



THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE, OR LOCATED, OR RELOCATED. THE SURVEYOR FURTHER DOES NOT WARRANT, OR REPRESENT, THAT THE INFORMATION IS THE EXACT LOCATION INDICATED, ALTHOUGH, HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AT THE TIME OF THE SURVEY.

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 UNITED DEVELOPMENT CODE ARE ADDRESSED.

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.

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.

DATE \_\_\_\_\_

**INSTALLATION DEDICATION:** \*\*  
NO-BUILD PERMITS SHALL BE ISSUED FOR TRACTS Y-3-A & Y-3-B UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN COMPLETED:  
(1) SANITARY SEWER PLANS SHALL BE DESIGNED BY A QUALIFIED LICENSED ENGINEER; (2) PLANS SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS; (3) THE REQUIRED SANITARY SEWER IMPROVEMENTS SHALL BE CONSTRUCTED BY THE OWNER/CONTRACTOR; (4) DEPARTMENT OF PUBLIC WORKS SHALL INSPECT AND IMPROVE THE SANITARY SEWER IMPROVEMENTS; (5) A PREVISION TO THIS PLAT REMOVING THIS STIPULATION (NOT A BUILDING SITE--SEE PROPOSED SEWER INSTALLATION DEDICATION) SHALL BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS AND THE PLANNING COMMISSION FOR APPROVAL; AND (6) THE REVISED PLAT SHALL THEN BE RECORDED IN THE CLERK OF COURT CONVEYANCE RECORDS AND THE REQUIRED CERTIFIED COPIES SUBMITTED TO THE PLANNING COMMISSION FOR DISTRIBUTION

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 SERVICED ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER PURPOSE FOR THE PERMANENT USE OF THE PUBLIC, NO TREES, SHRUBS OR OTHER PLANTS ARE TO BE REMOVED, AND NO BUILDINGS, FENCES, OR STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVICED OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE, FOR WHICH THE SERVICED OR RIGHT-OF-WAY IS GRANTED.

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.

BROOKWOOD PROPERTIES, INC. - OWNER TRACT Y-3 DATE

BROADMOOR PLACE  
(11<sup>th</sup> FILING)

A WETLANDS DETERMINATION WAS NOT REQUESTED AND IS NOT BEING PROVIDED AS PART OF THIS SURVEY

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.

*Approx. Location of Top Curb*

| CURVE TABLE |         |         |         |         |             |           |
|-------------|---------|---------|---------|---------|-------------|-----------|
| CURVE       | LENGTH  | RADIUS  | CHORD   | TANGENT | BEARING     | DELTA     |
| C1          | 112.85' | 643.11' | 112.70' | 56.57'  | S08°28'22"E | 10°03'14" |
| C2          | 276.57' | 643.11' | 274.45' | 140.46' | S08°52'29"W | 24°38'26" |

DATE \_\_\_\_\_

**INSTALLATION DEDICATION:** \*\*  
NO-BUILD PERMITS SHALL BE ISSUED FOR TRACTS Y-3-A & Y-3-B UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN COMPLETED:  
(1) SANITARY SEWER PLANS SHALL BE DESIGNED BY A QUALIFIED LICENSED ENGINEER; (2) PLANS SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS; (3) THE REQUIRED SANITARY SEWER IMPROVEMENTS SHALL BE CONSTRUCTED BY THE OWNER/CONTRACTOR; (4) DEPARTMENT OF PUBLIC WORKS SHALL INSPECT AND IMPROVE THE SANITARY SEWER IMPROVEMENTS; (5) A PREVISION TO THIS PLAT REMOVING THIS STIPULATION (NOT A BUILDING SITE--SEE PROPOSED SEWER INSTALLATION DEDICATION) SHALL BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS AND THE PLANNING COMMISSION FOR APPROVAL; AND (6) THE REVISED PLAT SHALL THEN BE RECORDED IN THE CLERK OF COURT CONVEYANCE RECORDS AND THE REQUIRED CERTIFIED COPIES SUBMITTED TO THE PLANNING COMMISSION FOR DISTRIBUTION

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 SERVICED ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER PURPOSE FOR THE PERMANENT USE OF THE PUBLIC, NO TREES, SHRUBS OR OTHER PLANTS ARE TO BE REMOVED, AND NO BUILDINGS, FENCES, OR STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVICED OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE, FOR WHICH THE SERVICED OR RIGHT-OF-WAY IS GRANTED.

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.

BROOKWOOD PROPERTIES, INC. - OWNER TRACT Y-3 DATE

PLANNING COMMISSION  
CITY OF BATON ROUGE  
PARISH OF EAST BATON ROUGE

**TROY L. BUNCH**  
**PLANNING DIRECTOR OR HIS DESIGNEE**

DATE \_\_\_\_\_

FILE

3°18'29" + ( HAMMOND HWY.  
R/W)  
OLD HAMPSHIRE P. (M.S.P. STREET)

FOR

7520 Perkins Rd. • Suite 290 • Baton Rouge, LA 70808

DESIGNED: RWO

**DETAILED: DLO**

|              |           |
|--------------|-----------|
| CHECKED: RWO | SHEET NO: |
|--------------|-----------|

**CADFILE:**

DATE: 10

SHEET NO: