

# Houma-Terrebonne Regional Planning Commission

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

**NOVEMBER 16, 2017, THURSDAY**

**6:00 P.M.**

**TERREBONNE PARISH COUNCIL MEETING ROOM  
Government Tower, 8026 Main Street, 2<sup>nd</sup> 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 October 19, 2017
- E. COMMUNICATIONS**
- F. PUBLIC HEARING:**
  - 1. Proposed Zoning Expansion to include portions of Village East, Lafayette Woods, Presque Isle, and Green Acres Subdivisions; Terrebonne Parish Consolidated Government, applicant (*Council Districts 1, 8, 9 / Village East & Bourg Fire Districts*)
- G. STAFF REPORT**
- H. COMMISSION COMMENTS:**
  - 1. Planning Commissioners' Comments
  - 2. Chairman's Comments
- I. PUBLIC COMMENTS**
- J. ADJOURN**

**II. 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 October 19, 2017
- E. APPROVE EMITTENCE OF PAYMENT FOR THE NOVEMBER 16, 2017 INVOICES AND TREASURER'S REPORT OF OCTOBER 2017**
- F. PLANNING:**
  - 1. Planning Commissioners' Comments
  - 2. Administration's Comments
  - 3. Chairman's Comments
- G. COMMUNICATIONS**

**H. APPLICATIONS:**

1. a) Subdivision: Lots 9A & 9B, A Redivision of Lot 9, Block 9, Addendum No. 3 to Marcel Place Subdivision  
Approval Requested: Process D, Minor Subdivision  
Location: 311 Agnes Street & 360 Cleveland Street, Terrebonne Parish, LA  
Government Districts: Council District 8 / City of Houma Fire District  
Developer: Bart D. Chaisson  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
c) Variance Request: Variance for Lot 9-A (4,023 sq. ft.) that can't satisfy setback requirements  
d) Consider Approval of Said Application
2. a) Subdivision: La Belle Maison, Phases A & B (Lots 1 & 2, Block 1; Lot 1, Block 2; Lot 1, Block 3; Lots 1 & 2, Block 4)  
Approval Requested: Process D, Minor Subdivision  
Location: 440 Main Project Road, Schriever, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: DR Development Group, LLC, % Timothy P. Duplantis  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
c) Consider Approval of Said Application
3. a) Subdivision: La Belle Maison, Phases C & D  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
Location: 440 Main Project Road, Schriever, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: DR Development Group, LLC, % Timothy P. Duplantis  
Surveyor: Milford & Associates, Inc.  
  
b) Public Hearing  
c) Consider Approval of Said Application
4. a) Subdivision: Resubdivision of Lot 1, Lot 2 and a portion of Lots 27 and 28, Block 15, into Lot 1-A and Lot 1-B, Block 15, Addendum No. 2 to Ridgfield Heights  
Approval Requested: Process D, Minor Subdivision  
Location: 202 Talbot Avenue, Thibodaux, Terrebonne Parish, LA  
Government Districts: Council District 4 / Schriever Fire District  
Developer: Diedrich Trading Corporation, L.L.C., % Glenn Diedrich  
Surveyor: Acadia Land Surveying, LLC  
  
b) Public Hearing  
c) Consider Approval of Said Application

**I. STAFF REPORT**

**J. ADMINISTRATIVE APPROVAL(S):**

1. Shift of Lot Lines between Tracts 2, 3-B-1, & ABCDEFA belonging to LA SHIP and Tract 3-A-1 belonging to the Terrebonne Port Commission, Sections 11, 12, & 97, T17S-R17E, Terrebonne Parish, LA
2. Lot Line Shift between Lots 1 & 2 of the Redivision of Property of Janice Richard Benoit, Section 84, T15S-R16E, Terrebonne Parish, LA
3. Tract 3 & Revised Tract 2, A Redivision of Property assessed to LeCompte Land No. 11, L.L.C., et al, Section 93, T21S-R18E, Terrebonne Parish, LA
4. Revised Tracts "A" & "B", A Redivision of Tracts "A" & "B", Formerly Lot 5-A-5, Property belonging to LL-PAC Properties, L.L.C., Sections 56 & 57, T16S-R17E, Terrebonne Parish, LA

**K. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee

**L. COMMISSION COMMENTS:**

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

**M. PUBLIC COMMENTS**

**N. ADJOURN**

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)**  
**MEETING OF OCTOBER 19, 2017**

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., Chairman, called to order the regular meeting of October 19, 2017 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:14 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. James Erny.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Angi Falgout, Secretary/Treasurer; Mrs. Gloria Foret; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: Mr. Jeremy Kelley. 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. Kurtz moved, seconded by Mr. Erny: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of September 21, 2017.”
- The Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mrs. Falgout moved, seconded by Mr. Cehan: “THAT the HTRPC emit payment for the October 19, 2017 invoices and approve the Treasurer’s Report of September 2017.”
- 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. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. Mrs. Falgout moved, seconded by Mr. Erny: “THAT the HTRPC approve the amendments to the 2017 Budget as presented.”
- 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. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:** None.
- G. **OLD BUSINESS:**
- Mrs. Falgout 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 Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. The Chairman called to order the application by Cenac Family Properties, LLC requesting approval for Process D, Minor Subdivision, for Cenac Estates Subdivision.
- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., stated he would not be discussing ownership of the property as Mr. Bordelon would be. He indicated they desired to know if the application would even get approval and if it wouldn’t, the legal proceedings between the families would be a moot point.
- b) The Chairman recognized a Public Speaker Card from Mr. William Bordelon, 407 Roussell Street, who stated he expected due diligence from the Planning Commission to know what was going on before moving on with the application. He indicated that Mrs. Cenac’s attorney, Rene Williams, has also stated Mrs. Cenac does not have the authority to go forward with the application as he and Mr. Freeman both agree. He said while it is a great project, she has neither authority to submit the application nor the authority to pay for the work Mr. Waitz has done.

- c) Discussion was held with regard to the verbiage that was changed on the application by Mrs. Cenac, discrepancy of the members of the board, the legalities of the LLC, and the agreement and disagreement between all members of the LLC.
- d) Mr. Freeman discussed the matter and stated he spoke to Mr. Rene Williams, Mrs. Cenac's attorney, and he said Mrs. Cenac didn't have the legal authority to request Mr. Waitz to place the matter back on the agenda after it was tabled indefinitely at the previous meeting in September. He said our state law requires an owner to apply for the developments and there are reasons why we request the information we do on our applications. He stated there were many discrepancies with the application, the LLC, legal authority and neither she nor her attorney was even present at the meeting to discuss the matter. He stated the Planning Commission had every right to deny the application if they chose.
- e) Discussion ensued with the application, signatures, and initials and oversights.
- f) Mr. Thibodeaux moved, seconded by Mrs. Falgout: "THAT the HTRPC deny the application for Process D, Minor Subdivision, for Cenac Estates Subdivision due to not having a proper application."
- g) Discussion was held with regard to being consistent and not disputing how a particular LLC operates stating it not being the Planning Commission's responsibility to certify ownership and stepping out of our comfort zone by getting involved in the legalities and delaying the development.
- h) Discussion ensued with regard to having someone come forward and dispute ownership to the Commission was reason enough to get involved and this was comparable to a stranger applying to divide someone else's property that Mrs. Cenac doesn't have the legal authority of the LLC to apply to develop the property.
- i) Clarification was given that it was not an ownership issue but an issue as to whom in the LLC has the authority to develop the property owned by the LLC. It was stated that someone is disputing the legal authority and the application being incorrectly completed.
- j) Discussion ensued with regard to the Planning Commission not involving themselves in the legalities, the family feuding none of the Commission's business, and taking sides whether they grant approval or denial of the application and they could appeal to the Council if a denial was granted.
- k) Mr. Thibodeaux clarified his motion, seconded by Mrs. Falgout: "THAT the HTRPC deny the application because the application does not follow our rules that the person making the application clearly state that they have the authority of the owner of the property."
- l) Mr. Pulaski stated he would not discuss the Staff Report after listening to the Planning Commission's legal advisor.

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. Kurtz, and Mr. Thibodeaux; NAYS: Mr. Ostheimer; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

#### H. APPLICATIONS:

- 1. The Chairman called to order the Public Hearing for an application by Terrebonne Parish Recreation District No. 9 requesting approval for Process D, Minor Subdivision, for Tract "A" (Raw Land), Tract "B", and Tract "C" to be acquired from Archrock Services, LP by Terrebonne Parish Recreation District No. 9.
  - a) Mr. Galen Bollinger, Charles L. McDonald Land Surveyors, representing the Recreation District, discussed the location and division of property.
  - b) No one from the public was present to speak.

- c) Mr. Cehan moved, seconded by Mrs. Falgout: “THAT the Public Hearing be closed.”

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

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of all utility letters.
- e) Discussion was held with regard to the Noble Energy tract existing with no frontage, and not part of this application, but the Recreation District giving a servitude of passage to access.
- f) Mr. Kurtz moved, seconded by Mr. Cehan: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tract “A” (Raw Land), Tract “B”, and Tract “C” to be acquired from Archrock Services, LP by Terrebonne Parish Recreation District No. 9 conditioned upon the submittal of all utility letters.”

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

- 2. The Chairman called to order the application by S & A Capital Investments, LLC requesting engineering approval for Process C, Major Subdivision, for Coteau Ridge Subdivision.

- a) Ms. Joan Schexnayder, on behalf of the TPCG Engineering Division, read a memo regarding the punch list items for the development dated October 19, 2017 [See *ATTACHMENT A*].
- b) Mr. Gene Milford, Milford & Associates, Inc., representing Mr. Shaw, stated they would resolve/comply all punch list items.
- c) Discussion was held with regard to the 5' servitude.
- d) Mr. Erny moved, seconded by Mrs. Falgout: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for Coteau Ridge Subdivision conditioned the Developer comply/resolve all punch list items per TPCG Engineering Division’s letter dated October 19, 2017 [See *ATTACHMENT A*].”

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. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

#### I. STAFF REPORT:

- 1. Mr. Pulaski read into the record a letter he wrote to the Terrebonne Parish Council with regard to Fire Hydrant Spacing Standards in the Subdivision Regulations [See *ATTACHMENT B*].

#### J. ADMINISTRATIVE APPROVALS:

Mrs. Falgout moved, seconded by Mr. Thibodeaux: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-7.”

- 1. Revised Lots 1 & 2, A Redivision of Lots 1 & 2, Block 1 of Green Acres Subdivision and Lot 1-A, Block 8, Addendum No. 6 of Oakshire Manor Subdivision, Section 9, T16S-R17E, Terrebonne Parish, LA
- 2. Revised Lots 100 & 35, A Redivision of Lot 100, Addendum No. 1 & Lot 35, to Presque Isle Subdivision, Section 5, T17S-R18E, Terrebonne Parish, LA
- 3. Revised Lot 18, A Redivision of Lots 18 & 19 of Block 3, Addendum No. 3 to Ardoyne Plantation Estates, Section 16, T16S-R16E, Terrebonne Parish, LA
- 4. Resubdivision of Tracts A, B, & A-B-C-D-E-F-G-H-A into Tract CVS & Tract A-B-C-D-E-F-G-H-A-1, Section 102, T17S-R17E, Terrebonne Parish, LA

5. Revised Tract A-B-C-D-E-A and Revised Lot 1 of Crescent Plantation Subdivision belonging to Blum & Bergeron Realty Co., Inc., et al, Section 101, T17S-R17E, Terrebonne Parish, LA
6. Lot Line Shift between Tract "A" and Tract "B" of Property belonging to Joseph Frederick Chauvin, Jr., Section 58, T19S-R17E, Terrebonne Parish, LA
7. Lot Line Adjustment between Properties belonging to Mark Anthony Hebert & Mark Anthony Hebert, et al adjacent to Grand Bois State Park, Section 76, T17S-R19E, Terrebonne & Lafourche Parishes

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. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley. 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. Mr. Thibodeaux moved, seconded Mr. Cehan: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:04 p.m."

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. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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



P.O. BOX 6097  
HOUMA, LOUISIANA 70361  
(985) 868-5050



P.O. BOX 2768  
HOUMA, LOUISIANA 70361  
(985) 868-3000

## TERREBONNE PARISH CONSOLIDATED GOVERNMENT

October 19, 2017  
1<sup>st</sup> Review  
Item No. H-2

TO: Christopher M. Pulaski  
FROM: Joan E. Schexnayder, P.E. *JES*  
SUBJECT: Coteau Ridge Subdivision  
Review of Engineering Approval

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the plans and calculations for the above referenced subdivision. The plans and calculations fail to comply with Parish Ordinances and Subdivision Regulations in the following areas:

1. 24.7.6.2.6 Does not conform to the SDDM:
  - a. VII.A Since this development will result in disturbance of more than 5 acres a LAR100000 permit and a NOI need to be submitted to LaDEQ. TPCG-ED should receive a copy prior to construction.
6. 24.5.4.6.7 Approval letters should be provided from the following utilities:
  - a. Waterworks
  - d. Department of Health and Hospitals
8. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact me if you have any questions or comments.

JES/bbd

cc: Ernest Brown  
F.E. Milford, III, P.E.  
Planning Commission  
Engineering Division  
Reading File  
Council Reading File

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L.A. "BUDD" CLOUTIER, JR., O.D.  
Chairman

W. ALEX OSTHEIMER  
Vice Chairman

ANGI FALGOUT  
Secretary / Treasurer

JOEY CEHAN, JR.

JAMES ERNY

GLORIA FORET

JEREMY KELLEY

KEITH KURTZ

WAYNE THIBODEAUX



CHRISTOPHER M. PULASKI, PLA  
Director

BECKY M. BECNEL  
Minute Clerk

LADDIE FREEMAN  
Legal Advisor

Terrebonne Parish  
Consolidated Government  
Planning & Zoning Department  
[www.tpcg.org/planning](http://www.tpcg.org/planning)

Post Office Box 1446  
Houma, Louisiana 70361-1446  
Phone (985) 873-6793  
Fax (985) 580-8141

October 17, 2017

*VIA EMAIL*

Terrebonne Parish Council  
Attn: Mr. Dirk Guidry  
District 8, Council Chairman  
Terrebonne Parish Consolidated Government  
P.O. Box 2768  
Houma, LA 70361

Re: Fire Hydrant Spacing Standards in Subdivision Regulations

Dear Councilman Guidry:

The purpose of this letter is to inform you that in response to recent Council concerns involving fire hydrant spacing requirements in the Parish Subdivision Regulations, the Houma-Terrebonne Regional Planning Commission thru its Subdivision Regulations Review Committee met on August 24, 2017 to discuss fire hydrant regulations. Members of the local Fire Chief's Association were present at the meeting and noted that the National Fire Protection Association (NFPA1) fire code allows for up to a 10% variance on the spacing requirements.

At the subsequent Planning Commission meeting held on September 21, 2017, the Commission discussed the matter. The Commission determined that should a variance request come before them that they will approve a variance of up to 10% allowance provided that the applicant demonstrate sufficient hardship and that granting of the variance would not negatively impact the health, safety and welfare of the general public. Once way an applicant can effectively demonstrate this is by providing the Commission with a letter of no objection from the local fire district and Consolidated Waterworks.

Should you have any questions, please call me at (985) 873-6569.

Best Regards,

Christopher M. Pulaski, PLA, Director  
Department of Planning & Zoning

cc: HTRPC Members  
Hon. Gordon E. Dove, Parish President  
HTRPC Correspondence File

# Houma-Terrebonne 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  
C. ☐ Major Subdivision  
☐ Conceptual  
☐ Preliminary  
☐ Engineering  
☐ Final
- B. ☐ Mobile Home Park  
☐ Residential Building Park  
☐ Conceptual/Preliminary  
☐ Engineering  
☐ Final
- D. ☒ Minor Subdivision

☒ Variance(s) (detailed description):

Lot 9-A contains only 4,023 sq. ft. Lot can't satisfy setback requirements. Variances requested.

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

1. Name of Subdivision: SURVEY OF LOTS 9A & 9B, A REDIVISION OF LOT 9, BLOCK 9, ADDENDUM NO. 3 TO MARCEL PLACE SUBDIVISION
2. Developer's Name & Address: BART D. CHAISSON, 291 OAK MANOR CT. HOUMA, LA 70364  
\*Owner's Name & Address: SAME  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

### SITE INFORMATION:

4. Physical Address: 311 AGNES ST. & 360 CLEVELAND ST. HOUMA, LA 70364
5. Location by Section, Township, Range: SECTION 105, T17S-R17E
6. Purpose of Development: TO CREATE A SEPARATE LOT TO SELL
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:  
DATE: OCTOBER 03, 2017 SCALE: 1"=20'
11. Council District:  
B Guidry / COH Fire
12. Number of Lots: 2
13. Filing Fees: \_\_\_\_\_

I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

10/18/17

Date

The undersigned certifies: PC 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 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.

BART D. CHAISSON

Print Name of Signature

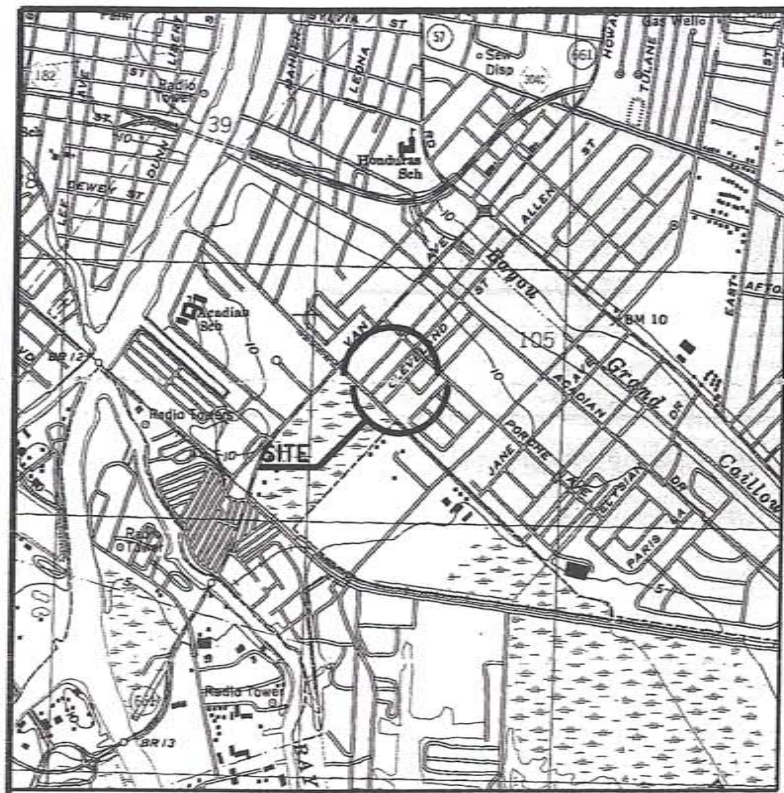
10/18/17

Date

[Signature]  
Signature of Applicant or Agent

[Signature]  
Signature

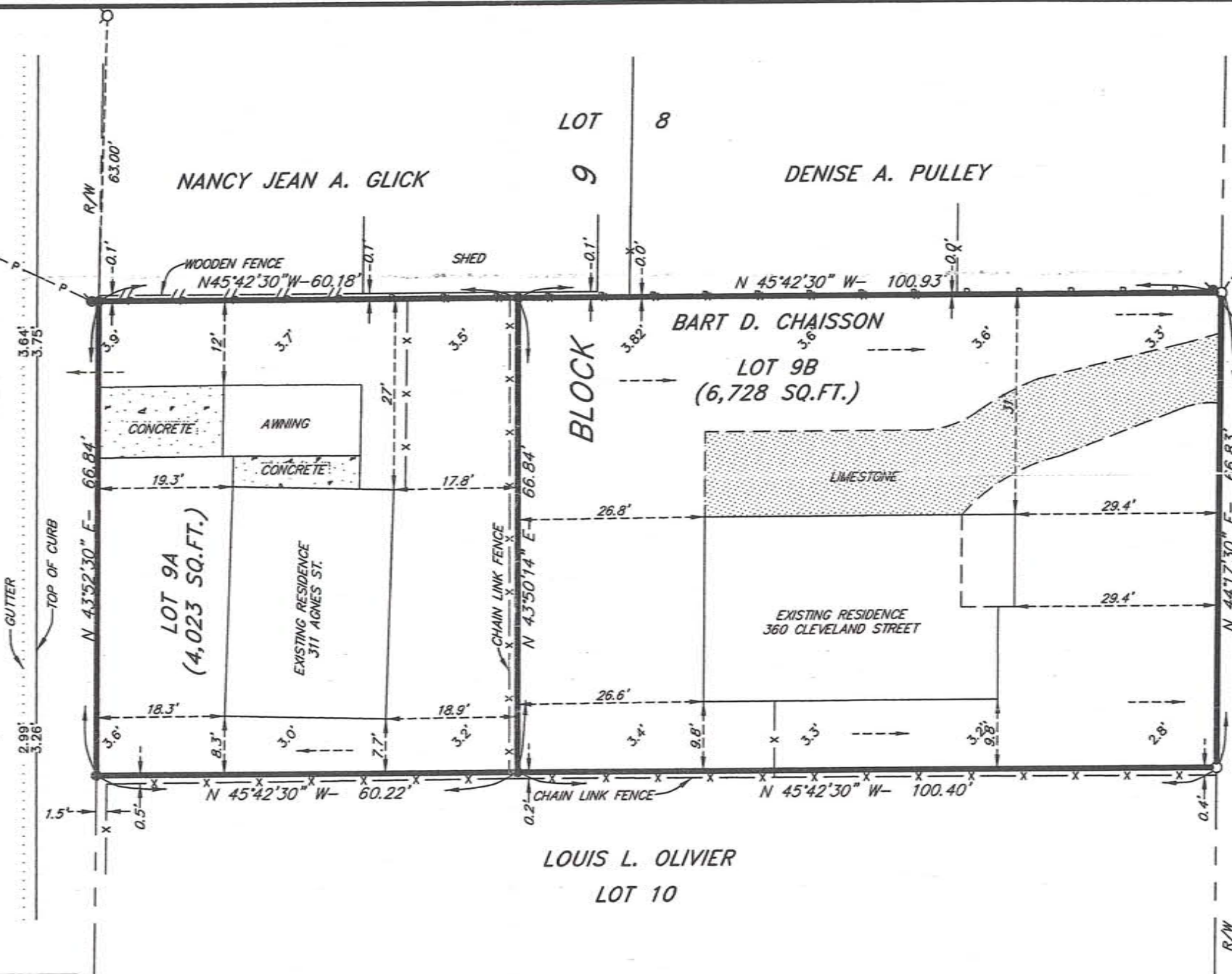
PC17/ 11 - 1 - 41



VICINITY MAP

BENCHMARK  
CHISELED SQUARE SET  
ELEVATION=3.83'  
(NAVD 88-2017 C4G DATUM)

C/L OF AGNES STREET



BENCHMARK  
CHISELED SQUARE SET  
ELEVATION=3.18'  
(NAVD 88-2017 C4G DATUM)

C/L OF CLEVELAND STREET

APPROVED AND ACCEPTED THIS DATE \_\_\_\_\_  
BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

BY \_\_\_\_\_ FOR \_\_\_\_\_

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

THIS PROPERTY DRAINS TOWARDS A SUBSURFACE DRAINAGE SYSTEM WHICH IS MAINTAINED BY THE T.P.C.G. AND THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THESE LOTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED MAY 19, 1981. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NO. LA-Q103 PLACES ALL OF THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'. THE 2008 PROPOSED DFIRM COMMUNITY NO. 22109C, PANEL NO. 0255 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD ELEVATION OF 8'.

I CERTIFY THAT THIS PLAT WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 3/4" IRON PIPE FOUND
- EXISTING SERVICE POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- INDICATES SPOT ELEVATION (NAVD '88, 2017 C4G)
- INDICATES DRAINAGE FLOW
- INDICATES BENCHMARK CHISELED SQUARE SET

"MINOR SUBDIVISION"

SURVEY OF LOTS 9A & 9B,  
A REDIVISION OF LOT 9, BLOCK 9  
ADDENDUM NO. 3 TO  
MARCEL PLACE SUBDIVISION  
SECTION 105, T17S - R17E  
TERREBONNE PARISH, LOUISIANA

OCTOBER 3, 2017

SCALE: 1" = 20'

*Keneth L. Rembert*  
KENETH L. REMBERT, SURVEYOR  
635 SCHOOL ST., HOUMA, LA.  
PH. (985) 879-2782



*Houma-Terrebonne 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  
C. ☐ Major Subdivision  
☐ Conceptual  
☐ Preliminary  
☐ Engineering  
☐ Final
- B. ☐ Mobile Home Park  
☐ Residential Building Park  
☐ Conceptual/Preliminary  
☐ Engineering  
☐ Final  
D. ☒ Minor Subdivision

☐ Variance(s) (detailed description):

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

1. Name of Subdivision: LA BELLE MAISON PHASES "A" & "B", PROPERTY OF DR DEVELOPMENT GROUP, L.L.C., 1986 HWY. 182, HOUMA, LA 70360
2. Developer's Name & Address: DR DEVELOPMENT GROUP, L.L.C., 1986 HWY. 182, HOUMA, LA 70360
- \*Owner's Name & Address: SEE LIST  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

**SITE INFORMATION:**

4. Physical Address: 440 MAIN PROJECT ROAD, SCHRIEVER, LA
5. Location by Section, Township, Range: SECTION 85, T15S-R17E
6. Purpose of Development: CREATE LOTS FOR SALE
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: OCTOBER 19, 2017 SCALE: 1"=40'
11. Council District: 4 Dryden / Schriever Fire
12. Number of Lots: 6
13. Filing Fees: \$ 157.95

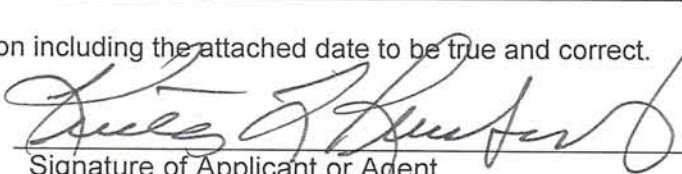
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

10/27/17

Date


  
Signature of Applicant or Agent

The undersigned certifies: ☐ 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or ☒ 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.

DR DEVELOPMENT GROUP, L.L.C. BY

TIMOTHY P. DUPLANTIS

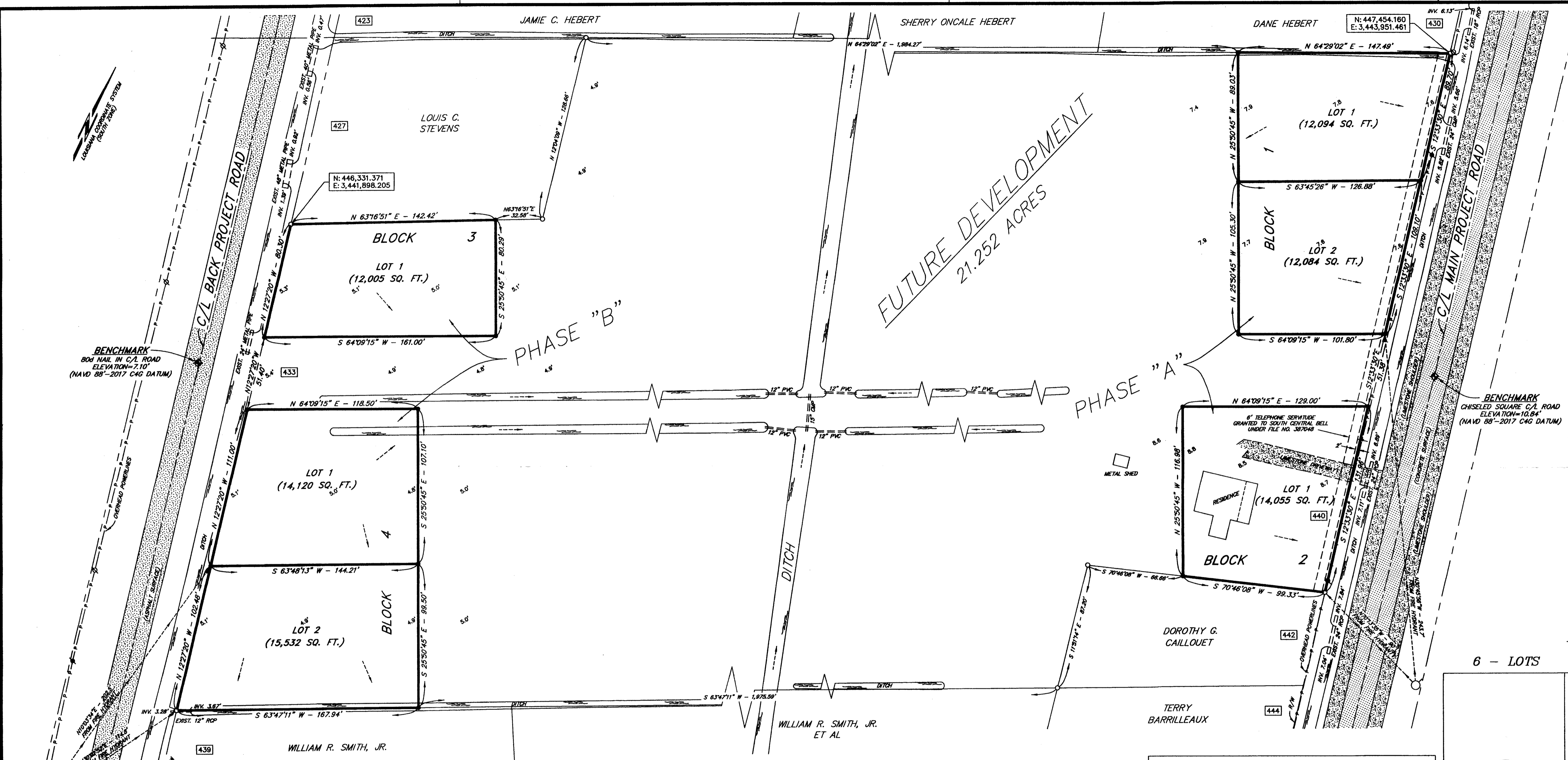
Print Name of Signature

  
Signature

10/27/17

Date

PC17/ 11 - 2 - 42



"VICINITY MAP"

APPROVED AND ACCEPTED THIS DATE \_\_\_\_\_  
BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION  
BY \_\_\_\_\_ FOR \_\_\_\_\_

**"MINOR SUBDIVISION"**  
LAND USE: SINGLE FAMILY RESIDENTIAL  
DEVELOPER: DR DEVELOPMENT GROUP, L.L.C.  
SEWER: INDIVIDUAL TREATMENT PLANT

6 - LOTS

**"LA BELLE MAISON"**  
PHASES "A" & "B"  
PLAN SHOWING LOTS 1 & 2 OF BLOCK 1,  
LOT 1 OF BLOCK 2, LOT 1 OF BLOCK 3  
AND LOTS 1 & 2 OF BLOCK 4,  
PROPERTY BELONGING TO  
DR DEVELOPMENT GROUP, L.L.C.  
LOCATED IN SECTION 85, T15S-R16E  
TERREBONNE PARISH, LOUISIANA  
ADDRESS: MAIN PROJECT AND BACK PROJECT ROADS  
SCHRIEVER, LA 70396



**Kenneth L. Rembert, PLS**  
LAND SURVEYORS  
635 SCHOOL STREET, HOUMA, LOUISIANA 70360  
(985) 879-2782 FAX - (985) 879-1641

DRAWN: B.MARTIN  
CHK'D: K.L.R.  
SCALE: 1" = 40'  
DATE: 19OCT17

- LEGEND:
- INDICATES 5/8" IRON ROD SET
  - INDICATES 5/8" IRON ROD FOUND
  - EXISTING POWER POLE
  - EXISTING POWER POLE WITH LIGHT
  - INDICATES PROPOSED LIGHT POLE
  - EXISTING FIRE HYDRANT
  - INDICATES SPOT ELEVATION (NAVD '88, 2017 C&G)
  - INDICATES MUNICIPAL ADDRESS
  - INDICATES DRAINAGE FLOW
  - INDICATES BENCHMARK SET IN CONC. (NAVD '88, 2017 C&G DATUM)



I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" SUBURBAN SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

Surveyor's Signature: *Kenneth L. Rembert*  
Surveyor's Name: **KENNETH L. REMBERT, PROFESSIONAL LAND SURVEYOR**  
Firm: **KENNETH L. REMBERT LAND SURVEYORS**  
Registration Number: **331**

DATE	BY	DESCRIPTION
REVISIONS		

THESE LOTS DRAIN TO ROADSIDE DITCHES AND PROPERTY LINE DITCHES, THEN TO A LARGE DITCH CROSSING ON THE REMAINING PROPERTY TO BE DEVELOPED IN THE VERY NEAR FUTURE. IT THEN DRAINS NORTH AND WEST TO THE PARISH PUMPING STATION.

THESE LOTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0415, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). (FIRM INDEX DATE DEC 16, 1980). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-V99 DOES NOT AFFECT THIS PROPERTY. AREAS OUTSIDE OF THE ABFE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE. THE 2008 PRELIMINARY FIRM, AS PER THE LSU AG CENTER, COMMUNITY NO. 221096, PANEL NO. 0100 SUFFIX "C" HAS NO EFFECT ON THIS PROPERTY. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

NOTE:  
FINAL APPROVAL REQUESTED ON LOT 2 OF BLOCK 1, LOT 1 OF BLOCK 2 AND LOTS 1 & 2 OF BLOCK 4.  
CONDITIONAL APPROVAL REQUESTED ON LOT 1 OF BLOCK 1 AND LOT 1 OF BLOCK 3 UNTIL FIRE HYDRANT PROTECTION IS PROVIDED WITHIN 250' OF THESE TWO LOTS.

THIS SURVEY BASED ON MAP PREPARED BY KENNETH L. REMBERT ENTITLED "SURVEY & PARTITION OF PROPERTY OF O'NEAL J. NAQUIN, JR. ET AL LOCATED IN SECTION 85, T15S-R16E, TERREBONNE PARISH, LOUISIANA" AND DATED APRIL 5, 1979 AND MAPS RECORDED UNDER ENTRY NOS. 1125086 & 854640 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, (SOUTH ZONE).

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

# Houma-Terrebonne 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: LA BELLE MAISON PHASE C and D  
DR DEVELOPMENT GROUP, LLC, 1986 HWY 182, HOUMA LA,
2. Developer's Name & Address: 70360  
DR DEVELOPMENT GROUP, LLC, 1986 HWY 182, HOUMA LA,
- \*Owner's Name & Address: 70360  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

### SITE INFORMATION:

4. Physical Address: 440 MAIN PROJECT ROAD
5. Location by Section, Township, Range: SECTION 85, T15S-R16E
6. Purpose of Development: SINGLE FAMILY RESIDENTIAL LOTS
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: 26OCT17 Scale 1" = 100'
11. Council District: 4 Dryden / Schriever Fire
12. Number of Lots: PH. C- 27 PH. D- 29  
TOTAL - 56
13. Filing Fees: \$114.54

I, FLOYD E. MILFORD, III, certify this application including the attached date to be true and correct.

FLOYD E. MILFORD, III

Print Applicant or Agent

10/26/17

Date

  
Signature of Applicant or Agent

The undersigned certifies: ☐ 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or ☒ 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.

Timothy P. Duplantis

Print Name of Signature

10/27/17

Date

  
Signature

PC17/ 11 - 3 - 43



# Houma-Terrebonne 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  
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☐ Preliminary  
☐ Engineering  
☐ Final
- B. ☐ Mobile Home Park  
☐ Residential Building Park  
☐ Conceptual/Preliminary  
☐ Engineering  
☐ Final  
D. ☒ Minor Subdivision

Variance(s) (detailed description):

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

1. Name of Subdivision: Addendum No. 2 to Ridgfield Heights, Addition to Thibodaux, LA  
2. Developer's Name & Address: Diedrich Trading Corporation, L.L.C.  
314 Ashland Drive, Thibodaux, Louisiana 70301  
\*Owner's Name & Address: Diedrich Trading Corporation, L.L.C.  
314 Ashland Drive, Thibodaux, Louisiana 70301  
[\* All owners must be listed, attach additional sheet if necessary]  
3. Name of Surveyor, Engineer, or Architect: Acadia Land Surveying, L.L.C.

### SITE INFORMATION:

4. Physical Address: 202 Talbot Avenue, Thibodaux, Louisiana 70301  
5. Location by Section, Township, Range: Section 78, Township 15 South - Range 16 East  
6. Purpose of Development: Subdivide existing property with 2 existing buildings  
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: 10/26/2017 1" = 30'  
11. Council District: 4  
12. Number of Lots: 3  
13. Filing Fees: \$125.00 + \$19.77 = \$144.77

I, BYRON J. ONCALE, certify this application including the attached date to be true and correct.

BYRON J. ONCALE

Print Applicant or Agent

01-NOVEMBER-2017

Date

[Signature]

Signature of Applicant or Agent

The undersigned certifies: [Initial] 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.

GLENN DIEDRICH

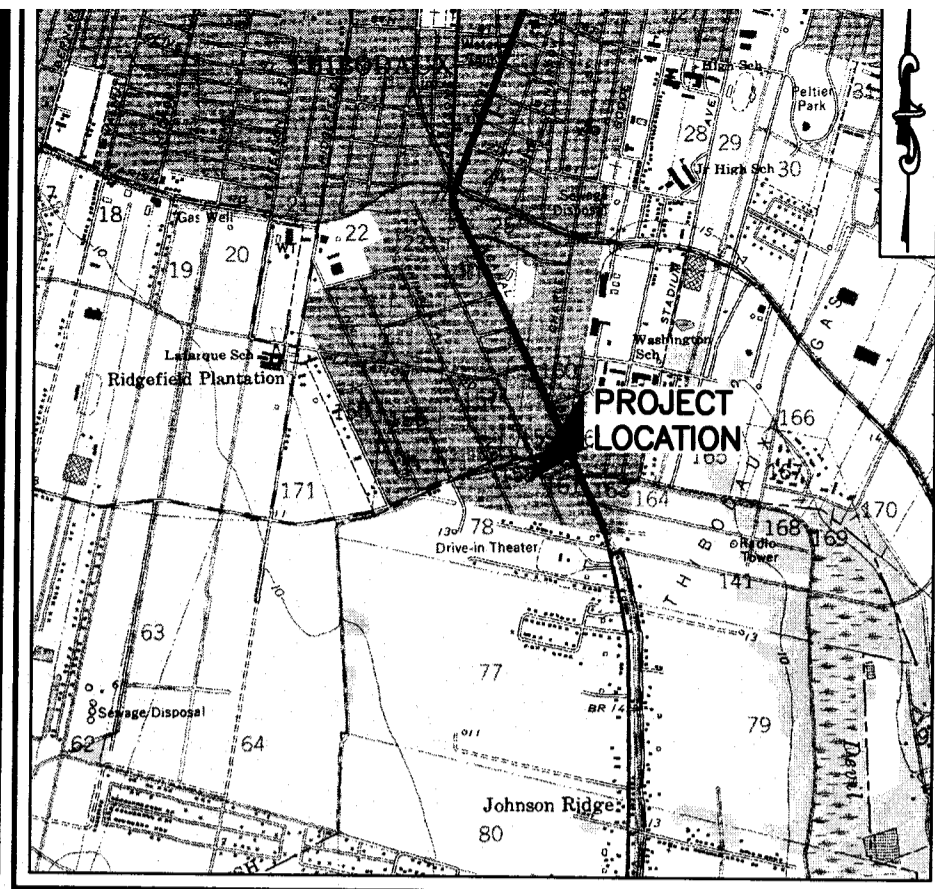
Print Name of Signature

11-01-17

Date

[Signature]

Signature



**VICINITY MAP**  
NOT TO SCALE

**DRAINAGE NOTES:**

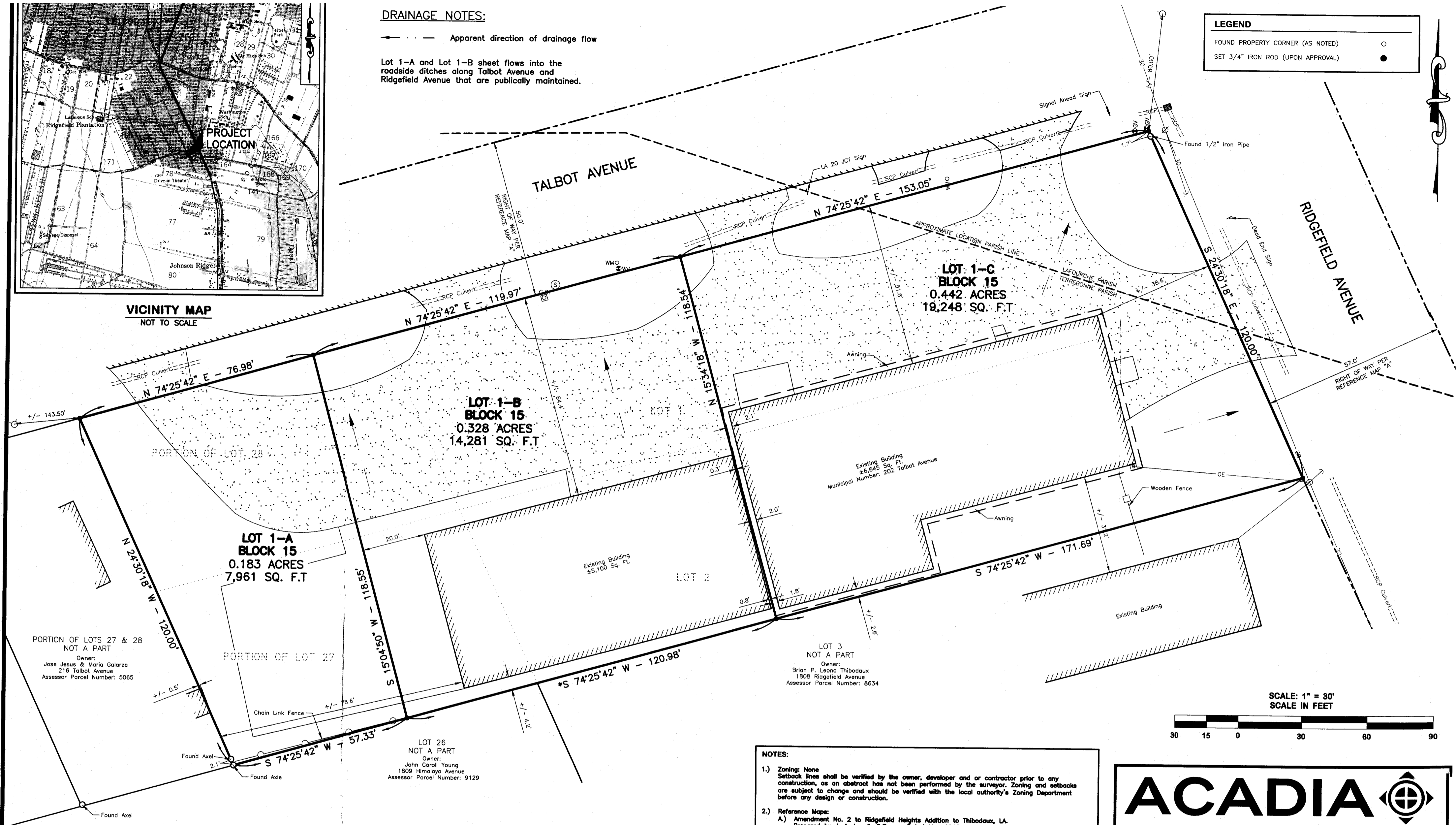
--- Apparent direction of drainage flow

Lot 1-A and Lot 1-B sheet flows into the roadside ditches along Talbot Avenue and Ridgefield Avenue that are publicly maintained.

**LEGEND**

FOUND PROPERTY CORNER (AS NOTED) ○

SET 3/4" IRON ROD (UPON APPROVAL) ●



**PLAT SHOWING RESUBDIVISION**

OF  
**LOT 1, LOT 2 AND A  
PORTION OF LOTS 27 AND 28  
BLOCK 15**

**ADDENDUM No. 2 TO RIDGEFIELD HEIGHTS  
ADDITION TO THIBODAUX, LA.**

INTO  
**LOT 1-A AND LOT 1-B, BLOCK 15  
ADDENDUM No. 2 TO RIDGEFIELD HEIGHTS  
LOCATED IN SECTION 78,  
TOWNSHIP 15 SOUTH - RANGE 16 EAST  
LAFOURCHE AND TERREBONNE PARISH, LOUISIANA**

DEVELOPER: DIEDRICH TRADING CORPORATION, L.L.C.

LAND USE: COMMERCIAL

SEWERAGE: PUBLIC

Approved & Accepted this date \_\_\_\_\_

by the Houma-Terrebonne Regional Planning Commission

By \_\_\_\_\_ For \_\_\_\_\_

**NOTES:**

- 1.) Zoning: None  
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.
- 2.) Reference Maps:  
A.) Amendment No. 2 to Ridgefield Heights Addition to Thibodaux, LA.  
Prepared by J. A. Lovell, C.E. Dated May 1946
- 3.) Basis of Bearings:  
The bearings shown hereon are based on the "Louisiana Coordinate System of 1983 South Zone - NAD 83" using GPS C4Gnet-RTN System accessed on January 27, 2017.  
(\*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
- 5.) Flood Note: The property hereon is located in Flood Zone "X" and Flood Zone "A" in accordance with FEMA Flood Insurance Rate Map Panel Number 220111 0005 C, dated December 15, 1989, for Lafourche Parish, Louisiana.  
The property is located outside the limits of the ABFE zone in accordance with Panel LA-W99 dated February 23, 2006 of the Hurricane Rita Advisory Base Flood Elevation (ABFE) Maps for Terrebonne Parish.  
Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.
- 6.) Utilities: Acadia Land Surveying, L.L.C. made no attempt to locate visible or buried utilities as part of this survey.
- 7.) 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-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.
- 8.) 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.
- 9.) 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.

**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: KMB	CHECKED BY: MPB	APPROVED BY: MPB
	FIELD WORK COMPLETED ON: JANUARY 27, 2017	ALS FILE: 2017/17-1185/17-1185.DWG

**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 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 tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no violations of the standards for property lines except as shown.

REG. No. 4861  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Michael P. Blanchard, P.L.S.,  
This survey plot is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

10/26/2017