

**2018-0343**

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

**ORDINANCE NO.** 19-1-5

An ordinance to revoke and abandon undeveloped Walnut Street right-of-way to the east of Oak Street and undeveloped portion of Butternut Street right-of-way east of Oak Street, Hahnville LA, as shown on a survey by Jeff Ruello, PLS dated 9/22/18 and revised 12-04-18., dated 6/24/04.

**WHEREAS,** certain properties were platted as public streets to be known as Walnut Street and a portion of Butternut Street, located in Pecan Bayou Subdivision, Hahnville, St. Charles Parish, LA; and,

**WHEREAS,** since the dedication of these street segments, 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 east of Oak Street and undeveloped Butternut Street extending east 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: [Signature]  
DLVD/PARISH PRESIDENT: January 8, 2019  
APPROVED: [Signature]       DISAPPROVED: \_\_\_\_\_  
PARISH PRESIDENT: \_\_\_\_\_  
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. 438216  
IN MORTGAGE/CONVEYANCE BOOK  
NO. 872 FOLIO 708

**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. 19-1-5 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 204 feet east of Oak Street; as well as a portion of undeveloped Butternut Street right of way, said 50-foot wide right of way extending approximately 204 feet east 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:**

Ric S. Delchery

Billy Raymond

**ST. CHARLES PARISH**

**By:**

Larry Cochran  
Parish President

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*

Tali B. Trepagnier  
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.

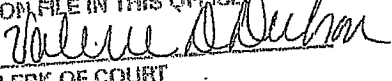
**IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that movers are entitled to develop said Block 7A, Lots 1B-5B and Block 8A, Lots 1A-5A, of Pecan Bayou Subdivision, Section 26, T-13-S, R-20-E, Hahnville, St. Charles Parish, Louisiana, in accordance with the design as shown on the preliminary plat attached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

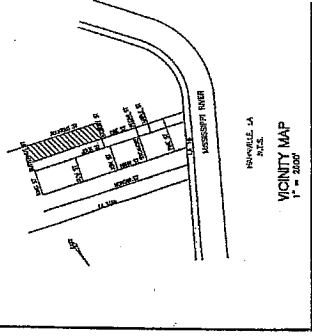
Hahnville, Louisiana this 12<sup>th</sup> day of August, 2005.

  
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

By   
CLERK OF COURT  
ST. CHARLES PARISH

PECAN BAYOU SUBDIVISION  
SEC. 26, T-13S, R-20E  
ST. CHARLES PARISH, LA



Not shown here: PLS. (12/27/04)  
Court: State of Louisiana, Eastern District of Louisiana  
Notar: Notary Public for the State of Louisiana  
Notar: Notary Public for the State of Louisiana

**APPROVALS:**

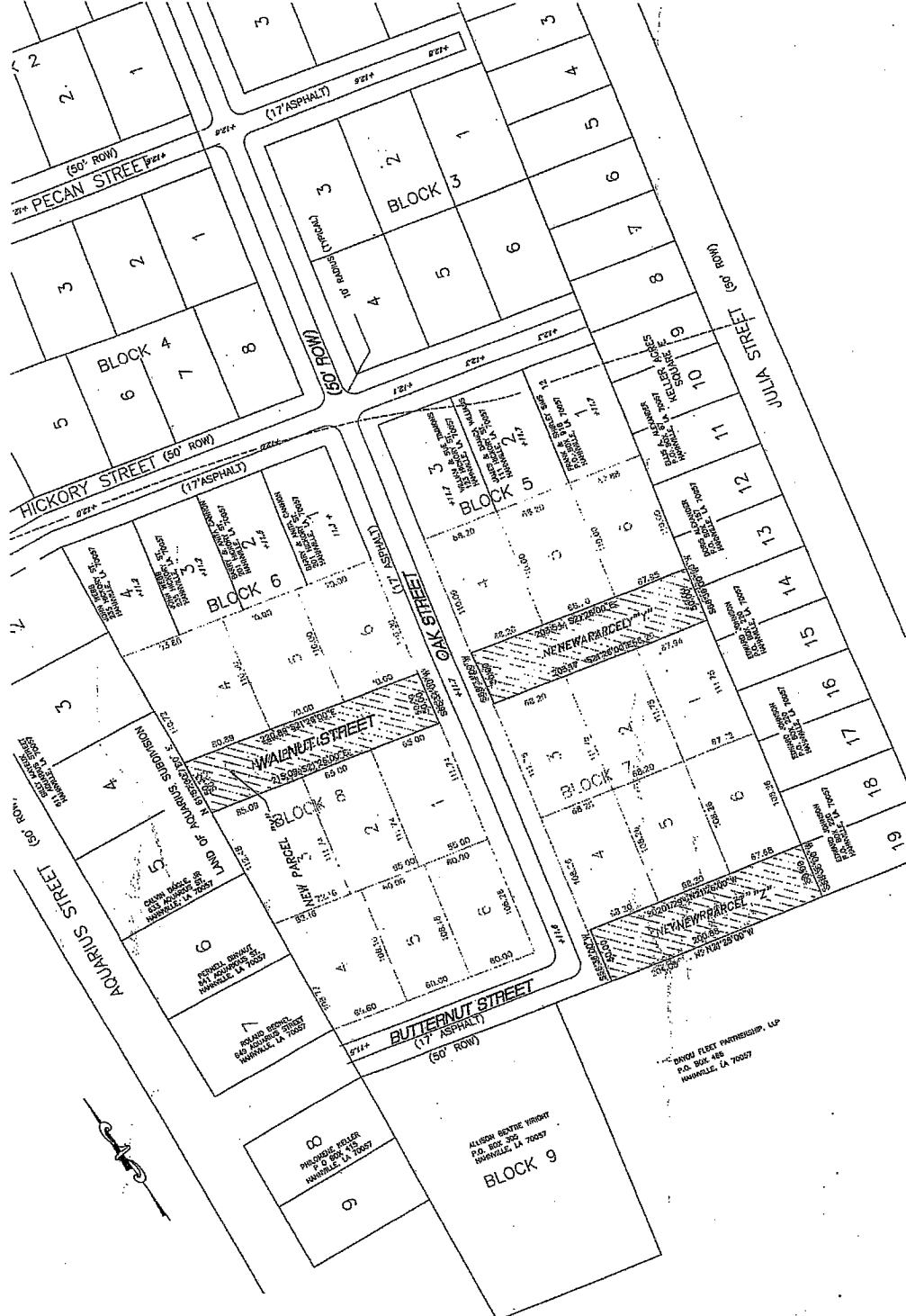
PARISH COUNCIL CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
PARISH PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_  
RECORDED IN THE CLERK OF COURT'S OFFICE, ST. CHARLES  
PARISH ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2004.  
ENTRY NO. \_\_\_\_\_ FOLD \_\_\_\_\_ COB NO. \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_

**CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO LOUISIANA REVISED STATUTES 33:5031, ET SEQ.  
AND I AM NOT PROVIDING A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY  
SEWER SYSTEM, UNTIL THE METHOD OF TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOUISIANA  
DEPARTMENT OF ENVIRONMENT AND AIR QUALITY.

SEWER DISPOSAL  
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY  
SEWER SYSTEM, UNTIL THE METHOD OF TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOUISIANA  
DEPARTMENT OF ENVIRONMENT AND AIR QUALITY.

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. PECAN BAYOU SUBDIVISION BY H.H. FLYNN, P.L.S., DATED 1/17/1986.  
2. SURVEY OF THE REMAINING UNDEVELOPED LANDS OF ADJUDICATED BARGES, INC.  
BY S.P. FLYNN, P.L.S., DATED 7/20/1990.

**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 THE  
ACCURACY OF THE SURVEY DATA OR THE EXISTENCE OF OTHER SURVEYS OR RECORDS  
ON OTHER BARGES OR THE PROPERTY OTHER THAN THAT FURNISHED  
BY THE OWNER OR HIS REPRESENTATIVE.

DELINEATION OF JURISDICTIONAL WETLANDS WAS NOT  
BEEN REQUESTED NOR IS IT A PART OF THIS SURVEY.  
BASE FLOOD ELEVATION - FIA ZONE X MAP NO. 220160-0160 DATED 8/16/1992

(2) NOTE: PART 3 (PLAN) IS TO BE REVOKED.

**SUBDIVIDER**  
DANIEL FLEET PARTNERSHIP, LP  
P.O. BOX 468 HAHNVILLE, LA 70057

**OWNER**  
SIME

DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
IN CHARGE: \_\_\_\_\_  
DATE: \_\_\_\_\_

**J. MICHAEL DIXON, P.E.**  
CONSULTING ENGINEER  
35 PARLANGE DRIVE  
DESTREHAN, LOUISIANA 70047  
(504) 784-0232

NO.	DATE	REVISION	REVISION

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

**BAYOU PECAN SUBDIVISION  
HAHNVILLE, LOUISIANA**  
**STREET R.O.W. REVOCATION**

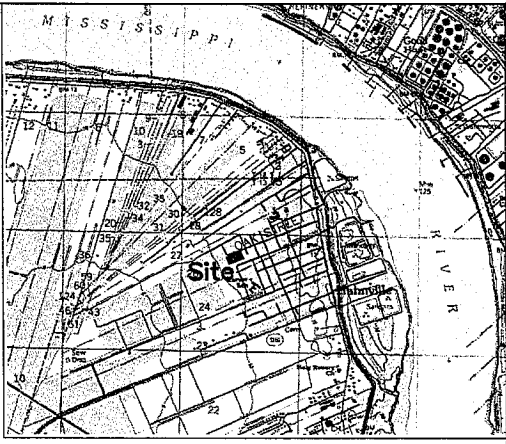
**APPROVALS**

*Dale Booth*  
CHAIRMAN, PLANNING & ZONING COMMISSION      12/17/18      DATE

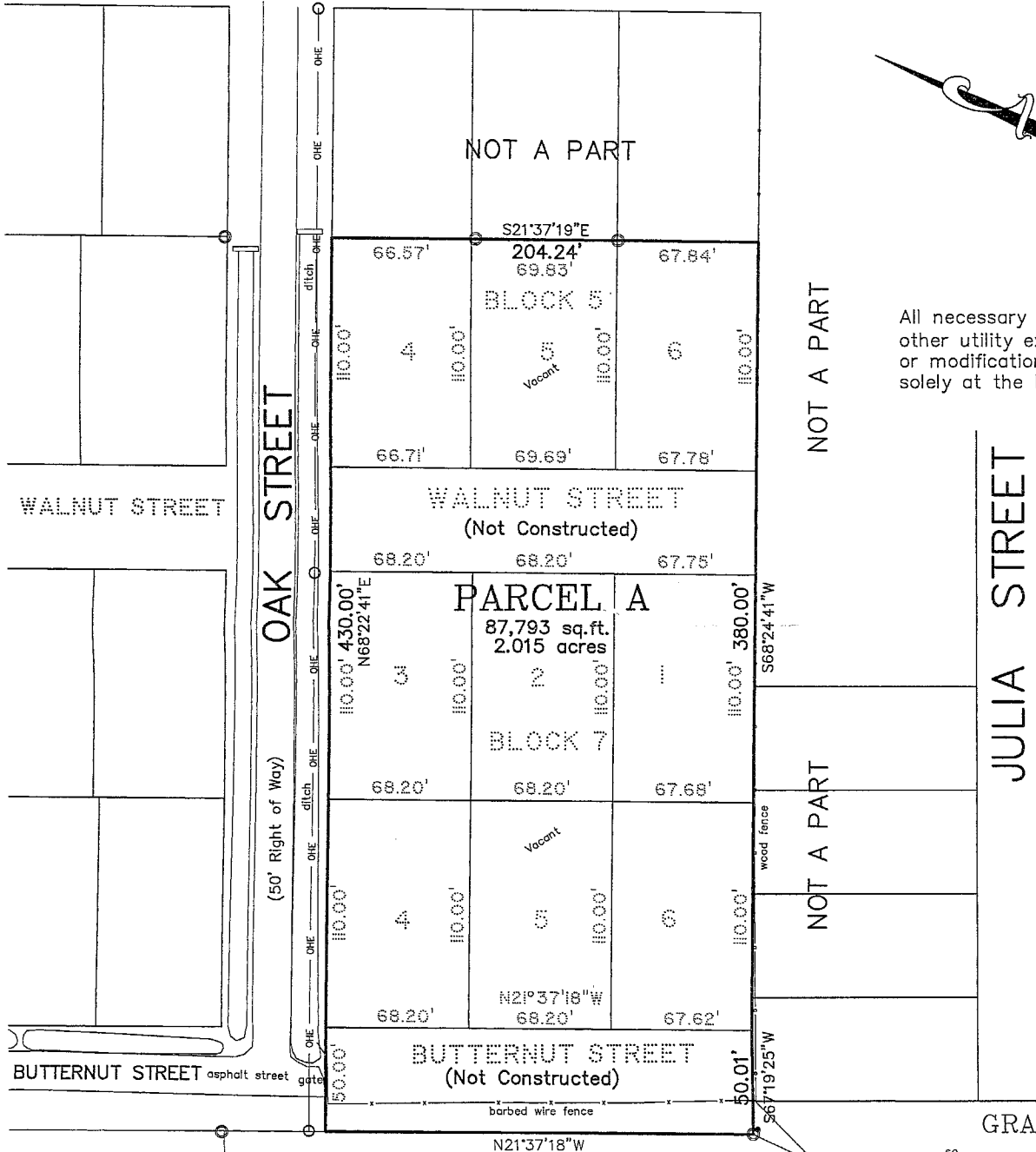
*William M. ...*  
CHAIRMAN, PARISH COUNCIL      1/7/19      DATE

*...*  
PARISH PRESIDENT      1/9/19      DATE

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 708 ENTRY NO. 4382116

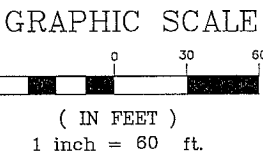


**HICKORY STREET**



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

Subdivider:  
Bayou Fleet Partnership, LLP  
P.O. Box 446  
Hahnville, LA 70057



Revised 12-04-18 to include all of Butternut Street (50') and 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 AT HAHNVILLE, BY COLLIER, DATED NOV. 23, 1962

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

BEARINGS AND COORDINATES REFER TO LA. GRID SOUTH ZONE NAD 83, USING GPS OBSERVATIONS REFERENCED LSU C4G GULFNET



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 to the undersigned. A title or public record search for such information was not made by the undersigned in compiling the data for this survey.

I certify that this plat represents an actual ground survey made by me, or by those under my direction, and all 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.

*J. A. ...*  
PROFESSIONAL LAND SURVEYOR

**THE REVOCATION OF WALNUT STREET EAST OF OAK STREET AND THE REVOCATION OF A PORTION OF BUTTERNUT STREET EAST OF OAK STREET AND RESUBDIVISION OF THE REVOCATED STREETS, LOTS 4, 5 & 6, BLOCK 5, LOTS 1 THROUGH 6, BLOCK 7, PECAN BAYOU SUBDIVISION INTO PARCEL A PECAN BAYOU SUBDIVISION, ST CHARLES PARISH, LOUISIANA**

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

Made at the request of:  
**BAYOU FLEET**