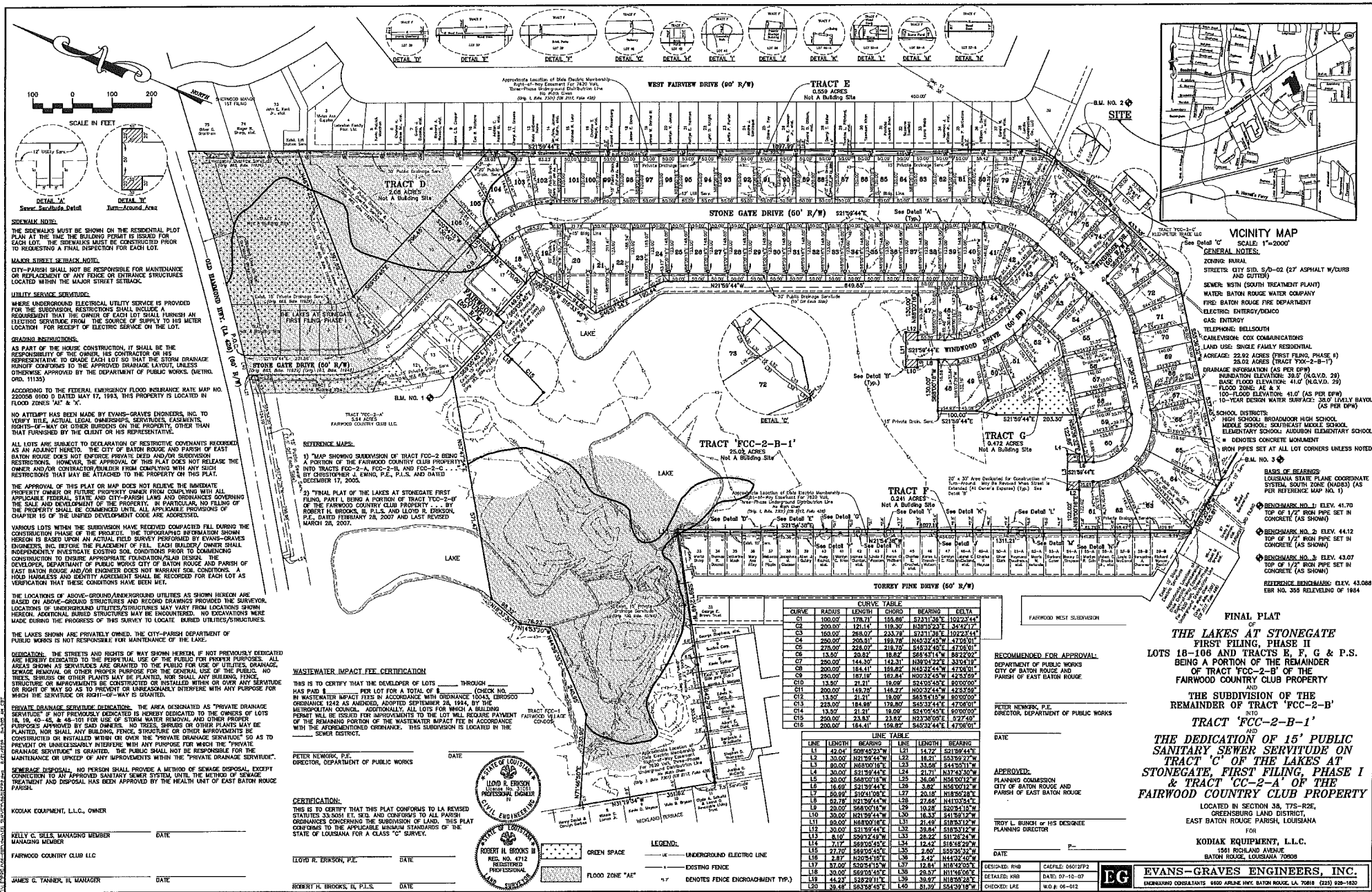


- VICINITY MAP**
SCALE: 1"=2000'
- GENERAL NOTES:**
- 1. ZONING: RURAL
 - 2. STREETS: CITY STR. 5'-0" (2' ASPHALT W/CURB AND GUTTER)
 - 3. SEWER: 18" (SOUTH TREATMENT PLANT)
 - 4. WATER: BATON ROUGE WATER COMPANY
 - 5. FLOOD: BATON ROUGE FLOOD DISTRICT
 - 6. ELECTRIC: ENTENRY/DEMCO
 - 7. GAS: ENTENRY
 - 8. TELEPHONE: BELLSOUTH
 - 9. CABLEVISION: COM COMMUNICATIONS
 - 10. LAND USE: SINGLE FAMILY RESIDENTIAL
 - 11. ACREAGE: 22.92 ACRES (FIRST FILING, PHASE II)
 - 12. DRAINAGE INFORMATION (AS PER BMP)
 - 13. BASE FLOOD ELEVATION: 39.5' (A.G.D. 29)
 - 14. FLOOD ZONE: A & X
 - 15. 100-FLOOD ELEVATION: 41.0' (AS PER BMP)
 - 16. 10-YEAR DESIGN WATER SURFACE: 38.0' (LIVELY BAYOU) (AS PER BMP)
 - 17. SCHOOL DISTRICTS: HIGH SCHOOL: BROADMOOR HIGH SCHOOL; MIDDLE SCHOOL: SOUTHEAST MIDDLE SCHOOL; ELEMENTARY SCHOOL: AUDUBON ELEMENTARY SCHOOL
 - 18. * DENOTES CONCRETE MONUMENT
 - 19. IRON PIPES SET AT ALL LOT CORNERS UNLESS NOTED
- B.M. NO. 3

- BASES OF BEARINGS**
LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83) (AS PER REFERENCE MAP NO. 1)
- 1. **BENCHMARK NO. 1:** ELEV. 41.70 TOP OF 1/2" IRON PIPE SET IN CONCRETE (AS SHOWN)
 - 2. **BENCHMARK NO. 2:** ELEV. 44.12 TOP OF 1/2" IRON PIPE SET IN CONCRETE (AS SHOWN)
 - 3. **BENCHMARK NO. 3:** ELEV. 43.07 TOP OF 1/2" IRON PIPE SET IN CONCRETE (AS SHOWN)
- REFERENCE BENCHMARK: ELEV. 43.088 B.M. NO. 355 RELEVING OF 1984

FINAL PLAT

THE LAKES AT STONEGATE
FIRST FILING, PHASE II
LOTS 18-106 AND TRACTS E, F, G & P.S.
BEING A PORTION OF THE REMAINDER
OF TRACT 'CC-2-B' OF THE
FAIRWOOD COUNTRY CLUB PROPERTY

**THE SUBDIVISION OF THE
REMAINDER OF TRACT 'CC-2-B'**
TRACT 'CC-2-B-1'
AND
**THE DEDICATION OF 15' PUBLIC
SANITARY SEWER SERVITUDE ON
TRACT 'C' OF THE LAKES AT
STONEGATE, FIRST FILING, PHASE I
& TRACT 'CC-2-A' OF THE
FAIRWOOD COUNTRY CLUB PROPERTY**

LOCATED IN SECTION 38, T7S-R9E,
GREENSBORO LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA

FOR
KODIAK EQUIPMENT, L.L.C.
1551 RICHLAND AVENUE
BATON ROUGE, LOUISIANA 70806

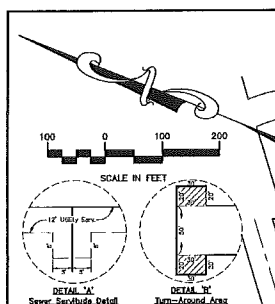
EVANS-GRAVES ENGINEERS, INC.
ENGINEERING CONSULTANTS 6600 AIRLINE HWY. BATON ROUGE, LA 70818 (225) 928-1830

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	100.00'	178.71'	155.89'	S73°31'38"E	102°22'44"
C2	200.00'	121.14'	119.30'	S27°10'23"E	34°52'17"
C3	100.00'	208.07'	233.77'	S71°31'28"E	102°22'44"
C4	250.00'	200.51'	189.78'	N45°32'45"W	47°35'01"
C5	275.00'	228.07'	218.75'	S45°32'45"W	47°35'01"
C6	13.00'	13.00'	18.82'	S89°51'14"E	89°22'00"
C7	250.00'	144.30'	142.31'	N39°04'22"E	33°04'18"
C8	250.00'	184.41'	183.87'	N45°32'45"W	47°35'01"
C9	250.00'	187.17'	182.81'	N50°32'45"W	48°33'00"
C10	13.00'	21.21'	19.09'	S24°05'45"E	80°00'00"
C11	200.00'	159.25'	158.27'	N50°32'45"W	48°33'00"
C12	13.00'	13.00'	18.82'	S89°51'14"E	89°22'00"
C13	225.00'	184.88'	179.87'	S45°32'45"W	47°35'01"
C14	13.00'	13.00'	18.82'	S89°51'14"E	89°22'00"
C15	250.00'	218.81'	218.87'	N50°32'45"W	48°33'00"
C16	200.00'	184.41'	183.87'	S45°32'45"W	47°35'01"

LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	42.04'	S69°45'23"W	L11	14.72'	S12°59'44"E
L2	30.00'	S21°39'44"E	L12	18.21'	S53°59'27"W
L3	30.00'	S69°00'12"E	L13	33.00'	S44°00'12"E
L4	30.00'	S21°39'44"E	L14	21.71'	S37°43'30"W
L5	20.00'	S69°00'12"E	L15	36.00'	S38°30'12"W
L6	13.00'	S11°39'44"E	L16	2.87'	S89°00'12"E
L7	50.00'	S21°39'44"E	L17	20.00'	N18°00'28"E
L8	50.00'	S21°39'44"E	L18	27.88'	N01°03'33"E
L9	20.00'	S69°00'12"E	L19	10.00'	S60°51'10"W
L10	30.00'	N41°39'44"W	L20	16.33'	S41°58'12"W
L11	30.00'	S69°00'12"E	L21	11.40'	S89°00'12"E
L12	30.00'	S21°39'44"E	L22	5.85'	S15°51'12"W
L13	8.10'	S29°14'29"E	L23	28.22'	N12°28'24"E
L14	1.17'	S89°00'12"E	L24	22.42'	S18°45'27"W
L15	27.70'	S69°00'12"E	L25	2.00'	S35°30'32"W
L16	2.87'	N42°54'10"E	L26	2.42'	N44°32'40"W
L17	17.00'	S29°14'29"E	L27	10.00'	N01°03'33"E
L18	30.00'	S69°00'12"E	L28	25.57'	N11°46'06"E
L19	44.22'	S28°29'12"E	L29	35.97'	N18°59'24"E
L20	35.48'	S43°38'07"E	L30	31.92'	S54°39'18"W



SEWER SERVICE:
THE SEWERAGE MUST BE SHOWN ON THE RESIDENTIAL LOT PLAN AT THE TIME THE BUILDING PERMIT IS ISSUED FOR EACH LOT. THE SEWERAGE MUST BE CONSTRUCTED PRIOR TO REDEMPTING A FINAL INSPECTION FOR EACH LOT.

MAJOR STREET SERVICE:
CITY-PARISH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OR REPLACEMENT OF ANY FENCE OR ENTRANCE STRUCTURES LOCATED WITHIN THE MAJOR STREET SERVICE.

UTILITY SERVICE:
WHERE UNDERGROUND ELECTRICAL UTILITY SERVICE IS PROVIDED FOR THE SUBDIVISION, RESTRICTIONS SHALL INCLUDE A REQUIREMENT THAT THE OWNER OF EACH LOT SHALL TYPICALLY ELECTRIC SERVICE FROM THE SOURCE OF SUPPLY TO THE METER LOCATION FOR RECEIPT OF ELECTRIC SERVICE ON THE LOT.

CRITICAL 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, IND. 11153).

ADDITIONAL INSTRUCTIONS:
ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NO. 220056 0100 D DATED MAY 17, 1993, THIS PROPERTY IS LOCATED IN FLOOD ZONES 'A' & 'X'.

NO ATTEMPT HAS BEEN MADE BY EVANS-GRAVES ENGINEERS, INC. TO LOCATE ANY EXISTING UTILITIES, SERVICES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

ALL LOTS ARE SUBJECT TO DECLARATION OF RESTRICTIVE COVENANTS RECORDED AS AN ADJUNCT HERETO. THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE DOES NOT EXPRESS PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR FROM COMPLIANCE WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OF FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND CITY-PARISH LAND 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 UNITED DEVELOPMENT CODE ARE ADDRESSED.

VARIOUS LOTS WITHIN THE SUBDIVISION HAVE RECEIVED COMPACTED FILL DURING THE CONSTRUCTION PHASE OF THE PROJECT. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY EVANS-GRAVES ENGINEERS, INC. BEFORE THE PLACEMENT OF FILL. EACH BUILDING OWNER SHALL INDEPENDENTLY INVESTIGATE EXISTING SOIL CONDITIONS PRIOR TO COMMENCING CONSTRUCTION TO ENSURE APPROPRIATE FOUNDATION/SLAB DESIGN. THE DEVELOPER, DEPARTMENT OF PUBLIC WORKS CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE AND/OR ENGINEER DOES NOT WARRANT SOIL CONDITIONS. HOLD HARMLESS AND BEAUTY AGENCY SHALL BE RECORDED FOR EACH LOT AS VERIFICATION THAT THESE CONDITIONS HAVE BEEN MET.

THE LOCATIONS OF ABOVE-GROUND/UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED BY THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

THE LAKES SHOWN ARE PRIVATELY OWNED. THE CITY-PARISH DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE OF THE LAKES.

DEDICATION: THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC PURPOSES. ALL AREAS SHOWN AS SERVICES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWERAGE REMOVAL, OR OTHER PUBLIC PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO SERVICES OR OTHER PLANS MAY BE PLACED ON OR OVER ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVICE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICE OR RIGHT-OF-WAY IS GRANTED.

PRIVATE DRAINAGE SERVICE DEDICATION: THE AREA DESIGNATED AS 'PRIVATE DRAINAGE SERVICE' IF NOT PREVIOUSLY DEDICATED IS HEREBY DEDICATED TO THE OWNERS OF LOTS 18, 42-46, & 48-101 FOR USE OF LAND WATER REMOVAL, AND OTHER PROPER PURPOSES APPROVED BY SAID OWNER. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR OTHER IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER THE 'PRIVATE DRAINAGE SERVICE' SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE 'PRIVATE DRAINAGE SERVICE' IS GRANTED. THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR UPRKEEP OF ANY IMPROVEMENTS WITHIN THE 'PRIVATE DRAINAGE SERVICE'.

SEWERAGE DISPOSAL: NO PERSON SHALL PROVIDE A METHOD OF SEWERAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWERAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

KODIAK EQUIPMENT, L.L.C., OWNER

KELLY C. BILES, MANAGING MEMBER

FAIRWOOD COUNTRY CLUB LLC

JAMES G. TANNER, II, MANAGER

WASTEWATER IMPACT FEE CERTIFICATION

THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 18-106 AND TRACTS E, F, G & P.S. HAS PAID A PER LOT FEE FOR A TOTAL OF \$1,000.00 (ONE THOUSAND DOLLARS) TO THE METROPOLITAN COUNCIL. ADDITIONALLY, ALL LOTS FOR WHICH A WASTEWATER IMPACT FEE IS REQUIRED, ADOPTED SEPTEMBER 28, 1994, BY THE METROPOLITAN COUNCIL. 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 AFORESAID ORDINANCE. THIS SUBDIVISION IS LOCATED IN THE SEWER DISTRICT.

PETER NEWKIRK, P.E.
DIRECTOR, DEPARTMENT OF PUBLIC WORKS

DATE

CERTIFICATION:
THIS IS TO CERTIFY THAT THIS PLAT CONFORMS TO LA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES CONCERNING THE SUBDIVISION OF LAND. THIS PLAT CONFORMS TO THE APPLICABLE MINIMUM STANDARDS OF THE STATE OF LOUISIANA FOR A CLASS 'C' SURVEY.

LOUIS R. BROOKS, II, P.E.
REGISTERED PROFESSIONAL SURVEYOR

DATE

LEGEND:

- UNDERGROUND ELECTRIC LINE
- EXISTING FENCE
- DENOTES FENCE ENCROACHMENT (TYP.)

GREEN SPACE

FLOOD ZONE 'A'

STATE OF LOUISIANA
LOUIS R. BROOKS, II, P.E.
REGISTERED PROFESSIONAL SURVEYOR

STATE OF LOUISIANA
ROBERT H. BROOKS, II, P.E.
REGISTERED PROFESSIONAL SURVEYOR