

**FERRIS**  
ENGINEERING & SURVEYING, LLC  
CIVIL ENGINEERING - LAND SURVEYING  
LAND PLANNING - MUNICIPAL/HIGHWAY  
11854 BRICKSOME AVENUE  
BATON ROUGE, LA 70816  
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Client:  
**THE SETTLEMENT AT  
WILLOW GROVE  
DEVELOPMENT CO., L.L.C.**  
11431 COTTON LANE  
BATON ROUGE, LA 70810

DESCRIPTION:  
LOCATED IN SECTIONS 55, 56 & 57, TOWNSHIP 8  
SOUTH, RANGE 1 EAST, GREENSBURG LAND DISTRICT,  
EAST BATON ROUGE PARISH, LOUISIANA

**FINAL PLAT**  
OF  
**THE SETTLEMENT AT WILLOW GROVE**  
PHASE II, 6TH FILING, PART 2 (LOTS 233-238)  
A PLANNED UNIT DEVELOPMENT  
BEING  
**THE SUBDIVISION OF A PORTION OF TRACT WG-1A**  
**OF THE SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., L.L.C. PROPERTY**

TITLE: APRIL 2009  
DRAWN BY: TGM  
CAD FILE: 03042 FLAT\_PH V1\_PT 2  
PROJECT NUMBER: 03-042  
DRAWING NUMBER: 09-F-0022(A)  
SHEET NUMBER: 1

**SIDEWALK 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. 2:171)

**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 "AE" (BASE FLOOD ELEVATIONS DETERMINED) AND "X" (SHADED) (AREAS OF 0.2% 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 220330265E, EFFECTIVE MAY 2, 2008.  
(3) ALL PROPERTY CORNERS SHOWN HEREON HAVE BEEN MONUMENTED WITH 1/2-INCH IRON PIPES, UNLESS OTHERWISE NOTED. NO ATTEMPT HAS BEEN MADE BY FERRIS ENGINEERING & SURVEYING, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES, OR ANY OTHER ENCUMBRANCES THAT MAY EXIST ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.  
(4) 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 FILING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.  
(5) 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.  
(6) 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.  
(7) 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.  
(8) 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.

**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 RUN-OFF CONFORMS TO THE APPROVED STORM DRAINAGE LAYOUT FOR THE SETTLEMENT AT WILLOW GROVE UNLESS OTHERWISE APPROVED BY THE EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS. (METROPOLITAN ORDINANCE NO. 111135)

**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. (UDC SEC. 4.8(A)(16)(c))

**PUBLIC DEDICATION:**  
THE 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, 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 INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED. \* UNLESS OTHERWISE NOTED IN "THE SETTLEMENT AT WILLOW GROVE DESIGN CODE" APPROVED WITHIN PUD 1-04.

**PRIVATE DEDICATION:**  
THE SERVITUDES DESIGNATED HEREON AS "PRIVATE SERVITUDES" ARE HEREBY RESERVED FOR THE USE OF THE PROPERTY OWNERS OF LOTS 233-238, ITS SUCCESSORS AND ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE PROPERTY SHOWN HEREON. 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 SERVITUDES". THE SALE OF ANY PROPERTY SHOWN HEREON BY REFERENCE TO THIS PLAT SHALL NOT CONSTITUTE A DEDICATION TO THE PUBLIC OF ANY "PRIVATE SERVITUDE" SHOWN HEREON. FURTHERMORE, THE PUBLIC 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 THE SUBJECT PROPERTY AND THE USE OF SAID "PRIVATE SERVITUDES" BY SAID UTILITY COMPANIES SHALL BE LIMITED TO THOSE "PRIVATE SERVITUDES" IN WHICH THE RESPECTIVE PUBLIC UTILITY COMPANIES' FACILITIES ARE LOCATED. FURTHER, INSTALLATION OF ANY NEW FACILITIES (EXCLUDING ADDITIONAL SERVICE TIE-INS TO EXISTING FACILITIES WITHIN ANY NEW OR EXISTING "PRIVATE SERVITUDE") BY ANY PUBLIC COMPANY SHALL BE SUBJECT TO PRIOR WRITTEN APPROVAL OF THE PROPERTY OWNERS OF LOTS 233-238, ITS SUCCESSORS AND ASSIGNS. THE CITY/PARISH DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE OF PRIVATE FACILITIES.

**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 CERTIFICATION:**  
THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 233 THROUGH 238 HAS PAID \$1,015.00 PER RESIDENTIAL LOT FOR A TOTAL OF \$6,090.00 (CHECK NO. 1211) IN WASTEWATER IMPACT FEES IN ACCORDANCE WITH ORDINANCE 10043, E.B.A.S.C.O., ORDINANCE 1242, AS AMENDED, ADOPTED SEPTEMBER 28, 1994, BY THE METROPOLITAN COUNCIL. 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.

**RECOMMENDED FOR APPROVAL:**  
/s/ Richard M. Carmouche 5/6/09  
RICHARD CARMOUCHE  
MANAGING MEMBER THE SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., L.L.C.  
OWNER/DEVELOPER

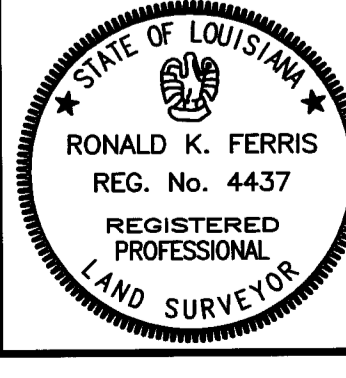
**APPROVED:**  
/s/ Peter T. Newkirk 5-6-09  
PETER T. NEWKIRK, P.E., DIRECTOR  
EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS

**RECOMMENDED FOR APPROVAL:**  
/s/ Peter T. Newkirk  
PETER T. NEWKIRK, P.E., DIRECTOR  
EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS  
5-6-09  
DATE ORIGINAL: 626 BUNDLE: 12148

**APPROVED:**  
/s/ Emanuel Zanders, Jr.  
TROY L. BUNCH, PLANNING DIRECTOR OR HIS DESIGNEE  
EAST BATON ROUGE CITY/PARISH PLANNING COMMISSION  
5/13/09 C-43362  
DATE ORIGINAL: 626 BUNDLE: 12148

**CERTIFICATION:**  
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051, 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 "C" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

/s/ Ronald K. Ferris 5/06/09  
RONALD K. FERRIS, P.L.S.  
FERRIS ENGINEERING & SURVEYING, L.L.C.



**REVISION NO. 1: NOVEMBER 18, 2010**  
REVISED TO CORRECT THE STREET NAME FROM "CARRIERS ORCHARD DRIVE" TO "CARRIERS ORCHARD DRIVE". (ORDINANCE 15000)  
THIS REVISION IS TO CORRECT THIS STREET NAME ONLY AND DOES NOT CHANGE ANY LOT LINES, DIMENSIONS OR SERVITUDES THAT HAVE BEEN PREVIOUSLY REVISED OR CHANGED BY PLATS RECORDED AFTER THE ORIGINAL RECORDING DATE OF THIS PLAT.  
**APPROVED:**  
TROY L. BUNCH, PLANNING DIRECTOR OR HIS DESIGNEE  
EAST BATON ROUGE CITY/PARISH PLANNING COMMISSION  
3/21/2011 P-44671  
DATE ORIGINAL: P-44671 BUNDLE: P-44671

**REFERENCE BENCHMARK:**  
ERRPAR BENCHMARK NO. 0358: (ELEVATION 43.30 NAVD.) (\*88 DATUM) (HT. MOD.)

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

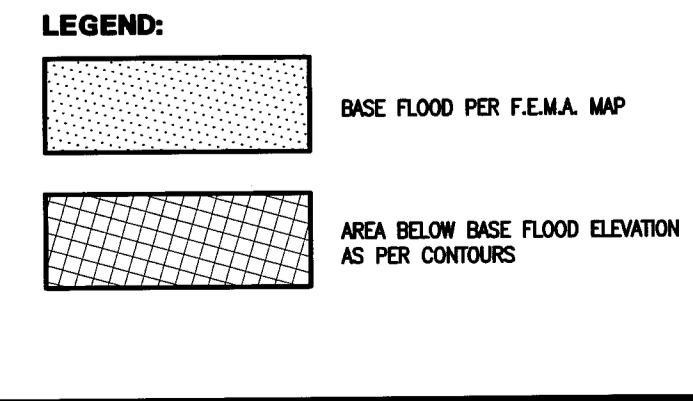
**REFERENCE MAPS:**  
1) "FINAL PLAT OF THE SETTLEMENT AT WILLOW GROVE, PHASE I, PART 1, 1ST & 2ND FILINGS" BEING TRACT WG-1, LOCATED IN SECTIONS 55, 56 & 57, T-8-S, R-1-E, G.L.D., EAST BATON ROUGE PARISH, LA, FOR SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., L.L.C. BY FERRIS ENGINEERING & SURVEYING, L.L.C., RONALD K. FERRIS, P.L.S., DATED 10/23/2008, REVISED MARCH 28, 2008, REC. ORIG. 686, BNDL. 12049.  
2) "MAP SHOWING SUBDIVISION EXCHANGE OF PROPERTY" LOT 1, TRACTS Y-2-B1-A & Y-2-B1-B OF THE ROBERT L. KLEMPETER, JR. PROPERTY TRACT Y-1-A FORMERLY TRINITY HOUSE FOUNDATION, TRACT X-2-A OF THE DR. MARY E. KLEMPETER PROPERTY, FORMING TRACTS WG-1, WG-2, WG-3 & C-1, LOCATED IN SECTIONS 55, 56 & 57, T-8-S, R-1-E AND SECTIONS 58, 59 & 60, T-7-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., DARWIN W. FERGUSON, P.L.S., DATED 9/1/2006, REC. ORIG. 637, BNDL. 11879.  
3) "MAP SHOWING SUBDIVISION OF TRACT Y-2-B1 OF THE ROBERT L. KLEMPETER, 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 59 & 60, 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., DARWIN W. FERGUSON, P.L.S., DATED 9/22/2003, REC. ORIG. 434, BNDL. 11529.  
4) "MAP SHOWING THE RESUBDIVISION OF TRACT Y-2-B1 OF THE ROBERT L. KLEMPETER, JR. SUBDIVISION INTO TRACT Y-2-B1-1 & LOT 1 BEING LOCATED IN SECTIONS 59 & 60, T-7-S, R-1-E, G.L.D., EAST BATON ROUGE PARISH, LA, FOR SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., L.L.C. BY RUSSELL L. MASTRIC, R.P.L.S., DATED 10/09/99, REVISED 12/28/2001, REC. ORIG. 689, BNDL. 11311.  
5) "FINAL PLAT OF OAK HILLS CROSSING, SECOND FILING (BEING A PORTION OF THE ROBERT L. KLEMPETER PROPERTY, FOR OAK HILLS CROSSING PARTNERSHIP," BY RODI & SONGY, INC., DATED 6/24/93 AND REVISED 8/13/93.  
6) "FINAL PLAT OF OAK HILLS CROSSING, FIRST FILING, PART II, FOR OAK HILLS CROSSING PARTNERSHIP," BY FERRIS ENGINEERING & SURVEYING, L.L.C., RONALD K. FERRIS, P.L.S., DATED 8/20/91 REVISED 9/15/92.  
7) "MAP SHOWING THE RESUBDIVISION OF TRACT Y-2 IF THE ROBERT L. KLEMPETER, JR. PROPERTY INTO TRACTS Y-2-A & Y-2-B, FOR OAK HILLS CROSSING PARTNERSHIP," BY RODI & SONGY, INC., DATED NOVEMBER 1992 AND REC. ORIG. 282, BNDL. 10357.

**LINE TABLE**

LINE	LENGTH	BEARING
L28	3.11'	S17°14'44"E
L29	10.71'	S19°14'44"E
L30	10.00'	S02°05'11"E
L31	10.00'	N09°21'37"W

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C10	75.13'	1706.35'	37.57'	75.13'	S30°09'19"W	23°12'22"
C17	55.23'	210.00'	27.78'	55.09'	N21°21'31"E	15°04'12"
C18	85.22'	324.00'	42.86'	84.97'	S21°21'31"W	15°04'12"
C19	19.70'	276.00'	9.85'	19.89'	S26°09'57"W	4°25'22"
C65	94.52'	117.50'	49.99'	91.99'	S84°09'07"E	46°35'30"
C66	68.11'	88.89'	35.83'	66.46'	S50°50'53"W	43°54'30"
C67	185.63'	577.64'	93.62'	184.83'	N57°21'56"W	18°24'46"
C68	195.27'	607.64'	98.46'	194.43'	N57°21'56"W	18°24'46"
C69	302.24'	599.57'	154.87'	299.53'	N52°36'25"W	28°53'49"
C70	303.44'	614.57'	154.88'	300.37'	N52°35'38"W	28°17'23"
C71	86.11'	498.14'	43.16'	86.00'	N43°12'25"W	9°54'15"
C72	140.87'	468.14'	70.97'	140.33'	N39°32'20"W	17°14'28"
C76	32.12'	253.00'	16.08'	32.10'	S84°16'36"W	7°16'28"
C77	49.57'	253.00'	24.57'	49.48'	N78°01'36"E	11°13'33"



**APPROVAL DATES:**  
PLANNING COMMISSION: NONE  
METROPOLITAN COUNCIL: DECEMBER 7, 2004  
WAVERS: NONE

**SCHOOL DISTRICTS:**  
ELEMENTARY: WESTMINSTER ELEM. SCHOOL  
MIDDLE: KENWORTH MIDDLE SCHOOL  
HIGH: ROBERT E. LEE HIGH SCHOOL

**MINIMUM SETBACKS:**  
**RESIDENTIAL (SINGLE FAMILY DETACHED)**  
FRONT YARD: 5' MIN. \* UNLESS OTHERWISE NOTED IN "THE SETTLEMENT AT WILLOW GROVE DESIGN CODE" APPROVED WITHIN PUD 1-04.  
REAR YARD: 5' MIN.  
SIDE YARD: 3' MIN. WITHIN PUD 1-04.

**BENCHMARK:**  
SOUTH BOLT ON CATCH BASIN WEST SIDE OF LANE'S END, LOT 237, ELEV. 30.66.

**GENERAL NOTES:**  
LAND USAGE: SINGLE-FAMILY RESIDENTIAL P.U.D.  
ZONING: 63.656 ACRES  
ACREAGE: 63.656 ACRES  
FLOOD ZONE: "X" (SHADED) & "AE"  
BASE FLOOD ELEVATION: 24.50' NAVD.  
RECORD INUNDATION: 23.5' NAVD.  
10-YEAR D.W.S.: 22.50 (DAWSON CREEK)

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: ENERGY  
GAS DISTRICT: ENERGY  
FIRE DISTRICT: ST. GEORGE FIRE DEPARTMENT  
\* INDICATES CONCRETE MONUMENT