



St. James Parish Government

P. O. Box 106
Convent, Louisiana 70723-0106
(225) 562-2260
FAX (225) 562-2279
TDD: (225) 562-8500

Timothy P. Roussel
Parish President

Michelle N. Octave
Chief Administrative Officer

To: Planning Commission Members

Date: January 24, 2018

Re: Meeting Notice

The St. James Parish Planning Commission will hold its regularly scheduled meeting on **Wednesday, January 31, 2018, 6:00 p.m.**, at the Convent Courthouse, Convent, LA. Enclosed for your review are minutes of the previous regular meeting, and a copy of the tentative agenda.

If you have any questions, please feel free to contact the Planning & Permitting Office at (225) 562-2264.

Sincerely,

Eric Wolverton

Eric Wolverton
Planning & Permitting Supervisor
St. James Parish Government

EW/scs

Attachments

Blaise J. Gravois
Director of
Operations

Chantal T. Waguespack
Director of
Finance

Bedar W. Warren
Director of
Human Resources

Francis Hymel, Jr.
Director of
Emergency Preparedness

AGENDA
ST. JAMES PLANNING COMMISSION
January 31, 2018 - 6:00 p.m.

- I. ROLL CALL
- II. MINUTES OF LAST MEETING
- III. CORRESPONDENCE - None
- IV. PRESENTATION AND PUBLIC COMMENTS
- V. OLD BUSINESS

- 1. Plot #: 17-30 PC: 09-27-17

Plot: *Davis Louque Tract Family Resubdivision*

Request: *Final approval of the family resubdivision of Lots 1, 2, 3, 4, 5, 6, 7, 8 & Lot 3-A-4 of Tract 3-A of the Davis Louque Tract into Lots 1A, 2A, 5A, 6A, 7A, 8A, 9A, 10A, 11A, 12A, 13A, 14A, 15A and a proposed street of Tract 3-A of the Davis Louque Tract and to show the revocation of a 25' portion of Jenny Road on Lot 3-A-2*

Location: *Paulina, Louisiana*

Section-Township-Range: *Section 1, T-11-S, R-5-E*

Elevation: *x8.5'-Lot 1A; x8.3'-Lot 2A; x7.8'-Lot 5A; x7.5'-Lot 6A; x7.3'-Lot 7A; x7.0'-8A; x7.0'-Lot 9A; x7.1'-Lot 10A; x7.4'-Lot 11A; x7.7'-Lot 12A; x8.0'-13A; x8.2'-Lot 14A; and x8.4'-Lot 15A*

Proposed Land Use: *Family Subdivision*

Number of Lots: *13*

Lot Size: *28,289'- Lot 1A; 52,102'-Lot 2A; 32,750'-Lot 5A; 23,587'-Lot 6A; 23,542'-Lot 7A; 23,737'-Lot 8A; 24,296'-Lot 9A; 23,473'-Lot 10A; 23,471'-Lot 11A; 28,082'-Lot 12A; 28,080'-Lot 13A; 27,891'-Lot 14A; and 27,891'-Lot 15A*

Land Use Designation: *Residential Growth*

Status: *Pending Letter of No Objection from LaDHH and the Deliverance of CAD File*

Owner/Developer: *Eric Louque*

- VI. NEW BUSINESS

- 1. Plot #: 18-01 PC: 01-31-18

Plot: *Yolande Schexnayder Partition (Lot 2D)*

Request: *Preliminary approval of the resubdivision of Lot 2D of the Yolande Schexnayder Partition into Lots 2D-1 and 2D-2*

Location: *Paulina, Louisiana*

Section-Township-Range: *Section 81, T-11-S, R-4-E*

Elevation: *x7.9'-Lot 2D-1 and x7.2'- Lot 2D-2*

Proposed Land Use: *Family Subdivision*

Number of Lots: *2*

Lot Size: *23,670' - Lot 2D-1 and 23,721' - Lot 2D-2*

Land Use Designation: *Residential Growth*

Status: *Pending Letter of No Objection from LaDHH and the Deliverance of CAD File*

Owner/Developer: *Wesley & Rachelle Oubre*

- 2. Plot #: 18-02 PC: 01-31-18

Plot: *YuHaung Chemical, Inc.*

Request: *Requesting final approval of the resubdivision of portions of Bon Secour Plantation and Sidney Plantation (YuHaung Chemical, Inc.) lying South of LA Highway 18 and North of the Union Pacific Railroad into Lots herein designated as Lot 1-A and Lot 2-A*

Location: *St. James, Louisiana*

Section-Township-Range: *Sections 9 & 85, T-12-S, R-16-E*

Elevation: *x13.1' - 1-A and x16.2' - 2A*

Proposed Land Use: *Industrial*

Number of Lots: *2*

Lot Size: *36.595 acres-Lot 1-A and 52.123 acres-Lot 2-A*

Land Use Designation: *Industrial Use*

Status: *Pending Letter of No Objection from LaDHH and the Deliverance of CAD File*

Owner/Developer: *YuHuang Chemical, Inc.*

3. Plot #: 18-03

PC: 01-31-18

Plot: *Resubdivision of the Ralph and Mary Jane Stein Duet (Lot C)*

Request: *Variance of one (1') foot, 6" on front and 6" on rear, of setback requirement for mobile home placement as per Ralph and Mary Jane Stein Duet plat provided.*

Location: *Vacherie, Louisiana*

Section-Township-Range: *Section 13, T-13-S, R-17-E*

Owner/Developer: *Rashawn Lindsey Brooks*

VII. ADJOURNMENT

PROCEEDINGS OF THE PLANNING COMMISSION, PARISH OF ST. JAMES, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING ON WEDNESDAY, December 27, 2017

The Planning Commission of the Parish of St. James, State of Louisiana, met in regular session at the Courthouse in Convent, Louisiana on Wednesday, December 27, 2017 at 6:00 p.m.

PRESENT: Glen Millet, Dean Millet, Anthony Boudreaux, Michael Krumholt, Larry Malancon, Arthur Matherne, Wilson Malbrough, Sue Beier and Jon Hotard

ABSENT: Ralph Becnel

OTHERS IN ATTENDANCE: Eric Wolverton, Blaise Gravois and Mickey Roussel

MINUTES

Motioned by Matherne and seconded by Boudreaux to accept the minutes of the November 29, 2017 regular meeting as presented. Motion carried.

CORRESPONDENCE – Gravois presented a letter from Providence Engineering and Design, LLC, dated December 15, 2017 in referenced to Bellevue Lakes, Phase IV - VI.

PRESENTATION AND PUBLIC COMMENTS - None

OLD BUSINESS

1. **Morgan Roussel Tract Resubdivision (Plot #: 17-36)** – Chairman Millet requested to move as last item on agenda. Motioned by Matherne and seconded by Boudreaux. Motion carried.

NEW BUSINESS

1. **Chris and Linda Hubbell & Shane Hubbell Property (Plot #: 17-39)** - Represented by Mr. Chris Hubbell. Requested approval of the relocation of lot line. The property is located in Section 42, T-13-S, R-17-E designated as Lot 1 and Tracts 8 & 10 on a survey by Providence Engineering and Design, LLC, dated December 13, 2017. The property is located in Vacherie, Louisiana along Elizabeth Road and Louisiana Highway 644. The subdivide was reviewed and found to be in conformity of the Parish Land Use Plan under Ordinance 86-37 (c) 2. Motioned by Matherne and seconded by Krumholt to grant final approval of the relocation of lot line. Motion carried.
2. **John F. Dumas, Sr., Property (Plot #: 17-40)** - Item was tabled due to lack of representation. Motioned by D. Millet and seconded by Boudreaux. Motion carried.
3. **Roland Bourgeois Property (Plot #: 17-41)** - Represented by Mr. Scott Bourgeois. Requested preliminary approval of the resubdivision of Tract E into Tracts E-1, E-2 and E-3 of the Webre-Steib Plantation. The property is located in Section 14, T-13-S, R-17-E on a survey designated by Resource Environmental Solutions, LLC, dated December 7, 2017. The property is located in Vacherie, Louisiana along Louisiana Highway 20. The subdivide was reviewed and found to be in conformity of the Parish Land Use Plan under Ordinance 86-37 (c) 6. Motioned by Matherne and seconded by D. Millet to grant preliminary approval of Tracts E-1, E-2 and E-3 for public sale, pending letter of no objection from LaDHH and the deliverance of CAD file. Motion carried.
4. **Todd A. Bourgeois Sr. Property (Plot #: 17-42)** - Represented by Ms. Charlie Bourgeois. Requested approval of the resubdivision of Lot 1B of the Emile Roussel Estate Subdivision into Lots 1B-1, 1B-2 and 1B-3, 1B-4, 1B-5 and 1B-6 of the Emile Roussel Estate Subdivision. The property is located in Sections 21 & 22, T-12-S, R-5-E, designated as Lots 1B-1, 1B-2, 1B-3, 1B-4, 1B-5 and 1B-6 on a survey by Riverlands Surveying Company, dated December 12, 2017. The property is located in Paulina, Louisiana along Noon Street. The subdivide was reviewed and found to be in conformity of the Parish Land Use Plan under Ordinance 86-37 (c) 2. Motioned by Boudreaux and seconded by Matherne to grant final approval of Lots 1B-1, 1B-2 and 1B-3 for public sale, and Lots 1B-4, 1B-5 and 1B-6 for family subdivision, pending letter of no objection from LaDHH and the deliverance of CAD file. Motion carried.
5. **Keith Martin Property (Plot #: 17-43)** - Represented by Mr. Keith Martin. Requested approval of the resubdivision of (1) that portion of the Clarence Pollet Tract lying North of LA Highway 44 to the South Right of Way of the IC Railroad, (2) The Harry Martin Lot and (3) the front 38.98' by 225' depth portion of the Michel Martin Estate into Lot 1, Lot 2, Lot 3 and Lot 4 of the Keith Martin Property. The property is located in Sections 15 & 16, T-12-S, R-5-E designated as Lot 1, Lot 2, Lot 3 and Lot 4 on a survey by Riverlands Surveying Company, dated December 12, 2017. The property is located in Paulina, Louisiana along Antioch St. The subdivide was reviewed and found to be in conformity of the Parish Land Use Plan under Ordinance 86-37 (c) 2. Motioned by Boudreaux and seconded by Hotard to grant approval of the resubdivision of Lot 1, Lot 2, Lot 3 and Lot 4 for public sale, pending letter of no objection from LaDHH and the deliverance of CAD file. Motion carried.

6. **Vacherie Maintenance Management, Inc. (Plot #: 17-44)** - Represented by Mr. Trey Chauvin. Requested approval of the resubdivision of Tract 2 to create Tract 3. The property is located in Section 2, 11 & 46, T-13-S, R-17-E designated as Tract 3 on a survey by Leonard Chauvin P. E., P.L.S., Inc., dated December 14, 2017. The property is located in Vacherie, Louisiana along Louisiana Highway 20. The subdivide was reviewed and found to be in conformity of the Parish Land Use Plan under Ordinance 86-37 (c) 3. Motioned by Matherne and seconded by Krumholt to grant approval of the resubdivision of Tract 3, pending letter of no objection from LaDHH and CAD file. Motion carried.

7. **Morgan Roussel Tract Resubdivision (Plot #: 17-39)** – Represented by Mr. Wilbur Reynaud. Requested a hardship variance on the Morgan Roussel Tract 5B, 6B, 7-B-1 and 9-B into Lots 5-B1, 5-B2, 5B-3, 5B-4, 5B-5, 5B-6, 5B-7, 5B-8 and 5B-9. The property is located in Sections 27, 28, 57 and 88, T-11-S, R-5-E on a survey by Riverlands Surveying Company, dated December 15, 2017. The property is located along Falcon Court Road, in Paulina, Louisiana. Vic Franckiewicz, Parish legal counsel, said the ordinance encourages upgrading the roads, water and sewer systems to meet public standards. Mr. Reynaud stated that the subdivision will meet family subdivision standards. Motioned by Matherne and seconded by Boudreaux to deny further subdivision of the lots and variance. Motion carried (5 for, 3 against, and 1 absent) to deny the request.

ADJOURNMENT

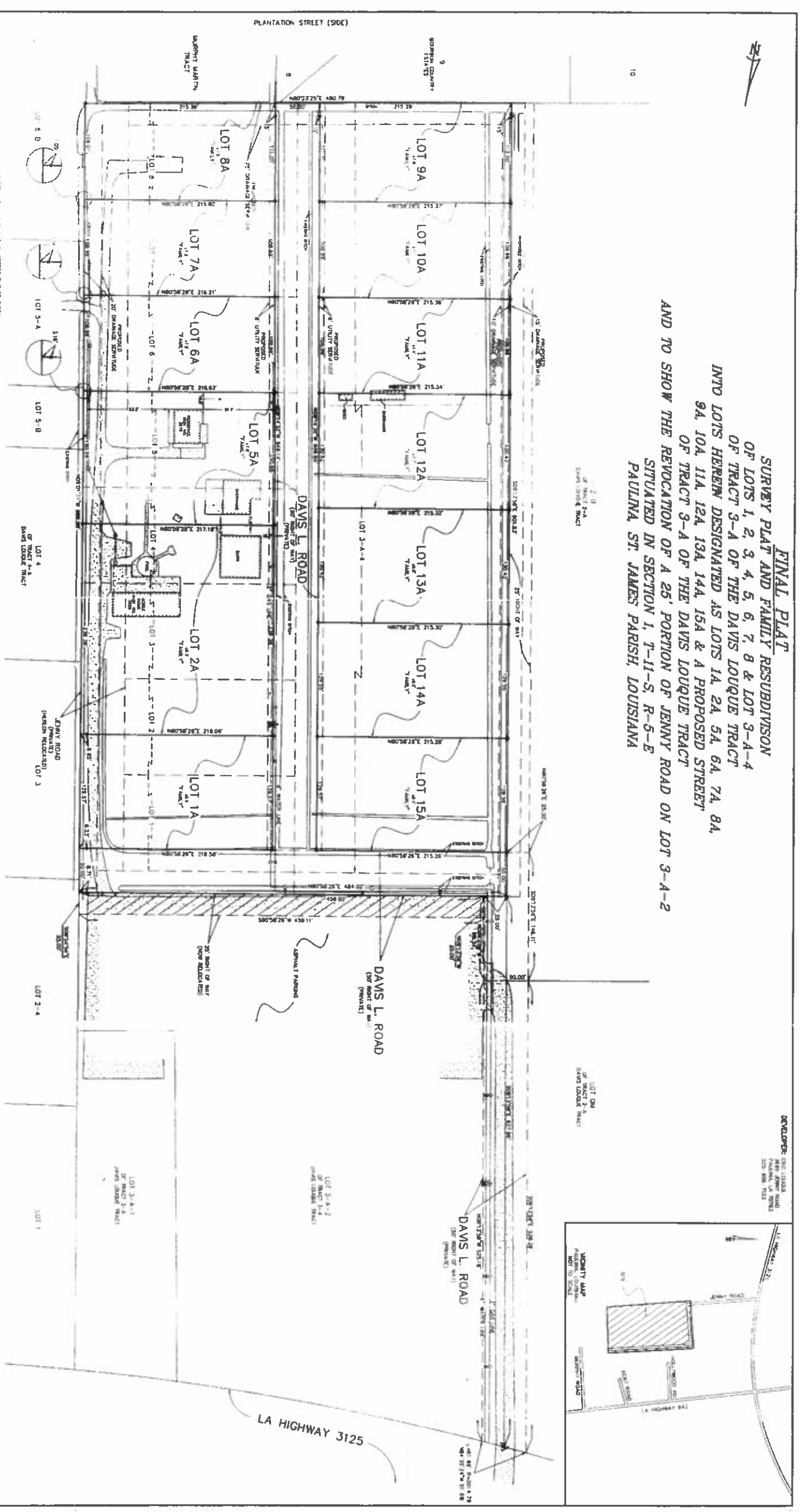
Motion by D. Millet and seconded by Matherne to adjourn. Meeting adjourned at 6.54 p.m. Motion carried.

s/ _____
Glen Millet, Chairman

s/ _____
Michael Krumholt, Secretary

17-30

FINAL PLAT
SURVEY PLAT AND FAMILY RESUBDIVISION
OF LOTS 1, 2, 3, 4, 5, 6, 7, 8 & LOT 3-A-4
OF TRACT 3-A OF THE DAVIS LOUQUE TRACT
INTO LOTS HEREIN DESIGNATED AS LOTS 1A, 2A, 5A, 6A, 7A, 8A,
9A, 10A, 11A, 12A, 13A, 14A, 15A & A PROPOSED STREET
OF TRACT 3-A OF THE DAVIS LOUQUE TRACT
SITUATED IN SECTION 1, T-11-S, R-5-E
PAULINA, ST. JAMES PARISH, LOUISIANA



AREA TABLE

LOT NO.	AREA SQ. FT.
LOT 1A	24,000.00
LOT 2A	24,000.00
LOT 3A	24,000.00
LOT 4A	24,000.00
LOT 5A	24,000.00
LOT 6A	24,000.00
LOT 7A	24,000.00
LOT 8A	24,000.00
LOT 9A	24,000.00
LOT 10A	24,000.00
LOT 11A	24,000.00
LOT 12A	24,000.00
LOT 13A	24,000.00
LOT 14A	24,000.00
LOT 15A	24,000.00
LOT 3-A-4	21,000.00
LOT 2-A	21,000.00
LOT 1	21,000.00

THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS SURVEY PLAT IS BASED ON THE RECORDS OF THE PUBLIC UTILITIES COMMISSION OF THE STATE OF LOUISIANA. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS SURVEY PLAT IS BASED ON THE RECORDS OF THE PUBLIC UTILITIES COMMISSION OF THE STATE OF LOUISIANA. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS SURVEY PLAT IS BASED ON THE RECORDS OF THE PUBLIC UTILITIES COMMISSION OF THE STATE OF LOUISIANA.

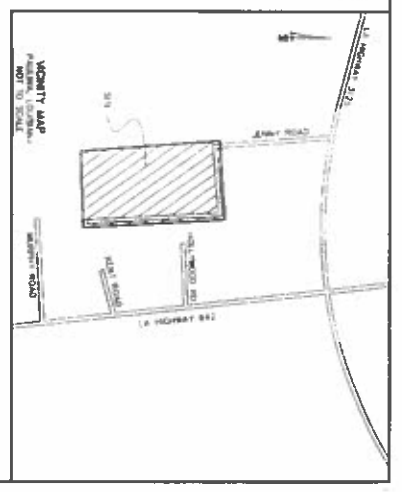
LA HIGHWAY 312 - GRAND POINT ROAD (SPT)
 NOTE: EXISTING PAVEMENT STRIPS TO BE MAINTAINED BY
 CONTRACTOR ON TYPICAL PROPERTY CORNERS

LEGEND:
 1. LOT AND SUBLOT
 2. RIGHT OF WAY
 3. EASEMENT
 4. ENCUMBRANCE
 5. UNRECORDED INTEREST
 6. UNRECORDED ENCUMBRANCE
 7. UNRECORDED EASEMENT
 8. UNRECORDED ENCUMBRANCE
 9. UNRECORDED EASEMENT
 10. UNRECORDED ENCUMBRANCE
 11. UNRECORDED EASEMENT
 12. UNRECORDED ENCUMBRANCE
 13. UNRECORDED EASEMENT
 14. UNRECORDED ENCUMBRANCE
 15. UNRECORDED EASEMENT
 16. UNRECORDED ENCUMBRANCE
 17. UNRECORDED EASEMENT
 18. UNRECORDED ENCUMBRANCE
 19. UNRECORDED EASEMENT
 20. UNRECORDED ENCUMBRANCE
 21. UNRECORDED EASEMENT
 22. UNRECORDED ENCUMBRANCE
 23. UNRECORDED EASEMENT
 24. UNRECORDED ENCUMBRANCE
 25. UNRECORDED EASEMENT
 26. UNRECORDED ENCUMBRANCE
 27. UNRECORDED EASEMENT
 28. UNRECORDED ENCUMBRANCE
 29. UNRECORDED EASEMENT
 30. UNRECORDED ENCUMBRANCE
 31. UNRECORDED EASEMENT
 32. UNRECORDED ENCUMBRANCE
 33. UNRECORDED EASEMENT
 34. UNRECORDED ENCUMBRANCE
 35. UNRECORDED EASEMENT
 36. UNRECORDED ENCUMBRANCE
 37. UNRECORDED EASEMENT
 38. UNRECORDED ENCUMBRANCE
 39. UNRECORDED EASEMENT
 40. UNRECORDED ENCUMBRANCE
 41. UNRECORDED EASEMENT
 42. UNRECORDED ENCUMBRANCE
 43. UNRECORDED EASEMENT
 44. UNRECORDED ENCUMBRANCE
 45. UNRECORDED EASEMENT
 46. UNRECORDED ENCUMBRANCE
 47. UNRECORDED EASEMENT
 48. UNRECORDED ENCUMBRANCE
 49. UNRECORDED EASEMENT
 50. UNRECORDED ENCUMBRANCE
 51. UNRECORDED EASEMENT
 52. UNRECORDED ENCUMBRANCE
 53. UNRECORDED EASEMENT
 54. UNRECORDED ENCUMBRANCE
 55. UNRECORDED EASEMENT
 56. UNRECORDED ENCUMBRANCE
 57. UNRECORDED EASEMENT
 58. UNRECORDED ENCUMBRANCE
 59. UNRECORDED EASEMENT
 60. UNRECORDED ENCUMBRANCE
 61. UNRECORDED EASEMENT
 62. UNRECORDED ENCUMBRANCE
 63. UNRECORDED EASEMENT
 64. UNRECORDED ENCUMBRANCE
 65. UNRECORDED EASEMENT
 66. UNRECORDED ENCUMBRANCE
 67. UNRECORDED EASEMENT
 68. UNRECORDED ENCUMBRANCE
 69. UNRECORDED EASEMENT
 70. UNRECORDED ENCUMBRANCE
 71. UNRECORDED EASEMENT
 72. UNRECORDED ENCUMBRANCE
 73. UNRECORDED EASEMENT
 74. UNRECORDED ENCUMBRANCE
 75. UNRECORDED EASEMENT
 76. UNRECORDED ENCUMBRANCE
 77. UNRECORDED EASEMENT
 78. UNRECORDED ENCUMBRANCE
 79. UNRECORDED EASEMENT
 80. UNRECORDED ENCUMBRANCE
 81. UNRECORDED EASEMENT
 82. UNRECORDED ENCUMBRANCE
 83. UNRECORDED EASEMENT
 84. UNRECORDED ENCUMBRANCE
 85. UNRECORDED EASEMENT
 86. UNRECORDED ENCUMBRANCE
 87. UNRECORDED EASEMENT
 88. UNRECORDED ENCUMBRANCE
 89. UNRECORDED EASEMENT
 90. UNRECORDED ENCUMBRANCE
 91. UNRECORDED EASEMENT
 92. UNRECORDED ENCUMBRANCE
 93. UNRECORDED EASEMENT
 94. UNRECORDED ENCUMBRANCE
 95. UNRECORDED EASEMENT
 96. UNRECORDED ENCUMBRANCE
 97. UNRECORDED EASEMENT
 98. UNRECORDED ENCUMBRANCE
 99. UNRECORDED EASEMENT
 100. UNRECORDED ENCUMBRANCE

SCALE IN FEET
 0 25 50 100 150
 1" = 50'

RIEDELANDS SURVEYING COMPANY
 400 HENRIE STREET
 LAHAINA HI 96741
 808-255-0000

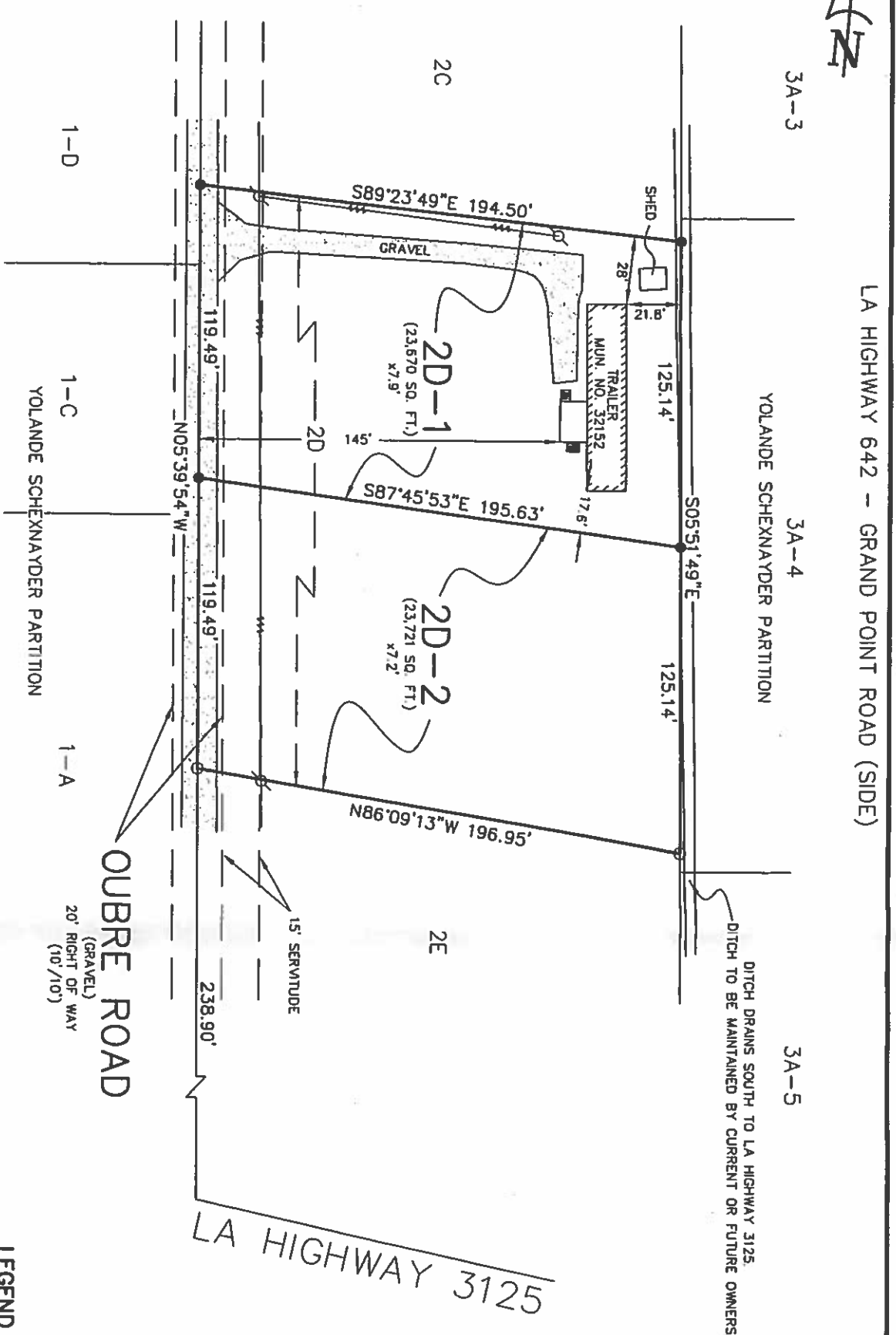
LEGEND:
 1. LOT AND SUBLOT
 2. RIGHT OF WAY
 3. EASEMENT
 4. ENCUMBRANCE
 5. UNRECORDED INTEREST
 6. UNRECORDED ENCUMBRANCE
 7. UNRECORDED EASEMENT
 8. UNRECORDED ENCUMBRANCE
 9. UNRECORDED EASEMENT
 10. UNRECORDED ENCUMBRANCE
 11. UNRECORDED EASEMENT
 12. UNRECORDED ENCUMBRANCE
 13. UNRECORDED EASEMENT
 14. UNRECORDED ENCUMBRANCE
 15. UNRECORDED EASEMENT
 16. UNRECORDED ENCUMBRANCE
 17. UNRECORDED EASEMENT
 18. UNRECORDED ENCUMBRANCE
 19. UNRECORDED EASEMENT
 20. UNRECORDED ENCUMBRANCE
 21. UNRECORDED EASEMENT
 22. UNRECORDED ENCUMBRANCE
 23. UNRECORDED EASEMENT
 24. UNRECORDED ENCUMBRANCE
 25. UNRECORDED EASEMENT
 26. UNRECORDED ENCUMBRANCE
 27. UNRECORDED EASEMENT
 28. UNRECORDED ENCUMBRANCE
 29. UNRECORDED EASEMENT
 30. UNRECORDED ENCUMBRANCE
 31. UNRECORDED EASEMENT
 32. UNRECORDED ENCUMBRANCE
 33. UNRECORDED EASEMENT
 34. UNRECORDED ENCUMBRANCE
 35. UNRECORDED EASEMENT
 36. UNRECORDED ENCUMBRANCE
 37. UNRECORDED EASEMENT
 38. UNRECORDED ENCUMBRANCE
 39. UNRECORDED EASEMENT
 40. UNRECORDED ENCUMBRANCE
 41. UNRECORDED EASEMENT
 42. UNRECORDED ENCUMBRANCE
 43. UNRECORDED EASEMENT
 44. UNRECORDED ENCUMBRANCE
 45. UNRECORDED EASEMENT
 46. UNRECORDED ENCUMBRANCE
 47. UNRECORDED EASEMENT
 48. UNRECORDED ENCUMBRANCE
 49. UNRECORDED EASEMENT
 50. UNRECORDED ENCUMBRANCE
 51. UNRECORDED EASEMENT
 52. UNRECORDED ENCUMBRANCE
 53. UNRECORDED EASEMENT
 54. UNRECORDED ENCUMBRANCE
 55. UNRECORDED EASEMENT
 56. UNRECORDED ENCUMBRANCE
 57. UNRECORDED EASEMENT
 58. UNRECORDED ENCUMBRANCE
 59. UNRECORDED EASEMENT
 60. UNRECORDED ENCUMBRANCE
 61. UNRECORDED EASEMENT
 62. UNRECORDED ENCUMBRANCE
 63. UNRECORDED EASEMENT
 64. UNRECORDED ENCUMBRANCE
 65. UNRECORDED EASEMENT
 66. UNRECORDED ENCUMBRANCE
 67. UNRECORDED EASEMENT
 68. UNRECORDED ENCUMBRANCE
 69. UNRECORDED EASEMENT
 70. UNRECORDED ENCUMBRANCE
 71. UNRECORDED EASEMENT
 72. UNRECORDED ENCUMBRANCE
 73. UNRECORDED EASEMENT
 74. UNRECORDED ENCUMBRANCE
 75. UNRECORDED EASEMENT
 76. UNRECORDED ENCUMBRANCE
 77. UNRECORDED EASEMENT
 78. UNRECORDED ENCUMBRANCE
 79. UNRECORDED EASEMENT
 80. UNRECORDED ENCUMBRANCE
 81. UNRECORDED EASEMENT
 82. UNRECORDED ENCUMBRANCE
 83. UNRECORDED EASEMENT
 84. UNRECORDED ENCUMBRANCE
 85. UNRECORDED EASEMENT
 86. UNRECORDED ENCUMBRANCE
 87. UNRECORDED EASEMENT
 88. UNRECORDED ENCUMBRANCE
 89. UNRECORDED EASEMENT
 90. UNRECORDED ENCUMBRANCE
 91. UNRECORDED EASEMENT
 92. UNRECORDED ENCUMBRANCE
 93. UNRECORDED EASEMENT
 94. UNRECORDED ENCUMBRANCE
 95. UNRECORDED EASEMENT
 96. UNRECORDED ENCUMBRANCE
 97. UNRECORDED EASEMENT
 98. UNRECORDED ENCUMBRANCE
 99. UNRECORDED EASEMENT
 100. UNRECORDED ENCUMBRANCE



DEVELOPER: THE LOUISIANA
 PUBLIC UTILITIES COMMISSION
 1225 PINE STREET
 MONROE, LA 70502

18-01

LA HIGHWAY 642 - GRAND POINT ROAD (SIDE)



TITLE: SURVEY PLAT AND FAMILY RESUBDIVISION OF LOT 2D OF THE YOLANDE SCHEXNAYDER PARTITION INTO LOTS HEREIN DESIGNATED AS LOTS 2D-1 & 2D-2 OF THE YOLANDE SCHEXNAYDER PARTITION SITUATED IN SECTION 81, T-11-S, R-4-E, PAULINA, ST. JAMES PARISH, LOUISIANA.

DATE: JANUARY 8, 2018

SURVEY REFERENCE: 1. SURVEY REQUESTED BY ESTHER SCHEXNAYDER OUBRE, SUBDIVIDING LOT 2 OF YOLANDE SCHEXNAYDER PROPERTY BY WILLIE T. TAYLOR, JR., R.L.S. DATED 4/30/2000.
2. SURVEY PLAT & FAMILY SUBDIVISION OF LOT 3G & LOT 3 OF THE YOLANDE SCHEXNAYDER PARTITION INTO LOTS HEREIN DESIGNATED AS LOTS 3A-1, 3A-2, 3A-3, 3A-4, & 3A-5 OF THE YOLANDE SCHEXNAYDER PARTITION BY STEPHEN P. FLYNN DATED SEPTEMBER 25, 2017.
3. SURVEY PLAT & FAMILY SUBDIVISION OF LOT 1-B OF THE YOLANDE SCHEXNAYDER PARTITION INTO LOTS HEREIN DESIGNATED AS LOTS 1-C, 1-D, 1-E, 1-F, 1-G, 1-H, 1-I, 1-J OF THE YOLANDE SCHEXNAYDER PARTITION BY STEPHEN P. FLYNN DATED APRIL 9, 2015.

BASIS OF BEARING: BEARINGS HEREON ARE REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 1702, NAD 83, GEOID 12A USING LEICA SMARTNET SOLUTION DATED 1/3/2018.

FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "X" PER FEDERAL INSURANCE RATE MAP NUMBER 22093C-0100 DATED 7/4/2011.

SURVEYOR'S NOTES:

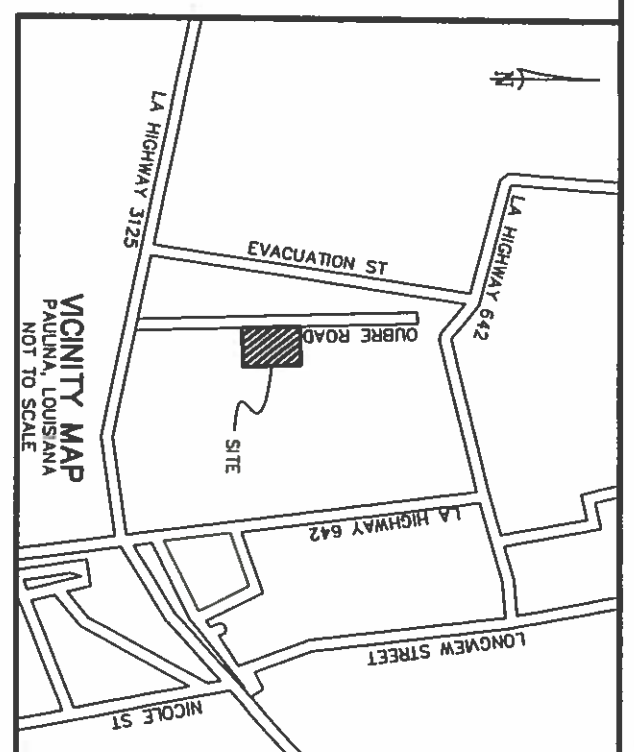
A. THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY.

B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.

C. NO UNDERGROUND LINES OR CONDUITS SHOWN.

D. MINIMUM SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.

E. ELEVATIONS HEREON DERIVED BY GPS LEICA SMARTNET SOLUTION DATED 1/8/2018 DATUM NAVD08 (GEOID 12A)



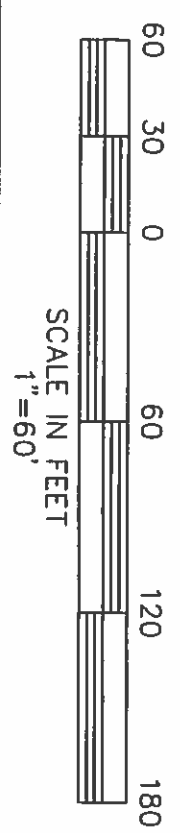
DEVELOPER: WESLEY & RACHELLE OUBRE
3757 LA HIGHWAY 642
PAULINA, LOUISIANA
225-715-2976

APPROVED:
ST. JAMES PARISH COUNCIL

PARISH PRESIDENT
ST. JAMES PARISH PLANNING COMMISSION

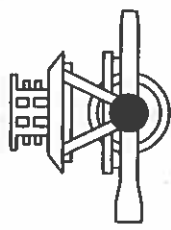
LEGEND

- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- ⊕ POWER POLE
- POWER LINE
- ~*7.2' ELEVATION



DRAWN BY: CLD DRAWING NO. MM1664

RIVERLANDS SURVEYING COMPANY



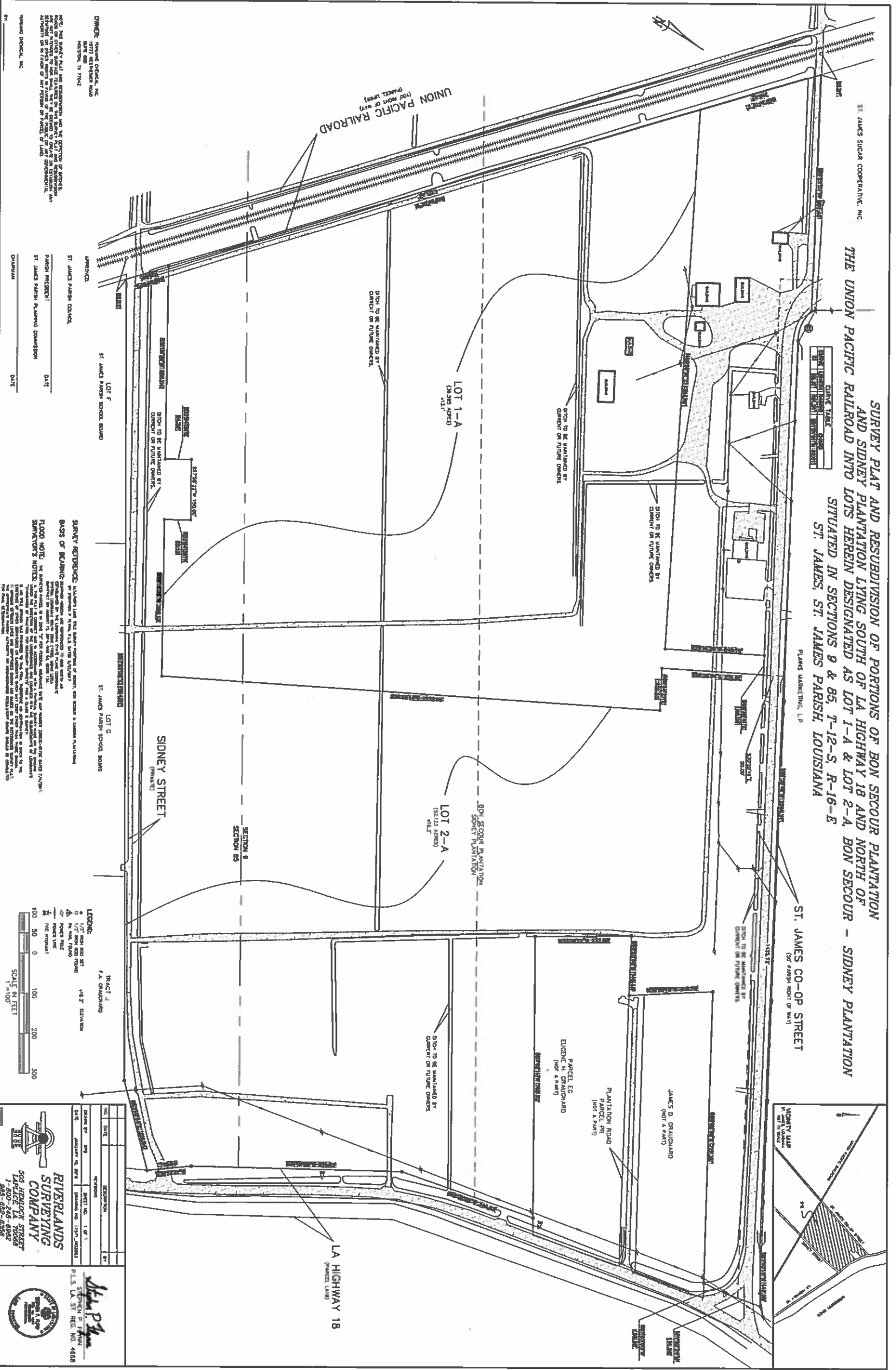
505 HEMLOCK STREET
LAPLACE, LA. 70068
1-800-248-6982
985-652-6356

STEPHEN P. FLYNN
P.L.S. LA. ST. REG. NO. 4868

PARISH PRESIDENT DATE

CHAIRMAN DATE

18-02



NOTE: THIS SURVEY PLAT AND RESUBDIVISION, AND THE SCHEDULE OF RIGHTS, RIGHTS OF OTHERS, EASEMENTS, AND OTHER RIGHTS, ARE HEREBY OFFERED TO THE PUBLIC FOR RECORD AND FILING IN THE PUBLIC RECORDS OF THE PARISH OF ST. JAMES, LOUISIANA. THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT OF ANY EASEMENTS, RIGHTS, AND INTERESTS IN THIS SURVEY AND HAS RECORDED THE SAME IN THIS SURVEY PLAT AND RESUBDIVISION.

OWNER: ST. JAMES SUGAR COOPERATIVE, INC.
SURVEYOR: RIVERLANDS SURVEYING COMPANY, L.P.

DATE: 04/11

SURVEY REFERENCE: ALL NECESSARY DATA AND REVISIONS TO THIS SURVEY PLAT AND RESUBDIVISION, INCLUDING THE SCHEDULE OF RIGHTS, RIGHTS OF OTHERS, EASEMENTS, AND OTHER RIGHTS, ARE HEREBY OFFERED TO THE PUBLIC FOR RECORD AND FILING IN THE PUBLIC RECORDS OF THE PARISH OF ST. JAMES, LOUISIANA.

LEGEND:

- 1/4" = 100' HOR. DIST.
- 1/8" = 50' HOR. DIST.
- 1/16" = 25' HOR. DIST.
- 1/32" = 12.5' HOR. DIST.
- 1/64" = 6.25' HOR. DIST.
- 1/128" = 3.125' HOR. DIST.
- 1/256" = 1.5625' HOR. DIST.

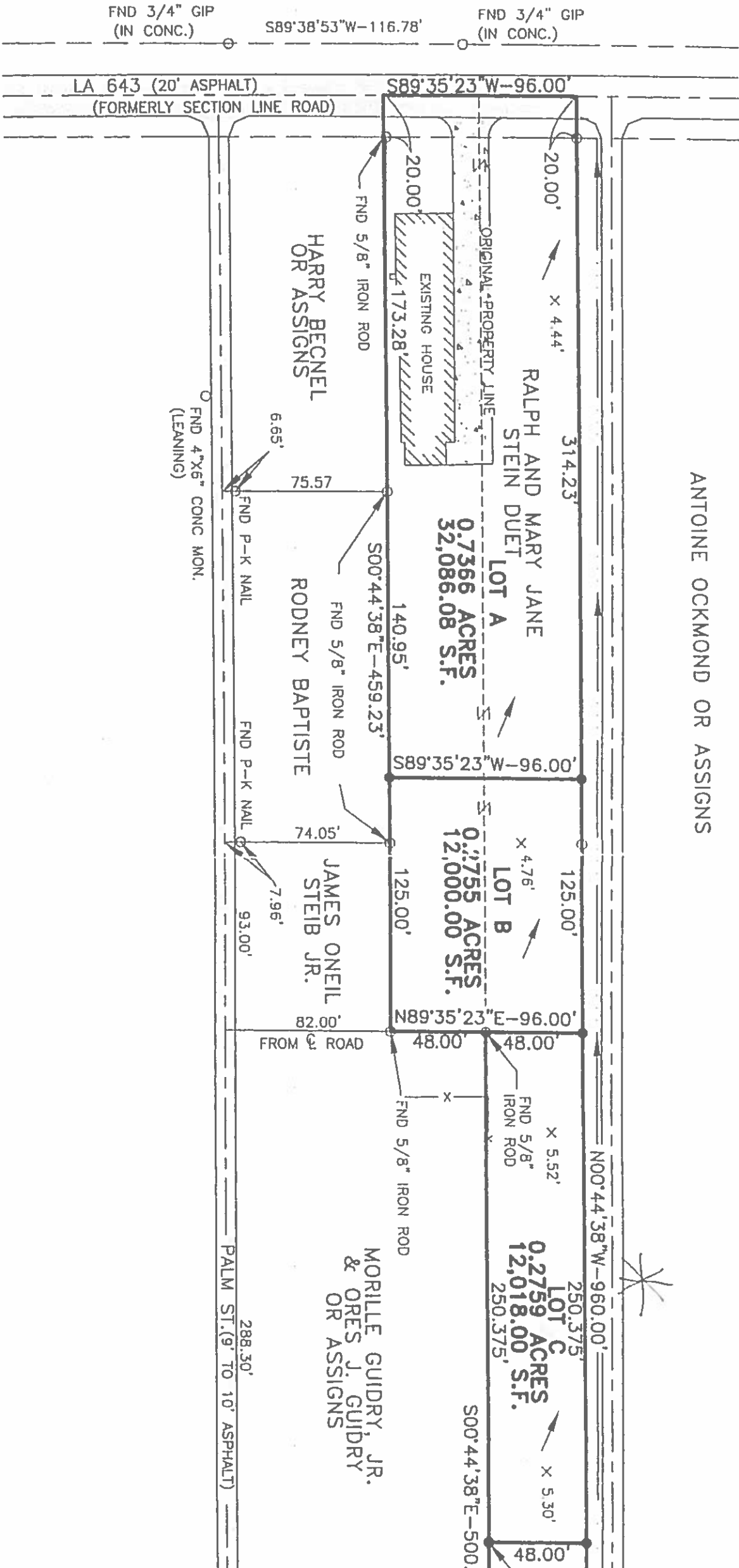
SCALE IN FEET:
1" = 100'

NO.	DATE	DESCRIPTION	BY
1	04/11/07	PREPARED BY SURVEYOR	ST. JAMES SUGAR COOPERATIVE, INC.
2	04/11/07	REVISION NO. 1 (CORRECTED)	ST. JAMES SUGAR COOPERATIVE, INC.

RIVERLANDS SURVEYING COMPANY, L.P.
4504 DECAUVILLE STREET
LAFAYETTE, LOUISIANA 70505
1-800-248-6992
857-635-6399

John P. Ryan
REGISTERED PROFESSIONAL SURVEYOR
No. 17648
PLS. TX. ST. REG. NO. 4868

St. James Parish setbacks are as follows (distance from property line): front 20', rear 15', side 5', side 10';
Accessory structures: rear 5', side 5'; distance from other buildings: 5', unless servitudes are greater.



18-03

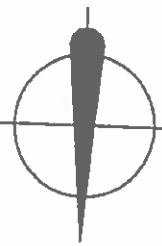
FND 3/4" G
(IN CONC.)

LA 643 (20' AC)
(FORMERLY SEC)

FND 4"x6" CONC MON.
(LEANING)

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 MOST RECENT MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS 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 "B" SURVEYS INDICATED IN THE ABOVE STANDARDS.

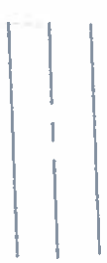


LEONARD CHAUVIN P.E., P.L.S., INC.
CIVIL ENGINEER LAND SURVEYOR

APPROVED:



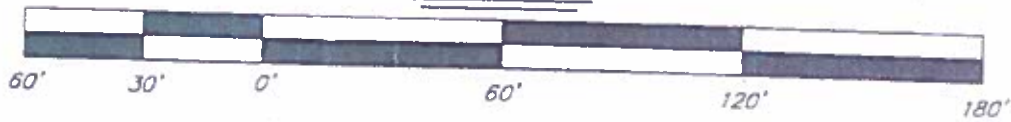
FIG. 4 3/16 CONC. MARK



SURVEY SHOWING

SUBDIVISION OF PROPERTY BELONGING TO
RALPH AND MARY JANE STEIN DUET
INTO LOTS A,B,C AND D
LOCATED IN SECTION 13, T13S-R17E,
ST. JAMES PARISH, LOUISIANA
JANUARY 29, 2013

SCALE IN FEET



APPROVALS:

APPROVED BY THE ST. JAMES PARISH COUNCIL,

Timothy L. Lavelle

PRESIDENT, ST. JAMES PARISH COUNCIL

3/7/2013

DATE:

APPROVED BY THE ST. JAMES PARISH PLANNING COMMISSION,

Alan McElroy

CHAIRMAN, ST. JAMES PARISH PLANNING COMMISSION

3-6-13

DATE:

CONNECT EXPLORER™

