



**Parish of Ascension**  
**OFFICE OF PLANNING AND DEVELOPMENT**  
**PLANNING DEPARTMENT**  
[www.ascensionparish.net](http://www.ascensionparish.net)

**PLANNING COMMISSION MEETING**  
**March 11, 2026 - 6:00 PM**

**ASCENSION PARISH COURTHOUSE**  
**607 E. Worthey Rd., Gonzales, LA 70737**  
**Council Chambers - 1st Floor**

**AGENDA**

- (1) **Call to Order**
- (2) **Roll Call of Members**
- (3) **Pledge of Allegiance**
- (4) **Introduction of Staff**
- (5) **Chairman's Comments**
- (6) **Public Comment on any Agenda Item**
- (7) **Staff Report**
  - A. Subdivision Status - March 2026
- (8) **Engineering Staff Report**
- (9) **Minutes**
  - A. Approval or Denial of the Minutes of February 11, 2026, Planning Commission Meeting
- (10) **Consent Agenda**
  - A. Affidavit of Mortgage Declaration  
Matthew Kelly Johnson - Lot A-2-A (45244 Gold Place Rd, St. Amant, LA)
- (11) **Public Hearing to Approve or Deny the Following Family Partitions:**
  - A. Wayne A. Bourque Property - Lot 4-C-1-A-1 and 4-C-1-B-1  
Earles and Associates, LLC  
(Council District 10)
  - B. Edmond J. Lambert Property - Lot A-2-A-1 and A-2-A-2  
Earles and Associates, LLC  
(Council District 6)
  - C. Tammy Rebowe Property - Tract Z-5-A & Z-5-B  
Earles and Associates, LLC  
(Council District 9)

- D. Vivian Villenurve Property - Lot 2-A-2-A-1-A through 2-A-2-A-1-H  
Earles and Associates, LLC  
(Council District 10)

**(12) Adjourn**

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**Description:** Subdivision Status - March 2026

**ATTACHMENTS:**

1. Monthly Subdivision Report-March 2026      Monthly Subdivision Report-March 2026.pdf

# **Subdivision Status**

**March 2026**

<i>March, 2026</i> Subdivision Name	Location	Number of Lots	Prelim. Plat Approved	CD Submitted	CDs Approved	Current Status	PP Conditions	Engineer	Developer	Subject to I.D.D.
Arrowhead Industrial Park-1st Filing	LA Highway 30 approx. 3,000' W of LA Hwy 73	14	12/10/2025			Preliminary Plat Approved 12/10/2025	Waiver-Asphalt in lieu of Cement for Streets, removal of requirement of rear alleyways, and installation of right & left turn lanes prior to C.O.s	CSRS, Inc.	Harvest Companies of LA, LLC	No
Ascension Commerce Center II-1st Filing-Magnolia Ridge	End of Industriplex Ave. approx. 1,350' North of LA Hwy 30	18	6/12/2024	9/13/2024	4/10/2025	In Construction	Repair/widen Industriplex, Dir. review lots 1&2 for alleys, asphalt	Quality Engineering & Surveying & Monceaux Buller & Assoc., LLC	Axios Capital Partners, LLC	No
Black Bayou Estates	Black Bayou Rd. between Lobell Ln. & Hilbert Young Rd.	20	1/11/2017	Revised CDs 8/20/2021	10/13/2021	In Construction	No Conditions	Quality Engineering & Surveying	BSC Industries, LLC	Yes
Gateway Farms	S Side-LA 74, E of I-10 at end of Fauchaux Rd.	77	12/11/2024			Preliminary Plat Approved- 12/11/2024	Fauchaux Rd. widened to 20' Hwy. 74 2-way turn lane to DOTD and Parish Standards	Quality Engineering & Surveying	KD Development Group	Yes
Harvest Fields*	W Side of LA Hwy. 44 approx. 1/2 Mile North of Germany Rd.	114				Preliminary Plat Denied 2/11/2026		MR Engineering & Surveying	Dantin-Bruce	Yes
Moss Side Villas	N Side-LA Hwy 74-Immediately West of IH-10 Overpass	36	2/8/2023	5/31/2023	2/2/2026	CDs Approved 2/2/2026	Off-site drainage work to be completed prior to subdivision	MR Engineering & Surveying	Inline Construction	No-Private
Pelican Point-14th F-Phases 1 & 2 Sunset Bend (FKA Planation Commons)	LA Hwy 44, 1/2 mile north of LA Hwy. 22 off end of Green Tree Ave.	77	2/10/2021	1st-5/13/21	6/12/2025	CDs Approved 6/12/2025	No Conditions	Quality Engineering & Surveying	Doug Diez	Yes
Riverton-3rd-5th Filings	LA Hwy 22-1 mile west of LA Hwy 44	220	3/9/2016	12/23/2020		CDs Submitted 12/23/2020	As stated in Planning Commission Meeting Minutes	Quality Engineering & Surveying	SLC, LLC	Yes

An asterisk (\*) denotes a status change from last month's report



**Description:** Approval or Denial of the Minutes of February 11, 2026, Planning Commission Meeting

**ATTACHMENTS:**

1. PC Mins February 11, 2026

PC Mins February 11, 2026.pdf

The minutes below are taken from the meeting to represent items addressed and actions taken by this board. All meetings are recorded with video and audio for our records. In the event these minutes are ever in question or controversy, the audio/video archive shall be used to determine the actual item or action taken by individuals present at this meeting.

**MINUTES  
PLANNING COMMISSION  
February 11, 2026**

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, February 11, 2026, at 6:00 p.m. at the Ascension Parish Courthouse, 607 E. Worthey Road, Council Chambers – 1<sup>st</sup> Floor, Gonzales, Louisiana in a regular session convened.

**I. Called to Order**

The meeting was called to order by Chairman Wade Schexnaydre.

**II. Roll Call of Members**

*The following members were present:*

Michele Unitas, Mark Villa, Nicholas Miller, Wade Schexnaydre, Max Nassar, Randy Clouatre, Jr., Erik Jones

*The following members were absent:*

None

**III. Pledge of Allegiance**

**IV. Introduction of Staff**

Stacie Webb – Recording Secretary, Planning Commission

Jarius Carey – Information Technology (IT)

Spencer Long, Parish Attorney

Eric Poche – Director, Planning and Development

Shaun Sherrow, Engineering Review Agent

Tim Bullion – Sr. Planning, Planning and Development

**V. Election of Officers – 2026**

**A. Election of Chair**

Mr. Mark Villa nominated Mr. Wade Schexnaydre as Chair.

Ms. Michele Unitas nominated Mr. Nicholas Miller as Chair.

The following vote was taken for 2026 Chair of the Planning Commission:

Michelle Unitas -	Nicholas Miller
Mark Villa -	Wade Schexnaydre
Nicholas Miller -	Nicholas Miller
Wade Schexnaydre -	Wade Schexnaydre
Max Nassar -	Wade Schexnaydre
Randy Clouatre Jr -	Wade Schexnaydre
Erik Jones -	Nicholas Miller

*(4) Wade Schexnaydre; (3) Nicholas Miller*

Mr. Wade Schexnaydre was nominated as Chair for 2026.

**B. Election of Vice-Chair**

Mr. Randy Clouatre, Jr. nominated Mr. Max Nassar as Vice-Chair.

Ms. Michele Unitas nominated Mr. Nicholas Miller as Vice-Chair.

The following vote was taken for 2026 Vice-Chair of the Planning Commission:

Michelle Unitas -	Nicholas Miller
Mark Villa -	Max Nassar
Nicholas Miller -	Nicholas Miller
Wade Schexnaydre -	Max Nassar
Max Nassar -	Max Nassar
Randy Clouatre Jr -	Max Nassar
Erik Jones -	Nicholas Miller

*(4) Max Nassar; (3) Nicholas Miller*

Mr. Max Nassar was nominated as Vice-Chair for 2026.

#### **VI. Chairman's Comments**

The Chairman thanked the community for their involvement and to let them know they are appreciated and asked that they all respect each and everyone's time when it is time to speak.

**Commission Action:** Moved by Mr. Max Nassar seconded by Mr. Erik Jones, to move Item 13(A) Old Business, to Item 11(B) because of the anticipated length of time of Item 12(B).

#### **VII. Public Comment on any Agenda Item**

No comments.

#### **VIII. Staff Report**

##### **A. Subdivision Status – February 2026**

Mr. Poche presented and explained the attached report on subdivisions  
*(SEE ATTACHMENT A)*

#### **IX. Engineering Staff Report**

Engineering had no report.

#### **X. Minutes**

##### **A. Approval or Denial of the Minutes of January 14, 2026, Planning Commission Meeting**

**Commission Action:** Moved by Mr. Mark Villa, seconded by Mr. Erik Jones and unanimously adopted, to approve the January 14, 2026, Planning Commission minutes as presented.

#### **XI. Public Hearing to Approve or Deny the Following Family Partition:**

##### **A. Jeffrey Diez Property – Lot C-6-1-A & C-6-1-B**

The subject property is located on the south side of Cotton Patch Lane, approximately 1,997' east of Bantam Tracks Road in Council District 9 and is zoned Medium Intensity Residential (RM). The application is on behalf of Jeffrey Diez by Earles and Associates, LLC, Professional Land Surveyors.

The Applicant is proposing a family partition of Lot C-6-1 (1.76 acres) into Lot C-6-1-A (0.88 acres) and Lot C-6-1-B (0.88 acres). **Lot C-6-1-A is being donated to a daughter and Lot C-6-1-B is being retained by the applicant.**

#### **STAFF REVIEW COMMENTS**

Comments sent to Earles and Associates, LLC on 1/13/2026.

1. Note: Property owners on the other side of the street are not considered "adjacent" property and does not need to be included on the adjacent property listing. Also, the owner/applicant does not need to be included on the adjacent property listing.
2. Show routing and discharge point of individual sewer treatment systems to parish maintained ditch with public drainage servitude and/or to 'blue line stream'. It is the responsibility of the Owner to consult with the Ascension Parish Board of Health to confirm routing for permitting purposes. **Show/make statement of such on final plat.** Plat will not be signed and recorded without this information.
3. Fonts in the vicinity map need to be clear when submitting plat for signature. Map will not reproduce well when it is scanned.
4. Add note, "Within the private access servitude, a gravel or hard-surfaced road shall be built at least twenty (20) feet in width, 4 inches thick, on a roadbed at least twenty-four (24) feet in width with adequate drainage ditches on either side. This road shall be constructed prior to the first building permit being issued for any lot being served by this private servitude of access and shall extend the full length of the servitude depicted on the plat."
5. '**Maintained**' is misspelled.
6. Fonts for graphic scale need to be clear when submitting plat for signature. Map will not reproduce well when it is scanned.
7. Submit final plat in CAD prior to final plat being signed.

#### **STAFF ANALYSIS**

This property division meets all current requirements of the family partition section of the subdivision regulations. The owner has owned the property for at least three years as required by Paragraph 17-4026. B. This family partition is creating one (1) new lot.

Should the commission approve this family partition, staff will have the Chairman sign the plat when all comments have been addressed on the final map as listed above and the required conveyance documents completed and recorded according to Paragraph 17-4026.F of the Subdivision Regulations.

Mr. James Falgout with Earles and Associates, LLC presented this family partition.

*Public hearing was opened.*

No comments.

*Public hearing was closed.*

**Commission Action:** Moved by Mr. Randy Clouatre, Jr., seconded by Mr. Max Nassar and unanimously adopted, to approve this family partition as presented.

## **XII. Old Business**

### **A. Eddie Morgan and Jarid Morgan Property – Tract 6-Z-1-A thru 6-Z-1-E (Family Partition) – Clarification of Denial**

Mr. Eric Poche expressed he neglected to remind the Commission that when a denial is given for an application, each Commissioners needs to give a reason for their denial for the record.

At this time, each Commission gave their reason for denial for the application at last month's meeting:

**Max Nassar** – Said his reason for his motion to deny was the entire process seemed out of order. They had lots that were for sale and they weren't yet through the family partition. He said he did ask a number of different questions and the responses were things like "that happened before I was involved" or "I don't know". He said he just felt the application was not complete.

**Randy Cloutre, Jr.** – He stated his motion for denial was the same as what Mr. Nassar said in the fact it didn't seem like a true family partition with the lots already for sale and a lot of work done out of order.

**Michele Unitas** – Said she echoed the sentiment that everybody else is echoing. There was some cart before the horse. It didn't seem like it was a true family partition. Sad she was voting for denial.

**Mark Villa** – Said it was denial for him because like everyone's saying the lots were posted for sale and it was supposed to be a family partition.

**Nicholas Miller** – Voted to denial for the health, safety and welfare of the Parish of the residents in that area. Didn't think it was up to code to be able to proceed with that.

**Erik Jones** – Stated denial due to the fact that he doesn't believe it met the criteria of a family partition being the lots were already for sale before it was divided.

**Wade Schexnaydre** – Chair also echoed a denial vote and for the same reasons that Commissioner Nassar stated. This was not in the spirit of a family partition. It seemed to be trying to bypass the general subdivision ordinance.

## **XIII. Public Hearing to Approve or Deny the Following Preliminary Plats:**

### **A. Arrowhead Industrial Park, First Filing – Major Revision**

The proposed industrial subdivision is located on the north side of LA Hwy. 30 approximately 2,700' north of the intersection of LA Hwy. 30 at LA Hwy. 73. The project lies in Council District 3 and is zoned Light Industrial (LI) and Conservation (C). The application is on behalf of Harvest Companies of LA by CSRS, Inc.

The preliminary plat is the 1<sup>st</sup> filing of an anticipated 2 filing industrial development. The 1<sup>st</sup> filing consists of +/-137.9 acres of a total of +/-169.9 acres containing 14 buildable lots ranging in size from 1.75 acres to a little over 16 acres. All parcels with the exception of the 'Future Second Filing' which contains +/- 32.9 acres, are included in this application and all parcels are owned by the applicant.

The applicant is requesting clarification and a timing change to the installation of the turn lanes required for the project as a result of the Transportation Impact Analysis.

The proposed plat was approved at the January 14, 2026, Planning Commission meeting with the following conditions:

1. Granting a waiver to allow asphalt in lieu of concrete streets.
2. Granting a waiver to not require alleys at the rear of the lots.
3. Requiring the installation of the traffic impact analysis required turn lanes on LA Hwy 30 prior to 'Certificate of Occupancy'.
4. The addition of any DOTD required improvements.

#### **STAFF REVIEW COMMENTS**

The applicant is requesting a revision to the approval as to the timing of the construction of the right and left turn lanes as recommended by the traffic study.

#### **ENGINEER REVIEW COMMENTS**

Traffic impact study:

The traffic impact study, and supplement, has been reviewed by the Ascension Parish Transportation Department. Updated comments are attached in the letter to the applicant dated February 4, 2026. (*SEE ATTACHMENT B*)

#### **STAFF ANALYSIS**

In discussions with the applicant and engineer of record, a revision of the original approval to require the right turn lane be completed prior to the approval of the final plat for the first filing and construction of the left turn lane prior to the approval of the second filing would be justified and meet code requirements. Should the commission amend the original approval as noted above, staff will ensure any comments and/or conditions are noted, and that the development will not move beyond the construction document phase or appear before the commission for final plat until all conditions and code requirements are met.

Mr. Zach Schmit with CSRS and Mr. Ty Gose, developer, was present representing Arrowhead Industrial Park.

Mr. Schmit explained this preliminary plat was previously approved in December 2025. However, following that approval, there was some confusion on the conditions to construct the left and right turn lanes as detailed in the traffic study. So, after discussion with Planning Director, Mr. Eric Poche, they thought it would be best to bring the item back up to rediscuss the requirements on constructing the right and left turn lanes.

He said, to recap, they are now only requesting approval for the *first filing*. He said the traffic study actually analyzed the full development which included *filing one* and a future *filing two*. At this time, they are not requesting approval for *filing two*, just *filing one*. He specified the results of the traffic study required a right turn lane for *filing one* once 175,000 sq. ft. of buildings are developed on the property. He said their request would be that they only be required to install the right turn lane prior to 175,000 sq. ft. of buildings being developed on the property and to defer the left turn lane improvement to the future *filing two*.

*Public hearing was opened.*

No comments.

*Public hearing was closed.*

Mr. Poche stated the majority of the discussion at the January 14, 2026, meeting was based on what the DOTD or the traffic study recommended. He said the recommendation from the traffic study was that in the first filing, when 175,000 sq. ft. of buildings had been developed is when the right turn lane would be required. In the second filing, it would be warranted when 310,000 sq. ft. were developed.

Mr. Poche stated he did not feel the final motion reflected what the traffic study called for.

Mr. Nassar stated he felt both turns lanes should be done now and didn't feel the cost would kill the project.

Mr. Ty Gose, developer representing Harvest Companies, said the big demand right now is laydown yards. He stated that portion of Hwy 30 (on the west side of where Hwy 73 crosses) has not had the traffic concerns or congestion that you experience on the east side. Laydown yards are a trend right now, which are significantly reduced trips than if you go into the industrial parks where they are doing distribution with trucks going in and out. He said that they would like to stick with what the Parish's traffic impact study requested, which was the right turn lane at 175,000 sq. ft. Mr. Gose said it would be expensive to do the left turn lane now. He said his guess is that they will top out at 200,000 sq. ft. on the entire project.

Chairman Schexnaydre asked Mr. Poche to explain to the Commission what the original recommendation of the traffic study was by the Parish.

Mr. Poche stated, in the simplest terms that was in the packet last month, basically they had phase one and full buildout. They had an eastbound left turn lane not required for phase one and a westbound right turn lane required. Then they had the left and right turn lane required for full buildout with phase one and two.

**Commission Action:** Moved by Mr. Nicholas Miller, seconded by Mr. Max Nassar and unanimously adopted, to deny the applicant's major revision request of a right turn lane only after first filing; and to remain with the motion of January 14, 2026, and require the installation of both right and left turn lanes prior to the final plat approval for the first filing.

**B. Harvest Fields**

The proposed major subdivision is located on the West side of LA Hwy. 44 approximately 350' south of Bertville Road. The project lies in Council District 11 and is zoned Mixed Use 2 (MU2) and Medium Intensity Residential (RM). The application is on behalf of Dantin-Bruce Development by MR Engineering & Surveying, LLC.

The property consists of +/-37.8 acres. The applicant is proposing a subdivision containing 115 lots with a minimum size of 6,250 square feet. There are 46 lots at a 50' width range, 53 lots at a 60' width range, 10 lots at a 70' range and 6 lots at an 80' range. There are 10.85 acres zoned Mixed Use 2 (MU2) with an allowed density of 4 Dwelling Units (D.U.)/Acre and 26.95 acres zoned Medium Intensity Residential (RM) with an allowed density of 3 D.U./Acre. This would allow a development with a total lot count of 124 D.U. The proposed subdivision will require 2.30 acres of park space, and the developer is providing 3.06 acres of dedicated park space with 1.68 acres of upland park space (not including detention pond of 1.38 acres). This complies with the major subdivision regulations. Approximately 25% of the TOTAL property is within the AE flood zone with a base flood elevation of 16.0' and existing elevations between 13.0'-18.0'. However, only 13% of the land area specifically containing lots and infrastructure for the project is within the AE flood zone with the remainder being open space. As a total, the amount of open space (including detention areas) is 10.75 acres, almost 30% of the total site. The project drains to Bert Delaune lateral thence into Black Bayou to the south. The applicant is proposing a sewer system discharging along this route from a private treatment system. All sewer discharge permitting is subject to approval from LDH.

**STAFF REVIEW COMMENTS**

All elements of the subdivision as per ordinance have been provided and addressed on the plat along with the required notes, labels, setbacks and servitudes as per Paragraph 17-406 of the Subdivision Regulations. All other comments have been addressed by the consultant as noted in ERA Review Letter.

**ENGINEER REVIEW COMMENTS**

Preliminary Plat:

The Preliminary Plat has been reviewed by Staff and the Engineer Review Agent (ERA) Comments are attached. **(SEE ATTACHMENT C)**

Drainage impact study:

The drainage impact study has been reviewed by the Engineer Review Agent (ERA) Comments are attached. **(SEE ATTACHMENT C)**

**Off-Site Drainage Analysis:**

An off-site drainage analysis was required for this project and has been reviewed by the Engineer Review Agent (ERA) Comments are attached. (**SEE ATTACHMENT C**)

**Traffic impact study:**

The traffic impact study has been reviewed by the Ascension Parish Traffic Engineers. Comments are attached. (**SEE ATTACHMENT C**)

**STAFF ANALYSIS**

According to the current Master Plan, the project sits in an area designated as 'Residential Neighborhood'. The Master Transportation Plan shows future plans for the addition of 2 travel lanes along LA Hwy. 44 from LA Hwy. 621 to LA Hwy. 42. The proposed plat/map meets all guidelines for a major subdivision per current ordinance. Traffic, Drainage and the Offsite Drainage Analysis conform to code requirements but will continue to be analyzed through the construction document phase. An additional entry/exit point has been proposed based on staff comments and as required by the Subdivision Regulations per Appendix IV, Paragraphs 17-4032.C and 17-4032-B.C.3. The Commission has the option of approval, approval with conditions or denial. Should the commission approve this subdivision preliminary plat, staff will ensure any comments and/or conditions are noted, and that the development will not move beyond the construction document phase to construction until all conditions and code requirements are met with the final design.

Mr. Ross Bruce along with Mr. Brian Dantin, Dantin-Bruce Development and Mr. Mickey Robertson and Mr. Jonathan Bradley with MR Engineering & Surveying, LLC all present for this preliminary plat.

Mr. Bruce stated they are not asking for any waivers or variances of the Ascension Parish subdivision ordinance. Said they are complying with all the Parish's requirements for preliminary plat, drainage and traffic.

Mr. Erik Jones abstained from this agenda item due to conflict of interest.

*Public hearing was opened.*

**The following spoke in opposition:**

- |                                       |   |
|---------------------------------------|---|
| 1 – Brian Hillensbeck                 | 16 – John Lee (see attachment G)        |
| 2 – Todd Varnado ( <b>NEUTRAL</b> )   | 17 – Jennifer Pensyl (see attachment H) |
| 3 – Larry Powell                      | 18 – Darin Pensyl                       |
| 4 – Dana McGiaren                     | 19 – Jason Cassard (see attachment I)   |
| 5 – Mark Wilson                       | 20 – Toby Petty                         |
| 6 – Alex Guillot                      | 21 – Jeffrey Nolan (see attachment J)   |
| 7 – Gina Billiot – (see attachment D) | 22 – Ray Mouch                          |
| 8 – William Guidry (see attachment E) | 23 – Dina LeJeune (see attachment K)    |
| 9 – Phil McLaurin                     | 24 – Rowan Taylor                       |
| 10 – Chris McGiaren                   | 25 – Mark Taylor                        |
| 11 – Joe Rozier                       | 26 – Josephine McElroy                  |

- |                                     |                            |
|-------------------------------------|----------------------------|
| 12 – John Demourelle                | 27 – Margaret Bonnacarrere |
| 13 – Walter Beach                   | 28 – Nathalie Bagwell      |
| 14 – Jody Falcon (see attachment F) | 29 – Ian Smith             |
| 15 – Polly Glover                   | 30 – Marshall Fedric       |

**The following were in opposition but did not wish to speak:**

- |  |  |
|--|--|
| 1 – Emmett Taylor                      | 2 – Donald Borey                       |
| 3 – Amanda Taylor                      | 4 – Scott Ortego                       |
| 5 – Chris Odom                         | 6 – Toni Ortego                        |
| 7 – Caleb Ortego                       | 8 – Denise Ortego                      |
| 9 – Sonya Guedry                       | 10 – Jeffery Bourgeois                 |
| 11 – Danette Bourgeois                 | 12 – Cody Guidry                       |
| 13 – Sebastian Billiot                 | 14 – Louise Harrell                    |
| 15 – James Harrell                     | 16 – Shane Burkett                     |
| 17 – Henry Guidry                      | 18 – Adam Guidry                       |
| 19 – Lisa Guidry                       | 20 – Callie Gautreaux                  |
| 21 – Debbie Cornes                     | 22 – Jim Hathcock                      |
| 23 – Delane Hathcock                   | 24 – Noah Hathcock                     |
| 25 – Madelyn Hathcock                  | 26 – Grace Hathcock                    |
| 27 – Todd Evans                        | 28 – Wayne Bourgeois                   |
| 29 – Brandi Pitre                      | 30 – Kim Delaune                       |
| 31 – Kevin Delaune                     | 32 – Coty Naquin                       |
| 33 – Jessie Naquin                     | 34 – Karley Babin (see attachment M)   |
| 35 – Sharlene Rentz                    | 36 – Burt Rentz                        |
| 37 – Paul & Melissa Tolito             | 38 – Ricky Lambert                     |
| 39 – Luke Stears                       | 40 – Franny Guillot (see attachment N) |
| 41 – Steve Guillot                     | 42 – Bonnie Poirrier                   |
| 43 – Pamela Resweber                   | 44 – Keith Ashford                     |
| 45 – Mary Ashford                      | 46 – Trish Jones                       |
| 47 – Bill Jones                        | 48 – Yvette Froisy                     |
| 49 – Beth Wilson                       | 50 – Callie Melugin                    |
| 51 – Jennie Herzer                     | 52 – Cory Herzer                       |
| 53 – Robin Boquet                      | 54 – Daryl Abrams                      |
| 55 – Wanda Ward                        | 56 – Brenda Demourelle                 |
| 57 – Anthony Calcagno                  | 58 – Debra Calcagno                    |
| 59 – Patricia Borey                    | 60 – Carolyn Braud                     |
| 61 – Larry Braud                       | 62 – Renee Cole                        |
| 63 – Jasper Cole                       | 64 – Lindsey Falson                    |
| 65 – Dylan Boudreaux                   | 66 – Christopher McGivaren             |
| 67 – Melissa Lee                       | 68 – Melissa Cassard                   |
| 69 – Sheila Anderson                   | 70 – Darrell Fontenot                  |
| 71 – Carmen Mungia                     | 72 – Jesse Mungia                      |
| 73 – Billy Demourelle                  | 74 – Robert Demourelle                 |
| 75 – Matthew Hutchinson                | 76 – Lisa Abrams                       |
| 77 – Logan Milano                      | 78 – Corey Herzer                      |
| 79 – Kista Herzer                      | 80 – Blake Babin                       |
| 81 – Daniel Graham                     | 82 – Jillian Graham                    |
| 83 – Khristina Odom (see attachment L) | 84 – James Totten                      |

85 – Cheryl Totten	86 – Kelly Fedric
87 – Brad Rivett	88 – Julie Rivett (see attachment O)
89 – Amie Delaney	90 – Michelle Pranskey
91 – Claire Delaney	92 – Billy Pranskey
93 – Leah Pranskey	94 – JoBeth Fedric
95 – Heather Strickland	96 – Austin Tanner
97 – Charles Strickland	98 – Beau Nickel

**The following emailed opposition for public record but did not fill out speaker card:**

1 – Elizabeth Guidry (see attachment P)  
2 – Jamie Powell (see attachment Q)

*Public hearing was closed.*

Chairman Schexnaydre called a 15-minute recess and said the meeting would reconvene at 8:05 p.m.

Chairman Schexnaydre said he would be participating in the discussion of the events of this item. However, since there are only six (6) members of the Commission able to vote due to one Commissioner abstaining, he said he would not be voting so as to not potentially cause a tie in any vote.

Mr. Mickey Robertson gave a brief, summarized rebuttal. He said most of the concerns from the public touched on the same categories of traffic, drainage and zoning.

**Traffic** – He stated the developer has no control over what the Traffic Impact Study has to include. The Parish hires the traffic consultant. The developer is only required to pay for it. After the extensive study was performed, the study made recommendations. It was reviewed and approved by staff. The TIA concluded that a right turn lane would be required in the southbound direction, left turn lane would be required in the northbound direction. Developer agreed to construct those improvements. Staff agreed the traffic impact policy met to the letter. In addition to the traffic impact statement, they also have applied to DOTD for an access permit, in which they have received a letter of conditions approving their driveway access as they have shown with the conditions that they have constructed the two turn lanes as stated. He said the other thing that occurred was some mention made of the traffic impact document did not include the Cottonfield connection. He stated, if you look at the timeline, you know that connection did not come about until after the traffic impact study was completed. The development still met the requirements of policy without the connection. The connection was not an engineering function. It was a planning function in order to comply with Section 17-4032(B) of the Ascension Parish Unified Land Development Code, Subdivision Regulations. He went on to say, subsection 5 and 5a of the code that talks about connectivity states, *The Planning Commission and the Director of the Department of Planning and Development, in consultation with the Parish Engineer, may only modify the standards in this subsection C. if:*

*(a) Compliance with the access and connectivity standards is not possible or is otherwise impractical due to site conditions or surrounding site conditions, and where full compliance would not result in greater community benefit as intended by this section.* He said he wanted to make it clear that their initial submittal was not to make a connection to Cottonfield. It was requested at a later date. It was in excess of what already worked in the development with the Hwy 44 connection and was not requested to update the traffic study and they do not feel they need the connection to make their development function properly in terms of traffic.

**Drainage** – Mr. Robertson said there are four (4) ponds on the plat for this development. He said he was not sure why everyone had zeroed in on just the 1.3-acre pond. He went on to say they will have reduced the drainage coming off the site by about 16% by making the situation better with the drainage study.

**Pipeline** – He briefly spoke on pipelines. Stated they have been in touch with the companies and received their requirements and they have no issues with the development.

Mr. Ross Bruce said they know the only way to get projects approved in Ascension Parish is to be very thorough and they don't take that responsibility lightly. He said they know not to bring projects before the Commission that do not meet code. Mr. Ross went on to say the process set forth by the Parish is for a purpose. He said, if they conform, then it becomes use by right.

Mr. Shaun Sherrow explained the ordinance with regard to the traffic study and what the developer was actually required to do. And that was to put a left and right turn lane into their development. He said since this project did not cause the drop in level of service. The level of service 'D' was existing at Germany Road and Hwy 44.

There was discussion at this time among the Commissioners and staff.

**Commission Action:** Moved by Mr. Nicholas Miller, seconded by Mr. Max Nassar, to deny this preliminary plat for the health, safety and welfare of the residents and it does not comply with the Ascension Parish Unified Development Code. The roll call was as follows:

**YEAS:**

*Nicholas Miller* – As stated in the motion: for the health, safety and welfare of the residents and it does not comply with the Ascension Parish Unified Development Code.

*Max Nassar* – Said his reasoning is similar to Commissioner Miller's. He stated in some questions and observations earlier, some items that he had issues with. Said he isn't an attorney but heard enough citations of code from the public, from staff, and from the commission and he just feels it needs more work. He said this is a very hard decision for all of them but thinks it needs more work.

*Michele Unitas* – Stated her reasoning is based on the preliminary plat as it stands. All the numbers that the submission and the requirements do not meet the Unified Land Development Code and they have not demonstrated compliance with multiple mandatory provisions to include open space requirements under UDC 17-4020(C), land within utility servitudes cannot be counted as usable space unless the pipeline whether the pipeline is above or below ground. Detention ponds also included without meeting amenity requirements of the same section. Second, the application doesn't meet density requirements per Table B, UDC 17-4020 and UDC 17-5010 when density is calculated correctly on buildable acreage excluding open space drainage servitudes as required both MU2 and RM districts exceed their maximum allowable density. Doesn't meet traffic requirement studies under UDC 17-4060. It doesn't evaluate all the affected roadways and intersections, including the connector roads, whether it was Bull Wevil or it was the original Cottonfield. There was time to do a supplementary traffic study that affected those areas. In the internal northern network, Causey Road, it was not updated to reflect that road connection addition. They haven't demonstrated compliance with UDC 17-4020, UDC 17-5010, Table B or UDC 17-4060, the preliminary plat does not meet the standards for approval and says that's why she moved to deny.

*Mark Villa* – Moved to deny because of the potential impact to the residents due to drainage and traffic.

*Randy Cloutre, Jr.* – Stated his position for denial is that due to the safety of the traffic impact study that there's a lot that's lacking in it. Whether it's the subdivision that brought it about, there's a lot that needs to be done with this traffic study. These intersections are failing. Said that's his decision for denial.

**NAYS:** None

**ABSTAINED:** Erik Jones, Wade Schexnaydre

**ABSENT:** None

**(5)YEAS; (0)NAYS; (2)ABSTAINED (0)ABSENT and motion carried.**

#### **XIV. Adjourn**

A motion was made by Mr. Mark Villa and meeting adjourned at 9:22 p.m.

---

**Wade Schexnaydre, Chairman**



**Description: Consent Agenda**

**ATTACHMENTS:**



**Description: Affidavit of Mortgage Declaration**

Matthew Kelly Johnson - Lot A-2-A (45244 Gold Place Rd, St. Amant, LA)

**ATTACHMENTS:**

1. A. Matthew K Johnson A. Matthew K Johnson.pdf

**PARISH OF ASCENSION**  
**OFFICE OF PLANNING AND DEVELOPMENT**  
**PLANNING DEPARTMENT**



March 11, 2026

**A) Matthew Kelley Johnson – Lot A-2-A (45244 Gold Place Rd, St. Amant, LA)**  
***Affidavit of Mortgage Declaration***

Staff has reviewed and approved this simple division of property. The lending institution has been notified via certified mail that the loan holder wishes to subdivide his/her property. The Planning Department has not yet received a response.

**PARISH OF ASCENSION**  
**OFFICE OF PLANNING AND DEVELOPMENT**  
**PLANNING DEPARTMENT**



February 4, 2026

EFCU  
P. O. Box 91001  
Baton Rouge, LA 70821-9001

**RE: Application to Subdivide Lot A-2-A (45244 Gold Place Rd, St. Amant, LA 70774)**  
**Matthew Kelly Johnson**

To whom it may concern:

Pursuant to Ascension Parish Ordinance SR12-11, passed by Parish Council on 19 March 2013, the Planning and Development Department is notifying you, as the lending institution holding a mortgage on Lot A-2-A at 45244 Gold Place Rd., St. Amant, LA 70774 for Matthew Kelly Johnson, that the applicant has applied through our office to subdivide his or her property.

As defined by the ordinance, you may submit a letter of objection or no objection to our office by March 3, 2026, or can appear at a public hearing on March 11, 2026, to hear the proposed subdivision and be given the opportunity to make a presentation to the Planning Commission as to whether or not the proposed division of property should be approved.

If no letter is received by the date listed above, the item will appear on the Planning Commission agenda at the date and time listed above, as a consent agenda item, and will be approved if no one from your institution is present to object.

Please find attached a copy of the affidavit of mortgage verification received from the applicant by our office that further describes the property and loan information.

If you require additional information or have any questions, feel free to email or give me a call.

Sincerely,

---

Eric Poche, PLA, LEED AP  
Director, Office of Planning and Development  
(225)450-1366  
[eric.poche@apgov.us](mailto:eric.poche@apgov.us)

**PARISH OF ASCENSION**  
**OFFICE OF PLANNING AND DEVELOPMENT**  
**PLANNING DEPARTMENT**



UNITED STATES OF AMERICA

STATE OF LOUISIANA

PARISH OF ASCENSION

**AFFIDAVIT OF MORTGAGE DECLARATION**

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, personally came and appeared, the Applicant, MATTHEW KELLY JOHNSON who, avers that he/she is the legal owner of A-2-A-1 (lot/tract description), for which the Applicant seeks approval of a plat to subdivide the above described immovable property.

- 1)  Applicant avers that the above described property is not encumbered by any mortgage or lien.
- 2)  Applicant avers that the above described property is encumbered by mortgage(s) or lien(s) in favor of the following persons or entities:

(Applicant must initial Number 1 or Number 2)

	<u>Name</u>	<u>Mailing Address</u>
1)	<u>Matthew Kelly Johnson</u>	<u>45244 Godd Place Rd. St. Amant, La 70774</u>
2)	_____	_____
3)	_____	_____

The Applicant attaches the following information to enable the Planning Commission to send a Certified Letter to the lending institution to notify them of the Public Hearing Date and to advise them of their ability to object to the division in person or in writing:

- Name of the lender (to which payments on the mortgage are being made)

EFCU

- Lender's Address (the address to which payments on the mortgage are mailed)

P.O. Box 91001 BATON ROUGE, LA. 70821-9001

**PARISH OF ASCENSION**  
**OFFICE OF PLANNING AND DEVELOPMENT**  
**PLANNING DEPARTMENT**



- Name of the Borrower (debtor on the mortgage)  
Matthew Kelly Johnson
- Account number or Reference number  
2510010-172
- Borrower's municipal address  
45244 Gold Place Rd. St. Amant, La 70774
- Municipal address of the property (if different from the Borrower's address)
- Lot Number and Square Number (if appropriate) of the property subject to mortgage  
A-2-A
- Name of Subdivision in which the property is located  
NONE
- Township, Range, Section Number and Acreage (if appropriate) of the property  
9.5 Section 18 4.975

The applicant acknowledges that he/she has verified the truthfulness of the above described statement regarding the Declaration(s) of Mortgage(s) or lien(s) on the property which he/she requests to be subdivided.

The Applicant acknowledges that providing false information in completing this document may result in civil fines in accordance with the rules and regulations of the Ascension Parish Land Development Code, not to exceed \$500.00 per day for such violation, with each day the false statement exists without correction to be a separate violation; and/or forwarded for prosecution for violation of La. R.S. 14:133 A. (3) which states in pertinent part:

**PARISH OF ASCENSION**  
**OFFICE OF PLANNING AND DEVELOPMENT**  
**PLANNING DEPARTMENT**



Filing false public records is the filing or depositing in any public office or with any public official, or the maintaining as required by law, regulation, or rule, with knowledge of its falsity, of any of the following:

(3) Any document containing a false statement or false representation of material fact.

The penalty for violation of La. R.S. 14:133 as provided in Section (C) states:

“Whoever commits the crime of filing false public records shall be imprisoned for not more than five years with or without hard labor or shall be fined not more than five thousand dollars, or both.”

I have read the above and have verified the above described information to be true and correct.

THUS SWORN, DONE, AND SIGNED on the 27<sup>th</sup> day of JAN, 2026

WITNESS:

Karen L. Johnson

Printed Name: Karen L. Johnson

APPLICANT:

Matthew Kelly Johnson

Printed Name: Matthew Kelly Johnson

Deborah G. LeBlanc

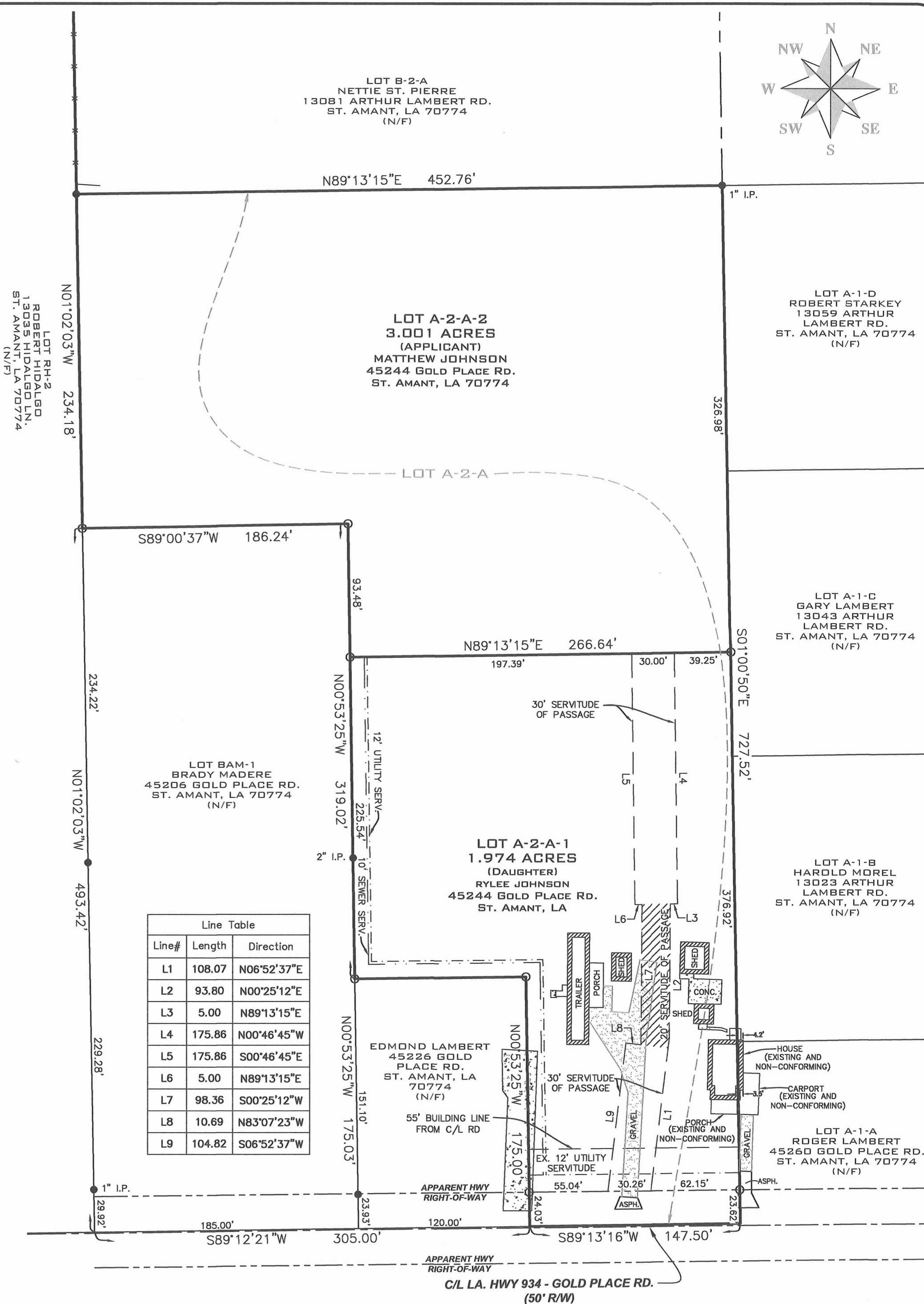
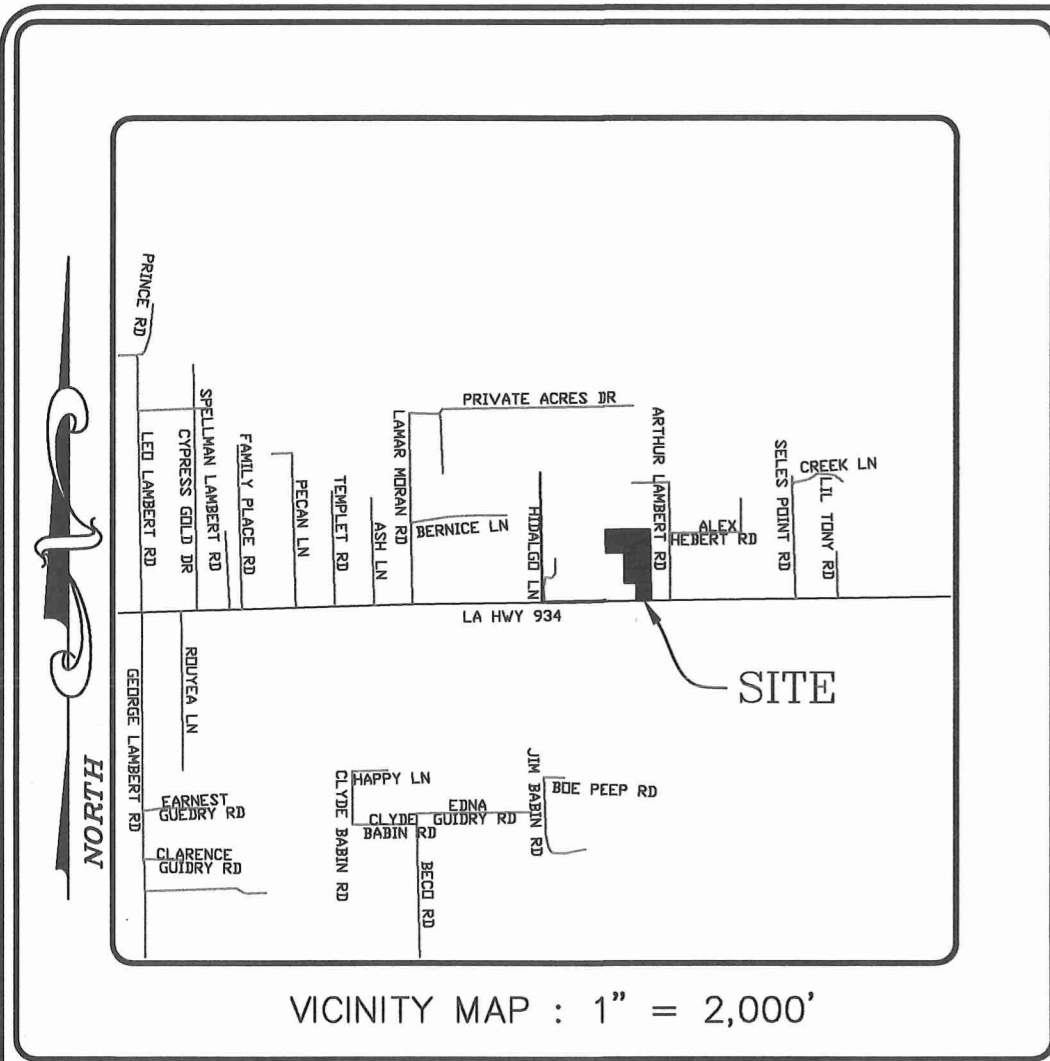
NOTARY

DEBORAH G. LeBlanc

Printed Name:

21238

Notary # or La. Bar #



Line#	Length	Direction
L1	108.07	N06°52'37"E
L2	93.80	N00°25'12"E
L3	5.00	N89°13'15"E
L4	175.86	N00°46'45"W
L5	175.86	S00°46'45"E
L6	5.00	N89°13'15"E
L7	98.36	S00°25'12"W
L8	10.69	N83°07'23"W
L9	104.82	S06°52'37"W

# FAMILY PARTITION MAP SHOWING SURVEY OF LOT A-2-A-1 & LOT A-2-A-2, BEING THE RESUBDIVISION OF LOT A-2-A OF THE EDMOND J. LAMBERT PROPERTY LOCATED IN SECTION 18, T9S - R4E, SOUTHEASTERN LAND DISTRICT, OF THE ST. HELENA MERIDIAN, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LA. FOR MATTHEW K. JOHNSON

- REFERENCE MAP:**
1. MAP SHOWING SURVEY RECORDED AS INSTRUMENT #966310.
  2. SIMPLE DIVISION FOR THE HIDALGO ESTATE MAP SHOWING SURVEY OF LOT RH-1 & RH-2 BEING THE RESUBDIVISION OF TRACT A & AN UNNAMED LOT FOR ROBERT & CHARLOTTE HIDALGO BY JAMES W. FALGOUT, P.L.S., DATED 2-3-25.
  3. MAP SHOWING SURVEY RECORDED AS INSTRUMENT #342715.
  4. MAP SHOWING SURVEY RECORDED AS INSTRUMENT #716133.

\* BEARINGS ARE BASED ON GPS MEASUREMENTS, LSU GULF NET, VRS, NORTH AMERICAN DATUM (1983) LAMBERT CONFORMAL CONIC PROJECTION, LOUISIANA SOUTH ZONE, STATE PLANE COORDINATE SYSTEM

THIS SURVEY CONFORMS TO CURRENT STANDARDS OF PRACTICE AS DEFINED IN TITLE 46, CHAPTER 29 OF PROFESSIONAL AND OCCUPATIONAL STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NO. 22005C 0065 E FOR ASCENSION PARISH, MAP DATED AUGUST 16, 2007, THIS PROPERTY LIES IN FLOOD HAZARD ZONE = AE, B.F.E. 9.0'

SEWER DISPOSAL SHALL BE INDIVIDUAL SANITARY SEWER PLANTS. IT IS THE RESPONSIBILITY OF THE OWNER TO CONSULT WITH THE ASCENSION PARISH BOARD OF HEALTH TO CONFIRM ROUTING FOR PERMITTING PURPOSES.

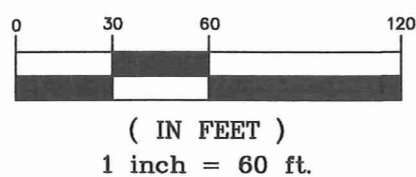
SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.

THIS PROJECT IS SUBJECT TO TRAFFIC IMPACT FEES IN ACCORDANCE WITH ASCENSION PARISH ORDINANCES.

NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWER DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH AUTHORITY.

ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF OR SEWAGE TREATMENT PLANT EFFLUENT TO AN EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER(S).

THE RIGHTS-OF-WAY STREETS SHOWN HEREON, UNLESS SPECIFICALLY DESIGNATED AS PRIVATE, AND IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL AND OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED, WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH SERVITUDE WAS GRANTED.



THIS PROPERTY IS ZONED = (R) RURAL FRONT SETBACK= 75' FROM CENTERLINE OF HIGHWAY OR 25' FROM RIGHT OF WAY (WHICHEVER IS GREATER) SIDE SETBACK= 10' FROM PROPERTY LINE REAR SETBACK= 20' FROM PROPERTY LINE

**LEGEND:**

- 1/2" IRON PIPE FOUND OR AS SHOWN
- 1/2" IRON ROD SET
- x — x — FENCELINE

APPROVED:  
ASCENSION PARISH PLANNING COMMISSION

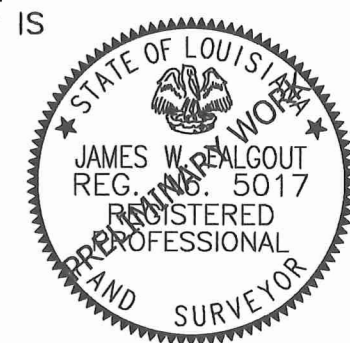
CHAIRMAN \_\_\_\_\_  
DATE: \_\_\_\_\_  
FILE: \_\_\_\_\_

\* THIS PLAT IS VOID UNLESS SIGNED AND STAMPED BY THE LICENSED PROFESSIONAL SHOWN BELOW \*

I CERTIFY THAT IN JUNE 2025, EARLES AND ASSOC., L.L.C. PERFORMED A GROUND SURVEY OF THE PROPERTY SHOWN HEREON AND THAT THIS MAP IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY. THIS PLAT CONFORMS TO LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

PRELIMINARY: NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

JAMES W. FALGOUT \_\_\_\_\_ DATE \_\_\_\_\_  
PROFESSIONAL LAND SURVEYOR  
LOUISIANA REGISTRATION NO. 5017



DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS IT A PART OF THIS SURVEY. ABSTRACTING OF TITLE ON THIS PROPERTY WAS NOT WITHIN THE SCOPE OF THIS SURVEY. SERVITUDES, RIGHTS-OF-WAY, UNDERGROUND STRUCTURES OR OTHER ENCUMBRANCES OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST. THIS SURVEY DOES NOT GUARANTEE TITLE NOR OWNERSHIP. THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF EARLES AND ASSOC., L.L.C. REPRODUCTION IS PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THIS FIRM.

DATE: 02/17/2026	DRAWING No. 25573
DRAWN BY: GV	JOB. No. 25-573
CHECKED BY: JWF	REF. No. 24-1171A



**EARLES AND ASSOCIATES, L.L.C.**  
PROFESSIONAL LAND SURVEYORS  
2102 S. SOUTHLAND AVE.  
GONZALES, LOUISIANA 70737  
Tel: 225-647-9798  
EARLES@ASCENSIONLANDSURVEYING.COM

TOWNSHIP 9S	SECTION 18
RANGE 4E	

25573.DWG



**Description:** Wayne A. Bourque Property - Lot 4-C-1-A-1 and 4-C-1-B-1  
Earles and Associates, LLC  
(Council District 10)

**ATTACHMENTS:**

1. A. Wayne A. Bourque A. Wayne A. Bourque.pdf

**FAMILY PARTITION**

**A) Wayne A. Bourque Property – Lot 4-C-1-A-1 and 4-C-1-B-1**

The subject property is located on the east side of O’Neal Road, approximately 1,025’ south of Black Bayou Road in Council District 10 and is zoned Medium Intensity Residential (RM). The application is on behalf of Wayne A. Bourque by Earles and Associates, LLC, Professional Land Surveyors.

The Applicant is proposing a family partition of Lot 4-C-1-A and 4-C-1-B (2.029 acres) into Lot 4-C-1-A-1 (1.321 acres) and Lot 4-C-1-B-1 (0.708 acres). **Lot 4-C-1-A-1 is being donated to a son and Lot 4-C-1-B-1 is being retained by the applicant.**

**STAFF REVIEW COMMENTS**

Comments sent to Earles and Associates, LLC on 2/5&19/2026.

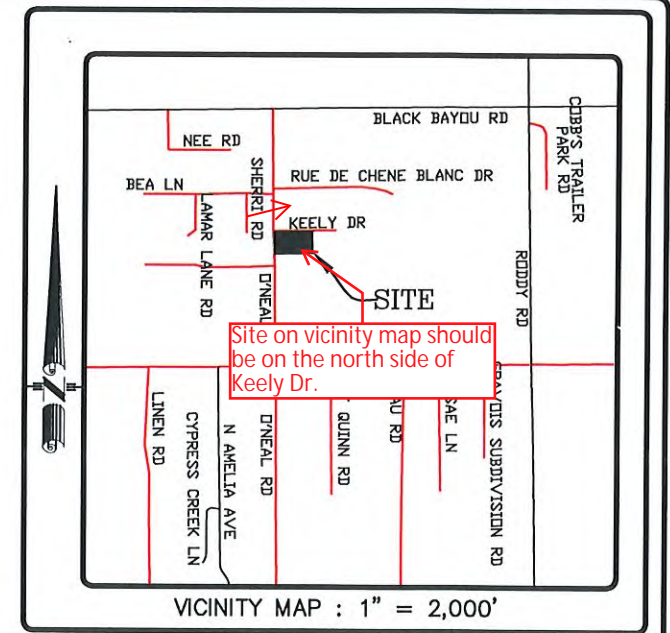
1. Label 12' utility servitude as 'existing'.
2. Identify adjacent lot by number/letter and lot owner and address. Add to adjacent property listing and submit revise listing.
3. Ref Map#3. was not reviewed or recorded by the Parish. Last map reviewed and recorded is instrument no. 1107884.
4. Site on vicinity map should be on the north side of Keely Dr.
5. Submit final plat in CAD prior to final plat being signed.

**STAFF ANALYSIS**

This property division meets all current requirements of the family partition section of the subdivision regulations. The owner has owned the property for at least three years as required by Paragraph 17-4026. B. This family partition is not creating any new lots.

Should the commission approve this family partition, staff will have the Chairman sign the plat when all comments have been addressed on the final map as listed above and the required conveyance documents completed and recorded according to Paragraph 17-4026.F of the Subdivision Regulations.

**FAMILY PARTITION**  
 MAP SHOWING SURVEY OF  
**LOT 4-C-1-A-1 & LOT 4-C-1-B-1,**  
 BEING THE RESUBDIVISION OF LOT 4-C-1-A &  
 4-C-1-B, A PORTION OF THE  
 WAYNE A. BOURQUE PROPERTY,  
 LOCATED IN SECTION 16, T9S - R3E,  
 SOUTHEASTERN LAND DISTRICT,  
 OF THE ST. HELENA MERIDIAN,  
 EAST OF THE MISSISSIPPI RIVER,  
 ASCENSION PARISH, LA.  
 FOR  
**WAYNE A. BOURQUE**



**REFERENCE MAP:**

- 1) MAP SHOWING SURVEY RECORDED AS INSTRUMENT #305618.
- 2) MAP SHOWING SURVEY RECORDED AS INSTRUMENT #638201.
- 3) MAP SHOWING SURVEY RECORDED AS INSTRUMENT #1107884.

\* BEARINGS ARE BASED ON GPS MEASUREMENTS, LSU GULF NET, VRS, NORTH AMERICAN DATUM (1983) LAMBERT CONFORMAL CONIC PROJECTION, LOUISIANA SOUTH ZONE, STATE PLANE COORDINATE SYSTEM  
 THIS SURVEY CONFORMS TO CURRENT STANDARDS OF PRACTICE AS DEFINED IN TITLE 46, CHAPTER 29 OF PROFESSIONAL AND OCCUPATIONAL STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NO. 22005C 0045 E FOR ASCENSION PARISH, MAP DATED AUGUST 16, 2007, THIS PROPERTY LIES IN FLOOD HAZARD ZONE = X  
 SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.

THIS PROJECT IS SUBJECT TO TRAFFIC IMPACT FEES IN ACCORDANCE WITH ASCENSION PARISH ORDINANCES.  
 SEWER DISPOSAL SHALL BE INDIVIDUAL SANITARY SEWER PLANTS.

NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWER DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SYSTEM, UNTIL THE METHOD OF SEWER TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH AUTHORITY.

ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF OR SEWAGE TREATMENT PLANT EFFLUENT TO AN EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER(S).

THE RIGHTS-OF-WAY STREETS SHOWN HEREON, UNLESS SPECIFICALLY DESIGNATED AS PRIVATE, AND IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL AND OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED, WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH SERVITUDE WAS GRANTED.

THE PRIVATE ACCESS SERVITUDE SHOWN HEREON IS HEREBY DEDICATED AS A MEANS OF ACCESS TO LOT 4-C-1-A-1 & LOT 4-C-1-B-1. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY PRIVATE DRIVEWAY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED. THE PARISH OF ASCENSION HAS NO RESPONSIBILITY FOR MAINTENANCE OF THIS PRIVATE ACCESS SERVITUDE. THE ROADS AND STREETS SHOWN ON THIS PLAT ARE PRIVATE AND NOT PUBLIC ROADS AND STREETS ARE TO BE DEVELOPED AND MAINTAINED BY THE LOT OWNERS ONLY. THE PARISH OF ASCENSION SHALL NOT MAINTAIN, UPGRADE, OR ACCEPT SAID ROADS INTO THE PUBLIC SYSTEM UNLESS AND UNTIL BROUGHT UP TO HARD SURFACE AND ALL OTHER STANDARDS BY THE LOT OWNERS OR DEVELOPER, ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE PARISH OF ASCENSION. THE SUB-DIVIDER AND LOT OWNERS FURTHER ARE PUT ON NOTICE THAT SCHOOL BUSES DO NOT OR ARE NOT REQUIRED TO TRAVEL DOWN PRIVATE ROADS AND IT IS THE OBLIGATION OF THE LOT OWNERS TO BRING THEIR CHILDREN TO A PUBLIC ROAD FOR SCHOOL BUS PICK UP.

\* THIS PLAT IS VOID UNLESS SIGNED AND STAMPED BY THE LICENSED PROFESSIONAL SHOWN BELOW \*

I CERTIFY THAT IN FEBRUARY 2026, EARLES AND ASSOC., L.L.C. PERFORMED A GROUND SURVEY OF THE PROPERTY SHOWN HEREON AND THAT THIS MAP IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY. THIS PLAT CONFORMS TO LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

JAMES W. FALGOUT  
 PROFESSIONAL LAND SURVEYOR  
 LOUISIANA REGISTRATION NO. 5017

DATE: \_\_\_\_\_

WAYNE A. BOURQUE

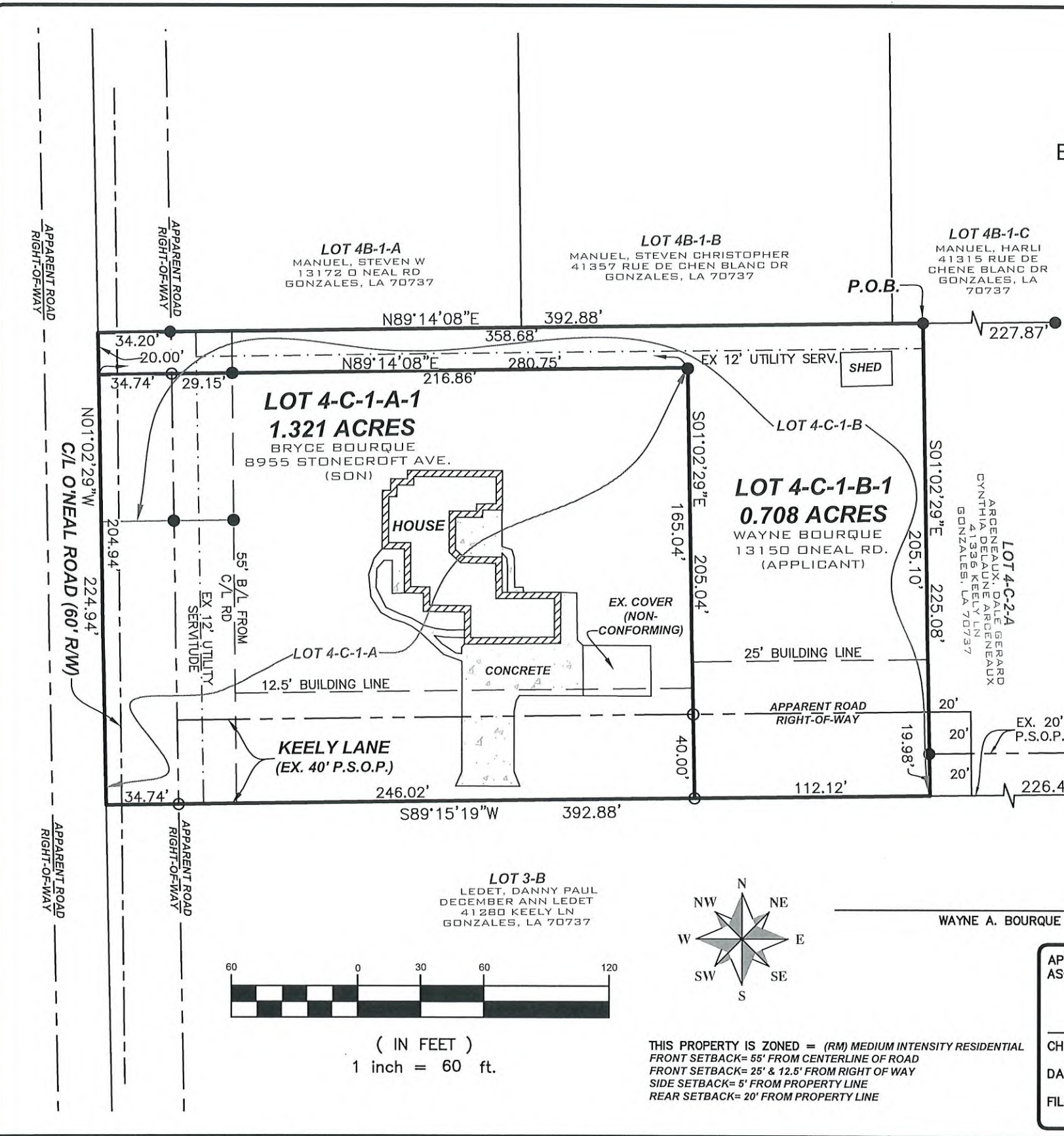
DATE

APPROVED:  
 ASCENSION PARISH PLANNING COMMISSION

CHAIRMAN

DATE: \_\_\_\_\_

FILE: \_\_\_\_\_



DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS IT A PART OF THIS SURVEY. ABSTRACTING OF TITLE ON THIS PROPERTY WAS NOT WITHIN THE SCOPE OF THIS SURVEY. SERVITUDES, RIGHTS-OF-WAY, UNDERGROUND STRUCTURES OR OTHER ENCUMBRANCES OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST. THIS SURVEY DOES NOT GUARANTEE TITLE NOR OWNERSHIP. THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF EARLES AND ASSOC., L.L.C. REPRODUCTION IS PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THIS FIRM.

25162.DWG

LEGEND:	
●	1/2" IRON PIPE FOUND OR AS SHOWN
○	1/2" IRON ROD SET
— x — x —	FENCELINE

DATE:	02/02/2026
DRAWN BY:	EF
CHECKED BY:	JWF

**EARLES AND ASSOCIATES, L.L.C.**  
 PROFESSIONAL LAND SURVEYORS  
 2102 S. SOUTHLAND AVE.  
 GONZALES, LOUISIANA 70737  
 Tel: 225-647-9798  
 EARLES@ASCENSIONLANDSURVEYING.COM

TOWNSHIP	9S	SECTION	16
RANGE	3E		



**Description:** Edmond J. Lambert Property - Lot A-2-A-1 and A-2-A-2  
Earles and Associates, LLC  
(Council District 6)

**ATTACHMENTS:**

1. B. Edmond J. Lambert

B. Edmond J. Lambert.pdf

## FAMILY PARTITION

### B) Edmond J. Lambert Property – Lot A-2-A-1 and A-2-A-2

The subject property is located on the north side of LA Hwy 934 (Gold Place Road), approximately 250' west of Arthur Lambert Road in Council District 6 and is zoned Rural (R). The application is on behalf of Matthew K. Johnson by Earles and Associates, LLC, Professional Land Surveyors.

The Applicant is proposing a family partition of Lot A-2-A (4.975 acres) into Lot A-2-A-1 (1.974 acres) and Lot A-2-A-2 (3.001 acres). **Lot A-2-A-1 is being donated to a daughter and Lot A-2-A-2 is being retained by the applicant.**

### STAFF REVIEW COMMENTS

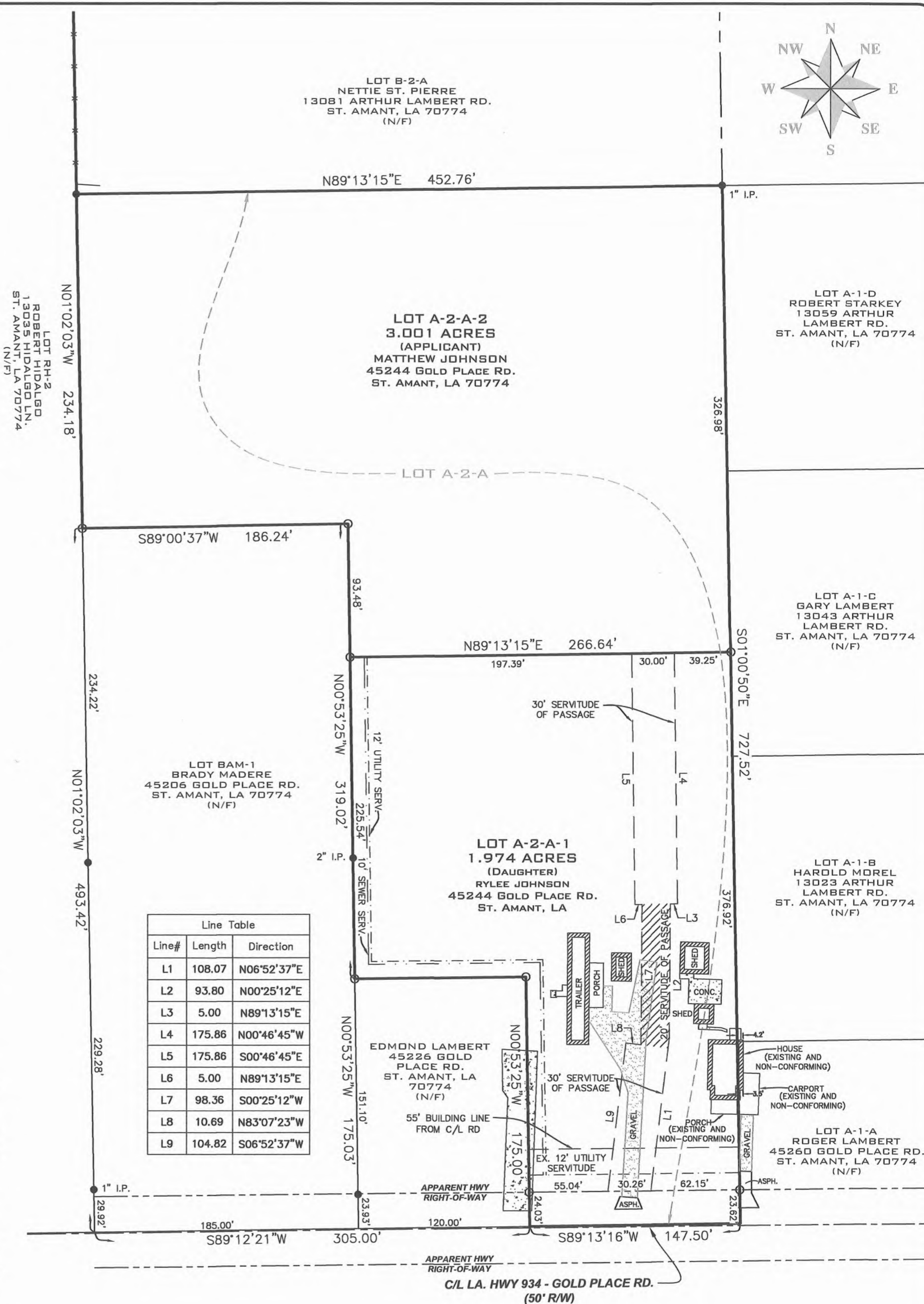
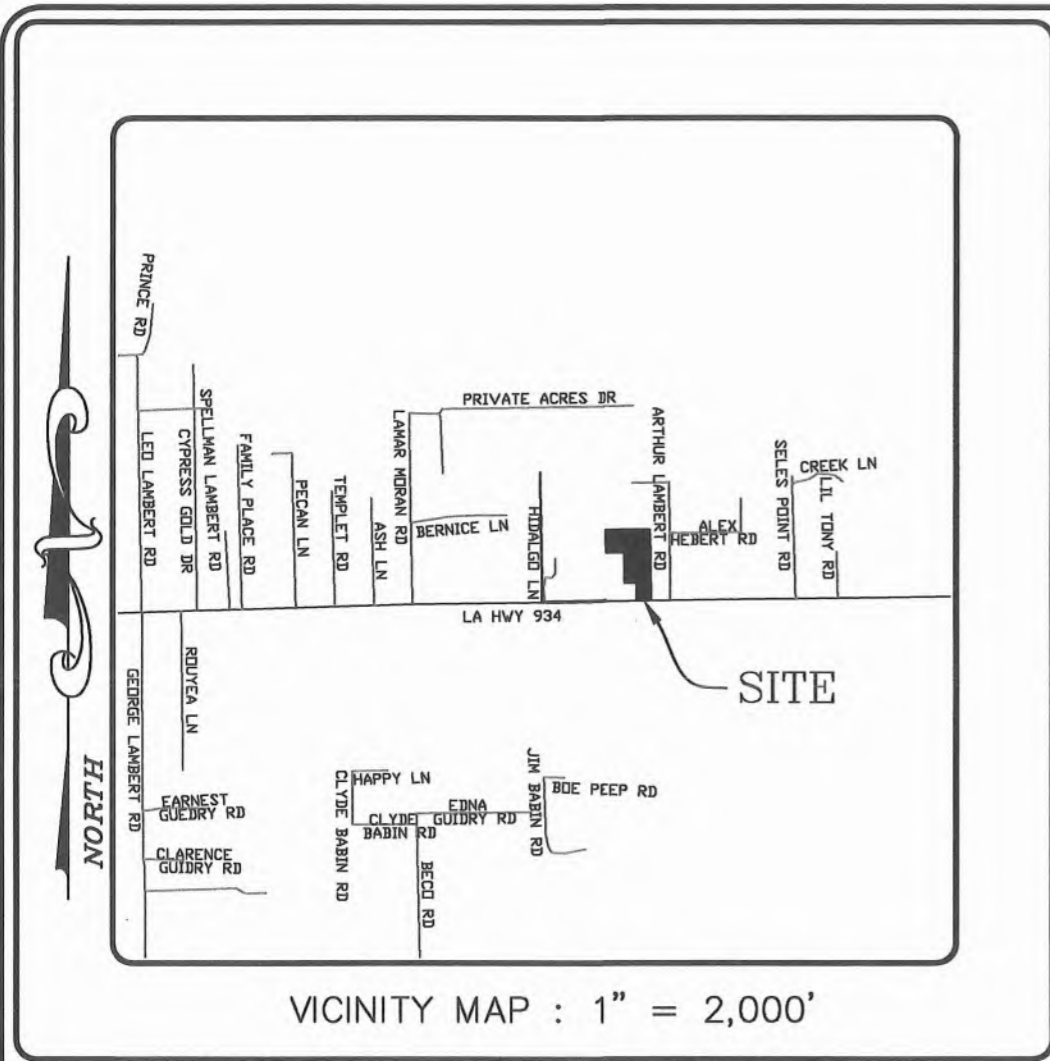
Comments sent to Earles and Associates, LLC on 2/10/2026.

1. On vicinity map, Label Gold Place Rd as LA Hwy 934, same as plat.
2. Records indicate property is in R4E. Verify and correct as necessary.
3. Revise project fee note by removing "sewer development and".
4. Revise front setback note, "25' or 75' from the centerline of a State Hwy, whichever is greater."
5. Show routing and discharge point of individual sewer treatment systems to parish maintained ditch with public drainage servitude and/or to 'blue line stream'. It is the responsibility of the Owner to consult with the Ascension Parish Board of Health to confirm routing for permitting purposes. Show/make statement of such on final plat. Plat will not be signed and recorded without this information.
6. Label with bearing/distance.
7. Monument set/found needed for distance.
8. **A waiver request will need to be granted by the Planning Commission to have the required 30' Servitude of Passage partially reduced to 20'. If approved, this must be noted on map prior to signing and recording.**
9. Label house and porch/carport 'Existing and Non-Conforming'.
10. Submit final plat in CAD prior to final plat being signed.

### STAFF ANALYSIS

This property division meets all current requirements of the family partition section of the subdivision regulations. However, a waiver request would need to be granted by the Planning Commission to have the required 30' Servitude of Passage partially reduced to 20'. The owner has owned the property for at least three years as required by Paragraph 17-4026. B. This family partition is creating one (1) new lot.

Should the commission approve this family partition, staff will have the Chairman sign the plat when all comments have been addressed on the final map as listed above and the required conveyance documents completed and recorded according to Paragraph 17-4026.F of the Subdivision Regulations.



Line#	Length	Direction
L1	108.07	N06°52'37"E
L2	93.80	N00°25'12"E
L3	5.00	N89°13'15"E
L4	175.86	N00°46'45"W
L5	175.86	S00°46'45"E
L6	5.00	N89°13'15"E
L7	98.36	S00°25'12"W
L8	10.69	N83°07'23"W
L9	104.82	S06°52'37"W

# FAMILY PARTITION MAP SHOWING SURVEY OF LOT A-2-A-1 & LOT A-2-A-2, BEING THE RESUBDIVISION OF LOT A-2-A OF THE EDMOND J. LAMBERT PROPERTY LOCATED IN SECTION 18, T9S - R4E, SOUTHEASTERN LAND DISTRICT, OF THE ST. HELENA MERIDIAN, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LA. FOR MATTHEW K. JOHNSON

- REFERENCE MAP:**
1. MAP SHOWING SURVEY RECORDED AS INSTRUMENT #966310.
  2. SIMPLE DIVISION FOR THE HIDALGO ESTATE MAP SHOWING SURVEY OF LOT RH-1 & RH-2 BEING THE RESUBDIVISION OF TRACT A & AN UNNAMED LOT FOR ROBERT & CHARLOTTE HIDALGO BY JAMES W. FALGOUT, P.L.S., DATED 2-3-25.
  3. MAP SHOWING SURVEY RECORDED AS INSTRUMENT #342715.
  4. MAP SHOWING SURVEY RECORDED AS INSTRUMENT #716133.

\* BEARINGS ARE BASED ON GPS MEASUREMENTS, LSU GULF NET, VRS, NORTH AMERICAN DATUM (1983) LAMBERT CONFORMAL CONIC PROJECTION, LOUISIANA SOUTH ZONE, STATE PLANE COORDINATE SYSTEM

THIS SURVEY CONFORMS TO CURRENT STANDARDS OF PRACTICE AS DEFINED IN TITLE 46, CHAPTER 29 OF PROFESSIONAL AND OCCUPATIONAL STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NO. 22005C 0065 E FOR ASCENSION PARISH, MAP DATED AUGUST 16, 2007, THIS PROPERTY LIES IN FLOOD HAZARD ZONE = AE, B.F.E. 9'0"

SEWER DISPOSAL SHALL BE INDIVIDUAL SANITARY SEWER PLANTS. IT IS THE RESPONSIBILITY OF THE OWNER TO CONSULT WITH THE ASCENSION PARISH BOARD OF HEALTH TO CONFIRM ROUTING FOR PERMITTING PURPOSES.

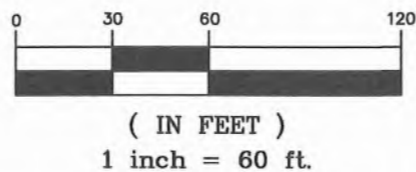
SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.

THIS PROJECT IS SUBJECT TO TRAFFIC IMPACT FEES IN ACCORDANCE WITH ASCENSION PARISH ORDINANCES.

NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWER DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH AUTHORITY.

ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF OR SEWAGE TREATMENT PLANT EFFLUENT TO AN EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER(S).

THE RIGHTS-OF-WAY STREETS SHOWN HEREON, UNLESS SPECIFICALLY DESIGNATED AS PRIVATE, AND IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL AND OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED, WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH SERVITUDE WAS GRANTED.



THIS PROPERTY IS ZONED = (R) RURAL FRONT SETBACK= 75' FROM CENTERLINE OF HIGHWAY OR 25' FROM RIGHT OF WAY (WHICHEVER IS GREATER) SIDE SETBACK= 10' FROM PROPERTY LINE REAR SETBACK= 20' FROM PROPERTY LINE

**LEGEND:**

- 1/2" IRON PIPE FOUND OR AS SHOWN
- 1/2" IRON ROD SET
- x — x — FENCELINE

APPROVED:  
ASCENSION PARISH PLANNING COMMISSION

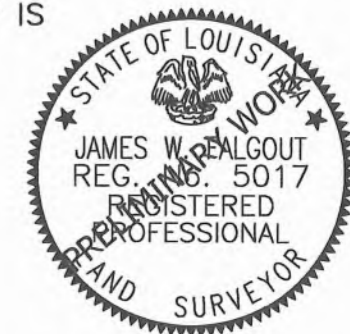
CHAIRMAN \_\_\_\_\_  
DATE: \_\_\_\_\_  
FILE: \_\_\_\_\_

\* THIS PLAT IS VOID UNLESS SIGNED AND STAMPED BY THE LICENSED PROFESSIONAL SHOWN BELOW \*

I CERTIFY THAT IN JUNE 2025, EARLES AND ASSOC., L.L.C. PERFORMED A GROUND SURVEY OF THE PROPERTY SHOWN HEREON AND THAT THIS MAP IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY. THIS PLAT CONFORMS TO LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

PRELIMINARY: NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

JAMES W. FALGOUT \_\_\_\_\_ DATE \_\_\_\_\_  
PROFESSIONAL LAND SURVEYOR  
LOUISIANA REGISTRATION NO. 5017



DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS IT A PART OF THIS SURVEY. ABSTRACTING OF TITLE ON THIS PROPERTY WAS NOT WITHIN THE SCOPE OF THIS SURVEY. SERVITUDES, RIGHTS-OF-WAY, UNDERGROUND STRUCTURES OR OTHER ENCUMBRANCES OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST. THIS SURVEY DOES NOT GUARANTEE TITLE NOR OWNERSHIP. THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF EARLES AND ASSOC., L.L.C. REPRODUCTION IS PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THIS FIRM.

DATE: 02/17/2026	DRAWING No. 25573
DRAWN BY: GV	JOB. No. 25-573
CHECKED BY: JWF	REF. No. 24-1171A

**EA** EARLES AND ASSOCIATES, L.L.C.  
PROFESSIONAL LAND SURVEYORS  
2102 S. SOUTHLAND AVE.  
GONZALES, LOUISIANA 70737  
Tel: 225-647-9798  
EARLES@ASCENSIONLANDSURVEYING.COM

TOWNSHIP 9S	SECTION 18
RANGE 4E	

25573.DWG



**Description:** Tammy Rebowe Property - Tract Z-5-A & Z-5-B  
Earles and Associates, LLC  
(Council District 9)

**ATTACHMENTS:**

1. C. Tammy Rebowe

C. Tammy Rebowe.pdf

## FAMILY PARTITION

### C) Tammy Rebowe Property – Tract Z-5-A and Z-5-B

The subject property is located on the north side of LA Hwy. 429 (Cornerview Road), approximately 500' east of Boudreaux Road in Council District 9 and is zoned Medium Intensity Residential (RM). The application is on behalf of Tammy Rebowe by Earles and Associates, LLC, Professional Land Surveyors.

The Applicant is proposing a family partition of Tract Z-5 (6.999 acres) into Tract Z-5-A (3.499 acres) and Tract Z-5-B (3.500 acres). **Tract Z-5-A is being retained by the applicant and Tract Z-5-B is being donated to a son.**

### STAFF REVIEW COMMENTS

Comments sent to Earles and Associates, LLC on 2/16/2026.

1. Show routing and discharge point of individual sewer treatment systems to parish maintained ditch with public drainage servitude and/or to 'blue line stream'. It is the responsibility of the Owner to consult with the Ascension Parish Board of Health to confirm routing for permitting purposes. **Show/make statement of such on final plat.** Plat will not be signed and recorded without this information.
2. Ref Map#1 is 458708. Correct as necessary.
3. 'Maintained' is misspelled.
4. Revise the 'Dedication of Rights of Way' note to add: "The rights-of-way of streets shown hereon, unless specifically designated as private and, if not previously dedicated,..."
5. Add note, "Within the private access servitude, a gravel or hard-surfaced road shall be built at least twenty (20) feet in width, 4 inches thick, on a roadbed at least twenty-four (24) feet in width with adequate drainage ditches on either side. This road shall be constructed prior to the first building permit being issued for any lot being served by this private servitude of access and shall extend the full length of the servitude depicted on the plat."
6. Ref. Map #1 shows an Existing 25' Drainage Servitude on each side of top bank that must be shown. Verify and correct as necessary.
7. Submit final plat in CAD prior to final plat being signed.

### STAFF ANALYSIS

This property division meets all current requirements of the family partition section of the subdivision regulations. The owner has owned the property for at least three years as required by Paragraph 17-4026. B. This family partition is creating one (1) new lot.

Should the commission approve this family partition, staff will have the Chairman sign the plat when all comments have been addressed on the final map as listed above and the required conveyance documents completed and recorded according to Paragraph 17-4026.F of the Subdivision Regulations.





**Description:** Vivian Villenurve Property - Lot 2-A-2-A-1-A through 2-A-2-A-1-H  
Earles and Associates, LLC  
(Council District 10)

**ATTACHMENTS:**

1. D. Vivian Villenurve

D. Vivian Villenurve.pdf

**FAMILY PARTITION**

**D) Vivian Villenurve Property – Lot 2-A-2-A-1-A through 2-A-2-A-1-H**

The subject property is located on the north side of LA Hwy 934 (Black Bayou Road), approximately 1,000' east of Roddy Road in Council District 10 and is zoned Medium Intensity Residential (RM). The application is on behalf of Vivian Villenurve by Earles and Associates, LLC, Professional Land Surveyors.

The Applicant is proposing a family partition of Lot 2-A-2-A-1 (10.071 acres) into Lot 2-A-2-A-1-A (1.123 acres); Lot 2-A-2-A-1-B (1.326 acres); Lot 2-A-2-A-1-C (1.232 acres); Lot 2-A-2-A-1-D (1.218 acres); Lot 2-A-2-A-1-E (1.971 acres); Lot 2-A-2-A-1-F (1.067 acres); Lot 2-A-2-A-1-G (1.067 acres); and Lot 2-A-2-A-1-H (1.067 acres). **Lot 2-A-2-A-1-A is being retained by the applicant (through simple division); Lot 2-A-2-A-1-B is being donated to a daughter; Lot 2-A-2-A-1-C is being donated to a daughter; Lot 2-A-2-A-1-D is being donated to a son; Lot 2-A-2-A-1-E is being retained by the applicant; Lot 2-A-2-A-1-F is being donated to a granddaughter; Lot 2-A-2-A-1-G is being donated to a granddaughter; and Lot 2-A-2-A-1-H is being donated to a grandson.**

**STAFF REVIEW COMMENTS**

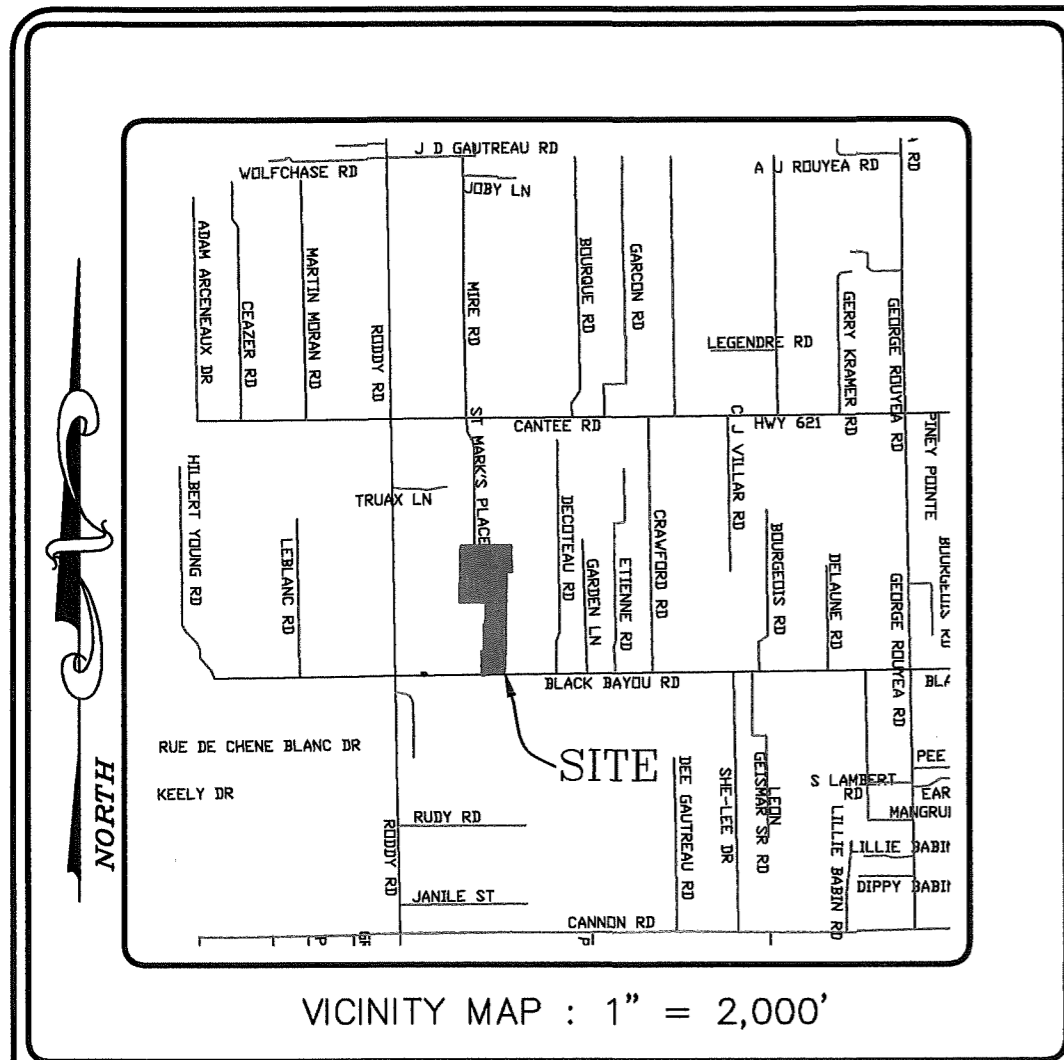
Comments sent to Earles and Associates, LLC on 2/11/2026.

1. Add note, "Shared access into this division of property creating three or more parcels shall be fully paved at least 25 feet in distance from the edge of any parish, state, or federal highway and 20 feet wide before any building permits will be issued."
2. Add note, "Within the private access servitude, a gravel or hard-surfaced road shall be built at least twenty (20) feet in width, 4 inches thick, on a roadbed at least twenty-four (24) feet in width with adequate drainage ditches on either side. This road shall be constructed prior to the first building permit being issued for any lot being served by this private servitude of access and shall extend the full length of the servitude depicted on the plat."
3. Show routing and discharge point of individual sewer treatment systems to parish maintained ditch with public drainage servitude and/or to 'blue line stream'. It is the responsibility of the Owner to consult with the Ascension Parish Board of Health to confirm routing for permitting purposes. Show/make statement of such on final plat. Plat will not be signed and recorded without this information.
4. Since lots will be addressed off this servitude, a road name will be needed. Verify road name with addressing before labeling plat.
5. Need to separate the two different private access servitude dedications by road names. **Don't forget to verify the new road name with addressing before labeling on plat.** The new servitude will need to include Lot 3-A-1, 3-A-2-A & 3-A-3-A. Said lot owners will also need to sign plat.
6. Submit final plat in CAD prior to final plat being signed.
- 7.

**STAFF ANALYSIS**

This property division meets all current requirements of the family partition section of the subdivision regulations. The owner has owned the property for at least three years as required by Paragraph 17-4026. B. This family partition is creating seven (6) new lots. One (1) lot is created through simple division.

Should the commission approve this family partition, staff will have the Chairman sign the plat when all comments have been addressed on the final map as listed above and the required conveyance documents completed and recorded according to Paragraph 17-4026.F of the Subdivision Regulations.



**PRELIMINARY FAMILY PARTITION**  
 MAP SHOWING SURVEY OF  
**LOT 2-A-2-A-1-A THROUGH LOT 2-A-2-A-1-H,**  
 BEING THE RESUBDIVISION OF LOT 2-A-2-A-1,  
 LOCATED IN SECTION 15, T9S - R3E,  
 SOUTHEASTERN LAND DISTRICT,  
 OF THE ST. HELENA MERIDIAN,  
 EAST OF THE MISSISSIPPI RIVER,  
 ASCENSION PARISH, LA.  
 FOR  
**VIVIAN VILLENURVE**

VIVIAN VILLENURVE \_\_\_\_\_ DATE \_\_\_\_\_  
 DENISE V. MELANCON \_\_\_\_\_ DATE \_\_\_\_\_  
 AMY V. GAUTREAU \_\_\_\_\_ DATE \_\_\_\_\_

IT IS THE RESPONSIBILITY OF THE OWNERS TO CONSULT WITH THE ASCENSION PARISH BOARD OF HEALTH TO CONFIRM ROUTING FOR PERMITTING PURPOSES OF SEWAGE DISCHARGE.

**REFERENCE MAP:**

- 1) MAP SHOWING SURVEY RECORDED AS INSTRUMENT #918908
- 2) MAP SHOWING SURVEY RECORDED AS INSTRUMENT #408970
- 3) MAP SHOWING SURVEY RECORDED AS INSTRUMENT #678503
- 4) MAP SHOWING SURVEY RECORDED AS INSTRUMENT #171745
- 5) MAP SHOWING BOUNDARY SURVEY BY CLINT J. COINTMENT DATED 06/12/2012 (NOT RECORDED)

\* BEARINGS ARE BASED ON GPS MEASUREMENTS, LSU GULF NET, VRS, NORTH AMERICAN DATUM (1983), LAMBERT CONFORMAL CONIC PROJECTION, LOUISIANA SOUTH ZONE, STATE PLANE COORDINATE SYSTEM. THIS SURVEY CONFORMS TO CURRENT STANDARDS OF PRACTICE AS DEFINED IN TITLE 46, CHAPTER 29 OF PROFESSIONAL AND OCCUPATIONAL STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY. FLOOD HAZARD BOUNDARY MAP NO. 22005C 0045 E FOR ASCENSION PARISH, MAP DATED AUGUST 16, 2007, THIS PROPERTY LIES IN FLOOD HAZARD ZONE = X-SHADED.

NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWER DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH AUTHORITY.

ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF OR SEWAGE TREATMENT PLANT EFFLUENT TO AN EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER(S). THE RIGHTS-OF-WAY STREETS SHOWN HEREON, UNLESS SPECIFICALLY DESIGNATED AS PRIVATE, AND IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL AND OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED, WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH SERVITUDE WAS GRANTED.

THE PRIVATE ACCESS SERVITUDE J.Y. GONZALES LN SHOWN HERON IS HEREBY DEDICATED AS A MEANS OF ACCESS TO LOTS 2-A-2-A-1-D, 2-A-2-A-1-E, 2-A-2-A-1-F, 2-A-2-A-1-G & 2-A-2-A-1-H AND PRIVATE ACCESS SERVITUDE LESTER GONZALES ROAD SHOWN HERON IS HEREBY DEDICATED AS MEANS OF ACCESS TO LOTS 2-A-2-A-1-A, 2-A-2-A-1-D, 2-A-2-A-1-C, 3-A-1, 3-A-2-A, 3-A-3-A, 3-A-3-B & 3-A-3-C. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY PRIVATE DRIVEWAY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED. THE PARISH OF ASCENSION HAS NO RESPONSIBILITY FOR MAINTENANCE OF THIS PRIVATE ACCESS SERVITUDE. THE ROADS AND STREETS SHOWN ON THIS PLAT ARE PRIVATE AND NOT PUBLIC ROADS AND STREETS ARE TO BE DEVELOPED AND MAINTAINED BY THE LOT OWNERS ONLY. THE PARISH OF ASCENSION SHALL NOT MAINTAIN, UPGRADE, OR ACCEPT SAID ROADS INTO THE PUBLIC SYSTEM UNLESS AND UNTIL BROUGHT UP TO HARD SURFACE AND ALL OTHER STANDARDS BY THE LOT OWNERS OR DEVELOPER, ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE PARISH OF ASCENSION. THE SUB-DIVIDER AND LOT OWNERS FURTHER ARE PUT ON NOTICE THAT SCHOOL BUSES DO NOT OR ARE NOT REQUIRED TO TRAVEL DOWN PRIVATE ROADS AND IT IS THE OBLIGATION OF THE LOT OWNERS TO BRING THEIR CHILDREN TO A PUBLIC ROAD FOR SCHOOL BUS PICK UP. WITHIN THE PRIVATE ACCESS SERVITUDE, A GRAVEL OR HARD SURFACED ROAD SHALL BE BUILT AT LEAST 20 FEET IN WIDTH, 4 INCHES THICK, ON A ROADBED AT LEAST 24 FEET IN WIDTH WITH ADEQUATE DRAINAGE DITCHES ON EITHER SIDE. THIS ROAD SHALL BE CONSTRUCTED PRIOR TO THE FIRST BUILDING PERMIT BEING ISSUED FOR ANY LOT BEING SERVED BY THIS PRIVATE SERVITUDE OF ACCESS AND SHALL EXTEND THE FULL LENGTH OF THE SERVITUDE DEPICTED ON THE PLAT.

SHARED ACCESS INTO THIS DIVISION OF PROPERTY CREATING THREE OR MORE PARCELS SHALL BE FULLY PAVED AT LEAST 25 FEET IN DISTANCE FROM THE EDGE OF ANY PARISH, STATE, OR FEDERAL HIGHWAY AND 20 FEET WIDE BEFORE ANY BUILDING PERMITS WILL BE ISSUED.

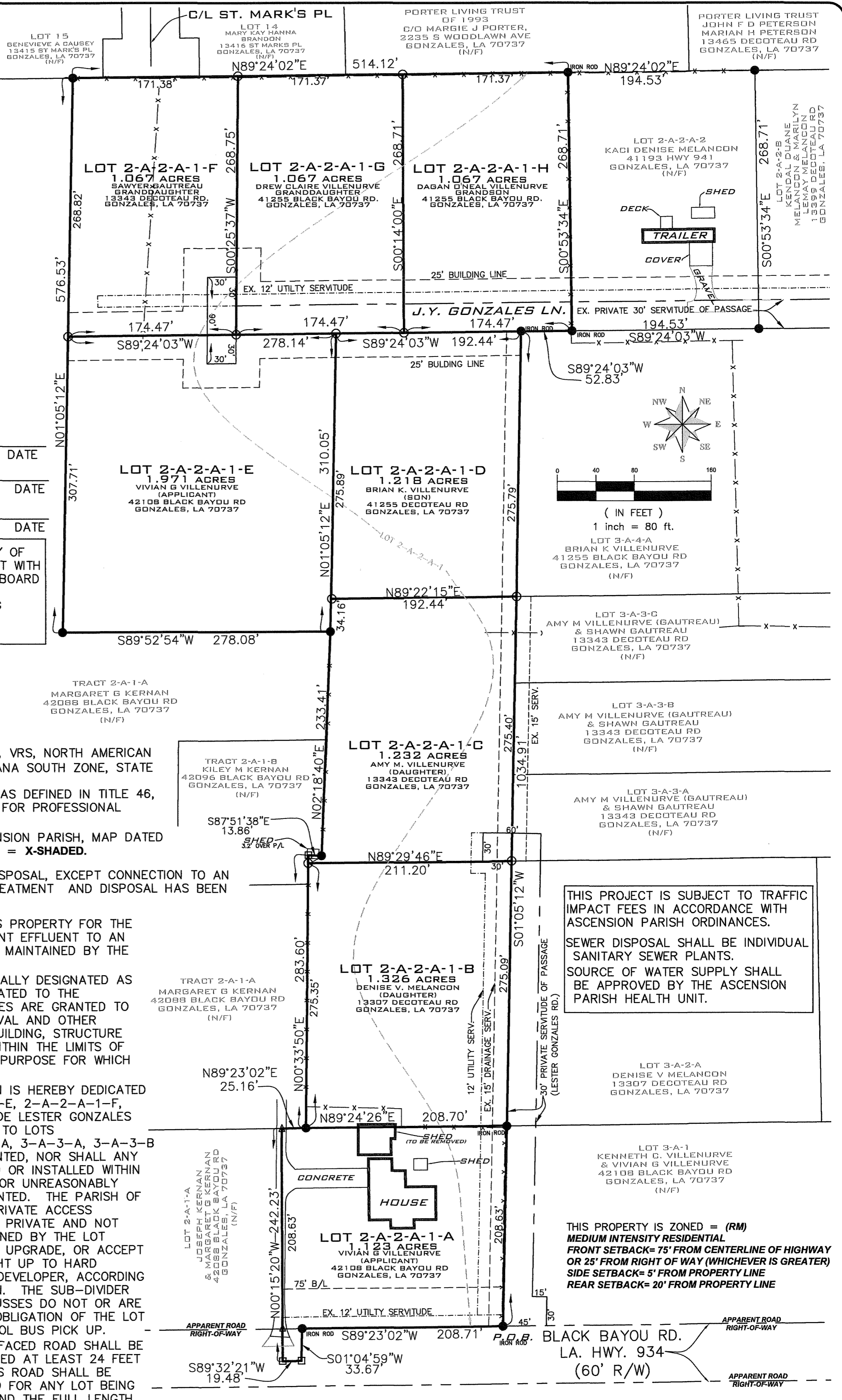
- LEGEND:**
- 1/2" IRON PIPE FOUND OR AS SHOWN
  - 1/2" IRON ROD SET
  - CHISELED "X" IN CONC.
  - FENCELINE
  - CALCULATED POINT

APPROVED:  
 ASCENSION PARISH PLANNING COMMISSION

CHAIRMAN \_\_\_\_\_

DATE: \_\_\_\_\_

FILE: \_\_\_\_\_



THIS PROJECT IS SUBJECT TO TRAFFIC IMPACT FEES IN ACCORDANCE WITH ASCENSION PARISH ORDINANCES. SEWER DISPOSAL SHALL BE INDIVIDUAL SANITARY SEWER PLANTS. SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.

THIS PROPERTY IS ZONED = (RM) MEDIUM INTENSITY RESIDENTIAL  
 FRONT SETBACK= 75' FROM CENTERLINE OF HIGHWAY OR 25' FROM RIGHT OF WAY (WHICHEVER IS GREATER)  
 SIDE SETBACK= 5' FROM PROPERTY LINE  
 REAR SETBACK= 20' FROM PROPERTY LINE

\* THIS PLAT IS VOID UNLESS SIGNED AND STAMPED BY THE LICENSED PROFESSIONAL SHOWN BELOW \*

I CERTIFY THAT IN JANUARY 2026, EARLES AND ASSOC., L.L.C. PERFORMED A GROUND SURVEY OF THE PROPERTY SHOWN HEREON AND THAT THIS MAP IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY. THIS PLAT CONFORMS TO LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

PRELIMINARY: NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

JAMES W. FALGOUT \_\_\_\_\_ DATE \_\_\_\_\_  
 PROFESSIONAL LAND SURVEYOR  
 LOUISIANA REGISTRATION NO. 5017

26019.DWG	DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS IT A PART OF THIS SURVEY. ABSTRACTING OF TITLE ON THIS PROPERTY WAS NOT WITHIN THE SCOPE OF THIS SURVEY. SERVITUDES, RIGHTS-OF-WAY, UNDERGROUND STRUCTURES OR OTHER ENCUMBRANCES OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST. THIS SURVEY DOES NOT GUARANTEE TITLE NOR OWNERSHIP. THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF EARLES AND ASSOC., L.L.C. REPRODUCTION IS PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THIS FIRM.	DATE: 02/23/2026	DRAWING No. 26019PLANB	<b>EARLES AND ASSOCIATES, L.L.C.</b> PROFESSIONAL LAND SURVEYORS 2102 S. SOUTHLAND AVE. GONZALES, LOUISIANA 70737 Tel: 225-647-9798	TOWNSHIP 9S	SECTION 15
		DRAWN BY: GV	JOB. No. 26-019		RANGE 3E	
		CHECKED BY: JWF	REF. No.			