

Ord.

2016-0068

**INTRODUCED BY: LARRY COCHRAN, PARISH PRESIDENT
(DEPARTMENT OF PUBLIC WORKS)**

ORDINANCE NO. 16-2-12

An ordinance to approve and authorize the Parish President to acquire a 53,760.96 SF perpetual drainage servitude over property identified as Parcel DS9-1 in Section 6, Township 12 South – Range 7 East, Town of MONTZ, St. Charles Parish, Louisiana, which property is more particularly described in the Act of Servitude attached hereto and made a part hereof, from Leonie St. Germaine Jr. and Jeanne Martin St. Germaine, and/or all other owners of record, as their interests may appear, said property to be used for drainage purposes in connection with Parish Project P080802 Coulee Canal Improvements.

WHEREAS, the area near Thoroughbred Avenue in Montz, St. Charles Parish, Louisiana has a history of drainage problems; and,

WHEREAS, an Engineering Analysis was completed along the length of the Coulee Canal, which produced recommendations to improve the drainage conveyance system in said area including cleaning and reshaping the Coulee Canal; and,

WHEREAS, the proposed drainage improvement project requires the acquisition of a perpetual drainage servitude over Parcel DS9-1 in in Section 6, Township 12 South – Range 7 East, Town of Montz, St. Charles Parish, Louisiana, described in the Act of Servitude attached hereto; and,

WHEREAS, the drainage project and the acquisition of the hereinafter described servitude is in furtherance of the public's best interest and purpose, and is in satisfaction of a public need.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. That the Parish President is hereby authorized to purchase at a price not to exceed its appraised value of \$39,263.00 the property more particularly described in the Act of Servitude attached hereto and made a part hereof, from Leonie St. Germaine Jr. and Jeanne Martin St. Germaine and/or all other owners of record, as their interests may appear, said property is to be used by St. Charles Parish for drainage purposes, including but not limited to the cleaning and reshaping the Coulee Canal.

SECTION II. That the Parish President is hereby authorized to execute any and all documents necessary to complete said purchase.

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 the 15th day of February, 2016, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: *Wendy Benedetto*
SECRETARY: *[Signature]*
DLVD/PARISH PRESIDENT: *2/16/16*
APPROVED: _____ DISAPPROVED: _____
PARISH PRESIDENT: *[Signature]*
RETD/SECRETARY: *2/17/16*
AT: *10:40 a* RECD BY: *[Signature]*

RECORDED IN THE ST. CHARLES PARISH
CLERK OF COURT OFFICE
ON *April 20, 2016*
AS ENTRY NO. *414179*
IN MORTGAGE/CONVEYANCE BOOK
NO. *830* FOLIO *624*

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

ACT OF SERVITUDE

BE IT KNOWN, that on this 7th day of April, in the year two thousand and sixteen (2016).

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified and in the presence of the two competent witnesses hereinafter undersigned; PERSONALLY CAME AND APPEARED:

JEANNE MARTIN ST. GERMAIN WIFE OF/AND LEONIE ST. GERMAIN JR., both being of the full age and majority, domiciled in the Parish of St. Charles, State of Louisiana who declared unto me, Notary, that they have been married but once, and then to each other and that they are presently living and residing together, whose present mailing address is 17934 River Road, Montz LA, 70068;

Herein after referred to as "GRANTOR"

-and-

PARISH OF ST. CHARLES, a political subdivision of the State of Louisiana, herein represented by **LARRY COCHRAN**, its Parish President, whose mailing address is P.O. Box 302, Hahnville, Louisiana, 70057; authorized pursuant to Ordinance No. 16-2-12 adopted by St. Charles Parish Council on the 15th day of February, 2016, a copy of which is attached hereto and made a part hereof;

Herein after referred to as "GRANTEE"

GRANTOR does hereby grant, present, dedicate, assign, transfer, deliver, and set over a drainage servitude, easement, and right-of-way described as DS9-1 unto **GRANTEE** to locate, construct, maintain, repair, operate, patrol and replace a drainage channel, including all appurtenances thereto, through, around, under, and/or over the following described property situated in St. Charles Parish, reserving, however, to the **GRANTOR**, their heirs and assigns, all such rights and privileges in the land as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads, and pipelines, said property being more particularly described as follows:

LEGAL DESCRIPTION

THAT PORTION of the **Coulee Canal Maintenance & Access Servitude** located across an undesignated portion of ground in Section 6, Township 12 South – Range 7 East, **Town of MONTZ**, St. Charles Parish, Louisiana, being

the property of Leon St. Germaine, Jr. and Jeanne Martin St. Germaine and is more fully described as follows:

BEGIN at the southeast corner of the property of Leon St. Germaine, Jr. and Jeanne Martin St. Germaine, also the aforesaid corner being located on the easterly right of way line of River Road (La. Highway 628);

THENCE, proceed along the aforesaid right of way line, N 06°46'25" E a distance of 13.26 feet to a point;

THENCE, proceed N 49°30'55" E a distance of 288.66 feet to a point;

THENCE, proceed N 40°29'05" W a distance of 14.44 feet to a point;

THENCE, proceed N 49°30'55" E a distance of 39.00 feet to a point of curve;

THENCE, proceed along a curve to the left, in a northeasterly direction, with a radius of 75.00 feet, having an arc length of 15.22 feet, along a chord bearing of N 44°04'53" E a chord of 15.20 feet to a point of tangency;

THENCE, proceed N 38°16'00" E a distance of 45.52 feet to a point of curve;

THENCE, proceed along a curve to the right, in a northeasterly direction, with a radius of 325.00 feet, having an arc length of 63.81 feet, along a chord bearing of N 43°53'28" E a chord of 63.70 feet to a point of tangency;

THENCE, proceed N 49°30'55" E a distance of 1,017.20 feet to a point;

THENCE, proceed N 05°07'48" E a distance of 46.68 feet to a point;

THENCE, proceed N 49°55'35" E a distance of 69.67 feet to a non-tangent point of curve;

THENCE, proceed along a curve to the right, in a southeasterly direction, with a radius of 530.00 feet, having an arc length of 6.87 feet, along a chord bearing of S 05°59'21" E a chord of 6.87 feet to a point of tangency;

THENCE, proceed S 05°37'04" E a distance of 18.97 feet to a point;

THENCE, proceed S 16°21'56" E a distance of 55.81 feet to a point on the easterly line of the property of Leon St. Germaine, Jr. and Jeanne Martin St. Germaine;

THENCE, proceed along the aforesaid property line, S 49°30'55" W a distance of 1,543.26 feet to the **POINT OF BEGINNING**.

The above described portion of ground contains **53,760.96** square feet or **1.234** acres. All in accordance with the attached plan of **DRAINAGE SERVITUDES** by G.E.C., Inc., Job No. 413-2060106.004, dated April 21, 2015; revised August 25, 2015.

TO HAVE AND TO HOLD said servitude, easements, and rights of way unto said **GRANTEE**, and its successors and assigns forever. The consideration for the herein described servitude is the price and sum of THIRTY NINE THOUSAND TWO HUNDRED AND SIXTY THREE AND NO/100 (\$39,263.00) DOLLARS, which **GRANTEE** has paid cash in hand, in current money, to said **GRANTOR**, who acknowledge the receipt thereof and grant full acquittance and discharge thereof.

GRANTOR grants unto **GRANTEE** the right of ingress and egress to and from said servitude to locate, construct, maintain, repair, operate, patrol and replace a drainage channel, including all appurtenances thereto. **GRANTOR** retains the rights to fully use and enjoy the

above-described property, except as to the rights here and above granted. **GRANTEE** agrees to indemnify and hold harmless **GRANTOR** from any and all damages, which **GRANTOR** may suffer, caused either wholly or in part, by reason of the negligence of the Parish of St. Charles, its agents or employees, in the installation, operation, and/or maintenance of this drainage servitude.

THUS done, read and passed at my office in the City of Hahnville, Parish and State aforesaid, in the presence of undersigned competent witnesses who have hereunto signed their names with the parties and me, said Notary, the day, month and year first above written.

WITNESSES:

Dawn H. Higdon
DAWN H. HIGDON

ARI MARKS
ARI MARKS

WITNESSES:

Dawn H. Higdon
DAWN H. HIGDON

ARI MARKS
ARI MARKS

WITNESSES:

Robin S. Delahoussaye
ROBIN S. DELAHOUSSAYE

Dawn H. Higdon
DAWN H. HIGDON

GRANTOR:

Leonie St. Germain Jr.
LEONIE ST. GERMAIN JR.

GRANTOR:

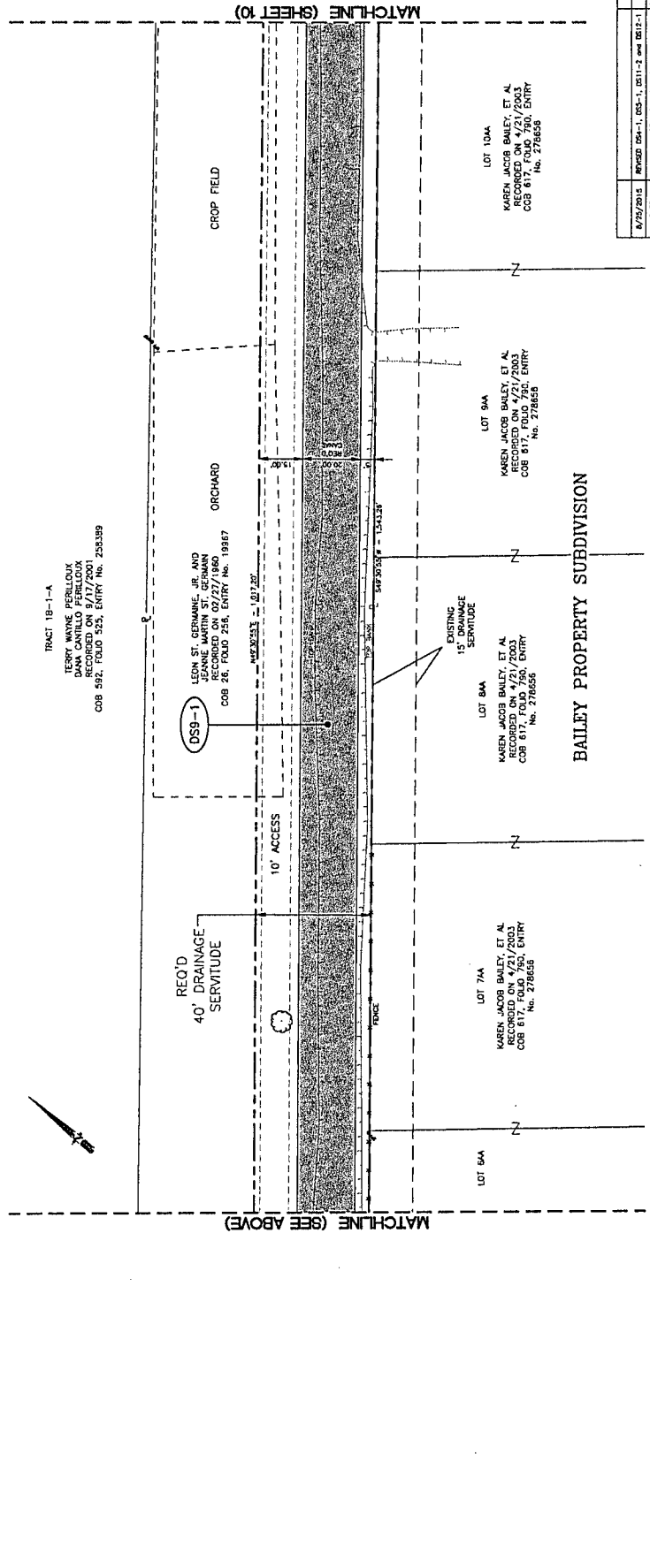
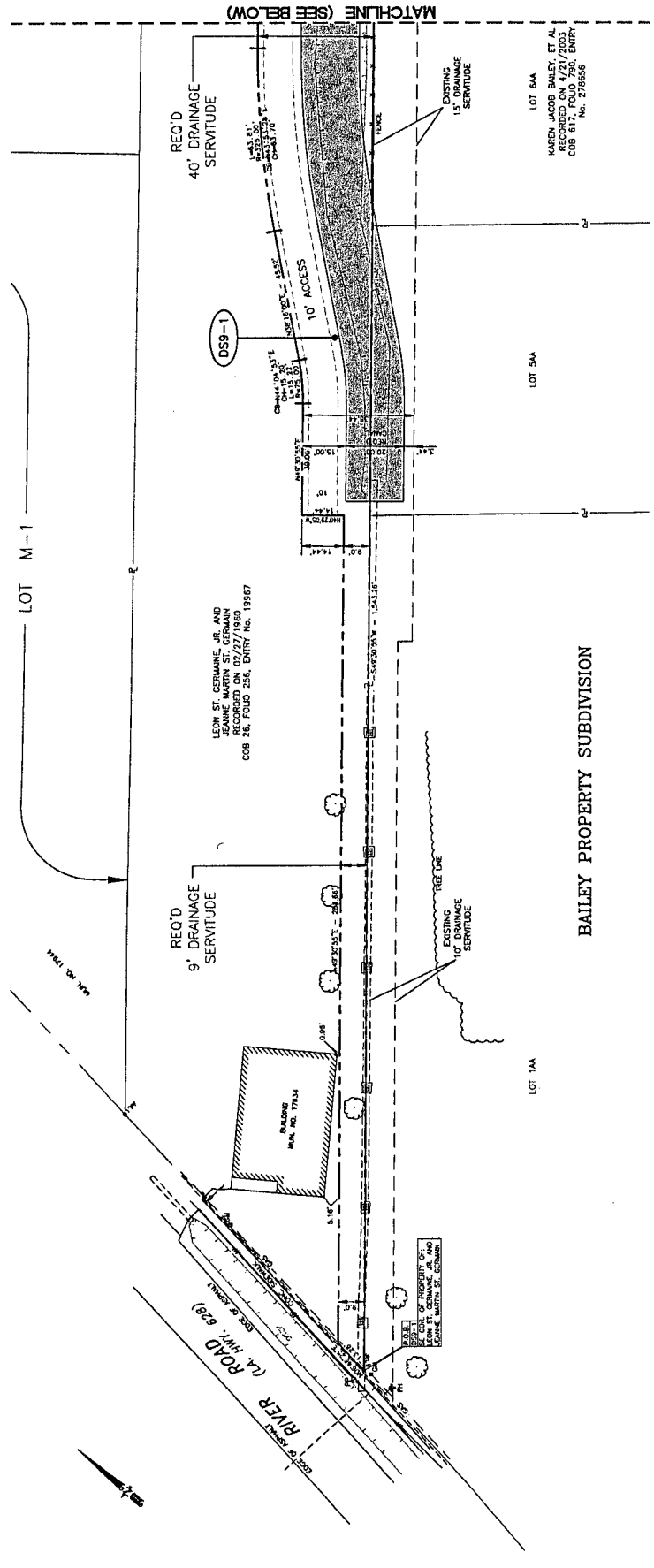
Jeanne Martin St. Germain
JEANNE MARTIN ST. GERMAIN

GRANTEE:
PARISH OF ST. CHARLES

Larry Cochran
BY: LARRY COCHRAN
ITS: PARISH PRESIDENT

NOTARY PUBLIC
ROBERT L. RAYMOND - NO. 11408

SECTION 6
T12S-R7E



DRAINAGE SERVITUDE

REQUIRED DRAINAGE SERVITUDES FOR
A PORTION OF COULEE CANAL
SECTIONS 6, 7, 17 & 42, T12S-R7E
TOWN OF MONTEZ
ST. CHARLES PARISH, LA.

GFC
Geotechnical Foundation Company

3143 N. CAUSEWAY BLVD., STE. 401, METairie, LA 70002 (504)338-8009

SCALE: 1" = 20'
DATE: 4/21/2015
DRAWN BY: E.W.P.
CHECKED BY: C.A.N.
JOB NO. 413-250108.004
SHEET NO. 9 OF 15

