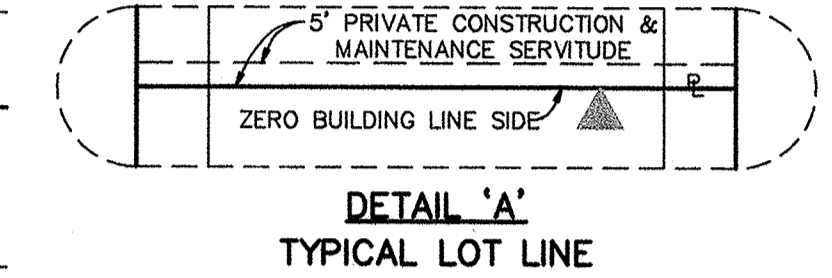
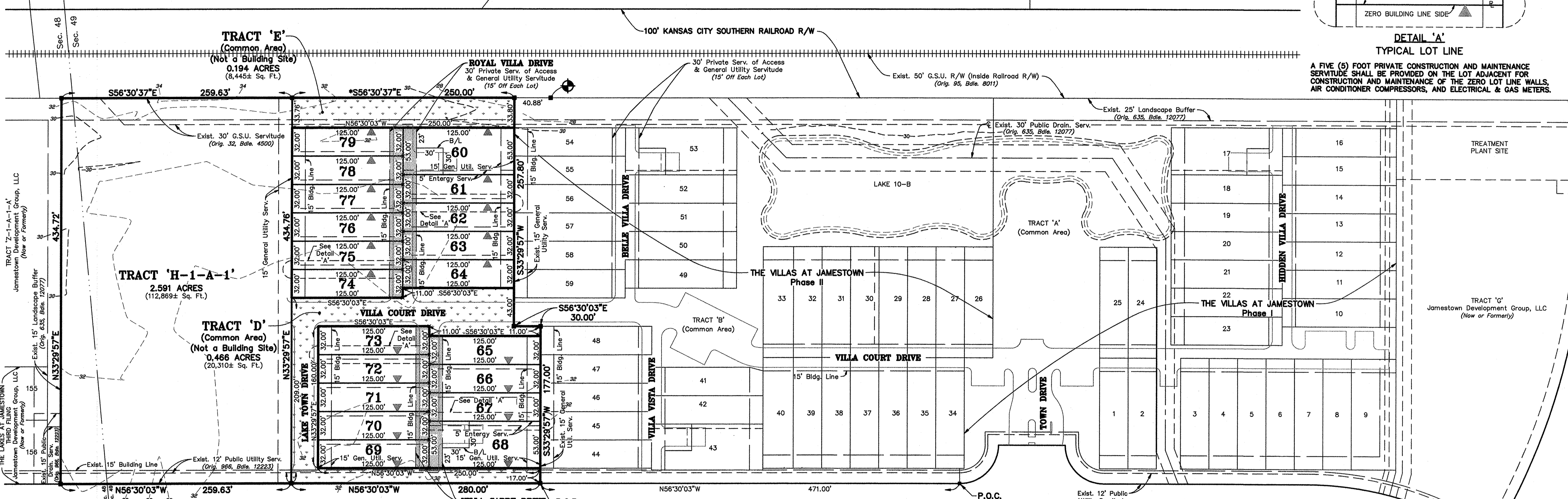
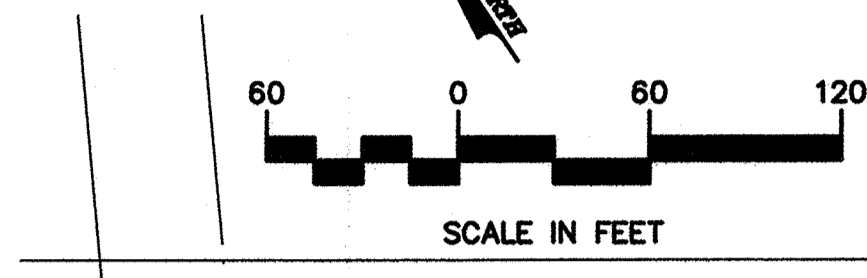
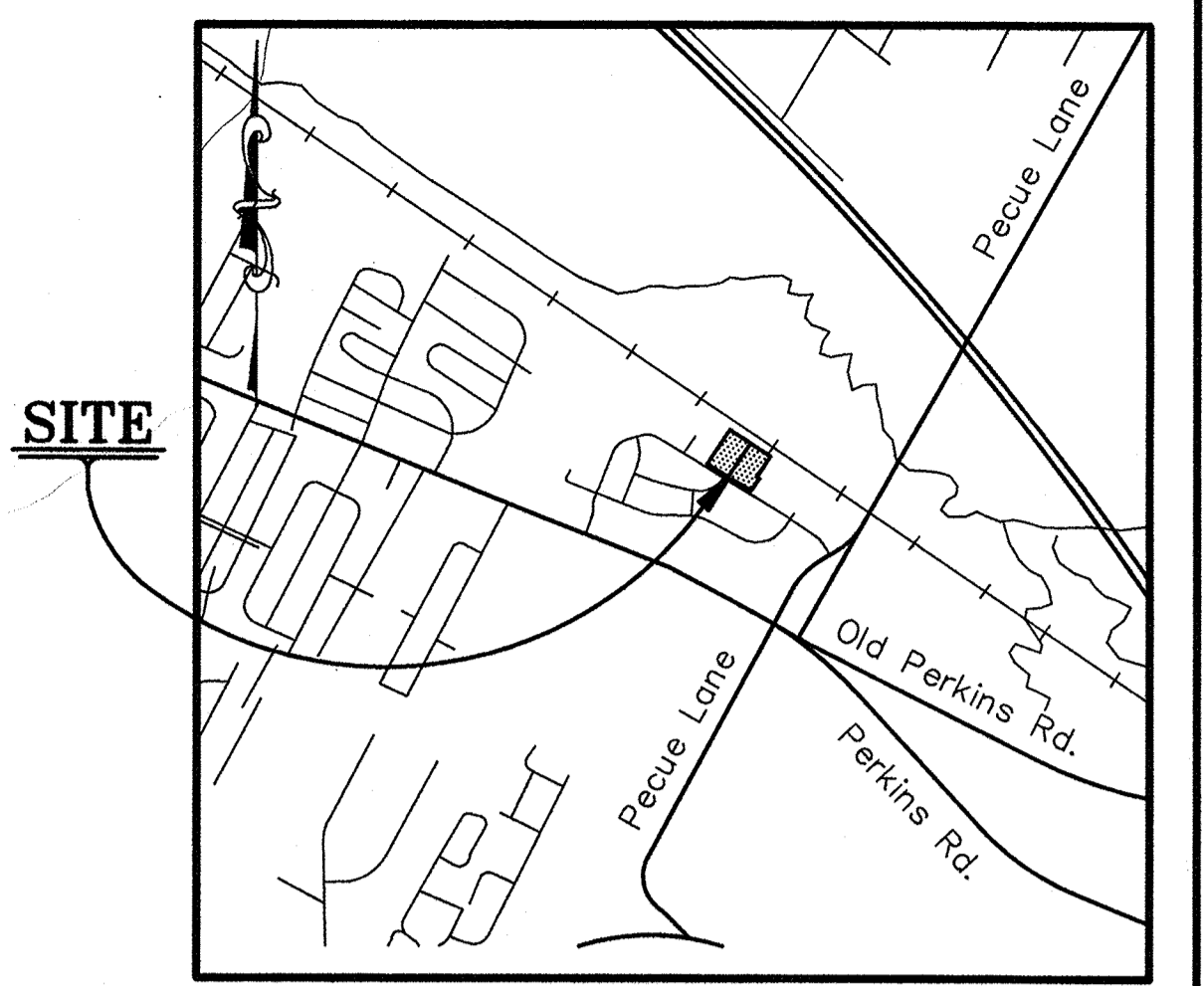


**MAJOR STREET SETBACK NOTE:**  
CITY-PARISH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OR REPLACEMENT OF ANY FENCE OR ENTRANCE STRUCTURES LOCATED WITHIN THE MAJOR STREET SETBACK. A HOLD HARMLESS HAS BEEN FILED AND RECORDED WITH THE CLERK OF COURTS OFFICE.

**TRAFFIC IMPACT FEE CERTIFICATION:**  
NO TRAFFIC IMPACT FEES ARE REQUIRED TO BE PAID BY THE DEVELOPER OR HOMEOWNERS OF JAMESTOWN AT OLD PERKINS PLANNED UNIT DEVELOPMENT (PUD 11-06).  
*for* William B. Daniel, IV, P.E. 10/10/2011  
DATE  
WILLIAM B. DANIEL, IV, P.E.  
PUBLIC WORKS DIRECTOR

**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)  
**UTILITY SERVICE SERVICE:**  
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 SERVICE FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION FOR RECEIPT OF ELECTRIC SERVICE ON THE LOT.  
**FILL NOTE:**  
VARIOUS LOTS WITHIN THE SUBDIVISION HAVE RECEIVED FILL DURING THE CONSTRUCTION PHASE OF THE INFRASTRUCTURE. EACH BUILDER/OWNER SHALL INDEPENDENTLY INVESTIGATE EXISTING SOIL CONDITIONS PRIOR TO CONSTRUCTION TO ENSURE APPROPRIATE FOUNDATION/SLAB DESIGN. A HOLD HARMLESS AND INDEMNITY AGREEMENT RELEASING THE CITY-PARISH OF ALL LIABILITY SHALL BE RECORDED FOR EACH LOT AS VERIFICATION THAT THESE CONDITIONS HAVE BEEN MET.  
THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY EVANS-GRAVES ENGINEERS, INC. BEFORE THE PLACEMENT OF FILL.  
**REFERENCE MAPS:**  
1) "FINAL PLAT OF THE LAKES AT JAMESTOWN FIRST FILING BEING A PORTION OF TRACT 'Z-1-A-1' JAMESTOWN AT OLD PERKINS, PHASE I & JAMESTOWN BLVD. 100' R/W LOCATED WITHIN THE JAMESTOWN AT OLD PERKINS PLANNED UNIT DEVELOPMENT (PUD 11-06) AND TRACTS 'C', 'F', 'G', 'H' AND 'Z-1-A-1' JAMESTOWN AT OLD PERKINS, PHASE I . . ." BY LLOYD R. ERIKSON, P.E. AND ROBERT H. BROOKS, III, P.L.S. AND DATED JULY 7, 2008.  
2) "FINAL PLAT OF THE VILLAS AT JAMESTOWN PHASE II (LOTS 26-59, TRACT 'B' & TRACT 'C') AND TRACT 'H-1-A-1' BEING A PORTION OF TRACT 'H-1' JAMESTOWN AT OLD PERKINS . . ." BY LLOYD R. ERIKSON, P.E. AND ROBERT H. BROOKS, III, P.L.S. DATED MARCH 21, 2011.

**PRIVATE WASTEWATER TREATMENT NOTES:**  
1. WASTEWATER COLLECTION SYSTEM AND TREATMENT PLANT OPERATOR: ASCENSION WASTEWATER TREATMENT, INC., LA DEQ PERMIT NUMBER LAG 570450  
2. THE WASTEWATER UTILITY OPERATOR MAY NOT BE A RESIDENT HOMEOWNER OR CMC ASSOCIATION REPRESENTATIVE OF THE VILLAS AT JAMESTOWN.  
3. WASTEWATER UTILITY: ASCENSION WASTEWATER TREATMENT, INC HAS THE RIGHT TO DISCONNECT ANY SEWER SERVICE WITHIN THE VILLAS AT JAMESTOWN FOR NONPAYMENT OF FEES FOR MAINTENANCE OF THE PRIVATE SEWER COLLECTION AND PRIVATE TREATMENT PLANT.  
4. THE CONTRACT WITH WASTEWATER UTILITY OPERATOR, ASCENSION WASTEWATER TREATMENT, INC. AND THE OWNER/DEVELOPER/RESIDENTS OF THE VILLAS AT JAMESTOWN IS RECORDED, ORIGINAL NO. \_\_\_\_\_ BUNDLE NO. \_\_\_\_\_  
5. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT, THE PROPERTY OWNER SHALL SUBMIT WITH ITS APPLICATION A CERTIFIED TRUE COPY OF A LETTER SHOWING THE RECORDATION INFORMATION FILED WITH THE EAST BATON ROUGE CLERK OF COURT STATING THAT:  
I, (NAME OF HOMEOWNER), OWNER OF LOT/TRACT (LOT/TRACT NUMBER) AT (MUNICIPAL ADDRESS) AM HEREBY AWARE THAT THE WASTEWATER COLLECTION SYSTEM, PUMPING STATION AND TREATMENT PLANT IS BEING PROVIDED BY A PRIVATE WASTEWATER COMPANY: ASCENSION WASTEWATER TREATMENT, INC. 17188 AIRLINE HWY, SUITE M-157, PH (225) 673-3156, AND THE CITY-PARISH IS NOT RESPONSIBLE OR LIABLE FOR ANY MAINTENANCE, OPERATION, SEWER BACKUPS, BLOCKAGES, OR POWER OUTAGES OR ANY OTHER SYSTEM FAILURE OF THE PRIVATE COLLECTION SYSTEM, PRIVATE PUMPING STATIONS AND PRIVATE TREATMENT PLANT WITHIN THE VILLAS AT JAMESTOWN. FURTHERMORE, ASCENSION WASTEWATER TREATMENT, INC. SHALL BE RESPONSIBLE FOR THE LOCATION OF THE SEWER WYES (HOUSE) CONNECTION AND THE INSPECTION AND WRITTEN APPROVAL OF THE BUILDING OR HOUSE SEWER LINE PRIOR TO THE ISSUANCE OF THE OCCUPANCY PERMIT.  
APPROVED PRIVATE WASTEWATER COLLECTION SYSTEM, PUMPING AND TREATMENT PLANT APPROVAL:  
Thomas F. Perliut 10/5/2011  
DATE  
THOMAS F. PERLIUT, PRESIDENT  
ASCENSION WASTEWATER TREATMENT, INC



**VICINITY MAP**  
1"=2000'

**GENERAL NOTES**  
ZONING: PUD  
STREETS: 22' CONCRETE  
SEWER: PRIVATE COMMUNITY TREATMENT  
WATER: BATON ROUGE WATER COMPANY  
ELECTRIC: ENTERGY/GSU  
GAS: ENTERGY/GSU  
TELEPHONE: AT&T  
CABLEVISION: COX COMMUNICATIONS  
ACREAGE: LOTS 60-79 - 1.957 ACRES  
TRACT 'D' - 0.466 ACRES  
TRACT 'E' - 0.194 ACRES  
TRACT 'H-1-A-1' - 2.591 ACRES  
FIRE DISTRICT: ST. GEORGE FIRE DISTRICT #2  
FLOOD ZONE: X (AS PER D.P.W.)  
ADJACENT 100 YEAR FLOOD ZONE ELEV.: WEST 22.0, EAST 21.0 (AS PER DPW)  
INUNDATION ELEV.: WEST 20.0, EAST 17.5  
SCHOOL DISTRICTS:  
HIGH SCHOOL: WOODLAWN HIGH SCHOOL  
MIDDLE SCHOOL: WOODLAWN MIDDLE SCHOOL  
ELEMENTARY SCHOOL: JEFFERSON TERRACE ELEMENTARY  
\* DENOTES CONCRETE MONUMENT  
\* DENOTES X IN CONCRETE  
IRON PIPES SET AT ALL LOT CORNERS (EXCEPT AS NOTED)  
10-YEAR DESIGN WATER SURFACE: LAKE 10-B = 30.19  
DENOTES PRIVATE COMMON AREA  
PRIVATE SERVITUDE OF ACCESS & GENERAL UTILITY SERVITUDE LOCATED ON LOTS 60-79  
DENOTES ZERO LOT LINE  
BASIS OF BEARINGS: S56°30'37"E AS PER REFERENCE MAP NO. 1  
BENCHMARK: ELEV. 25.34' TOP OF 1/2" IRON PIPE IN CONCRETE (AS SHOWN)  
REFERENCE BENCHMARK: ELEV. 16.41 NAVD 88 EBR 60-73 RETRIEVAL DATE: JULY 9, 2008

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.

**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.

**PRIVATE SERVITUDE OF ACCESS DEDICATION:** THE AREAS DESIGNATED AS "PRIVATE SERVITUDE OF ACCESS" ARE HEREBY DEDICATED TO THE OWNERS OF THE VILLAS AT JAMESTOWN FOR ACCESS, RECREATION, PARKING, AND OTHER PROPER PURPOSES. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER THE "PRIVATE SERVITUDE OF ACCESS" SO AS TO PREVENT OR UNNECESSARILY INTERFERE WITH ANY PURPOSE FOR WHICH THE "PRIVATE SERVITUDE OF ACCESS" IS GRANTED.

**PRIVATE DEDICATION:** THE SERVITUDES DESIGNATED HEREON AS "PRIVATE SERVITUDES" ARE HEREBY RESERVED FOR THE USE OF THE VILLAS AT JAMESTOWN PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE VILLAS AT JAMESTOWN. THE EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS SHALL HAVE THE RIGHT OF ENTRY INTO THE "PRIVATE SERVITUDES" FOR ACCESS TO THE "PUBLIC DRAINAGE 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 SERVITUDES". THE "PRIVATE SERVITUDES" ARE FURTHER GRANTED FOR THE NON-EXCLUSIVE USE OF ALL PUBLIC UTILITIES WHICH PROVIDE PUBLIC UTILITIES TO THE VILLAS AT JAMESTOWN AND THE USE OF SAID "PRIVATE SERVITUDES" BY SAID UTILITY COMPANIES SHALL BE LIMITED TO THOSE "PRIVATE SERVITUDES" IN WHICH THE RESPECTIVE PUBLIC UTILITY COMPANY'S FACILITIES ARE LOCATED. FURTHER, INSTALLATION OF ANY NEW FACILITIES (EXCLUDING ADDITIONAL 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 VILLAS AT JAMESTOWN PROPERTY OWNER'S ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. THE CITY/PARISH DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE OF PRIVATE FACILITIES.

**COMMON AREA:** (PRIVATE) THE AREAS DESIGNATED HEREON AS TRACT 'D' & TRACT 'E' "COMMON AREAS" ARE HEREBY DEDICATED TO THE PROPERTY OWNERS OF THE VILLAS AT JAMESTOWN FOR ACCESS, RECREATION, PARKING, GENERAL UTILITY SERVITUDE AND OTHER RELATED ACTIVITIES. THE COMMON AREA IS NOT HEREBY DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT IS DEDICATED FOR THE COMMON USE AND ENJOYMENT OF THE PROPERTY OWNERS OF THE VILLAS AT JAMESTOWN. THE CITY-PARISH SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR UPKEEP OF ANY IMPROVEMENTS WITHIN THE COMMON AREAS.

**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.

OWNER, JAMESTOWN DEVELOPMENT GROUP, LLC  
Jairo Alvarez Oct. 5, 2011  
DATE  
JAIRO ALVAREZ

**WASTEWATER IMPACT FEE CERTIFICATION:**  
THIS IS TO VERIFY THAT WASTEWATER IMPACT FEES ARE NOT REQUIRED AT THIS TIME FOR LOTS WITHIN THE VILLAS AT JAMESTOWN, PHASE III (LOTS 60 THROUGH 79) BECAUSE EACH LOT WILL TIE INTO THE PRIVATE SEWER COLLECTION SYSTEM AND THEN BE TREATED BY A PRIVATE TREATMENT PLANT. HOWEVER, IN THE EVENT THAT THE SUBDIVISION OR ANY OF ITS LOTS CONNECT, (SUBJECT TO CITY-PARISH DEPARTMENT OF PUBLIC WORKS APPROVAL) TO THE CITY-PARISH WASTE WATER SYSTEM IN THE FUTURE, WASTEWATER IMPACT FEES WILL BE REQUIRED IN ACCORDANCE WITH ORDINANCE 10043, EBROSCO ORDINANCE 1242, AS AMENDED AND ADOPTED SEPTEMBER 28, 1994, BY THE METROPOLITAN COUNCIL.  
William B. Daniel, IV, P.E. 10/10/2011  
DATE  
WILLIAM B. DANIEL, IV, P.E.  
PUBLIC WORKS DIRECTOR

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.

ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NO. 22033C0335E DATED MAY 2, 2008, THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X'.

**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.  
Robert H. Brooks, III 10/04/11  
DATE  
ROBERT H. BROOKS, III, P.L.S.  
Robert H. Brooks, III 10/04/11  
DATE  
ROBERT H. BROOKS, III, P.L.S.

APPROVED:  
EAST BATON ROUGE PARISH HEALTH UNIT  
David  
SANITARIAN MANAGER/PARISH HEALTH UNIT  
DATE 10.5.11

RECOMMENDED FOR APPROVAL:  
DEPARTMENT OF PUBLIC WORKS  
CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE  
William B. Daniel, IV, P.E. 10/10/2011  
DATE  
WILLIAM B. DANIEL, IV, P.E.  
PUBLIC WORKS DIRECTOR

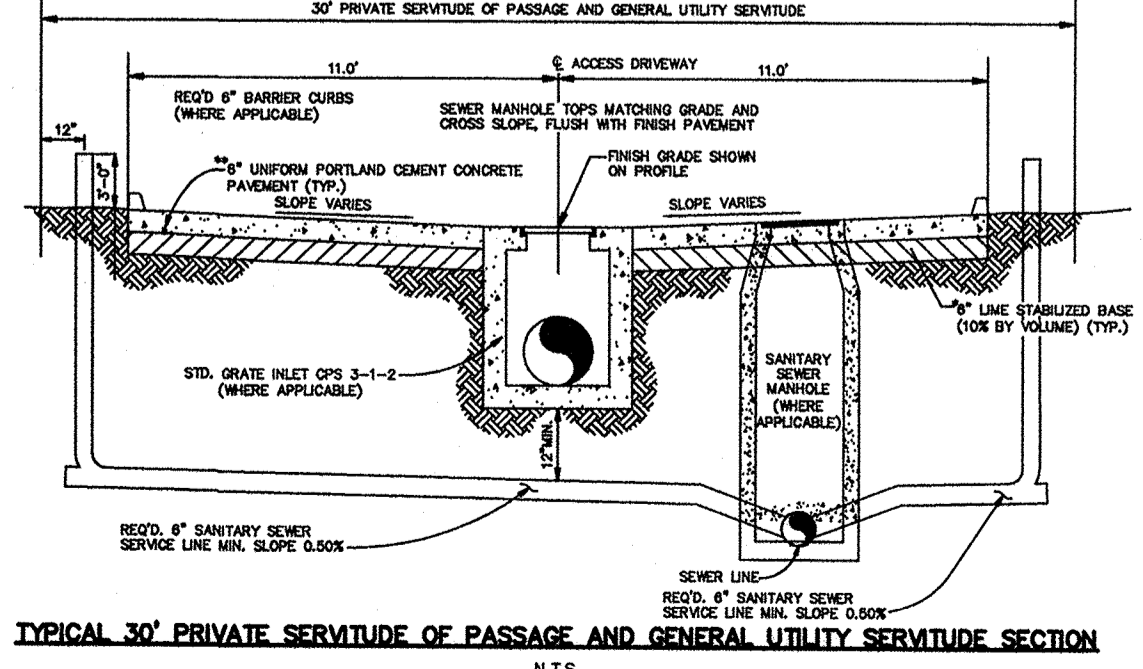
TOWN DRIVE (50' R/W)

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.

**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 PROPERTY. THE CITY-PARISH SHALL HAVE NO RESPONSIBILITY FOR MAINTENANCE OF THE SIDEWALKS. (CODE OF ORDINANCES, CHAPTER 3, SEC. 2:171)

**SIDEWALKS BONDED IN LIEU OF CONSTRUCTION:**  
ALL SIDEWALK IMPROVEMENTS ARE TO BE BUILT BY THE APPROVED MUNICIPAL-LICENSED CONTRACTOR, WITHIN THE TIME PERIOD STATED ON THE BOND AGREEMENT. IT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER TO REPAIR SIDEWALK DAMAGES INCURRED DURING BUILDING CONSTRUCTION, PRIOR TO FINAL BUILDING INSPECTION APPROVAL ON THE LOT.

**STORMWATER MANAGEMENT NOTE:**  
AS PART OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORMWATER AND DRAINAGE REQUIREMENTS OF SECTION 15.13 OF THE UDC, LATEST REVISION.



DESIGNED: BB CADFILE: 06028FPB  
DATE: 10-04-11  
CHECKED: RHB W.O.#: 06-028

**FINAL PLAT**  
OF  
**THE VILLAS AT JAMESTOWN**  
**PHASE III**  
(LOTS 60-79, TRACT 'D' & TRACT 'E')  
AND  
**TRACT 'H-1-A-1'**  
BEING TRACT 'H-1-A'  
JAMESTOWN AT OLD PERKINS  
LOCATED IN SECTIONS 48 & 49, T8S-R2E,  
GREENSBURG LAND DISTRICT,  
EAST BATON ROUGE PARISH, LOUISIANA  
FOR  
**JAMESTOWN DEVELOPMENT GROUP, LLC**  
12035 COURSEY BOULEVARD  
BATON ROUGE, LOUISIANA 70816  
**EVANS-GRAVES ENGINEERS, INC.**  
ENGINEERING CONSULTANTS 9029 JEFFERSON HWY. BATON ROUGE, LA. 70809 (225) 928-1620

10/4/2011 8:06:05 AM CDT