GENERAL NOTES

1. The original drawing of this work is the property of Alvin Fairburn & Associates, LLC and reproduction of this print is prohibited except by written permission of this firm. Additional information is often added in a continuous updating process without recording changes in the public records. This firm can not be responsible for surveys, legal transactions, or projects which ARE NOT based on an updated plat which is made by this firm and based on the most recent information and proper standards of care.
2. Property restrictions, servitudes, and/or right of ways other than those shown may exist on this property and owners or potential buyers should be aware that abstracting the title to clear all encumbrances was NOT within the scope of this survey. Wetlands determination was NOT requested and was NOT included in this preliminary plat.
3. Information marked with an asterisk (*) indicates information taken from Reference Map and NOT surveyed on the ground.
4. Zoning: Rural
5. Water Supply: Parish Water Company
6. Gas Supply: Entergy
7. Electricity: Entergy
8. Bearings shown are based on Reference Map.
9. School District: Bellingrath Hills/Central High
10. Streets: Public – DPW City Standard Curb and Gutter CPS S.D.-024
11. Sewage Disposal: [illegible]
12. No. of Acres in Subdivision: 33.37 Acres
13. No. of Lots in Subdivision: [illegible] Lots And Six Tracts
14. Telephone: Bell South
15. Land Use: Single Family Residential
16. Contours: Not Surveyed On Ground Taken From Lidar
17. [ ] Flood Zone AE
18. Minimum Side Yard: 7' Rear Yard: 25'
19. NO DIRECT ACCESS TO SULLIVAN ROAD WILL BE DEVELOPED FOR LOTS 1 AND 70
20. NO DIRECT ACCESS TO SUMMERS ROAD WILL BE DEVELOPED FOR LOTS 1-25

REFERENCE MAP

1. "Map Showing Resubdivision Of The W.B. Browning 40 Acre Tract & The Remainder Of The Summers 40 Acre Tract & The Remaining Portion Of The [illegible] Lot 2 Into Tracts A & B Of The Property [illegible]" dated 02/15/95, by M. Gregory Breaux, P.L.S.
2. "Map Showing Survey Of The Ethel Lessage Property Located in Sections 67 & 72, T-6-S, R-2-E, G.L.D." dated 07/31/93 by M. Gregory Breaux, P.L.S.
3. "Map Showing Resubdivision Of Tract B-1B 1 For Ronnie & Sharon Gutierrez" Dated 06/12/03 by John K. Laws Jr., P.L.S.
4. "Map Showing The Resubdivision Of Lots A & B For Stella M. Bennett" dated Dec. 04, 2001 by [illegible] C.E. & P.L.S.

GRADING INSTRUCTIONS

At part of the house construction, it shall be responsibility of the owner, his contractor or his representative to grade each lot so that the storm drainage runoff conforms to the approved drainage layout, unless otherwise approved by the East Baton Rouge Parish Department of Public Works. Contours shown are those existing prior to house construction and all construction projects shall be preceded by proper site investigation prior to design.

FILL NOTE

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.

UTILITY NOTE

ALL THE PUBLIC UTILITIES AND SERVICES WILL BE PROVIDED WITHIN THE STREET RIGHT-OF-WAY, FRONT AND REAR SERVITUDES

DEDICATIONS

PUBLIC DEDICATION

The streets and right-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 may be constructed 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.

PRIVATE DEDICATION

The servitudes dedicated hereon as "PRIVATE SERVITUDE" are hereby reserved for the use of the Wisteria Lakes Subdivision Property Owner's Association, its successors and assigns pursuant to the declaration of covenants, conditions, and restrictions of Wisteria Lakes Subdivision. The East Baton Rouge City/Parish Department of Public Works shall have the right of entry into the "PRIVATE SERVITUDE" for access to the "PUBLIC DRAINAGE OR SEWER SERVITUDE". 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 SERVITUDE". The "PRIVATE SERVITUDES" are further granted for the non-exclusive use of all public utility companies which provide public utilities to Wisteria Lakes Subdivision 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 [illegible] to existing facilities) within any new or existing "PRIVATE SERVITUDE" by any public company shall be subject to prior written approval of the Wisteria Lakes Property Owner's Association, its successors and assigns. The City-Parish Department of Public Works is not responsible for maintenance of private facilities.

PUBLIC SEWER DEDICATION

All areas shown as "PUBLIC SEWER SERVITUDES" are granted to the public for the removal of sewerage (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 any 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 replacement shall be at the sole expense of the owners, their heirs, successors, or assigns.

SEWAGE DISPOSAL

No person shall provide or install 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.

[signature] DATE

WISTERIA LAKES, LLC
9330 PECUE LANE
BATON ROUGE, LOUISIANA
(225) 755-6090

FLOOD CERTIFICATION

According to the Federal Emergency Management Agency Flood Insurance Rate Map, dated 5-17-93 Community No. 220058 0065 D of the Parish of E. Baton Rouge, La., this property lies within Flood Zone "X" AND "AE".
East Baton Rouge Parish D.P.W. 100 year Flood Elev 34.5'

Inundation Elev. 34.5'

Before proceeding with any building plan the East Baton Rouge Parish Permit Office shall be contacted for the latest flood elevations.

LOMA CASE NO. 08-06-0834A
DATED 2-28-2008

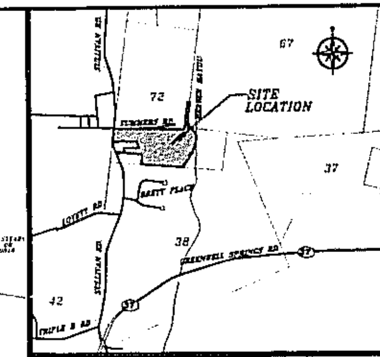
WASTEWATER IMPACT FEE CERTIFICATION

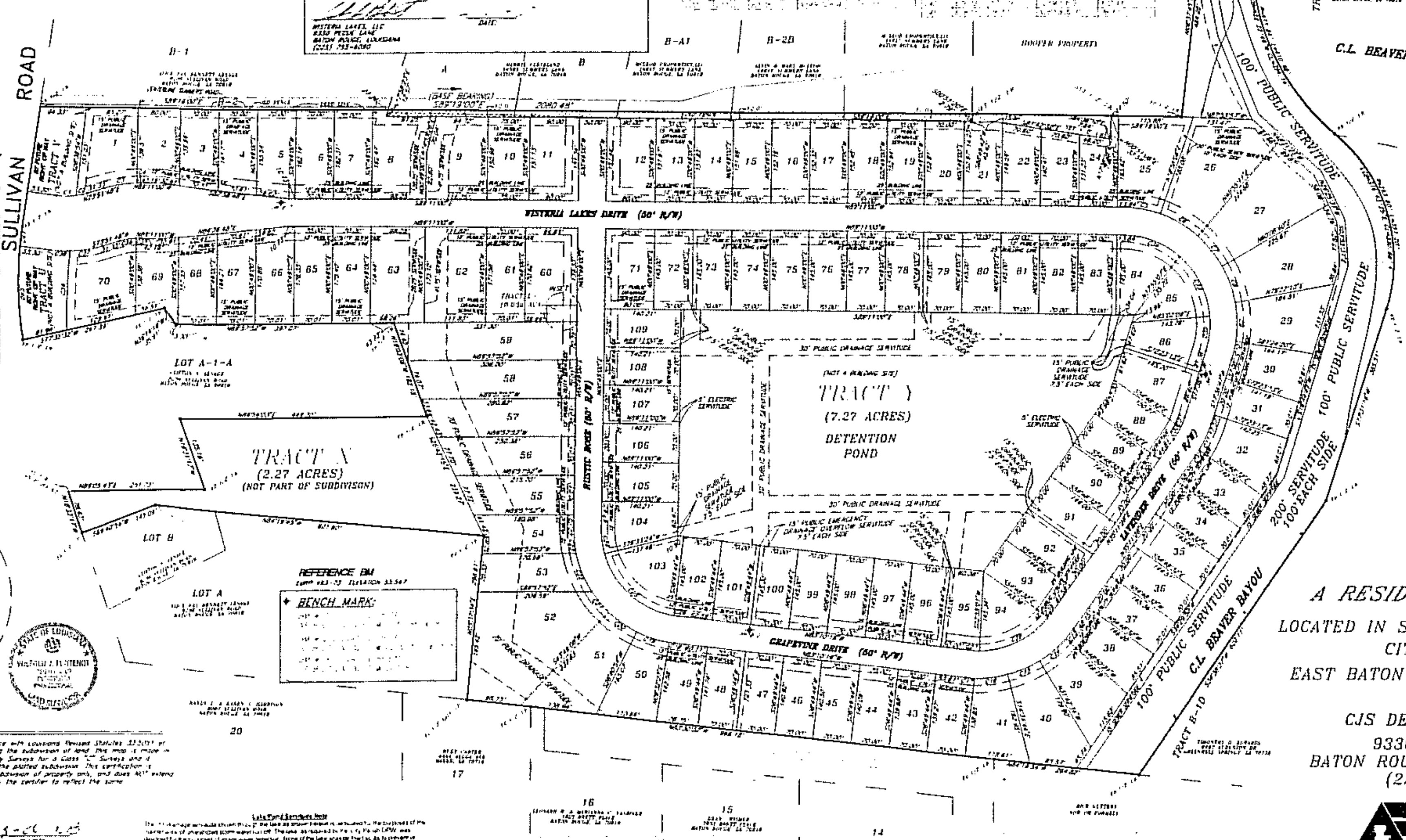
This is to certify that the developer of lots 1 through 109 has paid $1075 per lot for a total of $117,175.00 (check number 1128) in wastewater impact fees in accordance with Ordinance 10561 E.B.R.P.C.C.D. Ordinance 1242 as amended, adopted September 28, 1994 by the Metropolitan Council. Additionally, all lots for which a building permit will be issued for improvements to the lot will require a payment of the remaining portion of the wastewater impact fee in accordance with the aforementioned ordinance. This subdivision is located in the sewer district.

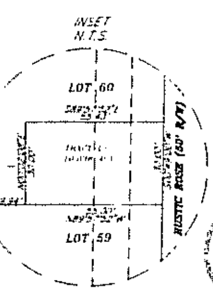
[signature] 3-20-08
Peter Newkirk, P.E. DATE
Director
East Baton Rouge City/Parish, Department of Public Works

CURVE DATA TABLE

[illegible]







RESTRICTIONS

1. All lots are subject to declaration of protective covenants filed as an adjunct hereto. 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.
2. 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, 2.121)
3. The sidewalk 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 Note

Where underground electrical utility service is provided for the subdivision restrictions shall include a requirement that the owner of each lot furnish an electrical servitude from the source of supply to his meter location for receipt of electric service on the lot (UDC Sec. 4.7(18))

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.

CERTIFICATION

This is to certify that this plat is made in accordance with Louisiana Revised Statutes 33:5051 et seq. and conforms to all Parish ordinances governing the subdivision of land. This map is made in accordance with the minimum standards for Boundary Surveys for a Class "C" Survey and it was the intent to subdivide this surveyed tract into the platted subdivision. This certification is specially restricted to the client for their required subdivision of property only, and does NOT extend to third parties unless the plat is properly revised by the certifier to reflect the same.

[signature] 3-20-08
W.J. FONTENOT, P.L.S. DATE
DATE: JANUARY 2, 2008
FILE: "WISTERIA LAKES..."

RECOMMEND FOR APPROVAL

[signature] 3-20-08
PETER NEWKIRK, P.E. Dated
DPW DIRECTOR

APPROVED,
CITY OF CENTRAL

[signature] Dated
DAVID BARROW, CHAIRMAN

FINAL PLAT OF WISTERIA LAKES
A RESIDENTIAL DEVELOPMENT

LOCATED IN SECTION 72, T6S-R2E, G.L.D
CITY OF CENTRAL
EAST BATON ROUGE PARISH, LOUISIANA
FOR
CJS DEVELOPMENT, L.L.C.
9330 PECUE LANE
BATON ROUGE, LOUISIANA 70809
(225) 755-6090

ALVIN FAIRBURN & ASSOCIATES, LLC
CONSULTING ENGINEERS – ARCHITECTS
LAND SURVEYORS – DESIGNERS
LAND DEVELOPMENT CONSULTANTS
DENHAM SPRINGS, LOUISIANA