

2001-0415

INTRODUCED BY: ALBERT D. LAQUE
PARISH PRESIDENT
(DEPT. OF PLANNING & ZONING)

ORDINANCE NO. 01-12-8

An ordinance approving and authorizing the execution of
an Act of Dedication for Riverbriar Subdivision, Destrehan,
St. Charles Parish, LA.

WHEREAS, Paul and June and Joey and Stacy Murray are the owners and developers
of a certain property located in portion of Section 1 T13S, R8E, SE District
of the Mississippi River, more fully described as a Resubdivision of Portion
of Lot B into Lots 1, 2, 3, 4, 5, Riverbriar Subdivision; and the Dedication of
existing Avenue of Oaks; as described on a Final Plat prepared by J.
Michael Dixon, dated October 15, 2001.

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, waivers, and approvals have been
effected relative to said subdivision.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. That the attached Act of Dedication submitted by Paul and June
and Joey and Stacy Murray for Riverbriar Subdivision which includes Lots 1, 2, 3, 4, 5,
and the Dedication of existing Avenue of Oaks, 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: FAUCHEUX, HILAIRE, FABRE, BLACK, MARINO

NAYS: RAMCHANDRAN, ABADIE, AUTHEMENT, MINNICH

ABSENT: NONE

And the ordinance was declared adopted this 3rd day of December, 2001,
to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: Barry Minnich
SECRETARY: Barbara J. June
DLVD/PARISH PRESIDENT: December 4, 2001
APPROVED: ✓ DISAPPROVED:

PARISH PRESIDENT: Albert D. Laque
RETD/SECRETARY: December 4, 2001
AT: 3:30 PM RECD BY: Bgg

RECORDED IN THE ST. CHARLES PARISH
CLERK OF COURT OFFICE
ON 12-5-01
AS ENTRY NO. 261118
IN MORTGAGE/CONVEYANCE BOOK
NO. 595 FOLIO 725

ACT OF DEDICATION

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

By: JOEL T. CHAISSON, HUSBAND OF/AND
BOBBIE GULLEDGE CHAISSON AND

PAUL J. MURRAY JR., HUSBAND OF/AND
JUNE LEBLANC MURRAY AND

PAUL J. MURRAY III, HUSBAND OF/AND
STACY SCHEXNAYDRE MURRAY

TO: PARISH OF ST. CHARLES

BE IT KNOWN, that on the date hereinafter written,

BEFORE ME, the undersigned authorities, Notaries Publics duly commissioned and qualified in and for the aforesaid Parish and State, therein residing, and in the presence of the two competent witnesses hereinafter named and undersigned,

PERSONALLY CAME AND APPEARED:

JOEL T. CHAISSON, HUSBAND OF/AND BOBBIE GULLEDGE CHAISSON, both residents of age of the State of Louisiana, Parish of St. Charles, who declared that they are presently living and residing together, whose mailing address shall hereafter be 10 Avenue of Oaks, P.O. Box 819, Destrehan, LA 70047

PAUL J. MURRAY JR., HUSBAND OF/AND JUNE LEBLANC MURRAY both residents of age of the state of Louisiana, Parish of St. Charles, who declared that his mailing address shall hereafter be 12 Ormond Trace, P.O. Box 426, Destrehan, LA 70047

PAUL J. MURRAY, III, HUSBAND OF/AND STACY SCHEXNAYDRE MURRAY both residents of age of the state of Louisiana, Parish of St. Charles, who declared that his mailing address shall hereafter be 13880 River Road, P.O. Box 278, Destrehan, LA 70047

That JOEL T. CHAISSON, HUSBAND OF/AND BOBBIE GULLEDGE CHAISSON declared unto me, Notary that they are owners of certain property adjacent to Riverbriar Subdivision portions of which property are to be dedicated to St. Charles Parish, in fee simple, which said portions of land along with a certain portion of the Riverbriar Subdivision shall comprise the Avenue of Oaks, all as shown on the plan of subdivision of Riverbriar Subdivision by J. Michael Dixon, R.L.S. dated November 1, 2001.

That PAUL J. MURRAY JR., HUSBAND OF/AND JUNE LEBLANC MURRAY and PAUL J. MURRAY, III, HUSBAND OF/AND STACY SCHEXNAYDRE MURRAY declared unto me, Notary Public, that they are the owners of that certain tract of real property situated in the Parish of St. Charles, State of Louisiana which lands are designated as Riverbriar Subdivision being a portion of Lot B of the

Original Ormond Plantation in Section 1, T13S R8E, Southeast Land District of the Mississippi River, Saint Charles Parish, Louisiana; and that they have caused the aforesaid land to be laid out in lots on a plan by J. Michael Dixon, P.L.S., dated November 1, 2001 creating the RIVERBRIAR SUBDIVISION (Being a Resubdivision of a portion of Lot B), a print of which is annexed hereto and made part hereof; and has also designated and labeled "Riverbriar Subdivision".

That JOEL T. CHAISSON HUSBAND OF/AND BOBBIE GULLEDGE CHAISSON, PAUL J. MURRAY, JR. HUSBAND OF/AND JUNE LEBLANC MURRAY AND PAUL J. MURRAY, III HUSBAND OF AND/STACY SCHEXNAYDRE MURRAY dedicate to St. Charles Parish in fee simple ownership the following described property known as Avenue of Oaks, with the utilities installed thereon, to-wit:

THAT CERTAIN PIECE OR PORTION OF GROUND, located in Ormond Plantation, Section 1, T13S, R8E, St Charles Parish, Louisiana, depicted as Lot 6, described more fully as follows:

From the point of intersection of the southerly Right of Way of River Road and the easterly Right of Way line of Riverbriar Subdivision, said point being the Point of Beginning, thence along the southerly Right of Way line of River Road S67°03'30"E a distance of 40.12 feet, thence N27°21'30" a distance of 379.20 feet, thence 109.38 feet along a curve to the left, said curve having a radius of 235.00 feet, thence N27°21'30"E a distance of 237.30 feet, thence 42.85' along a curve to the left, said curve having a radius of 41.50 feet, thence N27°21'30"E a distance of 73.69 feet, thence 63.41 feet along a curve to the right, said curve having a radius of 42.00 feet, thence 140.17 feet along a curve to the left, said curve having a radius of 37.36 feet, thence N27°21'30"E a distance of 24.38 feet, thence N62°41' 35"W a distance of 50.00 feet, thence S37°21' 30"W a distance of 414.39 feet, thence 31.19 feet along a curve to the left, said curve having a radius of 179.00 feet, thence 95.29 feet, along a curve to the right, said curve having a radius of 195.00 feet, thence S27° 21' 30" a distance of 382.29 feet to a point, said point being the Point of Beginning.

Said parcel being further described as the Avenue of Oaks, said parcel having an area of 45,767.489 square feet (1.051 acres) and is shown on the attached sketch by J. Michael Dixon, P.L.S. dated November 1, 2001.

That the appearers declared unto me, Notary, that on the aforesaid plan, they have also designated and labeled various servitudes for utility and drainage purposes.

That the appearers declared unto me, Notary, that under the covenants, conditions, and stipulations hereinafter recited they do, by these presents, dedicate the Avenue of Oaks as hereinabove described and do hereby grant the various servitudes for utility and drainage purposes, all as shown in said subdivision on the annexed plan by J. Michael Dixon, to the public use, unto and in favor of the Parish of St. Charles, the inhabitants of the Parish of St. Charles and to the public in general.

The said appearers further declared unto me, Notary that the aforesaid dedication and grant of

servitudes are subject to all of the following terms and conditions, to-wit:

1. The grant of the various servitudes for utility and drainage purposes shall constitute the granting of "servitudes of right of use", being "servitudes" in favor of the Parish of St. Charles. The grant of dedication of the Avenue of Oaks is a "fee simple" dedication.
2. The appearers do 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 aforesaid dedication of THE AVENUE OF OAKS, and the utility and drainage servitudes granted herein. In that connection the appearers do, however, agree to prohibit the use of any part of the surface of any of the property covered by THE AVENUE OF OAKS or the servitudes with respect to the exploration, development or production of minerals pursuant to this reservation.
3. The herein dedication of street and grant of servitudes for utility and drainage purposes are made by the appearers without any warranty whatsoever, except as provided herein.
4. Appearers warrant that said utilities and drainage are within the boundaries of the servitudes granted or of the Avenue of Oaks.
5. The Parish binds and obligates 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. The Parish further binds and obligates itself to use the utility and drainage servitudes granted herein only for utility and drainage purposes.
6. This dedication and grant are conditioned upon St. Charles Parish maintaining and policing the streets dedicated herein, and maintaining the various utility and drainage facilities within the various utility and drainage servitude areas.
7. The grant herein of various servitudes for utility and drainage purposes is not exclusive and the appearers reserve the right to use or grant any other rights with respect to said property not inconsistent with the aforesaid servitude

grants. The aforesaid grants of servitude for utility and drainage purposes shall not be utilized so as to unreasonably interfere with or impair ingress and egress from the street dedicated herein to any of the lots in the RIVERBRIAR SUBDIVISION (Being a Resubdivision of Lot B Ormond Plantation).

8. The dedication and grant made herein are made subject to any existing encumbrances affecting the RIVERBRIAR SUBDIVISION (Being a Resubdivision of Lot B Ormond Plantation), such as by way of illustration but not limitation, pipeline servitudes and levees.
9. The dedication and grant shall inure to the benefit of the St. Charles Parish or any successor governmental body of St. Charles Parish, which shall be bound by all of the terms and conditions hereof.
10. Grantors warrant that said Avenue of Oaks and the servitudes for streets, utilities and drainage are free of any liens and/or encumbrances and that no lot has been sold or alienated.

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

ST. CHARLES PARISH, herein appearing by and through Albert D. Laque, Parish President, duly authorized by virtue of an Ordinance of said Parish adopted on December 3, 2001, 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 street in said subdivision dedicated herein has been satisfactorily completed in accordance with all requirements and that all utility and drainage facilities in RIVERBRIAR SUBDIVISION (Being a Resubdivision of Lot B Ormond Plantation) have been likewise satisfactorily completed in accordance with all requirements, and St. Charles Parish does hereby accept the said street and utility and drainage facilities and assumes the maintenance thereof.

THUS DONE AND PASSED, in triplicate originals, in my office on the 3rd day of December 2001, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers and me, Notary, after reading of the whole.

WITNESSES:

APPEARERS:

Sandra Plattermuri

JOEL T. CHAISSON

Sandra Plattermuri

BOBBIE GULLEDGE CHAISSON

Amy Murray

PAUL J. MURRAY, JR.

Amy Murray

JUNE LEBLANC MURRAY

Sandra Plattermuri

PAUL J. MURRAY, III

Linda R. Landry

STACY SCHEXNAUDRE MURRAY

JOEL
NOTARY PUBLIC

THUS DONE AND PASSED, in triplicate originals, in my office on the 4th day of December, 2001, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers and me, Notary, after reading of the whole.

Barbara J. Jant

ST. CHARLES PARISH

Jalorie Berthelet

BY: ALBERT D. LAQUE
PARISH PRESIDENT

Brenda M. Leke
NOTARY PUBLIC