

NOTES:

- 1) THE BASE FLOOD ELEVATION SHOWN HEREON IS SUBJECT TO CHANGE. THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE CITY OF CENTRAL.
- 2) THE PROPERTY SHOWN HEREON LIES WITHIN THE LIMITS OF ZONE "AE" BASE FLOOD ELEVATIONS DETERMINED, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 22033C0195F, PANEL NO. 220080 0195 F, EFFECTIVE JUNE 19, 2012.
- 3) ALL PROPERTY CORNERS SHOWN HEREON HAVE BEEN MONUMENTED WITH 1/2-INCH IRON PIPES UNLESS OTHERWISE NOTED.
- 4) NO ATTEMPT HAS BEEN MADE BY FERRIS ENGINEERING & SURVEYING, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES THAT MAY EXIST ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
- 5) ALL BUILDING LINES AND SERVITUDES SHOWN HEREON ARE IN ACCORDANCE WITH THE REFERENCE MAPS SHOWN HEREON AND THE CURRENT CITY OF CENTRAL UNIFIED DEVELOPMENT CODE. THIS DEVELOPMENT WILL COMPLY WITH ALL PROVISIONS OF THE CITY OF CENTRAL LIGHTING ORDINANCE.
- 6) VARIOUS LOTS WITHIN THE SUBDIVISION HAVE RECEIVED FILL DURING THE CONSTRUCTION PHASE OF THE PROJECT. EACH BUILDER/OWNER SHALL INDEPENDENTLY INVESTIGATE EXISTING SOIL CONDITIONS PRIOR TO CONSTRUCTION TO ENSURE APPROPRIATE FOUNDATION/SLAB DESIGN. A HOLD HARMLESS AND INDEMNITY AGREEMENT RELYSING THE CITY & PARISH OF ALL LIABILITY SHALL BE RECORDED FOR EACH LOT AS VERIFICATION THAT THESE CONDITIONS HAVE BEEN MET.
- 7) ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT HERETO. THE CITY OF CENTRAL AND PARISH OF EAST BATON ROUGE 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.
- 8) 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.

GENERAL NOTES:

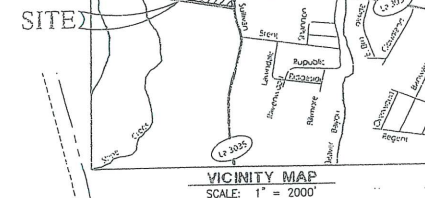
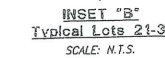
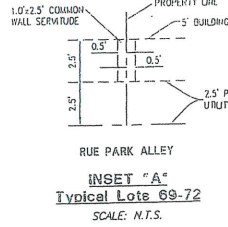
ZONING: R2, B4, CONDITIONAL USE SPUD
ACREAGE: 8.852 ACRES ±
FLOOD ZONE: "AE"
BASE FLOOD ELEV.: 58 FEET M.A.Y.D.
RECORD INFORMATION: N/A
WATER DISTRICT: PARISH WATER COMPANY
SEWER DISTRICT: COMMUNITY PRV. TREATMENT PLANT
ELECTRIC DISTRICT: ENTERGY
GAS DISTRICT: ENTERGY
FIRE DISTRICT: CENTRAL FIRE DISTRICT
INDICATES CONCRETE MONUMENT
INDICATES FOUND MONUMENT

SCHOOL DISTRICT

ELEMENTARY: TANGLEWOOD
MIDDLE: CENTRAL MIDDLE
HIGH: CENTRAL HIGH

MUNICIPAL ADDRESSES:

LOT 21 - 12997 N. VIEUX CARRE CIRCLE
LOT 22 - 12991 N. VIEUX CARRE CIRCLE
LOT 23 - 12985 N. VIEUX CARRE CIRCLE
LOT 24 - 12973 N. VIEUX CARRE CIRCLE
LOT 25 - 12965 N. VIEUX CARRE CIRCLE
LOT 26 - 12953 N. VIEUX CARRE CIRCLE
LOT 27 - 12947 N. VIEUX CARRE CIRCLE
LOT 28 - 12935 N. VIEUX CARRE CIRCLE
LOT 29 - 12923 N. VIEUX CARRE CIRCLE
LOT 30 - 12917 N. VIEUX CARRE CIRCLE
LOT 31 - 12905 N. VIEUX CARRE CIRCLE
LOT 32 - 12892 PIRATES ALLEY
LOT 33 - 12878 PIRATES ALLEY
LOT 34 - 12868 PIRATES ALLEY
LOT 35 - 12854 PIRATES ALLEY
LOT 36 - 12842 PIRATES ALLEY
LOT 37 - 12838 PIRATES ALLEY
LOT 38 - 12822 PIRATES ALLEY
LOT 39 - 12814 PIRATES ALLEY
LOT 40 - 12806 PIRATES ALLEY
LOT 41 - 12803 FINN WAY
LOT 42 - 12815 FINN WAY
LOT 43 - 12827 FINN WAY
LOT 44 - 12839 FINN WAY
LOT 45 - 12853 FINN WAY
LOT 46 - 12865 FINN WAY
LOT 47 - 12879 FINN WAY
LOT 48 - 12895 FINN WAY
LOT 49 - 12968 N. VIEUX CARRE CIRCLE
LOT 50 - 12956 N. VIEUX CARRE CIRCLE
LOT 51 - 12943 N. VIEUX CARRE CIRCLE
LOT 52 - 12931 N. VIEUX CARRE CIRCLE
LOT 53 - 12919 N. VIEUX CARRE CIRCLE
LOT 54 - 12907 N. VIEUX CARRE CIRCLE
LOT 55 - 12895 N. VIEUX CARRE CIRCLE
LOT 56 - 12883 N. VIEUX CARRE CIRCLE
LOT 57 - 12871 N. VIEUX CARRE CIRCLE
LOT 58 - 12859 N. VIEUX CARRE CIRCLE
LOT 59 - 12847 N. VIEUX CARRE CIRCLE
LOT 60 - 12835 N. VIEUX CARRE CIRCLE
LOT 61 - 12823 N. VIEUX CARRE CIRCLE
LOT 62 - 12811 N. VIEUX CARRE CIRCLE
LOT 63 - 12799 N. VIEUX CARRE CIRCLE
LOT 64 - 12787 N. VIEUX CARRE CIRCLE
LOT 65 - 12775 N. VIEUX CARRE CIRCLE
LOT 66 - 12763 N. VIEUX CARRE CIRCLE
LOT 67 - 12751 N. VIEUX CARRE CIRCLE
LOT 68 - 12739 N. VIEUX CARRE CIRCLE
LOT 69 - 12727 N. VIEUX CARRE CIRCLE
LOT 70 - 12715 N. VIEUX CARRE CIRCLE
LOT 71 - 12703 N. VIEUX CARRE CIRCLE
LOT 72 - 12691 N. VIEUX CARRE CIRCLE

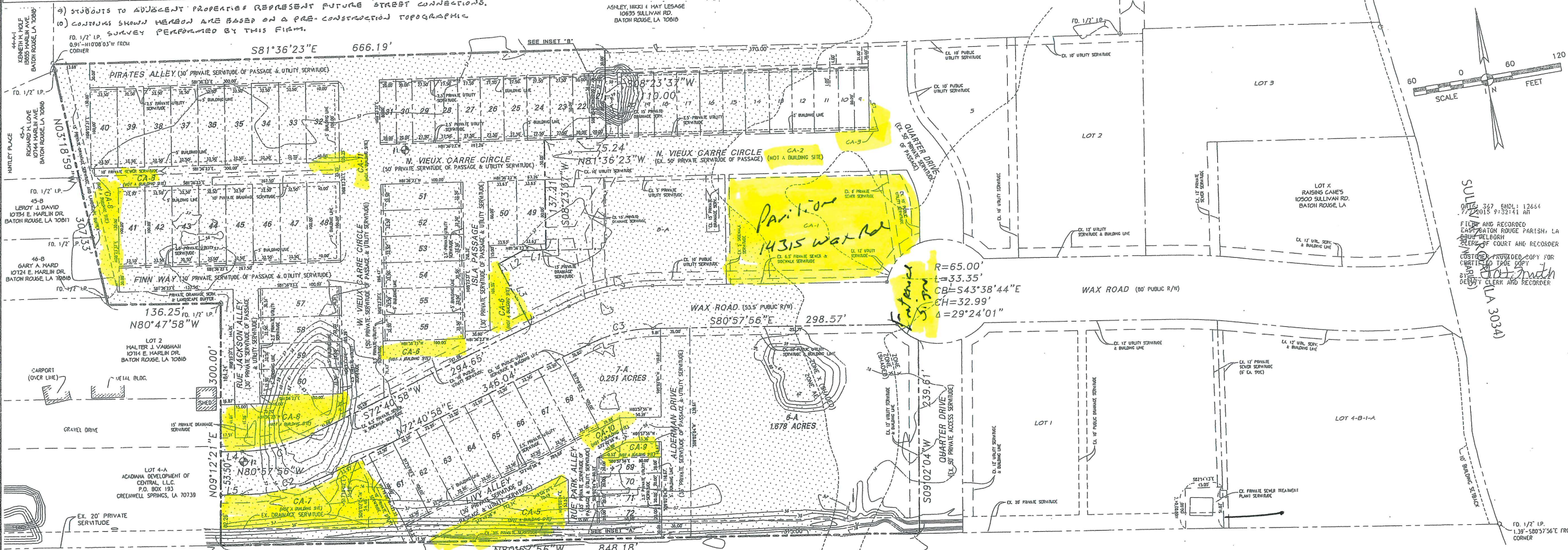


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Client:
ACADIANA
DEVELOPMENT OF
CENTRAL, L.L.C.
P.O. BOX 193
GREENWELL SPRINGS, LA 70739

DESCRIPTION:
LOCATED IN SECTION 68, TOWNSHIP 6 SOUTH,
RANGE 2 EAST, GREENSBURG LAND DISTRICT,
CITY OF CENTRAL
EAST BATON ROUGE PARISH, LOUISIANA

FINAL PLAT
OF
CENTRAL SQUARE, PHASE 3
BEING THE SUBDIVISION OF LOT 4-B-2-A-1, 4-B-2-A-2 OF THE VAUGHN PROPERTY
AND LOTS 6 & 7 OF CENTRAL SQUARE PHASE 2
INTO
LOTS 21 - 72, CA-5 - CA-11, 6-A AND 7-A



BASIS OF BEARINGS:
THE BASIS OF BEARINGS AS SHOWN HEREON IS REFERENCED TO THE LOUISIANA STATE PLAIN COORDINATE SYSTEM (NAD83) AS OBSERVED BY GPS OBSERVATION.

REFERENCE MAPS:

- 1) "FINAL PLAT OF CENTRAL SQUARE, PHASE 2, LOTS 5-20, TRACTS CA-1, CA-2, CA-3 & CA-4" BEING THE SUBDIVISION OF LOT 4-B-2-A OF THE VAUGHN PROPERTY, LOCATED IN SECTION 68, T-6-S, R-2-E, G.L.D., CITY OF CENTRAL, EAST BATON ROUGE PARISH, LA, PREPARED BY DARVIN W. FERGUSON, P.L.S., DATED 12-20-12.
- 2) "FINAL PLAT OF CENTRAL SQUARE" BEING THE SUBDIVISION OF LOTS 4-B-1 & 4-B-2 & Y OF THE VAUGHN PROPERTY AND AN UNDESIGNATED TRACT OF THE JUSTIN O. BOZEMAN PROPERTY, LOCATED IN SECTION 68, T-6-S, R-2-E, G.L.D., CITY OF CENTRAL, EAST BATON ROUGE PARISH, LA, PREPARED BY DARVIN W. FERGUSON, P.L.S., DATED 7-30-09.
- 3) "MAP SHOWING EXCHANGE OF PROPERTY BETWEEN THE REMAINDER OF 7.0 ACRE TRACT, THE REMAINDER OF 4.343 ACRE TRACT, LOTS 3 & 4-B OF THE VAUGHN PROPERTY, THE REMAINDER OF THE J. W. HUDSON TRACT & PARCEL, UPR-01-04 INTO LOT 4-B-1, LOT 4-B-2, LOT X & LOT Y, LOCATED IN SECTION 68, T-6-S, R-2-E, G.L.D., CITY OF CENTRAL, EAST BATON ROUGE PARISH, LA, PREPARED BY DARVIN W. FERGUSON, P.L.S., DATED 6-30-08.
- 4) "MAP SHOWING SUBDIVISION OF LOT 4 OF THE VAUGHN PROPERTY INTO LOT 4-A & 4-B, LOCATED IN SECTION 68, T-6-S, R-2-E, G.L.D., CITY OF CENTRAL, EAST BATON ROUGE PARISH, LA, PREPARED BY CHRISTOPHER J. EWING, P.E., P.L.S., DATED 1-27-07, RECORDED ORIG. 898, BNOL 11918.
- 5) "MAP SHOWING SURVEY OF TRACT A CONTAINING 19.80 ACRES LOCATED IN SECTION 68, T-6-S, R-2-E, G.L.D., CITY OF CENTRAL, EAST BATON ROUGE PARISH, LA FOR CONRAD L. VAUGHN" BY CAREY HODGES ASSOCIATES, INC. DATED 6-3-85, LAST REVISED 6-27-85.
- 6) "MAP SHOWING SURVEY OF A 19.86 ACRE TRACT 'X' OF THE ORIGINAL LEO V. LEFAGE TRACT, LOCATED IN SECTION 68, T-6-S, R-2-E, G.L.D., EAST BATON ROUGE PARISH, LA" BY WIGGINS & ASSOCIATES, INC. DATED 1-27-76.
- 7) "SURVEY MAP OF THE SUBDIVISION OF THE VAUGHN PROPERTY, LOCATED IN SECTION 68, T-6-S, R-2-E, G.L.D., EAST BATON ROUGE PARISH, LA FOR CONRAD L. VAUGHN" BY CAREY HODGES ASSOCIATES, INC. DATED 6-3-85, LAST REVISED 6-27-85.
- 8) "STATE OF LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT RIGHT OF WAY MAP, STATE PROJECT NO. 253-30-0008, F.A.P. NO. STP-403-1(002), SULLIVAN ROAD AT WAX ROAD (BATON ROUGE) EAST BATON ROUGE PARISH, LA 3034, BY ABM ENGINEERS, DATED APRIL 3, 1996, RECORDED ORIG. 336, BNOL 10838.

SIDEWALK NOTE:
SIDEWALKS THROUGHOUT THE DEVELOPMENT SHALL BE MAINTAINED AND REPAIRED BY LOT OWNERS ACCORDING TO CITY ORDINANCE TITLE 2, CHAPTER 4, SECTION 2-171. THE CITY OF CENTRAL IS NOT RESPONSIBLE FOR SIDEWALK REPAIRS.

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 STORMWATER RUNOFF CONFORMS TO THE APPROVED DRAINAGE LAYOUT, UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. (METROPOLITAN ORDINANCE NO. 11135)

BASIS FOR ELEVATIONS:
ALL ELEVATIONS SHOWN HEREON ARE REFERENCED OFF OF AND RELATIVE TO NATIONAL GEODETIC SURVEY BENCHMARK NO. "280188" (PID 014044) WITH A PUBLISHED ELEVATION OF 80.9 FEET M.A.Y.D. '88 GPS OBS (2009.55) THIS IS A LOUISIANA HEIGHT MODERNIZATION SURVEY STATION.

BENCHMARKS:

- 1) EAST BOLT ON CATCH BASIN, ELEV. 58.01
- 2) EAST BOLT ON CATCH BASIN, ELEV. 56.33

STORMWATER MANAGEMENT:
AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORMWATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE UNIFIED DEVELOPMENT CODE, LATEST REVISION.

LINE TABLE				CURVE TABLE			
LINE	LENGTH	BEARING	DELTA	LINE	LENGTH	RADIUS	CHORD
L1	38.50	N81°32'23"W	25°21'06"	C1	95.70	188.50	95.97
L2	34.14	S70°37'48"W	26°21'06"	C2	111.30	242.00	110.37
L3	86.25	S171°03'17"E	26°21'06"	C3	62.33	179.00	61.60
L4	26.08	N80°37'56"W	26°21'06"				
L5	38.08	S89°37'54"E	26°21'06"				

APPROVED

LAKESHA THORNTON, SANTARIAN MANAGER
EAST BATON ROUGE PARISH HEALTH UNIT
DATE: 7.1.15

COMMON AREA DEDICATION:
TRACTS "CA-5, CA-6, CA-7, CA-8, CA-9, CA-10 & CA-11" ARE HEREBY DEDICATED TO THE HOME OWNERS AND OCCUPANTS OF CENTRAL SQUARE FOR RECREATION, PRIVATE SERVITUDE, AND OTHER RELATED ACTIVITIES. THE "COMMON AREA" IS NOT HEREBY DEDICATED FOR USE OF THE GENERAL PUBLIC, BUT DEDICATED FOR THE COMMON USE AND ENJOYMENT OF THE HOME OWNERS AND OCCUPANTS OF CENTRAL SQUARE. OWNERSHIP AND MAINTENANCE SHALL BE BY THE CENTRAL SQUARE PROPERTY OWNERS ASSOCIATION. THE CITY OF CENTRAL DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE WITHIN "COMMON PROPERTY".

PRIVATE DEDICATION:
ANY SERVITUDE DESIGNATED HEREON AS A "PRIVATE SERVITUDE" IS HEREBY RESERVED FOR THE USE OF THE CENTRAL SQUARE PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS, OR ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF CENTRAL SQUARE. THE CITY OF CENTRAL & PARISH OF EAST BATON ROUGE DEPARTMENTS OF PUBLIC WORKS SHALL HAVE THE RIGHT OF ENTRY INTO ANY "PRIVATE SERVITUDE" FOR ACCESS TO THE PUBLIC DRAINAGE AND/OR SEWER SERVITUDES, AS APPLICABLE. 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 ANY "PRIVATE SERVITUDE". THE "PRIVATE SERVITUDES" ARE FURTHER GRANTED FOR THE NON-EXCLUSIVE USE OF ALL PUBLIC UTILITY COMPANIES WHICH PROVIDE PUBLIC UTILITIES TO CENTRAL SQUARE 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 UTILITY COMPANY SHALL BE SUBJECT TO PRIOR WRITTEN APPROVAL OF THE CENTRAL SQUARE PROPERTY OWNER'S ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. THE DPH IS NOT RESPONSIBLE FOR MAINTENANCE OF PRIVATE FACILITIES.

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 PUBLIC SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWER 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, UNLESS THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

DATE: 7.1.15
JEFFREY S. COVALLON, MANAGING MEMBER, ACADIANA DEVELOPMENT OF CENTRAL, L.L.C.

WASTEWATER IMPACT FEE CERTIFICATION:
(SUBDIVISION WITH PRIVATE COLLECTION AND PRIVATE COMMUNITY TREATMENT PLANT)
THIS IS TO VERIFY THAT WASTEWATER IMPACT FEES ARE NOT REQUIRED AT THIS TIME FOR LOTS WITHIN CENTRAL SQUARE, PHASE 3. THIS IS TO VERIFY THAT WASTEWATER IMPACT FEES ARE NOT REQUIRED AT THIS TIME FOR LOTS WITHIN CENTRAL SQUARE, PHASE 3. THIS IS TO VERIFY THAT WASTEWATER IMPACT FEES ARE NOT REQUIRED AT THIS TIME FOR LOTS WITHIN CENTRAL SQUARE, PHASE 3. THIS IS TO VERIFY THAT WASTEWATER IMPACT FEES ARE NOT REQUIRED AT THIS TIME FOR LOTS WITHIN CENTRAL SQUARE, PHASE 3.

DATE: 7/1/2015
APPROVED: David Barrow
DAVID BARROW
CHIEF ADMINISTRATIVE OFFICER
CITY OF CENTRAL

DATE: 7/1/2015
APPROVED: Darvin W. Ferguson
DARVIN W. FERGUSON, P.L.S.
FERRIS ENGINEERING & SURVEYING, L.L.C.

DATE: JULY 1, 2015
CHIEF / DRAFTSMAN: McRae
CAD FILE: 08-022E PH 3 FPLAT.dwg
PROJECT NUMBER: 08-022 E
DRAWING NUMBER: 15-F-0008