

IBERIA PARISH REGIONAL PLANNING COMMISSION
March April 15, 2024
IBERIA PARISH COUNCIL CHAMBERS
300 IBERIA STREET, 4TH FLOOR
NEW IBERIA, LA
5:30 P.M.

REGULAR MEETING – Iberia Parish Council Chambers

I. CALL TO ORDER - CHAIRMAN’S OPENING REMARKS

II. PRAYER & PLEDGE

III.ROLL CALL

Name	PRESENT	ABSENT
Jacob Weaver		
Ian Alpha		
Jane Braud		
Lauren Brown		
Glenn Crappell		
Richard Broussard		
Hubert Landry Jr.		
Nathaniel Mitchel Sr.		
Lane Romero		
Chad Segura		
Gerrit Landry		

IV. APPROVAL OF AGENDA

1. April 15, 2024

V. ADOPTION OF MINUTES

1. March 18, 2024

VI. DEVELOPMENT REVIEW

1. Case No.: PC2024-0003
Plat Name: Westend Estates
Location: 1213 Lombard St
Proposed Land Use: Residential
2. Case No.: PC2024-0004

Plat Name: Jacqueline Romero Boutte
Location: 5200 blk of Coteau Rd
Proposed Land Use: Residential

3. Case No.: PC2024-0005
Plat Name: Wanda Sonnier
Location: E Admiral Doyle Dr @ Pellerin
Proposed Land Use: Residential
4. Case No.: PC2024-0006
Plat Name: Lois Judice
Location: Daspit Rd
Proposed Land Use: Residential

VII. OTHER BUSINESS

VIII. PUBLIC COMMENTARY

IX. ADJOURNMENT

For additional information concerning items placed on the Planning Commission Agenda, please call 337-369-4438

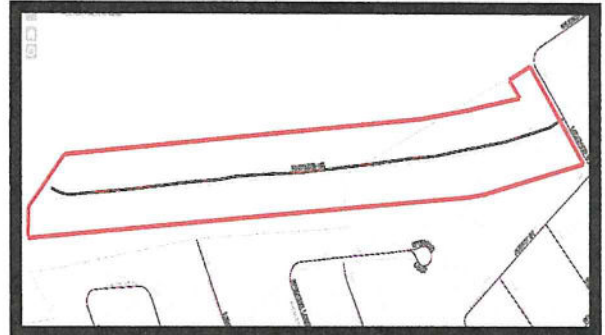
NOTE: The Planning Commission, at its discretion, reserves the right to defer action on the items listed on the agenda to a later date should the length of the meeting extend beyond a reasonable time frame.

IBERIA PARISH REGIONAL PLANNING COMMISSION

STAFF REPORT

April 15, 2024

SUBJECT: Preliminary & Final
Plat Approval
Case Name
Case No.: PC2024-0003
Applicant: West End Estates Holding Company LLC
Owner: West End Estates Holding Company LLC
Location: Westend Dr
Iberia Parish



REQUEST:

The applicant requests Preliminary & Final Plat approval for the subdivision of 15.503 acres of property into sixty (60) lots for Residential use and one (1) community center.

STAFF RECOMMENDATION:

Approval is recommended subject to the following conditions and all standards of the Iberia Parish Subdivision Regulations.

CONDITIONS:

1. Adequate provisions shall be made such that development activities do not adversely affect the adjacent properties. All building permits and construction activities must be completed such that the adjacent properties are not impacted from alteration of the historical drainage patterns. (Public Works).

PLAT REVISIONS:

1. Addresses are assigned as follows: (911/Communications District)

- **All addresses are preassigned**

OTHER COMMENTS/SUGGESTIONS:

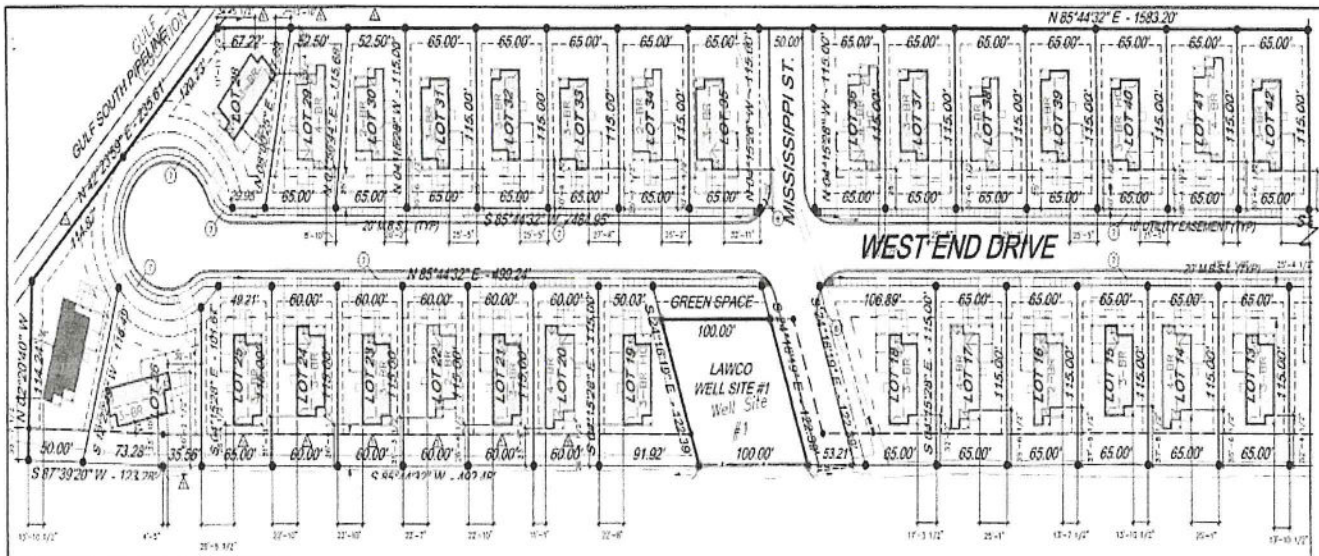
1. **Note:** All work to be performed within public right-of-way must be permitted. All work to be performed within public right-of-way must be permitted. Driveway permits may be obtained at 715-A Weldon St. For more information, call (337) 369-4438.

Attachments:

Plat

Adjoining Property Owners

Aerial Photo



1 SITE PLAN - WEST

- SITE PLAN GENERAL NOTES**
- 1 - CALL FOR THE FILE (2-800-272-5322) & NUMBER OF ALL WORKS BEFORE WORKING ON SITE.
 - 2 - SEE OTHER SITE WITH METRICAS AND PROCEED UPON COMPLETION OF THE GRADING.
 - 3 - THE END OF CONCRETE DRIVEWAYS SHALL BE LEVEL WITH THE TOP OF CONG. STREET GUTTER SURFACE.
 - 4 - CURB FLOORS OF COMMON SEWER MAINS (ADJACENT TO DRIVE) SHALL NOT EXCEED 1.50 MARK.
 - 5 - SLOPES OF CONC. WALKS & DRIVES FROM HOME TO COMMON SEWER MAINS SHALL NOT EXCEED 1.25 @ 10' HOMES. CROSS SLOPES OF CONC. WALKS & DRIVES SHALL NOT EXCEED 1.50.

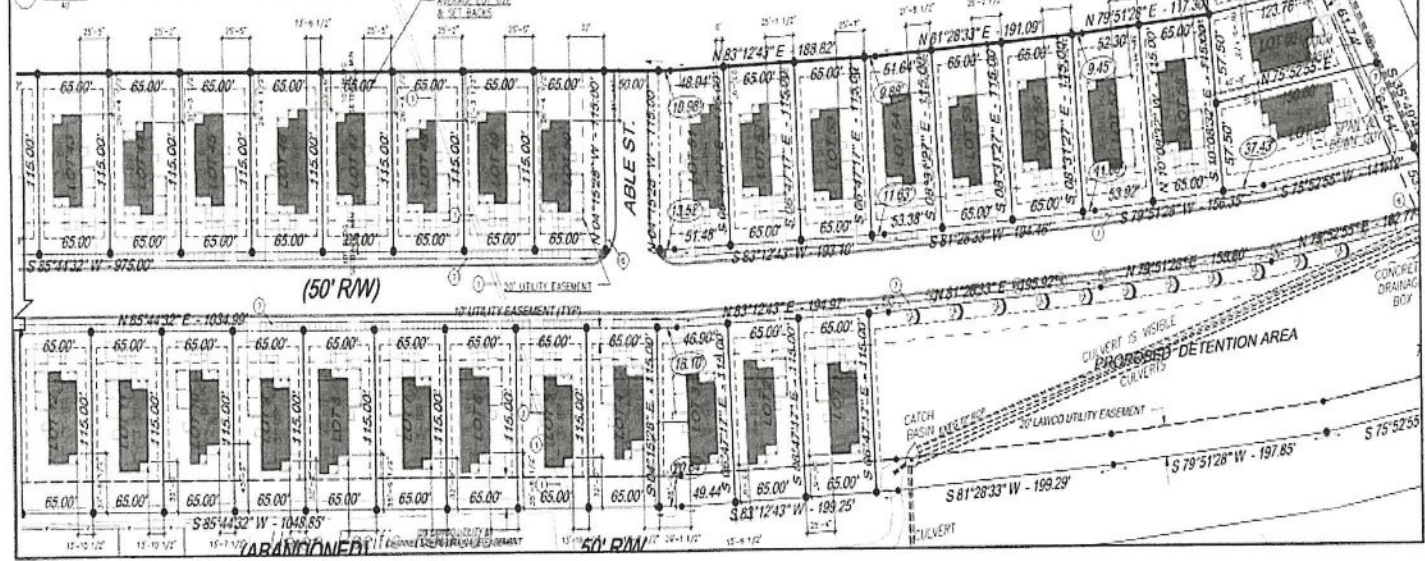
- SITE PLAN NOTES**
- 1 - ALL EXIST. GRADE TO BE COMPACTED PER DOT IN 6" LIFTS @ 125 MOST CONTENT.
 - 2 - IF WIDE CONC. SIDEWALK CON'G. AROUND TREATMENT PLANT, CONSTRUCT WALK DRIVE TREATMENT PLANT AND FENCE.
 - 3 - IF TALL WOOD FENCE, SEE DOT ON SHIT AIDS.
 - 4 - 4" WIDE STRIP OF NO GATES AT ALL DRIVE WALKS & WALKS.
 - 5 - GUTTER FOR WALK DRIVE, SEE TOTAL & INFO ON SHIT AIDS. INSTALL AT PER WALK DRIVE.
 - 6 - TOP SIGN SEE SHIT AIDS.
 - 7 - 5" WIDE CONC. SIDEWALK, SEE DOT.

- SITE LEGEND**
- NEW CURB DRIVE, SLOPE 1% TO WALK, MIN SLOPE OF ADJACENT SURFACES NOT TO EXCEED 1.25. CROSS 1/4" @ 4' ON DRIVE. CROSS THE DRIVE SURFACE & FOUR (4) FEET AT R/W. CONTRASTING COLOR.
 - NEW TOP SIGN, SEE DOT.
 - NEW CURB DRIVE, SEE DOT.
 - EXISTING FOOTPRINT.

SEE SITE INDICATED AROUND BLOC 28 (SEE 14-100) DOT 10-10'

LIONEL H. SUTTON, III, ET AL
(OR ASSIGNS)

2 SITE PLAN - EAST



GAUDET & TOLSON, LTD.
A PROFESSIONAL ARCHITECTURAL CORPORATION
REGISTERED ARCHITECTS
1000 W. BROADWAY, SUITE 1000
HOUSTON, TEXAS 77002
PH: 713.592.1234
FAX: 713.592.1235
WWW.GAUDETANDTOLSON.COM



WEST END ESTATES I
NEW MARIA, LUBBOCK

Project Number
0635
Date: 14 NOV 07
Sheet Number
A-102
Revision
Construction Title
14 NOV 2007
14 NOV 2007

**CITY OF NEW IBERIA
457 E MAIN ST
SUITE 300
NEW IBERIA, LA 70560**

**POLICE JURY
P.O. BOX 970
NEW IBERIA, LA 70562**

**CITY OF NEW IBERIA
1200 FIELD ST
NEW IBERIA, LA 70560**

**OCTAVE VINCENT
4608 HAZARD RD
NEW IBERIA, LA 70560**

**BEVERLY POLK
1125 LOMBARD ST
NEW IBERIA, LA 70560**

**CURLEY MOUTON
1123 LOMBARD ST
NEW IBERIA, LA 70560**

**LISA GILLIAM
1114 LOMBARD ST
NEW IBERIA, LA 70560**

**ALMA POLK
1118 LOMBARD ST
NEW IBERIA, LA 70560**

**LOUISIANA WATER
8755 GOODWOOD BLVD
BATON ROUGE, LA 70806**

**RITA WILSON
1104 FIELD ST
NEW IBERIA, LA 70560**

**WILLIE MOUTON
807 AUDREY ST
NEW IBERIA, LA 70560**

**NORMAND LAND SURVEYING
210 EVANGELINE BLVD
ST. MARTINVILLE, LA 70582**

**WEST END ESTATES HOLDING COMPANY LLC
2000 SOUTH COLORADO BLVD
TOWER 3 SUITE 950
DENVER, CO 80112**

1213 LOMBARD ST

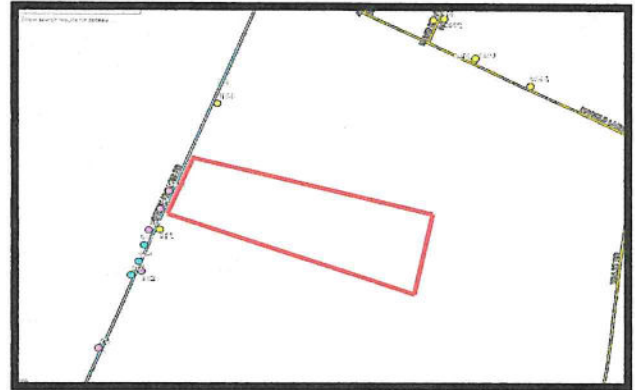


IBERIA PARISH REGIONAL PLANNING COMMISSION

STAFF REPORT

April 15, 2024

SUBJECT: Preliminary & Final
Plat Approval
Case Name
Case No.: PC2024-0004
Applicant: Jacqueline Boutte
Owner: Jacqueline Boutte
Location: 5200 blk of Coteau Rd
Iberia Parish



REQUEST:

The applicant requests Preliminary & Final Plat approval for the subdivision of 16.22 acres of property into six (6) lots for Residential use.

STAFF RECOMMENDATION:

Approval is recommended subject to the following conditions and all standards of the Iberia Parish Subdivision Regulations.

CONDITIONS:

1. Adequate provisions shall be made such that development activities do not adversely affect the adjacent properties. All building permits and construction activities must be completed such that the adjacent properties are not impacted from alteration of the historical drainage patterns. (Public Works).
2. Submittal of construction documentation for the Right-of-Passage/Proposed Private Street to the Department of Public Works will be required. Construction documentation shall indicate a site drainage plan and details of all tie-ins to public infrastructure. The Final Plat may not be recorded or permits issued until the construction plans have been approved and the Right-of-Passage/Proposed Private Street constructed. (Planning)

PLAT REVISIONS:

1. Addresses are assigned as follows: (911/Communications District)

Tract 3-1:

Tract 3-2:

Tract 3-3

Tract 4-1

Tract 4-2

Tract 4-3

Property is too large to address. Need location of structure and driveway.

2. Same landowner appears to have additional surrounding lands. If at any time in the future such lands are further subdivided to create more than 15 lots (inclusive of these current lots), a community sewerage may be required for all lots, also inclusive of these lots. Refer to Sewer District 1 Ordinance, Sections 6 and 7. (Sewer District 1)

3. Under general notes add the following: Zoning A-1 (Agricultural)

4. Add the following note to the notes section for Department of Health & Hospitals:

For Tracts 4-1 & 4-2 “A servitude for sewer effluent for individual sewerage treatment systems or spray irrigation system must be drained to the rear drainage channel L-4F-12 and maintained by the property owner(s), with Health Department approval on a case by case basis. (BOH)

5. Add the following note to the notes section for Department of Health & Hospitals:

For Tracts 4-1 & Tract 4-2 “On new sewer installations, sewage effluent discharge is not allowed into ditches along Private Roads and/or Drives.” (BOH)

OTHER COMMENTS/SUGGESTIONS:

1. **Note:** All work to be performed within public right-of-way must be permitted. All work to be performed within public right-of-way must be permitted. Driveway permits may be obtained at 715-A Weldon St. For more information, call (337) 369-4438.

Attachments:

Plat

Adjoining Property Owners

Aerial Photo

PAUL BRILEY
111 ARABIAN DR.
LAFAYETTE, LA 70507

JACQUELINE R. BOUTTE
7618 SUGAR HILL DR
NEW IBERIA LA 70560-0000

AMY ROMERO REAL ESTATE
7618 SUGAR HILL RD
NEW IBERIA LA 70560-0000

SUGAR HILL ESTATES INC
7618 SUGAR HILL DR
NEW IBERIA LA 70560-

BESCO CONSTRUCTION LLC
12022 NORTH RD
ERATH LA 70533-0000

GORDON J ROMERO
121 PONDEROSA RD
LAFAYETTE LA 70508-

QUALITY COMMERCIAL
PROPERTIES LLC
8002 PARC PERDUE
NEW IBERIA LA 70560-0000

TERA JOHNSON
5209 COTEAU RD
NEW IBERIA LA 70560-0000

CHASTANT & BREAUX LLC
313 CRAWFORD ST
LAFAYETTE LA 70506-0000

ADRIAN GUILLOTTE
5202 COTEAU RD
NEW IBERIA LA 70560-

LANCE C GUILLOTTE
7601 CHASTANT RD
NEW IBERIA LA 70560-0000

CLIFFORD J ROMERO
5108 COTEAU RD
NEW IBERIA LA 70560-

SCOTT M SANDERS
P O BOX 11204
NEW IBERIA LA 70562-0000

KAREN ROMERO STUTTS
5011 COTEAU RD
NEW IBERIA LA 70560-0000

CECIL E STUTTS, JR
5011 COTEAU RD
NEW IBERIA LA 70560-0000

BILLIE JO B. DUROCHER
5009 COTEAU RD, LOT #8
NEW IBERIA LA 70560-0000

BRIAN LEE BUSSAS
5019 COTEAU RD
NEW IBERIA LA 70560-

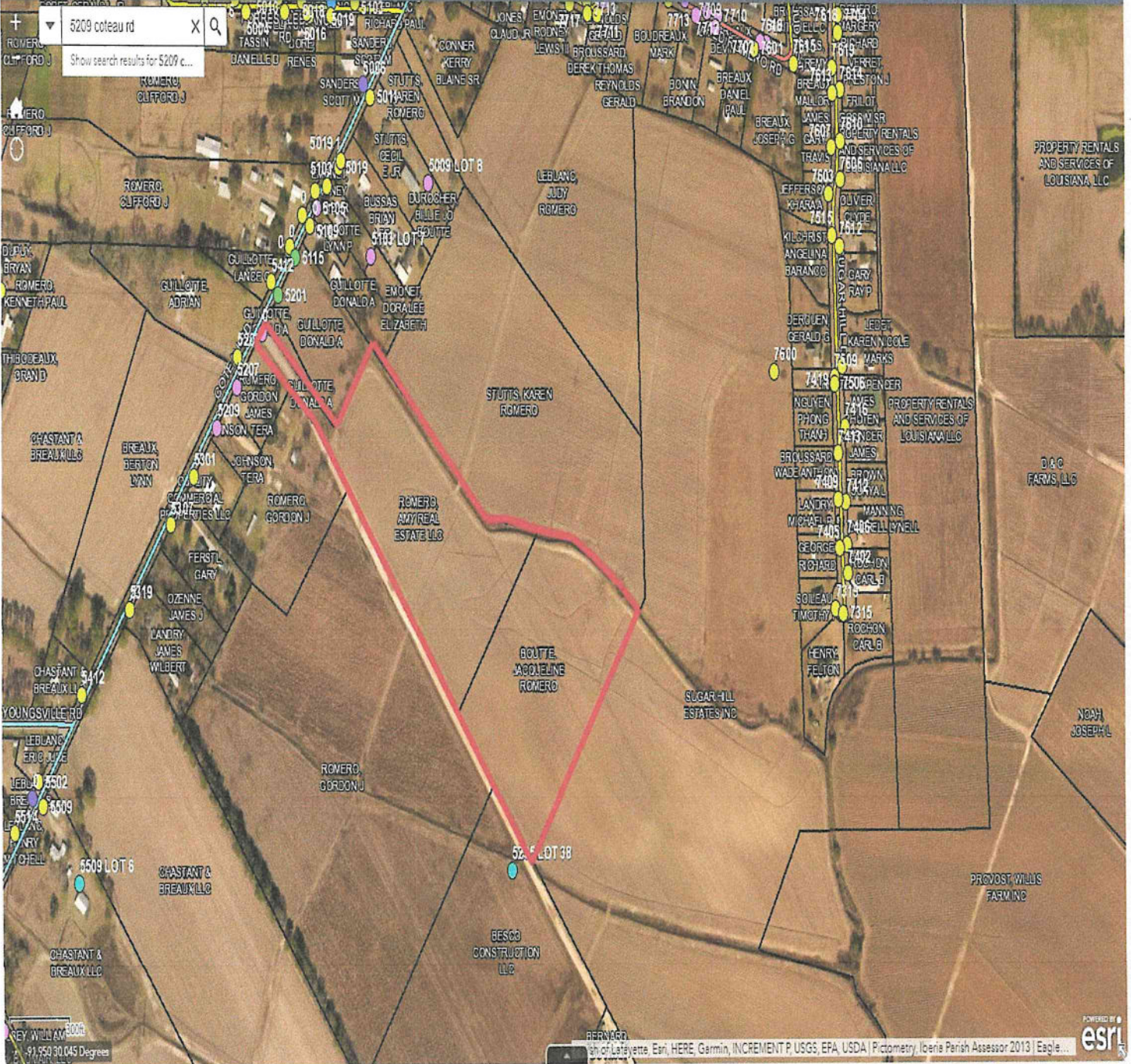
RODNEY LOUIS EMONET, JR
5103 COTEAU RD
NEW IBERIA LA 70560-

DORA LEE EMONET
5103 COTEAU RD
NEW IBERIA LA 70560-0000

LYNN P GUILLOTTE
5105 COTEAU RD
NEW IBERIA LA 70560-0000

DONALD A GUILLOTTE
5109 COTEAU RD
NEW IBERIA LA 70560-0000

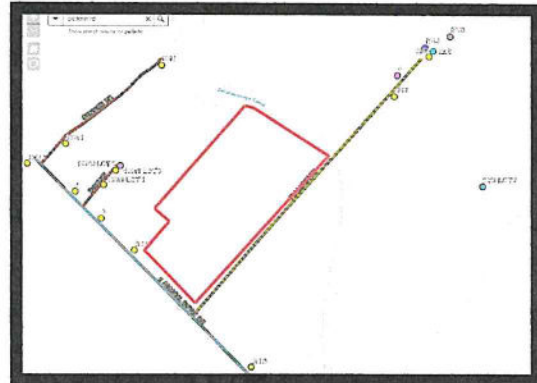
JUDY LEBLANC
4814 COTEAU RD
NEW IBERIA LA 70560-0000



KEY WILLIAM 200ft
-91.959 30.045 Degrees

IBERIA PARISH REGIONAL PLANNING COMMISSION
STAFF REPORT
April 15, 2024

SUBJECT: Preliminary & Final
Plat Approval
Case Name
Case No.: PC2024-0005
Applicant: Wanda Sonnier
Owner: Wanda Sonnier
Location: E. Admiral Doyle & Pellerin
Iberia Parish



REQUEST:

The applicant requests Preliminary & Final Plat approval for the subdivision of 5.704 acres of property into four (4) lots for Residential use.

STAFF RECOMMENDATION:

Approval is recommended subject to the following conditions and all standards of the Iberia Parish Subdivision Regulations.

CONDITIONS:

1. Adequate provisions shall be made such that development activities do not adversely affect the adjacent properties. All building permits and construction activities must be completed such that the adjacent properties are not impacted from alteration of the historical drainage patterns. (Public Works).

PLAT REVISIONS:

1. Addresses are assigned as follows: (911/Communications District)

Tract B-1:

Tract B-2:

Tract B-3:

Tract B-4:

Property is too large to address. Need location of structure and driveway.
--

OTHER COMMENTS/SUGGESTIONS:

1. **Note:** All work to be performed within public right-of-way must be permitted. All work to be performed within public right-of-way must be permitted. Driveway permits may be obtained at 715-A Weldon St. For more information, call (337) 369-4438.

Attachments:

Plat

Adjoining Property Owners

Aerial Photo

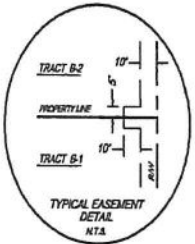
PLAT OF SURVEY SHOWING THE RESUBDIVISION OF TRACT B

OWNED BY

WANDA SUIRE SONNIER

(RESIDENTIAL DEVELOPMENT)

LOCATED IN: SECTIONS 18 & 19, TOWNSHIP 13 SOUTH - RANGE 08 EAST
IBERIA PARISH, LOUISIANA



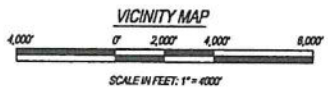
TRACT A
DONNA S. GUILLOTTE
10112 E. ADMIRAL DOYLE DRIVE
JEANNERETTE, LA 70544

GLORIA R. DOMINGUE
11007 E. ADMIRAL DOYLE DRIVE
JEANNERETTE, LA 70544

JOSEPH FILS ESTATE
833 HENKLE ST.
JEANNERETTE, LA 70544

UTILITY COMPANIES
ELECTRIC - CLECO
PHONE - AT&T
WATER - PRIVATE WATER WELL
GAS - CENTERPOINT ENERGY
SEWER - INDIVIDUAL TREATMENT PLANT

SYMBOLS LEGEND
○ FND. IRON MARKER
● SET 1/2" IRON ROD



SURVEY STANDARD NOTES:

- 1) NO ABSTRACT HAS BEEN MADE BY THIS SURVEYOR TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THIS PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
- 2) THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY (RESIDENTIAL AREAS) AS STIPULATED IN THE LOUISIANA ADMINISTRATIVE CODE, TITLE 48, PART LXX.
- 3) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) PANEL 220400020E DATED DECEMBER 02, 2011, THIS PROPERTY IS LOCATED IN ZONE X, WHICH IS NOT CONSIDERED A SPECIAL FLOOD HAZARD AREA.

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION.

WANDA S. SONNIER DATE

FINAL APPROVAL

APPROVED BY THE DEPARTMENT OF PERMITTING, PLANNING & ZONING

JACOB WEAVER DATE

I HEREBY CERTIFY THIS PLAT TO BE IN COMPLIANCE WITH LA R.S. 33:5051 ET. SEQ. AND THE LAWS AND ORDINANCES OF IBERIA PARISH GOVERNMENT.

LEROY J. GARY, JR. DATE
03/04/24

GENERAL NOTES

- TOTAL AREA OF RESUBDIVISION - 5.704 ACRES
- TOTAL NUMBER OF LOTS - 4
- ZONING - R2 (MIXED RESIDENTIAL)
- MINIMUM LOT SIZE - 43,500.00 SQ. FT.
- MINIMUM FRONTAGE - 114.00'

REFERENCE:

IN PERFORMING THIS SURVEY REFERENCE WAS MADE TO THE FOLLOWING:
PLAT SHOWING PROPERTY BOUNDARY SURVEY & RE-PARTITION OF PROPERTY BELONGING TO PAUL SONNIER & MARY C. SMITH SONNIER ESTATE, PREPARED BY STEPHEN J. LANGLOUS, DATED JULY 05, 2018.

NOTES FROM THE DEPARTMENT OF HEALTH & HOSPITALS:

- 1) ON NEW SEWER INSTALLATIONS, SEWAGE EFFLUENT DISCHARGE IS NOT ALLOWED INTO DITCHES ALONG PRIVATE ROADS AND/OR DRIVES.
- 2) DITCH DEDICATED AS DRAINAGE EASEMENT IS ALSO TO BE USED FOR SEWAGE DISCHARGE OF THE APPROVED MECHANICAL TREATMENT PLANTS INSTALLED ON INDIVIDUAL LOTS AND PERPETUAL MAINTENANCE OF THE DRAINAGE EASEMENT WILL BE PROVIDED BY THE PROPERTY OWNERS.
- 3) A SERVITUDE FOR SEWER EFFLUENT FOR INDIVIDUAL SEWAGE TREATMENT SYSTEMS OR SPRAY RIGORATION SYSTEM MUST BE MAINTAINED BY THE PROPERTY OWNERS WITH HEALTH DEPARTMENT APPROVAL ON A CASE BY CASE BASIS.

Acadia Surveying, LLC.
A SUBSIDIARY OF WAYNE M. LAIBRICH ENGINEERING
117 KALLE VEURET
NEW IBERIA, LA 70560
PHONE: (337) 364-7895

WANDA S. SONNIER
808 CALJUN DRIVE
NEW IBERIA, LA 70563

DATE	REVISION	BY

DRAWN BY: DJM
CHECKED BY: LJS
DATE: 03/04/24
SCALE: AS SHOWN
FIELD NO.: PLS
SHEET NO.: PLS

11:15:2024 11:15:2024 11:15:2024 11:15:2024

BRUNS & POZZI FARMS L L C
 P O BOX 467
 JEANERETTE LA 70544

LAUREN BROWN
 P.O. BOX 644
 LYDIA, LA 70569

DAVID LEWIS
 11304 OLD JEANERETTE RD.
 JEANERETTE, LA 70544

LUVINA C. POLEDORE
 803 MORRIS CHARLES
 JEANERETTE, LA 70544

MARTIN GUY
 1428 GONSOULIN ST.
 JEANERETTE, LA 70544

KOREN GREEN JACK
 807 E 4TH ST.
 DEQUINCY, LA 70633

TINA SUGGS
 821 MARLENE DR.
 GRETN, LA 70056

JOSEPH FILS ESTATE
 833 HENKLE ST.
 JEANERETTE, LA 70544

ISAAC SONNIER, JR.
 1218 SONNIER DR.
 JEANERETTE, LA 70544

DONNA SONNIER GUILLOTTE
 10112 E. ADMIRAL DOYLE DR.
 JEANERETTE, LA 70544

GLORIA ROBINSON DOMINGUI
 11007 E. ADMIRAL DOYLE DR.
 JEANERETTE, LA 70544

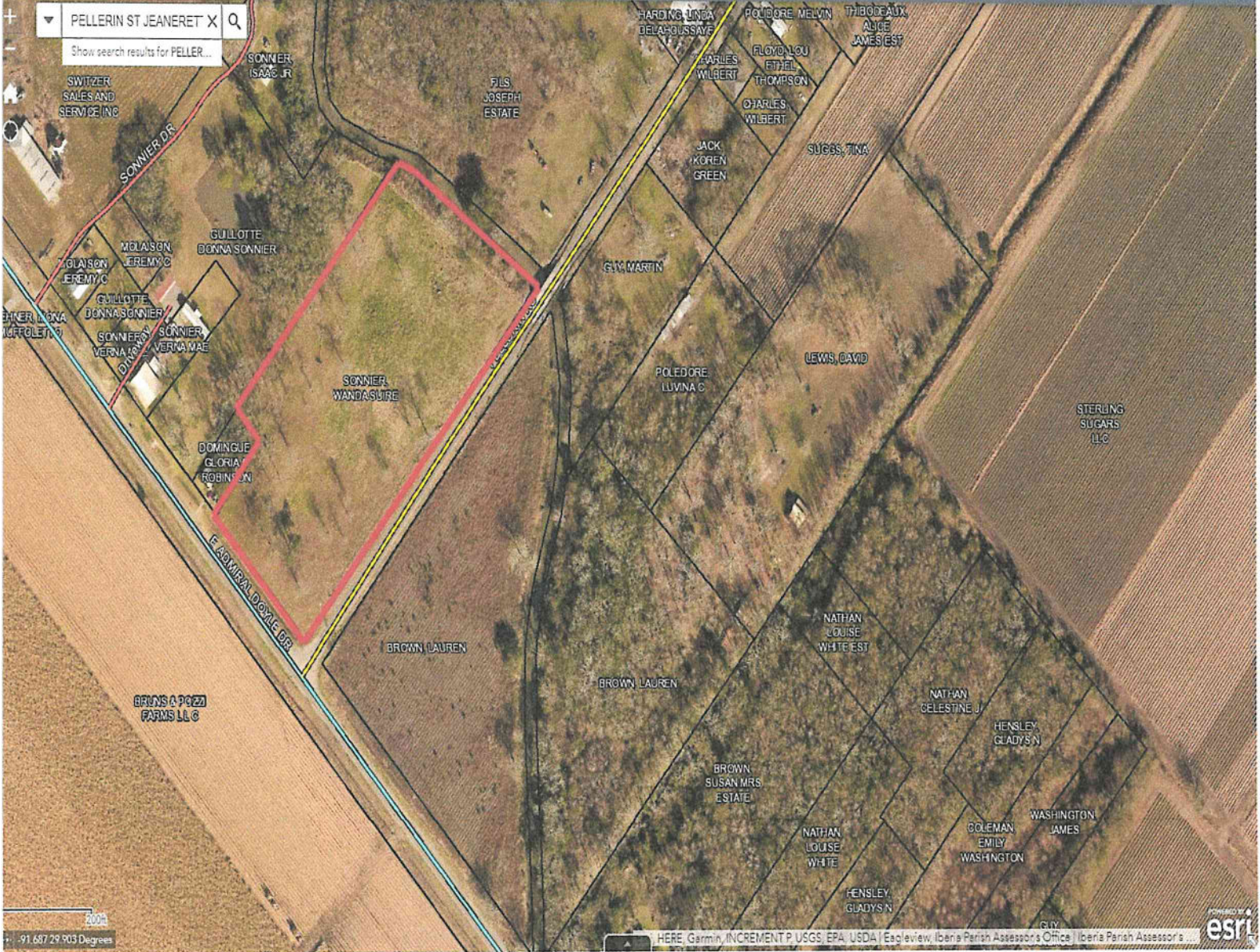
VERNA MAE SONNIER
 P.O. BOX 557
 JEANERETTE, LA 70544

JEREMY C. MOLAISON
 10911 ADMIRAL DOYLE DR.
 JEANERETTE, LA 70544

SWITZER SALES AND SERVICE
 P.O. BOX 208
 JEANERETTE, LA 70544

WANDA S. SONNIER
 808 CAJUN DRIVE
 NEW IBERIA, LA 70563

LEROY J. GARY, JR.
 117 EMILE VERRET RD.
 NEW IBERIA, LA 70560



IBERIA PARISH REGIONAL PLANNING COMMISSION

STAFF REPORT

April 15, 2024

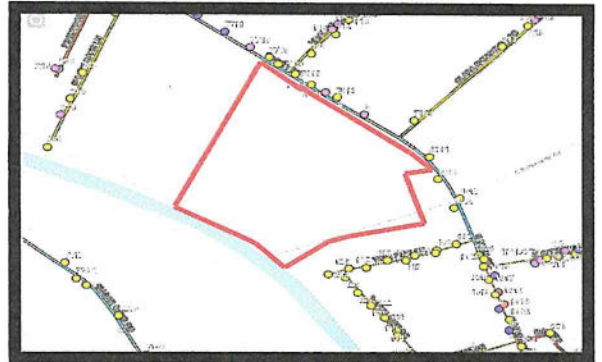
SUBJECT: Preliminary & Final
Plat Approval

Case Name
Case No.: PC2024-0006

Applicant: Chan Swati, Adil Swati, Saghir Swati

Owner: Albin Judice III (Power of Attorney Lois Judice)

Location: Daspit Rd
Iberia Parish



REQUEST:

The applicant requests Preliminary & Final Plat approval for the subdivision of 12.234 acres of property into three (3) lots for Residential use.

STAFF RECOMMENDATION:

Approval is recommended subject to the following conditions and all standards of the Iberia Parish Subdivision Regulations.

CONDITIONS:

1. Adequate provisions shall be made such that development activities do not adversely affect the adjacent properties. All building permits and construction activities must be completed such that the adjacent properties are not impacted from alteration of the historical drainage patterns. (Public Works).

PLAT REVISIONS:

1. Same landowner appears to have additional surrounding lands. If at any time in the future such lands are further subdivided to create more than 15 lots (inclusive of these current lots), a community sewerage may be required for all lots, also inclusive of these lots. Refer to Sewer District 1 Ordinance, Sections 6 and 7. (Sewer District 1
2. Title: Plat of survey showing the resubdivision of TRACT 2 owned by Chan Swati, Adil Swati, and Saghir Swati creating Tract 2A, Tract 2B, and Tract 2C (Residential Development)
3. Addresses are assigned as follows: (911/Communications District)

Tract 2A:

Tract 2B:

Tract 2C

Property is too large to address. Need location of structure and driveway.
--

OTHER COMMENTS/SUGGESTIONS:

1. **Note:** All work to be performed within public right-of-way must be permitted. All work to be performed within public right-of-way must be permitted. Driveway permits may be obtained at 715-A Weldon St. For more information, call (337) 369-4438.

Attachments:

Plat

Adjoining Property Owners

Aerial Photo

REFERENCE BEARINGS:

BEARINGS ARE BASED ON GPS OBSERVATIONS WITH THE FOLLOWING CRITERIA:
 Coordinate System: US State Plane 1983 Zone: Louisiana South 1702 Project Datum:
 NAD 1983 (2011) Vertical Datum: NAVD 85 Geoid Model: GEOID09 Coordinate Units: US
 Ft Distance & Elevations: US Ft.

REFERENCE PLATS:

1. Plat of Survey showing Tract 1 and Tract 2 belonging to A.J. and Lois B. Justice Jr, Corine Justice Mulrond, prepared by L.J. Comeaux Jr., PLS, dated February 11, 2025.
2. This Survey is a Dependent Survey of Reference Plat. 1.

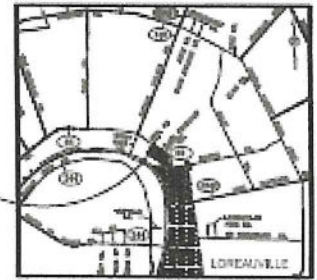
GENERAL NOTES:

1. No attempt has been made by Paul C. Prince, LLC to verify title, actual legal ownership, servitudes, easements, rights of ways or other burdens on the property other than that furnished by the owner or his representatives.

FLOOD NOTE:

This property being determined to be located in Zone X as determined by Flood Insurance Rate Map 22045C0075L, Iberia Parish, Louisiana dated December 2, 2011.

LOCATION OF PROPERTY



VICINITY MAP



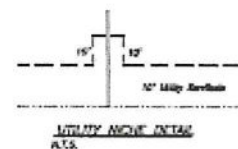
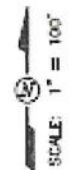
CERTIFICATION OF OWNERSHIP AND NOTICE

I hereby certify that I am the owner of the property shown and described herein and that I hereby adopt this plat of subdivision, including the lines, building restrictions lines and dedicate all drainage and utility easements as well as road right of ways shown as public use in accordance with L.A. R.S. 22:501.

Given _____
 Date _____
 Director _____

I hereby certify that this plat is in compliance with L.A. R.S. 22:505 and the laws and ordinances of Iberia Parish Government, except for R.S. 22:505 (B) (7) dedication to public use.

Surveyor _____



- NOTES:**
- Total Acreage: 12.234 Ac.
 - Total Number of Lots: 3
 - Minimum Lot Size: 3.988 Ac.
 - Minimum Frontage: 350.01'
 - Type of Development: Residential
 - Zoning: A-1 (Agricultural)

OWNER/DEVELOPER:
 Lois B. Justice
 2250 Wood Thrush
 Orange, La. 70650

- UTILITIES/INFRASTRUCTURE**
- Existing Streets: Asphalt
 - San: Private Treatment
 - Water: Regional Water Works
 - Electric: Class
 - Gas: None
 - Telephone: Bell South
 - Drainage: Open Ditch



- LEGEND**
- 0 1/2" = 10' Pole
 - 1" = 100' Pole (Shown Otherwise Noted)
 - Property Line
 - 10' Utility Easement
 - Approximate Section Line
 - Approximate Flood Zone Line

PRELIMINARY COPY FOR REVIEW AND APPROVAL
 NOT TO BE USED FOR CONSTRUCTION, SALES, MORTGAGE, RECORDATION, CONVEYANCE, OR AS THE BASIS FOR THE GRANTING OF A PERMIT

PLAT SHOWING A PARTITION OF PROPERTY OWNED BY
LOIS BOURGEOIS JUSTICE
 CREATING TRACTS 2A, 2B & 2C

LOCATED IN SECTION 26, T15S, R15E, E1S, L12, CO. 30, PARISH 09, STATE OF LOUISIANA

DATE OF PLAT: NOVEMBER 20, 2025

PAUL C. PRINCE, LLC
 A PROFESSIONAL SURVEYING COMPANY

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Date of Survey	Book	Page	SECTION, T.P.P.	REVISION

I hereby certify that this plat is representative of a survey performed under the supervision and guidance and in accordance with the appropriate standards of practice as stipulated in the Rules of Professional Conduct, set forth by the L.S.B.S.P.E.L.A. and conforming to the CLASS C Survey described therein.

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