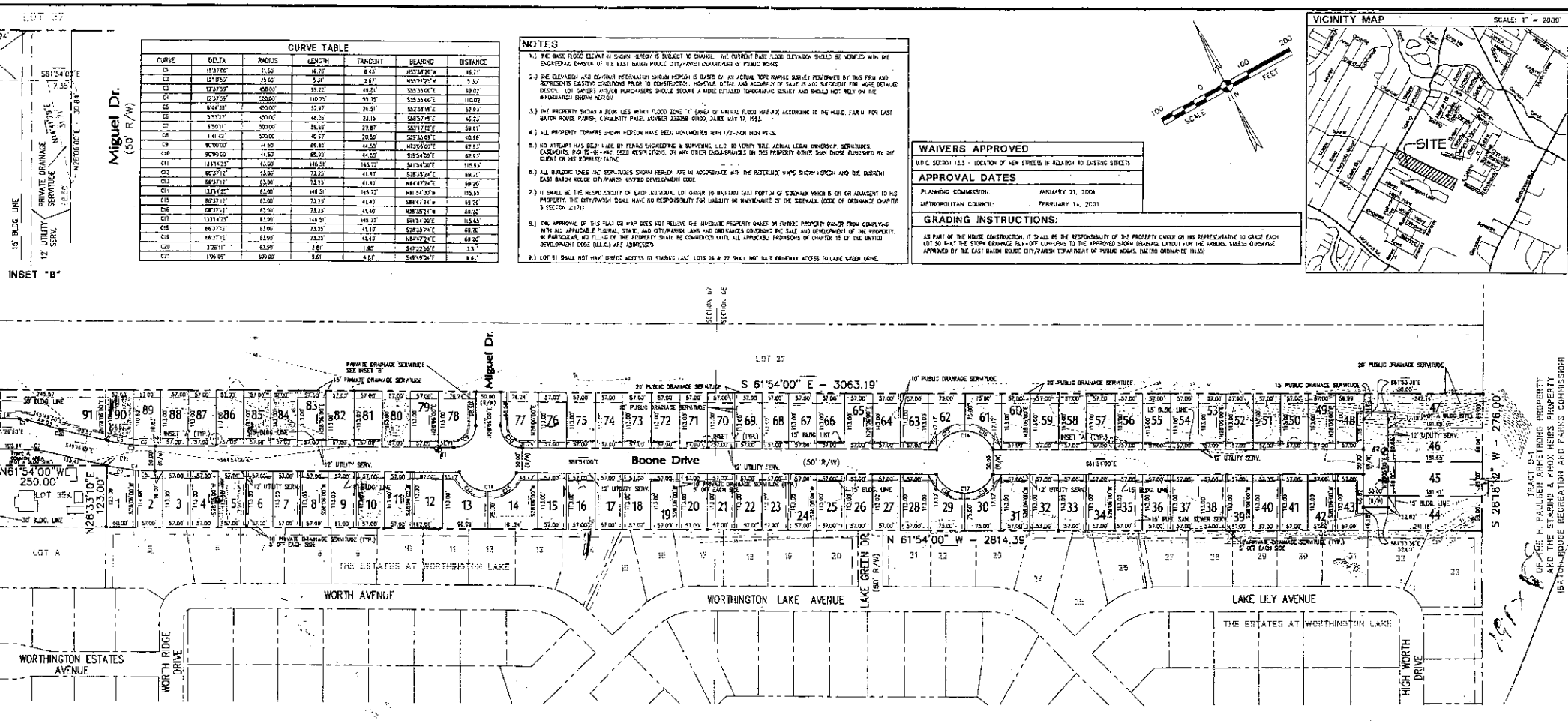

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	DISTANCE
C1	153°00'	11.50'	16.78'	8.43'	N53°38'26"W	16.71'
C2	121°50'	25.60'	5.34'	2.67'	N55°25'23"W	5.30'
C3	123°39'	450.00'	93.22'	46.84'	S55°35'06"E	93.02'
C4	123°39'	500.00'	110.25'	55.35'	S55°35'06"E	110.02'
C5	6°44'38"	450.00'	52.97'	26.51'	S52°30'14"E	52.93'
C6	5°53'22"	450.00'	46.26'	23.15'	S58°57'14"E	46.23'
C7	8°59'11"	500.00'	39.88'	19.97'	S53°17'12"E	39.87'
C8	4°41'43"	500.00'	40.97'	20.49'	S59°33'09"E	40.96'
C9	90°00'00"	44.50'	69.92'	44.50'	N30°06'00"E	62.93'
C10	90°00'00"	44.50'	69.92'	44.50'	S60°54'00"E	62.93'
C11	133°43'23"	63.00'	146.91'	145.72'	S41°54'00"E	115.53'
C12	86°37'12"	53.00'	72.25'	41.40'	S28°33'24"E	66.20'
C13	86°37'12"	63.00'	72.23'	41.40'	N84°47'24"E	69.20'
C14	133°43'23"	63.00'	146.91'	145.72'	N61°54'00"W	115.53'
C15	86°37'12"	63.00'	72.25'	41.40'	S84°47'24"W	69.20'
C16	86°37'12"	53.00'	72.23'	41.40'	N28°33'24"W	66.20'
C17	133°43'23"	63.00'	146.91'	145.72'	S61°54'00"E	115.53'
C18	86°37'12"	63.00'	72.25'	41.40'	S28°33'24"E	69.20'
C19	86°37'12"	63.00'	72.23'	41.40'	N84°47'24"E	69.20'
C20	3°28'11"	63.00'	3.81'	1.90'	S47°22'55"E	3.81'
C21	139°06"	500.00'	9.61'	4.81'	S49°49'04"E	9.61'

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 ELEVATION AND CONTOUR INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL TOPOGRAPHIC SURVEY PERFORMED BY THIS FIRM AND REPRESENTS EXISTING CONDITIONS PRIOR TO CONSTRUCTION. 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.

3.) THE PROPERTY SHOWN IN BLOCK LIES WITHIN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE H.U.D. F.I.R.M. FOR EAST BATON ROUGE PARISH, COMMUNITY PANEL NUMBER 225206-0100, DATED MAY 17, 1983.

4.) ALL PROPERTY CORNERS SHOWN HEREON HAVE BEEN MONUMENTED WITH 1/2-INCH IRON PIPES.

5.) 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, OR ANY OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

6.) ALL BUILDING LINES AND SERVITUDES SHOWN HEREON ARE IN ACCORDANCE WITH THE REFERENCE MAPS SHOWN HEREON AND THE CURRENT EAST BATON ROUGE CITY/PARISH ZONING DEVELOPMENT CODE.

7.) IT SHALL BE THE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER TO MAINTAIN THAT PORTION OF SIDEWALK WHICH IS ON OR ADJACENT TO HIS PROPERTY. THE CITY/PARISH SHALL HAVE NO RESPONSIBILITY FOR LIABILITY OR MAINTENANCE OF THE SIDEWALK. (CODE OF ORDINANCE CHAPTER 3 SECTION 2-171)

8.) 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 CONSIDERED VALID, ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE (ULDC) ARE ADDRESSED.

9.) LOT 91 SHALL NOT HAVE DIRECT ACCESS TO STARING LANE. LOTS 26 & 27 SHALL NOT HAVE DRIVEWAY ACCESS TO LAKE GREEN DRIVE.

WAIVERS APPROVED

U.D.C. SECTION 12.3 - LOCATION OF NEW STREETS IN RELATION TO EXISTING STREETS

APPROVAL DATES

PLANNING COMMISSION: JANUARY 21, 2001

METROPOLITAN COUNCIL: FEBRUARY 14, 2001

GRADING INSTRUCTIONS:

AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HIS REPRESENTATIVE TO GRADE EACH LOT SO THAT THE STORM DRAINAGE FLOW-OFF CONFORMS TO THE APPROVED STORM DRAINAGE LAYOUT FOR THE ARBORS, UNLESS OTHERWISE APPROVED BY THE EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS. (METRO ORDINANCE 11135)

RESTRICTIONS

ALL LOTS SHOWN HEREON ARE SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED AS AN ATTACHMENT HEREOF. 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.

REFERENCE MAP

1.) "MAP SHOWING RESUBDIVISION OF LOT 35 AND 36 OF THE H.L. STARING PROPERTY INTO LOT 35-A AND LOT 36-A", FOR S.J. SANLEANE ALLEN, NANCY A. SALEM, & CAMILLA SANLEANE PREPARED BY FERRIS ENGINEERING & SURVEYING, INC., DARWIN W. FERGUSON, P.L.S., DATED OCTOBER 30, 2002

2.) "BOUNDARY & TOPOGRAPHIC SURVEY OF LOTS 35 AND 36 OF THE SUBDIVISION OF H.L. STARING PROPERTY..." FOR S.J. SAM, PREPARED BY FERRIS ENGINEERING & SURVEYING, INC., DARWIN W. FERGUSON, P.L.S. LAST REVISED 3/26/03

3.) "SUBDIVISION OF PROPERTY OF ST. H.L. STARING SITUATED IN SECTIONS 67, 68, 72 & 73, T6-5-R1E, GREENSBURG LAND DISTRICT OF LA.", BY L.G. HOFF, C.E., DATED JANUARY 1922.

4.) "FINAL PLAT OF THE ESTATES AT WORTHINGTON LAKE BEING A SUBDIVISION OF LOTS 'B', 'C' & 'D', STARING PLACE, (FORMERLY PORTIONS OF LOTS 28 THROUGH 34 OF THE BELLEMA AND DOUCITTE PLANTATION) LOCATED IN SECTIONS 67 & 68, T6S-R1E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LA. FOR THE ESTATES AT WORTHINGTON LAKE, L.L.C.", PREPARED BY FERRIS ENGINEERING & SURVEYING, INC., RONALD K. FERRIS, C.E., DATED MAY 10, 1999, AND REVISED AUGUST 24, 1999.

5.) "MAP SHOWING THE RESUBDIVISION OF TRACTS C, D & E OF THE H. PAULSEN ARMSTRONG PROPERTY AND A PORTION OF THE STARING & KNOX HEIRS PROPERTY INTO TRACTS C-1, D-1 & E-1 LOCATED IN SECTIONS 68 & 69, T6S-R1E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA FOR THE NATURE CONSERVANCY." PREPARED BY EVANS-GRAVES ENGINEERS, INC. G. WAYNE SLEDGE, P.L.S., DATED DECEMBER 14, 1992.

BASE BEARING

ALL BEARINGS SHOWN HEREON ARE REFERENCED OFF OF AND RELATIVE TO THE BEARINGS SHOWN ON REFERENCE MAP NO. 1.

BENCHMARKS

#1 EAST BOLT ON CATCH BASIN AT THE NORTHWEST QUAD OF HIGHLY DRIVE AND BOONE DRIVE. ELEV. 35.23 FT.

#2 NORTH BOLT ON DOUBLE CATCH BASIN AT THE END OF BOONE DRIVE. ELEV. 32.69 FT.

REFERENCE BENCHMARKS

COMPANY BENCHMARK NO. 26-053 ELEVATION 39.09-FT. N.G.V.D. (1973 DATUM)

GRADING INSTRUCTIONS

AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HIS REPRESENTATIVE TO GRADE EACH LOT SO THAT THE STORM DRAINAGE FLOW-OFF CONFORMS TO THE APPROVED STORM DRAINAGE LAYOUT FOR SANTA ROSA SUBDIVISION UNLESS OTHERWISE APPROVED BY THE EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS (METROPOLITAN ORDINANCE NO. 11135)

SIDEWALK 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.

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 PROVIDE AN ELECTRIC SERVITUDE FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION FOR RECEIPT OF ELECTRIC SERVICE ON THE LOT (UDC SEC. 4.7(H))

COMMON AREA

(PRIVATE) THOSE AREAS DESIGNATED AS "COMMON AREAS" ARE HEREBY DEDICATED TO THE HOME OWNERS AND OCCUPANTS OF SANTA ROSA SUBDIVISION FOR RECREATION, SERVITUDE, AND OTHER RELATED ACTIVITIES. THE "COMMON AREAS" ARE NOT HEREBY DEDICATED FOR USE OF THE GENERAL PUBLIC BUT DEDICATED FOR THE CONVENIENCE AND ENJOYMENT OF THE HOME OWNERS AND OCCUPANTS OF SANTA ROSA SUBDIVISION. OWNERSHIP AND MAINTENANCE SHALL BE BY THE SANTA ROSA SUBDIVISION PROPERTY OWNERS ASSOCIATION. THE CITY/PARISH DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE WITHIN "COMMON AREAS."

PRIVATE DEDICATION

THE SERVITUDES DESIGNATED HEREON AS "PRIVATE SERVITUDES" ARE HEREBY RESERVED FOR THE USE OF SANTA ROSA SUBDIVISION PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF SANTA ROSA SUBDIVISION. THE SALE OF ANY PROPERTY SHOWN HEREON BY REFERENCE TO THIS PLAT SHALL NOT CONSTITUTE A DEDICATION TO THE PUBLIC OF ANY "PRIVATE SERVITUDES" SHOWN HEREON. FURTHERMORE, THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED WITHIN THE "PRIVATE SERVITUDES." THE CITY/PARISH DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE OF PRIVATE FACILITIES.

PUBLIC 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 ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SERVICE, 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.

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.

S.J. SAM 12-03-03
OWNER LOT 35-A DATE
DEVELOPER

WASTEWATER IMPACT FEE CERTIFICATION

THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 1 THROUGH 91 HAS PAID $1,075.00 PER LOT FOR A TOTAL OF $84,350.00 (CHECK NO. 1071) IN WASTEWATER IMPACT FEES IN ACCORDANCE WITH ORDINANCE 10043, EAR U.D.C.O., ORDINANCE 1347, 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 PORTION OF THE WASTEWATER IMPACT FEE IN ACCORDANCE WITH THE AFOREMENTIONED ORDINANCE. THIS SUBDIVISION IS LOCATED WITHIN THE SOUTH SEWER DISTRICT. LOT 41 AND TRACT A ARE NOT BUILDING SITES AND NO WASTEWATER IMPACT FEE WAS REQUIRED FOR THESE LOTS.

A Credit in the amount of $12,400.00 has been applied to this impact fee for improvements to T.S. 912. ($84,350.00 + $12,100.00 = $96,750.00 Total)

FRED E. CRAWFORD, III, DIRECTOR
EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS

Dec 8th 2003
DATE

RECOMMENDED FOR APPROVAL

FRED E. CRAWFORD, III, DIRECTOR
EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS

Dec 8th 2003
DATE

APPROVED:

TROY L. BOWEN, PLANNING DIRECTOR, OR HIS DESIGNEE
EAST BATON ROUGE CITY/PARISH PLANNING COMMISSION

12/10/03 C-38075
DATE

ORIGINAL BUNDLE

CERTIFICATION

HEREBY 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.

RONALD K. FERRIS, P.E., P.L.S.
FERRIS ENGINEERING & SURVEYING, L.L.C.

3 December 2003
DATE

STATE OF LOUISIANA
RONALD K. FERRIS
REG. No. 4437
REGISTERED PROFESSIONAL LAND SURVEYOR

SCHOOL DISTRICTS

ELEMENTARY:	WILDWOOD
MIDDLE:	KENILWORTH
HIGH:	LEE

MINIMUM SETBACKS

FRONT YARD: 15 FEET

REAR YARD: 25 FEET

SIDE YARD: 5 FEET

GENERAL NOTES

ZONING:	A-2.7
STREETS:	27' ASPHALT W/ CURB AND GUTTER (55' PUBLIC RIGHT-OF-WAY)
SEWER DISTRICT:	CONNECTION TO M.S.I.N. (SOUTH TREATMENT PLANT)
WATER DISTRICT:	BATON ROUGE WATER CO.
ELECTRIC DISTRICT:	ENTERGY
GAS DISTRICT:	ENTERGY
FIRE DISTRICT:	BATON ROUGE FIRE DEPARTMENT
LAND USAGE:	SINGLE FAMILY RESIDENTIAL
ACREAGE:	18.706 ACRES (814,632 SQ.FT.)
FLOOD ZONE:	"X"
BASE FLOOD ELEVATION:	16.2' N.G.V.D. (1973 DATUM)
RECORD INUNDATION:	17.5' N.G.V.D. (1973 DATUM)
10-YEAR D.W.S.:	15.0' N.G.V.D. (1973 DATUM)

NO	REVISION	DATE	BY

TITLE:

FINAL PLAT

PROJECT:

SANTA ROSA

DESCRIPTION:

LOT 36-A H.L. STARING PROPERTY LOCATED IN SECTIONS 67 & 68, T-6-S, R-1-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA

CLIENT:

LITTLE PONY INC.
410 HIGHLAND CROSSING DRIVE
BATON ROUGE, LA 70810

FERRIS ENGINEERING & SURVEYING, L.L.C.
CIVIL ENGINEERS · LAND SURVEYORS · LAND PLANNING · MUNICIPAL/HIGHWAY
11854 BRUCKSHIRE AVENUE - BATON ROUGE, LOUISIANA 70816 / PH 225-292-5838 - FAX 225-292-0441

DRAWN BY: RKC | CADFILE: 02029_FP | DATE: 3/26/03 | PROJECT NO: 02-029 | DWG NO: 03-F-0033