

GENERAL NOTES:
1. ZONING: A1 - PUD
2. UTILITIES:
SEWER - WSTN
ELECTRIC - ENTERGY
CABLE - COX COMMUNICATIONS
WATER - BATON ROUGE WATER CO.
FIRE DISTRICT - ST. GEORGE FIRE DISTRICT #2
GAS - ENTERGY
3. FLOOD ZONE: AE & X SHADED
4. SCHOOLS:
ELEMENTARY: WESTMINSTER
MIDDLE: WESTDALE MIDDLE
HIGH: TARA HIGH
5. EXISTING LAND USE: UNDEVELOPED
FUTURE LAND USE: RC REGIONAL CENTER
CPC PROPERTY ID #: 164067512
6. CHARACTER AREA: URBAN/WALKABLE
7. ACREAGE: 5.96 ACRES
8. 100 YEAR FLOOD ELEVATION: 24.0' - 25.0'
9. INUNDATION ELEVATION: 24.0'
BASIS OF BEARINGS:
BEARINGS ARE REFERENCED TO LA STATE PLANE GRID, SOUTH ZONE 1702.

LEGEND	BOUNDARY LINE
FOUND 1/2" IRON PIPE (FD. I.P.)	EXISTING RIGHT-OF-WAY
OR AS DESCRIBED	LOT LINE
FOUND 1/2" IRON ROD (FD. I.R.)	ADJACENT PROPERTY LINE
SET 1/2" IRON ROD (SET I.R.)	DRAINAGE SERVITUDE LINE
SET 1/2" IRON ROD ON OFFSET (SET I.R.)	SEWER SERVITUDE LINE
FOUND CUT "CROSS" IN CONCRETE	UTILITY SERVITUDE LINE
SET CUT "CROSS" IN CONCRETE	SERVITUDE OF PASSAGE
SET CUT "CROW'S FOOT" IN CONCRETE	SERVITUDE CENTERLINE & SERVITUDE DIMENSION
FOUND P.K./MAG NAIL (FD. P.K.)	BUILDING LINE
	TYPICAL ITEM, NOT ALL ARE LABELED
	REQ'D 5x5' PUBLIC ENTERTY SERVITUDE

PUBLIC DEDICATION:
TRACT WG-2E-2-B AND THE STREETS & RIGHT-OF-WAYS 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 PURPOSES INDICATED ON THE PLAT, INCLUDING UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSES FOR THE GENERAL USE BY THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, OR IMPROVEMENTS BE CONSTRUCTED OR OTHERWISE 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 DESIGNATED HERON AS "PRIVATE SERVITUDES" ARE HEREBY RESERVED FOR THE USE OF DAWSON BLUFF TOWNHOMES HOME OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS. THE CITY-PARISH SHALL HAVE THE RIGHT OF ENTRY INTO THE "PRIVATE SERVITUDES" FOR ACCESS TO THE "PUBLIC (DRAINAGE OR 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." THE "PRIVATE SERVITUDES" ARE FURTHER GRANTED FOR THE NON-EXCLUSIVE USE OF ALL PUBLIC UTILITY COMPANIES WHICH PROVIDE PUBLIC UTILITIES TO DAWSON BLUFF TOWNHOMES AND THE USE OF SAID "PRIVATE SERVITUDES" BY SAID UTILITY COMPANIES SHALL BE LIMITED TO THOSE "PRIVATE SERVITUDES" IN WHICH THE RESPECTIVE PUBLIC UTILITY COMPANIES 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 DAWSON BLUFF TOWNHOMES HOME OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. THE CITY-PARISH IS NOT RESPONSIBLE FOR ANY MAINTENANCE OF PRIVATE FACILITIES. THE MAINTENANCE AND WORK OF PRIVATE STREETS ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS ADJUTING SUCH PRIVATE STREETS.

PUBLIC SEWAGE DEDICATION:
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.

RESTRICTIONS:
ALL LOTS ARE SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCTION HEREON. 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.

SEWERAGE 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.

COMMON AREA DEDICATION:
THE AREA SHOWN ON THIS PLAT AND DESIGNATED AS "COMMON AREA" IS HEREBY DEDICATED FOR RECREATIONAL PURPOSES OR THE COMMON USE OF THE PROPERTY BOUNDARY SURVEYS AND IS NOT DEDICATED FOR THE GENERAL USE OF THE PUBLIC. MAINTENANCE OF THE COMMON AREA SHOWN HEREON WILL BE BY THE DAWSON BLUFF PROPERTY OWNERS ASSOCIATION, EXCEPT THOSE PUBLIC SERVITUDES WHICH ARE DULY DEDICATED FOR PUBLIC USE.

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "C" SURVEY AND THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. 33:5051, ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

MAJOR STREET SETBACK:
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 MUST BE FILED AND RECORDED WITH THE CLERK OF COURTS OFFICE.

SETBACK TABLE

TYPE **SETBACK**

FRONT LOTS 1-4: 5'
LOTS 5-51: 1.5'

BLOCK SIDE LOTS 1-51: 5'

REAR LOTS 1-4: 1.5'
LOTS 5-10: 12'
LOTS 11-51: 18.5'

SETBACK TABLE

TYPE **SETBACK**

FRONT LOTS 1-4: 5'
LOTS 5-51: 1.5'

BLOCK SIDE LOTS 1-51: 5'

REAR LOTS 1-4: 1.5'
LOTS 5-10: 12'
LOTS 11-51: 18.5'

SETBACK TABLE

TYPE **SETBACK**

FRONT LOTS 1-4: 5'
LOTS 5-51: 1.5'

BLOCK SIDE LOTS 1-51: 5'

REAR LOTS 1-4: 1.5'
LOTS 5-10: 12'
LOTS 11-51: 18.5'

SETBACK TABLE

TYPE **SETBACK**

FRONT LOTS 1-4: 5'
LOTS 5-51: 1.5'

BLOCK SIDE LOTS 1-51: 5'

REAR LOTS 1-4: 1.5'
LOTS 5-10: 12'
LOTS 11-51: 18.5'

SETBACK TABLE

TYPE **SETBACK**

FRONT LOTS 1-4: 5'
LOTS 5-51: 1.5'

BLOCK SIDE LOTS 1-51: 5'

REAR LOTS 1-4: 1.5'
LOTS 5-10: 12'
LOTS 11-51: 18.5'

SETBACK TABLE

TYPE **SETBACK**

FRONT LOTS 1-4: 5'
LOTS 5-51: 1.5'

BLOCK SIDE LOTS 1-51: 5'

REAR LOTS 1-4: 1.5'
LOTS 5-10: 12'
LOTS 11-51: 18.5'

SETBACK TABLE

TYPE **SETBACK**

FRONT LOTS 1-4: 5'
LOTS 5-51: 1.5'

BLOCK SIDE LOTS 1-51: 5'

REAR LOTS 1-4: 1.5'
LOTS 5-10: 12'
LOTS 11-51: 18.5'

SETBACK TABLE

TYPE **SETBACK**

FRONT LOTS 1-4: 5'
LOTS 5-51: 1.5'

BLOCK SIDE LOTS 1-51: 5'

REAR LOTS 1-4: 1.5'
LOTS 5-10: 12'
LOTS 11-51: 18.5'

SETBACK TABLE

TYPE **SETBACK**

FRONT LOTS 1-4: 5'
LOTS 5-51: 1.5'

BLOCK SIDE LOTS 1-51: 5'

REAR LOTS 1-4: 1.5'
LOTS 5-10: 12'
LOTS 11-51: 18.5'

SETBACK TABLE

TYPE **SETBACK**

FRONT LOTS 1-4: 5'
LOTS 5-51: 1.5'

BLOCK SIDE LOTS 1-51: 5'

REAR LOTS 1-4: 1.5'
LOTS 5-10: 12'
LOTS 11-51: 18.5'

SETBACK TABLE

TYPE **SETBACK**

FRONT LOTS 1-4: 5'
LOTS 5-51: 1.5'

BLOCK SIDE LOTS 1-51: 5'

REAR LOTS 1-4: 1.5'
LOTS 5-10: 12'
LOTS 11-51: 18.5'

SETBACK TABLE

TYPE **SETBACK**

FRONT LOTS 1-4: 5'
LOTS 5-51: 1.5'

BLOCK SIDE LOTS 1-51: 5'

REAR LOTS 1-4: 1.5'
LOTS 5-10: 12'
LOTS 11-51: 18.5'

SETBACK TABLE

TYPE **SETBACK**

FRONT LOTS 1-4: 5'
LOTS 5-51: 1.5'

BLOCK SIDE LOTS 1-51: 5'

REAR LOTS 1-4: 1.5'
LOTS 5-10: 12'
LOTS 11-51: 18.5'

SETBACK TABLE

TYPE **SETBACK**

FRONT LOTS 1-4: 5'
LOTS 5-51: 1.5'

BLOCK SIDE LOTS 1-51: 5'

REAR LOTS 1-4: 1.5'
LOTS 5-10: 12'
LOTS 11-51: 18.5'

SETBACK TABLE

TYPE **SETBACK**

FRONT LOTS 1-4: 5'
LOTS 5-51: 1.5'

BLOCK SIDE LOTS 1-51: 5'

REAR LOTS 1-4: 1.5'
LOTS 5-10: 12'
LOTS 11-51: 18.5'

SETBACK TABLE

TYPE **SETBACK**

FRONT LOTS 1-4: 5'
LOTS 5-51: 1.5'

BLOCK SIDE LOTS 1-51: 5'

REAR LOTS 1-4: 1.5'
LOTS 5-10: 12'
LOTS 11-51: 18.5'

SETBACK TABLE

TYPE **SETBACK**

FRONT LOTS 1-4: 5'
LOTS 5-51: 1.5'

BLOCK SIDE LOTS 1-51: 5'

REAR LOTS 1-4: 1.5'
LOTS 5-10: 12'
LOTS 11-51: 18.5'

SETBACK TABLE

TYPE **SETBACK**

FRONT LOTS 1-4: 5'
LOTS 5-51: 1.5'

BLOCK SIDE LOTS 1-51: 5'

REAR LOTS 1-4: 1.5'
LOTS 5-10: 12'
LOTS 11-51: 18.5'

SETBACK TABLE

TYPE **SETBACK**

FRONT LOTS 1-4: 5'
LOTS 5-51: 1.5'

BLOCK SIDE LOTS 1-51: 5'

REAR LOTS 1-4: 1.5'
LOTS 5-10: 12'
LOTS 11-51: 18.5'

SETBACK TABLE

TYPE **SETBACK**

FRONT LOTS 1-4: 5'
LOTS 5-51: 1.5'

BLOCK SIDE LOTS 1-51: 5'

REAR LOTS 1-4: 1.5'
LOTS 5-10: 12'
LOTS 11-51: 18.5'

SETBACK TABLE

TYPE **SETBACK**

FRONT LOTS 1-4: 5'
LOTS 5-51: 1.5'

BLOCK SIDE LOTS 1-51: 5'

REAR LOTS 1-4: 1.5'
LOTS 5-10: 12'
LOTS 11-51: 18.5'

SETBACK TABLE

TYPE **SETBACK**

FRONT LOTS 1-4: 5'
LOTS 5-51: 1.5'

BLOCK SIDE LOTS 1-51: 5'

REAR LOTS 1-4: 1.5'
LOTS 5-10: 12'
LOTS 11-51: 18.5'

SETBACK TABLE

TYPE **SETBACK**

FRONT LOTS 1-4: 5'
LOTS 5-51: 1.5'

BLOCK SIDE LOTS 1-51: 5'

REAR LOTS 1-4: 1.5'
LOTS 5-10: 12'
LOTS 11-51: 18.5'

SETBACK TABLE

TYPE **SETBACK**

FRONT LOTS 1-4: 5'
LOTS 5-51: 1.5'

BLOCK SIDE LOTS 1-51: 5'

REAR LOTS 1-4: 1.5'
LOTS 5-10: 12'
LOTS 11-51: 18.5'

SETBACK TABLE

TYPE **SETBACK**

FRONT LOTS 1-4: 5'
LOTS 5-51: 1.5'

BLOCK SIDE LOTS 1-51: 5'

REAR LOTS 1-4: 1.5'
LOTS 5-10: 12'
LOTS 11-51: 18.5'

SETBACK TABLE

TYPE **SETBACK**

FRONT LOTS 1-4: 5'
LOTS 5-51: 1.5'

BLOCK SIDE LOTS 1-51: 5'

REAR LOTS 1-4: 1.5'
LOTS 5-10: 12'
LOTS 11-51: 18.5'

SETBACK TABLE

TYPE **SETBACK**

FRONT LOTS 1-4: 5'
LOTS 5-51: 1.5'

BLOCK SIDE LOTS 1-51: 5'

REAR LOTS 1-4: 1.5'
LOTS 5-10: 12'
LOTS 11-51: 18.5'

SETBACK TABLE

TYPE **SETBACK**

FRONT LOTS 1-4: 5'
LOTS 5-51: 1.5'

BLOCK SIDE LOTS 1-51: 5'

REAR LOTS 1-4: 1.5'
LOTS 5-10: 12'
LOTS 11-51: 18.5'

SETBACK TABLE

TYPE **SETBACK**

FRONT LOTS 1-4: 5'
LOTS 5-51: 1.5'

BLOCK SIDE LOTS 1-51: 5'

REAR LOTS 1-4: 1.5'
LOTS 5-10: 12'
LOTS 11-51: 18.5'

SETBACK TABLE

TYPE **SETBACK**

FRONT LOTS 1-4: 5'
LOTS 5-51: 1.5'

BLOCK SIDE LOTS 1-51: 5'

REAR LOTS 1-4: 1.5'
LOTS 5-10: 12'
LOTS 11-51: 18.5'

SETBACK TABLE

TYPE **SETBACK**

FRONT LOTS 1-4: 5'
LOTS 5-51: 1.5'

BLOCK SIDE LOTS 1-51: 5'

REAR LOTS 1-4: 1.5'
LOTS 5-10: 12'
LOTS 11-51: 18.5'

SETBACK TABLE

TYPE **SETBACK**

FRONT LOTS 1-4: 5'
LOTS 5-51: 1.5'

BLOCK SIDE LOTS 1-51: 5'

REAR LOTS 1-4: 1.5'
LOTS 5-10: 12'
LOTS 11-51: 18.5'

SETBACK TABLE

TYPE **SETBACK**

FRONT LOTS 1-4: 5'
LOTS 5-51: 1.5'

BLOCK SIDE LOTS 1-51: 5'

REAR LOTS 1-4: 1.5'
LOTS 5-10: 12'
LOTS 11-51: 18.5'

SETBACK TABLE

TYPE **SETBACK**

FRONT LOTS 1-4: 5'
LOTS 5-51: 1.5'

BLOCK SIDE LOTS 1-51: 5'

REAR LOTS 1-4: 1.5'
LOTS 5-10: 12'
LOTS 11-51: 18.5'

SETBACK TABLE

TYPE **SETBACK**

FRONT LOTS 1-4: 5'
LOTS 5-51: 1.5'

BLOCK SIDE LOTS 1-51: 5'

REAR LOTS 1-4: 1.5'
LOTS 5-10: 12'
LOTS 11-51: 18.5'

SETBACK TABLE

TYPE **SETBACK**

FRONT L

NOTES:
1. SET CUT "CROW'S FOOT" ON TOP OF ELECTRICAL TRANSFORMER CONCRETE PAD ON A 3' OFFSET FROM LOT CORNER WITH CORDLESS GRINDER AND 1/8" THICK CONCRETE CUTTING BLADE.
2. THIS IS A TWO SHEET MAP AND IS INTENDED TO REPRESENT MY ON THE GROUND SURVEY AS A SINGLE INSEPARABLE UNIT.

CREEKVIEW DR.
(39' PUBLIC R/W)

SETBACK TABLE	
TYPE	SETBACK
FRONT	LOTS 1-4: 5' LOTS 5-51: 1.5'
BLOCK SIDE	LOTS 1-51: 5'
REAR	LOTS 1-4: 1.5' LOTS 5-10: 12' LOTS 11-51: 18.5'

SITE TBM TABLE		
TBM	ELEV.	DESCRIPTION
A	25.44'	NORTHEAST BOLT ON SINGLE CURB INLET "D-38" ON THE WEST SIDE OF DAWSON BLUFF BLVD. AT SUBD. ENTRANCE.
B	24.95'	CUT SQUARE IN CONC. AT SOUTHEAST CORNER DROP INLET "D-42", ALLEY E, LOT 27.
C	25.12'	CUT SQUARE IN CONC. AT SOUTHEAST CORNER DROP INLET "D-44", ALLEY E, LOT 50.

REFERENCE BENCHMARKS:
VERTICAL CONTROL ESTABLISHED BY LEICA SMARTNET RTN (GPS), GEOID 18.

LINE TABLE		
LINE	DISTANCE	BEARING
L1	18.04'	N89° 02' 10"E
L2	7.07'	S28° 27' 05"W
L3	72.00'	S16° 32' 55"E
L4	7.07'	S61° 32' 55"E
L5	27.00'	N73° 27' 05"E
L6	43.00'	S16° 32' 55"E
L7	43.00'	N56° 29' 39"W
L8	12.89'	S33° 30' 21"W
L9	25.50'	N56° 29' 39"W
L10	69.00'	N33° 30' 21"E
L11	9.55'	N29° 00' 23"E
L12	43.00'	N60° 59' 37"W
L13	8.00'	S29° 00' 23"W
L14	67.00'	N60° 59' 37"W
L15	3.85'	N16° 41' 43"W
L16	11.53'	N73° 00' 19"W
L17	57.51'	N16° 41' 43"W
L18	3.80'	N15° 03' 19"E
L19	9.13'	N09° 17' 33"E
L20	7.07'	N61° 32' 55"W
L21	24.00'	S73° 27' 05"W

SERVITUDE LINE TABLE		
LINE	DISTANCE	BEARING
S1	60.89'	N62° 45' 59"E
S2	30.75'	N25° 58' 43"E
S3	37.40'	N33° 00' 19"W
S4	167.51'	S62° 53' 59"E
S5	60.54'	S85° 45' 15"E
S6	176.71'	S21° 48' 13"E
S7	73.94'	N16° 32' 55"W
S8	16.25'	S14° 57' 54"E
S9	204.79'	S24° 04' 56"W
S10	10.52'	S14° 57' 54"E
S11	199.72'	S24° 04' 56"W
S12	100.00'	S73° 25' 44"W
S13	114.71'	S72° 42' 50"W
S14	96.00'	S73° 25' 44"W
S15	124.07'	S72° 42' 50"W
S16	6.94'	S61° 55' 43"E
S17	655.83'	N16° 34' 16"W
S18	75±	S22° 15' 02"W
S19	75±	S22° 15' 02"W

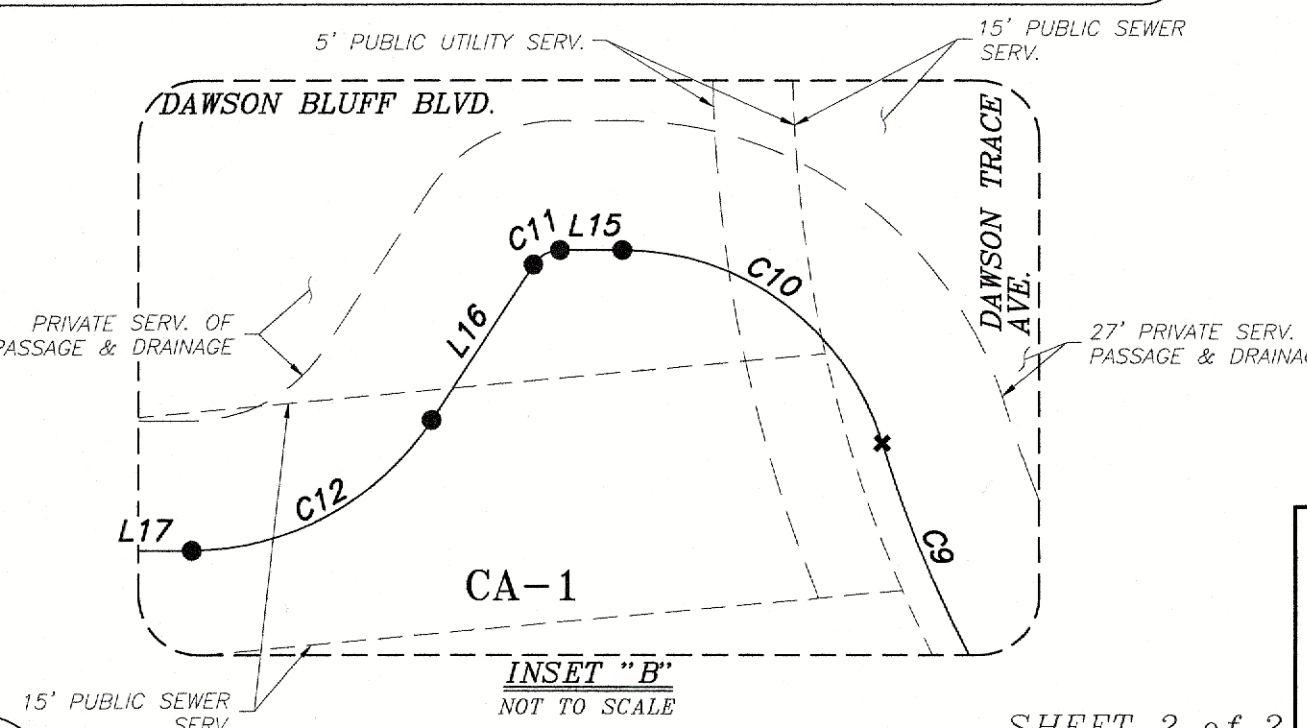
CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DISTANCE	CHORD BEARING
C1	97.62'	300.00'	97.19'	S50° 43' 58"E
C2	71.24'	78.66'	68.83'	S34° 06' 36"E
C3	155.16'	66.50'	122.28'	S75° 00' 25"E
C4	89.74'	203.31'	89.01'	N50° 47' 46"E
C5	64.48'	390.50'	64.41'	N68° 43' 10"E
C6	19.83'	25.00'	19.13'	N84° 02' 57"W
C7	25.80'	37.00'	25.28'	S53° 28' 43"W
C8	26.70'	17.00'	24.04'	S78° 30' 21"W
C9	31.58'	80.00'	31.38'	N44° 48' 54"E
C10	20.61'	17.00'	20.18'	N19° 42' 52"E
C11	1.92'	2.00'	1.89'	N44° 51' 01"W
C12	17.69'	18.00'	16.99'	N44° 51' 01"W
C13	18.29'	33.00'	18.05'	N00° 49' 12"W
C14	15.91'	17.00'	15.34'	N11° 45' 45"W
C15	29.90'	140.00'	29.85'	N44° 46' 59"W
C16	11.89'	17.00'	11.65'	N38° 50' 15"W
C17	4.06'	42.00'	4.06'	N04° 24' 34"E
C18	18.41'	390.60'	18.41'	N65° 20' 26"E
C19	25.10'	390.60'	25.09'	N68° 31' 55"E
C20	20.97'	390.60'	20.97'	N71° 54' 38"E
C21	66.80'	66.50'	64.03'	S36° 56' 42"E
C22	88.35'	66.50'	82.00'	N76° 12' 51"E

SERVITUDE CURVE TABLE			
CURVE	ARC LENGTH	RADIUS	CHORD DISTANCE
SC1	39.27'	25.00'	55.36'
SC2	20.83'	140.00'	20.81'
SC3	50.99'	50.00'	48.81'

RECOMMENDED FOR APPROVAL
DEPARTMENT OF DEVELOPMENT CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE
Rachael Y. Lambert
RACHAEL LAMBERT
DIRECTOR OF DEPARTMENT OF DEVELOPMENT
12/07/2021
DATE

APPROVED:
PLANNING COMMISSION
CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE
RYAN HOLCOMB
PLANNING DIRECTOR OR HIS DESIGNEE
DATE FILE

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "C" SURVEY AND THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. 33:5051, ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.
STATE OF LOUISIANA
MATTHEW S. ESTOPINAL
REG. NO. 4955
REGISTERED PROFESSIONAL LAND SURVEYOR
12/2/2021
DATE



LEGEND	
FOUND 1/2" IRON PIPE (FD. I.P.) OR AS DESCRIBED FOUND 1/2" IRON ROD (FD. I.R.)	EXISTING RIGHT-OF-WAY
SET 1/2" IRON ROD (SET I.R.)	LOT LINE
SET 1/2" IRON ROD ON OFFSET (SET I.R.)	ADJACENT PROPERTY LINE
FOUND CUT "CROSS" IN CONCRETE	DRAINAGE SERVITUDE LINE
SET CUT "CROW'S FOOT" IN CONCRETE	SEWER SERVITUDE LINE
FOUND P.K./MAG NAIL (FD. P.K.)	UTILITY SERVITUDE LINE
	SERVITUDE OF PASSAGE
	SERVITUDE CENTERLINE
	BUILDING LINE
	SERVITUDE DIMENSION
	BUILDING LINE
	TYPICAL ITEM, NOT ALL ARE LABELED
	REQ'D 5'x5' PUBLIC ENERGY SERVITUDE

FINAL PLAT OF
DAWSON BLUFF
TOWNHOMES,
1st FILING COMPRISED OF
LOTS 1-51, CA-1 & CA-2
FORMERLY TRACT WG-2E-2-A
LOCATED IN SECTION 59 T-7-S R-1-E AND
SECTION 56, T-8-S, R-1-E GREENSBURG LAND
DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA
FOR STANTEC

GWS
ENGINEERING, INC.
LAND SURVEYING • PLANNING • CIVIL
8170 Highland Road | Baton Rouge, LA 70808
225-769-1788

SHEET 2 of 2
DETAILED: EAE
CHECKED: MSE
CADFILE: 20-049FP
DATE: 6/17/2021