

Houma-Terrebonne Regional Planning Commission

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| L. A. "Budd" Cloutier, O.D..... | Chairman |
| W. Alex Ostheimer..... | Vice-Chairman |
| Angi Falgout..... | Secretary/Treasurer |
| Joseph Cehan, Jr..... | Member |
| James A. Erny..... | Member |
| Gloria Foret..... | Member |
| Jeremy Kelley..... | Member |
| Keith Kurtz..... | Member |
| Wayne Thibodeaux..... | Member |

DECEMBER 15, 2016, THURSDAY

6:00 P.M.

**TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd Floor**

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of November 15, 2016

E. COMMUNICATIONS

F. NEW BUSINESS:

1. Parking Plan:
Creation of sixty-eight (68) parking spaces for a strip mall, 1128 Grand Caillou Road; Little Village, c/o Dalton LeBlanc, applicant (*Council District 8/City of Houma Fire District*)
2. Preliminary Hearing:
Rezone from R-3 (Multi-Family Residential) to C-1 (Central Business District) Lot 8, Block 77, Newtown Addition, 1011 Grinage Street; E3 Electrical, Inc., applicant; and call a Public Hearing on said matter for Thursday, January 19, 2017 at 6:00 p.m. (*Council District 1/City of Houma Fire District*)

G. STAFF REPORT

H. COMMISSION COMMENTS:

1. Planning Commissioners' Comments
2. Chairman's Comments

I. PUBLIC COMMENTS

J. ADJOURN

I. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of November 17, 2016

E. APPROVE EMITTENCE OF PAYMENT FOR THE DECEMBER 15, 2016 INVOICES AND TREASURER'S REPORT OF NOVEMBER 2016

1. Approval and accept the proposed 2017 Budget

F. ANNUAL ORGANIZATIONAL MEETING:

1. Approval of proposal(s) for the 2016 Audit
2. Election of Officers for 2017

G. COMMUNICATIONS

H. OLD BUSINESS:

- 1. a) Subdivision: Resubdivision of Tract D into Tracts D-1 & D-2, Estate of Carrol J. Matherne
 Approval Requested: Process D, Minor Subdivision
 Location: 1647 Martin Luther King Boulevard, Terrebonne Parish, LA
 Government Districts: Council District 2 & 3 / Bayou Cane Fire District
 Developer: Viking Partners, L.L.C.
 Surveyor: Acadia Land Surveying, LLC
 - b) Public Hearing
 - c) Consider Approval of Said Application
- 2. a) Subdivision: Resubdivision of Tracts B-1, B-3, & E-2 into Tracts B-3-A, B-3-B, B-3-C, & E-2-A, Estate of Carol J. Matherne
 Approval Requested: Process D, Minor Subdivision
 Location: 1539 Martin Luther King Boulevard, Terrebonne Parish, LA
 Government Districts: Council District 3 / Bayou Cane Fire District
 Developer: Viking Partners, L.L.C.
 Surveyor: Acadia Land Surveying, LLC
 - b) Public Hearing
 - c) Consider Approval of Said Application

I. APPLICATIONS:

- 1. a) Subdivision: Acadian Pointe Subdivision, Phase "A"
 Approval Requested: Process C, Major Subdivision-Final
 Location: Laban Avenue, Terrebonne Parish, LA
 Government Districts: Council District 8 / City of Houma Fire District
 Developer: Professional Construction and Leasing, LLC; Donald B. Olivier, II
 Engineer: David A. Waitz Engineering & Surveying, Inc.
 - b) Consider Approval of Said Application

J. STAFF REPORT

K. ADMINISTRATIVE APPROVALS:

- 1. Revised Lots 7 & 8 of Block 2, A Redivision of Revised Lots 7 & 8, Lewis Subdivision, Section 102, T17S-R17E, Terrebonne Parish, LA
- 2. Lot Line Shift of 1.107 Acres Boundary Survey & 35' Wide Easement, Section 84, T16S-R17E, Terrebonne Parish, LA
- 3. Redivision of Property belonging to Dwayne Bourg, et ux, Gerald Porche, et al & Beverly P. Cadere, Section 59, T16S-R17E, Terrebonne Parish, LA
- 4. Lot Line Shift between Lots 32 and 33, South Ellendale Estates Subdivision, Sections 72 & 81, T17S-R16E, Terrebonne Parish, LA

L. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee

M. COMMISSION COMMENTS:

- 1. Planning Commissioners' Comments
- 2. Chairman's Comments

N. PUBLIC COMMENTS

O. ADJOURN

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF NOVEMBER 17, 2016

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of November 17, 2016 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:12 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Wayne Thibodeaux.
- B. Upon Roll Call, present were: Mr. Joseph Cehan, Jr.; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Angi Falgout; Mrs. Gloria Foret; Mr. Jeremy Kelley; Mr. Alex Ostheimer, Vice Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mr. Keith Kurtz. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, and Mr. Laddie Freeman, Legal Advisor.
- C. CONFLICTS DISCLOSURE: The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse him or herself from participating in the debate, discussion, and voting on that matter.
- D. ACCEPTANCE OF MINUTES:
1. Mr. Erny moved, seconded by Mr. Cehan: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the special meeting of October 13, 2016 and for the regular meeting of October 20, 2016.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mrs. Falgout moved, seconded by Mr. Erny: “THAT the HTRPC emit payment for the November 17, 2016 invoices and approve the Treasurer’s Report of October 2016.”

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. COMMUNICATIONS: None.
- G. OLD BUSINESS:
- Mr. Kelley moved, seconded by Mr. Erny: “That the Old Business be removed from the table and considered at this time.”

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. The Chairman called to order an application by Barry Boudreaux, Sr. and Stacy Boudreaux requesting approval for Process D, Minor Subdivision, for Tract 1 of the Redivision of Property owned by Myra Naquin, et al belonging to Barry Boudreaux, Sr. and Stacy Boudreaux creating Tract 1-A and Raw Land Tract 1.
 - a) Mr. Jim Templeton, David A. Waitz Engineering & Land Surveying, Inc., discussed the matter was tabled and they have received approval from the Fire Chief in the area for a draft site rather than a traditional fire hydrant.
 - b) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the address being depicted on the raw land tract, submittal of all utility letters, a letter of no objection from the Board of Health be submitted, and an approval letter from Waterworks be submitted.
 - c) Mr. Erny moved, seconded by Mr. Cehan: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tract 1 of the Redivision of Property owned by Myra Naquin, et al belonging to Barry Boudreaux, Sr. and Stacy Boudreaux creating Tract 1-A and Raw Land Tract 1 conditioned upon the address being depicted on the raw land tract, submittal of all utility letters, a letter of no objection from the Board of Health be submitted, and an approval letter from Waterworks be submitted.”
 - d) Discussion was held with regard to the draft site being a hose placed in the bayou and a dry hydrant being more appropriate and what the regulations allow for.

- e) *Motion as amended.* Mr. Erny moved, seconded by Mr. Cehan: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tract 1 of the Redivision of Property owned by Myra Naquin, et al belonging to Barry Boudreaux, Sr. and Stacy Boudreaux creating Tract 1-A and Raw Land Tract 1 with a variance from the fire hydrant requirements and allow for a draft site and conditioned upon the address being depicted on the raw land tract, submittal of all utility letters, a letter of no objection from the Board of Health be submitted, and an approval letter from Waterworks be submitted.”
- f) Mr. Ostheimer offered a substitute motion, seconded by Mr. Thibodeaux: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tract 1 of the Redivision of Property owned by Myra Naquin, et al belonging to Barry Boudreaux, Sr. and Stacy Boudreaux creating Tract 1-A and Raw Land Tract 1 conditioned upon the installation of a fire hydrant or dry hydrant per the requirements, address being depicted on the raw land tract, submittal of all utility letters, a letter of no objection from the Board of Health be submitted, and an approval letter from Waterworks be submitted.”

The Chairman called for a vote on the substitute motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: Mr. Cehan & Mr. Erny; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE SUBSTITUTE MOTION ADOPTED.

H. APPLICATIONS:

1. The Chairman called to order a Public Hearing for an application by J.H.D. Investment & Land Management, LLC requesting approval for Process D, Minor Subdivision, for Tracts C thru H, Property of J.H.D. Investment & Land Management, LLC.

- a) Mr. Ken Rembert, Ken L. Rembert Land Surveyors, discussed the location and division of property. He stated he wanted to sell the property to the leased owners.
- b) Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon a letter of no objection from the Board of Health be submitted.
- d) Mrs. Falgout moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts C thru H, Property of J.H.D. Investment & Land Management, LLC conditioned upon a letter of no objection from the Board of Health be submitted.”

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman called to order a Public Hearing for an application by Cropland Investment Group, LLC requesting approval for Process D, Minor Subdivision, for Lots 12-A thru 12-E, A Redivision of Lot 12, Property of Cropland Investment Group, LLC, et al.

- a) Mr. Ken Rembert, Ken L. Rembert Land Surveyors, discussed the location and division of property.
- b) Mr. Thibodeaux moved, seconded by Mrs. Falgout: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval with no conditions.
- d) Discussion was held with regard to the servitude and the Board of Health requirements. A letter of no objection was received by the Board of Health.
- e) Mr. Kelley moved, seconded by Mr. Cehan: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 12-A thru 12-E, A Redivision of Lot 12, Property of Cropland Investment Group, LLC, et al.”

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier & Mr. Ostheimer; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 3. The Chairman called to order a Public Hearing for an application by Annie 1, LLC requesting approval for Process D, Minor Subdivision, for Revised Phases C & D, A portion of Trinity Commercial Park, Addendum No. 2.

- a) Mr. Ken Rembert, Ken L. Rembert Land Surveyors, discussed the location and division of property.
- b) Mrs. Falgout moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval with no conditions.
- d) Discussion was held with regard to the 30' drainage servitude and the lots being designated as residential in order to avoid putting in an additional fire hydrant. Discussion ensued with regard to a commercial park having residential lots.
- e) Mr. Erny moved, seconded by Mr. Cehan: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Revised Phases C & D, A portion of Trinity Commercial Park, Addendum No. 2.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, and Mr. Thibodeaux; NAYS: Mr. Ostheimer; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 4. The Chairman called to order a Public Hearing for an application by J-Bomm, LLC requesting approval for Process D, Minor Subdivision, for the Survey and Redivision of Raw Land Tract 1 belonging to J-Bomm, LLC into Tract 1.

- a) Mr. Jim Templeton, David A. Waitz Engineering & Land Surveying, Inc., discussed the location and division of property.
- b) Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval with no conditions.

- d) Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Survey and Redivision of Raw Land Tract 1 belonging to J-Bomm, LLC into Tract 1.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

5. The Chairman called to order a Public Hearing for an application by Viking Partners, LLC requesting approval for Process D, Minor Subdivision, for the Resubdivision of Tract D into Tracts D-1 & D-2, Estate of Carrol J. Matherne.

a) There was no one present to represent the application.

- b) Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the HTRPC table the application for Process D, Minor Subdivision, for the Resubdivision of Tract D into Tracts D-1 & D-2, Estate of Carrol J. Matherne until the next regular meeting of December 15, 2016.”

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

6. The Chairman called to order a Public Hearing for an application by Viking Partners, LLC requesting approval for Process D, Minor Subdivision, for the Resubdivision of Tracts B-1, B-3, & E-2 into Tracts B-3-A, B-3-B, B-3-C, & E-2-A, Estate of Carrol J. Matherne.

a) There was no one present to represent the application.

- b) Mr. Thibodeaux moved, seconded by Mrs. Falgout: “THAT the HTRPC table the application for Process D, Minor Subdivision, for the Resubdivision of Tracts B-1, B-3, & E-2 into Tracts B-3-A, B-3-B, B-3-C, & E-2-A, Estate of Carrol J. Matherne until the next regular meeting of December 15, 2016.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. STAFF REPORT: None.

J. ADMINISTRATIVE APPROVALS:

Mr. Erny moved, seconded by Mr. Kelley: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-5.”

1. Revised Lot D and Adjacent Raw Land Property of North Terrebonne Commercial Park, Section 4, T16S-R16E, T16S-R17E, Terrebonne Parish, LA
2. Parcels F & G, Property belonging to Norman J. Price, Jr., et al, Section 5, T18S-R19E, Terrebonne Parish, LA
3. Tracts A & B, A Redivision of Tracts 5, 7, & 11 of Former O'Neal J. Naquin, Jr., et al Property, Section 85, T15S-R16E, Terrebonne Parish, LA
4. Lot Line Shift between Tract D-1 and Property belonging to Diana Trahan Hall Milstead, Section 4, T17S-R17E, Terrebonne Parish, LA
5. Revised Tracts 3 & 4, Property belonging to Severy P. Berger, et ux, Section 32, T18S-R17E, Terrebonne Parish, LA

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.
2. Chairman's Comments: None.

M. PUBLIC COMMENTS: None.

N. Mrs. Falgout moved, seconded Mr. Ostheimer: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 6:46 p.m.”

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

*Becky M. Becnel, Minute Clerk
Houma-Terrebonne Regional Planning Commission*

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Ph. (985) 873-6793 - Fax (985) 580-8141

APPLICATION SUBDIVISION OF PROPERTY

16-733

APPROVAL REQUESTED:

- A. Raw Land
 Re-Subdivision
- B. Mobile Home Park
 Residential Building Park
- C. Major Subdivision
 Conceptual
 Preliminary
 Engineering
 Final
- D. Minor Subdivision

Variance(s) (detailed description): _____

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

- Name of Subdivision: Estate of Carrol J. Matherne Resub. of Tract D into Tracts D-1 & D-2
- Developer's Name & Address: Viking Partners Houma, L.L.C. (See Attached Owner Sheet)
*Owner's Name & Address: Viking Partners Houma, L.L.C. (See Attached Owner Sheet)
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Acadia Land Surveying, L.L.C. (Byron J. Oncale, P.L.S.)

SITE INFORMATION:

- Physical Address: 1647 Martin Luther King Boulevard
- Location by Section, Township, Range: Section 5, Township 17 South, Range 17 East
- Purpose of Development: Commercial Development to create legal outparcel
- Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
- Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
- Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
- Date and Scale of Map: 31-October-2016 / 1" = 60'
- Council District: 3 #2 / Bayou Cane Fire
- Number of Lots: 2
- Filing Fees: \$ 151.96

I, Byron J. Oncale, P.L.S., certify this application including the attached date to be true and correct.

Byron J. oncale, P.L.S.
Print Applicant or Agent


Signature of Applicant or Agent

31-October-2016
Date

The undersigned certifies: 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, ECO 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

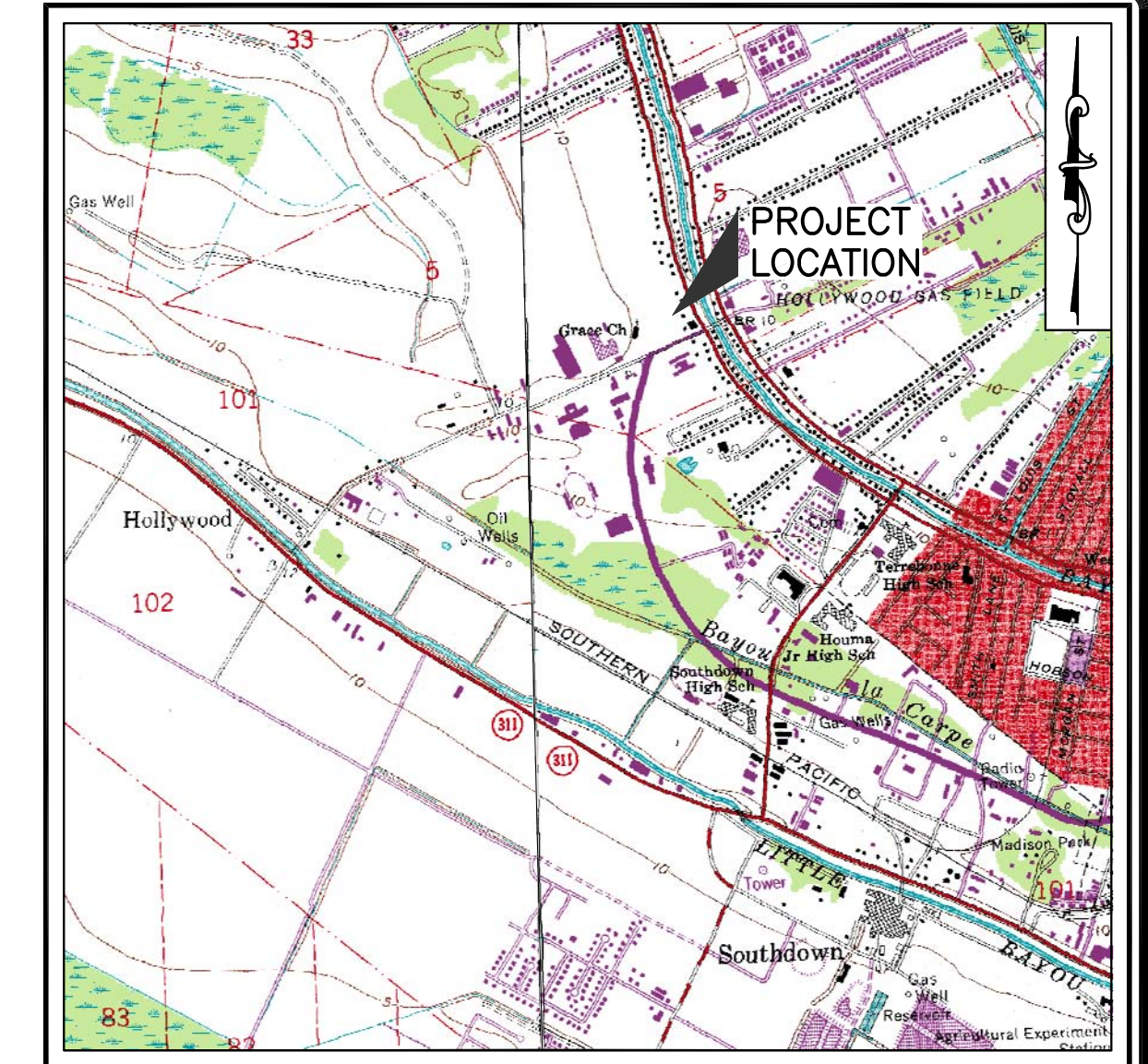
Byron J. Oncale, P.L.S.
Print Name of Signature


Signature

31-October-2016
Date

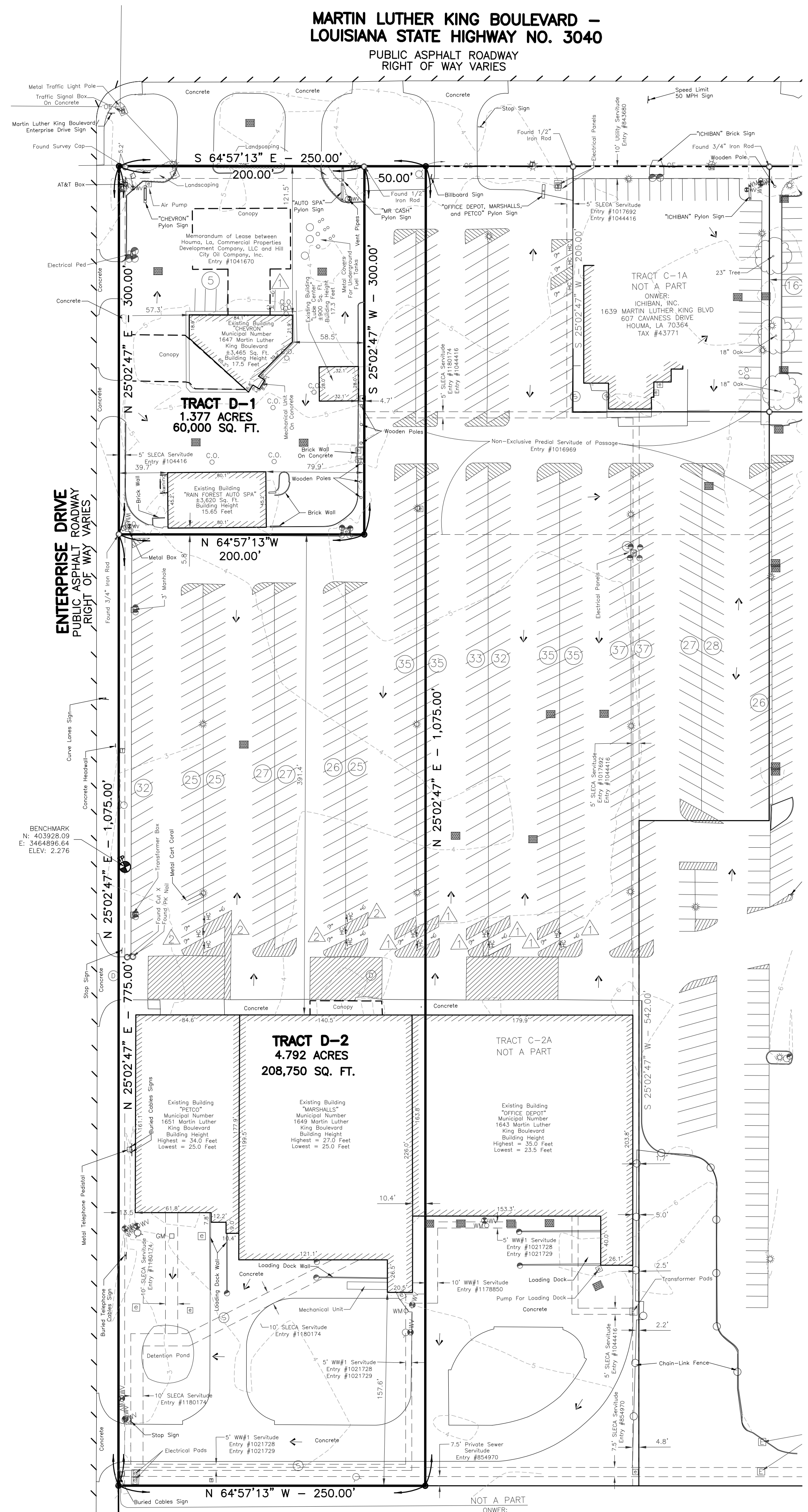
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T 17 S - R 17 E
SECTION 5



VICINITY MAP
SCALE 1" = 2000'

PLAT SHOWING RESUBDIVISION
OF
TRACT D
ESTATE OF CARROL J. MATHERNE
INTO
TRACTS D-1 & D-2
ESTATE OF CARROL J. MATHERNE
LOCATED IN SECTION 5,
TOWNSHIP 17 SOUTH - RANGE 17 EAST
TERREBONNE PARISH, LOUISIANA

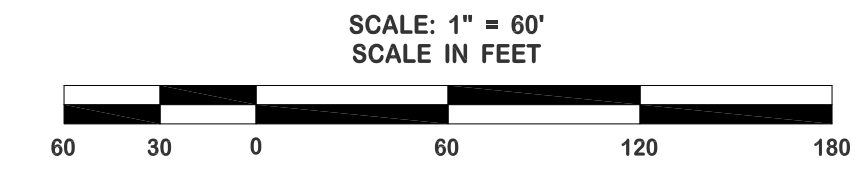


FUTURE LAND USE: COMMERCIAL
DEVELOPER: VIKING PARTNERS, LLC.
SEWERAGE: PRIVATE

Approved & Accepted this date _____
by the Houma-Terrebonne Regional Planning Commission
By _____ For _____

LEGEND

| | |
|--|------|
| FOUND PROPERTY CORNER (AS NOTED) | ○ |
| PROPERTY CORNER TO BE SET UPON APPROVAL | ● |
| EXISTING POWER POLE | ⊗ |
| EXISTING POWER POLE WITH LIGHT | ⊗* |
| EXISTING PARKING LOT LIGHT | ⊗* |
| EXISTING GUY ANCHOR | → |
| EXISTING TELEPHONE PEDESTAL | ⊞ |
| EXISTING OVERHEAD POWER LINE | —○— |
| EXISTING GAS METER | GM □ |
| EXISTING GAS VALVE | ⊗v |
| EXISTING DRAINAGE MANHOLE | ⊗d |
| EXISTING SEWER MANHOLE | ⊗s |
| EXISTING SEWER CLEANOUT | ⊗c |
| EXISTING CATCH BASIN/DROP INLET | ⊗b |
| EXISTING FIRE HYDRANT | ⊗f |
| EXISTING WATER METER | ⊗w |
| EXISTING WATER VALVE | ⊗v |
| EXISTING HANDICAP PARKING SIGN | ♿ |
| EXISTING PIPE BOLLARD | ⊙ |
| NUMBER OF EXISTING PARKING SPACES | ⊙ |
| NUMBER OF EXISTING HANDICAP PARKING SPACES | ♿ |
| EXISTING CHAIN LINK FENCE | —○— |
| EXISTING MAILBOX | ⊞ |
| EXISTING PLASTIC FENCE | —x— |
| EXISTING IRON FENCE | —□— |



CERTIFICATION:
This is to certify to VIKING PARTNERS, LLC, 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 Standards of Practice for Boundary Surveys as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Surveyors and that the accuracy specification and positional tolerance are in accordance with Class "C" surveys indicated in the above standards. I do hereby certify there are no visible encroachments across any property lines except as shown on this plat.

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

Michael P. Blomquist, L.L.C. Reg. No. 4861
CORPORATE CROSSING, L.L.C.
500 CORPORATE DRIVE
P.O. BOX 763
HOUMA, LA 70361
TAX #43995

- NOTES:**
- Zoning: C-2 General Commercial District
Front Setback: Twenty-five (25) feet
Side Setback: Five (5) feet
Rear Setback: Twenty (20) feet
Building Height Limit: Thirty-five (35) feet.
Zoning Information accessed from <https://library.municode.com> on September 23, 2014. Setback lines shall be verified by the owner, developer and/or contractor prior to any construction, as an abstract has not been performed by the surveyor. Zoning and setbacks are subject to change and should be verified with the local authority's Zoning Department before any design or construction.
 - Reference Maps:
A) Map showing Tract "D" containing 6.169 acres and belonging to Matherne Realty Partnership, located in Section 5, T17S, R17E, Terrebonne Parish, Louisiana. Prepared by: Charles L. McDonald Dated: July 24, 1992 Entry #907320
B) Plat showing Estate of Carrol J. Matherne, Section 5, T-17-S, R-17-E, Terrebonne Parish, Louisiana. Prepared by: Dufrene Surveying & Engineering Inc. Last Revised: January 25, 1994 Entry #930845
C) ALTA/ACSM Land Title Survey of property belonging to Houma, LA, Commercial Properties Development Company, L.L.C., located in Section 5, T17S, R17E, Terrebonne Parish, Louisiana. Prepared by: Charles L. McDonald Last Revised: July 23, 2004
 - Bearings are based on Reference Map "C."
(*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
 - Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel Number 225206 0265 C, dated May 1, 1985, for Terrebonne Parish, Louisiana, the property hereon is located in Flood Zone "C".
 - Utilities: Acadia Land Surveying, L.L.C. made no attempt to locate visible or buried utilities as part of this survey.
 - No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions, servitudes, easements, alleys, right-of-ways 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, L.L.C. has not and does not provide Delineation of Jurisdictional Wetlands. Acadia Land Surveying, L.L.C. did not receive nor research the location of wetland areas as delineated by the appropriate authorities.
 - The words "Certify," "Certifies" or "Certification" as used herein 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.
 - The surveyor has no knowledge or observed any evidence of proposed changes in street right of ways.

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

| DATE | REVISION DESCRIPTION | INT. |
|---------------|--|--|
| DRAWN BY: JDP | CHECKED BY: DPC | APPROVED BY: XXX |
| | FIELD WORK COMPLETED ON: JUNE 17, 2016 | ALS FILE: 2016/16-133a/16-133RESUB.dwg |

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Ph. (985) 873-6793 - Fax (985) 580-8141

16-133

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. Raw Land
 Re-Subdivision
- B. Mobile Home Park
 Residential Building Park
- C. Major Subdivision
 Conceptual
 Preliminary
 Engineering
 Final
- D. Minor Subdivision

Variance(s) (detailed description): _____

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

- Name of Subdivision: Estate of Carrol J. Matherne Tracts B-1, B-3, & E-2 into Tracts B-3-A, B-3-B,
- Developer's Name & Address: Viking Partners Houma, L.L.C. (See Attached Owner Sheet) B-3-C, &
*Owner's Name & Address: Viking Partners Houma, L.L.C. (See Attached Owner Sheet) E-2-A
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Acadia Land Surveying, L.L.C. (Byron J. Oncale, P.L.S.)

SITE INFORMATION:

- Physical Address: 1539 Martin Luther King Boulevard
- Location by Section, Township, Range: Section 5, Township 17 South, Range 17 East
- Purpose of Development: Commercial Development to create legal outparcels
- Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
- Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
- Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
- Date and Scale of Map: 31-October-2016 / 1" = 60'
- Council District: 3 / Bayou Care Five
- Number of Lots: 4
- Filing Fees: \$ 145.00

I, Byron J. Oncale, P.L.S., certify this application including the attached data to be true and correct.

Byron J. oncale, P.L.S.
Print Applicant or Agent


Signature of Applicant or Agent

31-October-2016
Date

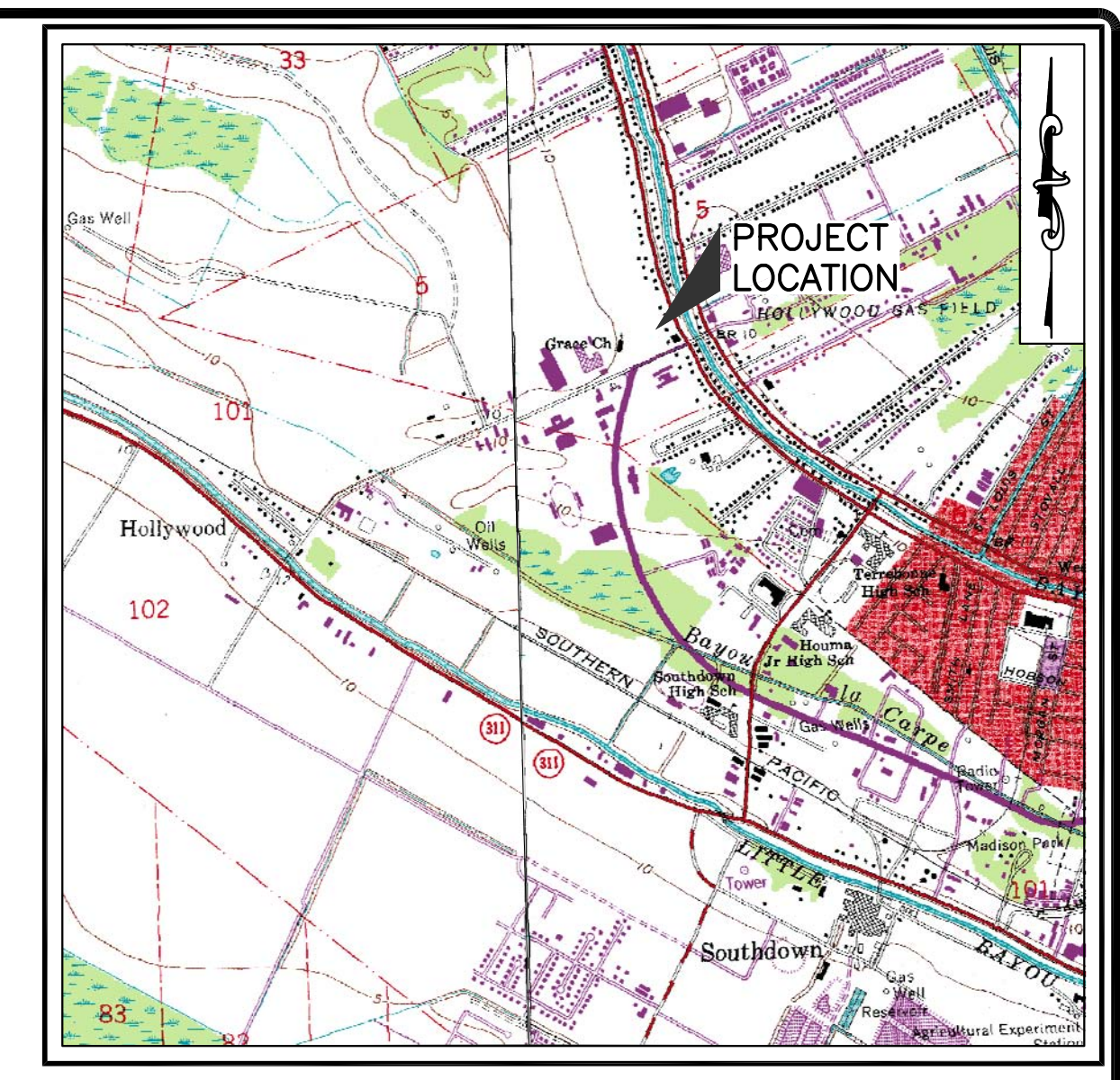
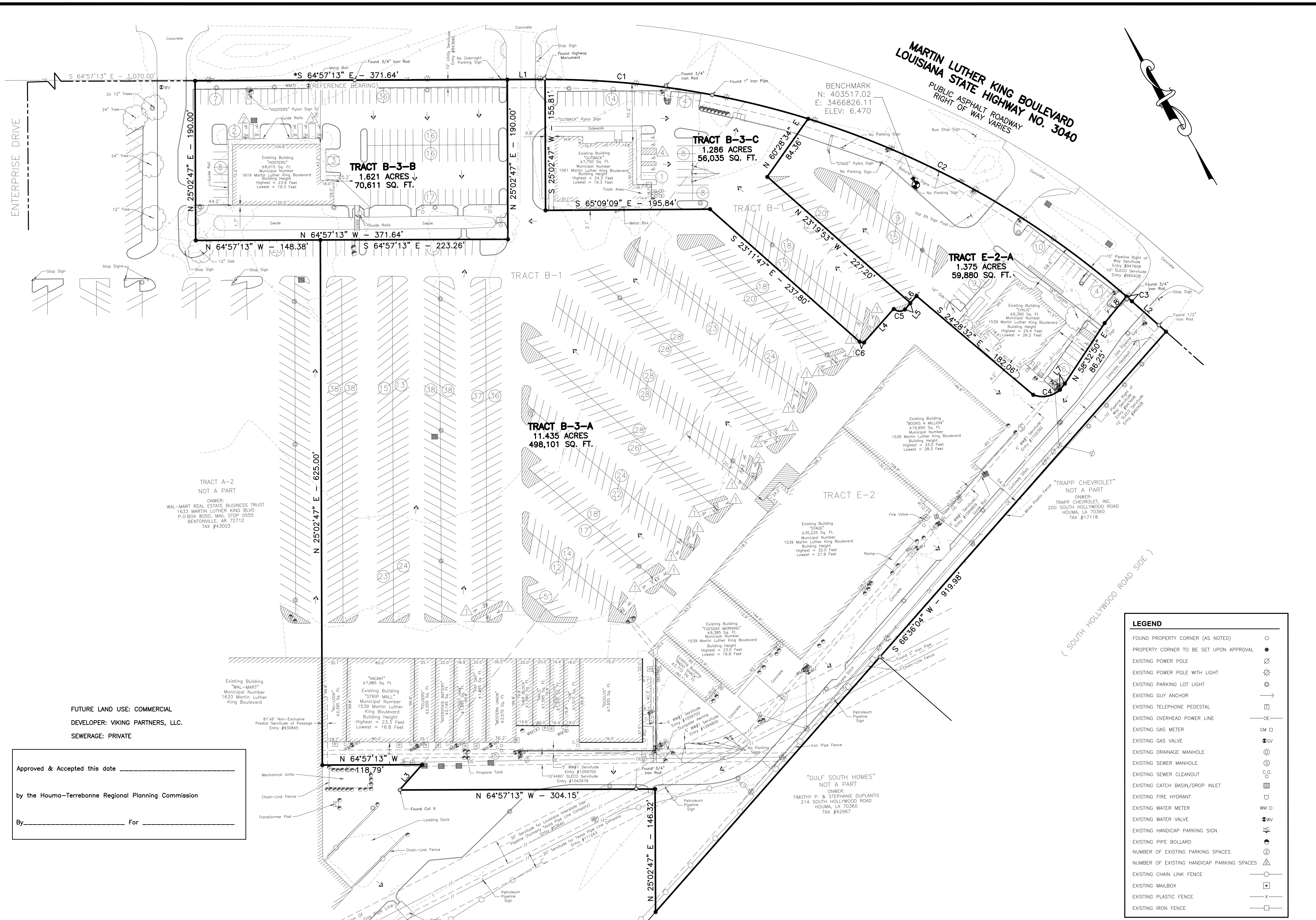
The undersigned certifies: 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, RTG 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Byron J. Oncale, P.L.S.
Print Name of Signature


Signature

31-October-2016
Date

PC16/ 11 - 6 - 44

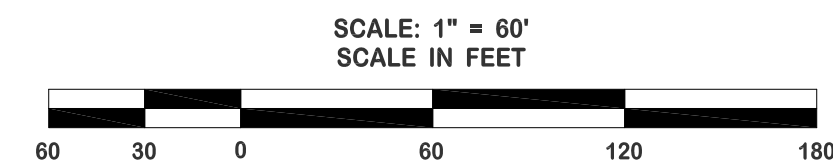


VICINITY MAP
SCALE 1" = 2000'

- NOTES:**
- Zoning: C-2 General Commercial District
Front Setback: Twenty-five (25) feet
Side Setback: Five (5) feet
Rear Setback: Twenty (20) feet
Building Height Limit: Thirty-five (35) feet.
Zoning information accessed from <https://library.municode.com> on September 23, 2014. Setback lines shall be verified by the owner, developer and/or contractor prior to any construction, as an abstract has not been performed by the surveyor. Zoning and setbacks are subject to change and should be verified with the local authority's Zoning Department before any design or construction.
 - Reference Maps:
A) Map showing Tract "D" containing 6.169 acres and belonging to Matherne Realty Partnership, located in Section 5, T17S, R17E, Terrebonne Parish, Louisiana. Prepared by: Charles L. McDonald Dated: July 24, 1992 Entry #907320
B) Plat showing Estate of Carrol J. Matherne, Section 5, T-17-S, R-17-E, Terrebonne Parish, Louisiana. Prepared by: Dufrene Surveying & Engineering Inc. Last Revised: January 25, 1994 Entry #930845
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 - Bearings are based on Reference Map "C."
(*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
 - Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel Number 225206 0265 C, dated May 1, 1985, for Terrebonne Parish, Louisiana; the property hereon is located in Flood Zone "C".
 - Utilities: Acadia Land Surveying, L.L.C. made no attempt to locate visible or buried utilities as part of this survey.
 - No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions, servitudes, assessments, liens, right-of-ways 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, L.L.C. has not and does not provide Delimitation of Jurisdictional Wetlands. Acadia Land Surveying, L.L.C. did not receive nor delineate the location of wetland areas as delineated by the appropriate authorities.
 - The words "Certify", "Certifies" or "Certification" as used herein 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.
 - The surveyor has no knowledge or observed any evidence of proposed changes in street right of ways.

LEGEND

| | |
|--|------|
| FOUND PROPERTY CORNER (AS NOTED) | ○ |
| PROPERTY CORNER TO BE SET UPON APPROVAL | ● |
| EXISTING POWER POLE | ⊗ |
| EXISTING POWER POLE WITH LIGHT | ⊗* |
| EXISTING PARKING LOT LIGHT | ⊗* |
| EXISTING GUY ANCHOR | → |
| EXISTING TELEPHONE PEDESTAL | ⊞ |
| EXISTING OVERHEAD POWER LINE | —○— |
| EXISTING GAS METER | GM ⊞ |
| EXISTING GAS VALVE | ⊞GV |
| EXISTING DRAINAGE MANHOLE | ⊞DM |
| EXISTING SEWER MANHOLE | ⊞SM |
| EXISTING SEWER CLEANOUT | ⊞SC |
| EXISTING CATCH BASIN/DROP INLET | ⊞CB |
| EXISTING FIRE HYDRANT | ⊞FH |
| EXISTING WATER METER | ⊞WM |
| EXISTING WATER VALVE | ⊞WV |
| EXISTING HANDICAP PARKING SIGN | ⊞HPS |
| EXISTING PIPE BOLLARD | ⊞PB |
| NUMBER OF EXISTING PARKING SPACES | ⊞N |
| NUMBER OF EXISTING HANDICAP PARKING SPACES | ⊞NH |
| EXISTING CHAIN LINK FENCE | ⊞CLF |
| EXISTING MAILBOX | ⊞MB |
| EXISTING PLASTIC FENCE | ⊞PF |
| EXISTING IRON FENCE | ⊞IF |



CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | CHORD BEARING & DISTANCE |
|-------|-----------|-----------|---------|--------------------------|
| C1 | 17°24'40" | 1,045.90' | 317.83' | S 56°14'53" E - 316.61' |
| C2 | 23°56'52" | 1,045.90' | 437.15' | S 35°34'08" E - 433.98' |
| C3 | 00°28'27" | 1,045.90' | 8.66' | S 23°21'28" E - 8.66' |
| C4 | 63°16'24" | 30.81' | 34.02' | S 75°32'23" E - 32.32' |
| C5 | 90°23'51" | 9.64' | 15.20' | S 63°19'14" E - 13.67' |
| C6 | 63°13'22" | 5.31' | 5.86' | S 58°33'10" E - 5.57' |

PLAT SHOWING RESUBDIVISION
OF
TRACTS B-1, B-3, AND E-2
ESTATE OF CARROL J. MATHERNE
INTO
TRACTS B-3-A, B-3-B, B-3-C AND E-2-A
ESTATE OF CARROL J. MATHERNE
LOCATED IN SECTION 5,
TOWNSHIP 17 SOUTH - RANGE 17 EAST
TERREBONNE PARISH, LOUISIANA

LINE TABLE

| LINE | BEARING | LENGTH |
|------|---------------|--------|
| L1 | S 64°57'13" E | 44.97' |
| L2 | S 23°07'13" E | 54.38' |
| L3 | N 66°53'19" E | 40.27' |
| L4 | N 66°43'34" E | 53.31' |
| L5 | N 65°15'37" E | 9.32' |
| L6 | N 66°55'59" E | 11.03' |
| L7 | N 64°03'58" E | 9.32' |
| L8 | N 64°38'06" E | 40.98' |

CERTIFICATION:
This is to certify to VIKING PARTNERS, LLC, 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 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 specification and positional tolerance are in accordance with Class "C" surveys indicated in the above standards. I do certify there are no visible encroachments across any property lines except as shown.

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

Michael P. Blanchard, P.L.S. Reg. No. 4861
This survey plat is not valid without the raised or colored seal and signature of the Registered Professional Surveyor.

ACADIA LAND SURVEYING, LLC

LOUISIANA • MISSISSIPPI • TEXAS

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

| DATE | REVISION DESCRIPTION | INT. |
|---------------|------------------------|-------------------------------------|
| DRAWN BY: DAT | CHECKED BY: DPC | APPROVED BY: MPB |
| | DATE: OCTOBER 31, 2016 | ALS FILE: 2016/16-1335/16-1335S.DWG |

Houma-Tenobonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Ph. (985) 873-6793 - Fax (985) 580-8141

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. Raw Land
 Re-Subdivision
- B. Mobile Home Park
 Residential Building Park
- C. Major Subdivision
 Conceptual
 Preliminary
 Engineering
 Final
- D. Minor Subdivision
- Conceptual/Preliminary
 Engineering
 Final
- Variance(s) (detailed description):

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

1. Name of Subdivision: ACADIAN POINTE SUBDIVISION, PHASE "A"
2. Developer's Name & Address: PROFESSIONAL CONSTRUCTION AND LEASING, L.L.C.,
106 HICKORY ST., THIBODAUX, LA 70301
- *Owner's Name & Address: PROFESSIONAL CONSTRUCTION AND LEASING, L.L.C.
106 HICKORY ST., THIBODAUX, LA 70301
- [* *All owners must be listed, attach additional sheet if necessary*]
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING &
SURVEYING, INC.

SITE INFORMATION:

4. Physical Address: LABAN AVENUE
5. Location by Section, Township, Range: SECTION 105, T17S-R17E
6. Purpose of Development: PLANNED UNIT DEVELOPMENT (PUD)
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Date and Scale of Map: July 14, 2015 1" = 60'
11. Council District: B Guidry / COH Fire
12. Number of Lots: 15
13. Filing Fees: \$200.00

I, David Waitz, P.E., certify this application including the attached date to be true and correct.

David Waitz, P.E., Agent

Print Applicant or Agent

November 28, 2016

Date


Signature of Applicant or Agent

The undersigned certifies: DBO 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or initial 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Donald B. Olivier, II, Manager of Professional Construction and Leasing, L.L.C.

Print Name of Signature


Signature

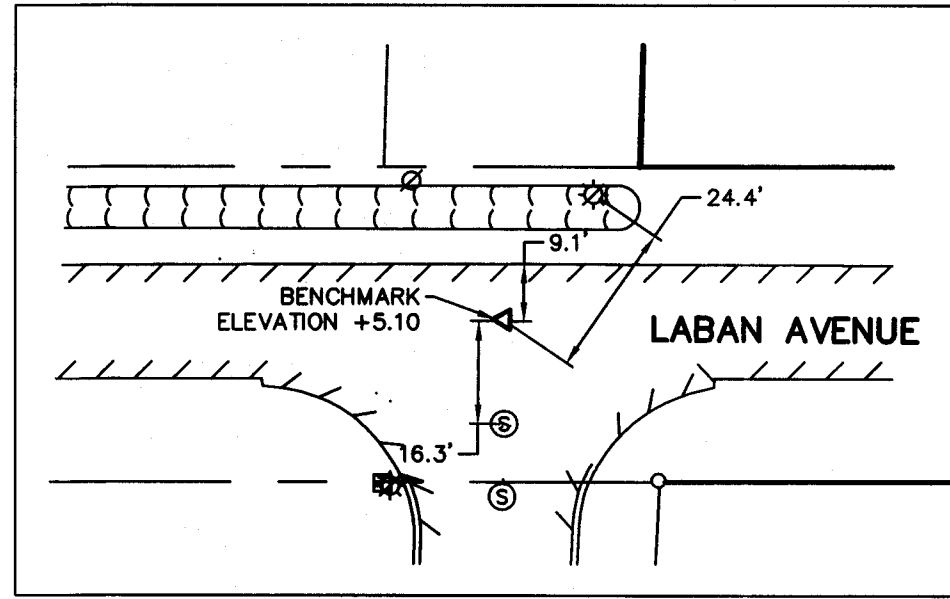
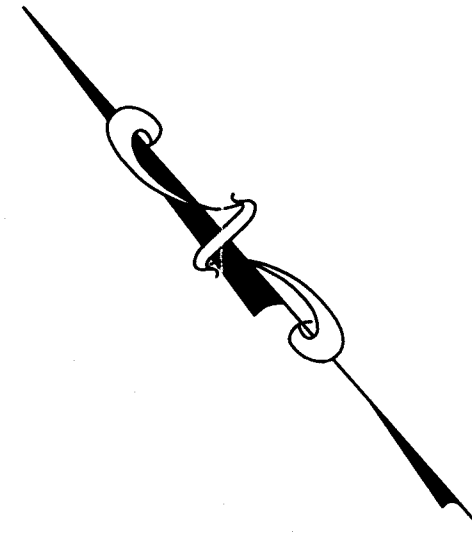
11/28/2016
Revised 3/25/2010

PC16/ 12 - 1 - 45

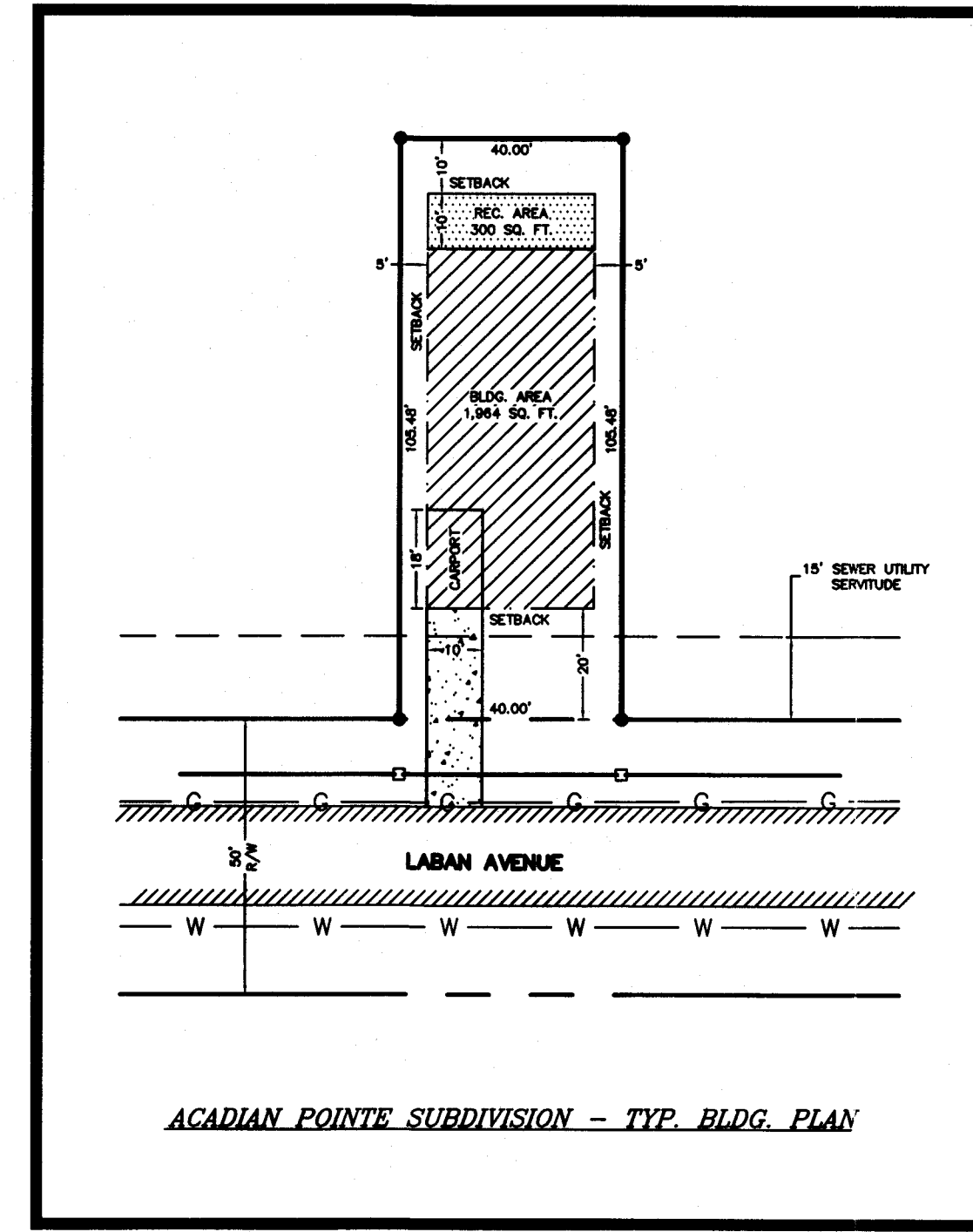
REFERENCE MAPS & BEARINGS:
 1. SURVEY OF TRACT 2 - PROPERTY BELONGING TO ALPHONSE J. CENAC, JR. ET AL. SECTION 105, T17S-R17E TERREBONNE PARISH, LOUISIANA PREPARED BY: KENNETH REMBERT DATED: JUNE 20, 1996 ENTRY NO.: 1481250
 2. SURVEY OF TRACT 3 - PROPERTY BELONGING TO ALPHONSE J. CENAC, JR. ET AL. SECTION 105, T17S-R17E TERREBONNE PARISH, LOUISIANA PREPARED BY: KENNETH REMBERT DATED: JUNE 21, 1996 ENTRY NO.: 1481249
 NOTE: REFERENCE BEARING IS N48°42'15"W ALONG THE R/W OF ACADIAN DRIVE AS SHOWN ON REF. MAP 1 & 2.

LEGEND

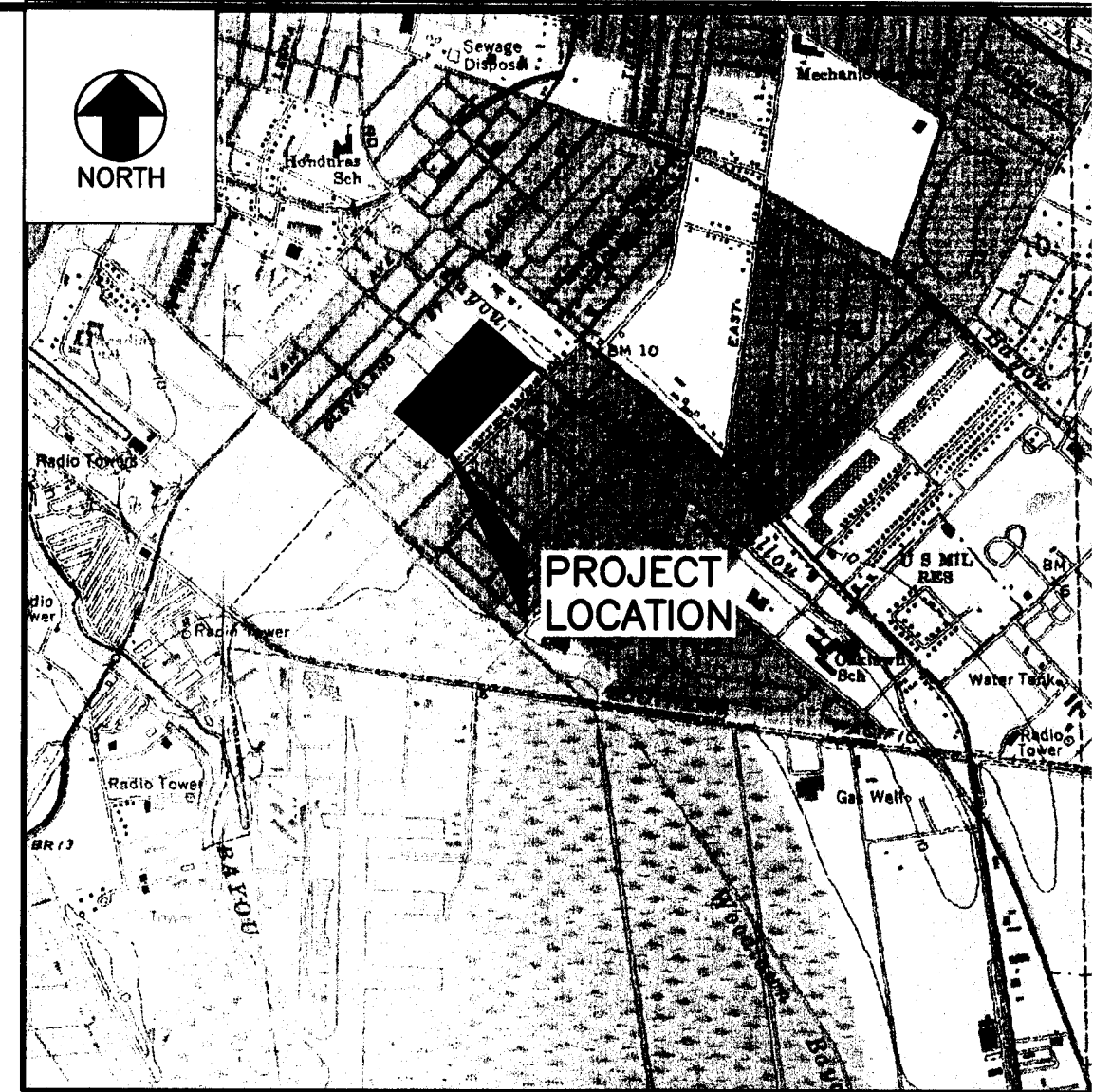
| | |
|--|-----|
| FOUND PROPERTY MARKER | ○ |
| SET 3/4" I.R. | ● |
| EXISTING WATER LINE | —W— |
| EXISTING GAS LINE | —G— |
| EXISTING SEWER LINE | —S— |
| EXISTING OVERHEAD POWER LINE | —E— |
| EXISTING TELEPHONE LINE | —T— |
| EXISTING FENCE | —X— |
| EXISTING POWER POLE W/ LIGHT | ⊗ |
| EXISTING POWER POLE | ⊙ |
| EXISTING ANCHOR | → |
| EXISTING TELEPHONE PEDESTAL | ⊞ |
| EXISTING WATER VALVE | ⊙W |
| EXISTING FIRE HYDRANT | ⊙ |
| EXISTING WATER METER | ⊙WM |
| EXISTING GAS VALVE | ⊙GV |
| EXISTING GAS METER | ⊙GM |
| EXISTING SEWER MANHOLE | ⊙S |
| EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE | ⊞ |
| CENTER LOT ELEVATIONS (IN FEET, NAVD 88, GEOID XX) | ⊙ |
| DRAINAGE FLOW | --- |
| PHYSICAL ADDRESS | XXX |



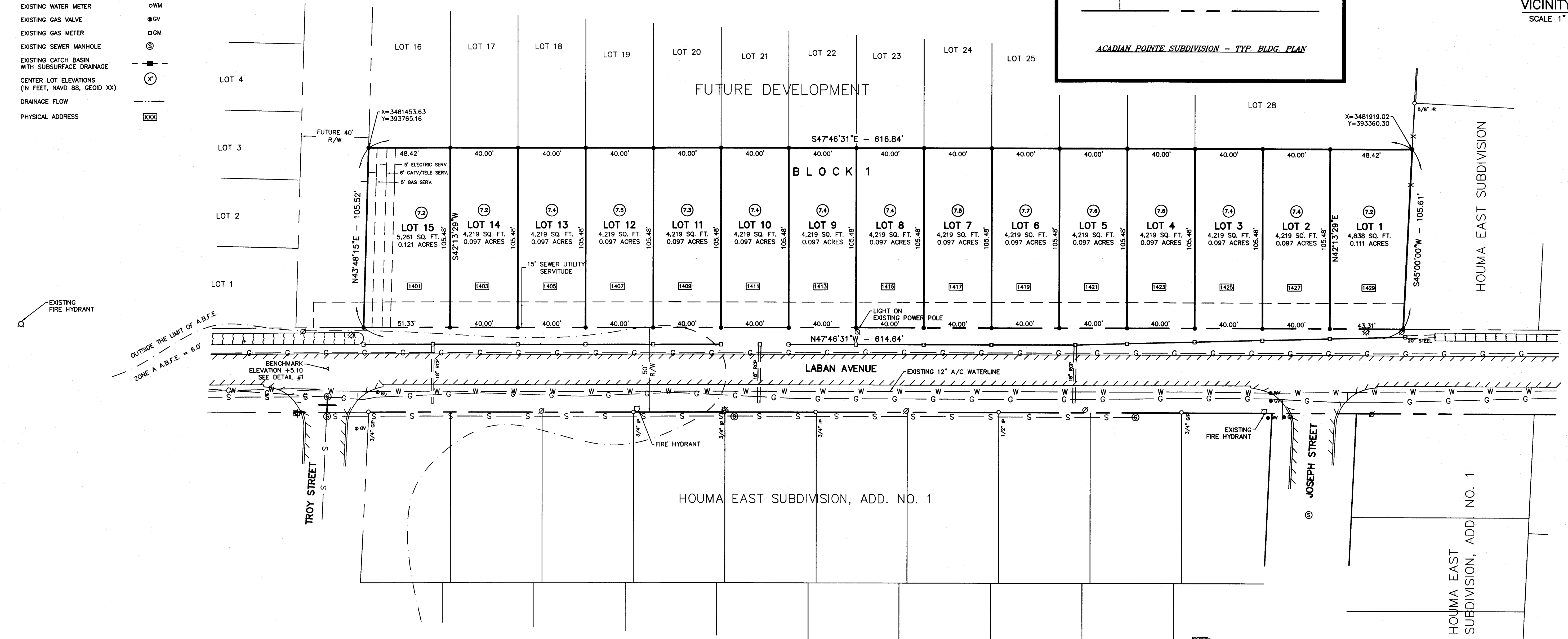
DETAIL #1
ELEVATION BENCHMARK DETAILS
N.T.S.



ACADIAN POINTE SUBDIVISION - TYP. BLDG. PLAN



VICINITY MAP
SCALE 1" = 2000'



FEMA FLOOD ZONE AND HAZARDS
 THESE LOTS ARE LOCATED IN ZONE C.
 FEMA MAP COMMUNITY PANEL NUMBER 225206 0265 C; DATED: MAY 1, 1985
 TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-Q103
 DATED: FEBRUARY 23, 2006; FLOOD ZONE: ALL AREAS OUTSIDE THE LIMIT OF A.B.F.E.
 NOTE: FOR AREAS OUTSIDE THE ABE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE.

NOTE: NO STRUCTURE, FILL, OR OBSTRUCTION SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OF DELINEATED FLOOD PLAIN.

THIS IS TO CERTIFY THAT A SERVITUDE OF PASSAGE AND THE RIGHT TO INSTALL, MAINTAIN DRAINAGE, ELECTRICAL, COMMUNICATION, GAS, SEWER & WATER UTILITIES IS HEREBY CREATED IN FAVOR OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT SOUTH CENTRAL BELL VISION CABLE AND THE CITY OF HOUMA OVER AND IN ALL THESE CERTAIN STREETS AND SERVITUDES AS NAMED HEREON AND/OR SHOWN ON THIS PLAT OF SUBMISSION AND BELONGING TO THE UNDERSIGNED FEE TITLE OWNERSHIP OF SAID STREET RIGHT-OF-WAY AND SERVITUDES IS EXPRESSLY RETAINED, MINERAL RIGHTS ARE SPECIFICALLY EXCLUDED AND ARE RETAINED IN FULL BY THE OWNER THEREOF.

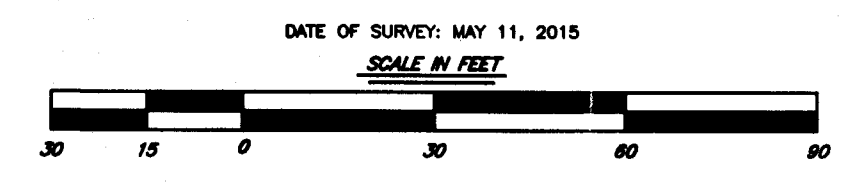
CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, STATE OF LOUISIANA, AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND I HEREBY APPROVE THE SAME.

BY: TERREBONNE PARISH CONSOLIDATED GOVERNMENT
 APPROVE AND ACCEPTED THIS DATE _____ BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.
 APPROVED BY: _____
 FOR: _____

APPROVALS

 PROFESSIONAL CONSTRUCTION AND LEASING, L.L.C. DATE _____

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.



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

| DATE | DESCRIPTION | BY | CHECKED |
|-----------|------------------------------------|-----|--------------|
| 1/16/2016 | RECORD DRAWING | JAW | |
| 10/30/15 | REVISED AS PER T.P.C.G.'S COMMENTS | JED | |
| 9/2/15 | ADDED PHYSICAL ADDRESSES | JED | |
| | DESIGNED: JMT | | DATEL: JMT |
| | CHECKED: JMT | | CHECKED: JMT |

FINAL PLAT
 RESIDENTIAL PLANNED UNIT DEVELOPMENT (CLUSTER HOUSING)
 OWNER: PROFESSIONAL CONSTRUCTION AND LEASING, L.L.C.

ACADIAN POINTE SUBDIVISION - PHASE "A"
 LOCATED IN SECTION 105, T17S-R17E
 TERREBONNE PARISH, LOUISIANA

| | |
|---|---|
| DAVID A. WAITZ ENGINEERING AND SURVEYING, INC. Civil Engineers & Professional Land Surveyors Thibodaux, Louisiana | THIBODAUX, LA 70301 (985) 447-4017 OFFICE (985) 447-1998 FAX DWAITZ@BELLSSOUTH.NET |
| DESIGNED: JMT CHECKED: JMT | DATEL: JMT CHECKED: JMT |
| FILE: F:\DWG\2015\15-050\PHASE A\PLAT.DWG | JOB NO: 15-050 |

1