

ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NO. 22033 C 0245 E, DATED MAY 02, 2008, THIS PROPERTY IS LOCATED IN FLOOD ZONE X.

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

NOTE: THE CITY OF BATON ROUGE AND PARISH OF 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.

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.

WETLANDS DETERMINATION: A WETLANDS DETERMINATION WAS NOT REQUESTED AND IS NOT BEING PROVIDED AS PART OF THIS PLAT.

SIDEWALK NOTE: THE SIDEWALKS 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.

*** BASIS OF BEARING: N48°48'30"W**
BEING THE NORTHERLY RIGHT OF WAY LINE OF SOUTH LAKESHORE DR. AS SHOWN ON REFERENCE MAP NO. 1.

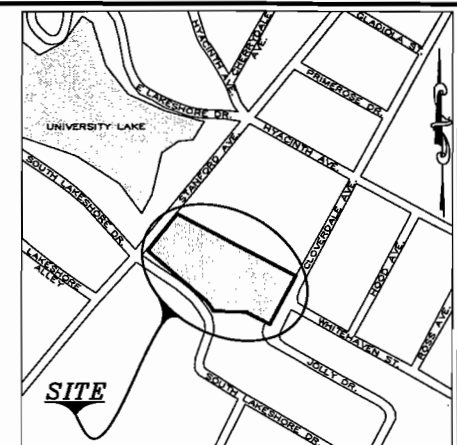
REFERENCE BENCHMARK:
EBRP BM# 004A
ELEVATION: 18.4'
1988 DATUM

BENCHMARKS:
BM #1 ELEV. 35.38 (BEING THE SOUTHWEST BOLT ON THE CATCHBASIN LOCATED BETWEEN LOTS 11 & 12)

MAJOR STREET SETBACK NOTE:
CITY PARISH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OR REPLACEMENT OF ANY FENCE OR STRUCTURES LOCATED WITHIN THE MAJOR STREET SETBACK. A HOLD HARMLESS HAS BEEN FILED AND RECORDED WITH THE CLERK OF COURTS OFFICE.

GENERAL NOTES:

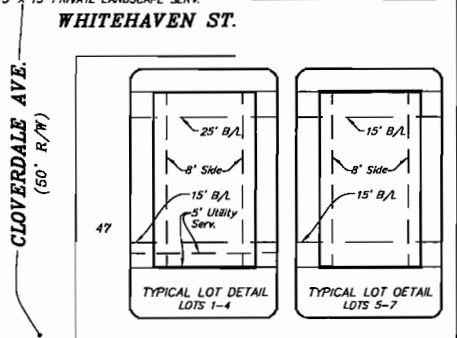
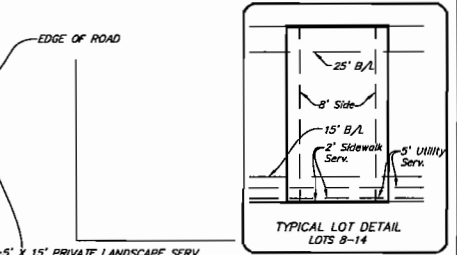
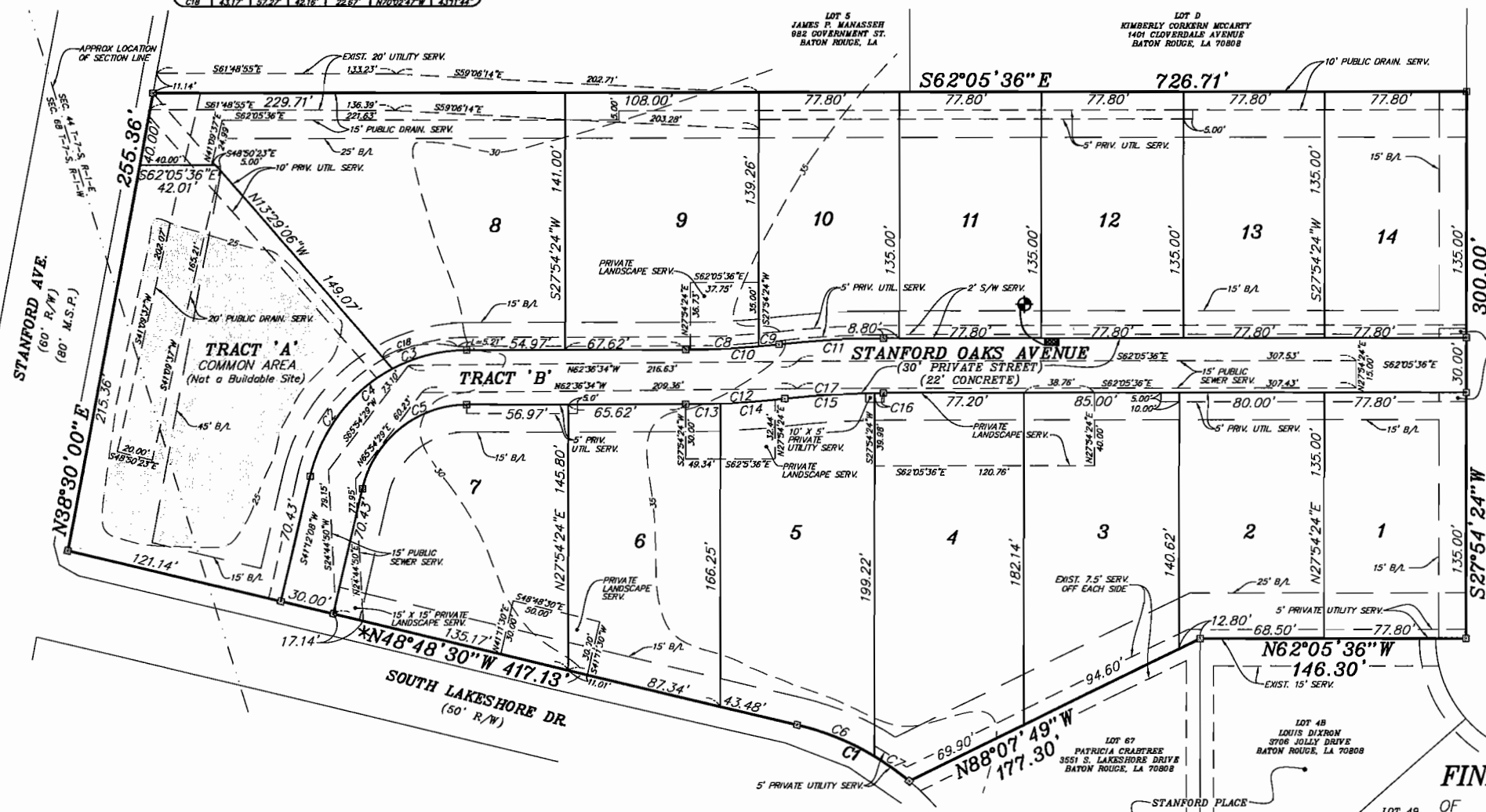
- 1. ZONING: A1
- 2. SEWAGE DISPOSAL: WSTM
- 3. 100 YEAR FLOOD ELEVATION: 25.0'
- 4. ELECTRIC CO: ENTERGY
- 5. GAS CO: ENTERGY
- 6. WATER: BR WATER
- 7. TELEPHONE: BELL SOUTH
- 8. ACREAGE: 5.43± ACRES
- 9. NO. OF LOTS: 14 AND TRACTS A & B
- 10. SCHOOLS:
- 11. LAND USE: LOW DENSITY RESIDENTIAL
- 12. FLOOD ZONE: X
- 13. FIRE DISTRICT: NORTH BATON ROUGE #1
- 14. STREETS: 22' CONCRETE WITHIN 30' PRIVATE SERVIDUTE OF ACCESS
- 15. DRAINAGE VIA SUBSURFACE COLLECTION IN ROADWAY AND PRIVATE SUBSURFACE DRAINAGE ON THE REAR OF EACH LOT.



VICINITY MAP
SCALE: 1"=500'

CURVE TABLE

CURVE	LENGTH	RADIUS	CORD	TANGENT	BEARING	DEPTA
C1	72.00	131.68	68.39	35.64	N48°48'30"W	48°24'00"
C2	72.00	131.68	68.39	35.64	S48°48'30"E	48°24'00"
C3	43.18	80.00	42.25	22.00	N78°42'52"W	27°24'00"
C4	120.49	80.00	111.69	71.71	S78°42'52"E	78°24'00"
C5	80.72	80.00	74.66	47.47	S72°43'16"W	72°24'00"
C6	46.48	131.68	46.27	24.41	N48°48'30"E	48°24'00"
C7	23.54	131.68	23.52	11.79	N28°48'46"W	28°34'00"
C8	49.63	131.68	49.62	23.57	S28°48'46"E	28°34'00"
C9	11.08	120.00	11.09	6.54	S67°41'51"E	67°20'00"
C10	51.51	120.00	51.49	25.78	S67°41'51"E	67°16'48"
C11	34.02	330.00	34.06	20.07	N63°14'52"W	63°16'48"
C12	54.02	330.00	54.02	32.43	S63°14'52"E	63°16'48"
C13	19.39	300.00	19.39	8.62	S63°14'52"E	63°17'12"
C14	36.41	300.00	36.41	17.21	S63°14'52"E	63°17'12"
C15	50.92	300.00	50.92	26.72	N63°14'52"W	63°16'48"
C16	4.00	300.00	4.00	2.40	N63°14'52"W	63°16'48"
C17	54.80	300.00	54.77	27.43	N63°14'52"W	63°16'48"
C18	43.17	57.27	43.18	22.67	N70°02'47"W	43°14'48"



NOTE: NO ATTEMPT HAS BEEN MADE BY GWS ENGINEERING, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

UTILITY SERVICE SERVIDUTE: WHERE UNDERGROUND ELECTRICAL UTILITY SERVICE IS PROVIDED FOR THE SUBDIVISION, RESTRICTIONS SHALL INCLUDE A REQUIREMENT THAT THE OWNER OF EACH LOT SHALL FURNISH AN ELECTRICAL SERVIDUTE FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION FOR RECEIPT OF ELECTRICAL SERVICE ON THE LOT. (SECTION 4.7(A)(16) OF THE UNIFIED DEVELOPMENT CODE)

NOTE: VARIOUS LOTS WITHIN THE SUBDIVISION HAVE RECEIVED COMPACTED FILL DURING THE CONSTRUCTION PHASE OF THE PROJECT. EACH BUILDER/OWNER SHALL INDEPENDENTLY INVESTIGATE EXISTING SOIL ELEVATIONS & CONDITIONS PRIOR TO COMMENCING CONSTRUCTION TO ENSURE APPROPRIATE FOUNDATION/SLAB DESIGN. THE DEVELOPER AND ENGINEER DO NOT WARRANT SOIL CONDITIONS.

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.

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. 11135)

PRIVATE STREET DEDICATION: THE SERVIDUTE DESIGNATED HEREON AS "PRIVATE STREET" IS HEREBY RESERVED FOR THE USE OF THE STANFORD OAKS PROPERTY OWNERS ASSOCIATION (S.O.P.O.A.), ITS SUCCESSORS AND ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE S.O.P.O.A. THE EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS SHALL HAVE THE RIGHT OF ENTRY INTO THE "PRIVATE STREET" FOR ACCESS TO THE "PUBLIC SERVIDUTES". THE SALES OF ANY PROPERTY SHOWN HEREON BY REFERENCE TO THIS PLAT SHALL NOT CONSTITUTE A DEDICATION TO THE PUBLIC OF THE "PRIVATE STREET" SHOWN HEREON. FURTHERMORE, THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY PRIVATE IMPROVEMENTS LOCATED WITHIN THE "PRIVATE STREET". THE "PRIVATE STREET" IS NOT AN EXCLUSIVE USE OF ALL PUBLIC UTILITY COMPANIES WHICH PROVIDE PUBLIC UTILITIES TO THE S.O.P.O.A. AND THE USE OF SAID "PRIVATE STREET" BY SAID UTILITY COMPANIES SHALL BE LIMITED TO THE "PRIVATE STREET" IN WHICH THE RESPECTIVE PUBLIC UTILITY COMPANY'S FACILITIES ARE LOCATED. FURTHER, INSTALLATION OF ANY NEW FACILITIES (INCLUDING ADDITIONAL SERVICE BEHINDS TO EXISTING FACILITIES) WITHIN THE "PRIVATE STREET" BY ANY PUBLIC COMPANY SHALL BE SUBJECT TO PRIOR WRITTEN APPROVAL OF THE S.O.P.O.A., ITS SUCCESSORS AND ASSIGNS. THE CITY/PARISH DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE OF PRIVATE FACILITIES.

PRIVATE UTILITY SERVIDUTE DEDICATION: THE AREAS DESIGNATED AS "PRIVATE UTILITY SERVIDUTES" ARE HEREBY DEDICATED FOR THE NON-EXCLUSIVE USE OF ALL PUBLIC UTILITY COMPANIES WHICH PROVIDE PUBLIC UTILITIES TO STANFORD OAKS. THE USE OF SAID "PRIVATE UTILITY SERVIDUTES" BY SAID UTILITY COMPANIES SHALL BE LIMITED TO THE SERVIDUTE IN WHICH THE RESPECTIVE PUBLIC UTILITY COMPANY'S FACILITY IS LOCATED.

SEWAGE: NO PERSON SHALL PROVIDE OR INSTALL 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.

RESTRICTIONS: ALL LOTS ARE SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT HEREOF. 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.

PUBLIC SEWER DEDICATION: ALL AREAS SHOWN AS "PUBLIC SEWER SERVIDUTES" ARE GRANTED TO THE PUBLIC FOR REMOVAL OF SEWERAGE (WHICH SHALL INCLUDE THE RIGHT TO EXCAVATE FOR MAINTENANCE OR REPAIR WITHIN THE "PUBLIC SEWER SERVIDUTES") AND FOR NO OTHER PURPOSE. NO BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED, AND NO SHRUBBERY PLANTED WITHIN THE LIMITS OF ANY PUBLIC SEWER SERVIDUTE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVIDUTE IS GRANTED. THE PUBLIC SHALL ONLY BE RESPONSIBLE FOR MAINTAINING PUBLIC SANITARY SEWER IMPROVEMENTS LOCATED WITHIN THE "PUBLIC SEWER SERVIDUTES" AND SHALL NOT BE RESPONSIBLE FOR, NOR BE OBLIGATED TO REPAIR OR REPLACE ANY EXCAVATED AREA, PAVED AREA, FENCE OR OTHER PRIVATE IMPROVEMENTS CONSTRUCTED OR INSTALLED WITHIN THE "PUBLIC SEWER SERVIDUTES," WHICH REPAIRS OR REPLACEMENTS SHALL BE AT THE SOLE EXPENSE OF THE OWNERS, THEIR HEIRS, SUCCESSORS, OR ASSIGNS.

COMMON AREA DEDICATION: THE AREA SHOWN ON THIS PLAT AND DESIGNATED AS "COMMON AREA" IS HEREBY DEDICATED FOR RECREATIONAL PURPOSES FOR THE COMMON USE AND ENJOYMENT OF STANFORD OAKS PROPERTY OWNERS, AND IS NOT DEDICATED FOR THE GENERAL USE OF THE PUBLIC. MAINTENANCE OF THE COMMON AREA SHOWN HEREON WILL BE BY THE STANFORD OAKS PROPERTY OWNERS ASSOCIATION, EXCEPT THOSE PUBLIC SERVIDUTES WHICH ARE DULY DEDICATED FOR PUBLIC USE.

PRIVATE LANDSCAPE SERVIDUTE: THE AREA DESIGNATED AS PRIVATE LANDSCAPE SERVIDUTE IS HEREBY DEDICATED TO STANFORD OAKS HOME OWNERS ASSOCIATION, INC. ("HOA") FOR ITS USE IN PLANTING, CONSTRUCTING AND/OR MAINTAINING LANDSCAPING, WALLS, FENCES AND OTHER STRUCTURES (WHICH MAY BE IRRIGATED AND LIGHTED) AND NOT FOR USE BY THE GENERAL PUBLIC. MAINTENANCE OF ANY OF THESE AREAS SHALL BE THE RESPONSIBILITY OF THE HOA. THE OWNER OF ANY LOT OVER WHICH THIS SERVIDUTE EXTENDS SHALL NOT PLANT ANY LANDSCAPING, GARDENS OR TREES, OR CONSTRUCT STRUCTURES OR OTHER STRUCTURES OR IMPROVEMENTS WITHIN THE SERVIDUTE AREA SO AS TO PREVENT OR UNNECESSARILY INTERFERE WITH ANY PURPOSE FOR WHICH THIS SERVIDUTE IS GRANTED.

NOTE: 1/2" IRON PIPES SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.

NOTE: ALL LOT AREAS AND LOT FRONTS MEET OR EXCEED MINIMUM REQUIREMENTS OF ZONING DISTRICT.

CERTIFICATION: I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE MINIMUM STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "B" SURVEY AND THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. 33:5051, ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

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

/s/ Gilles Morin C-44152
TROY L. BUNCH
PLANNING DIRECTOR OR HIS DESIGNEE

06-08-10
DATE
498 ORIGINAL
12242 BUNDLE

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

/s/ Peter T. Newkirk
PETER T. NEWKIRK, P.E.
DIRECTOR OF PUBLIC WORKS

06-08-10
DATE

REFERENCE MAPS:
1. ALTA/ACSM LAND TITLE SURVEY OF TRACTS "A-1", "B-1-A" & "B-1-B", THE JOLLY PROPERTY, FORMERLY BEING LOT 68, STANFORD PLACE SUBDIVISION, & THE REMAINING PORTION OF THE ETTA B. JOLLY PROPERTY, BY GWS ENGINEERING, INC., DATED 11-23-09.
2. MAP SHOWING RESUBDIVISION OF LOT 68, STANFORD PLACE SUBDIVISION, & THE REMAINING PORTION OF THE ETTA B. JOLLY PROPERTY, INTO TRACTS "A" & "B", BY EVANS-GRAVES ENGINEERS, INC., DATED 08-13-85, REVISED 08-21-86.
3. MAP SHOWING RESUBDIVISION OF TRACTS B-1 INTO TRACTS B-1-A & B-1-B, BEING A PORTION OF THE ETTA B. JOLLY PROPERTY, BY EVANS-GRAVES ENGINEERS, INC., DATED 05-05-97.
4. FINAL PLAT OF STANFORD PLACE SUBDIVISION BEING THE SUBDIVISION OF A PORTION OF THE JOLLY PROPERTY, BY TOM CRAFT, DATED 02-22-63, REVISED 01-29-65.

WASTEWATER IMPACT FEE CERTIFICATION
THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 1 THROUGH 14 HAS PAID \$1,076. PER LOT FOR A TOTAL OF \$15,064 (CHECK NO. 561) IN WASTEWATER IMPACT FEES IN ACCORDANCE WITH ORDINANCE 10043, ENBRSCD ORDINANCE 1248 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 AFORESAID ORDINANCE. THIS SUBDIVISION IS LOCATED IN THE CENTRAL SEWER DISTRICT.

TRAFFIC IMPACT FEE CERTIFICATION
THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 1 THROUGH 14 HAS PAID \$280.00 PER LOT FOR A TOTAL OF \$3,920 (CHECK NO. 548) 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 GROSSING AREA OF 2,000-2,999 sq. ft.

/s/ P. Scott Bardwell 06-02-10
SCOTT BARDWELL - MANAGING MEMBER
STANFORD OAKS LLC DATE

/s/ G. Wayne Sledge 06-02-10
G. WAYNE SLEDGE, P.L.S.
GWS ENGINEERING, INC. DATE

/s/ Peter T. Newkirk 06-08-10
PETER T. NEWKIRK, P.E.
DIRECTOR OF PUBLIC WORKS DATE

/s/ Peter T. Newkirk 06-08-10
PETER T. NEWKIRK, P.E.
DIRECTOR OF PUBLIC WORKS DATE

F.B. NO.:	PG. NO.:
DESIGNED: 8JB	CADFILE: 08265fp3
DETAILED: LLS	DATE: 06-02-10
CHECKED: GWS	SHEET NO.:

FINAL PLAT OF STANFORD OAKS

LOCATED ON TRACTS A-1, B-1-A, AND B-1-B FORMERLY BEING LOT 68, STANFORD PLACE SUBDIVISION, & THE REMAINING PORTION OF THE ETTA B. JOLLY PROPERTY
LOCATED IN SECTION 68, T-7-S, R-1-W & SEC. 44, T-7-S, R-1-E, GREENSBURG LAND DISTRICT EAST BATON ROUGE PARISH, LOUISIANA
FOR
STANFORD OAKS LLC
7922 WRENWOOD BLVD. SUITE C
BATON ROUGE, LA 70809
225-924-4058

GWS Engineering, Inc.
Engineering Consultants - Land Surveyors
7520 Perkins Rd. • Suite 290 • Baton Rouge, LA 70808