

CITY OF THIBODAUX

SUBDIVISION APPLICATION FORM

DATE: NOVEMBER 13, 2020

OFFICIAL USE ONLY: Application # 1

1. SUBDIVISION NAME: REDIVISION OF THE WEST 120' OF LOT 1, BLOCK 8 TO ADDENDUM NO. 1 TO RIDGEFIELD HEIGHTS, BELONGING TO JARED JAMES & HOLLI H. LEBLANC INTO LOT 1-A & LOT 1-B, LOCATED IN SECTIONS 23 & 24, T15S-R16E, CITY OF THIBODAUX, LAFOURCHE PARISH, LOUISIANA

2. CLASSIFICATION: x Public Subdivision _____ Family Subdivision
_____ Lot Extension/Redivision _____ Raw Land Sale

3. TOTAL ACREAGE: 0.164 **NUMBER OF LOTS INVOLVED:** 1 LOT TO 2 LOTS

4. PROPERTY LOCATION: On the SOUTHERN side of LAFAYE AVENUE
(N, S, E, or W) (Street, Hwy.)

and 141'+/- feet WEST from THE INTERSECTION OF RIDGEFIELD AVENUE AND LAFAYE AVENUE
(Distance) (N, S, E, or W) (Intersection, Street, Landmark)

5. OWNER'S NAME: JARED JAMES & HOLLI H. LEBLANC, 218 LAFAYE AVENUE
(Street No. and Name) (P.O. Box)
THIBODAUX, LA 70301
(City, State, Zip Code)

6. AGENTS NAME: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC. **PHONE:** 985-447-4017
ADDRESS: 1107 CANAL BLVD. P. O. BOX 1203
(Street No. and Name) (P.O. Box)
THIBODAUX, LA 70302-1203
(City, State, Zip Code)

7. ENGINEER/SURVEYOR'S

NAME: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC. **PHONE:** 985-447-4017
ADDRESS: 1107 CANAL BLVD. P. O. BOX 1203
(Street No. and Name) (P.O. Box)
THIBODAUX, LA 70302-1203
(City, State, Zip Code)

8. Was this subdivision ever before the Commission? Yes _____ No X

If so, when? _____ What approval(s) were Given? _____

9. Have any changes been made since this plat was last before the Commission? N/A

If so, please describe: _____

10. Is any variance from the subdivision regulations being requested at this time? YES

If so, please describe: A VARIANCE IS REQUESTED FOR THE SQUARE FOOTAGE OF THE LOTS BEING CREATED.

Enclose check or money order for \$50.00 made payable to the City of Thibodaux if a variance is being requested.

11. Please provide the list of names of property owners within 100 feet of your property division. (A list can be obtained from the Clerk of Court's Office and attached to this form)

STEPHANIE CECILIA BOUDEAUX C/O STELLA VICNAIR BOUDREAU, 226 LAFAYE AVE., THIBODAU, LA 70301

JERRY J. MARCELLO, 312 HALE DR., THIBODAU, LA 70301

CADE BAILEY, 1504 RIDGEFIELD AVE., THIBODAU, LA 70301

LAIN P., JR. & LAUREN E. LANDRY, 1508 RIDGEFIELD AVE., THIBODAU, LA 70301

NANCY BOUDREAU, 1513 HIMALAYA AVE., THIBODAU, LA 70301

ANNE V. LEBLANC, 220 LAFAYE AVE., THIBODAU, LA 70302

JULIE ANN BOUDREAU C/O STELLA VICKNAIR BOUDREAU, 226 LAFAYE AVE., THIBODAU, LA 70301

MYRON PAUL MIRE & WIFE, 228 LAFAYE AVE., THIBODAU, LA 70301

STEPHANIE ALDRICH ST. PIERRE, 230 LAFAYE AVE., THIBODAU, LA 70301

MAZEL CLEMENT BORNE & OTHERS, 1424 HIMALAYA AVE., THIBODAU, LA 70301

SHIRLEY T. & DONALD LEONARD, 1022 MCCULLA ST., THIBODAU, LA 70301

SHIRLEY TALBOT LEONARD, 1022 MCCULLA ST., THIBODAU, LA 70301

LIONAL L. COLE & WIFE, 217 LAFAYE AVE., THIBODAU, LA 70301

GREGORY K. ROBINSON, 1419 TOURO ST., NEW ORLEANS, LA 70116

DAVID J. STAGNI, 207 LAFAYE AVE., THIBODAU, LA 70301

The following will serve as an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance to the present owner as recorded in the Office of the Lafourche Parish Clerk of Court. This affidavit shall indicate the legal owner of the property, the contract owner of the property, and the date the contract sale was executed. **IN THE EVENT OF CORPORATE OWNERSHIP:** A list of all directors, officers, and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

AFFIDAVIT OF OWNERSHIP

**STATE OF LOUISIANA
PARISH OF LAFOURCHE**

BEFORE ME, the undersigned authority, Notary Public, personally came and appeared

JARED JAMES LEBLANC & HOLLI HIMEL LEBLANC, who after being duly sworn did depose and declare,
(Name of Owner(s))

under oath, that he/she/they acquired ownership (use percentages of ownership of appl.) of land of land subdivided by virtue of the following act(s) of sale:

Dated and recorded 6/18/2019, in COB 2138, page 270, under Entry number 1278777 in the Office of the Clerk of Court for the Parish of Lafourche.

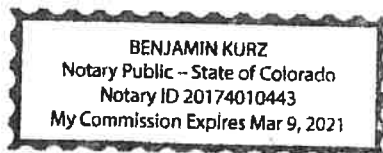
I, JARED JAMES LEBLANC & HOLLI HIMEL LEBLANC, hereby depose and say that after reading of the whole, all of the above statements and the statements contained in the papers submitted herewith are true.


(Owner's Signature)

Mailing Address 218 LAFAYE AVENUE

THIBODAUX, LA 70301

Subscribed and Sworn to before me this 13 day of NOV, 2020.




NOTARY PUBLIC



AT&T – Southeast Region T: 985-580-7165
Specialist – OSP Facility Design F: 985-580-7166
Network Operations S. La.
5565 Hwy 311
Houma, La. 70360

November 17, 2020

David A. Waitz Eng. & Surveying, Inc.
P.O. Box 1203
Thibodaux, LA 70302

RE: SUBMITTAL OF SUBDIVISION PLAT – APPLICANT: JARED & HOLLI. LEBLANC – ADDRESS: 218 LAFAYE AVENUE, THIBODAUX, LA - REDIVISION OF WEST 120' OF LOT 1, BLOCK 8 TO ADDENDUM NO. 1 TO RIDGEFIELD HEIGHTS BELONGING TO JARED JAMES & HOLLI H. LEBLANC INTO LOT 1-A & LOT 1-B LOCATED IN SECTIONA 23 & 24, T15S-R16E, CITY OF THIBODAUX, LAFOURCHE PARISH, LOUISIANA – ENGINEER'S PROJECT NO. 2020-173.

Dear Sir:

This is to advise that the above-described tract of land lies within the service area of AT&T, a public utility company regulated by the Louisiana Public Service Commission.

Telephone service will be made available as quickly as circumstances permit, but we can not guarantee its availability upon completion of the development.

If any additional information is required, contact Kent Guidry at 985-580-7165.

Yours truly,

Kent J. Guidry
Specialist – OSP Facility Design
AT&T



November 17, 2020

David A. Waitz Engineering and Surveying, Inc.

1107 Canal Boulevard

Thibodaux, LA 70301

REFERENCE: Provision of Cable TV Service

SUBMITTAL OF SUBDIVISION PLAT - APPLICANT: JARED JAMES & HOLLI. LEBLANC - ADDRESS: 218 LAFAYE AVENUE, THIBODAUX, LA - REDIVISION OF THE WEST 120' OF LOT 1, BLOCK 8 TO ADDENDUM NO. 1 TO RIDGEFIELD HEIGHTS BELONGING TO JARED JAMES & HOLLI H. LEBLANC INTO LOT 1-A & LOT 1-B LOCATED IN SECTIONS 23 & 24, T15S-R16E, CITY OF THIBODAUX, LAFOURCHE PARISH, LOUISIANA - ENGINEER'S PROJECT NO. 2020-173

To Whom It May Concern:

- Yes – Charter has the capability to furnish cable to the above referenced property.
- No – Charter does not have the capability to furnish cable to the above referenced property.
- Other Comments: Some construction cost may be passed on to the developer. Please forward all correspondence to the supervisor at the address listed below.

Sincerely,

CHARTER



Brett A. Benoit

Construction Supervisor

BAB/dlk

1306 Ridgefield Road / Thibodaux, LA 70301 / 985-493-7710

CITY OF THIBODAUX

PUBLIC WORKS DEPARTMENT

P. O. BOX 5418
1219 HENRY S. THIBODAUX
THIBODAUX, LOUISIANA 70302
www.ci.thibodaux.la.us

TELEPHONE: (985) 446-7223
FAX: (985) 446-7272
EMAIL: jlucas@ci.thibodaux.la.us

JAMES W. LUCAS
DIRECTOR

November 18, 2020

David A. Waitz Engineering and Surveying, Inc.
Attn: James M. Templeton, P.L.S.
P.O. Box 1203
Thibodaux, LA 70302

REF: SUBMITTAL OF SUBDIVISION PLAT – APPLICANT: JARED JAMES & HOLLI H. LEBLANC – ADDRESS: 218 LAFAYE AVENUE, THIBODAUX, LA – REDIVISION OF THE WEST 120' OF LOT 1, BLOCK 8, TO ADDENDUM NO. 1 TO RIDGEFIELD HEIGHTS BELONGING TO JARED JAMES & HOLLI H. LEBLANC INTO LOT 1-A & LOT 1-B LOCATED IN SECTIONS 23 & 24, T15S-R16E, CITY OF THIBODAUX, LAFOURCHE PARISH, LOUISIANA, ENGINEERS PROJECT NO. 2020-173

Dear Mr. Templeton:

This letter is to inform you that City of Thibodaux gas and water services are available to customers within the referenced subdivision development.

If any further information is needed, please do not hesitate to contact me at 985-446-7216.

Sincerely,



Amanda D. Benoit
Executive Secretary, Gas and Water Division
City of Thibodaux

REFERENCE MAPS & BEARINGS:
 1. ADDENDUM NO. 1 TO RIDGEFIELD HEIGHTS ADDITION TO THIBODAUX, LA BY: J.A. LOWELL DATED: FEBRUARY 13, 1946 ENTRY NO. 68632
 2. SURVEY OF A LOT BEING PORTIONS OF LOTS NINE (9) AND TEN (10) OF BLOCK SEVEN (7) OF RIDGEFIELD HEIGHTS, BELONGING TO J. DAVID STAGNI LOCATED IN SECTION 24, T15S-R16E CITY OF THIBODAUX, LAFOURCHE PARISH, LOUISIANA DATED: SEPTEMBER 13, 2013 BY: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.

NOTE:
 BEARINGS AND/OR COORDINATES ARE BASED ON THE LOUISIANA COORDINATE SYSTEM OF 1983 SOUTH ZONE, U.S. FEET. THE PRIMARY REFERENCE STATION USED IS PID = AU0286, STAMPED "CLUB" AND HAVING THE FOLLOWING COORDINATES: NORTHING = 467,947.13; EASTING = 3,454,859.98

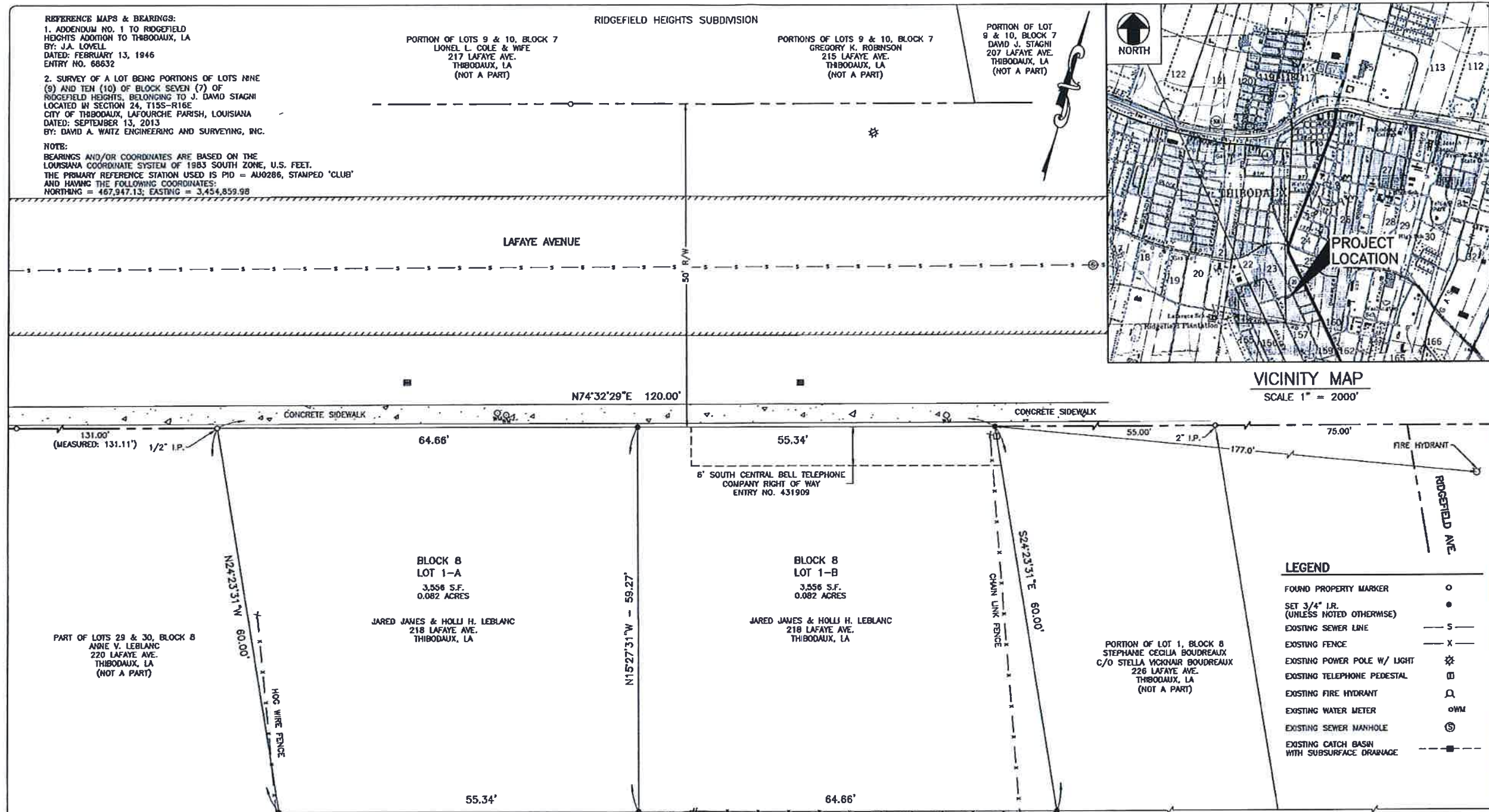
PORTION OF LOTS 9 & 10, BLOCK 7
 LIONEL L. COLE & WIFE
 217 LAFAYE AVE.
 THIBODAUX, LA
 (NOT A PART)

PORTIONS OF LOTS 9 & 10, BLOCK 7
 GREGORY K. ROBINSON
 215 LAFAYE AVE.
 THIBODAUX, LA
 (NOT A PART)

PORTION OF LOT 9 & 10, BLOCK 7
 DAVID J. STAGNI
 207 LAFAYE AVE.
 THIBODAUX, LA
 (NOT A PART)



VICINITY MAP
 SCALE 1" = 2000'



LEGEND

- FOUND PROPERTY MARKER ○
- SET 3/4" I.P. (UNLESS NOTED OTHERWISE) ●
- EXISTING SEWER LINE — S —
- EXISTING FENCE — X —
- EXISTING POWER POLE W/ LIGHT ⚡
- EXISTING TELEPHONE PEDESTAL □
- EXISTING FIRE HYDRANT ⊕
- EXISTING WATER METER o.w.m.
- EXISTING SEWER MANHOLE ⊙
- EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE —■—

NOTE:
 THIS PLAT DOES NOT PURPORT TO SHOW ALL EASEMENTS, SERVITUDES AND/OR RIGHTS-OF-WAY THAT MAY OR MAY NOT EXIST ON THIS PROPERTY. THIS PLAT DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES AND/OR PIPELINES THAT MAY OR MAY NOT EXIST ON THIS PROPERTY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE ABSTRACT AND TITLE OPINION.

BUILDING SETBACK NOTE:

- FRONT LINE: 20' SETBACK
- SIDE LINE: 5' SETBACK
- REAR LINE: 10' SETBACK

FEMA FLOOD ZONE AND HAZARDS
 THIS LOT IS LOCATED IN ZONE X. FEMA MAP COMMUNITY PANEL NUMBER 220111 0005 C. DATED: DECEMBER 15, 1989. LAFOURCHE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-X99. DATED: FEBRUARY 23, 2006. FLOOD ZONE: OUTSIDE THE ABFE LIMITS. FOR AREAS OUTSIDE THE LIMIT OF THE ABFE SEE EFFECTIVE FIRM.

CERTIFICATIONS
 THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATION AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "C" SURVEYS INDICATED IN THE ABOVE STANDARDS.

I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN

PRELIMINARY COPY:
 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

APPROVED: James M. Templeton Reg. No. 5129

APPROVALS

JARED JAMES LEBLANC	DATE
HOLLI H. LEBLANC	DATE
Approved by Motion of the City of Thibodaux Planning Commission	
PLANNING COMMISSION CHAIRMAN	DATE
MAYOR CITY OF THIBODAUX	DATE

DATE OF SURVEY: NOVEMBER 10, 2020



REDMISION OF THE WEST 120' OF LOT 1, BLOCK 8 TO ADDENDUM NO. 1 TO RIDGEFIELD HEIGHTS, BELONGING TO JARED JAMES & HOLLI H. LEBLANC INTO LOT 1-A & LOT 1-B, LOCATED IN SECTIONS 23 & 24, T15S-R16E CITY OF THIBODAUX, LAFOURCHE PARISH, LOUISIANA

DAVID A. WAITZ
 ENGINEERING AND SURVEYING, INC.
 Civil Engineers & Professional Land Surveyors
 1107 Canal Blvd., Thibodaux, Louisiana 70301 (985) 447-4017

1107 CANAL BLVD.
 THIBODAUX, LA 70301
 (985) 447-4017 OFFICE
 (985) 447-1098 FAX
 DWAITZ@WAITZENGINEERING.COM

DATE	DESCRIPTION	BY

DESIGNED: JMT	DETAILED: CIA	TRACED:
CHECKED: JMT	CHECKED: JMT	CHECKED:
DATED: NOVEMBER 13, 2020		FILE: F:\DWG\2020\20-175\20-175.DWG
		JOB NO: 2020-173