

**2018-0344**

**INTRODUCED BY: LARRY COCHRAN, PARISH PRESIDENT  
(DEPARTMENT OF PLANNING & ZONING)**

**ORDINANCE NO. 19-1-6**

An ordinance to revoke and abandon undeveloped Walnut Street right-of-way to the west of Oak Street in Hahnville, as shown on a survey by Jeff Ruello, PLS dated 9/22/18 and revised 12-04-18.

**WHEREAS,** certain property was platted as a public street to be known as Walnut Street east of Oak Street, located in Pecan Bayou Subdivision, Hahnville, St. Charles Parish, LA; and,

**WHEREAS,** since the dedication of this street segment, the property has no public use and/or benefit; and,

**WHEREAS,** the St. Charles Parish Council desires to revoke said property in order to allow resubdivision of it into adjacent parcels as shown on a survey by Jeff Ruello, PLS dated 9/22/18 and revised 12-04-18.

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

**SECTION I.** That the Act of Revocation of undeveloped Walnut Street extending west of Oak Street in Pecan Bayou, Hahnville is hereby approved.

**SECTION II.** That the 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:** BENEDETTO, HOGAN, WILSON, CLULEE, GIBBS, WOODRUFF, BELLOCK, FLETCHER, FISHER-PERRIER  
**NAYS:** NONE  
**ABSENT:** NONE

And the ordinance was declared adopted this 7th day of January, 2019, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: [Signature]  
SECRETARY: Nichelle Spatato  
DLVD/PARISH PRESIDENT: January 8, 2019  
APPROVED:  DISAPPROVED: \_\_\_\_\_  
PARISH PRESIDENT: [Signature]  
RETD/SECRETARY: January 9, 2019  
AT: 1:20 pm RECD BY: [Signature]

RECORDED IN THE ST. CHARLES PARISH  
CLERK OF COURT OFFICE  
ON January 24, 2019  
AS ENTRY NO. 438215  
IN MORTGAGE/CONVEYANCE BOOK  
NO. 872 FOLIO 701

**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 17<sup>th</sup> day of the month of January, in the year two thousand nineteen (2019).

**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 LARRY COCHRAN**, Parish President and Chief Executive Officer of the Parish of St. Charles, herein duly authorized by the provisions of the Ordinance No. 19-1-6 passed and adopted at a meeting of the St. Charles Parish Council held on January 7, 2019.

That pursuant to the above related ordinance, the Parish of St. Charles, through its governing authority, the St. Charles Parish Council, does hereby abandon and revoke the dedication of the undeveloped Walnut Street right of way, said 50-foot wide right of way extending approximately 220 feet west of Oak Street in Pecan Bayou Subdivision, Hahnville. The revocation of the above property herein is deemed to be in the best interest of the Parish, as such property is no longer needed by the Public and was ordered revoked in a judgement of the 29<sup>th</sup> Judicial District Court filed on August 12, 2005, a copy of which is attached hereto.

Further, that pursuant to LA R.S. 48-701 et seq, and the St. Charles Parish Code of Ordinances Chapter 2 Sec. 2-4 (c) the revocation of the dedicated property is made unto the present owners of the land contiguous thereto.

**THUS DONE AND SIGNED** on this 17<sup>th</sup> day of January, 2019, 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:**

Roe S. Delehoran  
Billy Raymond

**ST. CHARLES PARISH**

**By:**

[Signature]  
Larry Cochran  
Parish President

[Signature]  
**NOTARY PUBLIC**

29<sup>TH</sup> JUDICIAL DISTRICT COURT FOR THE  
PARISH OF ST. CHARLES  
STATE OF LOUISIANA

NUMBER: 61,631c/w 61,632-C

DIVISION "C"

BAYOU FLEET PARTNERSHIP, LLP

VERSUS

ALBERT D. LAQUE, ET AL

FILED: August 12, 2005  
*In Open Court*

Fali B. Tupagne  
DEPUTY CLERK

JUDGMENT

This matter came before this Honorable Court on the 12<sup>th</sup> day of August, 2005, on Bayou Fleet Partnership, LLP's and Pecan Bayou Contractors, LLC's Motion for Summary Judgment.

**PRESENT:** Robert J. Ellis, attorney for Bayou Fleet Partnership, LLP and Pecan Bayou Contractors, LLC; and

Robert L. Raymond, attorney for St. Charles Parish, et al

After considering the law, argument, memoranda and evidence,

**IT IS ORDERED, ADJUDGED AND DECREED** that movers, Bayou Fleet Partnership, LLP and Pecan Bayou Contractors, LLC Motion for Partial Summary Judgment is granted in part and denied in part, as follows:

That the application of Bayou Fleet Partnership, LLC and Pecan Bayou Contractors, LLC for revocation of the dedication of Walnut Street and Butternut Street east of Oak Street, as filed with the St. Charles Parish Planning and Zoning Department in Case No. 2004-58, and as shown on the "Survey of Revoked Portions of Butternut and Walnut Streets of Pecan Bayou Subdivision Into New Parcels, Parcel "X", Parcel "Y" and Parcel "Z", Situated in Section 26, T-13-S, R-20-E, Hahnville, St. Charles Parish, Louisiana", by J. Michael Dixon, P.E., dated June 24, 2004, a copy of which is attached hereto and identified as Exhibit "A", is granted; and

That the application of Bayou Fleet Partnership, LLP, as filed with the St. Charles Parish Planning and Zoning Department in Case No. 2004-58, for the

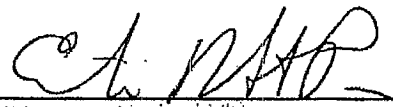
resubdivision of a portion of ground in Pecan Bayou Subdivision, situated in Section 26, T-13-S, R-20-E, Hahnville, St. Charles Parish, Louisiana, into Lots 1-B through 5-B, Block 7A, and Lots 1A through 5A, Block 8A, all as shown on the "Lot Resubdivision Plan, Preliminary Plat, Survey and Resubdivision of Block 5, Lots 4-6; Block 6, Lots 4-6; Block 7, Lots 1-6; and Block 8, Lots 1-6, and Parcels X, Y, and Z of Pecan Bayou Subdivision, into Block 7A, Lots 1B-5B and Block 8A, Lots 1A-5A, and 20' Drain Servitude, Pecan Bayou Subdivision, Situated in Section 26, T-13-E, R-20-E; Hahnville, St. Charles Parish, Louisiana", by J. Michael Dixon, P.E., dated June 24, 2004, a copy of which is attached hereto and identified as Exhibit "B", as filed with the St. Charles Parish Planning and Zoning Department in Case No. 2004-58, is hereby approved; and

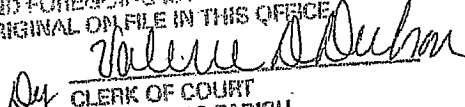
That the "Preliminary Plat for Block 7A, Lots 1B-5B and Block 8A of Lots 1A-5A, of Pecan Bayou Subdivision, Situated in Section 26, T-13-S, R-20-E, Hahnville, St. Charles Parish, Louisiana", by J. Michael Dixon, P.E., dated June 24, 2004, a copy of which is attached hereto and identified as Exhibit "C", as filed with the St. Charles Parish Planning and Zoning Department in Case No. 2004-58, is hereby approved.

**IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that movers are entitled to develop said Block 7A, Lots 1B-5B and Block 8A, Lots 1A-5A, of Pecan Bayou Subdivision, Section 26, T-13-S, R-20-E, Hahnville, St. Charles Parish, Louisiana, in accordance with the design as shown on the preliminary plat attached hereto and identified as Exhibit "C", with "open swale" drainage ditches along Oak Street and Butternut Street.

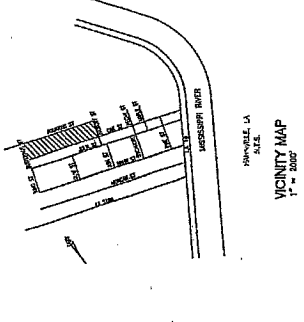
**IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that ~~all other~~ relief moved for in the Motion for Summary Judgment is denied, and all claims made by petitioners in the matters consolidated herein are dismissed with prejudice, each party to bear its costs.

Hahnville, Louisiana this 12<sup>th</sup> day of August, 2005.

  
JUDGE  
PARISH OF ST. CHARLES  
I HEREBY CERTIFY THAT THE WITHIN  
AND FOREGOING IS A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE

  
CLERK OF COURT  
ST. CHARLES PARISH

PECAN BAYOU SUBDIVISION  
SEC. 26, T13S, R20E  
ST. CHARLES PARISH, LA



THE LOCATIONS OF UNASSIGNED AND OTHER PARCELS  
WHICH ARE NOT SHOWN ON THIS SURVEY ARE NOT TO BE  
CONSIDERED AS PART OF THIS SURVEY. THE ACTUAL BOUNDARIES OF  
UNASSIGNED AND OTHER PARCELS ARE TO BE DETERMINED BY  
THEIR OWNERS. THIS SURVEY IS NOT TO BE USED AS EVIDENCE  
IN ANY COURT OF LAW. THE METHOD OF TREATMENT AND DISPOSAL  
HAS BEEN APPROVED BY THE LOUISIANA DEPARTMENT OF HEALTH.  
THESE PARCELS ARE LOCATED IN ST. CHARLES PARISH SEWER DEPARTMENT BOUNDARY.  
REG. NO. 1248 DATE 6/24/04  
MICHAEL DIXON, P.E.

**APPROVALS:**

PARISH COUNCIL CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

PARISH PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_

RECORDED IN THE CLERK OF COURTS OFFICE, ST. CHARLES  
PARISH ON THE \_\_\_\_\_ DAY OF 2004.

ENTRY NO. \_\_\_\_\_ FOLIO \_\_\_\_\_ CCB NO. \_\_\_\_\_

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_

**CERTIFICATION**

I, THE UNDERSIGNED, ENGINEER, IN CHARGE OF THIS SURVEY, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF LOUISIANA AND THAT I AM A MEMBER OF THE PROFESSIONAL ENGINEERS SOCIETY OF LOUISIANA. I HAVE PERSONALLY CONDUCTED THIS SURVEY AND THE RESULTS THEREOF ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

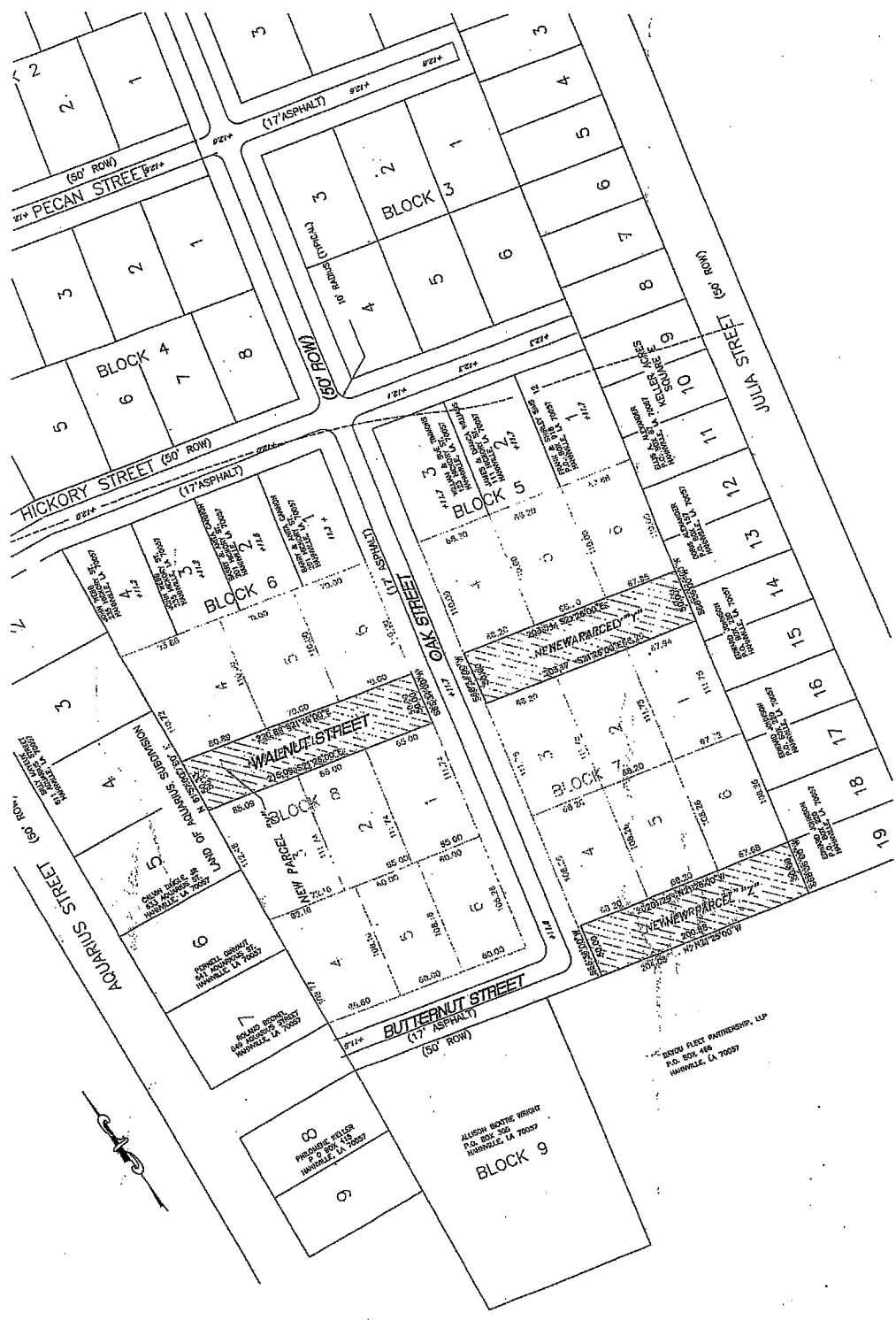
DATE 6/24/04  
REG. NO. 1248  
MICHAEL DIXON, P.E.

**SEWER DISPOSAL**

THESE PARCELS ARE TO BE USED FOR RESIDENTIAL PURPOSES AND ARE TO BE CONNECTED TO AN APPROVED SANITARY SEWER SYSTEM. THE METHOD OF TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOUISIANA DEPARTMENT OF HEALTH.

THESE PARCELS ARE LOCATED IN ST. CHARLES PARISH SEWER DEPARTMENT BOUNDARY.  
REG. NO. 1248

DATE	JUNE 24, 2004
SCALE	1" = 50'
SHEET NUMBER	1 of 2



**SURVEY OF REVOKED PORTIONS OF BUTTERNUT AND WALNUT STREETS  
OF PECAN BAYOU SUBDIVISION INTO NEW PARCELS, PARCEL 'X',  
PARCEL 'Y' AND PARCEL 'Z', SITUATED IN SECTION 26,  
T-13-S, R-20-E, HAHNVILLE, ST. CHARLES PARISH, LOUISIANA.**

**REFERENCE MAPS**

1. SURVEY OF THE PECAN BAYOU SUBDIVISION, P.L.S. DATED 1/17/1996.  
2. SURVEY OF THE REMAINING UNDEVELOPED LANDS OF ALUMINUM BARBERS, INC. BY S.P. FINN, P.L.S. DATED 7/20/1996.

**REFERENCE BEARING**

TAKEN FROM REFERENCED SURVEY PLAT NO. 1.

ST. CHARLES PARISH LAND USE REGULATIONS, INCLUDING SETBACK STANDARDS, SUPERSEDE PRIVATE SUBDIVISION COVENANTS WHERE PARISH REGULATIONS ARE MORE RESTRICTIVE. NO ATTEMPT HAS BEEN MADE BY THE UNDERSIGNED TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVICES, EASEMENTS, RIGHTS OF WAY, OR OTHER INTERESTS IN THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR HIS REPRESENTATIVE.

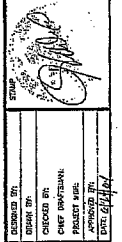
DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS IT A PART OF THIS SURVEY.

BARGE FLOOD ELEVATION - FIA ZONE X MAP NO. 220180-0260 DATED 8/16/1962.

PLEASE NOTE: ONLY 5' HIGHER BARS TO BE ASHED.

**SUBDIVIDER**  
BAYOU FLEET PARTNERSHIP, LP  
P.O. BOX 1408 HAHNVILLE, LA 70057

**OWNER**  
SUE



**J. MICHAEL DIXON, P.E.**  
CONSULTING ENGINEER  
35 PARLANGE DRIVE  
DESTREHAN, LOUISIANA 70047  
(504) 764-0232

REVISIONS	DATE	BY

DESIGNED BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
PREPARED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

**BAYOU PECAN SUBDIVISION  
HAHNVILLE, LOUISIANA**

**STREET R.O.W. REVOCATION**

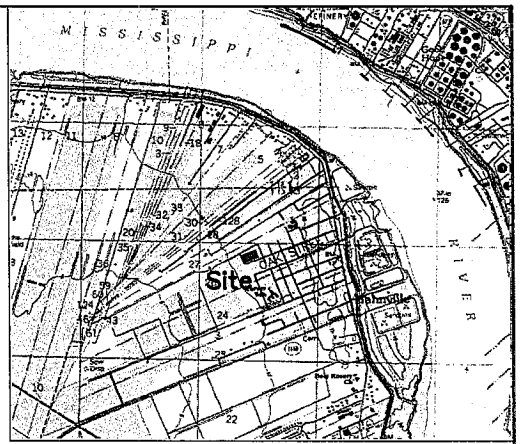
APPROVALS

*Billy Booth* 12/6/18  
 CHAIRMAN, PLANNING & ZONING COMMISSION DATE

*[Signature]* 1/7/19  
 CHAIRMAN, PARISH COUNCIL DATE

*[Signature]* 1/9/19  
 PARISH PRESIDENT DATE

All necessary sewer, water and/or other utility extensions, relocation's or modifications shall be made solely at the lot owners expense.



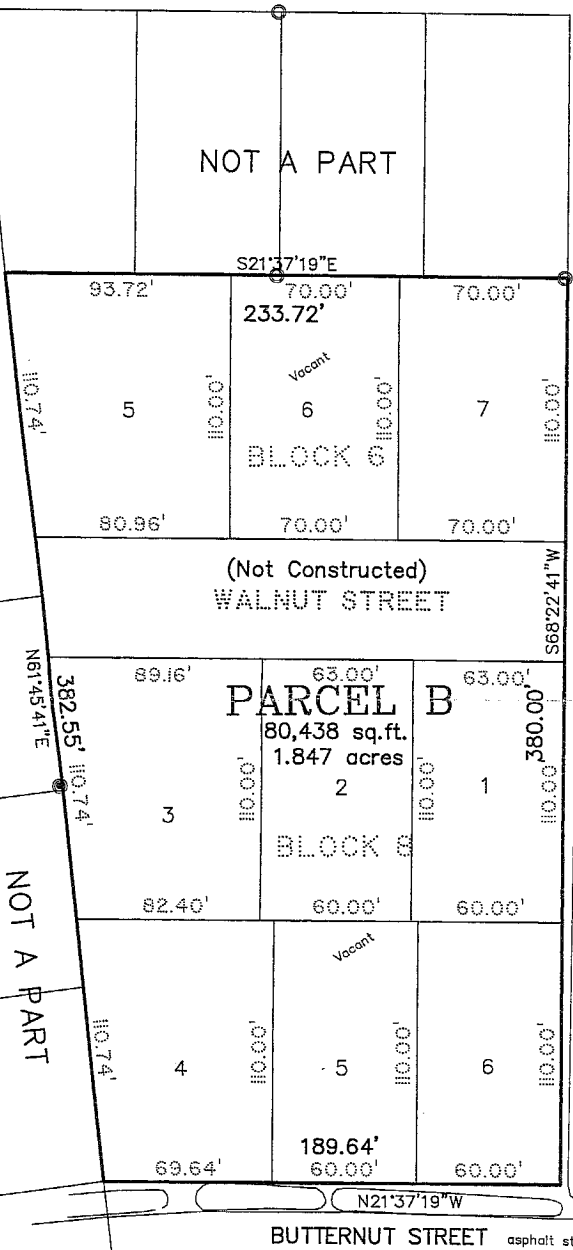
VICINITY MAP  
 1" = 4000'

RECORDED IN THE CLERK OF COURT'S OFFICE, ST. CHARLES PARISH  
 ON THE 24<sup>th</sup> DAY OF January 2019 IN CONVEYANCE  
 BOOK 872, FOLIO 701, ENTRY NO. 438215

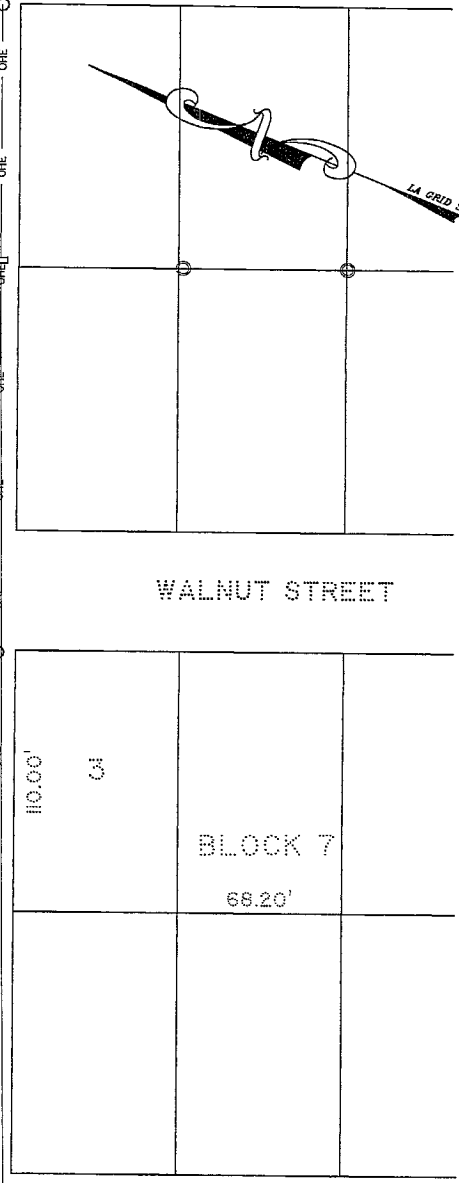
HICKORY STREET

NOT A PART

NOT A PART

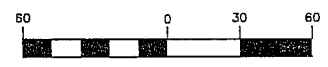


OAK STREET  
 (50' Right of Way)



(Not Constructed)  
 BUTTERNUT STREET

GRAPHIC SCALE



( IN FEET )  
 1 inch = 60 ft.

Revised 12-04-18 to address Parish Comments

- REFERENCE MAPS:
1. SURVEY OF THE REMAINING UNDEVELOPED LANDS OF OIL TRANSPORT CO., INC. HAHNVILLE, ST. CHARLES PARISH, LOUISIANA, BY RIVERLANDS SURVEYING COMPANY DATED JULY 20, 1996
  2. SURVEY OF PECAN BAYOU SUBDIVISION, HAHNVILLE, LOUISIANA, STAMPED PRELIMINARY, BY HAROLD J. FLYNN, DATED JANUARY 17, 1995
  3. PECAN BAYOU SUBDIVISION, HAHNVILLE, BY COLLIER, DATED NOV. 23, 1952

LANDMARK SURVEYING, INC.  
 1513 Kuebel Street  
 Harahan, Louisiana 70123

Fax: 504-734-8557 Phone: 504-733-3303

Corners to be set upon subdivision approval  
 BEARINGS AND COORDINATES REFER TO LA GRID SOUTH ZONE NAD 83, USING GPS OBSERVATIONS REFERENCED LSU C4G GULFNET



The Locations of Underground And Other Non Visible Utilities Shown Hereon Have Been Determined From Data And/or Extracted From Records Made Available To Us By Agencies Controlling Such Records. Where Found, The Surface Features Of Locations Are Shown. The Actual Non Visible Locations May Vary From Those Shown Hereon. Each Agency Should Be Contacted Relative To The Precise Location Of Its Underground Installation Prior To Any Reliance Upon The Accuracy Of Such Locations Shown Hereon, Including To Excavation And Digging.

There is no representation that all applicable servitudes and/or restrictions have been shown hereon. Any servitudes and/or restrictions shown on this plat are limited to those set forth in the description and/or information furnished the undersigned. A title or public record search for such information was not made by the undersigned and is not the data for this survey.

I certify that this plat represents an actual ground survey made by me, or by those under my direction, that no visible encroachments exist either way across the property lines except as shown hereon and that this survey and plat are in accordance with the adopted Louisiana Standards of Practice. This is a Class C Survey.

*[Signature]*  
 PROFESSIONAL LAND SURVEYOR

THE REVOCATION OF WALNUT STREET WEST OF OAK STREET AND RESUBDIVISION OF THE REVOCATED STREET, LOTS 5, 6 & 7, BLOCK 6, LOTS 1 THROUGH 6, BLOCK 8, PECAN BAYOU SUBDIVISION INTO PARCEL B PECAN BAYOU SUBDIVISION, ST CHARLES PARISH, LOUISIANA

Made at the request of:  
 BAYOU FLEET

DATE: 09/22/18 DRAWN BY: SMR JOB NO. DRAWING NO.  
 SCALE: 1" = 60' CHECKED BY: JFR 18-0197 180197-1