

- LEGEND**
- Found Iron Pipe/Rod
 - R/W Right of Way
 - S/W Sidewalk
 - B/L Building Setback Line
 - M.S.P. Major Street Plan
 - FND Found
 - ⊕ Temporary Bench Mark
 - ⊕ Set 1/2 IN Iron Pipe (Unless Otherwise Noted)

TRAFFIC IMPACT FEE CERTIFICATION:
 This is to certify that the developer of lots 1 through 35 has purchased traffic impact fee credits from Park Rowe Village, LLC, in the amount of \$ 423.00 per lot, for a total of \$ 14,805.00. In accordance with the East Baton Rouge Parish Traffic Impact Fee Policy, the credits purchased were based on a residential land use type with dwelling units of minimum gross living area ranging from N/A sq. ft. to N/A sq. ft.. (Townhouses)

/S/ Carey Chauvin 08-17-18
 Carey Chauvin
 Director of Development
 East Baton Rouge Parish

WASTEWATER IMPACT FEE CERTIFICATION:
 This is to certify that the developer of Lots 1 through 35 has paid \$ 1,075.00 per lot for a total of \$ 37,625.00 (check no. 3003) in wastewater impact fees in accordance with ordinance 10043, EBROSCO 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 payment of the remaining portion of the wastewater impact fee in accordance with the aforementioned ordinance. This subdivision is located in the South sewer district.

/S/ Carey Chauvin 08-17-18
 Carey Chauvin
 Director of Development
 East Baton Rouge Parish

NOTE:
 Various lots within the subdivision have received compacted fill during the construction phase of the project. The topographic information shown hereon is based upon an actual field survey performed by LandSource, Inc. before placement of fill. Each builder/owner shall independently investigate existing soil conditions prior to commencing construction to ensure appropriate foundation/slab design. The developer and engineer do not warrant soil conditions. 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.

RESTRICTIONS:
 Private restrictions, restrictive covenants or trusteeships and their periods of existence to apply to lots in the subdivision shall be signed by the owner or his agent and recorded in the office of the clerk and recorder of the Parish, and a copy shall be furnished to the secretary of the planning commission. 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 electrical service on the lot. (Section 4.7(a)(16) of the Unified Development Code)

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 electrical service on the lot. (Section 4.7(a)(16) of the Unified Development Code)

GRADING INSTRUCTIONS:
 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 electrical service on the lot. (Section 4.7(a)(16) of the Unified Development Code)

NOTE:
 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.

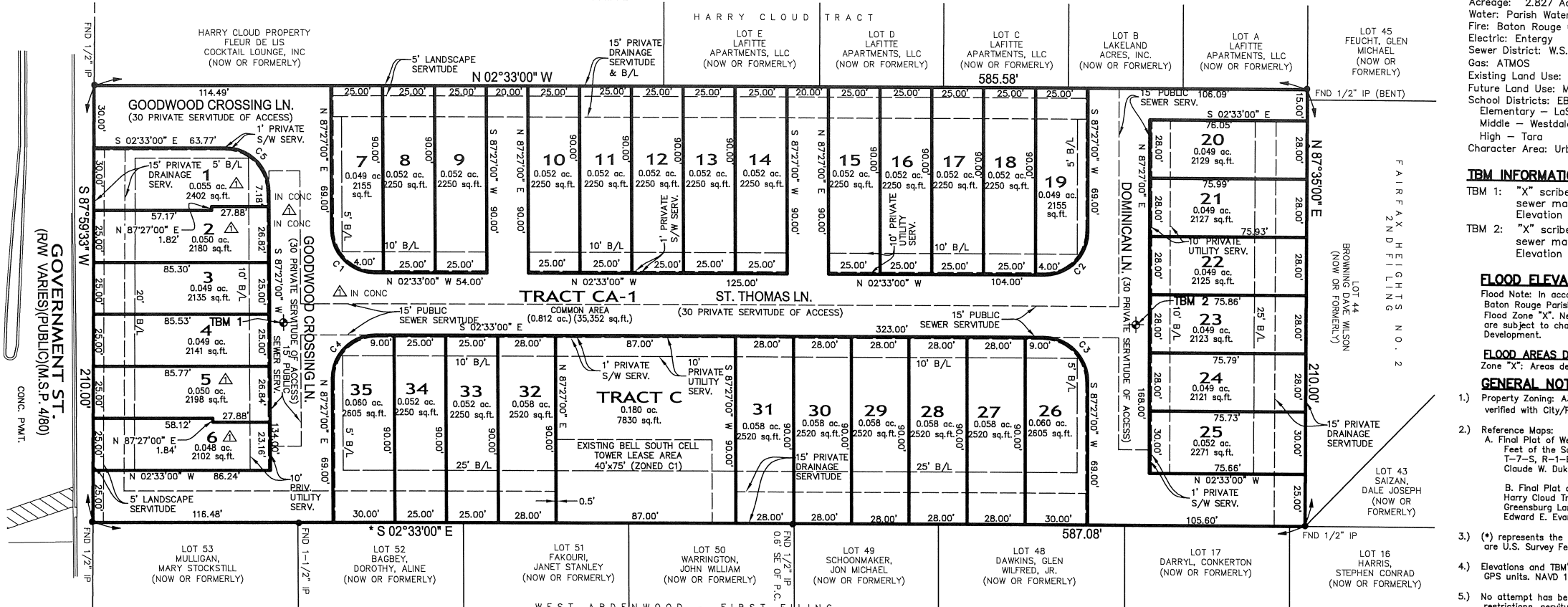
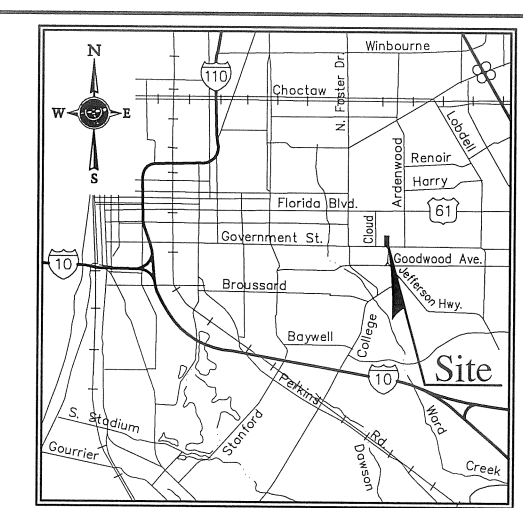
The City of Baton Rouge and the Parish of East Baton Rouge do not enforce private deed and/or subdivision restrictions. However, the approval of this plat does not release the owner and/or contractor/builder from complying with any such restrictions that may be attached to the property on this plat.

SIDEWALK NOTE:
 It shall be the responsibility 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 liability or maintenance of the sidewalks. (Code of Ordinances Chapter 3 Sec. 2:171)

MAJOR STREET SETBACK NOTE:
 City/Parish shall not be responsible for maintenance or replacement of any fence or entrance structures located within the major street setback. A hold harmless has been filed and recorded with the clerk of courts office.

NOTE:
 Stormwater Management: As part of construction, it shall be the Responsibility of the owner to comply with storm Water management and drainage requirements set forth in section 15.13 of the unified development code, latest revision.

WATER QUALITY COVENANT:
 A Private Water Quality Maintenance Covenant has been executed and recorded in the office of the clerk and recorder of East Baton Rouge Parish as original 058 and bundle 12905



VICINITY MAP
 SCALE: 1" = 200'

CURVE TABLE				
NO.	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	32.99	21.00	N 42°27'00" E	29.70
C2	32.99	21.00	N 47°32'59" W	29.70
C3	32.99	21.00	S 42°27'00" W	29.70
C4	32.99	21.00	S 47°33'00" E	29.70
C5	32.99	21.00	S 42°27'00" W	29.70

NOTES:
 Acreage: 2.827 Acres
 Water: Parish Water Co.
 Fire: Baton Rouge City Fire
 Electric: Entergy
 Sewer District: W.S.T.N.
 Gas: ATMOS
 Existing Land Use: UND / U
 Future Land Use: MUA
 School Districts: EBR-5
 Elementary - LaSalle
 Middle - Westdale
 High - Tara
 Character Area: Urban/Walkable

TBM INFORMATION:
 TBM 1: "X" scribed on N side of sewer manhole rim. Elevation = 55.60'
 TBM 2: "X" scribed on S side of sewer manhole rim. Elevation = 53.31'

FLOOD ELEVATION DATA:
 Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 22033C0235E for East Baton Rouge Parish Louisiana, last revised May 2, 2008, the property shown hereon is located in Flood Zone "X". Nearest adjacent Base Flood Elevation = 48 feet (NAVD 1988). Base flood elevations are subject to change and should be verified with the Engineering Division of the Department of Development.

FLOOD AREAS DEFINED:
 Zone "X": Areas determined to be outside the 0.2% annual chance flood plain.

GENERAL NOTES:
 1.) Property Zoning: A3.2 (Limited Residential) & C1 (Light Commercial) Zoning information should be verified with City/Parish Planning Commission.
 2.) Reference Maps:
 A. Final Plat of West Ardenwood Subdivision - First Filing, Being the Subdivision of the North 1,113.4 Feet of the South 1,815.4 Feet of the Ruth Warner Langhart, Jr. Tract, Located in Section 82, T-7-S, R-1-E, Greensburg Land District of LA. in the Parish of East Baton Rouge, LA. for Claude W. Duke, et ux, by Toxie Craft, C.E. revised August 21, 1952.
 B. Final Plat of Fairfax Heights No. 2 - Second Filing, Being the Subdivision of a Portion of the Harry Cloud Tract and a Portion of the Scheinuk Property, Located in Section 82, T-7-S, R-1-E, Greensburg Land District, in the Parish of East Baton Rouge, LA. for Westdale Woods, Inc. by Edward E. Evans, C.E. dated August 21, 1952.
 3.) (*) represents the Basis of Bearings. Bearings are based on reference map "A" (above). Distances are U.S. Survey Feet.
 4.) Elevations and TBM's were derived from the Leica Network System using Trimble RB dual frequency GPS units. NAVD 1988 datum, Geoid 12A.
 5.) No attempt has been made by LandSource, Inc., to verify title, actual legal ownerships, deed restrictions, servitudes, easements, or other burdens on the property other than that furnished by the client or his representative.

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, 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 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.

PRIVATE DEDICATION:
 The servitudes designated hereon as "private servitudes" are hereby reserved for the use of the Old Goodwood Crossing homeowners association, its successors and assigns pursuant to the declaration of covenants, conditions, and restrictions of Old Goodwood Crossing. The City of Baton Rouge/Parish of East Baton Rouge shall have the right of entry into the "private servitudes" for access to the "public drainage and sewer servitudes and fire hydrants." 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 Old Goodwood Crossing 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 use of said "private servitude" by said utility companies shall be solely for the purpose to provide public utilities to Old Goodwood Crossing and installation of any new facilities (excluding additional 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 Old Goodwood Crossing homeowner's association, its successors and assigns. The City/Parish is not responsible for maintenance of private facilities.

RESTRICTIONS:
 All lots are subject to the declaration of protective covenants and restrictions filed as an adjunct heron. 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.

COMMON AREA DEDICATION:
 Tract CA-1 shown hereon designated as "Common Area" is hereby dedicated for access, utilities & recreational purposes for the common use and enjoyment of the Old Goodwood Crossing homeowners association, Inc. and is not dedicated for the general use of the public. Maintenance of the common area shown hereon will be by the Old Goodwood Crossing homeowners association, Inc., except those public servitudes which are duly dedicated for public use.

PUBLIC SEWER DEDICATION:
 All areas shown as "Public Sewer Servitude" are granted to the public for removal of sewerage (which shall include the right to excavate for maintenance or repair within the "Public Sewer Servitude") 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 Servitude" 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 Servitude", which repairs or replacements shall be at the sole expense of the owners, their heirs, successors or assigns.

REVISED: 02-15-2019
 Changed lot dimensions on lots 1, 2, 5 & 6. Added monumentation descriptions. Changed owner information in Dedication block.

APPROVED
 Frank M. Duke, FAICP, Planning Director Date
 Or his designee
 City-Parish Planning Commission

RECOMMENDED FOR APPROVAL
 DEPARTMENT OF DEVELOPMENT
 CITY OF BATON ROUGE AND
 PARISH OF EAST BATON ROUGE

/S/ Shannon Dupont 08-20-18
 Carey Chauvin (for) Director of Development Date

APPROVED
 PLANNING COMMISSION
 CITY OF BATON ROUGE AND
 PARISH OF EAST BATON ROUGE

/S/ Frank M. Duke 08-20-18
 Frank M. Duke, FAICP, Director Date
 Or his designee
 City-Parish Planning Commission

FINAL PLAT
 FOR
OLD GOODWOOD CROSSING
 A TOWNHOUSE SUBDIVISION
 (LOTS 1-35, TRACTS C & CA-1)
 FORMERLY TRACT A
 BEING A PORTION OF
 MAE SCHEINUK-BARCLAY PROPERTY
 LOCATED IN SECTION 82, T-7-S, R-1-E,
 GREENSBURG LAND DISTRICT,
 EAST BATON ROUGE PARISH, LOUISIANA
 FOR
GOODWOOD CROSSING CORPORATION

CERTIFICATION:
 This is to certify that this plat is made in accordance with LA. revised Statutes 33:5051 ET SEQ. and conforms to all parish ordinances governing the subdivision of land and conforms to a Class B Survey in accordance with the State of Louisiana "Standards of Practice for Property Boundary Surveys".

/S/ David L. Patterson 04-17-18
 David L. Patterson, P.L.S. Date
 La. Registration No. 04784



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DATE: 04-17-2018
 JOB #: 16-657-02
 DWN. BY: MDD
 CKD. BY: DLP
 SHEET NO: 01
 OF: 01