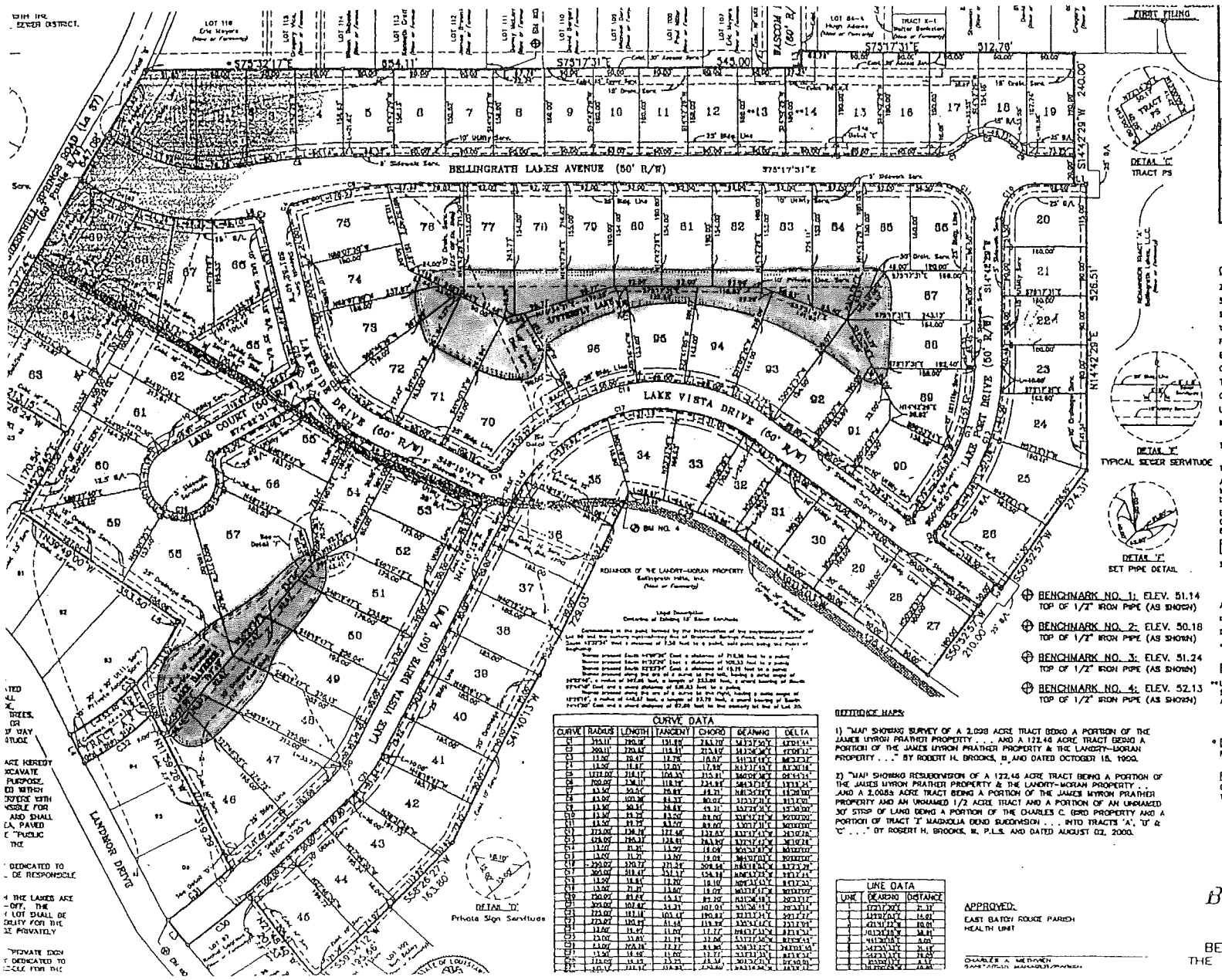
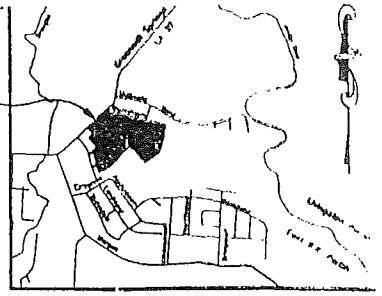
1ST FILING





VICINITY MAP
1" = 2000'

GENERAL NOTES:

ZONING: RURAL

STREETS: CITY STD. SD-02 (27' ASPHALT W/CURB & GUTTER)

SEWER: COLLECTION LINES TO EXIST. SYSTEM

WATER: BELLINGRATH WATER COMPANY

FIRE: CENTRAL VOLUNTEER FIRE DEPARTMENT

ELECTRIC: DEMCO

GAS: ENTERGY

TELEPHONE: BELLSOUTH

CABLEVISION: COX COMMUNICATIONS

LAND USE: SINGLE FAMILY RESIDENTIAL

INUNDATION: LATERAL OF DRAUGHN'S CREEK 48' (1073)
LATERAL OF AMITE RIVER 47' (1973)

100 YEAR FLOOD ELEV.: 51.0' AMITE RIVER (PER D.P.W.)
52.0' DRAUGHN'S CREEK (PER D.P.W.)

10 YR. DESIGN WATER SURFACE: DRAUGHN'S CREEK 47.0

ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NO. 220058 0005 D DATED MAY 17, 1993, THIS PROPERTY IS LOCATED IN FLOOD ZONES AE & X.

BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.

AREA IN FLOOD ZONE AE AS PER FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NO. 220058 0005 D.

SCHOOL DISTRICTS:
HIGH SCHOOL: CENTRAL HIGH SCHOOL
MIDDLE SCHOOL: CENTRAL MIDDLE SCHOOL
ELEMENTARY SCHOOL: BELLINGRATH ELEMENTARY SCHOOL

ACREAGE: 50.00 ACRES

⊞ DENOTES CONCRETE MONUMENT

IRON PIPES SET AT ALL LOT CORNERS

• DENOTES IRON PIPE SET APPROXIMATELY FIVE FEET FROM EDGE OF WATER

EXIST. 15' SEWER SERVITUDE (ORIG. 170, BDLE. 1029

**LOTS 1 & 80 SHALL NOT HAVE DIRECT ACCESS TO GREENWELL SPRINGS ROAD. LOTS 13 & 14 SHALL NOT HAVE DRIVEWAY ACCESS TO WASCOM LANE.

⊕ BENCHMARK NO. 1: ELEV. 51.14
TOP OF 1/2" IRON PIPE (AS SHOWN)

⊕ BENCHMARK NO. 2: ELEV. 50.18
TOP OF 1/2" IRON PIPE (AS SHOWN)

⊕ BENCHMARK NO. 3: ELEV. 51.24
TOP OF 1/2" IRON PIPE (AS SHOWN)

⊕ BENCHMARK NO. 4: ELEV. 52.13
TOP OF 1/2" IRON PIPE (AS SHOWN)

REFERENCE MAPS:

1) "MAP SHOWING SURVEY OF A 2.038 ACRE TRACT BEING A PORTION OF THE JAMES MYRON PRATHER PROPERTY . . . AND A 122.46 ACRE TRACT BEING A PORTION OF THE JAMES MYRON PRATHER PROPERTY & THE LANDRY-MORAN PROPERTY . . ." BY ROBERT H. BROOKS, III AND DATED OCTOBER 15, 1990.

2) "MAP SHOWING RESUBDIVISION OF A 122.46 ACRE TRACT BEING A PORTION OF THE JAMES MYRON PRATHER PROPERTY & THE LANDRY-MORAN PROPERTY . . . AND A 2.0085 ACRE TRACT BEING A PORTION OF THE JAMES MYRON PRATHER PROPERTY AND AN UNNAMED 1/2 ACRE TRACT AND A PORTION OF AN UNNAMED 30' STRIP OF LAND BEING A PORTION OF THE CHARLES C. BIRD PROPERTY AND A PORTION OF TRACT 'Z' MAGNOLIA BIRD SUBDIVISION . . . INTO TRACTS 'A', 'B' & 'C' . . ." BY ROBERT H. BROOKS, III, P.L.S. AND DATED AUGUST 02, 2000.

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	375.11'	390.08'	191.89'	372.17'	S73°53'30"E	59°34'14"
C2	300.11'	320.42'	153.31'	305.62'	N13°36'36"E	61°09'12"
C3	13.50'	20.47'	12.78'	18.57'	S31°34'14"E	86°51'12"
C4	13.50'	14.47'	12.00'	13.80'	N13°17'19"E	61°20'14"
C5	1177.00'	318.17'	160.35'	315.81'	N60°06'36"E	15°29'11"
C6	700.00'	336.11'	171.78'	332.91'	S64°31'18"E	27°31'14"
C7	13.50'	20.20'	12.57'	18.31'	N81°34'12"E	85°28'00"
C8	13.50'	103.36'	84.37'	80.07'	S15°17'31"E	439°00'00"
C9	13.50'	20.51'	12.87'	19.31'	S75°17'31"E	87°00'00"
C10	13.50'	13.13'	12.00'	12.60'	S34°17'31"E	92°00'00"
C11	13.50'	19.79'	12.07'	18.07'	S30°17'31"E	90°00'00"
C12	375.00'	136.18'	127.46'	133.03'	S37°17'31"E	20°00'00"
C13	375.00'	136.03'	126.81'	132.92'	S37°17'31"E	20°00'00"
C14	13.50'	21.20'	13.57'	19.09'	N30°34'14"W	90°00'00"
C15	13.50'	11.71'	11.57'	11.31'	N64°34'14"W	50°00'00"
C16	-250.00'	170.77'	171.34'	167.44'	N45°34'14"W	37°23'28"
C17	300.00'	318.47'	171.13'	154.34'	N30°34'14"W	60°12'14"
C18	13.50'	12.84'	12.00'	12.37'	N64°34'14"W	54°47'00"
C19	13.50'	21.20'	13.57'	19.09'	N30°34'14"W	90°00'00"
C20	250.00'	83.87'	42.37'	83.47'	N31°34'14"W	19°13'17"
C21	300.00'	102.47'	51.71'	101.91'	N31°34'14"W	19°13'17"
C22	375.00'	128.18'	104.17'	126.41'	N31°34'14"W	19°13'17"
C23	375.00'	100.97'	51.14'	119.37'	N31°34'14"W	15°11'51"
C24	13.50'	19.47'	11.97'	17.77'	N44°17'31"W	82°13'31"
C25	13.50'	13.87'	12.31'	13.24'	S31°17'31"E	59°00'00"
C26	13.50'	170.78'	12.77'	13.00'	S34°17'31"E	54°23'31"
C27	13.50'	18.49'	11.97'	17.17'	S31°17'31"E	78°53'31"
C28	13.50'	14.43'	13.23'	13.74'	S01°17'31"E	61°20'00"
C29	13.50'	13.13'	12.00'	12.60'	S34°17'31"E	54°23'31"
C30	13.50'	21.20'	13.57'	19.09'	N30°34'14"W	90°00'00"

LINE DATA

LINE	BEARING	DISTANCE
L1	S75°17'31"E	21.31'
L2	S75°17'31"E	15.01'
L3	S31°17'31"E	10.01'
L4	S13°17'31"E	30.01'
L5	N13°17'31"W	8.00'
L6	S41°17'31"E	21.19'
L7	S41°17'31"E	24.00'
L8	N50°17'31"W	14.00'
L9	N50°17'31"W	14.00'
L10	S41°17'31"E	14.00'

APPROVED:
EAST BATON ROUGE PARISH
HEALTH UNIT

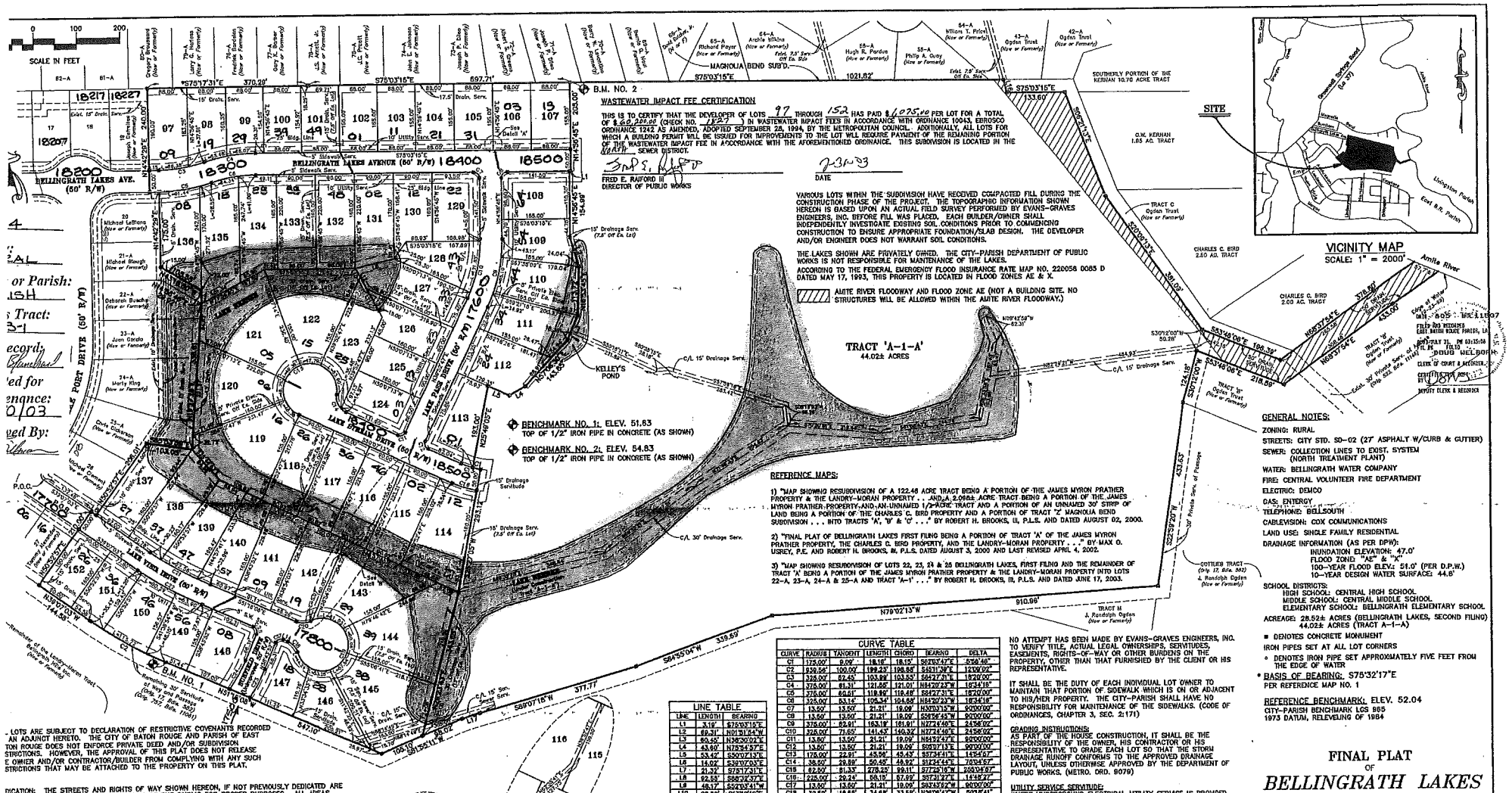
CHARLES A. MEYNIER
SANITARIAN MANAGER/ENGINEER

* BASIS OF BEARING: S75°32'17"E
PER THE REFERENCE MAP NO. 1

REFERENCE BENCHMARK: ELEV. 52.04
CITY-PARISH BENCHMARK LCS 965
1073 DATUM, RELEVELING OF 1084

FINAL PLAT
OF
BELLINGRATH LAKES
FIRST FILING

BEING A PORTION OF TRACT 'A' OF
THE JAMES MYRON PRATHER PROPERTY.



WASTEWATER IMPACT FEE CERTIFICATION

THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 97 THROUGH 152 HAS PAID $6,075.00 PER LOT FOR A TOTAL OF $ 60,225.00 (CHECK NO. 1227) IN WASTEWATER IMPACT FEES IN ACCORDANCE WITH 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 60TH SEWER DISTRICT.

FRED E. RAIFORD III
DIRECTOR OF PUBLIC WORKS

7-31-03
DATE

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 FILL WAS PLACED. EACH BUILDER/OWNER SHALL INDEPENDENTLY INVESTIGATE EXISTING SOIL CONDITIONS PRIOR TO COMMENCING CONSTRUCTION TO ENSURE APPROPRIATE FOUNDATION/SLAB DESIGN. THE DEVELOPER AND/OR ENGINEER DOES NOT WARRANT SOIL CONDITIONS.

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

ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NO. 220056 0065 D DATED MAY 17, 1993, THIS PROPERTY IS LOCATED IN FLOOD ZONES AE & X.

AMITE RIVER FLOODWAY AND FLOOD ZONE AE (NOT A BUILDING SITE. NO STRUCTURES WILL BE ALLOWED WITHIN THE AMITE RIVER FLOODWAY.)

REFERENCE MAPS:

1) "MAP SHOWING RESUBDIVISION OF A 122.46 ACRE TRACT BEING A PORTION OF THE JAMES MYRON PRATHER PROPERTY & THE LANDRY-MORAN PROPERTY . . . AND A 2.08± ACRE TRACT BEING A PORTION OF THE JAMES MYRON PRATHER PROPERTY AND AN UNNAMED 1/2-ACRE TRACT AND A PORTION OF AN UNNAMED 30' STRIP OF LAND BEING A PORTION OF THE CHARLES C. BIRD PROPERTY AND A PORTION OF TRACT 'Z' MAGNOLIA BEND SUBDIVISION . . . INTO TRACTS 'A', 'B' & 'C' . . ." BY ROBERT H. BROOKS, III, P.L.S. AND DATED AUGUST 02, 2000.

2) "FINAL PLAT OF BELLINGRATH LAKES FIRST FILING BEING A PORTION OF TRACT 'A' OF THE JAMES MYRON PRATHER PROPERTY, THE CHARLES C. BIRD PROPERTY, AND THE LANDRY-MORAN PROPERTY . . ." BY MAX O. USREY, P.E. AND ROBERT H. BROOKS, III, P.L.S. DATED AUGUST 3, 2000 AND LAST REVISED APRIL 4, 2002.

3) "MAP SHOWING RESUBDIVISION OF LOTS 22, 23, 24 & 25 BELLINGRATH LAKES, FIRST FILING AND THE REMAINDER OF TRACT 'A' BEING A PORTION OF THE JAMES MYRON PRATHER PROPERTY & THE LANDRY-MORAN PROPERTY INTO LOTS 22-A, 23-A, 24-A & 25-A AND TRACT 'A-1' . . ." BY ROBERT H. BROOKS, III, P.L.S. AND DATED JUNE 17, 2003.

GENERAL NOTES:

ZONING: RURAL
STREETS: CITY STD. SD-02 (27' ASPHALT W/CURB & GUTTER)
SEWER: COLLECTION LINES TO EXIST. SYSTEM (NORTH TREATMENT PLANT)
WATER: BELLINGRATH WATER COMPANY
FIRE: CENTRAL VOLUNTEER FIRE DEPARTMENT
ELECTRIC: DEMCO
GAS: ENTERGY
TELEPHONE: BELLSOUTH
CABLEVISION: COX COMMUNICATIONS
LAND USE: SINGLE FAMILY RESIDENTIAL
DRAINAGE INFORMATION (AS PER DPW):
INUNDATION ELEVATION: 47.0'
FLOOD ZONE "AE" & "X"
100-YEAR FLOOD ELEV.: 51.0' (PER D.P.W.)
10-YEAR DESIGN WATER SURFACE: 44.6'
SCHOOL DISTRICTS:
HIGH SCHOOL: CENTRAL HIGH SCHOOL
MIDDLE SCHOOL: CENTRAL MIDDLE SCHOOL
ELEMENTARY SCHOOL: BELLINGRATH ELEMENTARY SCHOOL
ACREAGE: 28.52± ACRES (BELLINGRATH LAKES, SECOND FILING)
44.02± ACRES (TRACT A-1-A)

■ DENOTES CONCRETE MONUMENT
IRON PIPES SET AT ALL LOT CORNERS
○ DENOTES IRON PIPE SET APPROXIMATELY FIVE FEET FROM THE EDGE OF WATER
* BASIS OF BEARING: S75°32'17"E
PER REFERENCE MAP NO. 1

REFERENCE BENCHMARK: ELEV. 52.04
CITY-PARISH BENCHMARK LGS 865
1973 DATUM, RELEVELING OF 1984

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.19'	S75°03'15"E
L2	69.31'	N01°31'54"W
L3	80.45'	N36°30'02"E
L4	43.60'	N75°54'57"E
L5	53.42'	S50°07'13"E
L6	14.02'	S39°07'03"E
L7	21.32'	S75°17'31"E
L8	92.58'	S86°32'27"E
L9	46.17'	S52°03'41"W
L10	22.89'	S13°12'19"E
L11	106.31'	S13°12'19"E
L12	54.00'	S13°12'19"E
L13	74.92'	S13°12'19"E
L14	11.41'	S51°18'06"E
L15	21.32'	S72°17'31"E
L16	31.00'	S00°00'00"W
L17	42.91'	S87°33'00"W

CURVE TABLE						
CURVE	RADIUS	TANGENT	LENGTH	CHORD	BEARING	DELTA
C1	175.00'	9.00'	18.00'	18.00'	S80°47'17"E	05°54'46"
C2	930.56'	100.00'	199.23'	198.88'	S43°11'39"E	12°08'02"
C3	325.00'	82.45'	103.89'	103.53'	S64°27'31"E	18°20'00"
C4	375.00'	81.31'	121.05'	121.01'	N84°20'23"W	18°34'18"
C5	375.00'	60.51'	118.96'	118.48'	S82°27'31"E	18°20'00"
C6	325.00'	53.14'	105.34'	104.88'	N84°20'23"W	18°34'18"
C7	13.50'	13.50'	21.21'	19.09'	N30°03'15"W	90°00'00"
C8	13.50'	13.50'	21.21'	19.09'	S59°56'45"W	90°00'00"
C9	375.00'	53.91'	103.18'	101.91'	N27°14'46"E	24°54'02"
C10	325.00'	71.65'	141.43'	140.32'	N27°14'46"E	24°56'02"
C11	13.50'	13.50'	21.21'	19.09'	N54°27'47"E	90°00'00"
C12	13.50'	13.50'	21.21'	19.09'	S35°17'13"E	90°00'00"
C13	175.00'	22.91'	45.94'	45.83'	S37°24'41"E	14°54'07"
C14	38.50'	29.89'	59.45'	49.92'	S12°24'44"E	70°24'57"
C15	62.50'	81.33'	279.25'	99.11'	S77°28'16"W	255°04'57"
C16	225.00'	29.24'	58.19'	57.99'	S87°32'27"E	14°48'27"
C17	13.50'	13.50'	21.21'	19.09'	S87°33'52"W	90°00'00"
C18	39.50'	18.55'	34.68'	33.56'	N20°06'47"W	50°18'41"
C19	61.50'	61.04'	301.21'	78.55'	N39°53'52"E	280°37'23"
C20	39.50'	18.55'	34.68'	33.56'	S70°29'26"E	50°18'41"
C21	734.58'	78.19'	155.79'	155.50'	S45°11'35"E	12°09'05"
C22	784.58'	83.51'	166.39'	166.06'	S45°11'35"E	12°09'05"
C23	375.00'	37.69'	75.21'	75.08'	N45°50'53"E	11°34'01"
C24	325.00'	32.67'	76.84'	76.71'	N45°23'11"E	13°32'55"
C25	13.50'	13.50'	21.21'	19.09'	N06°16'06"W	90°00'00"

NO ATTEMPT HAS BEEN MADE BY EVANS-GRAVES ENGINEERS, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

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 MAINTENANCE OF THE SIDEWALKS. (CODE OF ORDINANCES, CHAPTER 3, SEC. 2:171)

GRADING DISTRIBUTIONS:
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. 9079)

UTILITY SERVICE SERVITUDE:
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.

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.

- LOTS ARE SUBJECT TO DECLARATION OF RESTRICTIVE COVENANTS RECORDED AN ADJUNCT HERETO. THE CITY OF BATON ROUGE AND PARISH OF EAST TON ROUGE DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION STRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE E OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH STRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

DICATION: THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE REBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS OWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE MOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR HER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE NSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT OF WAY SO AS TO PREVENT OR REASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS NTED.

RAINAGE SERVITUDE DEDICATION: THE 30' DRAINAGE SERVITUDES SHOWN HEREON THROUGH THE LAKES E DEDICATED FOR THE PURPOSES OF THE MAINTENANCE OF UNRESTRICTED STORM WATER RUN-OFF, E MAINTENANCE OF THE SHORELINE AND THAT PORTION OF THE LAKE WHICH IS PART OF EACH LOT HALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. THE D.P.W. SHALL HAVE NO ESPONSIBILITY FOR THE MAINTENANCE THEREOF. THE LAKE WITHIN THE BOUNDARIES OF THIS EVELOPMENT SHALL BE PRIVATELY OWNED AND MAINTAINED.

RIVATE SERVITUDE DEDICATION: THE AREAS DESIGNATED AS "PRIVATE ELECTRIC SERVITUDE" ARE EREBY DEDICATED TO BELLINGRATH LAKES HOME OWNERS ASSOCIATION, INC. THE PUBLIC SHALL NOT E RESPONSIBLE FOR THE MAINTENANCE OR UPKEEP OF ANY IMPROVEMENTS WITHIN THESE PRIVATE ERVITUDES.

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

ELLINGRATH LAKES, L.L.C.
J. Cill
JEFFREY S. COUVILLION
7-30-03
DATE

DETAIL 'A'
TYPICAL SEWER SERVITUDE

DETAIL 'B'
C/L 15' SEWER SERVITUDE

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.

MAX O. USREY, III, P.E.
7/30/03
DATE

ROBERT H. BROOKS, III, P.L.S.
7/30/03
DATE

STATE OF LOUISIANA
MAX O. USREY, III
REG. NO. 30762
PROFESSIONAL ENGINEER
CIVIL ENGINEERING

STATE OF LOUISIANA
ROBERT H. BROOKS III
REG. NO. 4712
REGISTERED PROFESSIONAL
LAND SURVEYOR

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

FRED E. RAIFORD, III
DIRECTOR OF PUBLIC WORKS
7-31-03
DATE

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

TROY L. RUSH or HIS DESIGNEE
PLANNING DIRECTOR
7/31/03
DATE
P- 35415

PRELIMINARY PLAT APPROVAL:
PLANNING COMMISSION APPROVED ON 8-23-99
METROPOLITAN COUNCIL APPROVED ON 9-8-99
REVISED PRELIMINARY PLAT APPROVED ON 7-23-03

FINAL PLAT
OF
BELLINGRATH LAKES
SECOND FILING
BEING LOTS 97–152
AND
TRACT 'A-1-A'
BEING A PORTION OF THE
JAMES MYRON PRATHER PROPERTY

LOCATED IN SECTIONS 73, T6S-R2E
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA
FOR
BELLINGRATH LAKES, L.L.C.
17877 HOOPER ROAD
GREENWELL SPRINGS, LOUISIANA 70739

DESIGNED: MOU	CADFILE: 2030FP1
DETAILED: KRG	DATE: 07-30-03
CHECKED: RHB	W.O.#: 02-030

EVANS-GRAVES ENGINEERS, INC.
ENGINEERING CONSULTANTS 9800 AIRLINE HWY. BATON ROUGE, LA. 70816 (225) 926-1220

REFERENCE MAPS:

1) "MAP SHOWING RESUBDIVISION OF A 122.48 ACRE TRACT BEING A PORTION OF THE JAMES MYRON PRATHER PROPERTY & THE LANDRY-MORAN PROPERTY . . . AND A 2.096± ACRE TRACT BEING A PORTION OF THE JAMES MYRON PRATHER PROPERTY AND AN UNNAMED 1/2 ACRE TRACT AND A PORTION OF AN UNNAMED 30' STRIP OF LAND BEING A PORTION OF THE CHARLES C. BIRD PROPERTY AND A PORTION OF TRACT 'Z' MAGNOLIA BEND SUBDIVISION . . . INTO TRACTS 'A', 'B' & 'C' . . ." BY ROBERT H. BROOKS, III, P.L.S. AND DATED AUGUST 02, 2000.

2) "FINAL PLAT OF BELLINGRATH LAKES FIRST FILING BEING A PORTION OF TRACT 'A' OF THE JAMES MYRON PRATHER PROPERTY, THE CHARLES C. BIRD PROPERTY, AND THE LANDRY-MORAN PROPERTY . . ." BY MAX O. USREY, P.E. AND ROBERT H. BROOKS, III, P.L.S. DATED AUGUST 3, 2000 AND LAST REVISED APRIL 4, 2002.

3) "FINAL PLAT OF BELLINGRATH LAKES SECOND FILING BEING LOTS 97-152 AND TRACT 'A-1-A' BEING A PORTION OF THE JAMES MYRON PRATHER PROPERTY . . ." BY MAX O. USREY, III, P.E. AND ROBERT H. BROOKS, III, P.L.S. AND DATED JULY 30, 2003.

NO ATTEMPT HAS BEEN MADE BY EVANS-GRAVES ENGINEERS, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

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 MAINTENANCE OF THE SIDEWALKS. (CODE OF ORDINANCES, CHAPTER 3, SEC. 2:171)

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. 9079)

SERVICE SERVITUDE:
UNDERGROUND ELECTRICAL UTILITY SERVICE IS PROVIDED FOR THE SUBDIVISION, RESTRICTIONS SHALL INCLUDE A REQUIREMENT THAT THE OF EACH LOT SHALL FURNISH AN ELECTRIC SERVITUDE FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION FOR RECEIPT OF IC SERVICE ON THE LOT.

PROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING LL APPLICABLE FEDERAL, STATE AND CITY-PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. TICULAR, NO FILING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 13 OF THE UNIFIED PMENT CODE ARE ADDRESSED.

IS LOTS WITHIN THE SUBDIVISION HAVE RECEIVED COMPACTED FILL DURING THE CONSTRUCTION PHASE OF THE PROJECT. THE RAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY EVANS-GRAVES ENGINEERS, INC. E FILL WAS PLACED. EACH BUILDER/OWNER SHALL INDEPENDENTLY INVESTIGATE EXISTING SOIL CONDITIONS PRIOR TO COMMENCING RUCTION TO ENSURE APPROPRIATE FOUNDATION/SLAB DESIGN. THE DEVELOPER AND/OR ENGINEER DOES NOT WARRANT SOIL IONS.

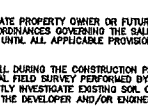
AKES SHOWN ARE PRIVATELY OWNED. THE CITY-PARISH DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE E LAKES. THE MAINTENANCE OF THE SHORELINE AND THAT PORTION OF THE LAKE WHICH IS PART OF EACH LOT SHALL BE THE NSIBILITY OF THE INDIVIDUAL LOT OWNER. THE D.P.W. SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE THEREOF. THE WITHIN THE BOUNDARIES OF THIS DEVELOPMENT SHALL BE PRIVATELY OWNED AND MAINTAINED.

DING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NO. 220058 0065 D DATED MAY 17, 1993, THIS PROPERTY ATED IN FLOOD ZONES AE & X.

AMITE RIVER FLOODWAY AND FLOOD ZONE AE (NOT A BUILDING SITE. NO STRUCTURES WILL BE ALLOWED WITHIN THE AMITE RIVER FLOODWAY.)

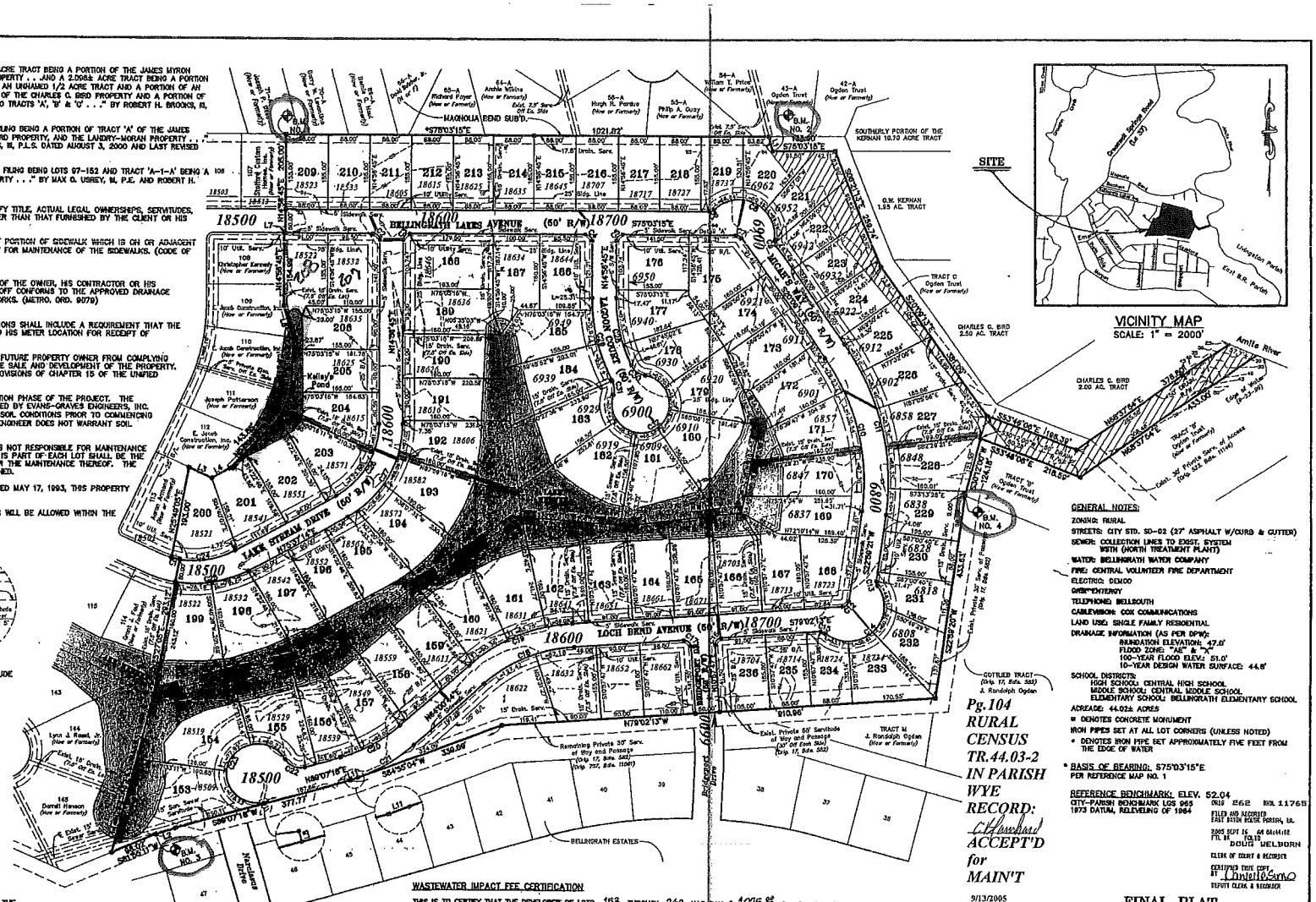
DENOTES EXISTING DRAINAGE SERVITUDES

CURVE TABLE					
VE	RADIUS	LENGTH	CHORD	BEARING	DELTA
	175.00'	16.16'	16.15'	S62°03'43"E	5°36'48"
	13.50'	21.21'	19.09'	N30°03'15"W	90°00'00"
	13.50'	21.21'	19.09'	S59°56'45"W	90°00'00"
	13.50'	21.21'	19.09'	N30°03'15"W	90°00'00"
	13.50'	21.21'	19.09'	S59°56'45"W	90°00'00"
	13.50'	10.46'	10.19'	N12°56'05"E	44°39'21"
	13.50'	12.84'	12.45'	N47°36'14"W	54°54'02"
	75.00'	166.51'	142.03'	N47°56'04"W	142°24'04"
	13.50'	10.23'	9.97'	S01°33'30"W	43°25'41"
0	450.00'	330.84'	330.86'	N01°25'04"E	43°08'33"
1	500.00'	378.48'	367.96'	N01°25'04"E	43°08'33"
2	13.50'	16.37'	15.39'	N01°36'34"E	77°29'27"
3	13.50'	10.46'	10.19'	S00°54'50"W	44°39'21"
4	75.00'	217.85'	148.93'	N61°36'34"E	166°18'29"
5	13.50'	10.46'	10.19'	N00°37'42"W	44°39'21"
6	13.50'	21.21'	19.09'	S88°37'42"W	90°00'00"
7	13.50'	21.21'	19.09'	N45°02'13"W	90°00'00"
8	325.00'	206.80'	203.95'	S82°28'18"W	36°27'03"
9	375.00'	241.84'	237.67'	S82°28'18"W	36°57'03"
0	325.00'	142.43'	141.29'	N78°32'01"E	25°06'34"
1	275.00'	139.83'	138.07'	N74°27'54"E	29°34'20"
2	38.50'	46.45'	44.83'	S32°53'39"E	70°34'13"
3	62.50'	273.41'	101.88'	S39°46'18"W	250°38'30"
4	175.00'	138.33'	134.78'	S81°45'05"E	45°17'22"
5	225.00'	184.83'	181.06'	S84°39'13"E	94°27'06"
6	175.00'	138.33'	134.78'	N81°45'05"W	45°17'22"
7	225.00'	234.27'	227.29'	N61°18'56"E	59°40'28"
8	338.00'	144.14'	142.98'	S02°14'28"W	24°24'38"
9	375.00'	178.42'	177.72'	S01°14'20"W	27°24'48"
0	38.50'	38.22'	36.67'	S38°54'04"E	56°52'22"
1	38.50'	30.82'	30.00'	N10°27'54"E	45°51'54"
2	61.50'	301.32'	78.45'	N73°01'48"E	280°44'07"



DETAIL 'A'
TYPICAL SEWER SERVITUDE

LINE TABLE		
LINE	LENGTH	BEARING
L1	31.00'	S00°00'00"W
L2	42.91'	S47°33'00"W
L3	63.42'	S00°07'15"E
L4	43.80'	N70°03'07"E
L5	50.00'	N00°00'00"E
L6	63.42'	S00°07'15"E
L6	68.31'	N01°01'34"W
L8	14.02'	S34°07'03"E
L7	3.18'	N78°03'18"W
L8	2.27'	S00°02'42"E
L9	81.72'	N16°36'47"W
L10	71.02'	S34°16'47"E
L11	15.00'	S84°55'04"W



GENERAL NOTES:
ZONING: RURAL
STREETS: CITY STD. SD-02 (27' ASPHALT W/CURB & GUTTER)
SEWER: COLLECTION LINES TO EXIST. SYSTEM WSTH (NORTH TREATMENT PLANT)
WATER: BELLINGRATH WATER COMPANY
FIRE: CENTRAL VOLUNTEER FIRE DEPARTMENT
ELECTRIC: DEMCO
GAS: ENTERGY
TELEPHONE: BELLSOUTH
CABLEVISION: COX COMMUNICATIONS
LAND USE: SINGLE FAMILY RESIDENTIAL
DRAINAGE INFORMATION (AS PER DPW):
INUNDATION ELEVATION: 47.0'
FLOOD ZONE: "AE" & "X"
100-YEAR FLOOD ELEV.: 51.0'
10-YEAR DESIGN WATER SURFACE: 44.8'
SCHOOL DISTRICTS:
HIGH SCHOOL: CENTRAL HIGH SCHOOL
MIDDLE SCHOOL: CENTRAL MIDDLE SCHOOL
ELEMENTARY SCHOOL: BELLINGRATH ELEMENTARY SCHOOL
ACREAGE: 44.02± ACRES
⊕ DENOTES CONCRETE MONUMENT
IRON PIPES SET AT ALL LOT CORNERS (UNLESS NOTED)
• DENOTES IRON PIPE SET APPROXIMATELY FIVE FEET FROM THE EDGE OF WATER

* BASIS OF BEARING: S75°03'15"E PER REFERENCE MAP NO. 1

REFERENCE BENCHMARK: ELEV. 52.04
CITY-PARISH BENCHMARK LOS 065 OGIS E62 BKM 11765
1973 DATUM, RELEVELING OF 1984

Pg.104
RURAL
CENSUS
TR.44.03-2
IN PARISH
WYE
RECORD:
C.Hawkins
ACCEPT'D
for
MAIN'T
9/13/2005
REVIEW'D
BY
10-5-05

TF SERVITUDE DEDICATION: ALL AREAS SHOWN AS PRIVATE SERVITUDES ARE GRANTED FOR THE AND PURPOSES, AND SUBJECT TO THE LIMITATIONS, SET FORTH IN ORIGINAL 17, BUNDLE 582. NO SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR VEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY PRIVATE SERVITUDE AREA SO AS EVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE IS GRANTED. PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR UPKEEP OF ANY IMPROVEMENTS THE PRIVATE SERVITUDES.

ATION: THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE BY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS N AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE VAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE TRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT OF WAY SO AS TO PREVENT OR ASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS TED.

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

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 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.

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.

STATE OF LOUISIANA MAX O. USREY, III REG. NO. 20762 PROFESSIONAL ENGINEER IN CIVIL ENGINEERING

ROBERT H. BROOKS III REG. NO. 4712 REGISTERED PROFESSIONAL LAND SURVEYOR

MAX O. USREY, III, P.E. — DATE 9/13/05
ROBERT H. BROOKS, III, P.L.S. — DATE 9/13/05

WASTEWATER IMPACT FEE CERTIFICATION
THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 153 THROUGH 240 HAS PAID $ 1076.00 PER LOT FOR A TOTAL OF $ 94,600.00 (CHECK NO. 2528) IN WASTEWATER IMPACT FEES IN ACCORDANCE WITH ORDINANCE 10043, ERGOGO 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 SEWER DISTRICT.

WILLIAM B. DANIEL, III, P.E.
INTERIM DIRECTOR
DEPARTMENT OF PUBLIC WORKS
9-14-05
DATE

RECOMMENDED FOR APPROVAL:
DEPARTMENT OF PUBLIC WORKS
CITY OF BATON ROUGE AND
PARISH OF EAST BATON ROUGE
WILLIAM B. DANIEL, III, P.E.
INTERIM DIRECTOR, DEPT. OF PUBLIC WORKS
9-14-05
DATE

APPROVED:
PLANNING COMMISSION
CITY OF BATON ROUGE AND
PARISH OF EAST BATON ROUGE
TROY L. BUNCH or HIS DESIGNEE
PLANNING DIRECTOR
9/15/05
DATE

BENCHMARK NO. 1: ELEV. 54.83
TOP OF 1/2" IRON PIPE IN CONCRETE (AS SHOWN)

BENCHMARK NO. 2: ELEV. 53.78
TOP OF 1/2" IRON PIPE IN CONCRETE (AS SHOWN)

BENCHMARK NO. 3: ELEV. 53.13
TOP OF 1/2" IRON PIPE IN CONCRETE (AS SHOWN)

BENCHMARK NO. 4: ELEV. 52.37
TOP OF 1/2" IRON PIPE IN CONCRETE (AS SHOWN)

PRELIMINARY PLAT APPROVAL:
PLANNING COMMISSION APPROVED ON 6-24-02

DESIGNED: MOU	CADFILE: 04075FP1
DETAILED: KRB	DATE: 09-13-05
CHECKED: RHB	W.O.#: 04-075

EVANS-GRAVES ENGINEERS, INC.
ENGINEERING CONSULTANTS 9400 AIRLINE HWY. BATON ROUGE, LA. 70814 (225) 926-1820

FINAL PLAT OF BELLINGRATH LAKES

THIRD FILING

LOTS 153 – 240

BEING TRACT 'A-1-A' OF THE JAMES MYRON PRATHER PROPERTY

LOCATED IN SECTIONS 73, T6S-R2E
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA

FOR

BELLINGRATH LAKES, L.L.C.
17877 HOOPER ROAD
GREENWELL SPRINGS, LOUISIANA 70739

FILED AND RECORDED
EAST BATON ROUGE PARISH, LA.
2005 SEPT 16 08 04:41:02
FIL #: 70110
DOUG WELBORN
CLERK OF COURT & RECORDER
CERTIFIED TRUE COPY
BY
DEPUTY CLERK & RECORDER

LAKES, L.L.C.
EY S. LOUVILLION
GING MEMBER
9-13-05
DATE