

CITY OF THIBODAUX

SUBDIVISION APPLICATION FORM

DATE: 7/8/26

OFFICIAL USE ONLY: Application # 4

1. SUBDIVISION NAME: Resubdivision of Lot 2-A into Lot 2-A-1 & 2-A-2

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

3. TOTAL ACREAGE: 1.847 NUMBER OF LOTS INVOLVED: 2

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

and 25 feet S from Kearny Street and St. Patrick Hwy
(Distance) (N, S, E, or W) (Intersection, Street, Landmark)

5. OWNER'S NAME: J.B. Levert Land Co., LLC 204 E. Bayou Road
(Street No. and Name) (P.O. Box)
Thibodaux, Louisiana 70301
(City, State, Zip Code)

6. AGENTS NAME: Troy Bellanger PHONE: (985) 447-9726

ADDRESS: 204 E. Bayou RD., Thibodaux, LA 70301
(Street No. and Name) (P.O. Box)

(City, State, Zip Code)

7. ENGINEER/SURVEYOR'S

NAME: High Tide Consultants LLC PHONE: (985) 446-1110

ADDRESS: 700 Canal Boulevard
(Street No. and Name) (P.O. Box)
Thibodaux, Louisiana, 70301
(City, State, Zip Code)

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

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

9. Have any changes been made since this plat was last before the Commission? No

If so, please describe: N/A

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

If so, please describe: N/A

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)

Academy, LTD, 1800 North Mason Road, Katy, Texas 77449

Duplantis Properties, LLC, 192 Acadia Woods Drive, Thibodaux, Louisiana 70301

J.B. Levert Land Co., LLC, 204 E. Bayou RD., Thibodaux, 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

J. B. Levert Land Company, LLC, 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 December 30, 1922, in COB 54, page 38, under
Entry number 7710 in the Office of the Clerk of Court for the Parish of Lafourche.

I, Troy Bellanger, 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 P.O. Box 351
Thibodaux, LA 70302

Subscribed and Sworn to before me this _____ day of _____, 20____.

NOTARY PUBLIC

1. THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF HIGH TECH CONSULTANTS, LLC. REPRODUCTION OF THIS PRINT IS PROHIBITED EXCEPT BY PERMISSION OF THIS FIRM. ADDITIONAL INFORMATION IS OFTEN ADDED IN A CONTINUOUS UPDATING PROCESS. CHECK FOR LATEST REVISION DATA BEFORE ACTING ON DATA SHOWN. THIS FIRM IS NOT RESPONSIBLE FOR ACTIONS OR PROJECTS BASED UPON OBSOLETE DRAWINGS FOR WHICH THIS FIRM WAS NOT SPECIFICALLY CONSULTED.
2. THIS SURVEY WAS BASED ON INFORMATION SUPPLIED BY THE CLIENT, NO ABSTRACT WAS OBTAINED TO VERIFY OWNERSHIP OF THIS PROPERTY.
3. PROPERTY RESTRICTIONS, IMPROVEMENTS, SERVITUDES, AND/OR RIGHTS-OF-WAY OTHER THAN THOSE SHOWN MAY EXIST ON THIS PROPERTY AND OWNERS OR POTENTIAL BUYERS SHOULD BE AWARE THAT ABSTRACTING THE TITLE TO THIS PROPERTY TO SHOW ALL ENCUMBRANCES WAS NOT WITHIN THE SCOPE OF THIS SURVEY.
4. * INDICATES TAKEN FROM REFERENCE AND NOT SURVEYED.
5. WETLAND DETERMINATION WAS NOT REQUESTED, AND WAS NOT INCLUDED IN THIS SURVEY.
6. (REC) INDICATES TAKEN FROM REFERENCE, NOT FIELD VERIFIED THIS SURVEY.
7. (SY) INDICATES INFORMATION ACTUALLY SURVEYED ON THE GROUND.
8. ZONING: I-1 LIGHT INDUSTRIAL
9. REQUIRED MINIMUM BUILDING LINE SETBACKS AND BLDG HEIGHTS:
 - A. FRONT YARD: 35' FEET
 - B. REAR YARD: 30' FEET, EXCEPT THAT THE REQUIREMENT SHALL BE 30 FEET WITH SCREENING (CONSISTING OF AN 8 FOOT HIGH SOLID BOARD FENCE OF A TIGHT EVERGREEN HEDGE WHICH SHALL BE MAINTAINED IN APPEARANCE) WHERE A NON-RESIDENTIAL USE ABUTS A RESIDENTIAL USE.
 - C. SIDE YARD: 20' FEET EXCEPT THAT THE REQUIREMENT SHALL BE 30 FEET WITH SCREENING (CONSISTING OF AN 8 FOOT HIGH SOLID BOARD FENCE OF A TIGHT EVERGREEN HEDGE WHICH SHALL BE MAINTAINED IN APPEARANCE) WHERE A NON-RESIDENTIAL USE ABUTS A RESIDENTIAL USE.
 - D. MAXIMUM HEIGHT: 85' FEET OR THE MAXIMUM HEIGHT LIMITATIONS OF THE FIRE FIGHTING CAPABILITIES OF THE THIBODAUX VOLUNTEER FIRE DEPT.

ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 225202 &
MAP NO. 225202 0130 C, EFFECTIVE DATE 04/17/1985,
THIS PROPERTY FALLS IN FLOOD ZONE "C".

IN ACCORDANCE WITH PANEL LA-Y99 DATED 02/23/2006
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."

BEARINGS ARE BASED ON
"THE LOUISIANA CORDINATE SYSTEM SOUTH ZONE 1702 NAD 83"
(USING GPS-C4GNET-RTN SYSTEM)

1. "FINAL PLAT OF LOTS 2 AND 3A INTO LOTS 2-A AND KEARNY DRIVE EXTENSION, LEVERT BUSINESS AND INDUSTRIAL PARK..." DATED 06/23/2024, BY ACADIA LAND SURVEYING, LLC
2. "FINAL PLAT SHOWING SURVEY AND RESUBDIVISION OF A PORTION OF UNDEVELOPED J.B. LEVERT LAND COMPANY INTO LOTS 1 THRU 9 OF THE LEVERT BUSINESS AND INDUSTRIAL PARK..." DATED 08/09/2011, BY ACADIA LAND SURVEYING, LLC

TO ESTABLISH, GRANT AND CREATE FOR THE BENEFIT OF LOT 2-A-1 AND LOT 2-A-2, A MUTUAL, RECIPROCAL, PERPETUAL AND NONEXCLUSIVE PRIDAL 24" (FEET) SERVITUDE, EASEMENT, RIGHT AND PRIVILEGE OF PASSAGE AND USE, FOR THE PURPOSES OF INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC, BETWEEN THEIR RESPECTIVE PROPERTIES, OVER, ACROSS, AND UPON THE AREAS DESIGNATED AS SERVITUDE AREAS SHOWN HERE.



1, THE UNDERSIGNED PARTY DO HEREBY OWN THE DESCRIBED PROPERTY FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES THAT WOULD OTHERWISE PREVENT THE SALE OF SAID PROPERTY IN ACCORDANCE WITH THE LAWS OF THE STATE OF LOUISIANA.

DEDICATION

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

DATE _____

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 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 THE
PROPERTY LINES EXCEPT AS SHOWN.

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

DATE	REVISION	BY



3643 HWY 308
NAPOLEONVILLE, LA 70390
www.hightidela.com
(985) 446-1110

MAP SHOWING SURVEY AND RESUBDIVISION OF LOT 2-A OF THE
LEVERT BUSINESS AND INDUSTRIAL PARK
INTO LOT 2-A-1 & LOT 2-A-2
LOCATED IN SECTIONS 42 & 43, T14S-R16E
CITY OF THIBODAUX
LAFOURCHE PARISH, LOUISIANA

- *FD 3/4" IRON ROD*
- *SET 5/8" IRON ROD*
- ⊗ *SET SCRIBED "X"*