

Ord.

2002-0278

INTRODUCED BY: ALBERT D. LAQUE, PARISH PRESIDENT
(DEPARTMENT OF LEGAL SERVICES)

ORDINANCE NO. 02-8-3

An ordinance to revoke and abandon that certain five (5') foot sewer force main on Lots 1B and 2, Square 9, James Business Park, Extension No. 2, St. Charles Parish, State of Louisiana

WHEREAS, certain five (5') servitudes were granted to St. Charles Parish on Lots 1-B and 2, Square 9, James Business Park, Extension No. 2, St. Charles Parish, State of Louisiana, as shown in the Act of Dedication by T. L. James & Co., Inc. pursuant to Ordinance No. 85-7-13; and,

WHEREAS, said servitudes provide no public purpose as evidenced by the letter dated June 27, 2002 from the Department of Public Works/Wastewater; and,

WHEREAS, St. Charles Parish Council desires to revoke said five (5') foot servitudes as provided by law unto the present record owners of the adjacent property.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS, that the Act of Revocation attached hereto and made a part hereof as Exhibit "A" is hereby approved and the St. Charles Parish President is hereby authorized to execute said Act of Revocation.

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

YEAS: RAMCHANDRAN, FAUCHEUX, HILAIRE, FABRE, ABADIE, AUTHEMENT, BLACK, MINNICH

NAYS: NONE

ABSENT: MARINO

And the ordinance was declared adopted this 5th day of August, 2002, to become effective (5) days after publication in the Official Journal.

CHAIRMAN:

SECRETARY

DLVD/PARISH PRESIDENT: 8-6-02

APPROVED.

DISAPPROVED:

PARISH PRESIDENT.

RETD/SECRETARY:

AT: 9:45 Am

RECD BY: BJJ

RECORDED IN THE ST. CHARLES PARISH
CLERK OF COURT OFFICE

ON 8/12/02

AS ENTRY NO. 269441

IN MORTGAGE/CONVEYANCE BOOK

NO 606 FOLIO 381

ACT OF REVOCATION
BY ST. CHARLES PARISH

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

BE IT KNOWN, that on this 9th day of August, in the year of Our Lord, two thousand two hundred two (2002).

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:

ALBERT D. LAQUE, Parish President and Chief Executive Officer of the Parish of St. Charles, herein duly authorized by the provisions of Ordinance No. 02-8-3 , passed and adopted at a meeting of the St. Charles Parish Council held on the 5th day of August, 2002.

That pursuant to the above recited ordinance, the Parish of St. Charles does hereby abandon and revoke the following described servitudes:

- 1) That certain five (5') foot sewer force main servitude over, across and through Lot 1-B, Square 9, James Business Park, Extension No. 2, St. Charles Parish, Louisiana, as shown on the survey of Dading, Marques & Associates, Inc. dated January 6, 2001, said five (5') foot sewer force main recorded at COB 342, folio 353 of the records of the Clerk of Court, Parish of St. Charles, State of Louisiana, and
- 2) That certain five (5') foot sewer force main servitude over, across and through Lot 2, Square 9, James Business Park, Extension No. 2, St. Charles Parish, Louisiana, as shown on the survey of Dading, Marques & Associates, Inc. dated December 15, 2000, said five (5') foot sewer force main recorded at COB 342, folio 353 of the records of the Clerk of Court, Parish of St. Charles, State of Louisiana.

The revocation of the five (5') foot sewer force mains are hereby deemed to be in the best interest of St. Charles Parish as such servitudes do not constitute servitudes utilized or needed by the public.

THUS DONE AND SIGNED this 9th day of August, 2002 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:

Valerie Berthelet

Sandra Miguez

ST. CHARLES PARISH

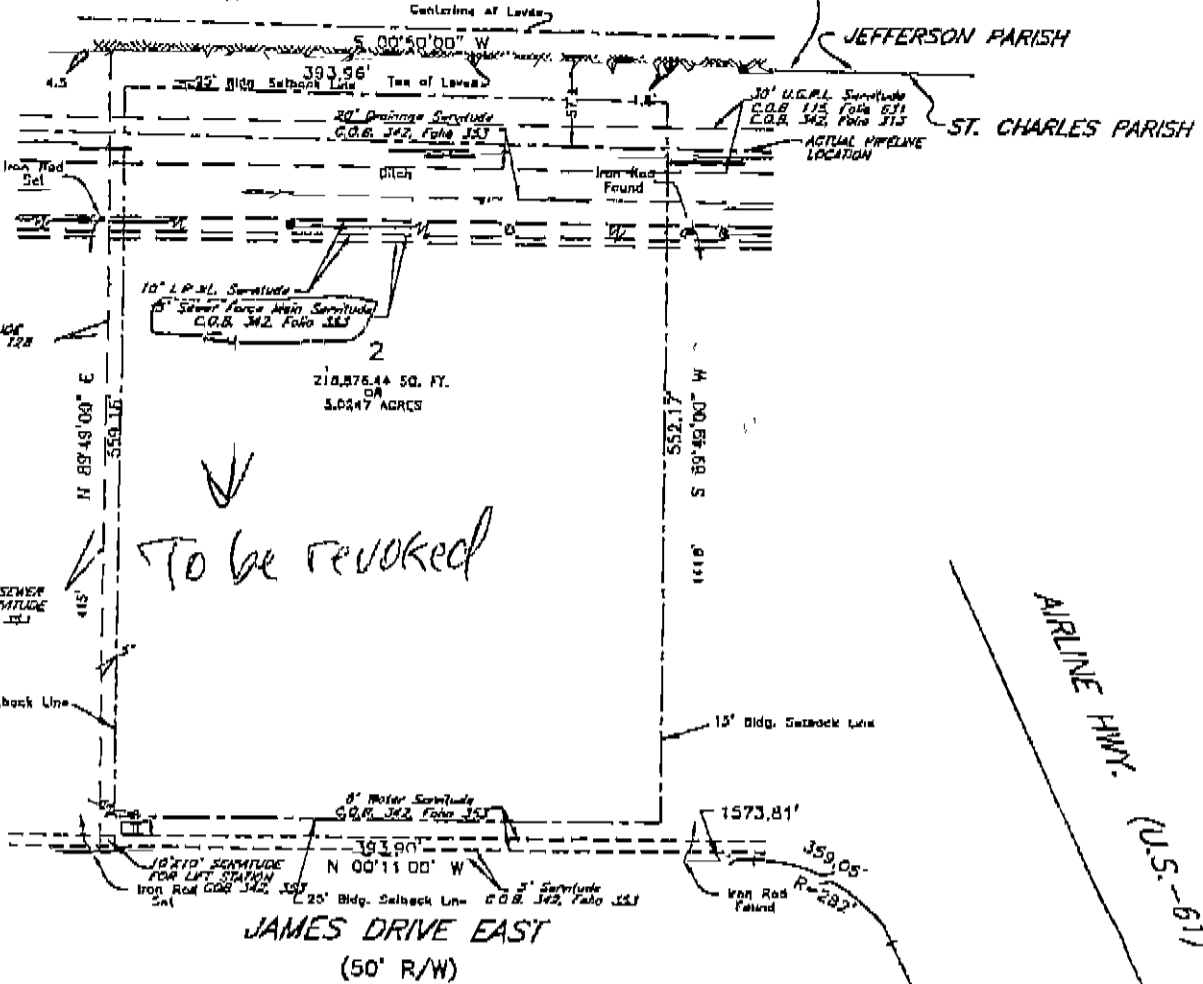
Albert D. Laque

BY: ALBERT D. LAQUE
PARISH PRESIDENT

Sandra M. Tolse
NOTARY PUBLIC

NORTHERN BOUNDARY OF SUBDIVISION (SIDE)

EAST BOUNDARY LINE OF SUBD. JEFFERSON PARISH PROTECTION LEVEE R/W



To be revoked

This property is zoned M-1
Setback requirements are as follows:

Front 25'
Side 15'
Rear 25'

LOT 2, Lot 2
PART CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, situated in the State of Louisiana, Parish of St. Charles, in that part thereof known as James Business Park, Extension No. 2, identified as Lot 2, Square 9, in accordance with a plan of resubdivision of J. J. Kraus & Sons, Inc., Drawing No. 43-003-01, dated April 2, 1984, approved by the Parish of St. Charles on July 28, 1984, and registered in C.O.B. 342, Page 353, on August 7, 1985, and in accordance with a survey of Duang, Marques & Associates, Inc., dated December 13, 2000, Job No. 009926, and Lot 2 is more particularly described as follows:

begin at the intersection of the line dividing Square 9, Lot 2 and Square 78 and the easterly right of way line of James Drive East;

thence N 89°48'00" E a distance of 559.17 feet to a point;

thence S 00°50'00" W a distance of 383.96 feet to a point;

thence S 88°48'00" W a distance of 552.17 feet to a point on the easterly right of way line of James Drive East;

thence along said right of way line N 00°11'00" W a distance of 383.90 feet to the Point Beginning.

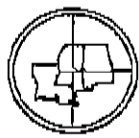
BE IS TO CERTIFY THAT I HAVE CONSULTED WITH THE CONTROLLING FLOOD HAZARD BOUNDARY MAPS AND THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE (ZONE AE [SPECIAL FLOOD HAZARD AREAS INUNDATED 100-YEAR FLOOD], BASE FLOOD ELEVATION = +8.00 M.G.V.D. [M.S.L.])

SURVEY OF LOT 2
SQUARE 9
JAMES BUSINESS PARK, EXT. NO 2
ST. CHARLES PARISH, LOUISIANA

I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION, MADE AT THE REQUEST OF:

FIRST INDUSTRIAL REALTY TRUST, INC.

DADING, MARQUES & ASSOCIATES, INC.



P.O. BOX 790
METAIRIE, LA. 70004
(504) 834-0200

Richard J. Dading
SURVEYOR

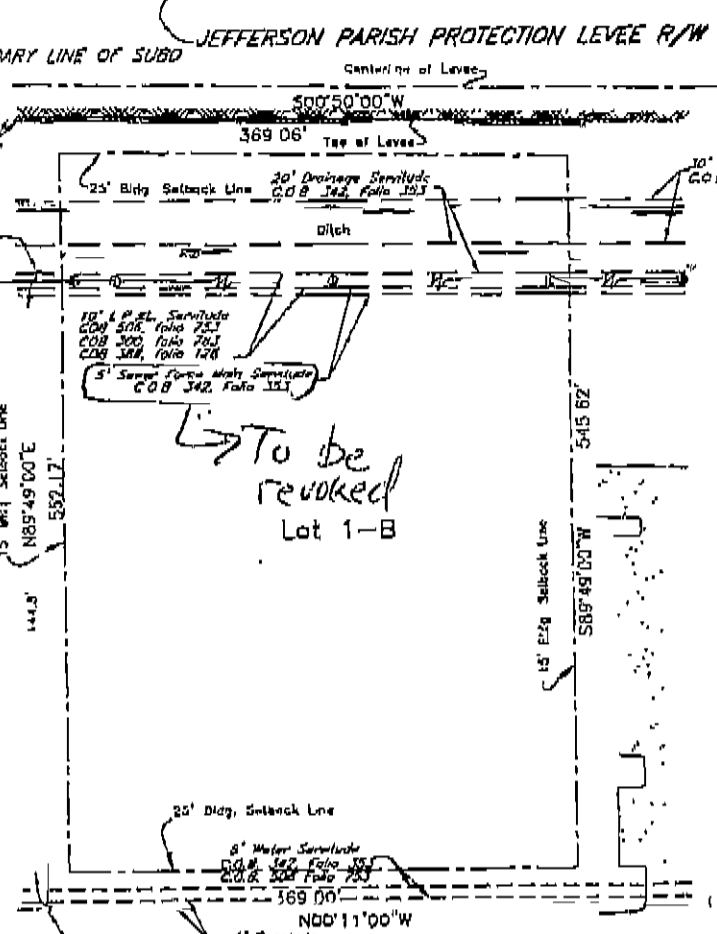
THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR A CLASS "B" SURVEY ACCORDING TO THE LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

DATE:	SCALE:	DRAWN BY:	CHECKED BY:	JOB NO.:	PLAT No.:
12-15-00	1" = 100'	C.A.M.	R.T.D.	00-9926	M-802

NORTHERN BOUNDARY OF SUBDIVISION (SIDE)

Lot 1-B, Square B-A

Lot 2, Square 9



SCHEDULE B - SECTION 1 EXCEPTION ITEMS

- Item 11. COB 342, Folia 353 - Act of Dedication of Drainage, Sewer, Storm and Utility Servitudes granted by T.L. James & Company, Inc. in favor of St. Charles Parish Police Jury filed August 7, 1985. (Affects Square 12, Lots 3-8 inclusive, and Square 9, Lots 1-B and 2.)
- Item 14. COB 300, Folia 126 - Right of Way granted T.L. James & Company, Inc. to Louisiana Power & Light Company, dated March 16, 1988 (Affects Square 9, Lots 1-b and 2)
- Item 17. COB 300, Folia 763 - Right of Way Permit granted to T.L. James & Company, Inc. to Louisiana Power & Light Company, dated July 7, 1983 (Affects Square 9, Lot 1-B).
- Item 10. The following servitudes as shown on a plat of reestablishment recorded at 206, Folia 733:
 (a) Five-foot servitude along the westerly line adjacent to James Drive East;
 (b) Eight-foot water servitude directly adjacent to the five-foot servitude shown above;
 (c) Encroachment of less of levee along the westerly line;
 (d) Drainage servitude traversing the land running in an east-west direction measuring ten feet in width;
 (e) Apparent servitude for drainage as evidenced by 7.0 foot ditch traversing the land running in an east-west direction; and
 (f) Two-foot utility servitude in the westerly portion of the land.

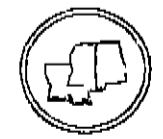
The property is zoned M-1
 Setback requirements are as follows:
 Front 25'
 Side 15'
 Rear 25'

THIS IS TO CERTIFY THAT I HAVE CONSULTED WITH THE CONTROLLING AGENCY AND/OR THE FEA FLOOD HAZARD BOUNDARY MAPS AND FIND THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE (ZONE A) SPECIAL FLOOD HAZARD AREAS Delineated BY 100-YEAR FLOOD, BASE FLOOD ELEVATION = +6.00 M.G.M.A. (M.S.L.)

BEARING BASE: SUBD PLAN

SURVEY OF LOTS 1-B AND 2, SQUARE 9, JAMES DRIVE EAST, ST. CHARLES PARISH, LOUISIANA

DADING, MARQUES & ASSOCIATES, INC.



P.O. BOX 780
 METAIRIE, LA. 70004
 (504) 834-0200

Richard J. Dading
 SURVEYOR

I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION, MADE AT THE REQUEST OF:
 FIRST INDUSTRIAL REALTY TRUST, INC.

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.

THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR A CLASS "B" SURVEY ACCORDING TO THE "LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."

DATE:	SCALE:
1-06-01	1" = 100'

DRAWN BY:	CHECKED BY:	JOB NO.:	PLAT No.:
C.A.M.	R.T.D.	00-9925	M-801