

FEB 23 2024

CITY OF THIBODAUX

SUBDIVISION APPLICATION FORM

DATE: 10/12/2021

OFFICIAL USE ONLY: Application # 2

1. SUBDIVISION NAME: PLAT SHOWING RESUBDIVISION OF LOTS 2 AND 3A INTO LOTS 2-A AND KEARNY DRIVE EXTENSION
LEVERT BUSINESS AND INDUSTRIAL PARK LOCATED IN SECTIONS 42 & 43, TOWNSHIP 14 SOUTH - RANGE
16 EAST, CITY OF THIBODAUX, LAFOURCHE PARISH, LOUISIANA

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

3. TOTAL ACREAGE: 2.626 **NUMBER OF LOTS INVOLVED:** 3

4. PROPERTY LOCATION: On the N side of St. Patrick Street
(N, S, E, or W) (Street, Hwy.)

and 212 feet N from The Intersection of Glenwild Drive
(Distance) (N, S, E, or W) (Intersection, Street, Landmark)

5. OWNER'S NAME: J.B. Levert Land Company
(Street No. and Name) (P.O. Box)
Thibodaux LA 70301
(City, State, Zip Code)

6. AGENTS NAME: Acadia Land Surveying, LLC **PHONE:** (985)449-0094
ADDRESS: 206 E. 2nd Street
(Street No. and Name) (P.O. Box)
Thibodaux LA 70301
(City, State, Zip Code)

7. ENGINEER/SURVEYOR'S

NAME: Micheal P. Blanchard, PLS **PHONE:** (985)449-0094

ADDRESS: 206 E. 2nd Street
(Street No. and Name) (P.O. Box)
Thibodaux LA 70301
(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? _____

If so, please describe: _____

10. Is any variance from the subdivision regulations being requested at this time? N/A

If so, please describe: _____

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)

 Sunray Hospitality of Thibodaux, L.L.C.

 SWI, LLC

 Academy, LTD

 SIYA, L.L.C.

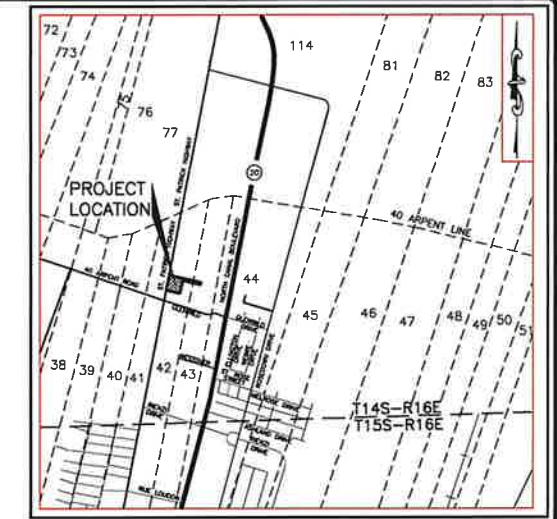
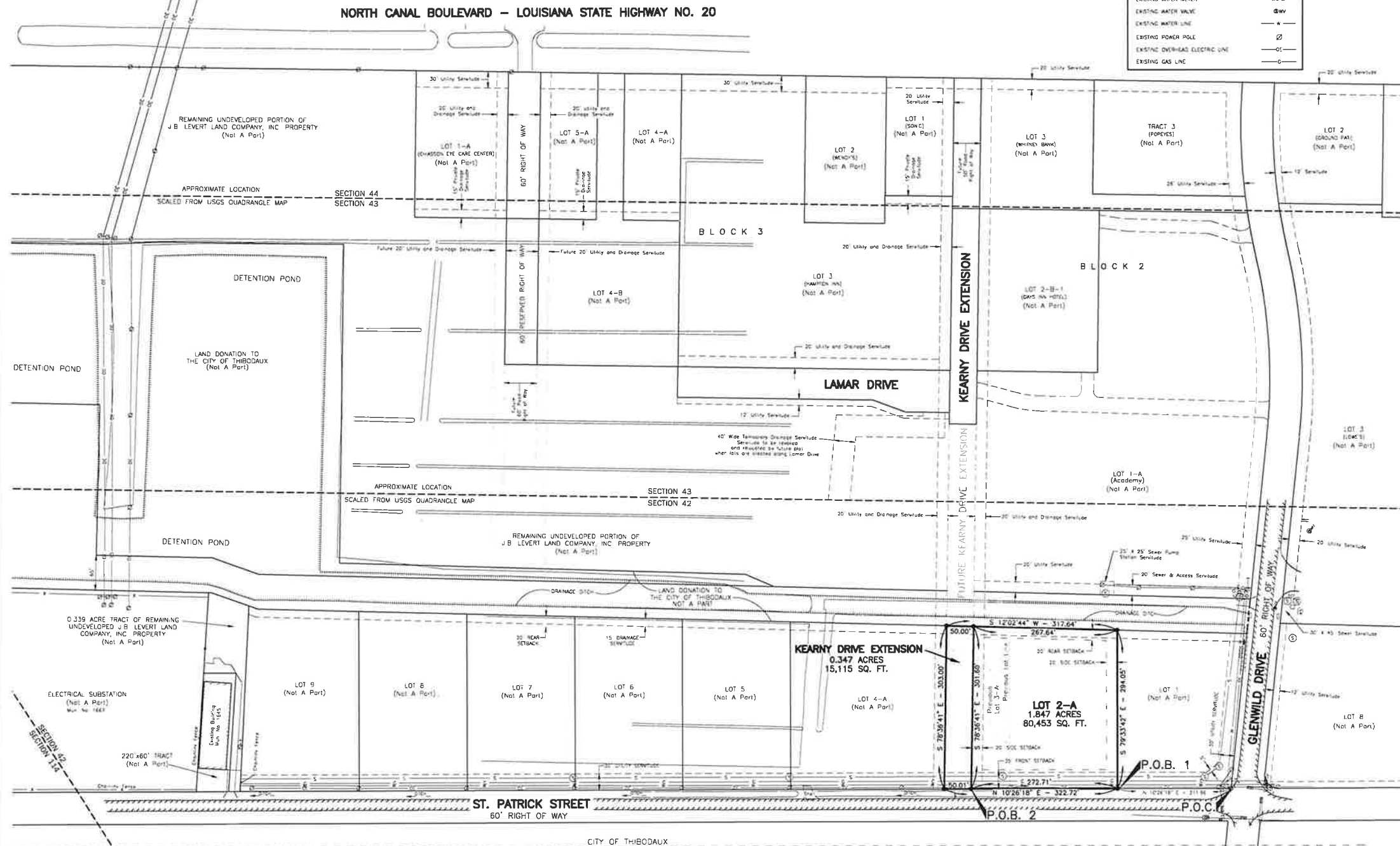
 Realty Income Properties 19, Inc.

 Hossel Organization, LLC

 Bayou Community Academy, Inc.

T 14 S - R 16 E
SECTION 42

LEGEND	
FOUND PROPERTY CORNER (AS NOTED)	○
SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)	●
EXISTING SEWER MANHOLE	⊙
EXISTING DRAINAGE SEWER LINE	—S—
EXISTING FUEL HOSEWAY	—F—
EXISTING WATER METER	WVC
EXISTING WATER VALVE	⊕
EXISTING WATER LINE	—W—
EXISTING POWER POLE	⊙
EXISTING OVERHEAD ELECTRIC LINE	—E—
EXISTING GAS LINE	—G—



- NOTES:**
- Zoning: M-1 Industrial
Front Setback = Thirty Five (35) feet
Side Setback = Twenty (20) feet, except that the requirement shall be 30 feet with screening (consisting of an 8 foot high solid board fence or a light evergreen hedge which shall be maintained in appearance) where a non-residential use abuts a residential use.
Rear Setback = Thirty (30) feet, except that the requirement shall be 30 feet with screening (consisting of an 8 foot high solid board fence or a light evergreen hedge which shall be maintained in appearance) where a non-residential use abuts a residential use.
Maximum Height = Eighty-five (85) feet or the maximum height limitations of the fire fighting capabilities of the Thibodaux Volunteer Fire Department.
 - Reference Maps:
A) Final Plat showing survey and subdivision of a portion of undeveloped J.B. Levert Land Company into Lots 1 thru 9 of the J.B. Levert Business and Industrial Park located in Sections 42, T14S-R16E City of Thibodaux, Lafourche Parish, LA for J.B. Levert Land Co.
Prepared By: Acadia Land Surveying, LLC
Dated: August 9, 2011
Instrument: 1312781
B) Plat showing subdivision of a portion of the remaining undeveloped property belonging to J.B. Levert Land Company, Inc. into Kearny Drive Extension & Lamar Drive of the J.B. Levert Commercial Park Subdivision and the remaining undeveloped property belonging to J.B. Levert Land Company, Inc. Located in Section 43, Township 14 South - Range 16 East City of Thibodaux, Lafourche Parish, Louisiana for J.B. Levert Land Co.
Prepared By: Acadia Land Surveying, LLC
Dated: July 10, 2014
C) Plat showing subdivision of Lots 3 & 4 into Lots 3-A & 4-A Levert Business and Industrial Park, located in Section 42, Township 14 South - Range 16 East, City of Thibodaux, Lafourche Parish, LA for J.B. Levert Land Co.
Prepared By: Acadia Land Surveying, LLC
Dated: March 17, 2021
Instrument: 1312781
 - Basis of Bearings:
Bearings are based on Reference Map "C"
(*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
 - Flood Note: In accordance with Panel LA-199 dated February 23, 2006 of the new Advisory Base Flood Elevation (ABFE) Maps for Lafourche Parish, this site is located "OUTSIDE" of the limits of the ABFE. In accordance with Note 4 of the ABFE, "For areas outside of the ABFE limits, please refer to the community's effective firm for additional flood hazard information, where applicable." In accordance with FEMA NFIP Flood Insurance Rate Map Panel Number 225202 D130 C, dated April 17, 1985 for Lafourche Parish, Louisiana (Unincorporated Areas), the property here is located in Flood Zone "C" (Areas of minimal flooding).
 - Utilities: Acadia Land Surveying, LLC, made no attempt to locate visible utilities or evidence of buried utilities as part of this survey.
 - No attempt has been made by Acadia Land Surveying, LLC, to verify title, actual legal ownership, deed restrictions, servitudes, easements, rights-of-way or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
 - Acadia Land Surveying, LLC, has not and does not provide Delineation of Jurisdictional Wetlands. Acadia Land Surveying, LLC, did not receive nor research the location of wetland areas as delineated by the appropriate authorities.
 - The words "Certify," "Certifies" or "Certification" as used hereon is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.

LEGAL DESCRIPTION - LOT 2-A

A certain parcel of land designated as "LOT 2-A" containing 1.847 Acres or 80,453 sq. ft. located in Section 42, Township 14 South, Range 16 East, Lafourche Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the northern right of way line of Glenwild Drive and the eastern right of way line of St. Patrick Street, said point being the "POINT OF COMMENCEMENT" and labeled "P.O.C.;"

Then, continuing along the eastern right of way line of St. Patrick Street, North 10 degrees 26 minutes 18 seconds East a distance of 211.96 feet to a point, said point being the "POINT OF BEGINNING," and labeled "P.O.B.1.;"

Then, North 10 degrees 26 minutes 18 seconds East a distance of 272.71 feet to a point; Then, departing said right of way line, South 78 degrees 36 minutes 41 seconds East a distance of 301.60 feet to a point;

Then, South 12 degrees 02 minutes 44 seconds West a distance of 276.64 feet to a point; Then, North 79 degrees 33 minutes 42 seconds West a distance of 294.05 feet to the "POINT OF BEGINNING."

LEGAL DESCRIPTION - KEARNY DRIVE EXTENSION

A certain parcel of land designated as "KEARNY DRIVE EXTENSION" containing 0.347 Acres or 15,115 sq. ft. located in Sections 42 & 43, Township 14 South, Range 16 East, Lafourche Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the northern right of way line of Glenwild Drive and the eastern right of way line of St. Patrick Street, said point being the "POINT OF COMMENCEMENT" and labeled "P.O.C.;"

Then, continuing along the eastern right of way line of St. Patrick Street, North 10 degrees 26 minutes 18 seconds East a distance of 484.87 feet to a point, said point being the "POINT OF BEGINNING," and labeled "P.O.B.2.;"

Then, North 10 degrees 26 minutes 18 seconds East a distance of 50.01 feet to a point; Then, departing said right of way line, South 78 degrees 36 minutes 41 seconds East a distance of 303.60 feet to a point;

Then, South 12 degrees 02 minutes 44 seconds West a distance of 50.00 feet to a point; Then, North 79 degrees 33 minutes 42 seconds West a distance of 301.60 feet to the "POINT OF BEGINNING."

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 any 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.

OWNER _____ DATE _____

Approved by the City of Thibodaux Planning & Zoning Commission

PLANNING COMMISSION CHAIRMAN _____ DATE _____

MAYOR CITY OF THIBODAUX _____ DATE _____

SCALE: 1" = 100'
SCALE IN FEET

CERTIFICATION:
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 Standards of Practice for Boundary Surveys as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors, and that the accuracy specifications and positional tolerances are in accordance with the standards indicated in the above standards. I also certify that there are no visible encroachments across any property lines except as shown.

MICHAEL E. GARDNER, P.L.S., Reg. No. 4861

This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

FINAL PLAT
OF
LOTS 2- AND 3A
INTO
LOTS 2-A AND KEARNY DRIVE EXTENSION
LEVERT BUSINESS AND INDUSTRIAL PARK
LOCATED IN SECTIONS 42 & 43,
TOWNSHIP 14 SOUTH - RANGE 16 EAST
CITY OF THIBODAUX, LAFOURCHE PARISH, LOUISIANA

ACADIA LAND SURVEYING, LLC
LOUISIANA • MISSISSIPPI • ALABAMA • TEXAS

206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301
Phone • (985) 449-0094 Fax • (985) 449-0085
EMAIL: ACADIA@ACADIALANDSURVEYING.COM

DATE _____ REVISION DESCRIPTION _____

FIELD WORK COMPLETED ON: OCTOBER 12, 2021 A.S. FILE 2021/01-01-1587/1-1931-c-4