	14.00	N8604.92°E	
L3	23.00	S7653.38°W	L34	14.13	N7318.27°E	
L4	98.07	N6106.22°W	L35	5.90	N7930.52°W	
L5	14.14	N18106.22°W	L36	20.93	S7930.52°W	
L6	18.16	S5427.15°E	L37	24.75	N0814.21°E	
L7	8.41	S0142.38°E	L38	14.14	S1645.39°E	
L8	14.07	N8817.22°E	L39	14.10	N4025.24°W	
L9	108.48	N0742.38°W	L40	3.68	S6145.39°E	
L10	13.45	N4406.12°E	L41	3.68	N6145.39°E	
L11	13.37	S6904.92°E				
L12	48.00	N0355.01°E				
L13	20.00	N3474.44°W				
L14	66.45	N2301.48°E				
L15	59.97	N2632.22°E				
L16	28.82	N6327.28°W				
L17	53.94	N2501.48°E				
L18	46.08	N2654.33°E				
L19	14.19	S7143.28°W				
L20	107.00	S6327.28°E				
L21	14.00	N2654.33°E				
L22	12.95	N6327.28°W				
L23	110.00	N2632.22°E				
L24	60.06	S6327.28°E				
L25	20.00	N6327.28°W				
L26	14.07	N18106.22°W				
L27	96.00	N2654.33°E				
L28	4.42	N1434.28°E				
L29	56.94	S6327.28°W				
L30	14.74	N4025.24°W				
L31	13.87	S4743.14°E				

**LEGEND:**  
AREA WITH ZONE AE AS PER FEMA LOMR-F (CASE NO. 10-06-3006A)

**PRIVATE WATER QUALITY MAINTENANCE COVENANT:**  
A PRIVATE WATER QUALITY MAINTENANCE COVENANT HAS BEEN EXECUTED AND RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF THE PARISH AS ORIGINAL.

**STORMWATER MANAGEMENT:**  
AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORMWATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE UNIFIED DEVELOPMENT CODE, LATEST REVISION.

**BENCHMARKS:**  
#1 EAST BOLT ON OUCH BASH SOUTHWEST QUADRANT OF SETTLERS CIRCLE, ELEV. 28.82  
#2 EAST BOLT ON OUCH BASH NORTH SIDE OF SETTLERS CIRCLE, LOT 288, ELEV. 28.80

**GENERAL NOTE:**  
LAND USES: SINGLE-FAMILY RESIDENTIAL  
FUTURE LAND USE: RESIDENTIAL NEIGHBORHOOD  
ZONING: P.U.D.  
ACREAGE: 32.834 ACRES  
FLOOD ZONE: "X" & "X" (SHADED)  
BASE FLOOD ELEVATION: 24.3 NAVD.  
FLOOD HAZARD: 23.5 NAVD.  
10-YEAR D.W.S.: 22.50 (DAVISON CHECK)

STREETS/ALLEYS: AS PER APPROVED P.U.D.  
SEWER DISTRICT: CONNECTION TO W.S.T.A. (SOUTH PLANT)  
WATER DISTRICT: BATON ROUGE WATER COMPANY, INC.  
ELECTRIC DISTRICT: ENTERTY  
GAS DISTRICT: ENTERTY  
FIRE DISTRICT: ST. GEORGE FIRE DEPARTMENT  
INDICATES CONCRETE MONUMENT

N3-08 SVG 7th Filing 8/18/2014 9:29:56 AM CDT  
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