

TRAFFIC IMPACT FEE CERTIFICATION:
 This is to certify that the developer of lots 68 through 87 has paid \$1,000.00 per lot for a total of \$14,100.00 (check no. 1268) in traffic impact fees 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 1,500 - 1,999 sq. ft.

Carey Chauvin
 CAREY CHAUVIN
 DIRECTOR OF DEVELOPMENT
 EAST BATON ROUGE PARISH

7/5/16
 DATE

WASTEWATER IMPACT FEE CERTIFICATION:
 This is to certify that the developer of Lots 68 through 87 has paid \$1,075.00 per lot for a total of \$21,500.00 (check no. 1268) in wastewater impact fees in accordance with ordinance 10043, EBROSCA 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 5000th sewer district.

Carey Chauvin
 CAREY CHAUVIN
 DIRECTOR OF DEVELOPMENT
 EAST BATON ROUGE PARISH

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LAKE/POND SERVIDUTE NOTE:
 The 15' drainage servitude through the lake as shown hereon is dedicated for the purposes of maintenance of unrestricted stormwater run-off. The lake, as required by the City-Parish DPW, was designed for the purposes of stormwater detention. None of the lake 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 lake which is part of each lot shall be the responsibility of the individual lot owner. The DPW shall have no responsibility for the maintenance thereof. The lake within the boundaries of this development shall be privately owned and maintained.

RESTRICTIONS:
 Private restrictions, restrictive covenants or trusteeships and their periods of existence to apply to lots in this 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 electric service on the lot, and this requirement shall be noted on the subdivision plat.

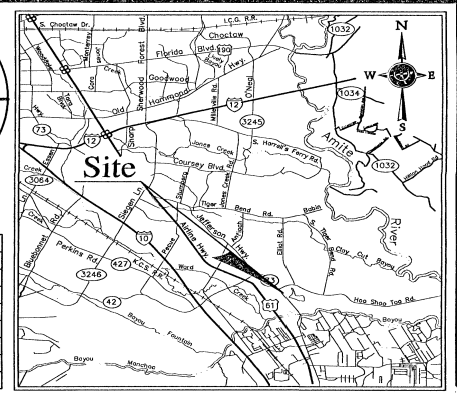
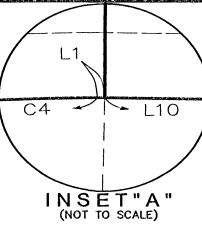
NOTE:
 The approval of this plat or map does not relieve the immediate property owner or future property owner from complying with all applicable federal, state and City-Parish laws and ordinances governing the sale and development of the property. In particular, no filing of the property shall be commenced 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.

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 147 and bundle 18742.

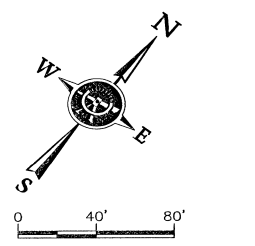
LINE TABLE

NO.	DIRECTION	DISTANCE
L1	S 54°00'25" W	0.49'
L2	S 52°37'52" W	15.94'
L3	N 52°37'52" E	15.94'
L4	S 52°37'52" W	20.00'
L5	S 52°37'52" W	30.00'
L6	S 37°22'08" E	2.80'
L7	N 52°37'52" E	30.00'
L8	N 52°37'52" E	20.00'
L9	S 54°00'25" W	21.84'
L10	N 54°00'25" E	21.35'



CURVE TABLE

NO.	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	225.00'	34.19'	34.16'	N 48°16'40" E
C2	225.00'	13.54'	13.54'	N 42°12'01" E
C3	175.00'	36.62'	36.56'	N 46°28'18" E
C4	225.00'	47.72'	47.63'	S 46°33'07" W
C5	225.00'	2.85'	2.85'	S 40°56'32" W
C6	175.00'	34.28'	34.22'	S 47°01'11" W
C7	175.00'	0.49'	0.49'	S 52°32'50" W



- LEGEND**
- Found Iron Pipe/Rod
 - R/W Right of Way
 - B/L Building Setback Line
 - S/W Sidewalk
 - P.C. Property Corner
 - FND Found
 - ⊕ Temporary Bench Mark
 - ⊥ Set 1/2 In Iron Pipe (Unless Otherwise Noted)

NOTE:
 Since Preliminary Plat was approved by the Planning Commission - new directives from USPS for cluster mail kiosks are required - confirm with the USPS Postmaster.

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 Department of Development. (Metro. Ord. 11135)

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.

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 utility or maintenance of the sidewalks.

NOTES:
 ACREAGE: 4.33
 WATER: PARISH WATER CO.
 FIRE: ST. GEORGE FIRE DEPARTMENT
 ELECTRIC: ENTERGY
 SEWER DISTRICT: SOUTH S.T.N.
 GAS: ENTERGY
 EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL
 FUTURE LAND USE: RESIDENTIAL NEIGHBORHOOD
 SCHOOL DISTRICTS: EBR-6
 ELEMENTARY - WOODLAWN ELEMENTARY
 MIDDLE - WOODLAWN MIDDLE
 HIGH - WOODLAWN HIGH
 TRACT A IS NOT A BUILDING SITE

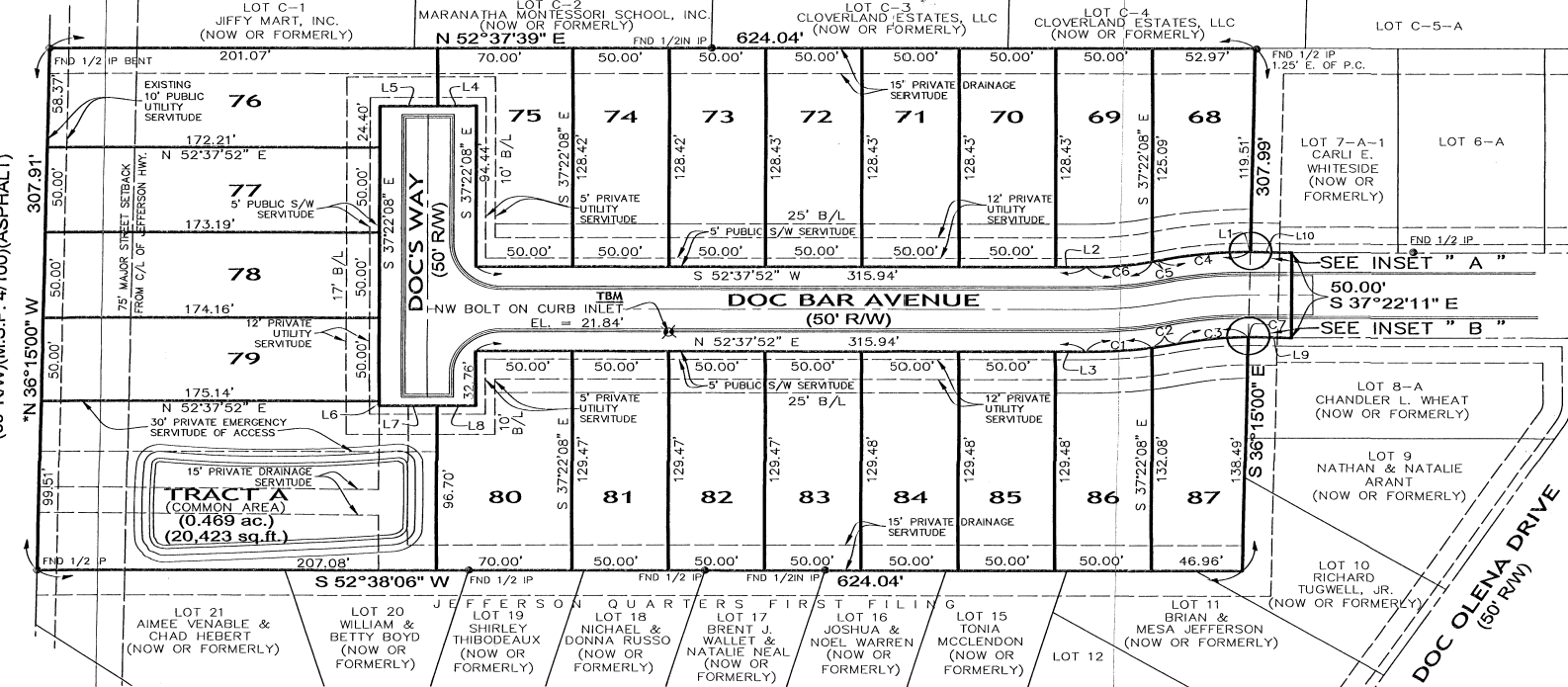
DEDICATION:
 The streets and rights of way shown hereon, if not previously dedicated, are hereby dedicated to the perpetual use of the public for proper purposes. All areas shown as servitudes are granted to the public for use of utilities, drainage, sewage removal or other proper purpose for the general 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 Jefferson Quarters homeowners association, its successors and assigns pursuant to the declaration of covenants, conditions, and restrictions of Jefferson Quarters. 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." 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 Jefferson Quarters and the use of said "private servitudes" 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 servitudes") by any public company shall be subject to prior written approval of the Jefferson Quarters 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 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.

Edward Stafford
 Edward Stafford, Owner Lot D
 Date 6/20/16



FLOOD ELEVATION DATA:
 Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 22033C0355E for East Baton Rouge Parish Louisiana, last revised May 02, 2008, the property shown hereon is located in Flood Zone "X" (With Shading). Base flood elevations are subject to change and should be verified with the Subdivision Engineering Office. 100-Year Flood Elevation: 18.5' (Furnished by DPW), Inundation Elevation: 16.50' (Furnished by DPW), Design Water Surface: 21.40' Jefferson Hwy. Ditch.

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. Flood Insurance Rate Maps are revised frequently and can be found online at: msc.fema.gov

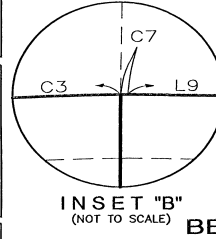
GENERAL NOTES:
 1.) Zoning: (Rural) Zoning information should be verified with City/Parish Planning Commission.
 Yard Requirements:
 Minimum Front Yard: 25 feet
 Minimum Rear Yard: 25 feet
 Minimum Side Yard: 5 feet

- 2.) Reference Maps:
 A. Map Showing Resubdivision of Tract C, Section 39, T8S-R2E, Greensburg District into Lots C-1, C-2, C-3, C-4 & C-5. By David L. Patterson, dated June 14, 1999.
 B. Final Plat for Jefferson Quarters First Filing, by William C. Monroe, dated November 15, 2001.
- 3.) (*) represents the Basis of Bearings. Bearings are based on reference map "B" (above). Distances are U.S. Survey Feet.
- 4.) Elevations and TBM's were derived from the Leica Network System using Trimble R8 dual frequency GPS units. NAVD 1988 datum, Geoid 09.
- 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.
- 6.) Utilities: The underground utilities shown hereon have been located from LA. One Call (Ticket # 140392621), visible utility features, and/or previous construction drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, except for above ground visible utility features.

FINAL PLAT FOR JEFFERSON QUARTERS
 THIRD FILING
 TRACT D AND A PORTION OF LOTS 7-A & 8 PREVIOUSLY A PORTION OF THE DR. E.J. HERPICH PROPERTY LOCATED IN SECTION 39, T-8-S, R-2-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA FOR BES INVESTMENT PROPERTIES, LLC

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 "Minimum Standards for Property Boundary Surveys".

David L. Patterson
 David L. Patterson, P.L.S.
 La. Registration No. 04784
 Date 5/16/16



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.

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

Carey Chauvin
 Carey Chauvin
 Director of Development
 Date 7/5/16

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

Frank M. Duke
 Frank M. Duke, F.A.C.P., Director
 Or his designee
 City-Parish Planning Commission
 Date 7/7/2016
 P-49292 5-3-14
 1252200



LANDSOURCE INCORPORATED
 A Professional Surveying and Land Information Company
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 Baton Rouge, LA 70809
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 Email: info@landsources.com

95191-022, 0801, 12743
 FILED AND RECORDED
 EAST BATON ROUGE PARISH, LA
 BOOK WILSON
 CLERK OF COURT AND RECORDER

DATE: MAY 6, 2016
 JOB #: 16-574-01
 DWN. BY: MDD
 CKD. BY: DLP
 SHEET NO: 01