

CITY OF THIBODAUX

SUBDIVISION APPLICATION FORM

DATE: 6/15/17

OFFICIAL USE ONLY: Application # 2

1. SUBDIVISION NAME: Redivision of Tracts A-3 + A-4 into Tracts A-3A, A-4A, AS A-6, A-7, A-8, A-9, + A-10 Village 2 Project C within Acadia Plantation

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

3. TOTAL ACREAGE: 4.031 NUMBER OF LOTS INVOLVED: 8

4. PROPERTY LOCATION: On the east side of Percy Brown Hwy
(N, S, E, or W) (Street, Hwy.)
and 0 feet N from North Acadia Rd.
(Distance) (N, S, E, or W) (Intersection, Street, Landmark)

5. OWNER'S NAME: Jaron Land Development 110 Rue Angellic
(Street No. and Name) (P.O. Box)
Thibodaux, LA 70301
(City, State, Zip Code)

6. AGENTS NAME: T. Baker Smith PHONE: 985-446-7970
ADDRESS: 1100 South Acadia Rd.
(Street No. and Name) (P.O. Box)
Thibodaux, LA 70301
(City, State, Zip Code)

7. ENGINEER/SURVEYOR'S
NAME: 11 PHONE: 11
ADDRESS: 11
(Street No. and Name) (P.O. Box)
11
(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? Yes

If so, please describe: waterline will be extended
along front of A8-A10 prior to permits being issued

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)

Meywal Realty, L.L.C.

K.W. Radral Investments, LLC

Matt J. Ledet

From: Archie Chaisson <archiec@ci.thibodaux.la.us>
Sent: Thursday, June 15, 2017 2:38 PM
To: Matt J. Ledet
Subject: RE: waterline thoughts...

That would be fine with me.

Archie P. Chaisson, III, CFM | Director

Department of Public Works | City of Thibodaux
P.O. Box 5418 | Thibodaux, LA 70302
Main: (985) 446-7210 | Fax: (985) 446-7272
archiec@ci.thibodaux.la.us | www.ci.thibodaux.la.us



From: Matt J. Ledet [mailto:Matt.Ledet@tbsmith.com]
Sent: Thursday, June 15, 2017 1:33 PM
To: Archie Chaisson
Subject: waterline thoughts...

Subdivision I'll be submitting tomorrow for next P&Z

Already discussed sewer with Roland, putting a "T" on existing taps to split them for 2 lots. He was fine with that.

My question for you is lots A-8 to A-10 don't have water along front on either side of road.

Would we be able to boar under road, and then run 150-160 feet of main to touch A-10 and put a hydrant on end of line for flushing. We wouldn't install this until one of the 3 lots was sold so that don't have that length of line sitting stagnate.

Let me know if this portion of "dead end" line would be acceptable.

Thanks,

Matthew J. Ledet, P.L.S.
Project Surveyor

985.438.5202 | Mobile
985.493.2935 | Direct
985.446.7970 | Office
866.357.1050 | Toll Free

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

Jaron Land Development 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 MaY 11, 2006, in COB 1648, page 297, under Entry number 1003155 in the Office of the Clerk of Court for the Parish of Lafourche.

I, Jacob A. Giardina, Member, 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 918 East First St.
Thibodaux, LA 70301

Subscribed and Sworn to before me this 29th day of January, 2008.


NOTARY PUBLIC

- LEGEND**
- FOUND IRON PIPE
 - FOUND 3/4" S.I.P.
 - ⊙ SET 3/4" S.I.P.
 - ✕ CHISELED X
 - FOUND FIREHYDRANT
 - ⊕ FOUND POWERPOLE
 - FOUND ELECTRICAL
 - FOUND WATERLINE
 - FOUND GASLINE
 - FOUND DRAINAGE MANHOLE
 - FOUND SEWERLINE
 - FOUND SEWER MANHOLE
 - SIDEWALK

REFERENCE:
 "REDIVISION FOR TRACTS A-2 AND A-3 OF VILLAGE ONE-PROJECT C WITHIN ACADIA PLANTATION" DONE BY T. BAKER SMITH, L.L.C., DATED MAY 12, 2016. ENTRY NUMBER 1221085 RECORDED JUNE 21, 2016.

SEWER TAP FOR TRACT A-4 WILL BE A TIE-IN TO EXISTING TAP ON A-3
 SEWER TAP FOR TRACT A-9 WILL BE A TIE-IN TO EXISTING TAP ON A-8
 BOTH TIE-INS WILL BE RUN INSIDE THE EXISTING 10' UTILITY SERVITUDES

8" WATERLINE AND SPECIFIED GASLINE WILL BE EXTENDED ALONG RUE BETANCOURT FOR TRACTS A-8, A-9, & A-10
 **NO BUILDING PERMIT CAN BE ISSUED FOR TRACTS A-8, A-9, & A-10 UNTIL WATER AND GAS SERVICES ARE PROVIDED AND ACCEPTED BY THE CITY OF THIBODAUX.

I HEREBY CERTIFY THAT THIS FINAL PLAN MEETS ALL REQUIREMENTS OF THE THIBODAUX PLANNING COMMISSION
 APPROVED BY MOTION OF THE CITY OF THIBODAUX PLANNING COMMISSION

PLANNING COMMISSION CHAIRMAN	DATE
MAYOR CITY OF THIBODAUX	DATE
CW/EP	DATE
CW/EP	DATE

DELTA = 0°38'04"
 RADIUS = 3059.45'
 ARC = 33.88'
 CHD. BRG. = N 13°32'23" W
 CHD. = 33.87'

DELTA = 4°1'1"
 RADIUS = 3059.45'
 ARC = 214.49'
 CHD. BRG. = N 111°3'35" W
 CHD. = 214.44'

DELTA = 4°54'02"
 RADIUS = 535.12'
 ARC = 45.76'
 CHD. BRG. = N 06°46'04" W
 CHD. = 45.77'

TRACT A-7
 JARON LAND DEVELOPMENT CO., L.L.C.
 57897 733 SQ. FT.
 1.329 AC.

TRACT A-8
 JARON LAND DEVELOPMENT CO., L.L.C.
 10691 357 SQ. FT.
 0.245 AC.

TRACT A-9
 JARON LAND DEVELOPMENT CO., L.L.C.
 8965 795 SQ. FT.
 0.206 AC.

TRACT A-10
 JARON LAND DEVELOPMENT CO., L.L.C.
 10690 471 SQ. FT.
 0.245 AC.

TRACT A-6
 JARON LAND DEVELOPMENT CO., L.L.C.
 40035 045 SQ. FT.
 0.919 AC.

TRACT A-5
 JARON LAND DEVELOPMENT CO., L.L.C.
 23635 297 SQ. FT.
 0.543 AC.

TRACT A-4A
 JARON LAND DEVELOPMENT CO., L.L.C.
 10752 123 SQ. FT.
 0.247 AC.

TRACT A-3A
 JARON LAND DEVELOPMENT CO., L.L.C.
 12918 100 SQ. FT.
 0.297 AC.

TRACT A-2
 K.W. RACHAL INVESTMENTS, LLC

TRACT A-1
 MEYVAL REALTY, L.L.C.

TRACT A-3
 COMMENCING AT NGS MONUMENT "CLUB" HAVING COORDINATES OF X=3,454,859.93 AND Y=467,947.46, SAID POINT BEING THE POINT OF COMMENCEMENT.
 THENCE S 54°25'13" W A DISTANCE OF 6495.36 FEET TO A FOUND IRON PIPE, THENCE S 53°03'49" E A DISTANCE OF 129.89 FEET TO A SET 3/4" C.I.P., SAID POINT BEING POINT OF BEGINNING 1 (P.O.B. 1).
 THENCE S 53°03'49" E A DISTANCE OF 71.87 FEET TO A FOUND 3/4" C.I.P.
 THENCE S 35°58'08" W A DISTANCE OF 162.13 FEET TO A FOUND 3/4" C.I.P.
 THENCE N 53°01'04" W A DISTANCE OF 69.99 FEET TO A SET 3/4" C.I.P.
 THENCE S 53°03'49" E A DISTANCE OF 182.09 FEET TO THE POINT OF BEGINNING 2 CONTAINING 0.245 ACRES.

TRACT A-4
 COMMENCING AT NGS MONUMENT "CLUB" HAVING COORDINATES OF X=3,454,859.93 AND Y=467,947.46, SAID POINT BEING THE POINT OF COMMENCEMENT.
 THENCE S 54°25'13" W A DISTANCE OF 6495.36 FEET TO A FOUND IRON PIPE, THENCE S 53°03'49" E A DISTANCE OF 129.89 FEET TO A SET 3/4" C.I.P., SAID POINT BEING POINT OF BEGINNING 2 (P.O.B. 2).
 THENCE S 53°03'49" E A DISTANCE OF 60.00 FEET TO A SET 3/4" C.I.P.
 THENCE S 35°58'08" W A DISTANCE OF 162.09 FEET TO A SET 3/4" C.I.P.
 THENCE N 53°01'04" W A DISTANCE OF 58.12 FEET TO A SET 3/4" C.I.P.
 THENCE N 25°47'03" E A DISTANCE OF 182.07 FEET TO THE POINT OF BEGINNING 2 CONTAINING 0.245 ACRES.

TRACT A-5
 COMMENCING AT NGS MONUMENT "CLUB" HAVING COORDINATES OF X=3,454,859.93 AND Y=467,947.46, SAID POINT BEING THE POINT OF COMMENCEMENT.
 THENCE S 54°25'13" W A DISTANCE OF 6495.36 FEET TO A FOUND IRON PIPE, THENCE S 53°03'49" E A DISTANCE OF 129.89 FEET TO A SET 3/4" C.I.P., SAID POINT BEING POINT OF BEGINNING 3 (P.O.B. 3).
 THENCE S 53°03'49" E A DISTANCE OF 129.89 FEET TO THE POINT OF BEGINNING 3 CONTAINING 0.543 ACRES.

TRACT A-6
 COMMENCING AT NGS MONUMENT "CLUB" HAVING COORDINATES OF X=3,454,859.93 AND Y=467,947.46, SAID POINT BEING THE POINT OF COMMENCEMENT.
 THENCE S 54°25'13" W A DISTANCE OF 6495.36 FEET TO A FOUND IRON PIPE, THENCE S 53°03'49" E A DISTANCE OF 129.89 FEET TO A SET 3/4" C.I.P., SAID POINT BEING POINT OF BEGINNING 4 (P.O.B. 4).
 THENCE S 53°03'49" E A DISTANCE OF 129.89 FEET TO THE POINT OF BEGINNING 4 CONTAINING 0.919 ACRES.

TRACT A-7
 COMMENCING AT NGS MONUMENT "CLUB" HAVING COORDINATES OF X=3,454,859.93 AND Y=467,947.46, SAID POINT BEING THE POINT OF COMMENCEMENT.
 THENCE S 54°25'13" W A DISTANCE OF 6495.36 FEET TO A FOUND IRON PIPE, THENCE S 53°03'49" E A DISTANCE OF 129.89 FEET TO A SET 3/4" C.I.P., SAID POINT BEING POINT OF BEGINNING 5 (P.O.B. 5).
 THENCE S 53°03'49" E A DISTANCE OF 129.89 FEET TO THE POINT OF BEGINNING 5 CONTAINING 1.329 ACRES.

TRACT A-8
 COMMENCING AT NGS MONUMENT "CLUB" HAVING COORDINATES OF X=3,454,859.93 AND Y=467,947.46, SAID POINT BEING THE POINT OF COMMENCEMENT.
 THENCE S 54°25'13" W A DISTANCE OF 6495.36 FEET TO A FOUND IRON PIPE, THENCE S 53°03'49" E A DISTANCE OF 129.89 FEET TO A SET 3/4" C.I.P., SAID POINT BEING POINT OF BEGINNING 6 (P.O.B. 6).
 THENCE S 53°03'49" E A DISTANCE OF 129.89 FEET TO THE POINT OF BEGINNING 6 CONTAINING 0.245 ACRES.

TRACT A-9
 COMMENCING AT NGS MONUMENT "CLUB" HAVING COORDINATES OF X=3,454,859.93 AND Y=467,947.46, SAID POINT BEING THE POINT OF COMMENCEMENT.
 THENCE S 54°25'13" W A DISTANCE OF 6495.36 FEET TO A FOUND IRON PIPE, THENCE S 53°03'49" E A DISTANCE OF 129.89 FEET TO A SET 3/4" C.I.P., SAID POINT BEING POINT OF BEGINNING 7 (P.O.B. 7).
 THENCE S 53°03'49" E A DISTANCE OF 129.89 FEET TO THE POINT OF BEGINNING 7 CONTAINING 0.206 ACRES.

TRACT A-10
 COMMENCING AT NGS MONUMENT "CLUB" HAVING COORDINATES OF X=3,454,859.93 AND Y=467,947.46, SAID POINT BEING THE POINT OF COMMENCEMENT.
 THENCE S 54°25'13" W A DISTANCE OF 6495.36 FEET TO A FOUND IRON PIPE, THENCE S 53°03'49" E A DISTANCE OF 129.89 FEET TO A SET 3/4" C.I.P., SAID POINT BEING POINT OF BEGINNING 8 (P.O.B. 8).
 THENCE S 53°03'49" E A DISTANCE OF 129.89 FEET TO THE POINT OF BEGINNING 8 CONTAINING 0.245 ACRES.



VICINITY MAP
 1" = 2000'



SKETCH PRELIMINARY FINAL

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 THE PROPERTY DESCRIBED AS OTHERWISE SHOWN HEREON.
 SECTION LINE LEGENDS ARE APPROXIMATE AND WILL NOT LOCATE ON THE GROUND.
 BASIS OF BEARING BASED ON NAD83 STATE PLANT COORDINATE SYSTEM AND IS SOUTH ZONE (10 SURVEY FEET)

DATE	REVISIONS	DRAWN BY	APPROVED BY

T.B. BAKER SMITH SOLUTIONS STAY HERE

THIS IS TO CERTIFY THAT THE SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE POINT OF BEGINNING WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH SECTION 2056 OF THE MOST RECENT STANDARDS OF PRACTICE FOR POINT OF BEGINNING AS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERS AND LAND SURVEYORS BOARD AND THAT THE ACCURACY SPECIFICATIONS AND TOLERANCES ARE BASED ON SUBURBAN AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

MATTHEW J. LEVY
 LOUISIANA PROFESSIONAL LAND SURVEYOR REG. NO. 5104

FILE NAME:	A-3A to A-10
TBS NO.:	2008.1076
DATE:	6/16/17
PLOT SCALE:	1" = 30'
DRAWN BY:	TAH
APPROVED BY:	MJL
MAP NO.:	

JARON LAND DEVELOPMENT CO., LLC

PLAT SHOWING REDIVISION OF TRACTS A-3 & A-4 INTO TRACTS A-3A, A-4A, A-5, A-6, A-7, A-8, A-9, & A-10 VILLAGE ONE - PROJECT C WITHIN ACADIA PLANTATION SECTION 37, T15S - R16E OF THE CITY OF THIBODAUX, LAFOURCHE PARISH, LA

SHEET NO. 1 OF 1