

**2008-0072**

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

**ORDINANCE NO. 08-2-1**

An ordinance approving and authorizing the execution of an Act of Dedication for Lots 88-A, 83-A, and 74-A of Almeida Town Sites in St Rose as requested by The Three C's Properties, Inc.

**WHEREAS,** The Three C's Properties, Inc is the owner and developer of property indicated on a plan dated December 7, 2007 prepared by Richard T Dading, PLS and titled Final Plat for Resubdivision of a Portion of Lots 72-91, Lots 92-107, A Portion of Spruce Avenue, a Portion of Pine Street, and Lot "A" into Lots 88-A, 83-A, and 74-A Almedia Town Sites Section "A" Section 40 T12S-R9E St. Charles Parish, Louisiana, and,

**WHEREAS,** Portions of Spruce Avenue and Pine Street affecting this resubdivision were revoked under Ordinance No 07-2-1, and,

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

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

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

**SECTION I.** That the attached Act of Dedication for Lots 88-A, 83-A, and 74-A Almedia Town Sites and waterline servicing these lots is hereby approved and accepted

**SECTION II.** That the Parish President is hereby authorized to execute the attached 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, HOGAN, COCHRAN, LAMBERT, NUSS

**NAYS:** NONE

**ABSENT:** NONE

And the ordinance was declared adopted this 11th day of February, 2008, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN *Dennis*  
SECRETARY *Carlinda Javis Tucker*  
DLVD/PARISH PRESIDENT February 12, 2008  
APPROVED *[initials]* DISAPPROVED \_\_\_\_\_  
PARISH PRESIDENT *W. S. S.*  
RETD/SECRETARY February 14, 2008  
AT 8:20 AM RECD BY *[initials]*

RECORDED IN THE ST. CHARLES PARISH  
CLERK OF COURT OFFICE  
ON February 20, 2008  
AS ENTRY NO. 339860  
IN MORTGAGE/CONVEYANCE BOOK  
NO. 708 FOLIO 565

**ACT OF DEDICATION**

**UNITED STATES OF AMERICA**

**BY: The Three C's Properties, Inc**

**TO: ST. CHARLES PARISH**

**PARISH OF ST. CHARLES**

BE IT KNOWN, that on this 20<sup>th</sup> day of February, in the year of our Lord Two Thousand Eight (2008).

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

**PERSONALLY CAME AND APPEARED:**

**The Three C's Properties, Inc.**, a corporation duly organized, validly existing and in good standing under the laws of the State of Louisiana, having as its principal office, an address of 47266 Highway 445, Robert, LA 70455, appearing herein through its duly authorized member and President, Connie Cook Boe

Hereinafter referred to as The Three C's Properties, Inc.

**The Three C's Properties, Inc.** declared unto me Notary, that it is the owner of a certain tract immovable property situated on the East Bank of Charles Parish, which land is designated as Lots 88-A, 83-A and 74-A Almedia Townsites as shown on the Final Plat map entitled Resubdivision of a Portion of Lots 72-91 and Lots 92-107, a Portion of Spruce Avenue, a Portion of Pine Street, and Lot "A" into Lots 88-A, 83-A, and 74-A Almedia Town Sites Section "A" Section 40 T12S-R9E prepared by Richard T. Dading, PLS dated December 7, 2007, a copy of which survey is attached hereto and made a part of this Act of Dedication;

The Three C's Properties, Inc. further declared unto me, Notary, that the aforesaid dedication and grant is subject to all the following terms and conditions, to-wit:

1. The dedication of the fee ownership of the waterline to Parish of St. Charles is as shown on the aforementioned Final Plat which is located fully within the LA DOTD Right of Way.
2. The Three C's Properties, Inc. does hereby reserve all rights of ownership to all of the oil, gas and other minerals in, on and under the property covered by this dedication.
3. The herein dedication is made by The Three C's Properties, Inc without any warranty whatsoever except as provided for herein areas.
4. St. Charles Parish must bind and obligate itself to use the water infrastructure for such purpose.
5. This dedication and grant are conditioned upon St. Charles Parish maintaining the various water facilities.
6. The Three C's Properties, Inc. warrants that the herein dedication of street and grant of servitudes are free of any liens and/encumbrances and that no lots have been sold or alienated prior to the date hereof.

7. The dedication and grant made herein are made subject to any existing servitudes affecting The Three C's Properties, Inc such as by way of illustration but not limitation, pipeline servitudes and levees.
8. The herein dedication and grant shall insure to the benefit of St. Charles Parish of any successor governmental body of St. Charles Parish, which shall be bound by all of the terms and conditions hereof.
9. The Three C's Properties, Inc. warrants that all utilities and streets have been placed within the existing servitude(s).

AND NOW, these presents, personally came and intervened:

ST. CHARLES PARISH, herein appearing by and through V. J. St. Pierre, Parish President, duly authorized by virtue of an Ordinance of the St. Charles Parish Council adopted on February 11, 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 hereinabove, and does also hereby acknowledge that the construction of the infrastructure dedicated herein has been satisfactorily completed in accordance with all requirements and that all water, utility and drainage facilities have been likewise satisfactorily completed in accordance with all requirements, and St. Charles Parish does hereby accept all of said water, 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 08-2-1 on the day of February 11, 2008, a photocopy of which is attached and made a part hereof.

THIS DONE AND PASSED in triplicate originals, in my office, the undersigned Notary Public in and for the State of Louisiana, Parish of St. Charles, 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:

**The Three C's Properties, Inc**

Charles M. Frey

BY: Connie Boe

Name: **Connie Boe**

Carmelle V. Frey

J.D. Deliberto  
NOTARY PUBLIC

J.D. DELIBERTO  
NOTARY PUBLIC - 040587  
JEFFERSON - ORLEANS PARISH  
STATE OF LOUISIANA  
MY COMMISSION IS FOR LIFE


THUS DONE AND PASSED in triplicate originals, in my office, the undersigned Notary Public in and for the State of Louisiana, Parish of St. Charles, 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 appears and me, Notary, after reading the whole.

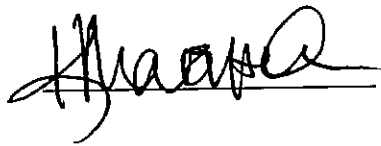
WITNESSES:

ST. CHARLES PARISH



BY: 

V. J. ST. PIERRE, PARISH PRESIDENT





NOTARY PUBLIC

