

City Council  
City of Thibodaux  
State of Louisiana

**PETITION FOR ANNEXATION**  
**INTO THE CITY OF THIBODAUX, LOUISIANA**

I.

TO THE HONORABLE COUNCILMEN AND COUNCILWOMEN OF THE CITY OF THIBODAUX, STATE OF LOUISIANA. I, Troy J. Bellanger, the Vice President and duly authorized representative of J.B. Levert Land Company, L.L.C., do hereby declare that the said organization does own property in the Parish of Lafourche, State of Louisiana, known as Parcels 1, 2, 3 & 4, with said organization wishing to have said property included in the corporate limits of the City of Thibodaux, State of Louisiana. Parcels 1, 2, 3 & 4 are more particularly described on the attached Exhibit "A" and described as follows:

**LEGAL DESCRIPTION**  
**OF**  
**PARCEL 1, 2 & 3**

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF LA HWY 20 AND THE NORTHERLY RIGHT OF WAY OF ROSEDOWN DRIVE HAVING LOUISIANA STATE PLANE COORDINATES NORTHING=483,217.15 AND EASTING=3,446,518.94. SAID POINT BEING THE POINT OF COMMENCEMENT. THENCE S75°19'59"E A DISTANCE OF 622.46 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N11°31'20"E A DISTANCE OF 683.28 FEET TO A POINT;

THENCE N76°16'17"W A DISTANCE OF 685.69 FEET TO A POINT;

THENCE N62°20'20"W A DISTANCE OF 204.13 FEET TO A POINT;

THENCE ALONG A CURVE TO THE LEFT 321.63 FEET, HAVING A CHORD BEARING N18°27'47"W A DISTANCE OF 777.87 FEET TO A POINT;

THENCE N30°44'15"W A DISTANCE OF 894.17 FEET TO A POINT;

THENCE ALONG A CURVE TO THE RIGHT 1,068.33 FEET, HAVING A CHORD BEARING N13°32'11"W A DISTANCE OF 1,050.35 FEET TO A POINT;

THENCE N10°24'06"E A DISTANCE OF 732.71 FEET TO A POINT;

THENCE ALONG A CURVE TO THE RIGHT 594.68 FEET, HAVING A CHORD BEARING N15°21'55"E A DISTANCE OF 593.87 FEET TO A POINT;

THENCE N25°43'03"E A DISTANCE OF 831.27 FEET TO A POINT;

THENCE N89°18'49"W A DISTANCE OF 1,314.35 FEET TO A POINT;

THENCE S0°48'03"W A DISTANCE OF 762.18 FEET TO A POINT;

THENCE S83°55'41"W A DISTANCE OF 594.61 FEET TO A POINT;

THENCE S0°56'20"E A DISTANCE OF 350.11 FEET TO A POINT;

THENCE N82°49'57"W A DISTANCE OF 251.70 FEET TO A POINT;

THENCE N70°37'57"W A DISTANCE OF 1,044.00 FEET TO A POINT;

THENCE N70°37'57"W A DISTANCE OF 911.44 FEET TO A POINT;

THENCE N0°50'01"W A DISTANCE OF 966.24 FEET TO A POINT;  
THENCE N87°25'58"E A DISTANCE OF 713.15 FEET TO A POINT;  
THENCE N0°17'25"E A DISTANCE OF 1,315.09 FEET TO A POINT;  
THENCE S89°11'57"E A DISTANCE OF 2,010.88 FEET TO A POINT;  
THENCE S0°48'03"W A DISTANCE OF 605.76 FEET TO A POINT;  
THENCE N80°38'03" E A DISTANCE OF 1,045.50 FEET TO A POINT;  
THENCE S2°18'21"E A DISTANCE OF 908.26 FEET TO A POINT;  
THENCE N89°18'50"W A DISTANCE OF 449.81 FEET TO A POINT;  
THENCE S65°19'29"E A DISTANCE OF 61.99 FEET TO A POINT;  
THENCE S25°51'08"W A DISTANCE OF 1,224.58 FEET TO A POINT;  
THENCE ALONG A CURVE TO THE LEFT 321.63 FEET, HAVING A CHORD  
BEARING S20°48'54"W A DISTANCE OF 321.45 FEET TO A POINT;  
THENCE S78°51'19"E A DISTANCE OF 1,028.47 FEET TO A POINT;  
THENCE S5°02'21"W A DISTANCE OF 758.32 FEET TO A POINT;  
THENCE S79°29'30"E A DISTANCE OF 2,137.66 FEET TO A POINT;  
THENCE S18°23'52"W A DISTANCE OF 683.18 FEET TO A POINT;  
THENCE S17°22'00"W A DISTANCE OF 550.87 FEET TO A POINT;  
THENCE S15°10'51"W A DISTANCE OF 2,267.08 FEET TO A POINT;  
THENCE N75°19'59"W A DISTANCE OF 712.82 FEET TO THE POINT OF  
BEGINNING.

Excluded is the 0.147 acre Rienzi Tower Site, which is indicated in the inset "A" of the Map prepared by Leonard Chauvin P.E., P.L.S., Inc. dated January 9, 2020 as referenced below.

CONTAINING 372.315 ACRES.

ALL AS MORE FULLY SHOWN ON A MAP TITLED "MAP SHOWING PROPERTY BELONGING TO J.B. LEVERT LAND COMPANY LOCATED IN LAFOURCHE PARISH TO BE ANNEXED INTO THE CITY OF THIBODAUX LOCATED IN SECTION 111, T14S-R16E LAFOURCHE PARISH, LOUISIANA" AS PREPARED BY LEONARD CHAUVIN P.E., P.L.S., INC. AND DATED: JANUARY 9, 2020

and,

**LEGAL DESCRIPTION  
OF  
PARCEL 4**

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF LA HWY 20 AND THE NORTHERLY RIGHT OF WAY OF ROSEDOWN DRIVE HAVING LOUISIANA STATE PLANE COORDINATES NORTHING=483,217.15

AND EASTING=3,446,518.94. SAID POINT BEING THE POINT OF COMMENCEMENT. THENCE S75°19'59" E A DISTANCE OF 1,403.78 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N15°20'37"E A DISTANCE OF 2,265.27 FEET TO A POINT;

THENCE S74°57'37"E A DISTANCE OF 2,043.07 FEET TO A POINT;

THENCE S17°23'12"W A DISTANCE OF 2,254.36 FEET TO A POINT;

THENCE N75°19'59"W A DISTANCE OF 1,962.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 103.856 ACRES.

ALL AS MORE FULLY SHOWN ON A MAP TITLED "MAP SHOWING PROPERTY BELONGING TO J.B. LEVERT LAND COMPANY LOCATED IN LAFOURCHE PARISH TO BE ANNEXED INTO THE CITY OF THIBODAUX LOCATED IN SECTION 111, T14S-R16E LAFOURCHE PARISH, LOUISIANA" AS PREPARED BY LEONARD CHAUVIN P.E., P.L.S., INC. AND DATED: JANUARY 9, 2020

2.

That the above described property is vacant land with no resident property owners nor registered voters residing on it.

3.

J.B. Levert Land Company, LLC's consent to the petitioning of the above described land for annexation into the City of Thibodaux, is predicated upon the City of Thibodaux adhering to several stipulations regarding the use, zoning, servicing of utilities and acquisition of public right of ways for the said tracts of land. J.B. Levert Land Company, LLC reserves the right to withdraw this Petition for Annexation and it's consent to incorporate the land herein if for whatever reason, through no fault of the J.B. Levert Land Company, LLC, one or more of these stipulations cannot be met or adhered. The stipulations are as follows:

- a. Approximately 195 acres of land located on the northwestern most side of Rienzi more particularly described and marked as "Proposed C-2 ± 195 Acres" on "Exhibit A" shall be zoned as C-2.
- b. Approximately 4 acres of land bounding the west side of Louisiana Highway 20 on Abby Plantation and more particularly described and marked as "C-1" on "Exhibit A" shall be zoned as C-1.
- c. Approximately 105 acres of land located on the northwestern most side of Rienzi more particularly described and marked as "Proposed R-1± 105 Acres" on "Exhibit A" shall be zoned as R-1.
- d. Approximately 170 acres of land bounding the west side of Louisiana Highway 20 on Abby Plantation and more particularly described and marked as "Proposed R-1 ± 170 Acres" shall be zoned as R-1.
- e. J. B. Levert Land Company, LLC or its successors in title shall be granted full sewer capacity for the land being annexed and have the right to bring sewer to and utilize the City's nearby waste water treatment facility to service the properties.
- f. J. B. Levert Land Company, LLC or its successors in title shall not be required to utilize City' water or natural gas in the development of the approximately 174 acres of land bounding the west side of Louisiana Highway 20 on Abby Plantation, and shall be allowed to utilize existing utilities bounding the Property. Notwithstanding the foregoing, should

the City at its sole cost and expense extend water and/or natural gas service to this property, J. B. Levert Land Company, LLC agrees to utilize its services.

- g. The City agrees to assist in the acquisition of and/or provide J. B. Levert Land Company, LLC with any right-of-ways for utilities that may be required to develop the approximately 174 acres of land bounding the west side of Louisiana Highway 20 on Abby Plantation.
- h. The annexed property is to be exempt from the City of Thibodaux property taxes as long as it remains in Agricultural use.
- i. J.B. Levert Land Company, LLC reserves the right to withdraw this petition if these stipulations are not approved and adhered to.

4.

In accordance with Louisiana Revised Statutes Title 33, Section 172, the aforesaid organization does hereby submit this PETITION FOR ANNEXATION of Parcels 1, 2, 3, & 4 into the corporate limits of the City of Thibodaux, State of Louisiana.

THUS DONE AND SIGNED on this 17<sup>th</sup> day of February, 2020

Respectfully Submitted:  
J.B. LEVERT LAND COMPANY, LLC

  
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TROY L. BELLANGER,  
Vice President