



Staff Report

Subdivision Case#SDF2009-8-1

Attachments: Property Information Sheet, Photos, Zoning Map, Aerial Map, Applicant Letter, Final Subdivision Plat, Ordinance#09-5170 & #12-5283, Bond

Planning Commission Public Hearing: Thursday Oct 3, 2013
City Council: Introduction – 10/15/2013 Final – 11/5/2013

CITY COUNCIL AGENDA REQUEST: (Ordinance)

Approval to amend Ordinance #12-5283 as requested by Alack Properties LLC (Greg Alack) to extend deadline to construct cul-de-sac on Arc Way in Alack Business Park and revised performance bond in amount of \$69,500 located at 17420 Hwy 190 East; Zoned C3 (SDF2009-8-1) recommended approval with conditions by Planning Commission

SITE INFORMATION:

COUNCIL DISTRICT: 1- Johnny Blount

Location (Address): 17420 Hwy 190 East

Site Description: Alack Business Park is a 9.74 acre development. This development includes a dedicated street (Arc Way) which intersects with Hwy 190 East. Alack Business Park has 5 lots. Lot 1 currently has a commercial kitchen equipment supply store, and Lots 2, 3, 4A & 4B are undeveloped.

Existing Zoning: C3

Existing Land Use: Commercial & Vacant Land

ADJACENT LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use/Zoning</u>
North:	Commercial & Residential/C2, C3 & RS (across Hwy 190)
South:	Residential/ Outside City Limits (No Zoning)
East:	Vacant Land/ Outside City Limits (No Zoning)
West:	Residential & Vacant Land/Outside City Limits (No Zoning)

ADDITIONAL INFORMATION:

-On 9/3/2009 the Planning Commission recommended final approval of Amended Final Plat of Alack Business Park Subdivision and the dedication of Arc Way and all public improvements in accordance with the survey by Dennis L. Gowin dated 8/14/09 and that the council waives the following:

- 1) Waiver of the requirement to install the cul-de-sac prior to final approval in lieu of a two-year Performance Bond in the amount of \$69,500 guaranteeing the construction of the cul-de-sac (within two years);
- 2) Waiver of the requirement to provide a one-year maintenance bond to allow for a maintenance bond in the amount of \$28,647.00 that will expire on June 30, 2010 (slightly less than nine months from a 10-6-09 final approval by Council); and

Conditioned upon the applicant making the drainage ditch between lots 1 & 4B subsurface prior to the City Council approval to address the maintenance issues as requested by the Streets Director in his letter of 8-24-09; OR prior to the end of the maintenance bond period in conjunction with the applicant providing a nine-month Performance Bond for the installation of the sub-surface ditch.

NOTE: Applicant accepted the option to construct the subsurface ditch prior to Council approval and ditch was constructed.

-On 10/6/2009 the City Council approved Ordinance #09-5170 for the final subdivision of Alack Business Park and accepted the dedication of Arc Way and all public improvements, accepted a two-year Performance Bond (\$69,500) for the construction of the cul-de-sac to expire on 10-06-11, and accepted a one-year maintenance bond (\$28,647) to expire on 6-30-2010.

-On 10-06-11 the Performance Bond for the cul-de-sac expired and the cul-de-sac was not constructed.

-On 1-5-2012 the Planning Commission recommended to City Council to extend performance bond until 10/6/2013 for the construction of the cul-du-sac.

-On 2-7-2012 the City Council approved the extension of performance bond until 10/6/2013 for the construction of the cul-de-sac.

PUBLIC HEARING (October 3, 2013):

For: Jason Reibert (Gulf States Real Estate Services)

Against: None

PLANNING COMMISSION RESULTS:

Motion: William Travis to recommend approval with the following conditions:

- to amend Ordinance#12-5283 (original Ord#09-5170); and
- to extend of deadline to construct the cul-de-sac on Arc Way for 1 year expiring on 10/04/2014; and
- acceptance of a performance bond in the amount of \$69,500 conditioned upon the prohibition of the issuance of any certificate of occupancy on lots 2, 3, 4A or 4B until the cul-de-sac is constructed and accepted by the City Council.

For: Sam McClugage, Stanley Young, William Travis, Jimmy Meyer, Ralph Ross **Against:** None **Absent:** None

ORDINANCE TO READ:

WHEREAS, on October 3, 2013 the Planning Commission recommended approval to extend the deadline to construct the cul-de-sac on Arc Way until 10/04/2014 with the condition that the cul-de-sac shall be constructed and accepted by the City Council prior to issuance of any certificates of occupancy on lots 2,3,4A, or 4B;

WHEREAS, the Planning Commission recommended acceptance of the performance bond extension in the amount of \$69,500 to expire on 10/04/2014; and

WHEREAS, the Planning Commission recommended amendment of Ordinance#12-5283 to accept the extension of the performance bond for the construction of the cul-de-sac to expire on 10/04/2014 and add the condition the cul-de-sac shall be constructed and accepted by the City Council prior to issuance of any certificates of occupancy on lots 2,3,4A, or 4B.

NOW, THEREFORE, BE IT ORDAINED, that the City Council of Hammond, Louisiana hereby accepts the extension of the deadline for the construction of the cul-de-sac on Arc Way to expire on 10/04/2014 and hereby approves the amendment of Ordinance#12-5283 to extend the one-year performance bond in the amount of \$69,500 to expire on 10/04/2014 with the condition that the cul-de-sac shall be constructed and accepted by the City Council prior to the issuance of any certificates of occupancy on lots 2,3,4A, or 4B.

From: _____
Josh Taylor

From: [Jason Reibert](#)
To: [Tracie Schillace](#); [Josh Taylor](#)
Cc: [Greg Alack](#)
Subject: Alack - Arc Way, Performance Bond
Date: Thursday, August 22, 2013 11:22:21 AM

Josh/Tracie,

Per our recent meeting, I spoke with Greg Alack this morning and he does wish to extend the Performance bond for cul-de-sac construction, which expires 10/6/13, for another 2 years if agreeable by the City to allow for some additional time to identify an end user for the balance of the property. He is working with his bonding company at this time on the extension and I can forward a draft copy to you for review. Please let us know available Council dates for this to be heard.

Thanks,

Jason Reibert
Senior Project Manager
Gulf States Real Estate Services
109 New Camellia Blvd., Ste 100
Covington, LA 70433

Office: 985.792.4385
Fax: 985.792.4392
Cell: 985.969.0082



Western Surety Company

CONTINUATION CERTIFICATE

Western Surety Company

hereby continues in force Bond No. 58664665 briefly described
as Subdivision Bond--Construct Cul-De-Sac at End of Arc Way, Alack Business Park
Subdivision, Hammond, La
for Alack Refrigeration Company, Inc.

_____ as Principal,
City of Hammond, LA _____ as Obligee,

in the sum of Sixty-Nine Thousand Five Hundred and 00/100 Dollars, for the term
beginning October 6, 2013, and ending October 6, 2015,
subject to all the covenants and conditions of the original bond referred to above.

This continuation is issued upon the express condition that the liability of Western Surety Company

under said Bond and this and all continuations thereof shall not be cumulative and shall in no event
exceed the total sum above written.

Dated this 9th day of September, 2013.

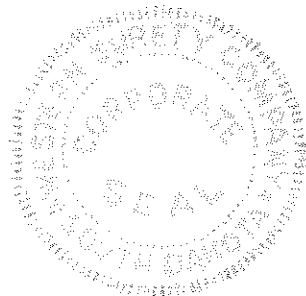
Alack Refrigeration Company, Inc.

By _____

Western Surety Company

Randolph A. Brunson,

Attorney-in-Fact



THIS "Continuation Certificate" MUST BE FILED WITH THE ABOVE BOND.

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Randolph A Brunson, Fiona Jane Boyd, Individually

of Baton Rouge, LA, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law printed on the reverse hereof, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 20th day of March, 2013.



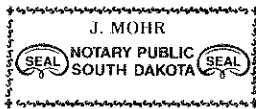
WESTERN SURETY COMPANY

Paul T. Bruflat
Paul T. Bruflat, Vice President

State of South Dakota }
County of Minnehaha } ss

On this 20th day of March, 2013, before me personally came Paul T. Bruflat, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is the Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires
June 23, 2015



J. Mohr
J. Mohr, Notary Public

CERTIFICATE

I, L. Nelson, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law of the corporation printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 9th day of September, 2013.



WESTERN SURETY COMPANY

L. Nelson
L. Nelson, Assistant Secretary

- (j) **OFFER OF DEDICATION.** Be accompanied by irrevocable offers of dedication to the public of all streets, local government uses, utilities, parks, and easements, in a form approved by the local government attorney; and the subdivision plat shall be marked in the following fashion:

The owner, or his representative, hereby irrevocably offers for dedication to the local government uses, roads, easements, parks, and required utilities shown in the subdivision plat and construction plans in accordance with an irrevocable offer of dedication dated _____, and recorded in the Parish Clerk of Court's Office.

By: (Owner or Representative)

Date: _____

- (3) Upon formal acceptance of any dedication, and posting of maintenance bond, the City of Hammond will undertake the maintenance of such facilities so dedicated. There upon, the City Council President will sign the subdivision plat as final release to record said plat.

2.7 **SIGNING AND RECORDING OF SUBDIVISION PLAT**

- (1) The Clerk of Court shall not file any final subdivision plat that is not signed by the City Council President and Planning Commission Chairman.
- (2) Before signatures by the Planning Commission Chairman and City Council President are made on the final plat, there shall be proof that the subdivision improvements were installed in a manner satisfactory to the local government, or that proper completion bonds were filed with the City in accordance with these regulations.
- (3) It will be the responsibility of the Planning Commission staff or appointed representatives to insure that the final plat is filed with the Clerk of Court within thirty (30) days of the date of signature of the Council President.

SECTION 3: ASSURANCE FOR COMPLETION AND MAINTENANCE OF IMPROVEMENTS

3.1 **IMPROVEMENTS AND COMPLETION BOND**

- (1) **COMPLETION OF IMPROVEMENTS.** Before the final plat is signed by the City Council President, all applicants shall be required to complete, in accordance with the Planning Commission's decision and to the satisfaction of the Local Review Engineer, all the street, sanitary, and other improvements on the individual lots of the subdivision as required in these regulations,

specified in the final subdivision plat, and as approved by the Planning Commission, and to dedicate same to the local government, free and clear of all liens and encumbrances on the property and public improvements thus dedicated.

(2) **SURETY OR COMPLETION BOND IN LIEU OF IMPROVEMENTS**

(a) The Planning Commission may waive the requirement that the applicant complete and dedicate all public improvements prior to the signing of the final subdivision plan, and that, as an alternative, the applicant post a bond⁵ at the time of application for final subdivision approval in an amount estimated by the Planning Commission and the Review Engineer, and in form approved by the Commission's attorney, as sufficient to secure to the local government the satisfactory construction, installation, and dedication of any incompleted portion of required improvements. The completion bond shall also secure all lot improvements on the individual lots of the subdivision as required in these regulations.

(b) Such completion bond shall comply with all statutory requirements and shall be satisfactory to the local government attorney as to form, sufficiency, and manner of execution as set forth in these regulations. The 12 month period within which required improvements must be completed shall be specified by the Planning Commission in the resolution or motion approving the final subdivision plat and shall be incorporated in the bond. The period shall be counted as starting with the date of final approval of the plans and plat.

The Planning Commission may, upon proof of difficulty, recommend to the governing body extension of the completion date set forth in such bond for maximum period of one (1) additional year. The governing body may at any time during the period of such bond accept a substitution of principal or sureties on the bond upon recommendation of the Planning Commission.

(3) **COSTS OF IMPROVEMENTS.** All required improvements shall be made by the applicant, at his expense, without reimbursement by the local government or an improvement district therein.

(4) **FAILURE TO COMPLETE IMPROVEMENTS.** For subdivisions for which no completion bond has been posted, if the improvements are not completed within the period specified by the Planning Commission in the resolution approving the plat, the approval shall be deemed to have expired. In those cases where completion bond has been posted and required

⁵An escrowed cash fund may be set up in lieu of the completion bond.



CITY OF HAMMOND
ORDINANCE N° 12-5283 C.S.
Alack Properties LLC
(Case#SDF2009-8-1)

I Anette A. Kirylo, Clerk of the Council, do certify that this is a true and correct copy of Ordinance **R-5283 C.S.** Adopted by the Hammond City Council on **February 7, 2012**.
 Anette A. Kirylo
 Clerk

An Ordinance to amend Ordinance #09-5170 as requested by Alack Properties LLC (Greg Alack) to extend deadline to construct cul-de-sac on Arc Way in Alack Business Park until 10/06/2013, and to accept an extension of the performance bond for construction of the cul-de-sac in the amount of \$69,500, expiring 10/06/2013; located at 17420 Hwy 190 East; zoned C3 (Case#SDF2009-8-1)

WHEREAS, on January 5, 2012 the Planning Commission approved the extension of deadline to construct the cul-de-sac on Arc Way until 10/06/2013 with the condition that the cul-de-sac shall be constructed and accepted by the City Council prior to issuance of any certificates of occupancy on lots 2,3,4A, or 4B;

WHEREAS, the Planning Commission recommended acceptance of the performance bond extension in the amount of \$69,500 to expire on 10/06/2013; and

WHEREAS, the Planning Commission recommended amendment of Ordinance#09-5170 to accept the extension of the performance bond for the construction of the cul-de-sac to expire on 10/06/2013 and add the condition the cul-de-sac shall be constructed and accepted by the City Council prior to issuance of any certificates of occupancy on lots 2,3,4A, or 4B.

NOW, THEREFORE, BE IT ORDAINED, that the City Council of Hammond, Louisiana hereby accepts the extension of the deadline for the construction of the cul-de-sac on Arc Way to expire on 10/06/2013 and hereby approves the amendment of Ordinance#09-5170 to extend the two-year performance bond in the amount of \$69,500 to expire on 10/06/2013 with the condition that the cul-de-sac shall be constructed and accepted by the City Council prior to the issuance of any certificates of occupancy on lots 2,3,4A, or 4B.

The above and foregoing ordinance having been duly submitted to the Hammond City Council in writing; introduced at a public meeting **on January the 17th, 2012** of the Hammond City Council and discussed at a public meeting held on **February the 7th, 2012**; after motion and second was submitted to the official vote of the Hammond City Council.

On motion by Lemar Marshall and Second by Robert "Bobby" Martin the foregoing ordinance was hereby declared adopted on **February the 7th, 2012** the following roll call vote:

Votes: Johnny Blount (Y) Jason Hood (Y) Robert "Bobby" Martin (Y) Lemar Marshall (Y) Mike Williams (Y) Motion carried approved.

WHEREFORE the above and foregoing ordinance was declared duly adopted on this **7th day of February in the year 2012**, at Hammond, Tangipahoa Parish, Louisiana.

Michael A. Williams
 President, Hammond City Council

Honorable Mayson H. Foster
 Mayor, City of Hammond

Anette A. Kirylo, Clerk
 Hammond City Council

Recordation of Receipt Received from the Mayor of the City of Hammond on the 10 day of February in the year 2012 at 12:05 o'clock P.m., in accordance with Home Rule Charter, Article II, Section 2-12 (B).
 Anette Kirylo, Clerk
 Hammond City Council

CERTIFICATE OF DELIVERY
 In accordance with Home Rule Charter Article II, Section 2-12 (A), the above Ordinance was delivered to the Mayor of the City of Hammond on the 10 day of February in the year 2012 at 12:00 o'clock P.m. said delivery being within three calendar days after adoption, exclusive of weekends and state holidays.
 Anette Kirylo, Clerk of Hammond City Council



Western Surety Company

CONTINUATION CERTIFICATE

Western Surety Company

hereby continues in force Bond No. 58664665 briefly described
as Subdivision Bond--Construct Cul-De-Sac at End of Arc Way, Alack Business Park
Subdivision, Hammond, La
for Alack Refrigeration Company, Inc.

_____, as Principal,
City of Hammond, LA, as Obligee,

in the sum of Sixty-Nine Thousand Five Hundred and 00/100 Dollars, for the term
beginning October 6, 2011, and ending October 6, 2013,
subject to all the covenants and conditions of the original bond referred to above.

This continuation is issued upon the express condition that the liability of Western Surety Company

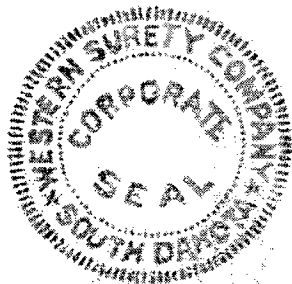
under said Bond and this and all continuations thereof shall not be cumulative and shall in no event
exceed the total sum above written.

Dated this 9th day of November, 2011.

Alack Refrigeration Company, Inc.

By [Signature]
Western Surety Company

[Signature]
Randolph A. Brunson, Attorney-in-Fact



THIS "Continuation Certificate" MUST BE FILED WITH THE ABOVE BOND.

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Randolph A Brunson, Fiona Jane Boyd, Individually

of Baton Rouge, LA, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law printed on the reverse hereof, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Senior Vice President and its corporate seal to be hereto affixed on this 19th day of May, 2011.



WESTERN SURETY COMPANY

Paul T. Bruflat
Paul T. Bruflat, Senior Vice President

State of South Dakota }
County of Minnehaha } ss

On this 19th day of May, 2011, before me personally came Paul T. Bruflat, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is the Senior Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires
November 30, 2012



D. Krell
D. Krell, Notary Public

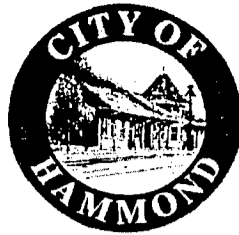
CERTIFICATE

I, L. Nelson, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law of the corporation printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 9th day of November, 2011.



WESTERN SURETY COMPANY

L. Nelson
L. Nelson, Assistant Secretary



**CITY OF HAMMOND
ORDINANCE N° 09-5170 C.S.
Major Subdivision
Alack Refrigeration Co. Inc.
Case#SDF2009-8-1**

BE IT ORDAINED by the City Council of Hammond, Louisiana, that:


An Ordinance has been adopted approving Case#SDF2009-8-1 Major Subdivision requested by Alack Refrigeration Co. Inc. (Jason Reibert) at 17420 Hwy 190 East for final approval of Alack Business Park Subdivision and dedication of improvements with a almost nine (9) month maintenance bond in accordance with survey by Dennis L. Gowin and two (2) year performance bond for cul-de-sac; zoned C-3 As recommended by the Planning and Zoning Commission on September 3, 2009 and granting the applicant a waiver of the requirement to install the cul-de-sac prior to final approval in lieu of a two-year Performance Bond in the amount of \$69,500 guaranteeing the construction of the cul-de-sac; and granting the applicant a waiver of the requirement to provide a one-year maintenance bond to allow for a maintenance bond in the amount of \$28,647.00 that will expire on June 30, 2010.

The above and foregoing ordinance having been duly submitted to the Hammond City Council in writing; introduced at a public meeting on, **September 15th 2009** of the Hammond City Council and discussed at a public meeting held on **October 6th 2009**; after motion and second was submitted to the official vote of the Hammond City Council.


On motion by Johnny Blount and Second by Jason Hood the foregoing ordinance was hereby declared adopted on **October, 6th 2009** by the following roll call vote:

Votes: Johnny Blount (Y) Jason Hood (Y) Willie Jackson (Absent) Kathy Montecino (Y) Mike Williams (Y) Motion carried approved.

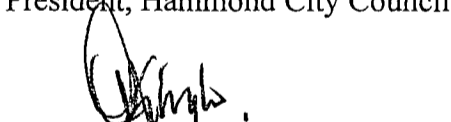
WHEREFORE the above and foregoing ordinance was declared duly adopted on this 6th day of **October, in the year 2009**, at Hammond, Tangipahoa Parish, Louisiana.



Michael A. Williams
President, Hammond City Council

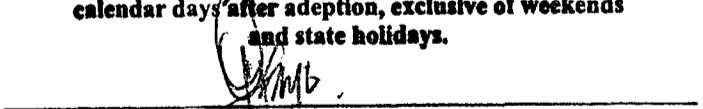


Honorable Mayson H. Foster
Mayor, City of Hammond

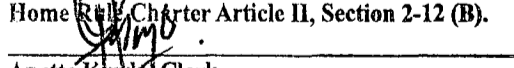


Anette A. Kirylo, Clerk
Hammond City Council

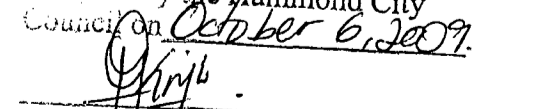
CERTIFICATE OF DELIVERY
In accordance with Home Rule Charter Article II, Section 2-12 (A), the above Ordinance was delivered to the Mayor of the City of Hammond on the 7 day of October, in the year 2009 at 3:50 o'clock p.m. said delivery being within three (3) calendar days after adoption, exclusive of weekends and state holidays.



Anette A. Kirylo, Clerk of Hammond City Council

Recordation of Receipt Received from the Mayor of the City of Hammond on the 8 day of October in the year 2009 at 8:40 o'clock a.m., in accordance with Home Rule Charter Article II, Section 2-12 (B).


Anette Kirylo, Clerk
Hammond City Council

Anette A. Kirylo, Clerk of the Council, to certify that this is a true and correct copy of Ordinance# 09-5170 C.S. Adopted by the Hammond City Council on October 6, 2009.


Anette A. Kirylo

Recorded 10/13/09
NOB 1194 pg 393
inst # 817192

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS That **Alack Refrigeration Co., Inc.** as Principal, hereinafter called Contractor, and **Western Surety Company** as Surety, hereinafter called Surety, are held and firmly bound unto **City of Hammond, LA** as Oblige, hereinafter called Owner, in the amount of **Sixty-Nine Thousand Five Hundred Dollars and No/100 (\$69,500.00)**, for the payment whereof Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly, severally and in solido, firmly by these presents.

WHEREAS, Contractor is obligated to construct a **cul-de-sac at the end of Arc Way, Alack Buisness Park Subdivision - Hammond, LA** in accordance with plans and specifications prepared by Cooper Engineering inc. dated September 17, 2009 (the "Plans") which Plans are by reference made a part hereof, and is hereinafter referred to as the obligation.

NOW THEREFORE, THE CONDITION OF THIS BOND is such that, if Contractor shall promptly and faithfully perform said obligation, then this bond shall be null and void; otherwise it shall remain in full force and effect.

Surety hereby makes a condition of the issuance of this bond the acceptance and agreement by the Oblige that this bond shall remain in effect for the term **10/6/09 to 10/6/11** and that this time limitation shall supersede to any all other requirements of the obligation or this bond shall be null and void and of no force and effect
Whenever Contractor shall be, and declared by Owner to be in default under the obligation, the Surety may promptly remedy the default, or shall promptly:

1. Complete the obligation in accordance with the Plans, or
2. Obtain a bid or bids for submission to Owner for completing the obligation in accordance with the Plans, and upon determination by Owner and Surety of the lowest responsible bidder, arrange for a contract between such bidder and Owner, and make available as work progresses (even though there should be a default or a succession of defaults under the contract or contracts of completion arranged under this paragraph) sufficient funds to pay the cost of completion but not exceeding, including other costs and damages for which the Surety may be liable hereunder, the amount set forth in the first paragraph hereof.

Any suit under this bond must be instituted before the expiration of one year from the date of expiration as described above.

No right of action shall accrue on this bond to or for the use of any person or corporation other than the Owner, named herein or its successors or assigns.

Non-renewal by the Surety shall not constitute a loss recoverable by the Oblige under this bond.

Signed and sealed this 17th day of September, 2009.

Alack Refrigeration Co., Inc.
(Principal)

Mary Lynn Lopez
Witness

By: Louis J. Alack

Western Surety Company
(Surety)

Myra Cupped
Witness

By: Randolph A. Brunson
Randolph A. Brunson, Attorney-in-Fact

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Randolph A Brunson, Fiona Jane Boyd, Individually

of Baton Rouge, LA, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

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and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law printed on the reverse hereof, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Senior Vice President and its corporate seal to be hereto affixed on this 15th day of May, 2009.



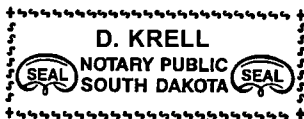
WESTERN SURETY COMPANY

Paul T. Bruflat, Senior Vice President

State of South Dakota }
County of Minnehaha } ss

On this 15th day of May, 2009, before me personally came Paul T. Bruflat, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is the Senior Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires
November 30, 2012



D. Krell, Notary Public

CERTIFICATE

I, L. Nelson, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law of the corporation printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 17th day of September, 2009.



WESTERN SURETY COMPANY

L. Nelson, Assistant Secretary

Authorizing By-Law

ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

NAME OF SUBDIVISION OR DEVELOPMENT: ALACK BUSINESS PARK
 AREA OF DEVELOPMENT: 9.74 ACRES
 CURRENT ZONING: C-3 (COMMERCIAL)
 NUMBER OF LOTS: 5

NAME OF PROPERTY OWNER: ALACK PROPERTIES, LLC
 NAME OF DEVELOPER: ALACK PROPERTIES, LLC
 ADDRESS OF DEVELOPER: 17420 HIGHWAY 190 EAST
 HAMMOND, LA

PLANNING COMMISSION CERTIFICATION

Procedure "A" with bond - Procedure "B" without bond.

Preliminary approved: 7/17/2007 Date:

Final approval: 10/10/2009

Official Submittal Date:

The index of as-built sheets numbered C-1 thru C-5 and other plans are hereby approved and by reference shall be part of the recorded plans.

Approval of final plans: Stanley J. Vany 10.07.09
 Planning Commission Chairman Date

Proof of performance bond: 10-6-09
 (cul-de-sac) Date submitted and approved

SIGNATURES OF ACCEPTANCE OF PLANNING COMMISSION APPROVED FINAL PLAT

Owner/Developer: Greg Alack, Alack Properties, LLC Date: 9-11-09
 Design Engineer: Leroy Cooper, PE, Cooper Engineering, Inc. Date: 9/14/09
 Review Engineer: [Signature] Date: 7 Oct. 2009
 Maintenance Bond Acceptance: [Signature] City Attorney Date: 10-6-09

OFFER OF DEDICATION BY OWNER/DEVELOPER

I hereby offer for dedication to the City of Hammond all roads, easements, servitudes, rights of way, parks, and required utilities as shown on this plat and plans by reference as approved

(Date) by the Hammond Planning Commission and designated as AMENDED FINAL PLAT OF ALACK BUSINESS PARK

ALACK PROPERTIES, LLC
 Greg Alack Date: 9-11-09

Owner/Developer (ALACK PROPERTIES, LLC): hereby acknowledges and agrees and future owners and the public are placed on notice that the City of Hammond accepts the above dedication without any obligation to construct any additional roadways or boulevards nor the associated utilities.

ALACK PROPERTIES, LLC
 Greg Alack Date: 9-11-09

ACCEPTANCE BY CITY OF OFFER TO DEDICATE

The City of Hammond hereby accepts the dedication of roads, easements, servitudes, rights of way, parks and required utilities in AMENDED FINAL PLAT OF ALACK BUSINESS PARK. This acceptance is subject to the city's final acceptance of construction.

Streets & Drainage: [Signature] Date: 9-17-09
 Water: [Signature] Date: 9-17-09
 Sewer: [Signature] Date: 9-17-09
 Lighting: [Signature] Date: 9-17-09
 Other: [Signature] Date: [Signature] Date: 10-6-09
 Council President: Mike Williams Date: 10-6-09

Recording Information:
 Recordation: COB 1193 PAGE 908 INST # 914924
 Recorded By: Tangi Clark Date: 10/1/09

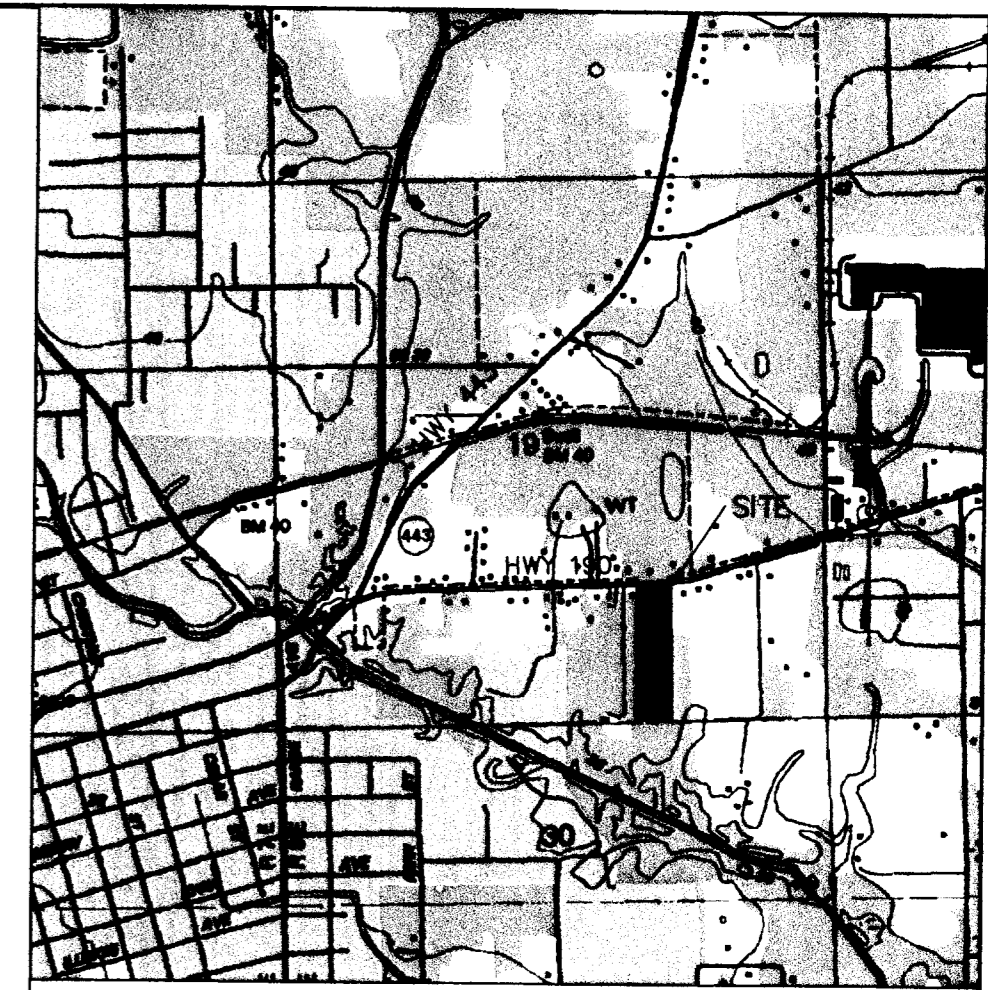
ORDINANCE NO: 09-5170 C.S.

**AMENDED FINAL PLAT
 ALACK BUSINESS PARK**

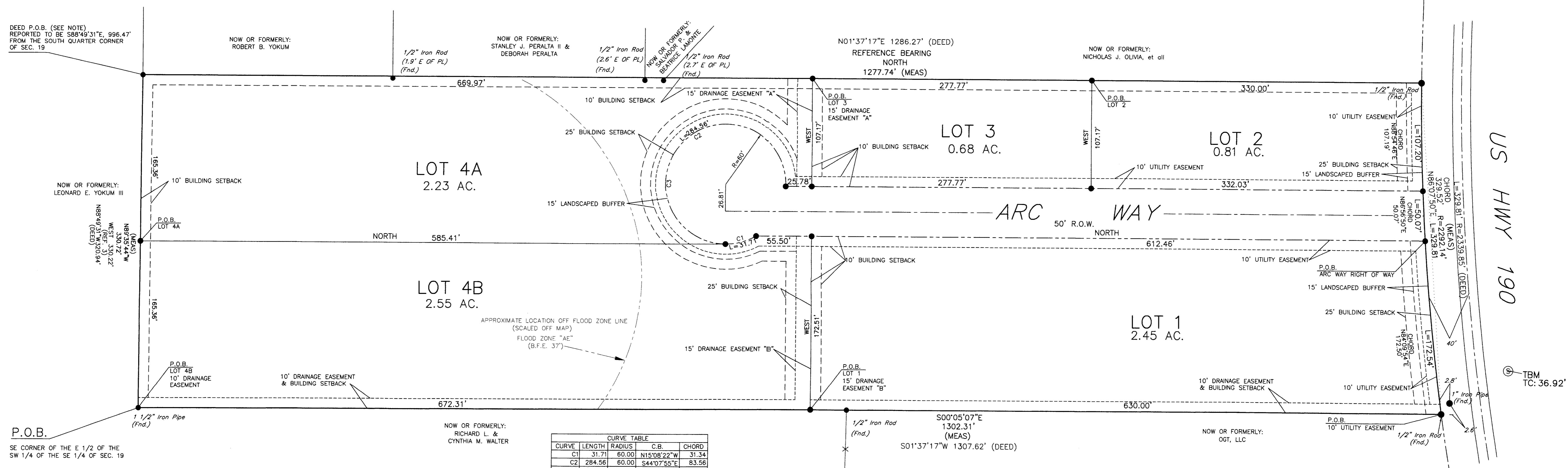
A PORTION OF THE E 1/2 SW 1/4 SE 1/4 SECTION 19
 TOWNSHIP 6 SOUTH, RANGE 8 EAST
 GREENSBURG LAND DISTRICT
 CITY OF HAMMOND
 TANGIPAHOA PARISH, LOUISIANA
 FOR
 ALACK PROPERTIES, LLC

AUGUST 14, 2009

(AMENDED TO REVISE THE CUL-DE-SAC
 RIGHT OF WAY OF ARCWAY AND TO
 CREATE LOTS 4A AND 4B)



SITE MAP
 NOT TO SCALE



NOTE: (DEED) REFERS TO DESCRIPTION RECORDED IN COB 947, PAGE 779. A SURVEY BY JOHN C. CROWELL, RLS, DATED 05/24/1985 IS REFERENCED. THE SOUTH QUARTER CORNER OF SEC. 19, T6S-R8E (THE DEED POINT OF COMMENCEMENT) WAS NOT LOCATED ON THIS SURVEY. NOTE THAT THE POINT OF BEGINNING FOR THE DESCRIPTION SHOWN HEREON HAS BEEN MOVED FROM THE SW CORNER OF THE SUBJECT PROPERTY (DEED) TO THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.

PROPERTY DESCRIPTION
 THAT CERTAIN PIECE OR PARCEL OF LAND BEING THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE N89°35'44"W A DISTANCE OF 330.72 FEET TO A 1/2" IRON ROD SET AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH A DISTANCE OF 1277.74 FEET TO A 1/2" IRON ROD SET ON THE SOUTHERLY RIGHT OF WAY LINE OF US HIGHWAY 190; THENCE ALONG SAID RIGHT OF WAY LINE ON A CURVE TO THE LEFT AN ARC DISTANCE OF 329.81 FEET TO A 1/2" IRON ROD SET, SAID CURVE HAVING A RADIUS OF 2292.14 FEET AND A CHORD WITH A BEARING OF N88°07'50"E AND A LENGTH OF 329.52 FEET; THENCE S00°05'07"E A DISTANCE OF 1302.31 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 9.74 ACRES AS SURVEYED BY TURNER SURVEYS, LLC, JOB #064105, DATED JANUARY 13, 2006 AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

UTILITIES:
 SEWER: CITY OF HAMMOND
 WATER: Tangipahoa Water District (4")
 City of Hammond (6")
 ELECTRICAL: ENERGY
 GAS: ATMOS ENERGY

NOTE: 1/2" IRON RODS TO BE SET AT ALL LOT CORNERS AT THE COMPLETION OF STREET AND UTILITY CONSTRUCTION.

NOTE: THE 2000 EDITION OF THE LOUISIANA DOTD STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES SHALL GOVERN THIS PROJECT EXCEPT AS AMENDED BY SPECIAL PROVISION AND/OR SUPPLEMENTAL SPECIFICATIONS.

NOTES:

The Servitudes and Restrictions shown on this survey are limited to those set forth in the description furnished us and there is no representation that all applicable Servitudes and Restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.

I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found this property is partially in a Special Flood Hazard Area.

F. I. A. ZONE: "AE", "X"
 BASE FLOOD ELEVATION: 37' FOR "AE", NONE FOR "X"
 COMMUNITY PANEL NO.: 220206 0002 D
 REVISED DATE: JUNE 21, 1999

ALL ELEVATIONS SHOWN REFER TO NAVD 88
 REFERENCE BENCH MARK: HAMM
 CONTINUOUSLY OPERATING REFERENCE STATION (CORS).
 ELEVATION DETERMINED USING GPS

SITE BENCH MARK = TOP OF SEWER MANHOLE ON THE NORTH SIDE OF HWY 190
 ELEVATION=36.92'

pg. 1 of 2

CERTIFICATION:

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS FOR THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 46: LXI, CHAPTER 25 FOR A CLASS "C" SURVEY AND THAT THIS PLAT IS TRUE AND CORRECT AND IS IN ACCORDANCE WITH THE PROVISIONS OF LRS 33 et seq.

Dennis L. Gown
 DENNIS L. GOWN, P.L.S.; LA. REG. NO. 4846
 REGISTERED PROFESSIONAL LAND SURVEYOR



TURNER SURVEYS, LLC

15732 E. HOFFMAN ROAD
 PONCHATOULA, LA 70454
 Phone: (985)386-2358
 Fax: (985)386-2359
 Turnersurveys@turnersurveys.net

**AMENDED FINAL PLAT
 ALACK BUSINESS PARK
 SECTION 19 T6S-R8E
 CITY OF HAMMOND
 TANGIPAHOA PARISH, LOUISIANA**

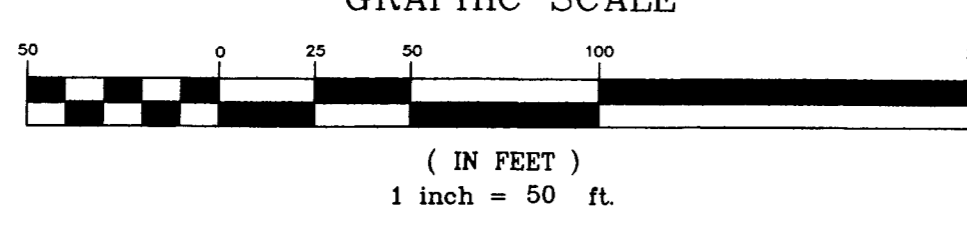
DATE: 8/14/09	DRAWN BY: DLG	JOB NO.:	DRAWING NO. 1
SCALE: 1" = 50'	CHECKED BY: DLG	07-0270	

- REFERENCE SURVEYS:**
- 1.) PLAN OF SURVEY BY ANSL BICKFORD GROUP, DRAWING #960220, DATED 09/24/1996.
 - 2.) SURVEY BY M.K. JOHNSTON, CE & LS, DATED 07/17/1982.
 - 3.) SURVEY BY ROY EDWARDS LAND SURVEYING, INC., DATED 07/01/1998.
 - 4.) MAP OF WEST 1/2 OF SW 1/4 OF SE 1/4 SECTION 19 BY C.M. MOORE, CE & LS, DATED 06/16/1955.
 - 5.) SURVEY MAP BY M.K. JOHNSTON, CE & LS, DATED 04/24/1987
 - 6.) SURVEY MAP BY TURNER SURVEYS LLC, DATED 01/13/06

LEGEND

- X — FENCE
- 1/2" IRON ROD SET UNLESS OTHERWISE STATED
- CONCRETE R/W MARKER
- ⊙ SEWER MAN HOLE

GRAPHIC SCALE



DATE	DESCRIPTION	REVISED

AMENDED FINAL PLAT ALACK BUSINESS PARK

A PORTION OF THE E 1/2 SW 1/4 SE 1/4
SECTION 19

TOWNSHIP 6 SOUTH, RANGE 8 EAST
GREENSBURG LAND DISTRICT
CITY OF HAMMOND

TANGIPAHOA PARISH, LOUISIANA
FOR
ALACK PROPERTIES, LLC

AUGUST 14, 2009

(AMENDED TO REVISE THE CUL-DE-SAC
RIGHT OF WAY FOR ARCWAY AND TO
CREATE LOTS 4A AND 4B)

LEGAL DESCRIPTIONS

LOT 1

THAT CERTAIN PIECE OR PARCEL OF LAND BEING ALL OF LOT 1 OF THE AMENDED FINAL PLAT OF ALACK BUSINESS PARK, A SUBDIVISION OF A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 8 EAST, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, TANGIPAHOA PARISH, LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING 1 1/2" IRON PIPE AT THE SOUTHEAST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE N00°05'07"W A DISTANCE OF 672.31 FEET FOR A POINT OF BEGINNING; THENCE WEST A DISTANCE OF 172.51 FEET; THENCE NORTH A DISTANCE OF 612.46 FEET TO THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 190; THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE ON A CURVE TO THE LEFT AN ARC DISTANCE OF 172.54 FEET; SAID CURVE HAVING A RADIUS OF 2292.14 FEET AND A CHORD WITH A BEARING OF N88°05'54" E AND A LENGTH OF 172.54 FEET; THENCE S00°05'07"E A DISTANCE OF 630.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2.45 ACRES AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

LOT 2

THAT CERTAIN PIECE OR PARCEL OF LAND BEING ALL OF LOT 2 OF THE AMENDED FINAL PLAT OF ALACK BUSINESS PARK, A SUBDIVISION OF A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 8 EAST, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, TANGIPAHOA PARISH, LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING 1 1/2" IRON PIPE AT THE SOUTHEAST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE N89°35'44"W A DISTANCE OF 330.72 FEET; THENCE NORTH A DISTANCE OF 947.74 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH A DISTANCE OF 330.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 190; THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE ON A CURVE TO THE LEFT AN ARC DISTANCE OF 107.20 FEET; SAID CURVE HAVING A RADIUS OF 2292.14 FEET AND A CHORD WITH A BEARING OF N88°54'46"E AND A LENGTH OF 107.19 FEET; THENCE SOUTH A DISTANCE OF 332.03 FEET; THENCE WEST A DISTANCE OF 107.17 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.81 ACRE AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

LOT 3

THAT CERTAIN PIECE OR PARCEL OF LAND BEING ALL OF LOT 3 OF THE AMENDED FINAL PLAT OF ALACK BUSINESS PARK, A SUBDIVISION OF A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 8 EAST, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, TANGIPAHOA PARISH, LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING 1 1/2" IRON PIPE AT THE SOUTHEAST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE N89°35'44"W A DISTANCE OF 330.72 FEET; THENCE NORTH A DISTANCE OF 669.97 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH A DISTANCE OF 277.77 FEET; THENCE EAST A DISTANCE OF 107.17 FEET; THENCE SOUTH A DISTANCE OF 277.77 FEET; THENCE WEST A DISTANCE OF 107.17 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.68 ACRE AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

LOT 4A

THAT CERTAIN PIECE OR PARCEL OF LAND BEING ALL OF LOT 4A OF THE AMENDED FINAL PLAT OF ALACK BUSINESS PARK, A SUBDIVISION OF A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 8 EAST, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, TANGIPAHOA PARISH, LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING 1 1/2" IRON PIPE AT THE SOUTHEAST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE N89°35'44"W A DISTANCE OF 165.36 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING N89°35'44"W A DISTANCE OF 165.36 FEET; THENCE NORTH A DISTANCE OF 669.97 FEET; THENCE EAST A DISTANCE OF 107.17 FEET; THENCE SOUTH A DISTANCE OF 25.78 FEET; THENCE EASTERLY ALONG A CUL-DE-SAC RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 284.56 FEET; SAID CURVE HAVING A RADIUS OF 60.00 FEET AND A CHORD WITH A BEARING OF S44°07'55"E AND A LENGTH OF 83.56 FEET; THENCE SOUTH A DISTANCE OF 585.41 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2.23 ACRES AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

LOT 4B

THAT CERTAIN PIECE OR PARCEL OF LAND BEING ALL OF LOT 4B OF THE AMENDED FINAL PLAT OF ALACK BUSINESS PARK, A SUBDIVISION OF A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 8 EAST, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, TANGIPAHOA PARISH, LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING 1 1/2" IRON PIPE AT THE SOUTHEAST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE N89°35'44"W A DISTANCE OF 165.36 FEET; THENCE NORTH A DISTANCE OF 585.41 FEET; THENCE NORTHERLY ALONG A CUL-DE-SAC RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 31.71 FEET; SAID CURVE HAVING A RADIUS OF 60.00 FEET AND A CHORD WITH A BEARING OF N15°08'22"W AND A LENGTH OF 31.34 FEET; THENCE NORTH A DISTANCE OF 55.50 FEET; THENCE EAST A DISTANCE OF 172.51 FEET; THENCE S00°05'07"E A DISTANCE OF 672.31 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2.55 ACRES AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

RIGHT OF WAY FOR ARC WAY

THAT CERTAIN PIECE OR PARCEL OF LAND BEING BEING A PORTION OF THE AMENDED FINAL PLAT OF ALACK BUSINESS PARK, A SUBDIVISION OF A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 8 EAST, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, TANGIPAHOA PARISH, LOUISIANA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING 1 1/2" IRON PIPE AT THE SOUTHEAST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE N00°05'07"W A DISTANCE OF 1302.31 FEET TO THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 190; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 172.54 FEET; SAID CURVE HAVING A RADIUS OF 2292.14 FEET AND A CHORD WITH A BEARING OF S84°09'54"W AND A LENGTH OF 172.50 FEET TO THE POINT OF BEGINNING OF THE RIGHT OF WAY FOR ARC WAY; THENCE SOUTH A DISTANCE OF 667.96 FEET; THENCE WESTERLY ALONG A CUL-DE-SAC RIGHT OF WAY TO THE RIGHT AN ARC DISTANCE OF 316.27 FEET; SAID CURVE HAVING A RADIUS OF 60.00 FEET AND A CHORD WITH A BEARING OF N59°16'16"W AND A LENGTH OF 58.17 FEET; THENCE NORTH A DISTANCE OF 635.58 FEET TO SAID SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 190; THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE ON A CURVE TO THE LEFT AN ARC DISTANCE OF 50.07 FEET; SAID CURVE HAVING A RADIUS OF 2292.14 FEET AND A CHORD WITH A BEARING OF N86°56'50"E AND A LENGTH OF 50.07 FEET TO THE POINT OF BEGINNING.

10' DRAINAGE EASEMENT

THAT CERTAIN PIECE OR PARCEL OF LAND BEING BEING A PORTION OF LOTS 1 AND 4B OF THE AMENDED FINAL PLAT OF ALACK BUSINESS PARK, A SUBDIVISION OF A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 8 EAST, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, TANGIPAHOA PARISH, LOUISIANA, SAID EASEMENT BEING 10 FEET ON THE LEFT OR WEST SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT AN EXISTING 1 1/2" IRON PIPE AT THE SOUTHEAST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE N00°05'07"W A DISTANCE OF 1302.31 FEET TO THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 190 AND THE POINT OF TERMINATION OF SAID 10 FEET WIDE DRAINAGE EASEMENT.

15' DRAINAGE EASEMENT "A"

THAT CERTAIN PIECE OR PARCEL OF LAND BEING A PORTION OF LOT 4A OF THE AMENDED FINAL PLAT OF ALACK BUSINESS PARK, A SUBDIVISION OF A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 8 EAST, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, TANGIPAHOA PARISH, LOUISIANA, SAID EASEMENT BEING 15 FEET ON THE RIGHT OR SOUTH SIDE OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT AN EXISTING 1 1/2" IRON PIPE AT THE SOUTHEAST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE N89°35'44"W A DISTANCE OF 330.72 FEET; THENCE NORTH A DISTANCE OF 669.97 FEET FOR THE POINT OF BEGINNING OF SAID 15 FEET WIDE DRAINAGE EASEMENT; THENCE EAST A DISTANCE OF 107.17 FEET TO THE POINT OF TERMINATION OF SAID 15 FEET WIDE DRAINAGE EASEMENT.

15' DRAINAGE EASEMENT "B"

THAT CERTAIN PIECE OR PARCEL OF LAND BEING BEING A PORTION OF LOT 4B OF THE AMENDED FINAL PLAT OF ALACK BUSINESS PARK, A SUBDIVISION OF A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 8 EAST, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, TANGIPAHOA PARISH, LOUISIANA, SAID EASEMENT BEING 15 FEET ON THE LEFT OR SOUTH SIDE OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT AN EXISTING 1 1/2" IRON PIPE AT THE SOUTHEAST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE N00°05'07"E A DISTANCE OF 672.31 FEET FOR THE POINT OF BEGINNING OF SAID 15 FEET WIDE DRAINAGE EASEMENT; THENCE WEST A DISTANCE OF 172.51 FEET TO THE POINT OF TERMINATION OF SAID 15 FEET WIDE DRAINAGE EASEMENT.

10' UTILITY EASEMENT

THAT CERTAIN PIECE OR PARCEL OF LAND BEING BEING A PORTION OF LOTS 1, 2, 3, 4A AND 4B OF THE AMENDED FINAL PLAT OF ALACK BUSINESS PARK, A SUBDIVISION OF A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 8 EAST, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, TANGIPAHOA PARISH, LOUISIANA, SAID EASEMENT BEING 10 FEET ON THE LEFT SIDE OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT AN EXISTING 1 1/2" IRON PIPE AT THE SOUTHEAST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE N00°05'07"W A DISTANCE OF 1302.31 FEET TO THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 190 FOR THE POINT OF BEGINNING OF SAID 10 FEET WIDE UTILITY EASEMENT; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 172.54 FEET; SAID CURVE HAVING A RADIUS OF 2292.14 FEET AND A CHORD WITH A BEARING OF S84°09'54"W AND A LENGTH OF 172.50 FEET; THENCE SOUTH A DISTANCE OF 667.96 FEET; THENCE WESTERLY ALONG A CUL-DE-SAC RIGHT OF WAY TO THE RIGHT AN ARC DISTANCE OF 316.27 FEET; SAID CURVE HAVING A RADIUS OF 60.00 FEET AND A CHORD WITH A BEARING OF N59°16'16"W AND A LENGTH OF 58.17 FEET; THENCE NORTH A DISTANCE OF 635.58 FEET TO SAID SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 190; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 107.20 FEET; SAID CURVE HAVING A RADIUS OF 2292.14 FEET AND A CHORD WITH A BEARING OF S84°09'54"W AND A LENGTH OF 107.19 FEET TO THE POINT OF TERMINATION OF SAID 10 FEET WIDE UTILITY EASEMENT.

DATE	DESCRIPTION	REVISED
	REVISIONS	

Rec: 10/17/09
Just #306924
BX- 1193
PJ 808
Pg. 2 of 2



CERTIFICATION:
I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS FOR THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 46: LXI, CHAPTER 25 FOR A CLASS "C" SURVEY AND THAT THIS PLAT IS TRUE AND CORRECT AND IS IN ACCORDANCE WITH THE PROVISIONS OF LRS 33 et seq.

Dennis L. Gowin
DENNIS L. GOWIN, P.L.S.; LA. REG. NO. 4846
REGISTERED PROFESSIONAL LAND SURVEYOR

TURNER SURVEYS, LLC

15732 E. HOFFMAN ROAD
PONCHATOULA, LA 70454
Phone: (985)386-2358
Fax: (985)386-2359
Turnersurveys@turnersurveys.net

AMENDED FINAL PLAT ALACK BUSINESS PARK SECTION 19 T6S-R8E CITY OF HAMMOND TANGIPAHOA PARISH, LOUISIANA			
DATE: 8/14/09	DRAWN BY: DLC	JOB NO.	DRAWING NO. 2
SCALE: 1" = 50'	CHECKED BY: DLC	07-0270	

SDF 2009-8-1 Rec'd 8/19/09



SUBDIVISION APPROVAL & LAND DEVELOPMENT APPLICATION
CITY OF HAMMOND

FILING DATE: 8.18.09 PERMIT# SDF2009-8-1

The next Planning Commission Meeting will be held on Sept. 3, 2009, at 5:00pm in the City Council Chambers, 312 E. Charles Street. Application to be submitted to Zoning Board must meet the 21 day deadline for the next meeting.

Check here if development is a MINOR SUBDIVISION Check here if development is a MAJOR SUBDIVISION
 Check here if development is an ADMINISTRATIVE SUBDIVISION

PARCEL # 2824701002-00 (Please verify address w/City of Hammond GIS Dept.)
 SITE LOCATION OR LEGAL DESCRIPTION: 17420 Hwy 190 East
 Where did you get this address? Post Office City Building Dept. 911 Office Other _____
List all current property owners:
 PROPERTY OWNER: Alack Properties LLC PHONE (985) 345-9562
 ADDRESS: 17420 Highway 190 East Hammond, LA 70401
Street or PO Box City State Zip
 (List additional PARCEL ADDRESS & PROPERTY OWNER information on reverse side of application.)

APPLICANT/DEVELOPER: Jason Reibert
First Name MI Last Name
 COMPANY NAME: Gulf States Real Estate Services Owner Contractor Other
 Applicant Mailing Address: 109 New Camellia Blvd, Suite 100, Lovington, LA 70433
Street or PO Box City State Zip
 Applicant Telephone: (985) 792-4385 Applicant Fax: (985) 792-4392

PERMIT INFO-Additional Check if you will be applying for: ANNEXATION REZONING VARIANCE
 # of Acres: 9.24 # of Proposed Lots: 5
 NAME OF DEVELOPMENT: Alack Business Park
 EXISTING ZONING: AL B1 B2 C1 C2 C3 C4 C4A H I L R4 R5 R5S R8 R11 RA RP RS S
 CURRENT USE OF LAND: Commercial
 INTENDED USE OF LAND:
 Single Family Residential Condominium/Townhouse Multi-Family Commercial
 Industrial Other (explain) _____
 DESIGN ENGINEER/ARCHITECT Cooper Engineering PHONE (985) 898-0182
 Will PROCEDURE "A" (with bond) OR PROCEDURE "B" (without bond) BE USED?

ATTENTION: APPLICANT
 NOTE: Six (6) copies of the complete plans and specifications and seven (7) additional copies of any property plat containing information pertaining to the attached check list shall be made part and submitted with the application for preliminary review.

ALL INFORMATION ON THIS APPLICATION MUST BE COMPLETE AND ALL FEES PAID BEFORE THIS APPLICATION WILL BE ACCEPTED ON THE AGENDA FOR THE CITY OF HAMMOND PLANNING & ZONING COMMISSION.

x	<u>Jason Reibert</u>	<u>8/14/09</u>
	APPLICANT SIGNATURE	DATE
x	<u>[Signature]</u>	<u>8-14-09</u>
	OWNER SIGNATURE	DATE
x	<u>Ginger Fortson</u>	<u>8-17-09</u>
	CITY PLANNER	DATE

***** OFFICIAL USE *****

Fees for Preliminary and Final Review: \$ 300.00 + \$5.00 for Each Lot or Building = TOTAL DUE \$ _____
 [Fees for Minor Subd. Review:] \$50.00 + \$3.00 for each lot or building = TOTAL DUE \$ _____

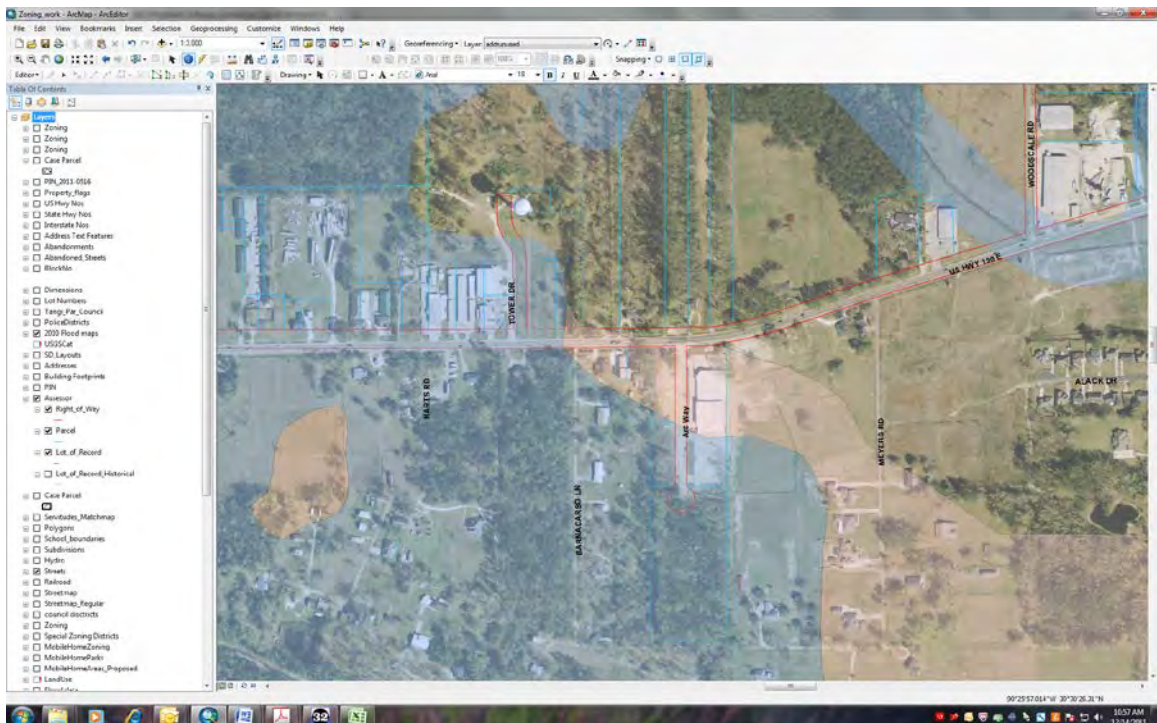
AMOUNT PAID: \$ _____ CHECK# _____ PAID CASH _____ DATE PAID ___/___/___
 AMOUNT PAID: \$ _____ CHECK# _____ PAID CASH _____ DATE PAID ___/___/___

PROPERTY INFORMATION SHEET

- Type of Permit **SDF** Date: 09/17/2013
- Permit/Case # **SDF2009-8-1**
- Parcel # **2826701002.00; OHMD000001291; OHMD000001292; OHMD000001293; OHMD000001401**
- Address **17420 Hwy 190 East; 44517 Arc Way; 44485 Arc Way; Arc Way**
- Owner **Alack Refrigeration Co. Inc.; Alack Properties LLC**
- Assessment # **2099306;6292453;6292461;6292488;6318878**
- Zoning **C3**
- Overlay District **NONE**
- Flood Zone **AE & X**
- Flood Way **NONE**
- Holds/Taxes **NONE/NONE**
- Bldg Tax Value (x 10% Res/15% Cml) **50% =**

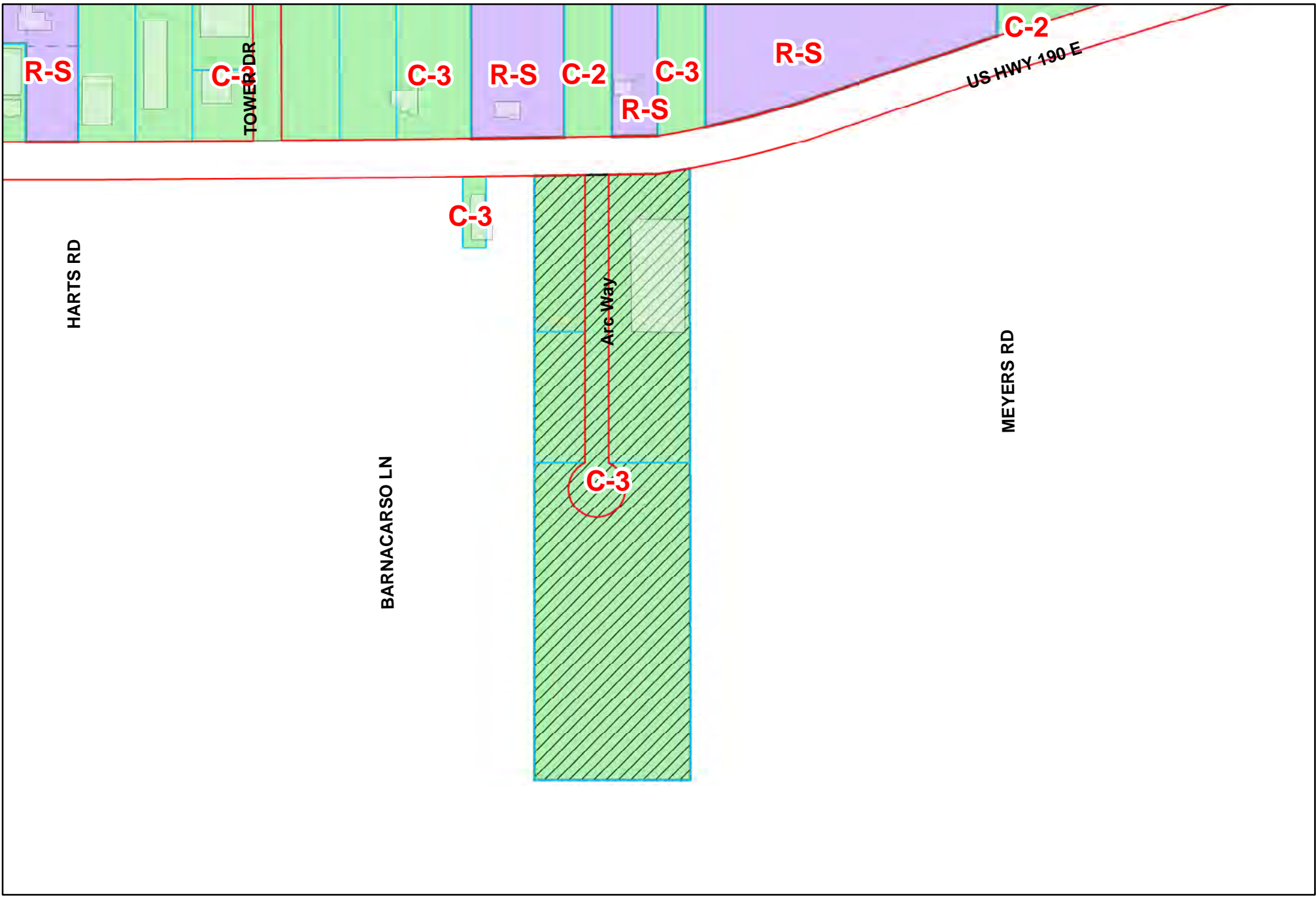
(Renovations/additions 50% or more of the bldg value for properties in a flood zone-see regulations)

Screen
Print



Preparer Initials _____

Reviewer Initials _____



This Parcel Map is a model of the area requested. IT IS NOT A LEGAL SURVEY.

Alack Business Park - Major Subdivision

SDF2009-8-1 **17420 Hwy 190 East**

- Legend**
- Lot_of_Record
 - Parcel
 - Right_of_Way
 - / / / / Case Parcel





This Parcel Map is a model of the area requested. IT IS NOT A LEGAL SURVEY.

Alack Business Park - Major Subdivision

SDF2009-8-1 **17420 Hwy 190 East**

Legend

-  Right_of_Way
-  Case Parcel