

DESCRIPTION OF LOT-1

A 3.599 ACRE PARCEL OF LAND, LOCATED IN THE CITY OF HAMMOND, TANGIPAHOA PARISH IN SECTION 26, T6S-R7E, MORE FULLY DESCRIBED AS BEGINNING AT A POINT 24.12' WEST, 263.90' N 02'35'17" E AND 5.29' N 87'11'44" W OF THE CENTER OF SECTION 26, T6S-R7E, TO THE POINT OF BEGINNING;
 THENCE S 02'29'24" W A DISTANCE OF 228.14 FEET;
 THENCE S 37'28'44" W A DISTANCE OF 23.34 FEET;
 THENCE N 87'37'59" W A DISTANCE OF 261.45 FEET;
 THENCE N 88'51'14" W A DISTANCE OF 268.32 FEET;
 THENCE N 02'45'15" E A DISTANCE OF 302.32 FEET;
 THENCE S 89'19'36" E A DISTANCE OF 397.24 FEET;
 THENCE S 02'51'53" W A DISTANCE OF 60.00 FEET;
 THENCE S 87'11'44" E A DISTANCE OF 145.04 FEET;
 BACK TO THE POINT OF BEGINNING CONTAINING, 3.599 ACRES, BACK TO THE POINT OF BEGINNING CONTAINING, 3.599 ACRES, ALL LOCATED IN SECTION 26, T6S-R7E, CITY OF HAMMOND, TANGIPAHOA PARISH, LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR. PROFESSIONAL LAND SURVEYOR, DATED 2-15-2017.

4.271 ACRES, DIVIDED INTO LOT-1 AND LOT-2 OF THE CORBIN ROAD SUBDIVISION LOCATED IN SECTION 26, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA

DESCRIPTION OF ENTIRE TRACT

A 4.271 ACRE PARCEL OF LAND, LOCATED IN THE CITY OF HAMMOND, TANGIPAHOA PARISH IN SECTION 26, T6S-R7E, MORE FULLY DESCRIBED AS BEGINNING AT A POINT 24.12' WEST AND 263.90' N 02'35'17" E OF THE CENTER OF SECTION 26, T6S-R7E, TO THE POINT OF BEGINNING;
 THENCE S 02'35'17" W A DISTANCE OF 247.19 FEET;
 THENCE N 87'37'59" W A DISTANCE OF 279.70 FEET;
 THENCE N 88'51'14" W A DISTANCE OF 360.69 FEET;
 THENCE N 02'45'15" E A DISTANCE OF 301.56 FEET;
 THENCE S 89'19'36" E A DISTANCE OF 489.63 FEET;
 THENCE S 02'51'53" W A DISTANCE OF 60.00 FEET;
 THENCE S 87'11'44" E A DISTANCE OF 150.33 FEET;
 BACK TO THE POINT OF BEGINNING CONTAINING 4.271 ACRES, ALL LOCATED IN SECTION 26, T6S-R7E, CITY OF HAMMOND, TANGIPAHOA PARISH, LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR. PROFESSIONAL LAND SURVEYOR, DATED 2-26-2003.

OWNER: DEVON WELLS	DATE
OWNER: BECKY WELLS	DATE
CITY PLANNER/BUILDING OFFICAL	DATE
CITY COUNCIL PRESIDENT	DATE
PLANNING COMMISSION CHAIRMAN	DATE

(REFERENCE BEARING)
 S 89'19'36" E 489.63'

DESCRIPTION OF LOT-2

A 0.640 ACRE PARCEL OF LAND, LOCATED IN THE CITY OF HAMMOND, TANGIPAHOA PARISH IN SECTION 26, T6S-R7E, MORE FULLY DESCRIBED AS BEGINNING AT A POINT 24.12' WEST, 263.90' N 02'35'17" E AND 397.24' N 89'19'36" W OF THE CENTER OF SECTION 26, T6S-R7E, TO THE POINT OF BEGINNING;
 THENCE S 02'45'15" W A DISTANCE OF 302.32 FEET;
 THENCE N 88'51'14" W A DISTANCE OF 92.37 FEET;
 THENCE N 02'45'15" E A DISTANCE OF 301.56 FEET;
 THENCE S 89'19'36" E A DISTANCE OF 92.39 FEET;
 BACK TO THE POINT OF BEGINNING CONTAINING, 0.640 ACRES, ALL LOCATED IN SECTION 26, T6S-R7E, CITY OF HAMMOND, TANGIPAHOA PARISH, LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR. PROFESSIONAL LAND SURVEYOR, DATED 2-15-2017.

REFERENCE PLAT
 PLAT OF 4.27 ACRES
 BY BODIN AND WEBB, INC.
 DATED 3-26-2003

REFERENCE BEARING
 S 89'19'36" E AS PER
 REFERENCE PLAT

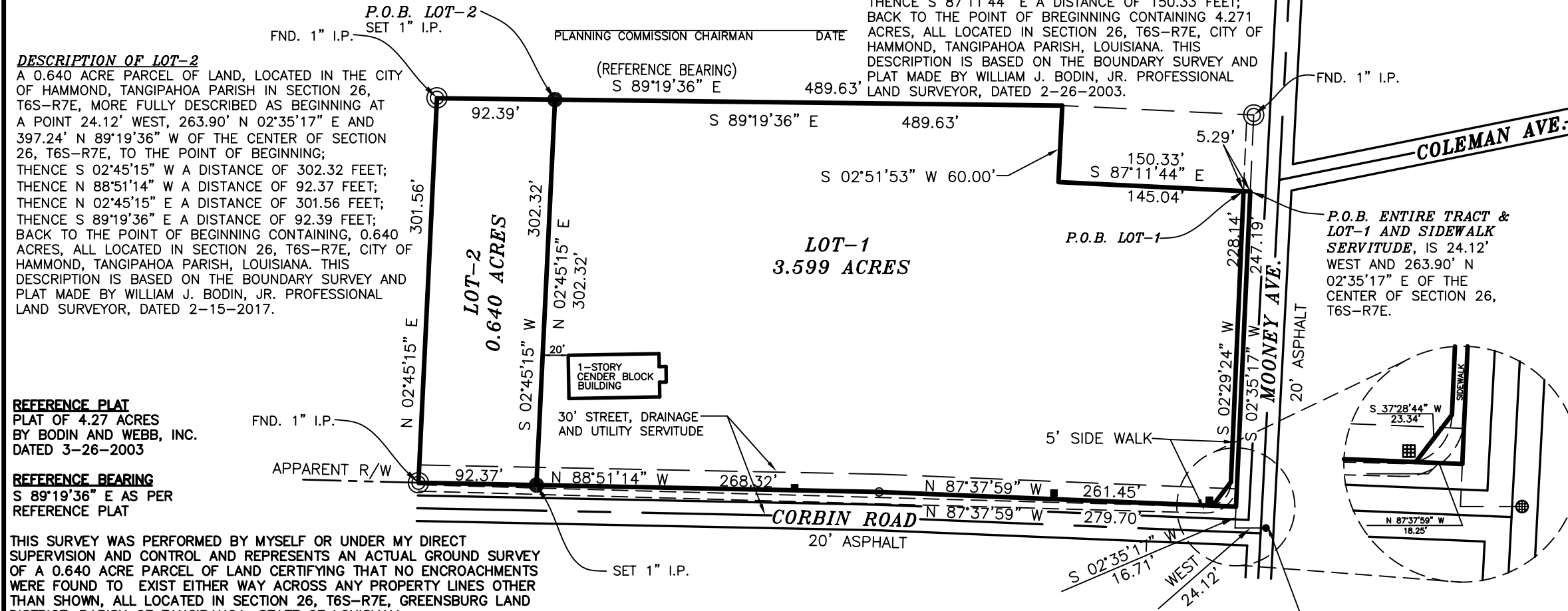
THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY OF A 0.640 ACRE PARCEL OF LAND CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN SECTION 26, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

FEBRUARY 15, 2017
CERTIFICATION: THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE

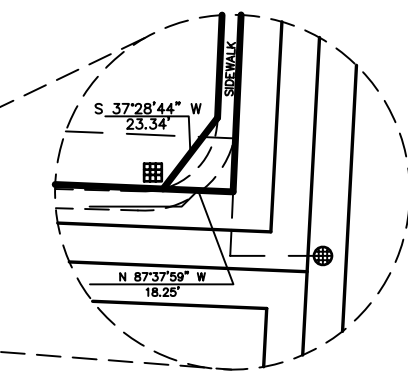
FOR BOUNDARY SURVEYS AND IS CLASSIFIED AS A CLASS "C" SURVEY. THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPTION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO A LEGAL TITLE AND WAS MADE SOLELY ACCORDING TO INFORMATION PROVIDED TO THE SURVEYOR. MADE AT THE REQUEST OF DEVON WELLS.

SURVEY FOR:
 DEVON WELLS
 COUBURN ROAD
 HAMMOND, LOUISIANA

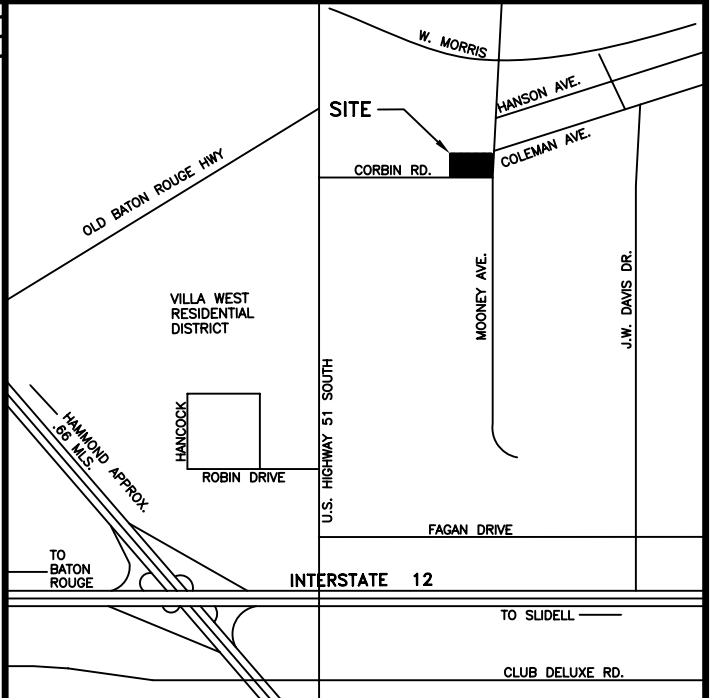
FLOOD ZONE "X"
 (NOT FLOOD PRONE)
 COMMUNITY NO. 220208
 MAP NO. 22105C0430F
 DATED: 7-22-2010



P.O.B. ENTIRE TRACT & LOT-1 AND SIDEWALK SERVITUDE, IS 24.12' WEST AND 263.90' N 02'35'17" E OF THE CENTER OF SECTION 26, T6S-R7E.



SEWER M.H. CENTER OF SECTION



DEDICATION
 RIGHTS OF WAY SHOWN HEREON AND LABELED AS A PUBLIC RIGHT OF WAY, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. STREETS NOT INDICATED AS PRIVATE STREETS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED FOR THE PURPOSES INDICATED ON THE PLAT, AND IF NO PURPOSE IS INDICATED, TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. 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 SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

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: _____

ACCEPTANCE OF CITY OF OFFER TO DEDICATE
 The City of Hammond hereby accepts the dedication right-of-way and improvements.
 Streets _____ Date _____
 City Planner _____ Date _____
 Council President _____ Date _____

BODIN & WEBB INC.
 ENGINEERS & SURVEYORS
 1024 S. CYPRESS STREET
 HAMMOND, LA. 70403
 PROFESSIONAL LAND SURVEY
 LICENSE NUMBER 4253
 PH # (985)345-3947 FAX # (985)345-0213

DATE



**SUBDIVISION APPROVAL & LAND DEVELOPMENT APPLICATION
CITY OF HAMMOND**

219 E. ROBERT ST., HAMMOND, LA 70401 / PHONE: (985) 277-5649 – FAX (985) 277-5638

FILING DATE 3/9/17

PERMIT# SUB-2017-03-00061

The next Planning Commission Meeting will be held on 4/6/2017, at 5:00pm in the City Council Chambers, 312 E. Charles Street. Application to be submitted to Planning Department according to the deadline schedule.

This Application for: Minor Subdivision Administrative Subdivision Major Subdivision

PARCEL# 03122700 (Please verify address w/City of Hammond GIS Dept.)

SITE LOCATION OR LEGAL DESCRIPTION: 1406 Corbin Rd

Where did you get this address? Post Office City Building Dept. 911 Office Other Assessor

List all current property owners: 9855100922

PROPERTY OWNER: Devon Wells / Becky Wells PHONE 9852444

ADDRESS: 610 Mooney Ave Hammond LA 70403 Zip 70403
(List additional PARCEL ADDRESS & PROPERTY OWNER information on reverse side of application.)

APPLICANT/DEVELOPER: Devon A Wells Last Name Wells MI LA Owner Contractor Other

COMPANY NAME: _____
Applicant Mailing Address: 610 Mooney Ave Hammond LA 70403 State LA Zip 70403
Applicant Telephone: 98515100922 City Hammond Applicant Fax: () _____

PERMIT INFO-Additional Check if you will be applying for: ANNEXATION REZONING VARIANCE

of Acres: _____ # of Proposed Lots: _____

NAME OF DEVELOPMENT: _____

EXISTING ZONING: MX-N MX-C MX-CBD C-N C-H C-R I-H I L-L
RS-3 RS-5 RM-2 RS-8 RS-11 RM-3 RP RS-11.A S-1 S-2 SC

CURRENT USE OF LAND: _____

INTENDED USE OF LAND: _____
 Single Family Residential Multi-Family Commercial
 Industrial Other (explain) _____

DESIGN ENGINEER/ARCHITECT _____ PHONE () _____

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.

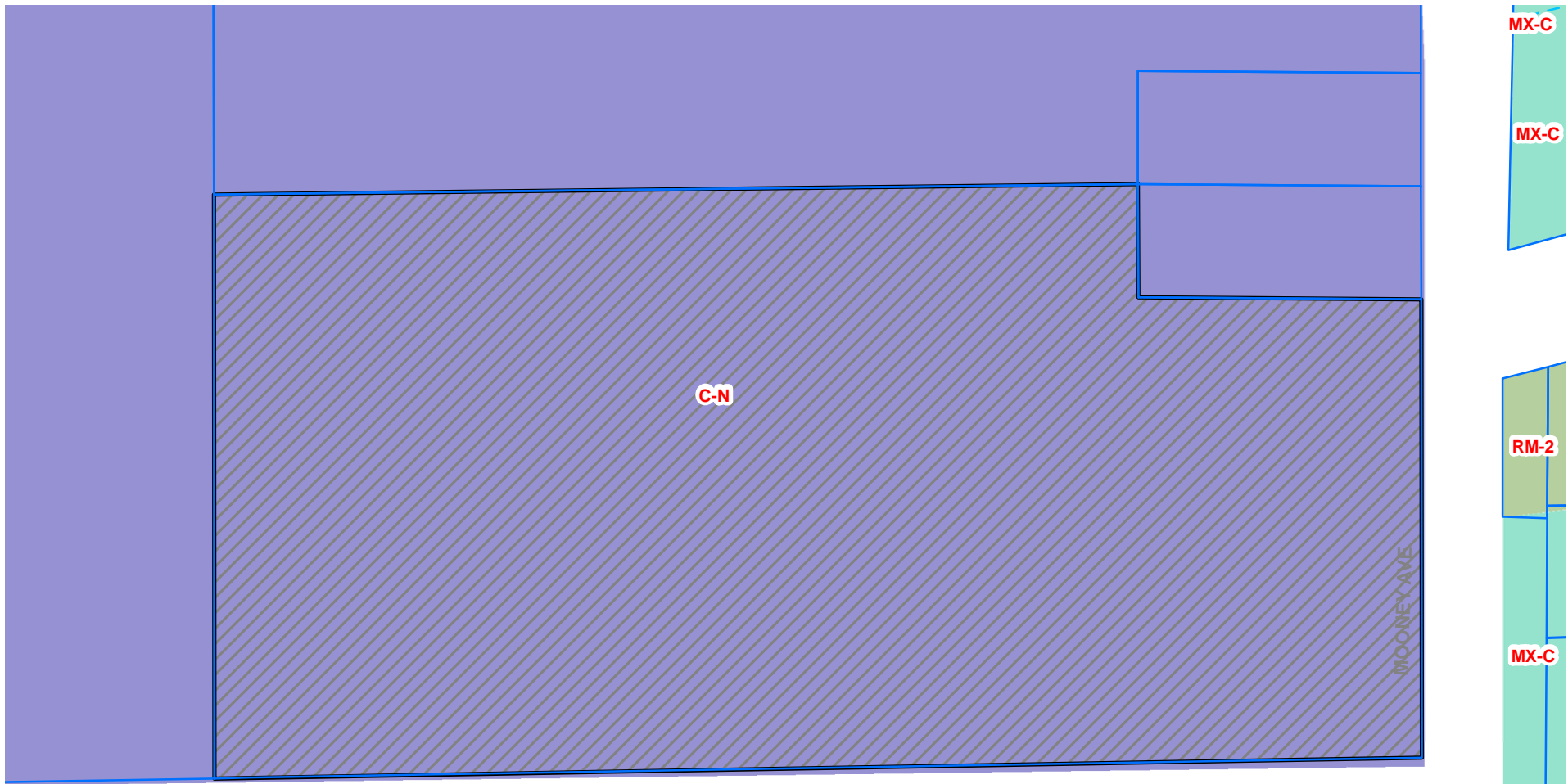
x Devon A Wells APPLICANT SIGNATURE 3-9-17 DATE

x Becky J Wells OWNER SIGNATURE 3-9-17 DATE

x Becky Wells CITY PLANNER _____ DATE

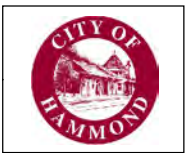
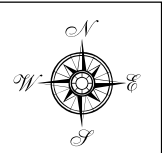
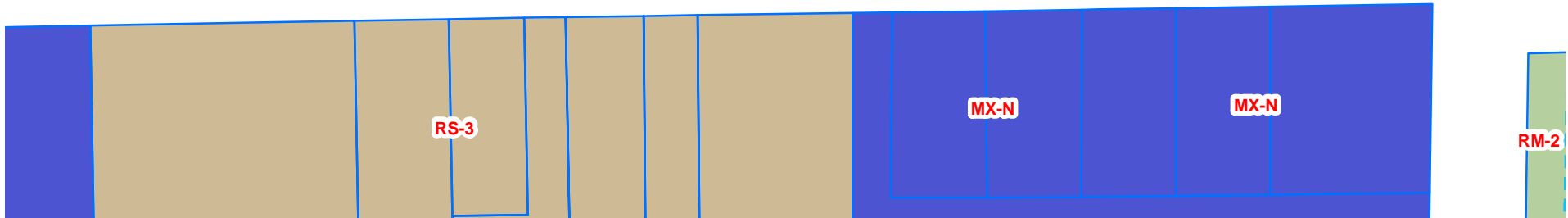
***** OFFICIAL USE *****
Fees for Preliminary and Final Review: \$ 300.00 + \$5.00 for Each Lot or Building = TOTAL DUE \$ _____
[Fees for Minor Subd. Review:] \$50.00 + \$2.00 for each lot or building = TOTAL DUE \$ _____

AMOUNT PAID: 5406 CHECK# _____ PAID CASH DATE PAID 3/9/17
AMOUNT PAID: \$ _____ CHECK# _____ PAID CASH DATE PAID ___/___/___



CORBIN RD


FLORIDA ST

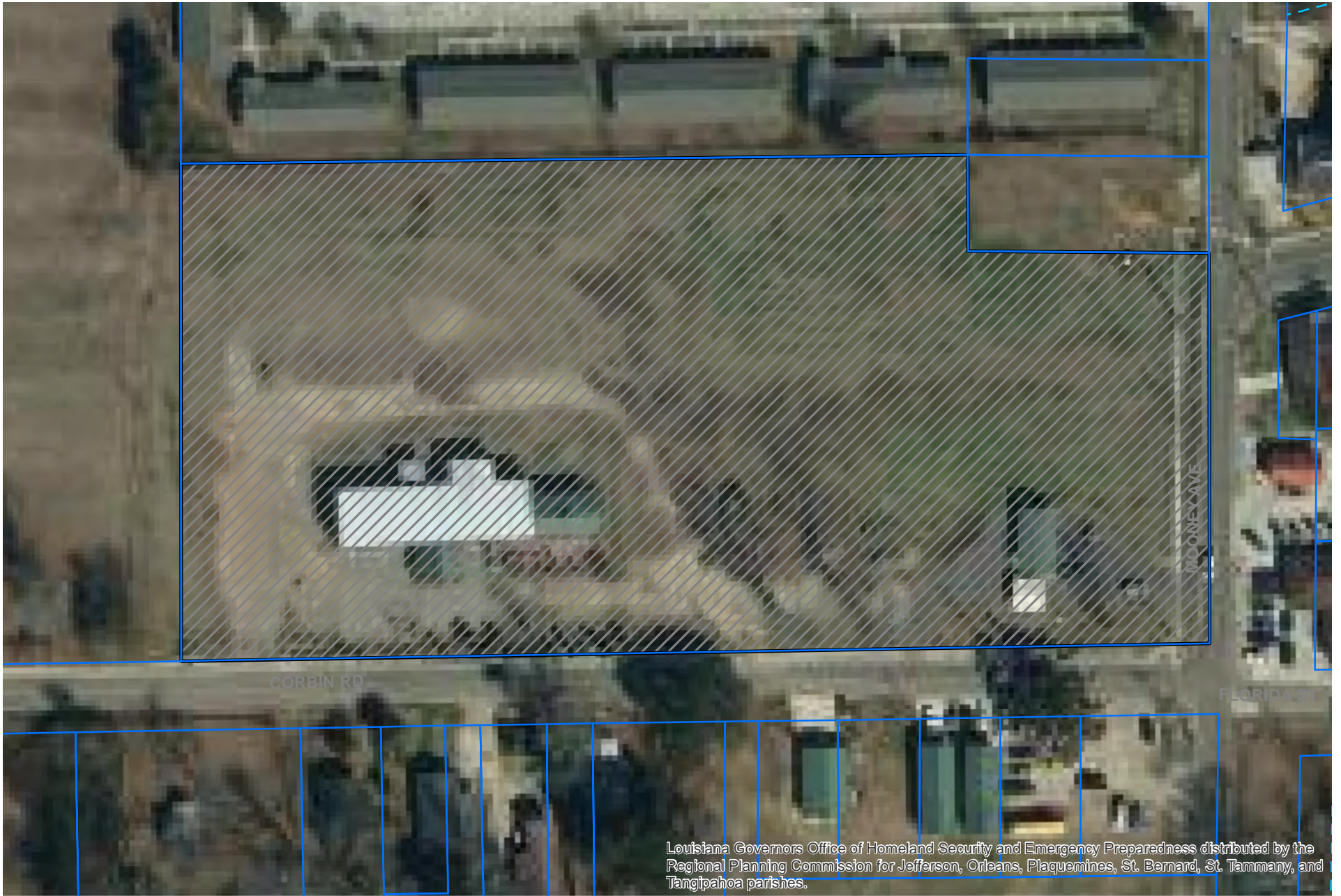


1304 Corbin Rd.

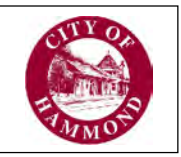
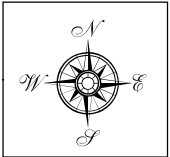
SUB2017-03-00061
Minor Resubdivision

Legend

 Case Parcel




Louisiana Governors Office of Homeland Security and Emergency Preparedness distributed by the Regional Planning Commission for Jefferson, Orleans, Plaquemines, St. Bernard, St. Tammany, and Tangipahoa parishes.



1304 Corbin Rd.

SUB2017-03-00061 Minor Resubdivision

Legend

 Case Parcel