

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
Jeremy Kelley.....	Member
Keith Kurtz.....	Member
Gerald Schouest.....	Member
Wayne Thibodeaux.....	Member

APRIL 21, 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 March 17, 2016

E. COMMUNICATIONS

F. NEW BUSINESS:

1. Preliminary Hearings:
 - a) Rezone from R-1 (Single-Family Residential) to C-3 (Neighborhood Commercial); 104 Roy Street, Lot 27 & 37' of Lot 28, Block 1, Bernard Subdivision; Maison Rentals, LLC, applicant; and call a Public Hearing for said matter on Thursday, May 19, 2016 at 6:00 p.m. (*Council District 3 / Bayou Cane Fire District*)
 - b) Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); 137 King Street, Lot 18, Block D, Mechanicsville; Kentreal & Tammy Lyons, applicants; and call a Public Hearing for said matter on Thursday, May 19, 2016 at 6:00 p.m. (*Council District 1 / City of Houma Fire District*)
 - c) Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial); 101A Merrill Drive; Part of Lot 78, Honduras Plantation Subdivision; T.P.C.G., applicant; and call a Public Hearing for said matter on Thursday, May 19, 2016 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

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 March 17, 2016

E. APPROVE EMITTENCE OF PAYMENT FOR THE APRIL 21, 2016 INVOICES AND TREASURER'S REPORT OF MARCH 2016

F. COMMUNICATIONS

G. APPLICATIONS:

1. a) Subdivision: Tracts 1 & 2, Property assessed to George C. Fakier, et al
Approval Requested: Process D, Minor Subdivision
Location: 7826 Highway 56, Chauvin, Terrebonne Parish, LA
Government Districts: Council Districts 8 & 9 / Little Caillou Fire District
Developer: George C. Fakier, et al, c/o Lois Morse
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Subdivision of Tract B into Tracts B-1 & B-2
Approval Requested: Process D, Minor Subdivision
Location: 4090 West Main Street, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: R & R Stores, Inc.
Surveyor: Quality Engineering & Surveying, LLC

b) Public Hearing
c) Consider Approval of Said Application

H. STAFF REPORT

1. Roll Call with regard to those who have completed the annual Ethics Training Course as required by the State Legislature for 2016
2. Discussion and possible action with regard to the ratification of the 2015 HTRPC Annual Report
3. Discussion and possible action with regard to presenting recognition plaques to outgoing Commissioners for their dedication and service

I. ADMINISTRATIVE APPROVALS:

1. Revised Lots 9 & 10 of Block 1, Mulberry Gardens Subdivision, Phase 1, Section 104, T17S-R17E, Terrebonne Parish, LA
2. Revised Tracts 4-A & 4-B being a Redivision of Tracts 4-A & 4-B, Property of Alfred Harris, et ux, Sections 19 & 20, T18S-R19E, Terrebonne Parish, LA
3. Revised of Lot Lines between Lot 14 & 15, Block 1, Lot 1, Block 2, and Tract 1 of Crescent Dairy Farm Subdivision and Tract 3 of a Division of Property belonging to O.C. Sundberry, Inc. to create Tract A and Tract B, Section 104, T17S-R17E, Terrebonne Par
4. Survey showing Lot 7 and Revised Lots 8 and 9, Block 3, Burkwall Court Subdivision, Section 6, T17S-R17E, Terrebonne Parish, LA
5. Revised Lots 21 & 23, Block 7, A Redivision of Lots 21, 22, & 23, Block 7, Addendum No. 3 to Roberta Grove Subdivision, Sections 10 & 105, T17S-R17E, Terrebonne Parish, LA
6. Revised Tract 6, A portion of Tract 7 and Tract 8 of the Clay Melancon Estate into Revised Tracts 6-A-1 and 7-A, Sections 7 & 8, T17S-R18E, Terrebonne Parish, LA

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS

M. ADJOURN

MINUTES

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

MEETING OF MARCH 17, 2016

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of March 17, 2016 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:29 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Jim Erny.
- B. Upon Roll Call, present were: Mr. Joseph Cehan, Jr.; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Angi Falgout; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice Chairman; and Mr. Gerald Schouest. Absent at the time of Roll Call was: Mr. Wayne Thibodeaux. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning, and 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 himself or herself from participating in the debate, discussion, and voting on that matter.
- D. ACCEPTANCE OF MINUTES:
1. Mr. Erny moved, seconded by Mr. Kelley: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of February 18, 2016.”

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

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. ELECTION OF OFFICER:
1. Mr. Ostheimer nominated Mrs. Angi Falgout as Secretary/Treasurer of the Houma-Terrebonne Regional Planning Commission.
 - a) Mr. Ostheimer moved, seconded unanimously: “THAT the nominations for the position of Secretary/Treasurer be closed and Mrs. Angi Falgout be elected as Secretary/Treasurer by acclamation.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Schouest; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. COMMUNICATIONS: None.
- H. STAFF REPORT:
1. The Chairman recognized Mr. Joey Furr, Joseph Furr Design Studio, who gave a presentation of the Bayou Country Sports Park plan and related infrastructure.
 - a) Mr. Pulaski prefaced by saying that Mr. Furr was the landscape architect for the park and he has been working with Recreation District 2-3, All South Engineers, and Terrebonne Parish Engineering about regional retention aspects of the park for storm water and retention.
 - b) Mr. Cehan moved, seconded by Mr. Erny: “THAT the HTRPC authorize Mr. Joey Furr, Joseph Furr Design Studio, to present the Planning Commission with further information (detail and costs) on the proposed project.”

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

2. Mr. Ostheimer moved, seconded by Mr. Schouest: “THAT the HTRPC acknowledge completion of training by Joseph Cehan, Jr. as required by Act 859 of the 2004 Louisiana Legislature and authorize the Chairman to sign the resolution.”

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

3. Discussion and possible action regarding Section 28-78(j)(1) having to do with the discontinuance of preexisting nonconforming outdoor advertising. *Addressed during the Zoning & Land Use Commission meeting.*

I. ADMINISTRATIVE APPROVALS:

Mr. Ostheimer moved, seconded by Mr. Kelley: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-4.”

1. Redivision of Property belonging to Teuton-Caro Developments, LLC, Sections 13, 14, & 82, T16S-R17E, Terrebonne & Lafourche Parishes, LA
2. Survey and Redivision of Property belonging to Larry Joseph LeBlanc, Jr., Kayla G. LeBlanc, and Gloria Leray Gannon, Section 50, T16S-R15E, Terrebonne Parish, LA
3. Survey of Revised Lots 10 & 19, Hellier Row Subdivision, A Redivision of a portion of Lot 5, Batey Plantation Subdivision, Property belonging to Mary Louise Morgan, et al, Section 3, T16S-R16E & T16S-R17E, Terrebonne Parish, LA
4. Plan showing Revised Tract A belonging to Unique Properties, L.L.C., et al, Section 96, T17S-R17E, Terrebonne Parish, LA

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

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

K. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments: None.
2. Chairman’s Comments:
 - a) Dr. Cloutier informed the Commission that an email was sent out to everyone about the Ethics Training that has to be completed annually. He requested the secretary to do a roll call at the April meeting to see who has completed.

L. PUBLIC COMMENTS:

1. The Chairman recognized Mr. Richard Chancey, 317 Gaidry Drive, who spoke about a previously approved minor subdivision for Konvenience King off of West Main Street. Mr. Chancey provided the Commission with a packet of information and a script of his presentation. Mr. Chancey owns a radio communications tower on property he leases at 184 Roddy Court, for which the tower’s guy wires sit on Konvenience King’s property where a possible detention pond will be.
 - a) Discussion was held with regard to there being errors on the previously submitted plat by Quality Engineering and they were told to resubmit the application. It was requested that Mr. Chancey receive notice when this occurs.
2. The Chairman recognized Mr. Ronnie Shaw who welcomed the new members of the Commission. He discussed The Lakes Subdivision which he helped develop and glad they are considering the Bayou Country Sports Park as a regional drainage project.

- M. Mr. Erny moved, seconded Mr. Ostheimer: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 7:54 p.m.”

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

APPROVAL REQUESTED:

- A. Raw Land
 Re-Subdivision
- B. Mobile Home Park
 Residential Building Park
 Conceptual/Preliminary Engineering
 Final
- 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:

1. Name of Subdivision: TRACTS 1 & 2, PROPERTY ASSESSED TO GEORGE C. FAKIER ET AL
GEORGE C. FAKIER, JR. ET AL c/o LOIS MORSE
2. Developer's Name & Address: 829 MAIN STREET, HOUMA, LA 70360
*Owner's Name & Address: 8029 same (see attached ownership list)
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

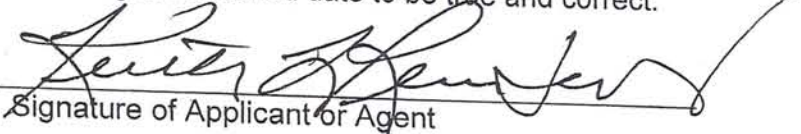
4. Physical Address: 7826 HWY. 56, CHAUVIN, LA
5. Location by Section, Township, Range: SECTION 93, T21S-R18E
6. Purpose of Development: SALE OF LANDSIDE PROPERTY
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Date and Scale of Map: 3/08/16 SCALE: 1"=40'
11. Council District: 8-Guidry & 9-Trosclair / Little Caillou Fire
12. Number of Lots: 2
13. Filing Fees: \$172.18

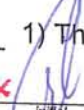
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT
Print Applicant or Agent

3/17/16

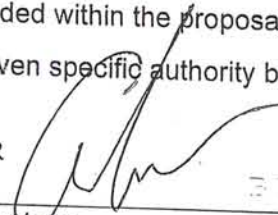
Date


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.

BY: GREG FAKIER

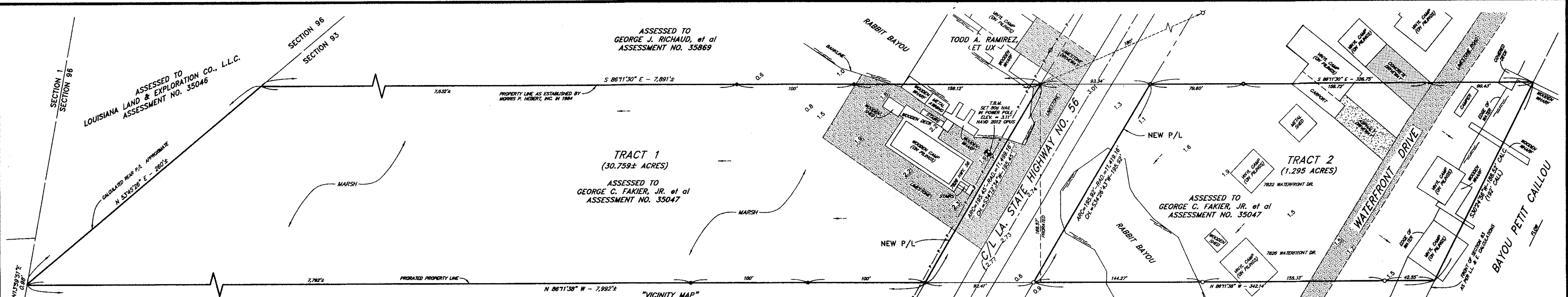
GEORGE C. FAKIER, JR et al c/o LOIS MORSE
Print Name of Signature


Signature

3/17/16

Date

PC16/ 4 - 1 - 3



SECTION 12
SECTION 93

THIS TRACT IS LOCATED IN ZONE "V21" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0310, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A15" HAS A BASE FLOOD REQUIREMENTS OF 14' AND 15'). F.E.M.A. FEB. 23, 2006 ADVISORY PANEL NOS. LA-6104 & 6105 PLACES THIS PROPERTY IN ZONE "VE" WITH BASE FLOOD REQUIREMENTS OF 15' AND 16'. THE 2008 PROPOSED DFIRM COMMUNITY NO. 22109C, PANEL NO. 0650 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "VE" AND HAS B.F.E. REQUIREMENTS OF 14' AND 15'.

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

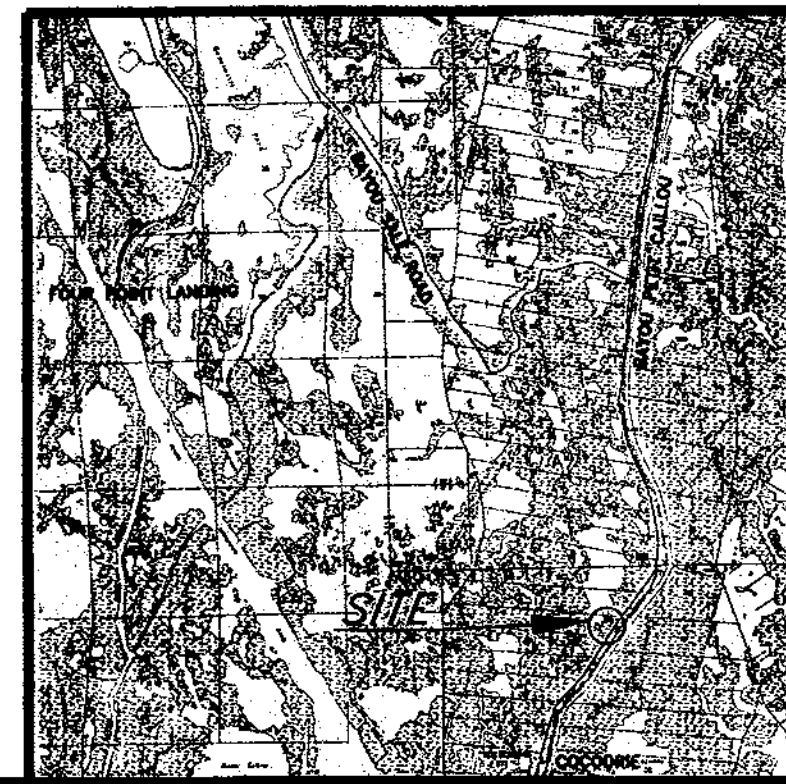
I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "D" (RURAL) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

ASSESSSED TO
KIRCHHOFF LAND NO. 11 LLC ET AL
ASSESSMENT NO. 34498

REFERENCE MAPS:

- 1) "ROBINSON CANAL CAMP SITES TRACT "D" PREPARED BY MORRIS P. HEBERT, INC. AND DATED OCTOBER 4, 1984.
- 1) "SURVEY OF PROPERTY ASSESSED TO KIRCHHOFF LAND NO. 11 L.L.C. ET AL" PREPARED BY KENETH L. REMBERT AND DATED JULY 1, 2013.

SECTION LINE CONSTRUCTION BASED ON L.L.B.E. CALCULATIONS AND ARE BASED ON LOUISIANA COORDINATE SYSTEM (SOUTH ZONE).



LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- INDICATES 3/4" IRON PIPE FOUND
- INDICATES 2" IRON PIPE FOUND
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- INDICATES SPOT ELEVATIONS
- NAVD 88' (2012) OPUS SOLUTION
- EXISTING FIRE HYDRANT
- INDICATES 5/8" IRON ROD SET

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

BY _____ FOR _____



TRACTS 1 & 2
PROPERTY ASSESSED TO
GEORGE C. FAKIER, JR. et al
LOCATED IN SECTION 93, T21S-R18E,
TERREBONNE PARISH, LOUISIANA
MARCH 8, 2016 SCALE: 1" = 40'

Kenneth 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:

- Name of Subdivision: Map Showing Minor Subdivision of Tract B into Tracts B-1 & B-2
- Developer's Name & Address: R & R STORES, INC. 307 CONGRESS ST.
*Owner's Name & Address: (SAME) NAPOLEONVILLE, LA 70398
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: QUALITY ENGINEERING & SURVEYING, LLC

SITE INFORMATION:

- Physical Address: 4090 540 WEST MAIN ST.
- Location by Section, Township, Range: SEC 3 AND 5, T16S, R16E
- Purpose of Development: COMMERCIAL DEVELOPMENT
- 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: _____
- Council District: 4 AVERDAAR / BAYOU CANE FIRE Dryden #13848
- Number of Lots: _____
- Filing Fees: #13848

I, JEFF STRAWBRIDGE, certify this application including the attached date to be true and correct.

JEFF STRAWBRIDGE
Print Applicant or Agent

Jeff Strawbridge
Signature of Applicant or Agent

4/4/16
Date

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.

RANDY ROBICHAUX
Print Name of Signature

Randy Robichaux
Signature

4/4/16
Date

PC16/ 4 - 2 - 4

REFERENCE MAPS:

1. SURVEY OF REVISED TRACTS "B" & "C" & REVISION OF REVISED TRACTS "B" & "C" AND A PORTION OF LOT 2 PROPERTY BELONGING TO D.J. W. PROPERTY MANAGEMENT, L.L.C. LOCATED IN SECTIONS 5 & 6, T18S-R18E & T18S-R17E, TERREBORNE PARISH, LOUISIANA, BY KENNETH L. ROBERT, P.L.S. DATED 06/16/2012.

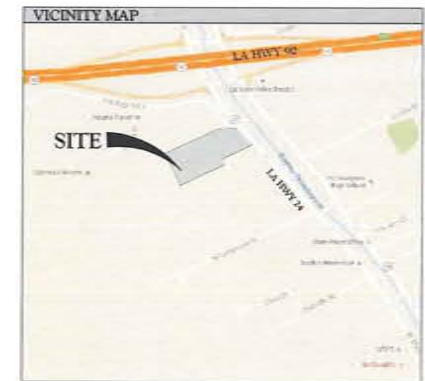
2. SURVEY OF REVISED TRACTS "B" & "C" & REVISION OF TRACTS "A", "B", "C", AND LOTS 5 & 6 PROPERTY BELONGING TO D.J. W. PROPERTY MANAGEMENT, L.L.C. LOCATED IN SECTIONS 5 & 6, T18S-R18E & T18S-R17E, TERREBORNE PARISH, LOUISIANA, BY KENNETH L. ROBERT, P.L.S. DATED 07/08/2012.

BASIS OF BEARING**

THE BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1702), NAD 1983 AS DETERMINED BY GPS OBSERVATIONS.

LEGEND

- FOUND PROPERTY MARKER (AS NOTED)
- SET 1/2" IRON PIPE
- OVERHEAD ELECTRIC
- UNDERGROUND WATER
- ⊠ FOUND HIGHWAY MOUNTAIN
- POWER POLE



GENERAL NOTES:

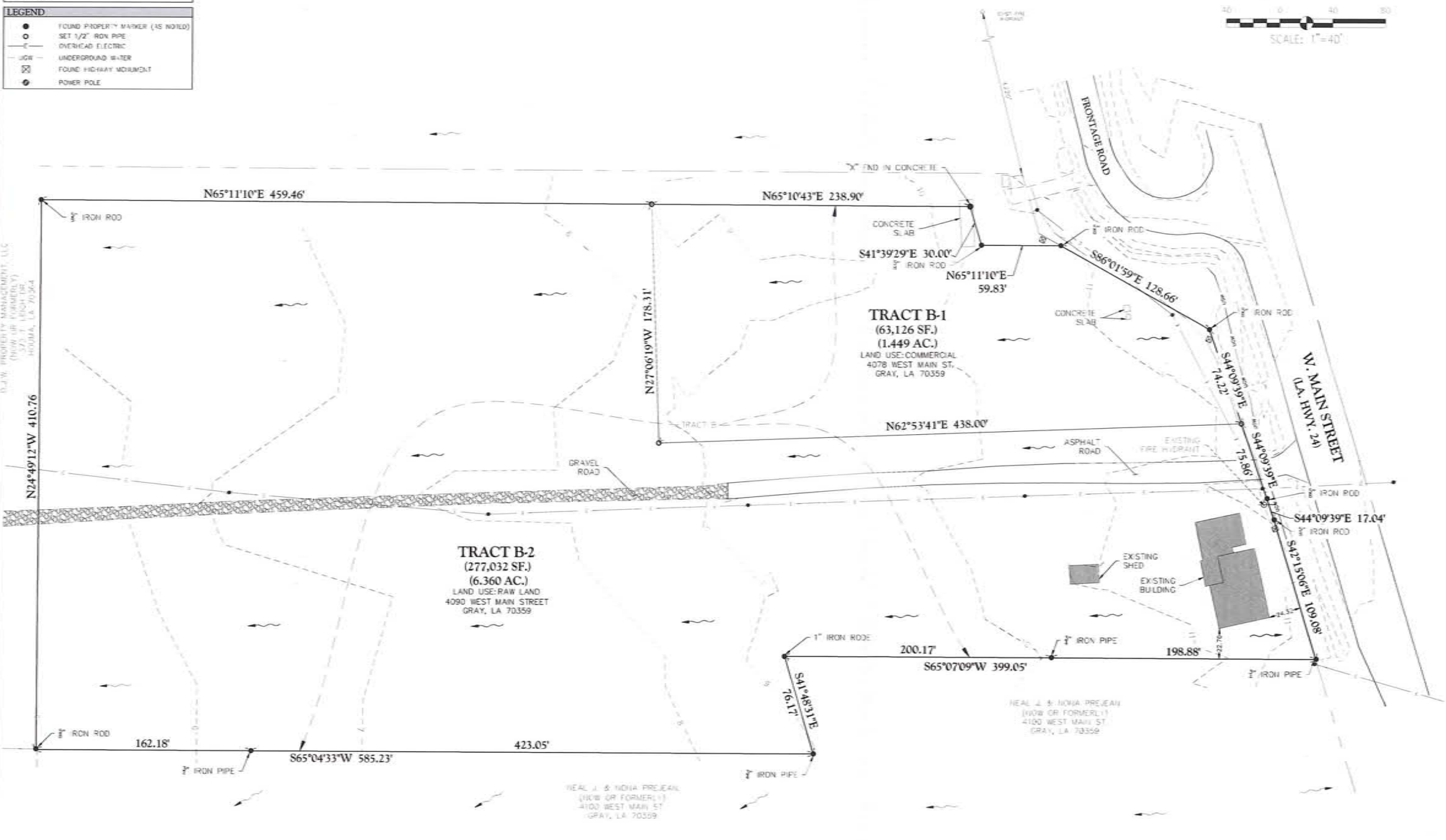
PROPERTY RESTRICTIONS, SERVITUDES, RIGHT-OF-WAYS, EASEMENTS AND/OR OTHER BURDENS, OTHER THAN THOSE NOTED, MAY EXIST ON THIS PROPERTY AND OWNERS OF ADJACENT PARCELS SHOULD ALSO BE AWARE. ABSTRACTING FOR VERIFICATION OF TITLE AND/OR ACTUAL OWNERSHIP WAS NOT IN THE SCOPE OF THIS SURVEY MADE BY QUALITY ENGINEERING AND SURVEYING, L.L.C.

WETLAND DELINEATION OR DETERMINATION WAS NOT REQUESTED NOR INCLUDED IN THIS SURVEY.

THE UTILITY LINES SHOWN HEREON HAVE BEEN LOCATED THROUGH LA ONE CALL OR WITH THE CLIENT'S REPRESENTATIVE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES THAT HAVE NOT BEEN LOCATED.

FLOOD CERTIFICATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 225206, MAP NO. 2252060100 WHICH BEARS AN EFFECTIVE DATE OF 05/01/1985. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



APPROVAL:

APPROVED & ACCEPTED THIS DATE _____

BY THE HOUMA-TERRIBINE REGIONAL PLANNING COMMISSION

BY _____ FOR _____

MAP SHOWING MINOR SUBDIVISION OF TRACT B INTO TRACTS B-1 & B-2

KONVENIENCE KING

SECTION 3 & 5, TOWNSHIP 16 SOUTH, RANGE 16 EAST, SOUTHEASTERN LAND DISTRICT WEST OF THE MISSISSIPPI RIVER, TERREBORNE PARISH, LOUISIANA

**RANDY ROBICHEAUX
R & R DISTRIBUTORS, INC.**

DATE: OCTOBER 30, 2015

PROJECT NO.: 15-011

FIELD NO.: 108

SCALE: 1"=40'

CHECKED BY: J. J.

DATE: 10/30/15

1 OF 1

CERTIFICATION

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECTION, AND IT DOES CONFORM TO THE REQUIREMENTS FOR THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 49: LXX, CHAPTER 29 FOR A CLASS C SURVEY.

PRELIMINARY DOCUMENT FOR REVIEW ONLY
This document is not to be used for construction, bidding, recordation, conveyance, sales, or as the basis for the issuance of a permit.

JAME M. BORDOLINI
PROFESSIONAL LAND SURVEYOR #4871

DATE _____