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June 9, 2021

*Thibodaux City Council
Jennifer Morvant
310 W. 2nd St.
Thibodaux, LA 70302*

Via email: jmorvant@ci.thibodaux.la.us

RE: Petition Council to Reduce Sewer Force Main Servitude from 25' to 15'

Mrs. Morvant:

T. Baker Smith, LLC was asked by our client, Acadia Agricultural Holdings, LLC to approach the City with the petition to shrink an existing 25' sewer force main servitude down to 15' on its property along Emporium Ave. The property is near the intersection of Audubon Ave. and South Acadia road and is depicted on the attached plat. TBS has physically located the existing force main inside the servitude and shown it on the plat to prove that the servitude can be squeezed down. This plat was shared and discussed with both Public Works and the Mayor prior to petition. In those discussions 15' was determined to be acceptable. A reduction in servitude will then allow Acadia to shift the drainage and gain additional usable square footage on its property.

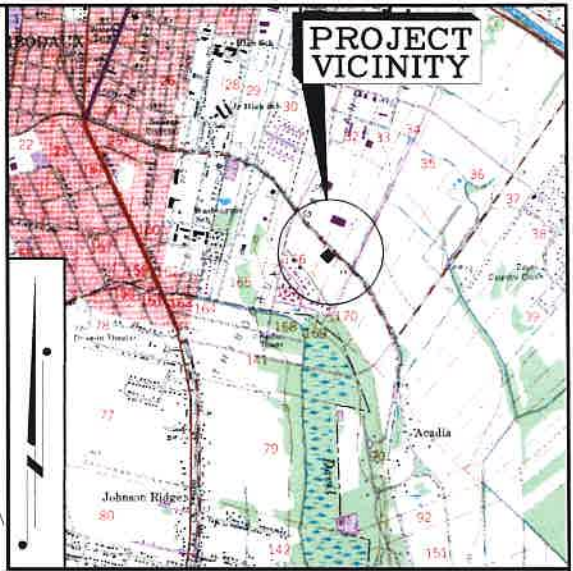
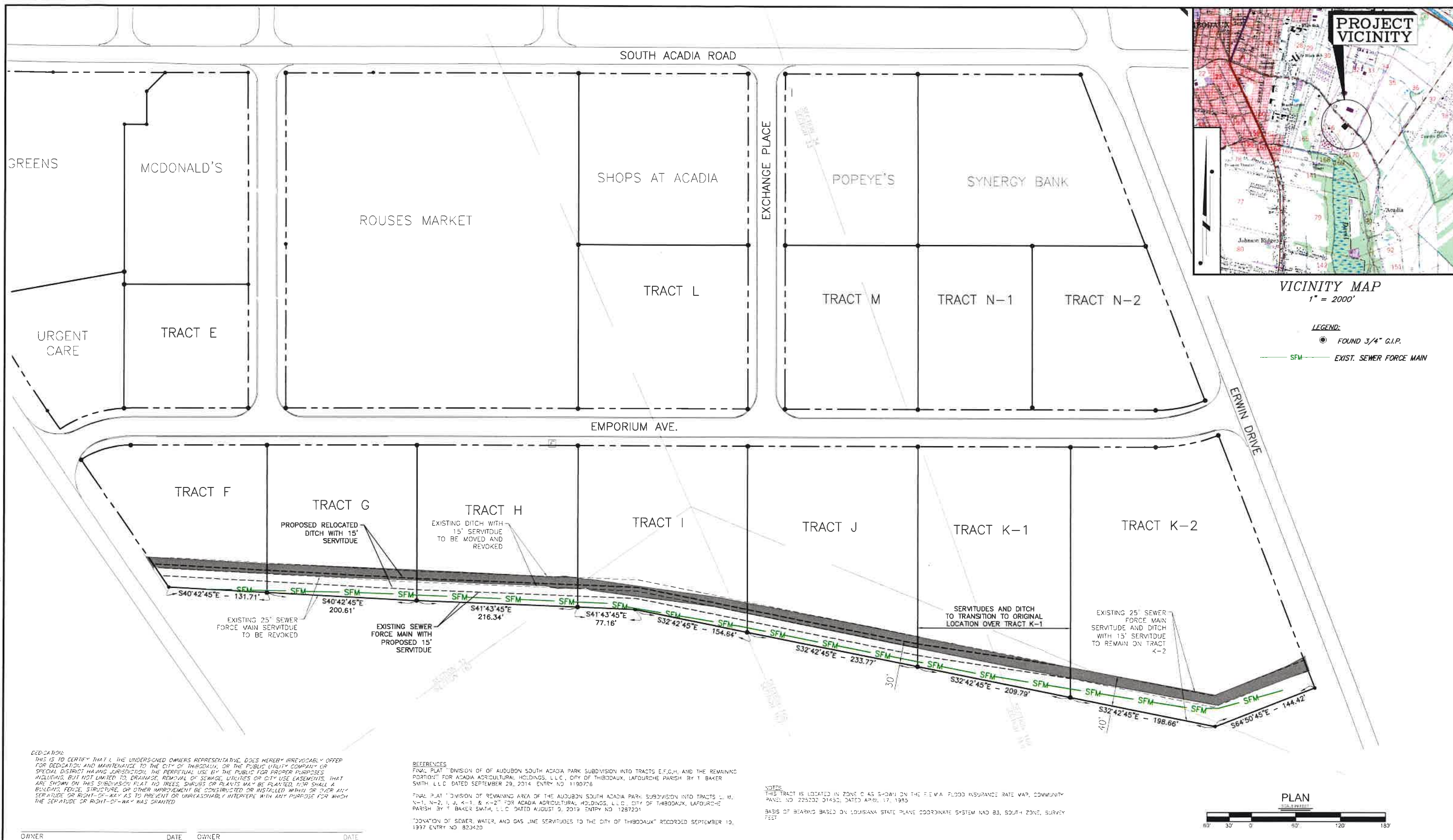
Please place this item on the next agenda for introduction.

Sincerely,

T. BAKER SMITH, LLC



Matthew J Ledet, P.L.S.



VICINITY MAP
1" = 2000'

LEGEND:
 ● FOUND 3/4" G.I.P.
 — SFM — EXIST. SEWER FORCE MAIN

DEDICATION:
 THIS IS TO CERTIFY THAT I, THE UNDERSIGNED OWNERS REPRESENTATIVE, DOES HEREBY IRREVOCABLY OFFER FOR DEDICATION AND MAINTENANCE TO THE CITY OF THIBODAUX, OR THE PUBLIC UTILITY COMPANY OR SPECIAL DISTRICT HAVING JURISDICTION, THE PERPETUAL USE BY THE PUBLIC FOR PROPER PURPOSES INCLUDING, BUT NOT LIMITED TO, DRAINAGE, REMOVAL OF SEWAGE, UTILITIES OR CITY USE EASEMENTS, THAT ARE SHOWN ON THIS SUBDIVISION PLAT. NO TREES, SHRUBS OR PLANTS MAY BE PLANTED, NOR SHALL A BUILDING, FENCE, STRUCTURE, OR OTHER IMPROVEMENT BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY WAS GRANTED.

REFERENCES:
 FINAL PLAT "DIVISION OF OF AUDUBON SOUTH ACADIA PARK SUBDIVISION INTO TRACTS E,F,G,H AND THE REMAINING PORTION" FOR ACADIA AGRICULTURAL HOLDINGS, L.L.C., CITY OF THIBODAUX, LAFOURCHE PARISH BY T. BAKER SMITH L.L.C. DATED SEPTEMBER 29, 2014 ENTRY NO. 1190726
 FINAL PLAT "DIVISION OF REMAINING AREA OF THE AUDUBON SOUTH ACADIA PARK SUBDIVISION INTO TRACTS L, M, N-1, N-2, I, J, K-1 & K-2" FOR ACADIA AGRICULTURAL HOLDINGS, L.L.C., CITY OF THIBODAUX, LAFOURCHE PARISH BY T. BAKER SMITH, L.L.C. DATED AUGUST 9, 2019 ENTRY NO. 1287201
 "DONATION OF SEWER, WATER, AND GAS LINE SERVITUDES TO THE CITY OF THIBODAUX" RECORDED SEPTEMBER 10, 1997 ENTRY NO. 823420

NOTES:
 THIS TRACT IS LOCATED IN ZONE C AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 225202 (1432), DATED APRIL 17, 1995.
 BASIS OF BEARINGS BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE, SURVEY FEET



P:\12-2008\2008-1076\AUDUBON SOUTH ACADIA PARK SUBDIVISION\PLATS\COT SFM REDUCTION.DWG

OWNER	DATE	OWNER	DATE

NOTES:
 THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM THE ONE CALL VISIBLE UTILITY FEATURES, AND PREVIOUS CONSTRUCTION DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, OR THEIR EXACT LOCATION.
 SECTION LINE LOCATIONS ARE APPROXIMATE AND WERE NOT LOCATED ON THE GROUND.

REV. NO.	REV. DATE	REV. DESCRIPTION	REV. BY



THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL AND THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT (MINIMUM) STANDARDS AS SET FORTH IN THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT AND THAT THE ACCURACY SPECIFICATIONS AND NOTATIONAL REQUIREMENTS ARE IN ACCORDANCE WITH SUBURBAN AREAS AS SET FORTH IN THE ABOVE STANDARDS.
 I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR.
 T. BAKER SMITH, L.L.C.
 LOUISIANA PROFESSIONAL ENGINEER AND LAND SURVEYOR REG. NO. 5134

DRAWN BY:	TAH	APPROVED BY:	MJL
DATE:	8/9/19	JOB NO.:	2008.1076
DRAWING NAME:	COT SFM REDUCTION.DWG		
PROJECTION:	GEO. DATUM: NAD83 VERT. DATUM: NAVD88		
GRID UNITS:	US SURVEY FEET		
SHEET NO.:	1		

ACADIA AGRICULTURAL HOLDINGS, LLC
 REDUCTION OF EXISTING 25' SEWER FORCE MAIN SERVITUDE TO 15' WITHIN THE AUDUBON / SOUTH ACADIA PARK SUBDIVISION SECTION 32, 33, 34, 167, 168 & 169, T15S-R16E OF THE CITY OF THIBODAUX LAFOURCHE PARISH