

Ad.

2013-0480

**INTRODUCED BY: V.J. ST. PIERRE, JR., PARISH PRESIDENT
(DEPARTMENT OF PLANNING AND ZONING)**

ORDINANCE NO. 14-1-8

An ordinance to revoke and abandon a portion of a 16-foot wide right-of-way for an undeveloped, unnamed street and adjacent ditch, both located between Lot 30-D of Almedia Plantation and a small part of Lot 31 and also between a Part of Lot 30-A and a larger part of Lot 31 of Almedia Plantation.

WHEREAS, certain property was laid out for use as "16' ROAD" and "8' DITCH," on the map entitled "Map of a Portion of Almedia Plantation in St. Charles Parish" by G. Stepheus, C. E. dated Dec. 6, 1920; and,

WHEREAS, that certain property is situated between Lot 30-D and a Portion of Lot 31 and also between a Portion of Lot 30-A and a Portion of Lot 31 all in Almedia Plantation Subdivision; and,

WHEREAS, as required by Chapter 2 Section 4 of the St. Charles Parish Code of Ordinances, that certain property has been determined to have no public use or benefit; and,

WHEREAS, the St. Charles Parish Council wishes to revoke said property pursuant to Chapter 2 Section 2-4 of the Code of Ordinances; and,

WHEREAS, revoking the undeveloped right-of-way will create Lots 31-A and 31-B in such a configuration that they do not have the required 100' width on a developed public street; and,

WHEREAS, the St. Charles Parish Council has approved the supporting resolution 6063 to create Lots 31-A and 31-B without the required 100' width on a developed public road.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. The 16' ROAD and 8' DITCH originally shown on the "Map of a Portion of Almedia Plantation in St. Charles Parish" by G. Stepheus, C. E. dated Dec. 6, 1920, and now situated between Lot 30-D and a Portion of Lot 31 and also between a Portion of Lot 30-A and a Portion of Lot 31 all in Almedia Plantation Subdivision is hereby revoked.

SECTION II. The Parish President is hereby authorized to execute the attached Act of Revocation in favor of adjacent property owners further shown on two surveys by Richard T. Dading, PLS dated 9/3/2013 and by Stephen Flynn, PLS dated October 1, 2013.

The foregoing ordinance having been submitted to a vote, the vote thereon was as follows:

YEAS: SCHEXNAYDRE, TASTET, WILSON, WOODRUFF, BENEDETTO, HOGAN, COCHRAN, FLETCHER, FISHER-PERRIER
NAYS: NONE
ABSENT: NONE

And the ordinance was declared adopted this 6th day of January, 2014, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: _____
SECRETARY: _____
DLVD/PARISH PRESIDENT: 1/7/14
APPROVED: DISAPPROVED: _____
PARISH PRESIDENT: W. St. Pierre
RETD/SECRETARY: 1/7/14
AT: 3:00pm RECD BY: [Signature]

(Revocation)
RECORDED IN THE ST. CHARLES PARISH
CLERK OF COURT OFFICE
ON 1/27/14
AS ENTRY NO. 395070
IN MORTGAGE/CONVEYANCE BOOK
NO. 797 FOLIO 135

(ORDINANCE)
RECORDED IN THE ST. CHARLES PARISH
CLERK OF COURT OFFICE
ON 1/27/14
AS ENTRY NO. 395072
IN MORTGAGE/CONVEYANCE BOOK
NO. 797 FOLIO 141

**ACT OF REVOCATION
OF DEDICATED PROPERTY
BY: ST. CHARLES PARISH**

**UNITED STATES OF AMERICA
STATE OF LOUISIANA
PARISH OF ST. CHARLES**

BE IT KNOWN, that on this 7th day of the month of January, in the year of Our Lord, two thousand fourteen (2014)

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, in and for the Parish of St. Charles, State of Louisiana, therein residing, and in the presence of the witnesses hereinafter named and undersigned;

PERSONALLY CAME AND APPEARED:

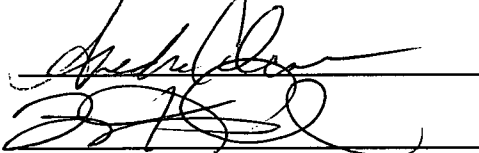
THE HONORABLE V. J. ST. PIERRE, JR., Parish President and Chief Executive Officer of the Parish of St. Charles, duly authorized by Ordinance No. 14-1-8 passed at a meeting of the St. Charles Parish Council held on January 6, 2014.

Pursuant to the above recited ordinance, the Parish of St. Charles, through its governing authority, the St. Charles Parish Council, does hereby abandon and revoke the dedication of that undeveloped portion of an unnamed, undeveloped 16' wide roadway and 8' wide ditch indicated on the dedication survey entitled "Map of a portion of Almedia Plantation in St. Charles Parish LA," by G. Stepheus, C. E. dated December 6, 1920 and more fully shown on the surveys by Stephen Flynn dated October 1, 2013 and Richard T. Dading dated 9/3/2013 to be situated between proposed Lot 30-D-1 and 31-B and also between Proposed Lots: 30-A-1 and 31-B and 31-A all in Almedia Plantation Subdivision, St. Rose, St. Charles Parish, Louisiana, as the revocation of the dedicated property described herein is deemed to be in the best interest of the Parish, as such property no longer serves a public need.

Further, pursuant to LA R.S. 48-701 et seq, the revocation of the dedicated property shall be made unto the present owners of the land contiguous thereto.

THUS DONE AND SIGNED on this 7th day of January, 2014 in the Parish of St. Charles, State of Louisiana, in the presence of the undersigned competent witnesses and me, Notary, after a reading of the whole.

WITNESSES:



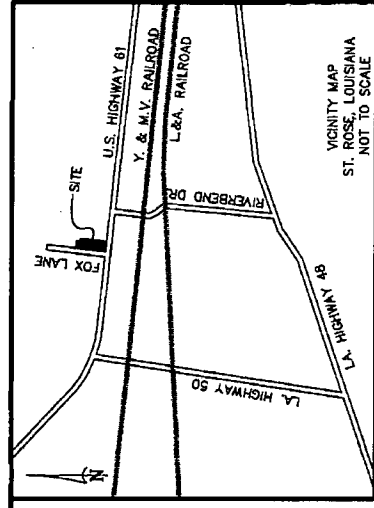
ST. CHARLES PARISH

By: 

V. J. St. Pierre, Jr.
Parish President



Leon C. Vial, III
#13061
NOTARY PUBLIC



DEVELOPER: GARY SMITH
10557 AIRLINE DRIVE
ST. ROSE, LOUISIANA 70087

APPROVED: 504-737-1600

PLANNING COMMISSION CHAIRMAN _____ DATE _____

PARISH COUNCIL CHAIRMAN _____ DATE _____

PARISH PRESIDENT _____ DATE _____

RECORDED IN THE CLERK OF COURT'S OFFICE

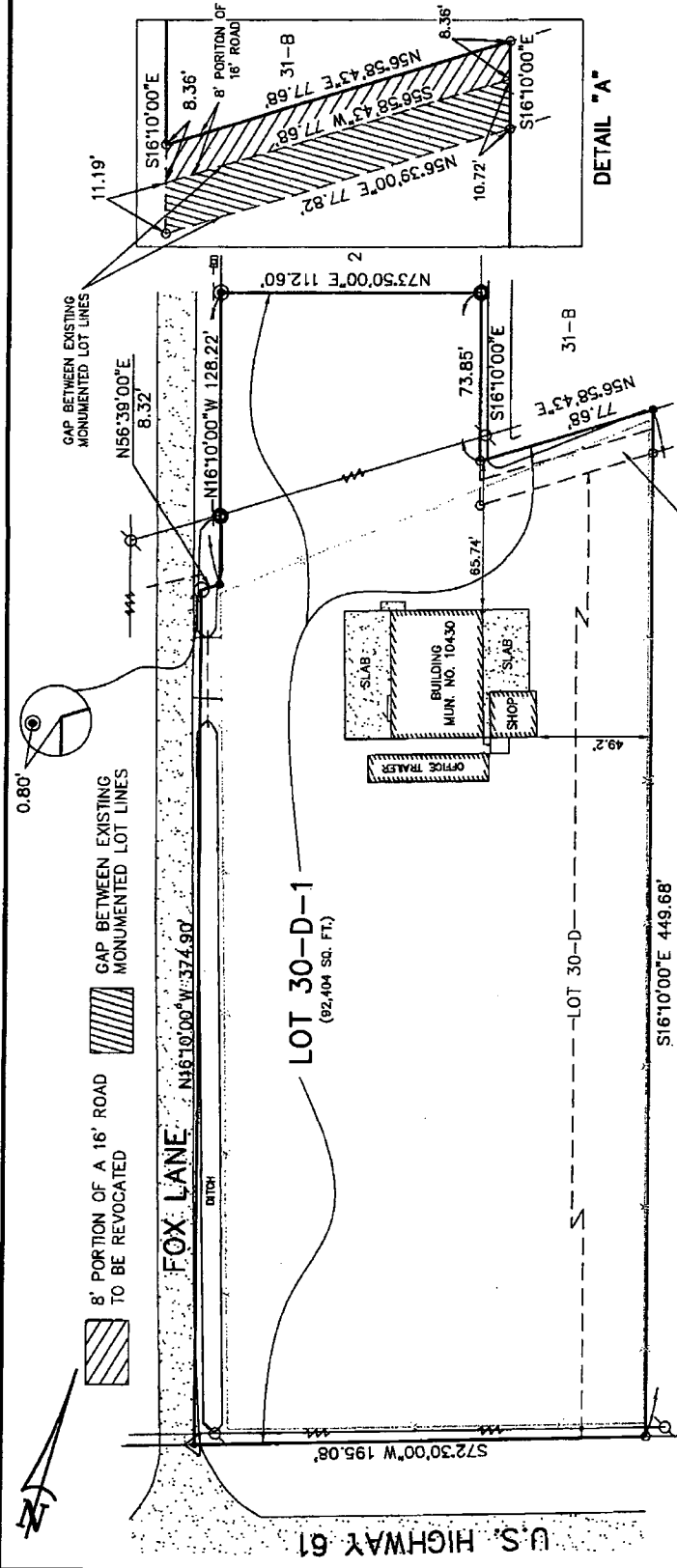
ST. CHARLES PARISH ON THE _____

DAY OF _____ IN BOOK _____

FOLIO _____ ENTRY # _____

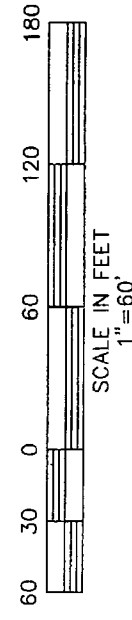
ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS SHALL BE MADE BY AND SOLELY AT THE LOT OWNER'S EXPENSE

Stephen P. Flynn
STEPHEN P. FLYNN
P.L.S./LA. ST. REG. NO. 4968



LEGEND:

- #4 IRON ROD SET
- #4 IRON ROD FOUND
- ⊙ 3/4" IRON PIPE FOUND
- ⊙ 1" IRON PIPE FOUND
- ▲ PK NAIL
- FENCE
- ⊕ POWER POLE
- POWER LINE



DRAWN BY: KPB DRAWING NO. MM0442_1931

RIVERLANDS SURVEYING COMPANY

505 HEMLOCK STREET
LAPLACE, LA 70068
1-800-248-6982
985-652-6356

TITLE: SURVEY PLAT FOR THE REVOCATION OF A 8' PORTION OF THE 16' ROAD OF TRACT 30 OF ALMEDIA PLANTATION SUBDIVISION

TITLE: SURVEY PLAT AND RESUBDIVISION OF LOT 30-D, UNDESIGNATED GAP OF TRACT 30 OF ALMEDIA PLANTATION SUBDIVISION & A 8' PORTION OF A 16' ROAD INTO A LOT HEREIN DESIGNATED AS LOT 30-D-1 OF ALMEDIA PLANTATION SUBDIVISION SITUATED IN SECTION 40, T-12-S, R-9-E, ST. ROSE, ST. CHARLES PARISH, LOUISIANA.

DATE: OCTOBER 1, 2013

SURVEY REFERENCE:

1. SUBDIVISION OF LOT 30 OF ALMEDIA PLANTATION SUBDIVISION BY E.M. COLLIER, R.L.S. DATED 5/30/1972.
2. ALMEDIA PLANTATION SUBDIVISION OF TRACT 32 BY H.E. LANDRY, R.L.S. DATED 5/29/1958.
3. PORTION OF LOT 30 OF ALMEDIA PLANTATION SUBDIVISION BY RICHARD B. EDWARDS, R.L.S. DATED 1/19/1999
4. THE REVOCATION OF A PORTION OF THE 16 FOOT ROAD AND 8 FOOT DITCH & RESUBDIVISION OF TRACT 33 & LOT P INTO TRACT 33-A AND LOT P-A BY J.F. RUELLO, P.L.S. DATED 7/15/2009.
5. SURVEY PLAT AND RESUBDIVISION OF LOT 30-B, LOT 30-C AND UNDESIGNATED GAP OF TRACT 30 OF ALMEDIA PLANTATION SUBDIVISION, LOT 1, SQUARE B, ALMEDIA PLANTATION SUBDIVISION & A PORTION OF A 16' ROAD INTO A LOT HEREIN DESIGNATED AS LOT 30-D OF ALMEDIA PLANTATION SUBDIVISION BY STEPHEN P. FLYNN, P.L.S. DATED FEBRUARY 28, 2013.
6. RESUBDIVISION OF A PORTION OF LOT 30-A, A PORTION OF LOT 31, AND REVOCATION OF A PORTION OF A 16' ROADWAY & 8' DITCH INTO LOTS 31-A, 31-B AND 30-A-1 ALMEDIA PLANTATION BY DADING, MARGUES & ASSOCIATES, LLC DATED 9/3/2013.

BASIS OF BEARING: TAKEN FROM REFERENCED SURVEY PLAT NO. 1.

FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "AE" PER FEDERAL INSURANCE RATE MAP NUMBER 220160-0150C DATED 6/16/1992.

SURVEYOR'S NOTES:

- A. THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY.
- B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.
- C. MINIMUM SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.