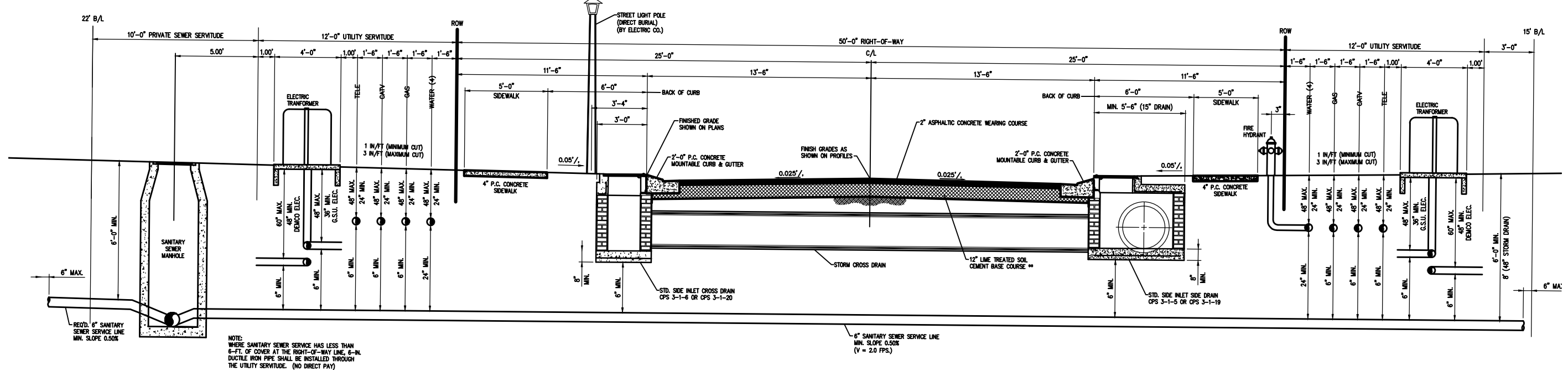
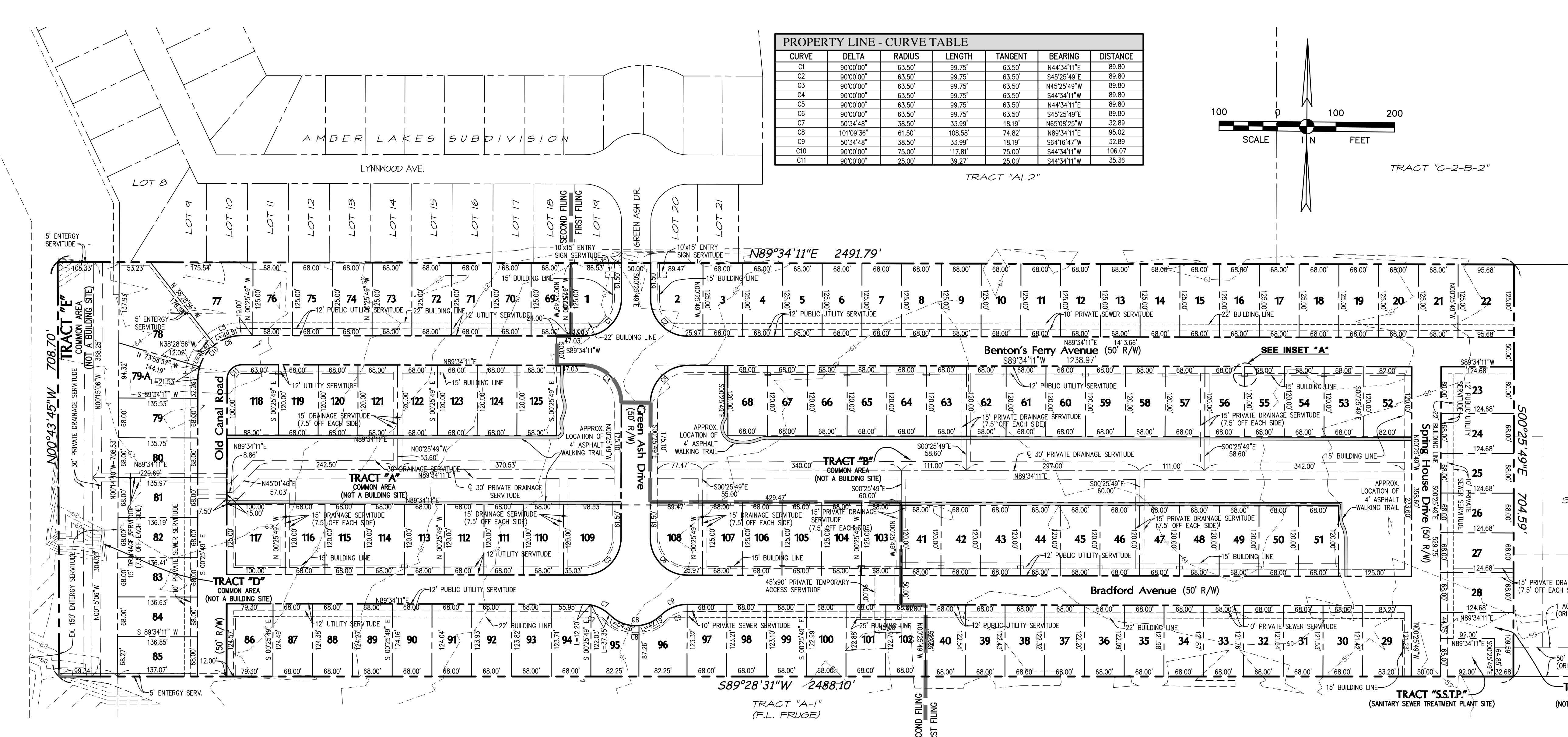
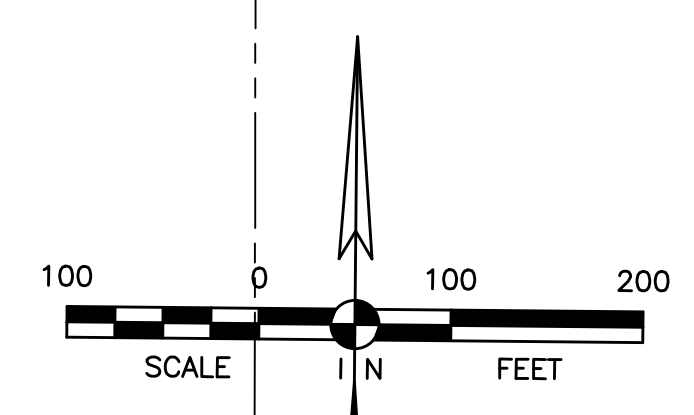


PROPERTY LINE - CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	DISTANCE
C1	90°00'00"	63.50'	99.75'	63.50'	N44°34'11"E	89.80
C2	90°00'00"	63.50'	99.75'	63.50'	S45°25'49"E	89.80
C3	90°00'00"	63.50'	99.75'	63.50'	N45°25'49"W	89.80
C4	90°00'00"	63.50'	99.75'	63.50'	S44°34'11"W	89.80
C5	90°00'00"	63.50'	99.75'	63.50'	N44°34'11"E	89.80
C6	90°00'00"	63.50'	99.75'	63.50'	S45°25'49"E	89.80
C7	50°34'48"	38.50'	33.99'	18.19'	N65°08'25"W	32.89
C8	101°09'36"	61.50'	108.58'	74.82'	N89°34'11"E	95.02
C9	50°34'48"	38.50'	33.99'	18.19'	S64°16'47"W	32.89
C10	90°00'00"	75.00'	117.81'	75.00'	S44°34'11"W	106.07
C11	90°00'00"	75.00'	117.81'	75.00'	S44°34'11"W	35.36



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 "A" NO BASE FLOOD ELEVATIONS DETERMINED, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 2203C020205E, EFFECTIVE MAY 2, 2008.
- 3.) 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.
- 4.) 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.
- 5.) 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.
- 6.) THE CITY OF CENTRAL AND PARISH OF EAST BATON ROUGE 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.

COMMON AREA DEDICATION:
TRACTS "A", "B", "C" & "D" ARE HEREBY DEDICATED TO THE HOME OWNERS AND OCCUPANTS OF BURLINGTON LAKES FOR RECREATION, PRIVATE SERVICE, PRIVATE 4" WIDE ASPHALT WALKING TRAIL AND OTHER RELATED ACTIVITIES. THE "COMMON PROPERTY" ARE NOT HEREBY DEDICATED FOR USE OF THE GENERAL PUBLIC, BUT DEDICATED FOR THE COMMON USE AND ENJOYMENT OF THE HOME OWNERS AND OCCUPANTS OF BURLINGTON LAKES. OWNERSHIP AND MAINTENANCE SHALL BE BY THE BURLINGTON LAKES PROPERTY OWNERS ASSOCIATION. THE CITY OF CENTRAL DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE WITHIN "COMMON PROPERTY".

SEWER SYSTEM DEDICATION:
TRACT S.S.T.P., THE SANITARY SEWER COLLECTION SYSTEM AND LIFT STATION FOR BURLINGTON LAKES SHALL BE DEDICATED TO MO-DAD UTILITIES, L.L.C. FOR THE PURPOSE OF SANITARY SEWER TREATMENT, THE CITY OF CENTRAL IS NOT RESPONSIBLE FOR THE MAINTENANCE THEREOF.

PRIVATE DEDICATION:
THE AREAS SHOWN HEREON AND LABELED AS "PRIVATE SERVITUDE" ARE HEREBY DEDICATED AS PRIVATE SERVITUDES AND ARE NOT DEDICATED TO THE PERPETUAL 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 THESE PRIVATE SERVITUDES SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THEY ARE GRANTED. THE CITY OF CENTRAL HAS NO RESPONSIBILITY FOR MAINTENANCE OF PRIVATE SERVITUDES.

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, 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.

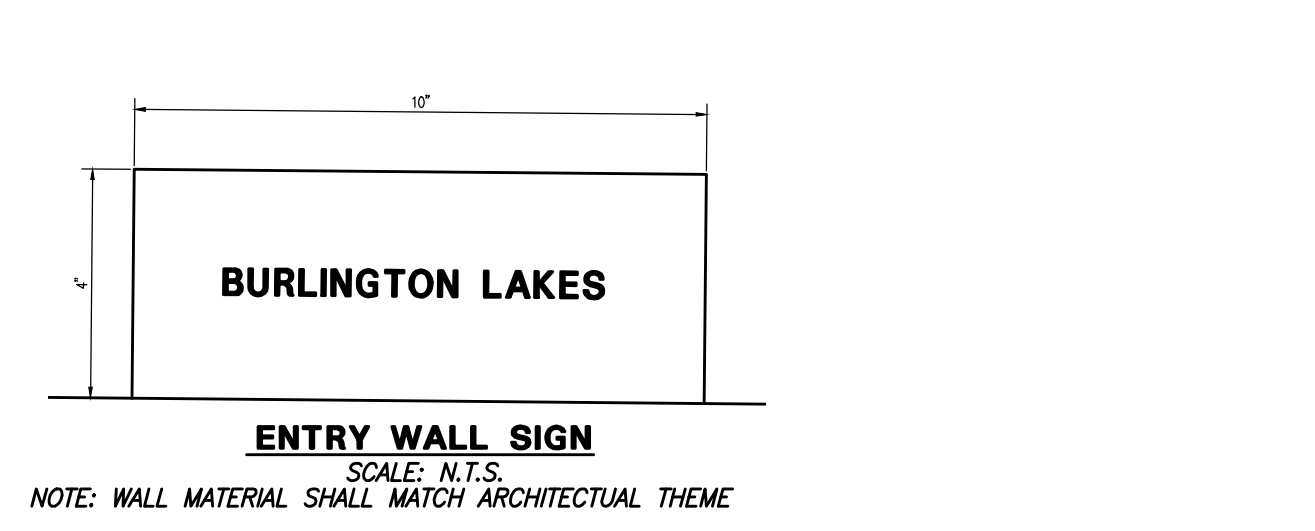
PRIVATE DEDICATION:
THE SERVITUDES DESIGNATED HEREON AS "PRIVATE SERVITUDES OF ACCESS" ARE HEREBY RESERVED FOR THE USE OF THE BRIARLAKE ESTATES HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE BRIARLAKE ESTATES SUBDIVISION. THE EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS SHALL HAVE THE RIGHT OF ENTRY INTO THE "PRIVATE SERVITUDE OF ACCESS" FOR ACCESS TO THE "PUBLIC 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 SERVITUDE OF ACCESS". THE "PRIVATE SERVITUDES OF ACCESS" ARE FURTHER GRANTED FOR THE NON-EXCLUSIVE USE OF ALL PUBLIC UTILITY COMPANIES WHICH PROVIDE PUBLIC UTILITIES TO THE BRIARLAKE ESTATES SUBDIVISION AND THE USE OF SAID "PRIVATE SERVITUDE OF ACCESS" BY SAID UTILITY COMPANIES SHALL BE LIMITED TO THOSE "PRIVATE SERVITUDES OF ACCESS" IN WHICH THE RESPECTIVE PUBLIC UTILITY COMPANY'S FACILITIES ARE LOCATED. FURTHER, INSTALLATION OF ANY NEW FACILITIES (EXCLUDING ADDITIONAL SERVICE TIE-INS TO EXISTING FACILITIES WITHIN ANY NEW OR EXISTING "PRIVATE SERVITUDE") BY ANY PUBLIC COMPANY SHALL BE SUBJECT TO PRIOR WRITTEN APPROVAL OF THE BRIARLAKE ESTATES OWNER'S ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. THE CITY/PARISH DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE OF PRIVATE FACILITIES.

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.

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.

DRAINAGE NOTE:
THE STORM DRAINAGE SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 15.2 OF THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF CENTRAL, PARISH OF EAST BATON ROUGE AND COMMON ENGINEERING PRACTICE. THE STORM WATER SHALL BE COLLECTED BY CURB INLETS AND UNDERGROUND PIPES AND TRANSPORTED TO THE AREA OF THE OUTFALL OF WARD CREEK DIVERSION CANAL.

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 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.



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 OF CENTRAL SHALL HAVE NO RESPONSIBILITY FOR THE LIABILITY OR MAINTENANCE OF THE SIDEWALKS.

SIDEWALK NOTE (BONDED):
THE SIDEWALKS WITHIN THE RIGHT OF WAY 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.

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.

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 RUN-OFF CONFORMS TO THE APPROVED STORM DRAINAGE LAYOUT FOR BURLINGTON LAKES UNLESS OTHERWISE APPROVED BY THE CITY OF CENTRAL DEPARTMENT OF PUBLIC WORKS.

LANDSCAPE NOTE:
EACH LOT OWNER MUST PLANT AT LEAST ONE (1) CLASS A TREE OR TWO (2) CLASS B TREES AND MUST BE PLANTED ON THE LOT BETWEEN THE FRONT LOT LINE AND THE FRONT BUILDING SET BACK LINE. SUCH TREE OR TREES SHALL HAVE AT LEAST A TWO (2) INCH CALIPER MEASURED SIX (6) INCHES FROM THE GROUND. THE REQUIRED TREE OR TREES SHALL BE PLANTED NO LATER THAN SIX (6) MONTHS AFTER THE OCCUPANCY OF A HOUSE ON THE LOT.