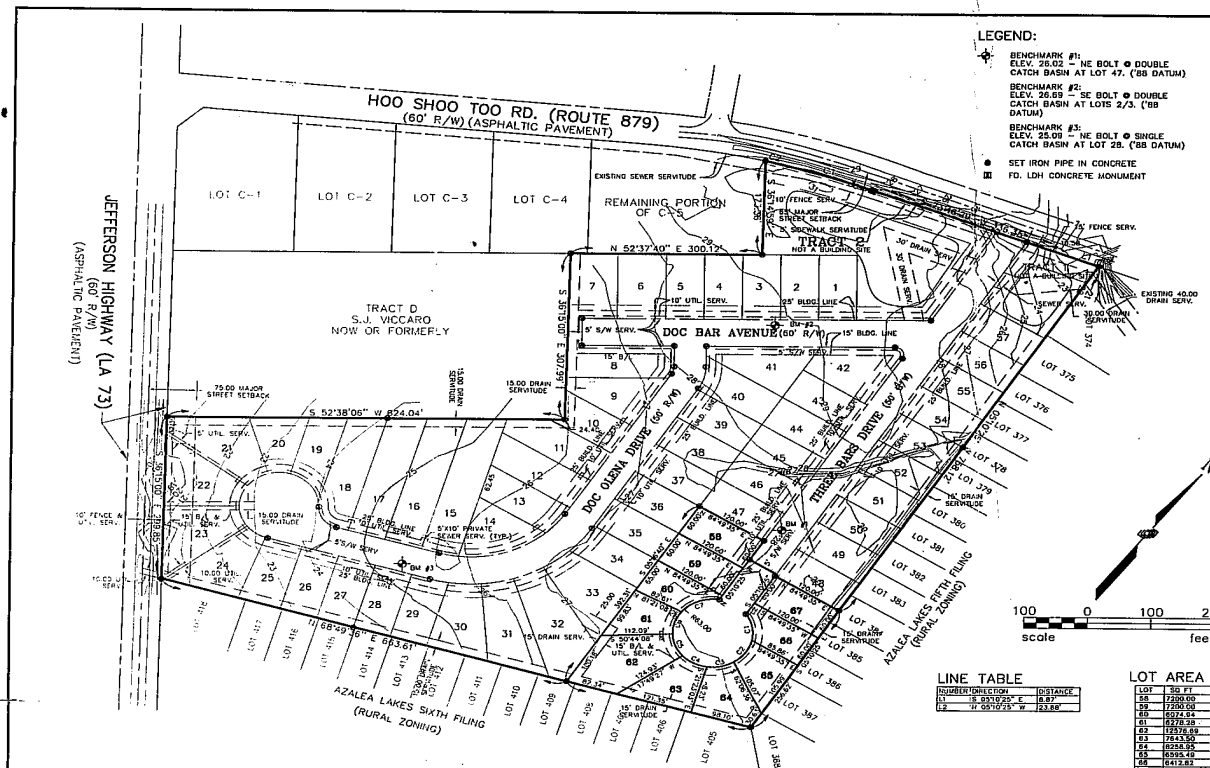


RECORDED PLAN MAP

ORIGINAL BUNDLE

157 11659

157/11659



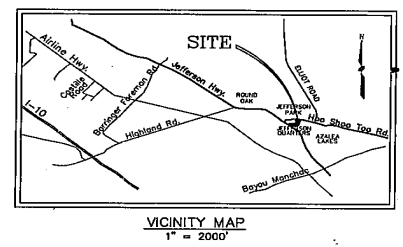
LEGEND:

- ◆ BENCHMARK #1: ELEV. 26.02 - NE BOLT @ DOUBLE CATCH BASIN AT LOT 47, (88 DATUM)
- ◆ BENCHMARK #2: ELEV. 26.89 - SE BOLT @ DOUBLE CATCH BASIN AT LOTS 2/3, (88 DATUM)
- ◆ BENCHMARK #3: ELEV. 26.01 - NE BOLT @ SINGLE CATCH BASIN AT LOT 28, (88 DATUM)
- SET IRON PIPE IN CONCRETE
- FD. LHM CONCRETE MONUMENT

OWNER
LOUPE CONTRACTORS
19644 S. MUIRFIELD CIRCLE
BATON ROUGE, LA 70810
PH. (225) 755-5768
FAX (225) 756-4888

DEVELOPER
LOUPE CONTRACTORS
19644 S. MUIRFIELD CIRCLE
BATON ROUGE, LA 70810
PH. (225) 755-5768
FAX (225) 756-4888

ENGINEER
MONROE & CORIE, INC.
11325 PENNYWOOD AVENUE
BATON ROUGE, LA 70809
PH. (225) 293-1905
FAX (225) 293-1941



NOTES:

- NO ATTEMPT HAS BEEN MADE BY MONROE & CORIE, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
- TRACTS 1 & 2 ARE NOT BUILDING SITES AND SHALL BE USED AS COMMON AREAS FOR THE SUBDIVISION.
- ALL REPRESENTATIONS ARE BASED ON REFERENCE MAP 1.
- THE ELEVATION AND CONTOUR INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL TOPOGRAPHIC SURVEY PERFORMED BY LANDSOURCE, INC. AND REPRESENTS THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION; HOWEVER, DETAIL AND ACCURACY OF SAME IS NOT SUFFICIENT FOR MORE DETAILED DESIGN. LOT OWNERS AND/OR PLUMBERS SHOULD SECURE A MORE DETAILED TOPOGRAPHIC SURVEY AND SHOULD NOT RELY ON THE INFORMATION SHOWN HEREON.

REFERENCE MAPS:

- MAP SHOWING FINAL PLAN FOR 'JEFFERSON QUARTERS FIRST FILING' DATED 12-19-2001 BY MONROE & CORIE, INC.
- 'FINAL PLAN OF AZALEA LAKES FIFTH & SIXTH FILINGS' BY FERRIS ENGINEERING & SURVEYING, INC., RONALD K. FERRIS, P.E., P.L.S. DATED 8-19-1984
- MAP SHOWING RESUBDIVISION OF TRACT C INTO LOTS C-1, C-2, C-3, C-4 & C-5, BY LANDSOURCE, INC., DAVID L. PATTERSON, P.L.S. DATED 2-10-99

SIDEWALK 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, SECTION 2170)

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 RUNOFF CONFORMS TO THE APPROVED DRAINAGE LAYOUT, UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. (METRO. ORD. 11135)

UTILITY NOTE:
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 SERVICE FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION FOR RECEIPT OF ELECTRIC SERVICE ON THE LOT. (UDC SECTION 4.7(16))

RESTRICTIONS NOTE:
ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT HERETO. THE CITY-PARISH DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAN DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAN.

WASTEWATER IMPACT FEE CERTIFICATION:
THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 60 THROUGH 67 HAS PAID \$1,075.00 PER LOT FOR A TOTAL OF \$70,250.00 (CHECK NO. 1024) IN WASTEWATER IMPACT FEES IN ACCORDANCE WITH ORDINANCE 10043, EBRGSDO ORDINANCE 1242 AS AMENDED, ADOPTED SEPTEMBER 23, 1984 BY THE METROPOLITAN GOVERNMENT. 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 AFORESAID ORDINANCE. THIS SUBDIVISION IS LOCATED IN THE SOUTH SEWER DISTRICT.

Shirley R. Raiford
FRED E. RAIFORD, III, DEPUTY DIRECTOR DATE 10-4-04

RECOMMENDED FOR APPROVAL:
DEPARTMENT OF PUBLIC WORKS
CITY OF BATON ROUGE AND
PARISH OF EAST BATON ROUGE

Shirley R. Raiford
FRED E. RAIFORD, III
DIRECTOR OF PUBLIC WORKS
DATE 10-4-04

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

Troy L. Bunch
TROY L. BUNCH OR HIS DESIGNEE
PLANNING DIRECTOR
DATE OCT 7, 04

ORIGINAL _____ BUNDLE _____

LINE TABLE

NUMBER	DIRECTION	DISTANCE
1	N 89°52'15" W	38.87
2	S 89°52'15" W	73.89

LOT AREA TABLE

LOT	30 FT	ACRES
01	1200.00	0.1854
02	1200.00	0.1854
03	1200.00	0.1854
04	1200.00	0.1854
05	1200.00	0.1854
06	1200.00	0.1854
07	1200.00	0.1854
08	1200.00	0.1854
09	1200.00	0.1854
10	1200.00	0.1854
11	1200.00	0.1854
12	1200.00	0.1854
13	1200.00	0.1854
14	1200.00	0.1854
15	1200.00	0.1854
16	1200.00	0.1854
17	1200.00	0.1854
18	1200.00	0.1854
19	1200.00	0.1854
20	1200.00	0.1854
21	1200.00	0.1854
22	1200.00	0.1854
23	1200.00	0.1854
24	1200.00	0.1854
25	1200.00	0.1854
26	1200.00	0.1854
27	1200.00	0.1854
28	1200.00	0.1854
29	1200.00	0.1854
30	1200.00	0.1854
31	1200.00	0.1854
32	1200.00	0.1854
33	1200.00	0.1854
34	1200.00	0.1854
35	1200.00	0.1854
36	1200.00	0.1854
37	1200.00	0.1854
38	1200.00	0.1854
39	1200.00	0.1854
40	1200.00	0.1854
41	1200.00	0.1854
42	1200.00	0.1854
43	1200.00	0.1854
44	1200.00	0.1854
45	1200.00	0.1854
46	1200.00	0.1854
47	1200.00	0.1854
48	1200.00	0.1854
49	1200.00	0.1854
50	1200.00	0.1854
51	1200.00	0.1854
52	1200.00	0.1854
53	1200.00	0.1854
54	1200.00	0.1854
55	1200.00	0.1854
56	1200.00	0.1854
57	1200.00	0.1854
58	1200.00	0.1854
59	1200.00	0.1854
60	1200.00	0.1854

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD	ARC LENGTH	CHORD BEARING
01	45°52'15"	63.00	59.07	119.75
02	45°52'15"	63.00	59.07	287.72
03	45°52'15"	63.00	59.07	455.69
04	45°52'15"	63.00	59.07	623.66
05	45°52'15"	63.00	59.07	791.63
06	45°52'15"	63.00	59.07	959.60
07	45°52'15"	63.00	59.07	1127.57
08	45°52'15"	63.00	59.07	1295.54
09	45°52'15"	63.00	59.07	1463.51
10	45°52'15"	63.00	59.07	1631.48
11	45°52'15"	63.00	59.07	1799.45
12	45°52'15"	63.00	59.07	1967.42
13	45°52'15"	63.00	59.07	2135.39
14	45°52'15"	63.00	59.07	2303.36
15	45°52'15"	63.00	59.07	2471.33
16	45°52'15"	63.00	59.07	2639.30
17	45°52'15"	63.00	59.07	2807.27
18	45°52'15"	63.00	59.07	2975.24
19	45°52'15"	63.00	59.07	3143.21
20	45°52'15"	63.00	59.07	3311.18
21	45°52'15"	63.00	59.07	3479.15
22	45°52'15"	63.00	59.07	3647.12
23	45°52'15"	63.00	59.07	3815.09
24	45°52'15"	63.00	59.07	3983.06
25	45°52'15"	63.00	59.07	4151.03
26	45°52'15"	63.00	59.07	4319.00
27	45°52'15"	63.00	59.07	4486.97
28	45°52'15"	63.00	59.07	4654.94
29	45°52'15"	63.00	59.07	4822.91
30	45°52'15"	63.00	59.07	4990.88
31	45°52'15"	63.00	59.07	5158.85
32	45°52'15"	63.00	59.07	5326.82
33	45°52'15"	63.00	59.07	5494.79
34	45°52'15"	63.00	59.07	5662.76
35	45°52'15"	63.00	59.07	5830.73
36	45°52'15"	63.00	59.07	5998.70
37	45°52'15"	63.00	59.07	6166.67
38	45°52'15"	63.00	59.07	6334.64
39	45°52'15"	63.00	59.07	6502.61
40	45°52'15"	63.00	59.07	6670.58
41	45°52'15"	63.00	59.07	6838.55
42	45°52'15"	63.00	59.07	7006.52
43	45°52'15"	63.00	59.07	7174.49
44	45°52'15"	63.00	59.07	7342.46
45	45°52'15"	63.00	59.07	7510.43
46	45°52'15"	63.00	59.07	7678.40
47	45°52'15"	63.00	59.07	7846.37
48	45°52'15"	63.00	59.07	8014.34
49	45°52'15"	63.00	59.07	8182.31
50	45°52'15"	63.00	59.07	8350.28
51	45°52'15"	63.00	59.07	8518.25
52	45°52'15"	63.00	59.07	8686.22
53	45°52'15"	63.00	59.07	8854.19
54	45°52'15"	63.00	59.07	9022.16
55	45°52'15"	63.00	59.07	9190.13
56	45°52'15"	63.00	59.07	9358.10
57	45°52'15"	63.00	59.07	9526.07
58	45°52'15"	63.00	59.07	9694.04
59	45°52'15"	63.00	59.07	9862.01
60	45°52'15"	63.00	59.07	10030.00

DEDICATION: THE STREETS AND RIGHTS OF WAYS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL USES SHOULD AS SERVICES 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 SEWERAGE SYSTEM, UNTIL THE METHOD OF SEWAGE DISPOSAL HAS BEEN APPROVED BY THE HEALTH DEPARTMENT OF THE PARISH.

Chris Loupe
CHRIS LOUPE DATE 10/2/04

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO LA REVISED STATUTES 33:5051 ET SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR SURVEY BOUNDARY SURVEY FOR A CLASS B SURVEY AS ESTABLISHED BY THE LA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

3-7-2004
DATE

WILLIAM C. MONROE, P.E., P.L.S.
MONROE & CORIE, INC.

FLOOD ELEVATION DATA:
100-YEAR FLOOD ELEVATION: 18.5 (FURNISHED BY DPW)
FLOODING ELEVATION: 18.5 (FURNISHED BY DPW)
10-YEAR DEGN WATER SURFACE
SYSTEM C: 16.00 AZALEA LAKE
SYSTEM D: 21.40 JEFFERSON HIGHWAY DITCH
THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NO. 22009-018-D REVISED MAY 17, 1993.
BASE FLOOD AND RECORD INUNDATION ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF DPW.

REFERENCE BENCHMARK:
ALL ELEVATIONS SHOWN ARE REFERENCED TO C-P BENCHMARK #214-73 ELEV. = 28.45. (1988 DATUM)

GENERAL NOTES:

- ZONING - RURAL
- STREETS - 27' ASPHALT W/CURB & GUTTER (CPS S/D-02)
- WATER - PARISH WATER COMPANY
- ACREAGE - 2.1140 ACRES
- LAND USE - SINGLE FAMILY RESIDENTIAL
- SCHOOL DISTRICT - ELEMENTARY - JEFFERSON TERRACE MIDDLE - SOUTHEAST MIDDLE HIGH - WOODLAWN HIGH
- ELECTRICITY - ENTERGY
- GAS - ENTERGY
- FIRE DISTRICT - ST. GEORGE VOLUNTEER
- SEWER DISTRICT - SOUTH WEST

FINAL PLAT
FOR
JEFFERSON QUARTERS
SECOND FILING
THE REMAINING PORTION OF TRACT "B"
PREVIOUSLY A PORTION OF
THE DR. E.J. HERPICH PROPERTY
SECTION 39, T8S, E2E, GREENSBURG LAND DISTRICT
EAST BATON ROUGE PARISH
FOR
LOUPE CONTRACTORS

SHEET NO.
1

157 11659

FINAL PLAT
JEFFERSON QUARTERS SECOND FILING
BATON ROUGE, LOUISIANA

DATE: AUGUST 2004
DESIGN BY: CHC
DRAWN BY: CHC
SCALE: AS SHOWN

MONROE & CORIE, INC.
Consulting Engineers

11325 Pennywood Avenue
Baton Rouge, Louisiana 70809
Tel. (225) 293-1905