

Lot 2A South Acadia

LATTER & BLUM
CANAL & MAIN REALTY

Lot 2A South Acadia , Thibodaux, LA 70301

Listing ID:	30803068	Listing Photograph
Status:	Active	
Property Type:	Vacant Land For Sale	
Possible Uses:	Multi-Family, Office	
Gross Land Area:	2.28 Acres	
Sale Price:	\$1,500,000	
Unit Price:		
Sale Terms:	Cash to Seller	

Overview/Comments

Prime real estate corner lot near Thibodaux Region Hospital, Wellness Center, and Nicholls State University. 2.28 Acres. Can be light commercial, Multi family, or single family.

General Information

Tax ID/APN:	0020581759
Possible Uses:	Multi-Family, Office, Residential (Single Family), Retail, Retail-Pad
Sale Terms:	Cash to Seller

Area & Location

Property Located Between:	Percy Brown and South Acadia
Legal Description:	Lot 2A Village One- Project A Block 2
Largest Nearby Street:	Percy Brown

Land Related

Easements:	Electric Lines, Water Rights
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Location

Address:	Lot 2A South Acadia , Thibodaux, LA 70301
County:	Lafourche
MSA:	Houma-Thibodaux







Property Contacts

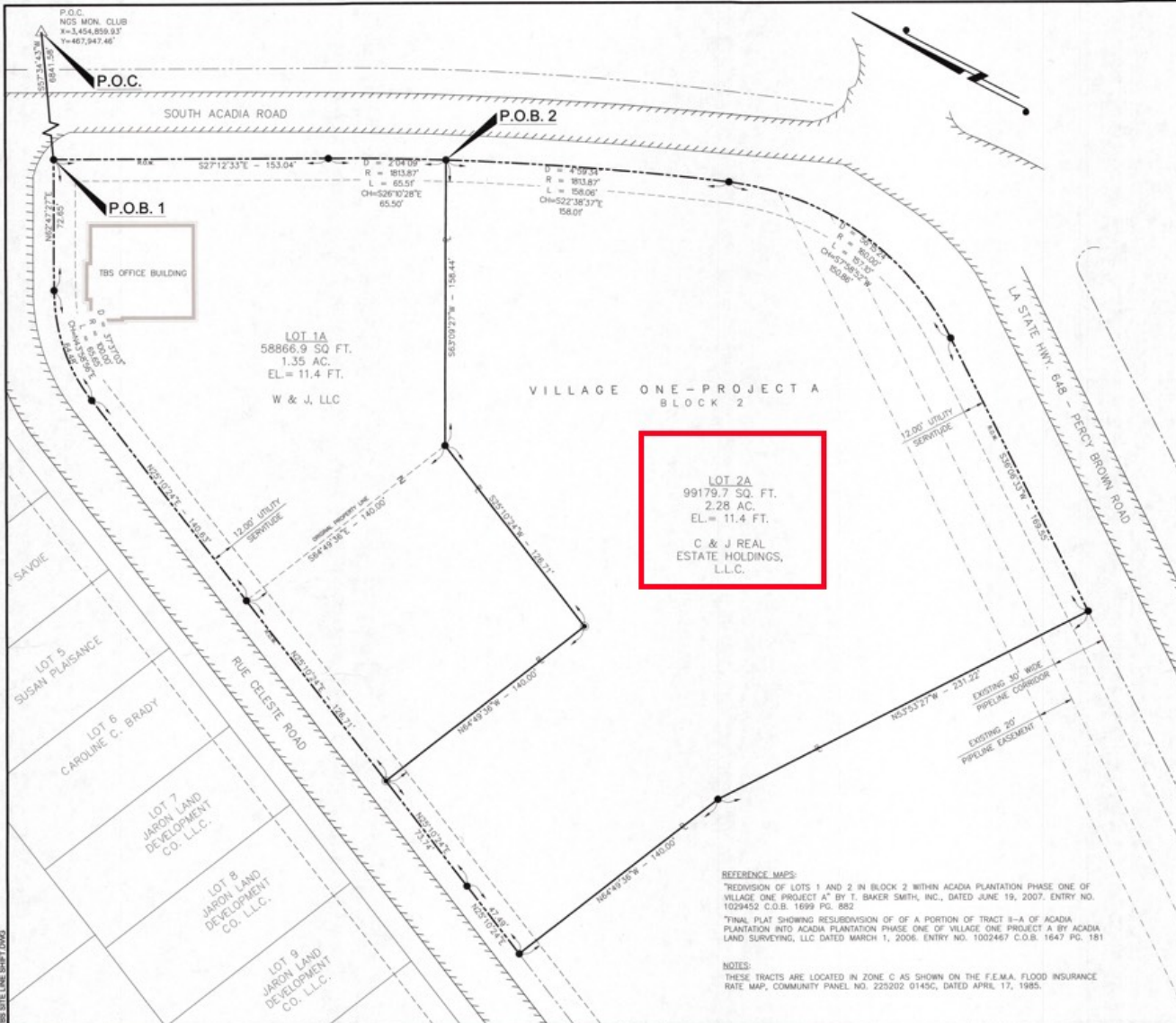


Jared Gros

Latter & Blum Canal & Main Realty

985-446-6363 [0]

jaredgros@gmail.com



Robert Saiguet 3/29/18
 APPROVED ADMINISTRATIVELY DATE
 BY CITY ZONING ADMINISTRATOR

W. Clifford Smith
 OWNER DATE

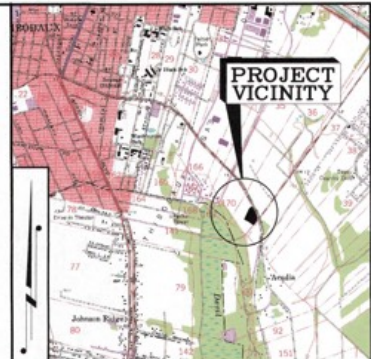
LEGEND:
 ● DENOTES 3/4" G.I.P. FND
 ○ DENOTES 3/4" G.I.P. SET

DESCRIPTION OF LOT 1A:
 COMMENCING AT NGS MONUMENT "CLUB" HAVING COORDINATES OF X=3,454,859.93' AND Y=467,947.46', SAID POINT BEING THE POINT OF COMMENCEMENT; THENCE, S57°34'43"W A DISTANCE OF 6841.58 FEET TO A FOUND 3/4" G.I.P., SAID POINT BEING THE POINT OF BEGINNING (P.O.B. 1);
 THENCE, S27°12'33"E A DISTANCE OF 153.04 FEET TO A FOUND 3/4" G.I.P.;
 THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1813.87 FEET AND A CHORD BEARING S26°10'28"E WITH A DISTANCE OF 65.50 FEET, FOR AN ARC LENGTH DISTANCE OF 65.51 FEET TO A FOUND 3/4" G.I.P.;
 THENCE, S63°09'27"W A DISTANCE OF 158.44 FEET TO A FOUND 3/4" G.I.P.;
 THENCE, S25°10'24"W A DISTANCE OF 126.71 FEET TO A SET 3/4" G.I.P.;
 THENCE, N64°49'36"W A DISTANCE OF 140.00 FEET TO A SET 3/4" G.I.P.;
 THENCE, N25°10'24"E A DISTANCE OF 126.71 FEET TO A FOUND 3/4" G.I.P.;
 THENCE, N25°10'24"E A DISTANCE OF 140.63 FEET TO A FOUND 3/4" G.I.P.;
 THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING N43°58'56"E WITH A DISTANCE OF 64.48 FEET FOR AN ARC LENGTH DISTANCE OF 65.65 FEET TO A FOUND 3/4" G.I.P.;
 THENCE, N62°47'27"E A DISTANCE OF 72.65 FEET TO THE POINT OF BEGINNING CONTAINING ±1.35 ACRES.

DESCRIPTION OF LOT 2A:
 COMMENCING AT NGS MONUMENT "CLUB" HAVING COORDINATES OF X=3,454,859.93' AND Y=467,947.46', SAID POINT BEING THE POINT OF COMMENCEMENT; THENCE, S57°34'43"W A DISTANCE OF 6841.58 FEET TO A FOUND 3/4" G.I.P., SAID POINT BEING THE POINT OF BEGINNING (P.O.B. 1);
 THENCE, S27°12'33"E A DISTANCE OF 153.04 FEET TO A FOUND 3/4" G.I.P.;
 THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1813.87 FEET AND A CHORD BEARING S26°10'28"E WITH A DISTANCE OF 65.50 FEET, FOR AN ARC LENGTH DISTANCE OF 65.51 FEET TO A FOUND 3/4" G.I.P.;
 THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1813.87 FEET AND A CHORD BEARING S22°38'37"E WITH A DISTANCE OF 158.01 FEET, FOR AN ARC LENGTH DISTANCE OF 158.06 FEET TO A FOUND 3/4" G.I.P.;
 THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 160.00 FEET AND A CHORD BEARING S07°58'52"W WITH A DISTANCE OF 150.86 FEET, FOR AN ARC LENGTH DISTANCE OF 157.10 FEET TO A FOUND 3/4" G.I.P.;
 THENCE, S36°06'33"W A DISTANCE OF 169.55 FEET TO A FOUND 3/4" G.I.P.;
 THENCE, N53°53'27"W A DISTANCE OF 231.22 FEET TO A FOUND 3/4" G.I.P.;
 THENCE, N64°49'36"W A DISTANCE OF 140.00 FEET TO A FOUND 3/4" G.I.P.;
 THENCE, N25°10'24"E A DISTANCE OF 47.49 FEET TO A FOUND 3/4" G.I.P.;
 THENCE, N25°10'24"E A DISTANCE OF 73.74 FEET TO A SET 3/4" G.I.P.;
 THENCE, S64°49'36"E A DISTANCE OF 140.00 FEET TO A SET 3/4" G.I.P.;
 THENCE, N25°10'24"E A DISTANCE OF 126.71 FEET TO A FOUND 3/4" G.I.P.;
 THENCE, N63°09'27"E A DISTANCE OF 158.44 FEET TO THE POINT OF BEGINNING CONTAINING ±2.28 ACRES.

REFERENCE MAPS:
 "REDIVISION OF LOTS 1 AND 2 IN BLOCK 2 WITHIN ACADIA PLANTATION PHASE ONE OF VILLAGE ONE PROJECT A" BY T. BAKER SMITH, INC., DATED JUNE 19, 2007. ENTRY NO. 1029452 C.O.B. 1699 PG. 882
 "TRIAL PLAT SHOWING REDIVISION OF A PORTION OF TRACT B-A OF ACADIA PLANTATION INTO ACADIA PLANTATION PHASE ONE OF VILLAGE ONE PROJECT A BY ACADIA LAND SURVEYING, LLC DATED MARCH 1, 2006. ENTRY NO. 1002467 C.O.B. 1647 PG. 181

NOTES:
 THESE TRACTS ARE LOCATED IN ZONE C AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 22502 0145C, DATED APRIL 17, 1985.



VICINITY MAP
 1" = 200'



PLAN
 1/8" = 1'

LOT LINE SHIFT

NOTES:
 THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVICES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
 SECTION LINE LOCATIONS ARE APPROXIMATE AND WERE NOT LOCATED ON THE GROUND.
 BASIS OF BEARING BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM AND 83 SOUTH ZONE SURVEY FEET.

REV. NO.	REV. DATE	REV. DESCRIPTION	REV. BY

TBS T. BAKER SMITH
 A CENTURY OF SOLUTIONS
 1100 South Acadia Road, Thibodaux, LA 70301
 (985)445-7970 - tbakerm.com

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND IN ACCORDANCE WITH THE MOST RECENT (MINIMUM) STATUTES AND RULES FOR BOUNDARY SURVEY (LAND SURVEYING) AS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERS AND LAND SURVEYORS BOARD AND THAT THE ACCURACY SPECIFICATIONS AND PROCEDURES WERE MADE IN ACCORDANCE WITH SUBURBAN AREA SURVEYING AND RECORDING STANDARDS.
 STATE OF LOUISIANA
 LOUISIANA PROFESSIONAL LAND SURVEYOR REG. NO. 5104

DRAWN BY:	TAM	APPROVED BY:	MUL
DATE:	01/03/18	JOB NO.:	2017.1175
DRAWING NAME:	TBS SITE LINE SHIFT		
PROJECTION:	SPCS LOUISIANA SOUTH (1702)		
GEO DATUM:	NAD83 VERT. DATUM: NAVD83		
GRID UNITS:	US SURVEY FEET		
SHEET NO.:	1	OF	1

W & J, LLC
 REDIVISION OF LOTS 1 AND 2 IN BLOCK 2 INTO 1A AND 2A WITHIN ACADIA PLANTATION PHASE ONE OF VILLAGE ONE PROJECT A SECTION 36, T15S - R16E CITY OF THIBODAUX LAFOURCHE PARISH

P:\17-2017-0201-ATP\2017-0201 SITE LINE SHIFT.DWG