

**NOTES:**

- (1) THE BASE FLOOD ELEVATION IS SUBJECT TO CHANGE. THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE SUBDIVISION ENGINEERING OFFICE.
- (2) THE PROPERTY SHOWN HEREON LIES WITHIN THE LIMITS OF ZONE "X" 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 GRADE AREAS FROM 1 TO 1.99 FEET; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) ACCORDING TO FLOOD INSURANCE RATE MAP FOR EAST BATON ROUGE PARISH, LA, MAP NUMBER 2201302025F, EFFECTIVE JUNE 19, 2012.
- (3) ALL PROPERTY CORNERS SHOWN HEREON HAVE BEEN MONUMENTED WITH 1/2-INCH IRON PIPES, UNLESS OTHERWISE NOTED.
- (4) NO ATTEMPT HAS BEEN MADE BY FERRIS ENGINEERING & SURVEYING, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL INTERESTS, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, METLANDS OR ENVIRONMENTAL ISSUES, OR ANY OTHER ENCUMBRANCES THAT MAY EXIST ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
- (5) 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 FAILURE OF THE PROPERTY 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) LOTS WITHIN THIS DEVELOPMENT MAY 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) NAMES AND ADDRESSES OF ADJACENT PROPERTY OWNERS SHOWN HEREON WERE COMPILED FROM THE EAST BATON ROUGE PARISH ASSESSORS WEBSITE AND WERE NOT VERIFIED BY THIS FIRM.

**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 OVERTON WALK UNLESS OTHERWISE APPROVED BY THE EAST BATON ROUGE CITY/PARISH DEPARTMENT OF DEVELOPMENT, (METROPOLITAN ORDINANCE NO. 11135)

**UTILITY SERVICE SERVITUDE:**  
WHERE UNDERGROUND ELECTRICAL UTILITY SERVICE IS PROVIDED FOR THE SUBDIVISION, RESTRICTIONS SHALL INCLUDE A REQUIREMENT THAT THE OWNER SHALL FURNISH EXISTING ELECTRICAL SERVITUDE FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION FOR RECEIPT OF ELECTRIC SERVICE ON THE LOT.

**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 163 AND BURDLE 12776.

**COMMON AREA DEDICATION:**  
TRACT CS-1 IS HEREBY DEDICATED TO THE HOME OWNERS AND OCCUPANTS OF OVERTON WALK FOR RECREATION, ACCESS TO SERVITUDE OF PASSAGE, AND OTHER RELATED ACTIVITIES. THE "COMMON AREA" IS NOT HEREBY DEDICATED FOR THE USE OF THE GENERAL PUBLIC, BUT DEDICATED FOR THE COMMON USE AND ENJOYMENT OF THE HOME OWNERS AND OCCUPANTS OF OVERTON WALK. OWNERSHIP AND MAINTENANCE SHALL BE BY THE OVERTON WALK PROPERTY OWNERS ASSOCIATION. THE CITY OF BATON ROUGE DEPARTMENT OF DEVELOPMENT IS NOT RESPONSIBLE FOR MAINTENANCE WITHIN "COMMON AREA", EXCEPT IN AREAS WHERE PUBLIC FACILITIES ARE LOCATED.

**PUBLIC DEDICATION:**  
RIGHTS OF WAY SHOWN HEREON AND LABELED AS PUBLIC RIGHTS 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 PUBLIC FOR PROPER PURPOSES. ALL AREA 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.

**PRIVATE DEDICATION:**  
THE SERVITUDES DESIGNATED HEREON AS "PRIVATE SERVITUDES" ARE HEREBY RESERVED FOR THE USE OF THE OVERTON WALK HOME OWNERS ASSOCIATION PROPERTY OWNERS, HIS SUCCESSORS AND ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF SAID LOTS AND TRACT. 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 CITY OF BATON ROUGE/PARISH OF EAST BATON ROUGE IS NOT RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE FACILITIES. THE MAINTENANCE AND REPAIR OF PRIVATE STREETS ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS ABUTTING SUCH PRIVATE STREETS.

**PUBLIC SEWER DEDICATION:** (For public sewers in private subdivisions)  
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") AND 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, NOR BE OBLIGATED TO REPAIR OR REPLACE 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.

**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.

**APPROVAL DATES:**  
PLANNING COMMISSION: 1/19/16  
WARRANTS: NONE

**SCHOOL DISTRICTS:**  
ELEMENTARY: LASALLE  
MIDDLE: WESTLAKE  
HIGH: TARA

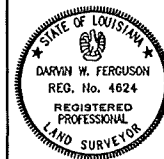
**TRAFFIC IMPACT FEE CERTIFICATION**  
THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 1-17 HAS PAID \$1,600.00 PER RESIDENTIAL LOT, FOR A TOTAL OF \$27,200.00 (CHECK NO. 32991) IN TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EAST BATON ROUGE PARISH TRAFFIC IMPACT FEE POLICY. THE FEES ASSESSED AND COLLECTED WERE BASED ON A RESIDENTIAL LAND USE TYPE WITH DWELLING UNITS OF GROSS LIVING AREA OF 2,000-2,999 SQ. FT.

**WASTEWATER IMPACT FEE CERTIFICATION**  
THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 1-17 HAS PAID \$1,075.00 PER RESIDENTIAL LOT, FOR A TOTAL OF \$18,275.00 (CHECK NO. 2452) IN WASTEWATER IMPACT FEES IN ACCORDANCE WITH ORDINANCE 10044, PARISH OF EAST BATON ROUGE, LA, 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:**  
Carey Chalmers, Director, Department of Development, 12/8/2016

**APPROVED:**  
Darwin W. Ferguson, P.L.S., 12/8/2016

**CERTIFICATION:**  
THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:551, ET SEQ. AND CONFORMS TO ALL PRACTICES GOVERNING THE SUBDIVISION OF LAND AND IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE FIELD WORK WAS COMPLETED ON MAY 31, 2016.



**APPROVAL DATES:**  
PLANNING COMMISSION: 1/19/16  
WARRANTS: NONE

**SCHOOL DISTRICTS:**  
ELEMENTARY: LASALLE  
MIDDLE: WESTLAKE  
HIGH: TARA

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**GENERAL NOTES:**  
LAND USAGE: LAND  
FUTURE LAND USE: RESIDENTIAL NEIGHBORHOOD  
ZONING: I.S.P.U.D.  
ACREAGE: 3.173 ACRES  
FLOOD ZONE: "X" & "X" (SHADED)  
STREETS/ALLEYS: AS PER APPROVED S.P.U.D.

**SEWER DISTRICT:** WESTLAKE  
**WATER DISTRICT:** BATON ROUGE WATER COMPANY, INC.  
**ELECTRIC DISTRICT:** ENTIRETY  
**GAS DISTRICT:** ATMOS  
**FIRE DISTRICT:** BATON ROUGE CITY FIRE  
**BASE FLOOD ELEV.:** 37.5 (ADJACENT)  
**BOUNDATION:** 38

**PPCC ID #**  
1410450087  
1410450088  
1410450089

CP	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	21.62'	38.52'	11.14'	21.10'	N27°00'14"W	33°55'11"
C2	79.69'	31.00'	105.65'	59.49'	S70°48'21"E	147°17'44"
C3	19.35'	21.50'	10.39'	18.71'	S63°52'38"W	51°34'29"
C4	39.27'	25.00'	25.00'	35.36'	N45°20'07"W	90°00'00"
C5	20.41'	21.58'	11.84'	19.62'	N28°39'50"E	54°13'47"
C6	39.27'	25.00'	25.00'	35.36'	S44°39'53"W	90°00'00"
C7	45.32'	142.50'	22.85'	45.11'	N21°13'22"W	187°12'21"
C8	23.58'	22.50'	12.99'	22.50'	N60°20'07"W	60°00'00"
C9	39.27'	25.00'	25.00'	35.36'	N44°39'53"E	90°00'00"
C10	39.27'	25.00'	25.00'	35.36'	N45°20'07"W	90°00'00"

**RECORDING INFORMATION:**

**FERRIS**  
ENGINEERING & SURVEYING, L.L.C.

CIVIL ENGINEERING - LAND SURVEYING  
LAND PLANNING - MUNICIPAL/HIGHWAY

11854 BRICKSOME AVENUE  
BATON ROUGE, LA 70816

PH - 225.292.6838  
FAX - 225.292.0441  
WWW.FERRISINC.COM

Client:  
ONSITE DESIGN, LLC  
7924 WRENWOOD BLVD.  
BATON ROUGE, LA 70810

DESCRIPTIONS:  
LOTS 1 - 17 - BEING THE RESIDENTIAL SUBDIVISION OF LOTS 8, 9-A, AND 9-B OF THE DAVID DAVIS TRACT LOCATED IN SECTIONS 87 & 88, T-7-S, R-1-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA

**FINAL PLAT**  
OF  
**OVERTON WALK**  
A SMALL PLANNED UNIT DEVELOPMENT

TITLE:  
DATE: **NOVEMBER 2016**  
CAD FILE: **F-PLAT**  
PROJECT NUMBER: **15-046**  
DRAWING NUMBER: **16-0020**  
SHEET NUMBER: **1**

16-F-0020