



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



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

TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

MEMBERS

David Tauzin, Chair
Willie Newton, Secretary
Pete Konos

Joe Harris, Vice Chair
Matthew Chatagnier
Katie Sims, Alt Member

NOTICE TO THE PUBLIC: If you wish to address the Board, please notify the Chairman prior to the beginning of the meeting. Individuals addressing the Board should be respectful of others in their choice of words and actions. Please silence all cell phones, pagers or electronic devices used for communication for the duration of the meeting.

HOUMA BOARD OF ADJUSTMENT
MEETING NOTICE

DATE: Monday, October 16, 2023
TIME: 5:00 PM
PLACE: Terrebonne Parish 2nd Floor Council Meeting Room
8026 Main Street, Houma, LA 70360

A • G • E • N • D • A

1. Pledge of Allegiance
2. Roll Call
3. Announcements:
4. Approve Minutes of September 18, 2023
5. New Business
 - a) Structure Variance: Side yard setback variance from the required 5' to 3' for the construction of a residential storage building on an R-1 zoned lot located at 204 Sugarwood Blvd.; (Council District 6; Bayou Cane Fire District) *Joshua Westerman, applicant.*
 - b) Structure Variance: Side yard setback from the required 5' to 0' for a commercial storage building on a C-2 zoned lot located at 6918 West Park Avenue; (Council District 5; Bayou Cane Fire District) *Dubois Enterprises, LLC, applicant.*
 - c) Structure Variance: Rear yard setback variance from the required 25' to 7' to allow for the creation of off-street parking on an R-1 zoned lot located at 632 Liberty Street: (Council District 5; City of Houma Fire District) *Liberty Properties Enterprises, LLC, applicant.*
6. Next Meeting Date: Monday, November 20, 2023
7. Board of Adjustment Member's Comments
8. Public Comments
9. Adjourn

MINUTES
HOUMA BOARD OF ADJUSTMENT
MEETING OF SEPTEMBER 18, 2023

1. The Chairman, Mr. David Tauzin, called the meeting of September 18, 2023, of the Houma Board of Adjustment to order at 5:06 p.m. in the Terrebonne Parish Council Meeting Room with the Pledge of Allegiance led by Mr. Willie Newton.
2. Upon Roll Call, present were: Mr. David Tauzin, Chairman, Mr. Willie Newton, Secretary, and Mr. Matt Chatagnier. Absent at the time of Roll Call were: Mr. Joe Harris, Vice Chairman, Mr. Pete Konos and Ms. Katie Sims. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Gary Williams, Legal Advisor.
3. ANNOUNCEMENTS: The Chairman recognized that Councilman Carl Harding and Brighton Schmill, new Planner I in the Planning and Zoning Department were in attendance.

Note: Mr. Joe Harris, Vice Chairman entered the meeting at 5:08 pm.

4. APPROVAL OF THE MINUTES:

Mr. Chatagnier moved, seconded by Mr. Newton: "THAT the Houma Board of Adjustment accept the minutes as written, for the regular meeting of August 22, 2023."

The Chairman called for a vote on the motion offered by Mr. Chatagnier. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Chatagnier, and Mr. Newton; NAYS: None; ABSTAINING: Mr. Tauzin; ABSENT: Mr. Konos and Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

5. NEW BUSINESS:

A. Structure Variance: Front yard setback variance from the required 25' to 20' and a side yard setback variance from the required 15' to 10' for the placement of a residential structure on a C-3 zoned lot located at 229 Levron Street.

1) The Chairman recognized Kurt Loupe of 7553 Main Street who stated that the request is for a front yard setback from the required 25' to 20' and a side yard setback variance from the required 15' to 10' for the prior placement of a residential structure on a C-3 zoned lot located at 229 Levron Street.

2) There Chairman recognized Ashley Munson of 149 Levron Street, who asked the Board Members to deny this variance request.

3) The Chairman recognized Mrs. Paula Boquet of 173 Levron Street, who stated her concerns and asked the Board Members to deny this variance request.

4) The Chairman recognized Mr. Pulaski who read an email from Michael Robichaux of 226 Levron Street, asking the Board Members to deny the variance request due to the applicant not meeting all the criteria for requesting this variance request.

5) Mr. Harris moved, seconded by Mr. Newton: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Chatagnier, and Mr. Newton; NAYS: None; ABSTAINING: Mr. Tauzin; ABSENT: Mr. Konos and Ms. Sims. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

6) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend denial of the variance request due to Item C criteria of Section 28-178(f)(4) of the Parish Zoning Ordinance not being met. Had the applicant obtained the necessary building permit prior to placement of the structure it is possible that thru the site plan review the setbacks would have been identified and the need for a variance could have been avoided as the width of the property does appear to be sufficient. He also could have made the necessary improvements to place the structure in a manner not

requiring the front variance either. By not obtaining a permit the applicant created the need for the variances

7) Mr. Newton moved, seconded by Mr. Chatagnier: "THAT the Houma Board of Adjustment deny the front yard setback from the required 25' to 20' and a side yard setback variance from the required 15' to 10' for the prior placement of a residential structure on a C-3 zoned lot located at 229 Levron Street due to Item C criteria of Section 28-118(f)(4) of the Parish Zoning Ordinance not being met.."

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Chatagnier, and Mr. Newton; NAYS: None; ABSTAINING: Mr. Tauzin and Mr. Harris; ABSENT: Mr. Konos and Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

B. Special Exception: Exception to allow for the placement of a 14x70 mobile home on an R-2 zoned lot located at 215 Henderson Street.

1) The Chairman recognized Mr. Hosea Williams who stated that the variance is to allow for the placement of a 14x70 mobile home on an R-2 zoned lot located at 215 Henderson Street as part of the Restore Louisiana Program.

2) There was no one from the public present to speak on the matter.

3) Mr. Chatagnier moved, seconded by Mr. Newton: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Chatagnier. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Chatagnier, and Mr. Newton; NAYS: None; ABSTAINING: Mr. Tauzin; ABSENT: Mr. Konos and Ms. Sims. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval of the variance request, conditioned that the proposed mobile home be of a model year of 2008 or more recent.

5) Mr. Harris moved, seconded by Mr. Newton: "THAT the Houma Board of Adjustment grant approval for special exception on the condition that the proposed mobile home be of a mobile year of 2008 or more recent."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Chatagnier, and Mr. Newton; NAYS: None; ABSTAINING: Mr. Tauzin; ABSENT: Mr. Konos and Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

6. NEXT MEETING DATE:

a) The Chairman stated that the next scheduled meeting date of the Houma Board of Adjustment is October 16, 2023.

7. BOARD OF ADMUSTMENT MEMBER COMMENT: None

8. PUBLIC COMMENT: None

9. Mr. Harris moved, seconded by Mr. Newton: "THAT" there being no further business to come before the Houma Board of Adjustment, the meeting be adjourned at 5:32 p.m."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris Mr. Newton, and Mr. Chatagnier; NAYS: None; ABSTAINING: Mr. Tauzin; ABSENT: Mr. Konos and Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

*Mr. Willie Newton, Secretary
Houma Board of Adjustment*

TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT

BOARD OF ADJUSTMENT
P.O. BOX 2768 HOUMA, LA 70361
(985) 873-6569

1. Indicate Type of Request:

- Special Exception Structure Variance Administrative Review
 Interpretation Use Variance Non-Conforming Structure Variance

2. Applicant's Name:

Joshua P. Westerman

3. Applicant's Address:

204 Sugarwood Boulevard
Houma La.

4. Applicant's Phone:

985-709-2188

5. Applicant's Email:

tipwesterman@yahoo.com

6. Physical Address
Of Request:

same as above
204 Sugarwood Blvd

7. Interest in Ownership:

owner

7. Date of
Application:

9/14/2023

8. Explanation of
Request:

Side yard setback variance
from the required 5' to 3.5'
for the construction of a shed 16x20.

Review Criteria (See Sec. 28-178(f) of the Parish Zoning Code of Ordinances for more info)

Special Exception

To hear and decide, in accordance with the provisions of this chapter, requests for special exceptions upon which the Board is authorized by this chapter to pass. Special Exceptions shall be subject to such terms and conditions as may be fixed by the Board. No exception shall be authorized unless the Board shall find that all of the following conditions exist:

- That the exception will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the exception is sought;
- That the full development is designed and intended to serve the district in which the development is sought to be operated and maintained;
- That the exception is essential to maintain the functional design and architectural integrity of the development;
- That the exception will not substantially or permanently injure the appropriated use of adjacent conforming property in the same district;
- That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
- That the exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district;
- That the exception will be in harmony with the spirit and purposes of this ordinance;
- That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.

Variance

Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property, the strict application of any regulation in this chapter would result in peculiar and exceptional or undue hardship upon the owner of such property, the Board may authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. Variances shall be subject to such terms and conditions as may be fixed by the Board. No variance shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the variance will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought;
- b) That the development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this chapter, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district;
- c) That the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, that the unique circumstances were not created by the owner of the property and are not due to the result of general conditions in the district in which the property is located;
- d) That the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district;
- e) That the variance will not alter the essential character of the district in which is located the property for which the variance is sought;
- f) That the variance will not weaken the general purposes of this chapter or the regulations herein established for the specific district;
- g) That the variance will be in harmony with the spirit and purposes of this chapter;
- h) That the variance will not adversely affect the public health, safety, or welfare or the master plan.

Application Fee: Make checks payable to TPCG.

Variances: \$ 20.00 per application + cost of certified mailings.

Special Exception, Interpretation, & Administrative Review: \$ 10.00 per application + cost of certified mailings.

Joshua P. Westerman
 Signature of Applicant or Agent

Joshua P. Westerman
 Print Name of Applicant or Agent

The undersigned certifies one of the following by placement of their initials:

JW 1. That he/she is the owner of the entire land area included in the proposal and in signing indicates concurrence with the application; or,

JW 2. That he/she has submitted with this Application a complete, true and current listing of all owners of the entire land included within the proposal, that each of the listed owners concurs 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.

Joshua P. Westerman
 Signature of Owner

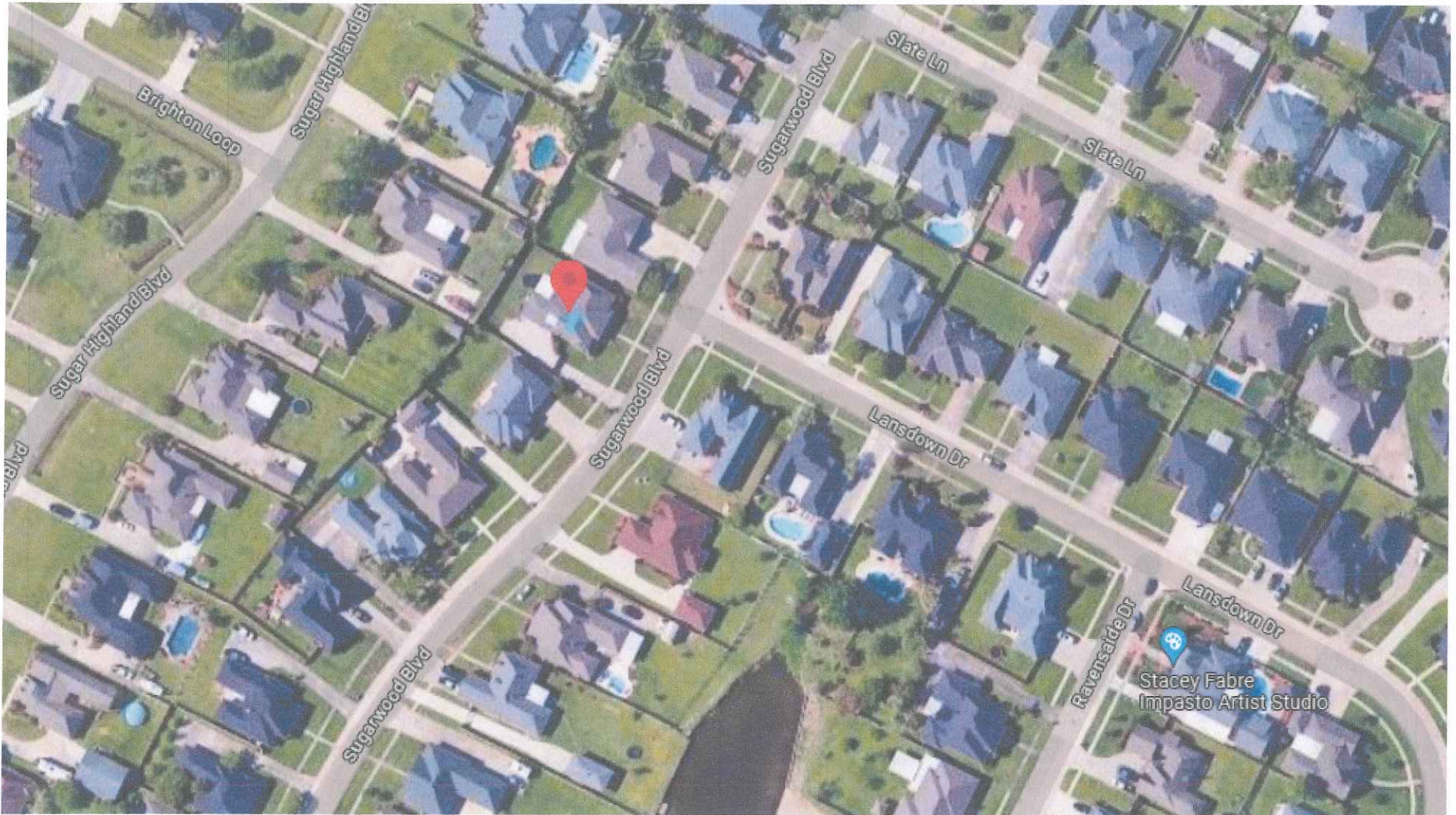
Joshua P. Westerman
 Printed Name of Owner

9/14/2023
 Date

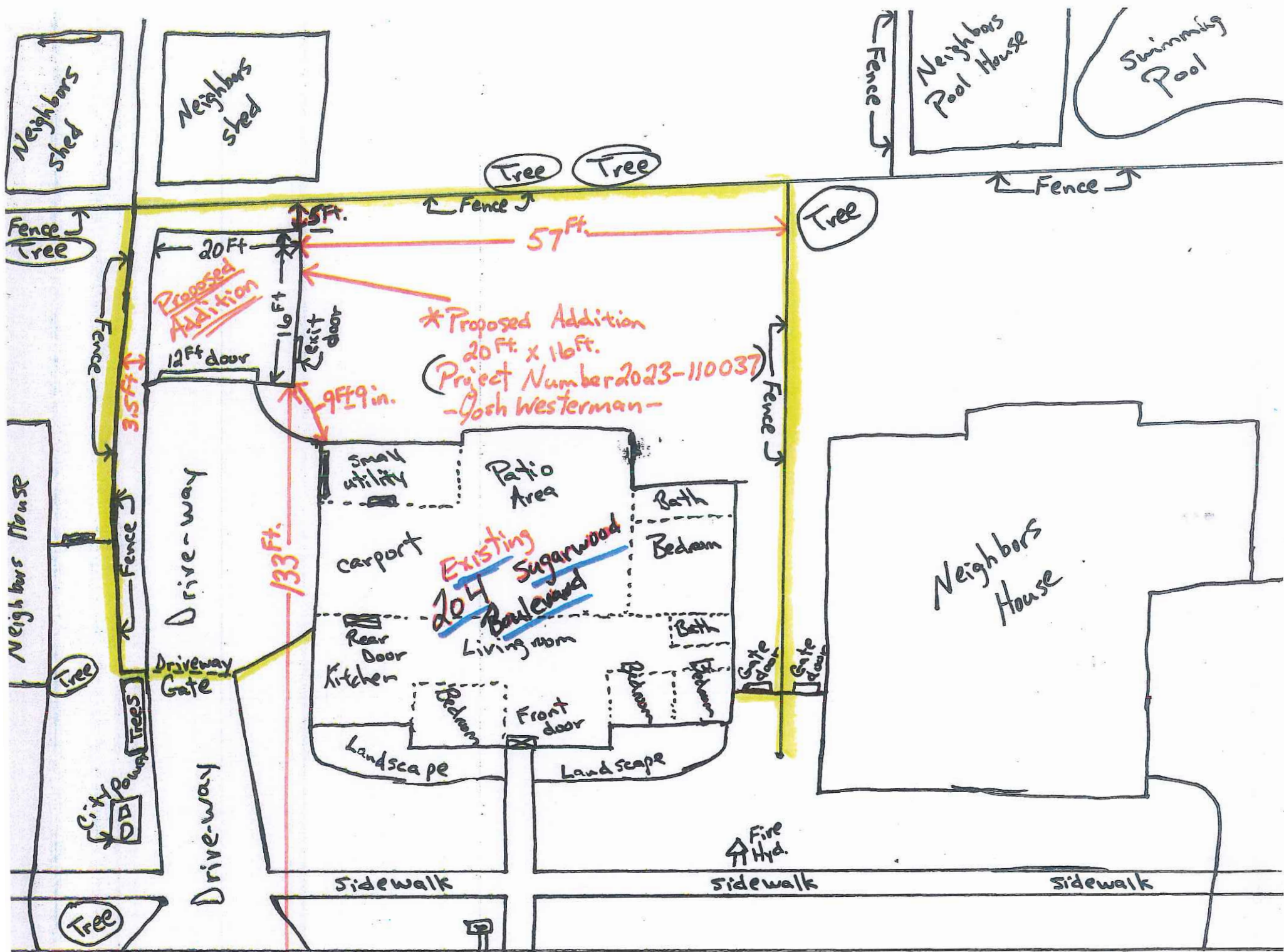
9. Adjacent Property Owners:

Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner:

Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners and by first class mail to all remaining property owners within a two hundred fifty-foot (250') radius. The notice shall advise the purpose, date, time and place of the hearing. **The cost of any certified mail postal fees associated with the notification process shall be borne by the applicant. Cost for each mail will be consistent with the USPS current rates.** Application fees are non-refundable once public notices have been issued.



204 Sugarwood Blvd.



*Proposed Addition
 20ft. x 16ft.
 (Project Number 2023-110037)
 -Josh Westerman-

Existing
 204 Sugarwood
 Boulevard

Proposed
 Addition

Neighbors
Pool House

Swimming
Pool

Neighbors
shed

Neighbors
shed

Neighbors
House

Neighbors
House

City of
Down
Trees

Drive-way

Drive-way

sidewalk

sidewalk

sidewalk

Fire
Hyd.

Sugarwood R. Boulevard

Tree

Tree

Tree

Tree

Tree

Tree

133 Ft.

57 Ft.

15 Ft.

20 Ft.

16 Ft.

12 Ft door

Exit door

9 Ft 9 in.

Small utility

Patio Area

Bath

Bedroom

carport

Living room

Bath

Rear Door

Kitchen

Bedroom

Front door

Bedroom

Landscaping

Landscaping

Fence

Fence

Fence

Fence

Fence

Driveway Gate

Gate

Gate



204 Sugarwood Blvd.



204 Sugarwood Blvd.

**TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT**

BOARD OF ADJUSTMENT
P.O. BOX 2768 HOUMA, LA 70361
(985) 873-6569

NO APPLICATION ACCEPTED UNLESS COMPLETE

1. Indicate Type of Request:

- Special Exception
- Interpretation
- Structure Variance
- Use Variance
- Administrative Review
- Non-Conforming Structure Variance

2. Applicant's Name:

Dubois Enterprises, LLC

3. Applicant's Address:

418 Canal Ln
HOUMA, LA 70360

4. Applicant's Phone:

985.688.9265

5. Applicant's Email:

katherinedubois11@yahoo.com

6. Physical Address Of Request:

6918 West Park Ave
HOUMA, LA 70364

7. Interest in Ownership:

100

7. Date of Application:

10-1-2023

8. Explanation of Request:

See attached Site Plan
Requesting for Variance

Review Criteria (See Sec. 28-178(f) of the Parish Zoning Code of Ordinances for more info)

Special Exception

To hear and decide, in accordance with the provisions of this chapter, requests for special exceptions upon which the Board is authorized by this chapter to pass. Special Exceptions shall be subject to such terms and conditions as may be fixed by the Board. No exception shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the exception will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the exception is sought;
- b) That the full development is designed and intended to serve the district in which the development is sought to be operated and maintained;
- c) That the exception is essential to maintain the functional design and architectural integrity of the development;
- d) That the exception will not substantially or permanently injure the appropriated use of adjacent conforming property in the same district;
- e) That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
- f) That the exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district;
- g) That the exception will be in harmony with the spirit and purposes of this ordinance;
- h) That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.

Variance

Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property, the strict application of any regulation in this chapter would result in peculiar and exceptional or undue hardship upon the owner of such property, the Board may authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. Variances shall be subject to such terms and conditions as may be fixed by the Board. No variance shall be authorized unless the Board shall find that all of the following conditions exist:

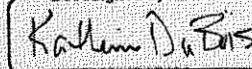
- a) That the variance will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought;
- b) That the development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this chapter, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district;
- c) That the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, that the unique circumstances were not created by the owner of the property and are not due to the result of general conditions in the district in which the property is located;
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Application Fee: Make checks payable to TPCG.

Variances: \$ 20.00 per application + cost of certified mailings.

Special Exception, Interpretation, & Administrative Review: \$ 10.00 per application + cost of certified mailings.

DocuSigned by:



Signature of Applicant or Agent

Katherine Dubois

Print Name of Applicant or Agent

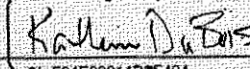
The undersigned certifies one of the following by placement of their initials:

DS
KD
DS
KD

1. That he/she is the owner of the entire land area included in the proposal and in signing indicates concurrence with the application; or,

2. That he/she has submitted with this Application a complete, true and current listing of all owners of the entire land included within the proposal, that each of the listed owners concurs 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.

DocuSigned by:



Signature of Owner
Katherine Dubois

Printed Name of Owner

10/2/2023

Date

9. Adjacent Property Owners:

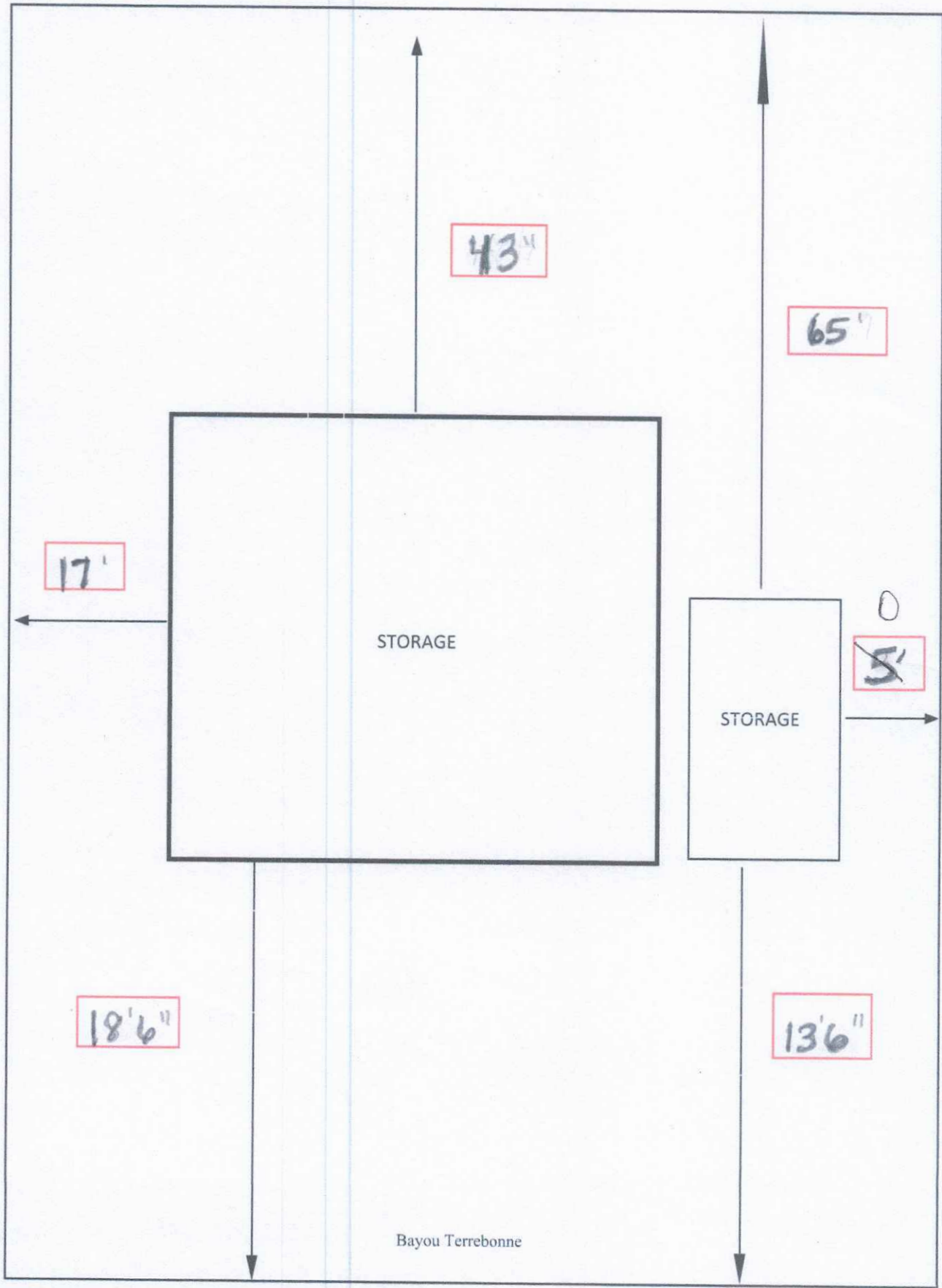
Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner: Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners and by first class mail to all remaining property owners within a two hundred fifty-foot (250') radius. The notice shall advise the purpose, date, time and place of the hearing. **The cost of any certified mail postal fees associated with the notification process shall be borne by the applicant. Cost for each mail will be consistent with the USPS current rates.** Application fees are non-refundable once public notices have been issued.



6918 West Park Avenue

Site Plan

West Park Ave





6918 West Park Avenue



6918 West Park Avenue



6918 West Park Avenue

**TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT**

**BOARD OF ADJUSTMENT
P.O. BOX 2768 HOUMA, LA 70361
(985) 873-6569**

NO APPLICATION ACCEPTED UNLESS COMPLETE

1. Indicate Type of Request:

- | | | |
|--|--|--|
| <input type="checkbox"/> Special Exception | <input checked="" type="checkbox"/> Structure Variance | <input type="checkbox"/> Administrative Review |
| <input type="checkbox"/> Interpretation | <input type="checkbox"/> Use Variance | <input type="checkbox"/> Non-Conforming Structure Variance |

2. Applicant's Name:

3. Applicant's Address:

4. Applicant's Phone:

5. Applicant's Email:

6. Physical Address Of Request:

7. Interest in Ownership: 7. Date of Application:

8. Explanation of Request:

Review Criteria (See Sec. 28-178(f) of the Parish Zoning Code of Ordinances for more info)

Special Exception

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- g) That the exception will be in harmony with the spirit and purposes of this ordinance;
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Variance

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- b) That the development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this chapter, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district;
- c) That the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, that the unique circumstances were not created by the owner of the property and are not due to the result of general conditions in the district in which the property is located;
- d) That the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district;
- e) That the variance will not alter the essential character of the district in which is located the property for which the variance is sought;
- f) That the variance will not weaken the general purposes of this chapter or the regulations herein established for the specific district;
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- h) That the variance will not adversely affect the public health, safety, or welfare or the master plan.

Application Fee: Make checks payable to TPCG.

Variances: \$ 20.00 per application + cost of certified mailings.

Special Exception, Interpretation, & Administrative Review: \$ 10.00 per application + cost of certified mailings.



Signature of Applicant or Agent

KENETH L. REMBERT

Print Name of Applicant or Agent

The undersigned certifies one of the following by placement of their initials:

_____ 1. That he/she is the owner of the entire land area included in the proposal and in signing indicates concurrence with the application; or,

_____ 2. That he/she has submitted with this Application a complete, true and current listing of all owners of the entire land included within the proposal, that each of the listed owners concurs 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.

x 

Signature of Owner

RACHELLE BILBO

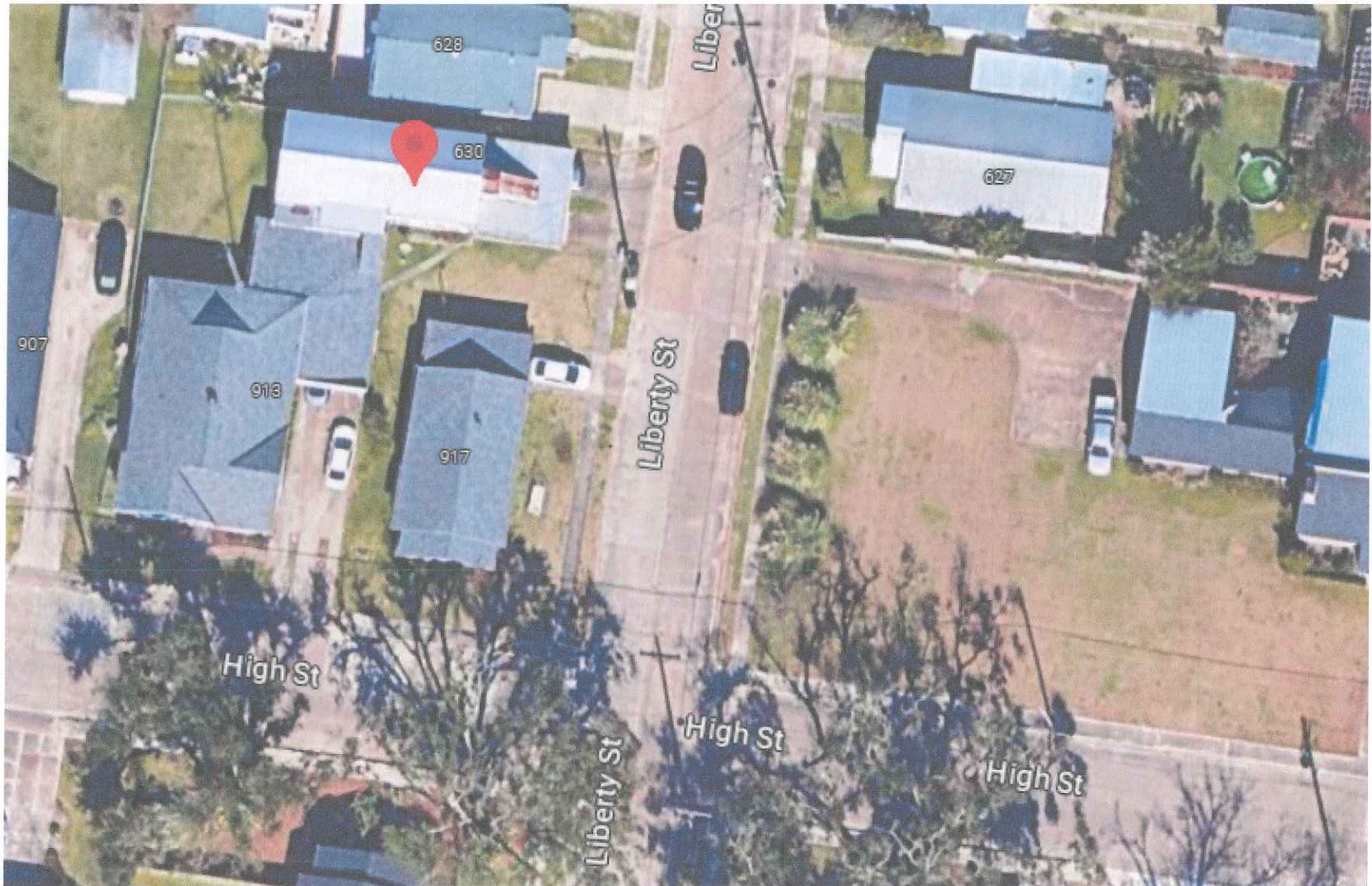
Printed Name of Owner

9/28/23

Date

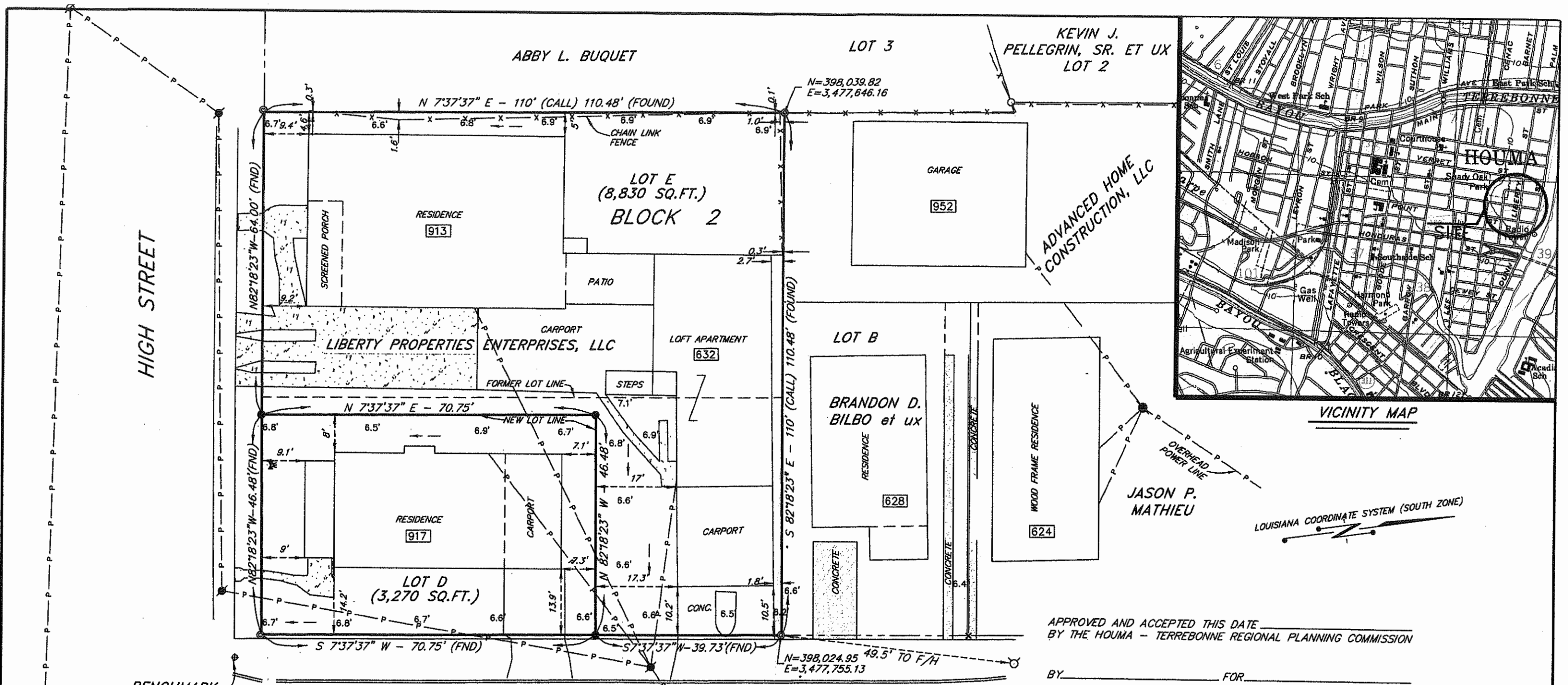
9. Adjacent Property Owners:

Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner: Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners and by first class mail to all remaining property owners within a two hundred fifty-foot (250') radius. The notice shall advise the purpose, date, time and place of the hearing. **The cost of any certified mail postal fees associated with the notification process shall be borne by the applicant. Cost for each mail will be consistent with the USPS current rates.** Application fees are non-refundable once public notices have been issued.



632 Liberty Street

(913 & 917 High Street)



VICINITY MAP
LOUISIANA COORDINATE SYSTEM (SOUTH ZONE)

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

BY _____ FOR _____

"MINOR SUBDIVISION"
LAND USE: RESIDENTIAL
DEVELOPER: LIBERTY PROPERTIES ENTERPRISES, LLC
SURVEY OF LOTS D & E, A REDIVISION OF
THE SOUTHERNMOST PORTIONS OF LOTS 4 & 5, BLOCK 2
HONDURAS TOWNSITE ADDITION TO THE CITY OF HOUMA
LOCATED IN SECTION 38, T17S-R17E,
TERREBONNE PARISH, LOUISIANA
SEPTEMBER 26, 2023 SCALE: 1" = 20'

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



- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - INDICATES 3/4" IRON BOLT FOUND
 - INDICATES 1" IRON ROD FOUND
 - ⊕ EXISTING FIRE HYDRANT
 - ⊕ INDICATES WATER VALVE
 - ⊕ INDICATES WATER METER
 - 3.3' INDICATES SPOT ELEVATION (N.A.V.D. '88, C4G DATUM)
 - DRAINAGE ARROWS
 - 322 INDICATES MUNICIPAL ADDRESS



BENCHMARK
CHISELED "SQUARE" SET IN CONC. LIBERTY STREET
ELEVATION=6.53'
(NAVD 88-C4G DATUM)

COMMUNITY SEWERAGE IS USED IN THIS AREA.
THIS PROPERTY DRAINS TO THE GUTTERS ALONG THE STREET. THE OWNERS OF THESE LOTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THIS AREA.
THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.
THESE LOTS ARE LOCATED IN ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 22109C, PANEL NO. 0254, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. (ZONE "X" IS AN AREA OF MINIMAL FLOODING).
THIS SURVEY BASED ON MAP RECORDED UNDER C.O.B. 131, FOLIO 316 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM (SOUTH ZONE).
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.



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