

*Ord.*

**2008-0309**

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

**ORDINANCE NO. 08-7-9**

An ordinance approving and authorizing the execution of an Act of Dedication for South Lakewood Subdivision, Luling, St. Charles Parish, LA.

**WHEREAS,** RJM Enterprises are the owners and developers of property located in Section 38, T14S R21E and Section 46, T13S R21E, Luling, St. Charles Parish, LA and indicated on a Final Plat prepared by Tildon J Dufrene Jr., and dated June 30, 2008 as a Resubdivision of a portion of Section 38, T14S R21E and Section 46, T13S R21E, into Lots 101 through 186, Lake Catherine Drive, Lake Carolyn Drive, Lake Scott Drive, and the Extension of Lakewood Drive; and servitudes for utilities and drainage; and,

**WHEREAS,** said subdivision has been constructed in accordance with the St Charles Parish Subdivision Regulations of 1981, as amended; and,

**WHEREAS,** all required administrative reviews and approvals have been effected relative to said subdivision.

**THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:**

**SECTION I.** That the Act of Dedication by RJM Enterprises for South Lakewood Subdivision which includes Lots 101 through 186, the dedication of Lake Catherine Drive, Lake Carolyn Drive, Lake Scott Drive, and the Extension of Lakewood Drive; and servitudes for utilities and drainage are hereby approved and accepted.

**SECTION II.** That the Parish President is hereby authorized to execute the Final Plat and Act of Dedication on behalf of St Charles Parish.

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

**YEAS:** SCHEXNAYDRE, AUTHEMENT, RAYMOND, TASTET, BENEDETTO, COCHRAN, LAMBERT, NUSS

**NAYS:** NONE

**ABSENT:** NONE

**ABSTAIN:** HOGAN

And the ordinance was declared adopted this 21st day of July, 2008, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN *[Signature]*

SECRETARY *[Signature]*

DLVD/PARISH PRESIDENT July 22, 2008

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_

PARISH PRESIDENT *[Signature]*

RETD/SECRETARY July 22, 2008

AT 2:30pm RECD BY *[Signature]*

RECORDED IN THE ST. CHARLES PARISH  
CLERK OF COURT OFFICE  
ON August 5, 2008  
AS ENTRY NO. 344952  
IN MORTGAGE/CONVEYANCE BOOK  
NO. 718 FOLIO 6

ACT OF DEDICATION

UNITED STATES OF AMERICA

BY: RJM ENTERPRISES, INC.

STATE OF LOUISIANA

TO: ST. CHARLES PARISH

PARISH OF ST. CHARLES

BE IT KNOWN, that on this 31<sup>st</sup> day of July in the year of Our Lord Two Thousand and Eight,

BEFORE ME, the undersigned authority, a Notary Public, duly commissioned and qualified in and for the aforesaid Parish and State, therein residing, and in the presence of the two competent witnessed hereinafter named and undersigned.

PERSONALLY CAME AND APPEARED:

**RJM ENTERPRISES, INC. (72-126087)**, a Louisiana Corporation, with a stated mailing address of P O. Box 1440, Paradis, Louisiana 70080, represented herein by Ray J. Matherne, Ph D, as its duly appointed officer, duly authorized by virtue of a Resolution of its Board of Directors, an original of which is recorded in COB 555, folio 49 of the official records of St. Charles Parish, Louisiana:

**RJM ENTERPRISES, INC.** declared unto me, Notary, that it is the owner of a certain tract of real property situated on the West Bank of St. Charles Parish, which lands are designated as South Lakewood Subdivision, Lots 101 through 186 in Section 38, T14S, R21E and Section 46, T13S – R21E, St. Charles Parish, Louisiana, shown on a preliminary construction plat by Dufrene Surveying and Engineering, Inc., which survey is dated June 28, 2007, and as shown on the attached final plat designated as South Lakewood Subdivision dated June 30, 2008 and made a part hereof, said copy is attached to and made a part of the ordinance; and

**RJM ENTERPRISES, INC.** further declared unto me that it has caused that portion of the above property designated as South Lakewood Subdivision, on the final plat survey referred to above to be laid out as per the plan of survey and/or re-subdivision referred to above, which plan of sub-division creates South Lakewood Subdivision, which is attached and made part hereof, and

**RJM ENTERPRISES, INC.** further declared unto me, Notary, that on aforesaid plan of re-subdivision, it has laid out certain streets and servitudes within the subdivision which is named and identified in accordance with the annexed plan of Dufrene Surveying and Engineering, Inc, as South Lakewood Subdivision, which streets and servitudes in regard to this dedication is more fully described in accordance with said plan as follows to wit:

**PROPERTY DESCRIPTION  
STREET RIGHT OF WAY  
LAKEWOOD DRIVE**

A CERTAIN PORTION OF GROUND, located in South Lakewood Subdivision, St. Charles Parish, Louisiana, designated as LAKEWOOD DRIVE and described as follows:

Commence from the northwest corner of South Lakewood Subdivision and go South 17°02'00" West along the west line of South Lakewood Subdivision a distance of 160.20 feet to the POINT OF BEGINNING. Thence go South 4°47'07" East a distance of 92.28 feet, thence go in a southerly direction along a curve to the right having a radius of 280.00 feet and an arc length of 94.22 feet to a point of tangency; thence to South 17°02'00" West a distance of 1356.14 feet to the south line of South Lakewood Subdivision, thence go North 82°10'17" West along the south line of South Lakewood Subdivision a distance of 50.65 feet to the west line of South Lakewood Subdivision; thence go North 17°02'00" East along the west line of South Lakewood Subdivision a distance of 1542.36 feet to the POINT OF BEGINNING

**PROPERTY DESCRIPTION  
STREET RIGHT OF WAY  
LAKE CATHERINE DRIVE**

A CERTAIN PORTION GROUND, located in South Lakewood Subdivision, St. Charles Parish, Louisiana, designated as LAKE CATHERINE DRIVE and described as follows:

Commence from the northwest corner of South Lakewood Subdivision and go South 17°02'00" West along the west line of South Lakewood Subdivision a distance of 160.20 feet to the POINT OF BEGINNING. Thence go in an easterly direction along a curve to the right having a radius of 130.00 feet and an arc length of 73.45 feet to a point of tangency; thence go South 72°58'00" East a distance of 602.77 feet to a point of curve; thence go in an east and south direction along a curve to the right having a radius of 75.00 feet and an arc length of 116.02 feet to a point of tangency; thence go South 15°40'00" West a distance of 1121.33 feet to a point of curve; thence go in a south and west direction along a curve to the right having a radius of 75.00 feet and an arc length of 107.55 feet to a point of tangency; thence go North 82°10'17" West a distance of 648.46 feet to a point of curve; thence go in a west and south direction along a curve to the left having a radius of 25.00 feet and an arc length of 35.25 feet; thence go North 17°02'00" East a distance of 118.93 feet; thence go in a south and east direction along a curve to the left having a radius of 40.00 feet and an arc length of 69.26 feet to a point of tangency; thence go South 82°10'17" East a distance of 614.62 feet to a point of a curve; thence go in an east and north direction along a curve to the left having a radius of 25.00 feet and an arc length of 35.85 feet to a point of tangency; thence go North 15°40'00" East a distance of 1121.33 feet to a point of curve, thence go in a north and west direction along a curve to the left having a radius of 25.00 feet and an arc length of 38.67 feet to a point of tangency; thence go North 72°58'00" West a distance of 598.43 feet to a point of curve; thence go in a west and south direction along a curve to the left having a radius of 42.00 feet and an arc length of 80.11 feet; thence go North 4°47'07" West a distance of 92.28 feet to the POINT OF BEGINNING.

**PROPERTY DESCRIPTION  
STREET RIGHT OF WAY  
LAKE CAROLYN DRIVE**

A CERTAIN PORTION OF GROUND located in South Lakewood Subdivision, St. Charles Parish, Louisiana, designated as LAKE CAROLYN DRIVE and described as follows:

Commence from the northwest corner of South Lakewood Subdivision and go South 17°02'00" West along the west line of South Lakewood Subdivision a distance of 160.20 feet; thence go South 4°47'07" East a distance of 92.28 feet; thence go in a north and east direction along a curve to the right having a radius of 42.00 feet and an arc length of 80.11 feet to a point of tangency; thence go South 72°58'00" East a distance of 261.06 feet to the POINT OF BEGINNING. Thence go South 72°58'00" East a distance of 80.00 feet; thence go in a west and south direction along a curve to the left having a radius of 15.00 feet and an arc length of 23.56 feet to a point of tangency; thence go South 17°02'00" West a distance of 1187.18 feet to a point of curve; thence go in a south and east direction along a curve to the left having a radius of 15.00 feet and an arc length of 25.97 feet; thence go North 82°10'17" West a distance of 81.04 feet; thence go in an east and north direction along a curve to the left having a radius of 15.00 feet and an arc length of 21.15 feet; thence go North 17°02'00" East a distance of 1200.14 feet to a point of curve, thence go in a north and west direction along a curve to the left having a radius of 15.00 feet and an arc length of 23.56 feet to the POINT OF BEGINNING.

**PROPERTY DESCRIPTION  
STREET RIGHT OF WAY  
LAKE SCOTT DRIVE**

A CERTAIN PORTION OF GROUND located in South Lakewood Subdivision, St. Charles Parish, Louisiana, designated as LAKE SCOTT DRIVE and described as follows:

Commence from the northwest corner of South Lakewood Subdivision and go South 72°58'00" East a distance of 922.31 feet; thence go South 15°40'00" West along the east line of South Lakewood Subdivision a distance of 691.97 feet to the POINT OF BEGINNING. Thence continue South 15°40'00" West along the east line of South Lakewood Subdivision a distance of 50.00 feet, thence go North 74°20'00" West a distance of 165.00 feet to a point of curve; thence go in a west and south direction along a curve to the left having a radius of 15.00 feet and an arc length of 23.56 feet; thence go North 15°40'00" East a distance of 80.00 feet; thence go in a south and east direction along a curve to the left having a radius of 15.00 feet and an arc length of 23.56 feet to a point of tangency; thence go South 74°20'00" East a distance of 165.00 feet to the POINT OF BEGINNING

**RJM ENTERPRISES, INC.** further declared unto me, Notary that the aforesaid dedication and grant are subject to all the following terms and conditions, to wit:

1. The dedication of the fee ownership of the property covered by the street, and servitudes identified hereinabove as South Lakewood Subdivision, only as far as said streets and servitudes are located in South Lakewood Subdivision
2. The herein grant of the various servitudes for utility and drainage purposes shall constitute the granting only of a "personal servitude of right of use" being a "limited personal servitude" in favor of St. Charles Parish. **RJM ENTERPRISES, INC.** does hereby reserve all rights of fee ownership to that portion of the aforesaid South Lakewood Subdivision which comprises the various servitudes for utility and drainage purposes
- 3 **RJM ENTERPRISES, INC.** does hereby reserve all rights of ownership to all of the oil, gas and other minerals in, on and under the property covered and affected by the street identified hereinabove and by the aforesaid utility and drainage servitudes granted herein. In that connection, **RJM ENTERPRISES, INC.** does, however, agree to prohibit the use of any part of the surface of any of the property covered by the street servitudes with respect to the exploration, development or production of minerals pursuant to the reservation. This reservation is made in accordance with **RJM ENTERPRISES, INC.**'s plan and intention to reserve all of the mineral rights in, on and under all of the lots in the South Lakewood Subdivision, however, **RJM ENTERPRISES, INC.** will likewise impose a

restriction on the entire subdivision against any use of the surface of any lot for the exploration, development or production of minerals, or by any other binding means of strict surface operations in regard to mineral exploration in this subdivision.

4. The herein dedication of streets and grant of servitudes are made by **RJM ENTERPRISES, INC.** without any warranty whatsoever except as provided for herein.
5. St. Charles Parish must bind and obligate itself not to use the property dedicated herein for street purposes in any manner, which would be inconsistent with or detrimental to such use as a public street. St. Charles Parish must further bind and obligate itself to use of servitudes granted herein only for the purpose for which they are granted.
6. This dedication and grant are conditioned upon St. Charles Parish maintaining and policing the streets and servitudes dedicated herein, and maintaining the various utilities within the servitude areas.
7. The grant herein of various servitudes shall be used exclusively for those purposes identified on the plat and **RJM ENTERPRISES, INC.** reserves the right to use or grant any other rights with respect to said property not inconsistent with the purpose of the aforesaid servitudes. The herein granted servitudes shall not be utilized so as to unreasonably interfere with or impair ingress and egress from the streets dedicated herein to any of the lots in the South Lakewood Subdivision.
8. **RJM ENTERPRISES, INC.** warrants that the herein dedication of the streets and servitudes are free of any liens and/or encumbrances and that no lots have been sold or alienated prior to the date hereof.
9. The dedication and grant made herein are made subject to any existing servitudes affecting the South Lakewood Subdivision, such as by way of illustration by not limitation pipeline servitudes.
10. The herein dedication and grant shall inure to the benefit of St. Charles Parish or any successor governmental body of St. Charles Parish, which shall be bound by all of the terms and conditions hereof.
11. **RJM ENTERPRISES, INC.** warrants that all utilities and streets have been placed within the servitudes granted herein.
12. Attached and made a part hereof is a certain pipeline right of way agreement between **RJM Enterprises, Inc.** and Chevron Pipeline Company.

AND NOW, to these presents, personally came and intervened:

ST. CHARLES PARISH, herein appearing by and through V. J. St. Pierre, Jr. Parish President, duly authorized by virtue of an Ordinance of the St. Charles Parish Council adopted on July 21, 2008, a certified copy of which is annexed hereto and made part hereof, and said St. Charles Parish does hereby accept, approve and ratify the herein dedication and grant under all of the terms and conditions as contained heremabove, and does also hereby acknowledge that the construction of all of the streets and servitudes dedicated herein has been satisfactorily completed in accordance with all requirements and that all utility and drainage facilities have been likewise satisfactorily completed in accordance with all requirements and St. Charles Parish does hereby accept all of said streets and servitudes and utility and drainage facilities and assumes the maintenance thereof

This Act of Dedication and Acceptance was approved and accepted by the St. Charles Parish Council by Ordinance # 08-7-9 on the 21st day of July, 2008 a photo copy of which is attached and made part hereof.

THUS DONE AND PASSED, in triplicate originals, in my office on the day, month, and year herein first above written, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers and me, Notary, after reading the whole.

WITNESSES:

*Paul J. Hogan*  
Print name Paul J. Hogan

*Ricky M. Hogan*  
Print name Ricky M. Hogan

RJM ENTERPRISES, INC.

BY *Ray J. Matherne*  
RAY J. MATHERNE, PH.D  
Authorized Representative

*Lloyd Joseph Frickey*  
Lloyd Joseph Frickey  
Notary Public  
ID # 15308  
A Professional Notarial Company  
152 Bayou Estates Drive  
Des Allemands, LA 70030  
(985) 758-2936

WITNESSES

*Barbara Jacob Tucker*  
Print name Barbara Jacob Tucker

*Sandra L. Miguez*  
Print name Sandra L. Miguez

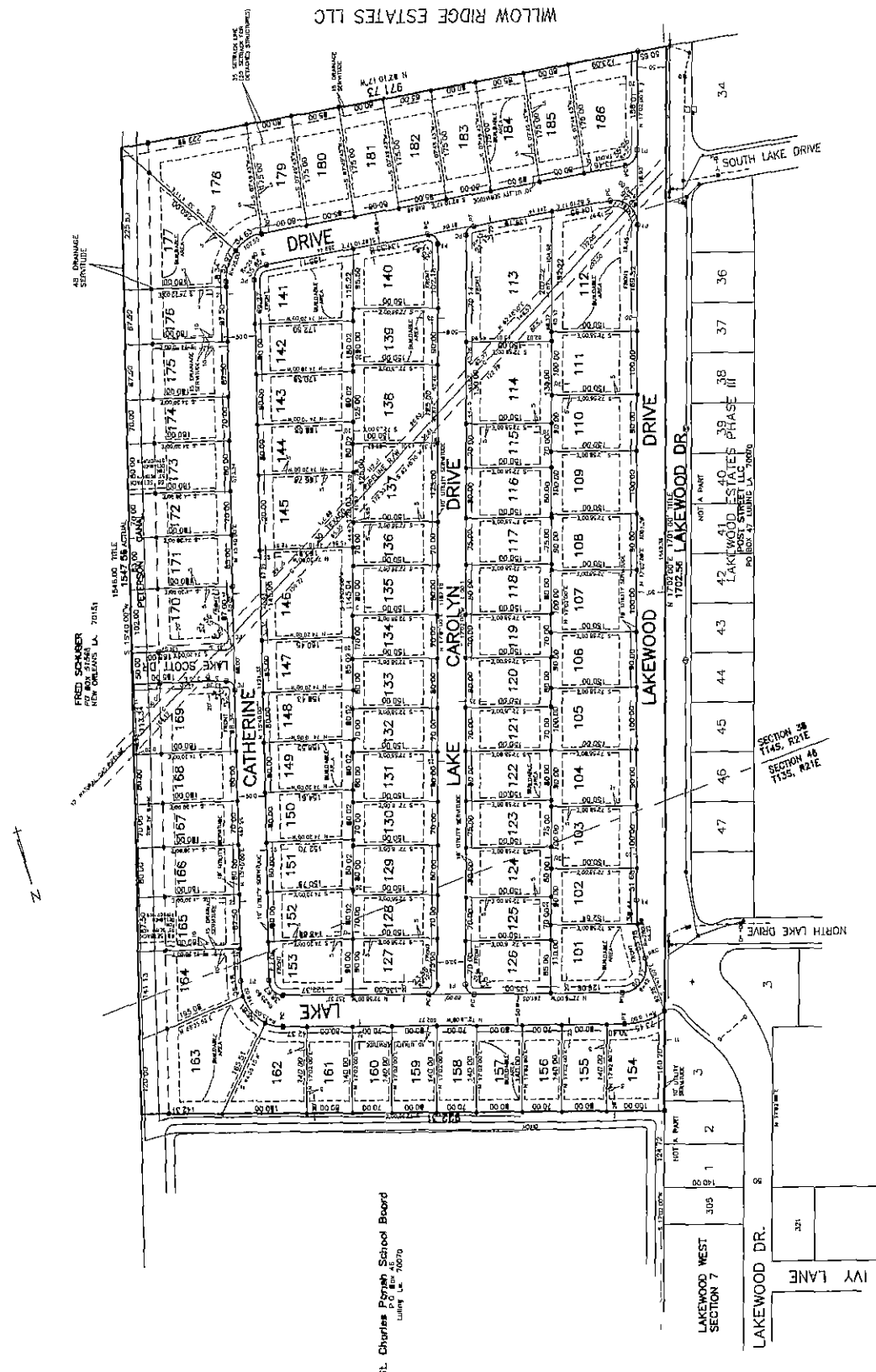
ST. CHARLES PARISH

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

*[Signature]*  
Notary Public  
*Leon G. Dier*  
Print Name  
Bar No. 13061

WEST HEATHER STREET (SIDE)

St. Charles Parish School Board  
Lafayette, LA 70079



|     |        |
|-----|--------|
| 101 | 17,584 |
| 102 | 13,533 |
| 103 | 19,000 |
| 104 | 19,000 |
| 105 | 19,000 |
| 106 | 23,516 |
| 107 | 12,562 |
| 108 | 13,500 |
| 109 | 22,445 |
| 110 | 19,000 |
| 111 | 30,600 |
| 112 | 12,915 |
| 113 | 29,208 |
| 114 | 10,200 |
| 115 | 10,200 |
| 116 | 13,500 |
| 117 | 9,800  |
| 118 | 12,600 |
| 119 | 12,200 |
| 120 | 12,200 |
| 121 | 10,500 |
| 122 | 15,000 |
| 123 | 15,000 |
| 124 | 12,000 |
| 125 | 10,500 |
| 126 | 10,500 |
| 127 | 13,425 |
| 128 | 10,600 |
| 129 | 10,600 |
| 130 | 10,600 |
| 131 | 12,900 |
| 132 | 12,900 |
| 133 | 12,000 |
| 134 | 10,500 |
| 135 | 10,500 |
| 136 | 10,500 |
| 137 | 18,750 |
| 138 | 13,500 |
| 139 | 13,500 |
| 140 | 16,078 |
| 141 | 17,917 |
| 142 | 13,571 |
| 143 | 18,941 |
| 144 | 18,941 |
| 145 | 23,516 |
| 146 | 12,562 |
| 147 | 13,500 |
| 148 | 22,445 |
| 149 | 19,000 |
| 150 | 30,600 |
| 151 | 12,915 |
| 152 | 29,208 |
| 153 | 10,200 |
| 154 | 10,200 |
| 155 | 13,500 |
| 156 | 9,800  |
| 157 | 12,600 |
| 158 | 12,200 |
| 159 | 12,200 |
| 160 | 10,500 |
| 161 | 15,000 |
| 162 | 15,000 |
| 163 | 12,000 |
| 164 | 10,500 |
| 165 | 10,500 |
| 166 | 13,425 |
| 167 | 10,600 |
| 168 | 10,600 |
| 169 | 10,600 |
| 170 | 12,900 |
| 171 | 12,900 |
| 172 | 12,000 |
| 173 | 10,500 |
| 174 | 10,500 |
| 175 | 10,500 |
| 176 | 18,750 |
| 177 | 13,500 |
| 178 | 13,500 |
| 179 | 16,078 |
| 180 | 17,917 |
| 181 | 13,571 |
| 182 | 18,941 |
| 183 | 18,941 |
| 184 | 23,516 |
| 185 | 12,562 |
| 186 | 13,500 |
| 187 | 22,445 |
| 188 | 19,000 |

**REMARKS:**  
 1. SURVEY BY R.P. BERNARD FOR ST. CHARLES PARISH SCHOOL BOARD DATED MAY 14, 1976.  
 2. SURVEY BY R.P. BERNARD FOR ST. CHARLES PARISH SCHOOL BOARD DATED AUGUST 23, 1981.  
 3. RESUBDIVISION PLAN FOR LAKEWOOD WEST BY ERNEST DUBIN DATED MAY 12, 1977.  
 4. SURVEY BY DUPRE SURVEYING & ENGINEERING INC. DATED JANUARY 22, 1982.  
 5. SUBDIVISION PLAN FOR LAKEWOOD WEST BY DUPRE SURVEYING & ENGINEERING INC. DATED DECEMBER 27, 1981.  
 6. SUBDIVISION PLAN FOR LAKEWOOD WEST BY DUPRE SURVEYING & ENGINEERING INC. DATED JANUARY 22, 1982.  
 7. SUBDIVISION PLAN FOR LAKEWOOD WEST BY DUPRE SURVEYING & ENGINEERING INC. DATED JANUARY 22, 1982.  
 8. SUBDIVISION PLAN FOR LAKEWOOD WEST BY DUPRE SURVEYING & ENGINEERING INC. DATED JANUARY 22, 1982.  
 9. ST. CHARLES PARISH LAND USE REGULATIONS, INCLUDING ZONING ORDINANCES, APPLICABLE TO THIS SUBDIVISION. PARISH REGULATIONS ARE MORE RESTRICTIVE THAN LOCAL ZONING REGULATIONS.  
 10. THIS PROJECT IS LOCATED IN PARISH R-1A (FLOOD HAZARD) IS A FLOOD HAZARD AREA.  
 11. COMMUNITY NUMBER 251100 (VISED JUNE 14, 1992)

**APPROVAL:**  
 CHURCH PLANNING COMMISSION  
 DATE \_\_\_\_\_  
 CHURCH PRESIDENT \_\_\_\_\_  
 PARISH PRESIDENT \_\_\_\_\_  
 RECORDED IN THE OFFICE OF RECORDS OF ST. CHARLES PARISH ON THE DAY OF \_\_\_\_\_  
 COMMENCE BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 ST. CHARLES PARISH LAND USE REGULATIONS, INCLUDING ZONING ORDINANCES, APPLICABLE TO THIS SUBDIVISION. PARISH REGULATIONS ARE MORE RESTRICTIVE THAN LOCAL ZONING REGULATIONS.

**DEDICATION STATEMENTS**  
 1. THE RIGHT OF CONVEYANCE OF THE PROPERTY DESCRIBED IS HEREBY DEDICATED TO THE PUBLIC USE OF THE PUBLIC. THE DEDICATION IS MADE FOR THE PURPOSE OF PROVIDING FOR THE GENERAL USE OF THE PUBLIC. THE DEDICATION IS MADE FOR THE PURPOSE OF PROVIDING FOR THE GENERAL USE OF THE PUBLIC. THE DEDICATION IS MADE FOR THE PURPOSE OF PROVIDING FOR THE GENERAL USE OF THE PUBLIC.  
 2. NO PERMANENT OR TEMPORARY STRUCTURES, FENCES, SHRUBS OR OTHER OBSTRUCTIONS SHALL BE PLACED ON THE DEDICATED EASEMENT OR RIGHT OF WAY WITH A PERMIT FROM THE PERMITTING AGENCY. THE PERMITTING AGENCY SHALL BE NOTIFIED OF ANY SUCH OBSTRUCTIONS AT LEAST 30 DAYS PRIOR TO THE DATE OF THE PERMITTING AGENCY'S REVIEW.  
 3. NO PERMANENT OR TEMPORARY STRUCTURES, FENCES, SHRUBS, OR OTHER OBSTRUCTIONS OF ANY TYPE SHALL BE PLACED ON THE DEDICATED EASEMENT OR RIGHT OF WAY WITH A PERMIT FROM THE PERMITTING AGENCY. THE PERMITTING AGENCY SHALL BE NOTIFIED OF ANY SUCH OBSTRUCTIONS AT LEAST 30 DAYS PRIOR TO THE DATE OF THE PERMITTING AGENCY'S REVIEW.  
 4. THE DEDICATION IS MADE FOR THE PURPOSE OF PROVIDING FOR THE GENERAL USE OF THE PUBLIC. THE DEDICATION IS MADE FOR THE PURPOSE OF PROVIDING FOR THE GENERAL USE OF THE PUBLIC. THE DEDICATION IS MADE FOR THE PURPOSE OF PROVIDING FOR THE GENERAL USE OF THE PUBLIC.

**FINAL PLAT**  
**SOUTH LAKEWOOD SUBDIVISION**  
 48 7155, 7156, 7157, 7158, 7159, 7160, 7161, 7162, 7163, 7164, 7165, 7166, 7167, 7168, 7169, 7170, 7171, 7172, 7173, 7174, 7175, 7176, 7177, 7178, 7179, 7180, 7181, 7182, 7183, 7184, 7185, 7186, 7187, 7188, 7189, 7190, 7191, 7192, 7193, 7194, 7195, 7196, 7197, 7198, 7199, 7200, 7201, 7202, 7203, 7204, 7205, 7206, 7207, 7208, 7209, 7210, 7211, 7212, 7213, 7214, 7215, 7216, 7217, 7218, 7219, 7220, 7221, 7222, 7223, 7224, 7225, 7226, 7227, 7228, 7229, 7230, 7231, 7232, 7233, 7234, 7235, 7236, 7237, 7238, 7239, 7240, 7241, 7242, 7243, 7244, 7245, 7246, 7247, 7248, 7249, 7250, 7251, 7252, 7253, 7254, 7255, 7256, 7257, 7258, 7259, 7260, 7261, 7262, 7263, 7264, 7265, 7266, 7267, 7268, 7269, 7270, 7271, 7272, 7273, 7274, 7275, 7276, 7277, 7278, 7279, 7280, 7281, 7282, 7283, 7284, 7285, 7286, 7287, 7288, 7289, 7290, 7291, 7292, 7293, 7294, 7295, 7296, 7297, 7298, 7299, 7300, 7301, 7302, 7303, 7304, 7305, 7306, 7307, 7308, 7309, 7310, 7311, 7312, 7313, 7314, 7315, 7316, 7317, 7318, 7319, 7320, 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