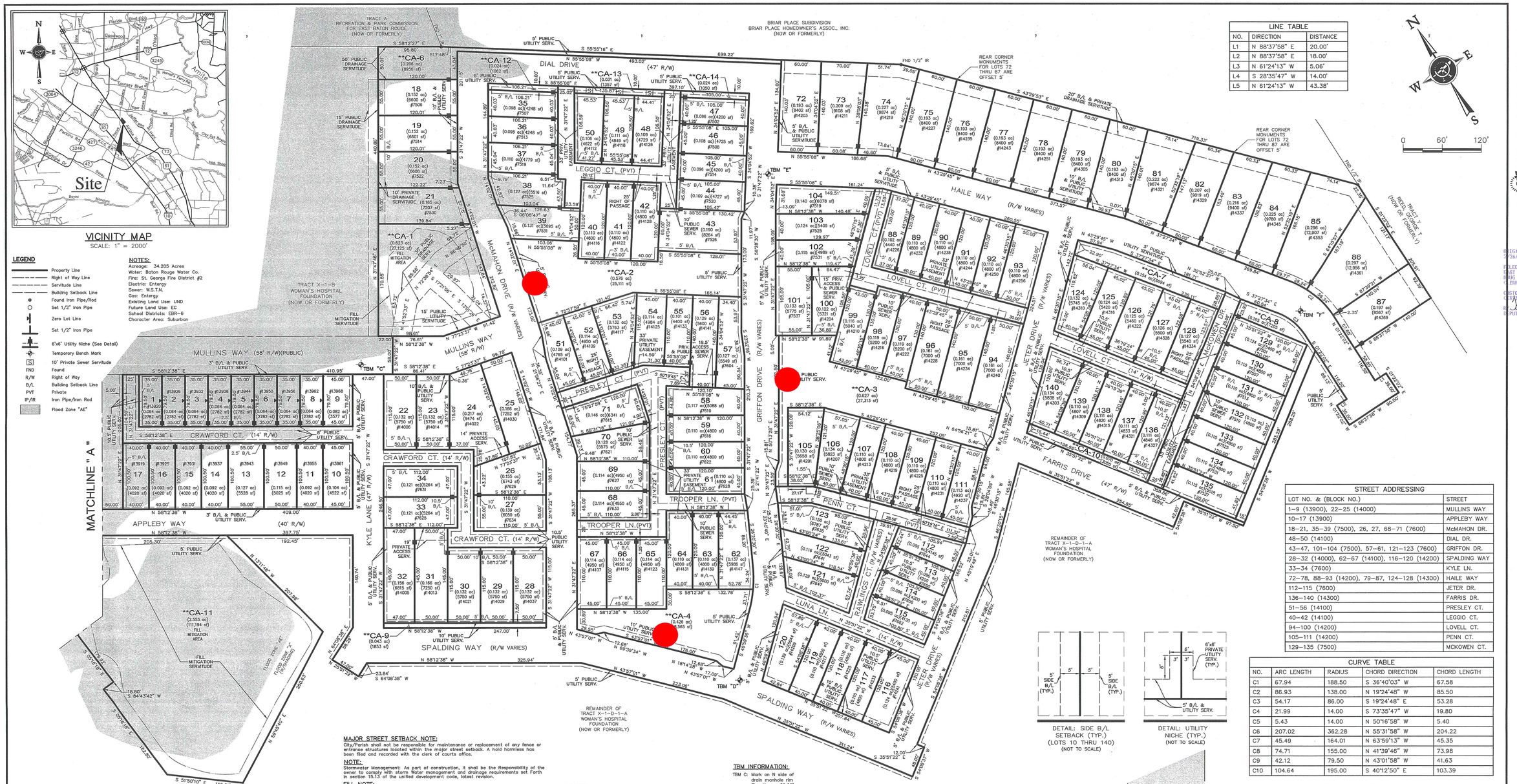


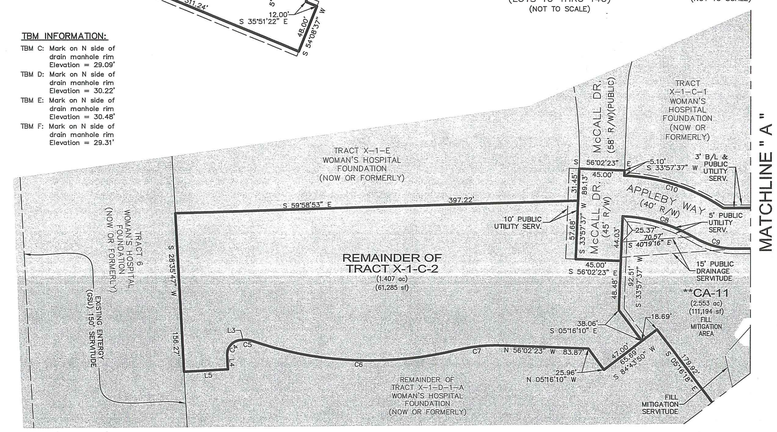
LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 88°37'58" E	20.00'
L2	N 88°37'58" E	18.00'
L3	N 61°24'13" W	5.06'
L4	S 28°35'47" W	14.00'
L5	N 61°24'13" W	43.38'

STREET ADDRESSING	
LOT NO. & (BLOCK NO.)	STREET
1–9 (13900), 22–25 (14000)	MULLINS WAY
10–17 (13900)	APPLEBY WAY
18–21, 35–39 (7500), 26, 27, 68–71 (7600)	McMAHON DR.
48–50 (14100)	DIAL DR.
43–47, 101–104 (7500), 57–61, 121–123 (7600)	GRIFFON DR.
28–32 (14000), 62–67 (14100), 116–120 (14200)	SPALDING WAY
33–34 (7600)	KYLE LN.
72–78, 88–93 (14200), 79–87, 124–128 (14300)	HAILE WAY
112–115 (7600)	JETER DR.
136–140 (14300)	FARRIS DR.
51–56 (14100)	PRESLEY CT.
40–42 (14100)	LEGGIO CT.
94–100 (14200)	LOVELL CT.
105–111 (14200)	PENN CT.
129–135 (7500)	MCKOWEN CT.

CURVE TABLE				
NO.	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	67.94	188.50	S 36°40'03" W	67.58
C2	86.93	138.00	N 19°24'48" W	85.50
C3	54.17	86.00	S 19°24'48" E	53.28
C4	21.99	14.00	S 73°35'47" W	19.80
C5	5.43	14.00	N 50°16'58" W	5.40
C6	207.02	362.28	N 55°31'58" W	204.22
C7	45.49	164.01	N 63°59'13" W	45.35
C8	74.71	155.00	N 41°39'46" W	73.98
C9	42.12	79.50	N 43°01'58" W	41.63
C10	104.64	195.00	S 40°12'50" E	103.39

DETAIL: SIDE B/L SETBACK (TYP.) (LOTS 10 THRU 140) (NOT TO SCALE)

DETAIL: UTILITY NICHE (TYP.) (NOT TO SCALE)



GRADING INSTRUCTIONS:
As part of the house construction, it shall be the responsibility of the owner or his representative to grade each lot so that the storm drainage runoff conforms to the approved drainage layout, unless otherwise approved by the City–Parish. (Metro. Ord. 11135)

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, other than those labeled as private servitudes, are granted to the public for the purposes indicated on the plat, including utilities, drainage, sewage removal or other proper purpose for the general use by 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 East Baton Rouge Parish Health Unit.

PRIVATE DEDICATION:
The servitudes designated hereon as "private servitudes" are hereby reserved for the use of the Materra property owners' association, its successors and assigns pursuant to the declaration of covenants, conditions, and restrictions of Materra Subdivision. The City of Baton Rouge/Parish of East Baton Rouge shall have the right of entry into the "private servitudes" for access to all public drainage and sewer 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" with exception of sewer and drainage. The "private servitudes" are further granted for the non–exclusive use of all public utility companies which provide public utilities to this development 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, 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 Materra property owner's association, its successors and assigns. The City–Parish is not responsible for maintenance of private facilities. The maintenance and upkeep of the private streets are the responsibility of the property owners abutting such private streets.

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.

COMMON AREA DEDICATION:
Lots CA–1 through CA–14 and CA–6 through CA–14 shown hereon designated as "Common Area" are hereby dedicated for access and recreational purposes for the common use and enjoyment of Materra residents, and is not dedicated for the general use of the public. Maintenance of the Common Areas shown hereon will be by Materra property owners' association except for those public servitudes which are/are dedicated for public use.

Charles A. Landry, Duly Authorized Representative,
Materra Development, LLC
Owner: Tracts X–1–C–2 & X–1–D–1–A

2.24.21
Date

Barbara D. Griffith, MD, President/CEO
Woman's Hospital Foundation
Owner: Tracts X–1–B and X–1–D–1–A

2-24-21
Date

© ALL RIGHTS RESERVED
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Printed on: Feb 23, 2021 - 3:25pm by cphelps

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.

FILL NOTE:
Various lots within Materra Subdivision have received compacted fill during the subdivision construction phase of the project. Each builder/owner shall be responsible for independently investigating the soil conditions of the lot and shall furnish compaction data to the permit office prior to commencing construction to ensure building code compliance for appropriate foundation/slab design.

RESTRICTIONS:
All lots are subject to the Declarations 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.

FLOOD ELEVATION DATA:
Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 22033C0270E for East Baton Rouge Parish Louisiana, last revised May 2, 2008, the property shown hereon is located in Flood Zones "AE" & "X" (With Shading). Base Flood Elevation = 29 feet (NAVD 1988), Record Inundation Elevation = 28.5 feet, Design Water Surface Elevation = 24.31 feet (CA–1 Pond) & 26.53 feet (CA–11 Pond). The current base flood and inundation elevations are subject to change and should be verified with the Department of Development prior to issuance of building permits. Flood Insurance Rate Maps are revised frequently and can be found online at: msc.fema.gov

FLOOD AREAS DEFINED:
Zone "X" (With Shading): 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. Zone "AE": Special flood hazard areas subject to inundation by the 1% annual chance flood (base flood elevations determined).

TRAFFIC IMPACT FEE CERTIFICATION:
This is to certify that the developer of lots 1 through 140 has paid $ 760 per lot, for a total of $ 106,400 (via credits), 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 2000–2999 SF

Carey Chauvin
Director of Development
East Baton Rouge Parish

2/25/21
Date

WASTEWATER IMPACT FEE CERTIFICATION:
This is to certify that the developer of Lots 1 through 140 has paid $ 1,075 per lot for a total of $ 150,500 (Check No. _____) 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 _____ sewer district.

Carey Chauvin
Director of Development
East Baton Rouge Parish

2/25/21
Date

**NOTE:
Lots CA–1 thru CA–4 & CA–6 thru CA–14 are Common Areas and Not A Building Site.

NOTE:
Street light maintenance responsibility: Materra H.O.A.

GENERAL NOTES:
1.) Zoning: PUD (Planned Unit Development) Zoning information should be verified with City/Parish Planning Commission.
2.) Reference Maps:
A. Map Showing Resubdivision of Tracts X–1–C & X–1–D into Tracts X–1–C–1, X–1–C–2, X–1–D–1 & X–1–D–2 Being a Portion of the Eola McCall Anderson Tract, by David L. Patterson, P.L.S., dated 09–19–2019 (Orig. 438, Bndl. 12999)
3.) (*) represents the Basis of Bearings. Bearings are based on reference map "A" (above). Distances are U.S. Survey Feet.
4.) No attempt has been made by LandSource, Inc., to verify title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property other than that furnished by the client or his representative.
5.) Elevations and TBM's were derived from an opus observation dated December 4th & 5th, 2017. Vertical Datum 1988 NAVD, Geoid 12B.
6.) All lot corners, points of curvature and points of tangency are marked by a 1/2" iron pipe unless noted otherwise.

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 439 and Bundle 13080

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.

TBM INFORMATION:
TBM C: Mark on N side of drain manhole rim Elevation = 29.09'
TBM D: Mark on N side of drain manhole rim Elevation = 30.22'
TBM E: Mark on N side of drain manhole rim Elevation = 30.48'
TBM F: Mark on N side of drain manhole rim Elevation = 29.31'

FOR ZERO LOT LINE LOTS:
A five (5) foot private construction and maintenance easement shall be provided on the lot adjacent for construction and maintenance of the zero lot line wall.

LAKE/POND DRAINAGE SERVITUDE NOTE:
The drainage servitude through the pond as shown hereon is dedicated for the purposes of maintenance of unrestricted stormwater run–off. The pond, as required by the City–Parish, was designed for the purposes of stormwater detention. None of the pond shall be filled so as to prevent or unreasonably interfere with the purpose for which it is intended. The maintenance of the shoreline and that portion of the pond which is part of each lot shall be the responsibility of the individual lot owner. The City/Parish shall have no responsibility for the maintenance thereof. The pond within the boundaries of this development shall be privately owned and maintained.

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. (UDC Sec. 4.3.5.E.1)

SITE TRIANGLE NOTE:
No plantings, fences or parking area to be constructed within sight triangles so as to interfere with the sight distance requirements of the Unified Development Code.

SIDEWALK NOTE:
All sidewalk improvements are to be built by the approved municipally–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.

SIDEWALK MAINTENANCE 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 liability or maintenance of the sidewalks. (Code of Ordinances Chapter 3 Sec. 2:171)

FINAL PLAT
OF
MATERRA - PHASE I
LOTS 1 THRU 140, CA-1 THRU CA-4, CA-6 THRU CA-14 & REMAINDER OF TRACT X-1-C-2 (FORMERLY TRACT X-1-C-2)
BEING A PORTION OF
THE EOLA MCCALL ANDERSON TRACT
LOCATED IN SECTION 5, T-8-S, R-2-E,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA
FOR
MATERRA DEVELOPMENT, LLC

RECOMMENDED FOR APPROVAL

Carey Chauvin
Department of Development Director

2/25/21
Date

APPROVED

Ryan Holcomb, AICP, Director
Or his designee
City–Parish Planning Commission

2/25/21
Date

52532
3552853

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".

STATE OF LOUISIANA
DAVID L. PATTERSON
REG. No. 04784
REGISTERED PROFESSIONAL LAND SURVEYOR

David L. Patterson, P.L.S.
La. Registration No. 04784

2 Nov. 2020
Date

LANDSOURCE INCORPORATED
A Professional Surveying And Land Information Company
8730 Exchequer Drive
Baton Rouge, LA 70809
website: www.landsource.com
Ph. (225) 752-6065
Fax (225) 752-6067
email: ls@landsource.com

ENTRY 283 BNDL: 13089
02/26/2021 2:38:15 PM
FILED AND RECORDED
EAST BATON ROUGE PARISH, LA
CHRIS MELBOHM
CLERK OF COURT AND RECORDER
CUSTOMER PROVIDED COPY FOR
CERTIFIED TRUE COPY
BY Jacqui Walsh
DEPUTY CLERK AND RECORDER

DATE: 11-02-2020
JOB #: 18-413B-01
DWN. BY: MDD
CKD. BY: DLP
SHEET NO: 01
OF: 01