

*Ord.*

**2015-0084**

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

**ORDINANCE NO. 15-3-11**

An ordinance to approve a resubdivision of a tract of ground known as the L. Preston Madere Lot in Hahnville into 1-LPM and 2-LPM, at 15042 River Road, Hahnville as requested by Madere's Garage and St. Charles Parish.

**WHEREAS,** at their March 12, 2015 meeting, the Planning Commission recommended approval of PZS-2015-08, resubdivision of a tract of ground known as the L. Preston Madere Lot in Hahnville into 1-LPM and 2-LPM, at 15042 River Road, Hahnville as requested by Madere's Garage and St. Charles Parish; and,

**WHEREAS,** The Planning & Zoning Commission recommended Approval of the resubdivision of a tract of ground in Hahnville into L. Preston Madere Lot and the remainder of the L. Preston Madere Lot 15042 River Road, Hahnville as requested by Madere's Garage and St. Charles Parish; and,

**WHEREAS,** The St. Charles Parish Subdivision Ordinance of 1981 (as amended) stipulates that consideration of a minor resubdivision by the Planning and Zoning Commission also requires approval by the Parish Council.

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

**SECTION I.** That the positive recommendation of the resubdivision of a tract of ground known as the L. Preston Madere Lot in Hahnville into 1-LPM and 2-LPM, at 15042 River Road, Hahnville as requested by Madere's Garage and St. Charles Parish is hereby approved.

**SECTION II.** The Parish President is hereby authorized to execute the attached surveys by Stephen P. Flynn (Riverlands Surveying Company) dated February 25, 2015.

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

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

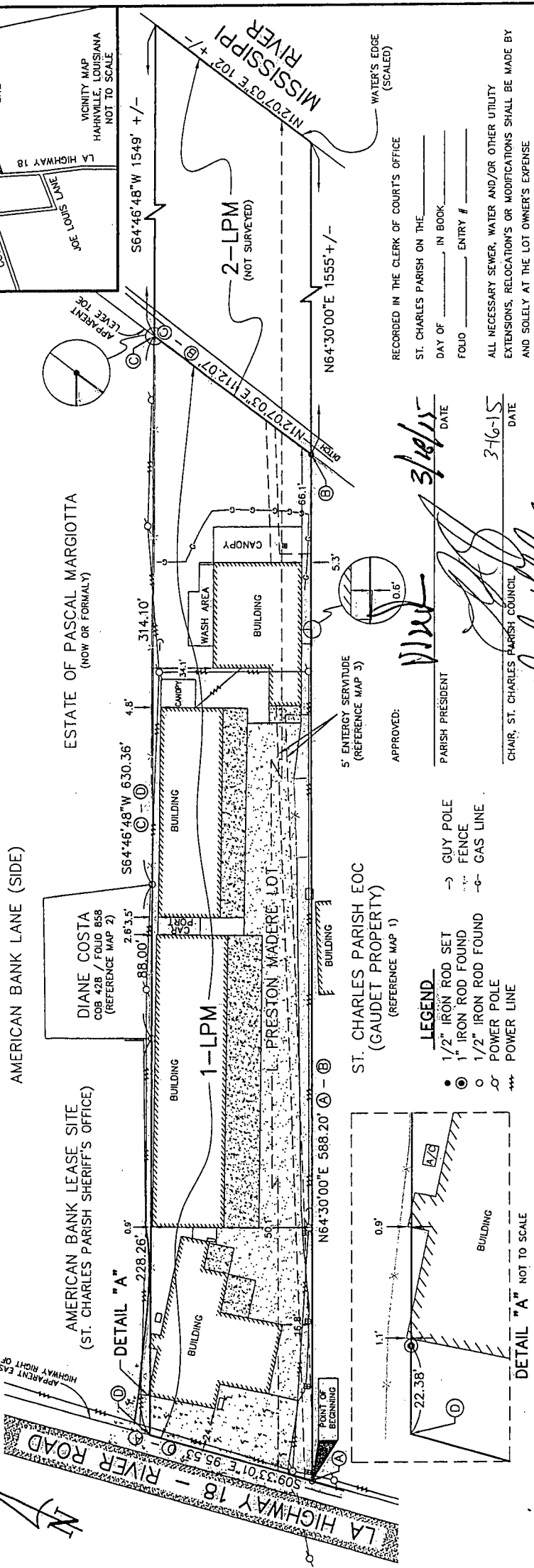
And the ordinance was declared adopted this 16<sup>th</sup> day of March, 2015, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: \_\_\_\_\_  
 SECRETARY: \_\_\_\_\_  
 DLVD/PARISH PRESIDENT: 3-18-15  
 APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_  
 PARISH PRESIDENT: [Signature]  
 RETD/SECRETARY: 3-18-15  
 AT: 11:16a RECD BY: [Signature]

RECORDED IN THE ST. CHARLES PARISH  
 CLERK OF COURT OFFICE  
 ON March 23, 2015  
 AS ENTRY NO. 404437  
 IN MORTGAGE/CONVEYANCE BOOK  
 NO. 814 FOLIO 71

AREA	ACRES
1-LPM	1.2649
2-LPM	3 +/-
ACRES (CALCULATED)	

DEVELOPER: ST. CHARLES PARISH  
15045 LA HIGHWAY 18  
HAHNVILLE, LA 70057



TITLE: SURVEY PLAT AND RESUBDIVISION OF THE L. PRESTON MADERE LOT AS OCCUPIED INTO LOTS HEREIN DESIGNATED AS LOT 1-LPM & LOT 2-LPM (NOT SURVEYED) OF THE L. PRESTON MADERE LOT SITUATED IN SECTION 17, T-13-S, R-20-E, HAHNVILLE, ST. CHARLES PARISH, LOUISIANA.

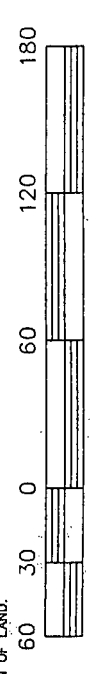
DATE: FEBRUARY 25, 2015  
MUNICIPAL NUMBER: 15042 RIVER ROAD  
CERTIFIED TO: ST. CHARLES PARISH

- SURVEY REFERENCE:
1. SURVEY OF TWO PORTIONS OF PROPERTY BEING PURCHASED BY ST. CHARLES PARISH BY LUCIEN C. CASSEN, P.L.S. DATED JANUARY 6, 2010.
  2. SURVEY OF A PORTION OF LAND LOCATED BETWEEN LA HIGHWAY 18 & THE MISSISSIPPI RIVER BEING A PORTION OF THE ESTATE OF PASCAL MARGIOTTA BY R.P. BERNARD, P.L.S. DATED APRIL 20, 1989.
  3. SURVEY PLAT TO SHOW A 5' SERVITUDE TO PROVIDE SERVICE TO HAHNVILLE EMERGENCY OPERATION CENTER BY STEVEN M. RUNKELBAUM, P.L.S. DATED MARCH 30, 2012.

BASIS OF BEARING: BEARINGS HEREON ARE REFERENCED TO GRID NORTH AS ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE USING UTM SMARTNET SOLUTION DATED 12/23/2014 NAD83/NA83 83 GEOD12A.

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 COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY FOR LOT 1-LPM.
- 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. NO UNDERGROUND LINES OR CONDUITS SHOWN.
- D. 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.



DRAWN BY: KPB DRAWING NO. L1553\_WO2245\_RESUB

**RIVERLANDS SURVEYING COMPANY**

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

*Stephen P. Flynn*  
STEPHEN P. FLYNN  
P.L.S. LA. ST. REG. NO. 4668

RECORDED IN THE CLERK OF COURTS OFFICE  
ST. CHARLES PARISH ON THE \_\_\_\_\_  
DAY OF \_\_\_\_\_ IN BOOK \_\_\_\_\_  
FOLIO \_\_\_\_\_ ENTRY # \_\_\_\_\_

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