

Ord.

**2017-0035**

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

**ORDINANCE NO. 17-2-8**

An ordinance to approve and authorize the Lafourche Basin Levee District to expropriate the necessary real estate interest to a portion of land designated as Parcel 20-2-R-1 and Parcel 23-1 for the Sunset Drainage District Levee in St. Charles Parish, Louisiana, and to authorize the transfer of the necessary funding thereof.

**WHEREAS,** the Parish of St. Charles has determined a public need to protect the property owners within the Sunset Drainage District from flooding of tidal water of the Gulf of Mexico with the West Bank Hurricane Protection Levee, Sunset Drainage District Levee, Burlington Northern Santa Fe Railroad to LA Highway 306, Paradis & Bayou Gauche, St. Charles Parish, Louisiana, STA. 830+00.00 to 962+07.17 (North) 10+00.00 (South) to 310+00.00 "Project"; and,

**WHEREAS,** the Parish of St. Charles has entered into a Cooperative Endeavour Agreement with the Lafourche Basin Levee District per Ordinance No. 09-8-2 on August 3, 2009 to acquire the necessary real estate interest to construct, operate, and maintain the project; and,

**WHEREAS,** it is necessary for Lafourche Basin Levee District to acquire the real estate interest from landowners for the Project without delay; and,

**WHEREAS,** the Lafourche Basin Levee District has provided just compensation offers and negotiated in good faith with the landowner Sunset Ridge Development, LLC to acquire the necessary real estate interests identified as Parcel 20-2-R-1 and Parcel 23-1 at fair market values established by two (2) certified independent appraisals; and,

**WHEREAS,** in the event landowners refuse to grant the necessary rights and the required real estate cannot be amicably acquired, the Lafourche Basin Levee District will be forced to expropriate to acquire the interests; and,

**WHEREAS,** Article 5, Item C of the Cooperative Endeavour Agreement states the decision to expropriate shall be at the sole discretion of the Parish of St. Charles as evidenced by written authorization of the Parish President and the transfer of funds required for deposit in the registry of the court prior to filing of the expropriation proceedings; and,

**WHEREAS,** the fair market value of the required real estate interest to be acquired for the Project designated as Parcel 20-2-R-1 and Parcel 23-1 has been established as \$38,500 by the higher of two (2) appraisal reports prepared by licensed appraisers and reviewed by an independent third-party licensed appraiser.

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

**SECTION I.** That there is hereby a public need for the property designated as Parcel 20-2-R-1 and Parcel 23-1 to construct, maintain, and operate the Project.

**SECTION II.** That the Lafourche Basin Levee District is hereby authorized to expropriate the required real estate interest designated as Parcel 20-2-R-1 and Parcel 23-1 in the event the landowner refuses to grant the necessary rights.

**SECTION III.** That the Parish hereby authorizes the transfer of \$38,500.00 in project funding to the Lafourche Basin Levee District for the expropriation of said property.

**SECTION IV.** That the Parish President is hereby authorized to execute any and all documents necessary to complete said expropriation on behalf of the Parish of St. Charles.

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 20th day of February, 2017 to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: Tennell D. Wilson

SECRETARY: [Signature]

DLVD/PARISH PRESIDENT: [Signature]

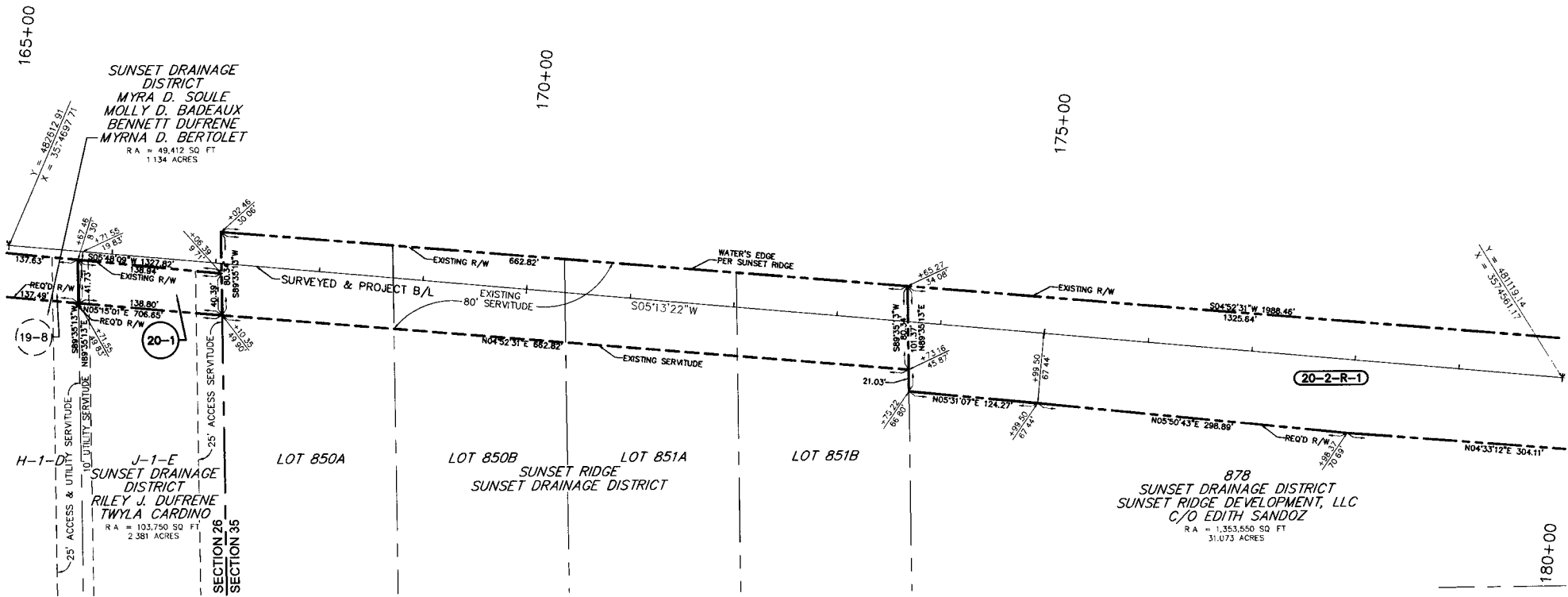
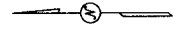
APPROVED:  DISAPPROVED:

PARISH PRESIDENT: [Signature]

RETD/SECRETARY: [Signature]

AT: 11:30 a RECD BY: [Signature]

SOUTHEASTERN LAND DISTRICT  
WEST OF THE MISSISSIPPI RIVER  
T 14 S - R 20 E  
SECTIONS 26 & 35



**LEGEND**

- REQUIRED RIGHT OF WAY LINE
- PROPERTY LINE
- LOT LINE
- LIMITS OF CONSTRUCTION
- EXISTING RIGHT OF WAY LINE
- SECTION LINE
- DRAINAGE SERVITUDE
- EXISTING SERVITUDE

| PARCEL   | OWNER   | ACQUISITION                         | AREA      | ESTATE TYPE |
|----------|---|-------------------------------------|-----------|-------------|
| 20-2-R-1 | SUNSET RIDGE DEVELOPMENT, LLC, C/O EDITH SANDOZ | C.O.B. 638 PG. 805 ENTRY NO. 297266 | 4.884 AC. | SERVITUDE   |
| 20-1     | RILEY J. DUFRENE & TWYLA CARDINO                | C.O.B. 667 PG. 105 ENTRY NO. 317168 | 0.130 AC. | SERVITUDE   |

ELEVATIONS OR COORDINATES BASED ON:  
DESIGNATION: BA01 SMO1  
PID: DH3816  
STATE/COUNTY: LA/ST. CHARLES PARISH  
USGS QUAD: LULING (1992)  
NAD 83 (2007): 29°55'01.64"(N) 90°18'58.55"(W) ADJUSTED  
NAVD 88: 1.74 (METERS) 5.70 (FEET)  
GPS OBS: 2006.01  
RETRIEVAL DATE: DECEMBER 8, 2010  
BEARINGS SHOWN HEREON ARE GRID  
BEARINGS BASED ON THE LOUISIANA STATE  
PLANE COORDINATE SYSTEM SOUTH ZONE  
NAD 83 (2007).

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL ROUTE SURVEY MADE BY ME, OR BY THOSE UNDER MY DIRECTION AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS D ROUTE SURVEY SPECIFICALLY CHAPTER 2909 - ROUTE SURVEY.

RESIDUAL ACREAGE NOTE  
RESIDUAL ACREAGE'S SHOWN ARE CALCULATED FOR INFORMATION PURPOSES ONLY.  
THE RESIDUAL ACREAGE'S ARE SUBJECT TO REVIEW AND VERIFICATION BY TITLE AND SURVEY.

| DATE      | DESCRIPTION                              | BY     |
|-----------|--|--------|
| 2/12/2016 | REVISED PARCEL 20-2 INTO PARCEL 20-2-R-1 | T.P.T. |

LAFORCHE BASIN LEVEE DISTRICT  
AND  
PARISH OF ST. CHARLES

RIGHT OF WAY MAP  
WEST BANK HURRICANE PROTECTION LEVEE  
SUNSET DRAINAGE DISTRICT LEVEE  
ST. CHARLES PARISH, LOUISIANA  
STA. 830+00.00 TO 962+07.17 (NORTH SECTION)  
10+00.00 TO 310+00.00 (SOUTH SECTION)

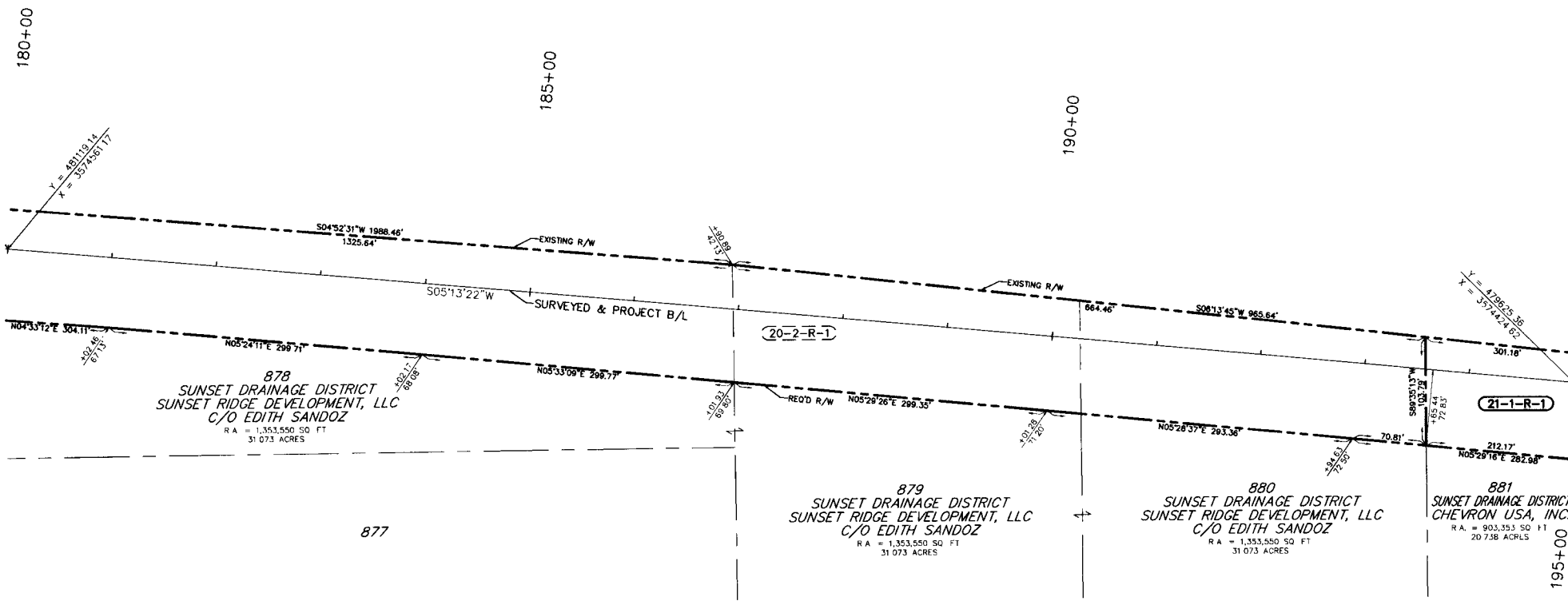
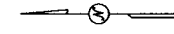
646 MEMPHIS STREET  
LAFAYETTE, LA 70508  
1-800-848-8388  
800-848-8388

**Stephen P. Flynn**  
STEPHEN P. FLYNN, P.E.  
LA. ST. REG. NO. 4668

DATE: 10/6/2015 100% SCALE: 1" = 50'  
DRAWN BY: T.P.T. COMPUTED BY: S.P.F. SHEET NO. 20  
RSC DWG NO.: L1553\_W02206\_RSC\_ROW

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SOUTHEASTERN LAND DISTRICT  
WEST OF THE MISSISSIPPI RIVER  
T 14 S - R 20 E  
SECTION 35



S:\Land Projects\02-LONGS\1553\_1553\_WD2206\_ROW\1553\_WD2206\_ROW.dwg 10/7/2015 11:27:10 AM CDT

ELEVATIONS OR COORDINATES BASED ON:  
DESIGNATION: BA01 SMO1  
PID: DH3816  
STATE/COUNTY: LA/ST. CHARLES PARISH  
USGS QUAD: LULING (1992)  
NAD 83 (2007): 29°55'01.64"(N) 90°18'58.55"(W) ADJUSTED  
NAVD 88: 1.74 (METERS) 5.70 (FEET)  
GPS OBS: 2006.81  
RETRIEVAL DATE: DECEMBER 8, 2010

BEARINGS SHOWN HEREON ARE GRID  
BEARINGS BASED ON THE LOUISIANA STATE  
PLANE COORDINATE SYSTEM SOUTH ZONE  
NAD 83 (2007).

**LEGEND**

- REQUIRED RIGHT OF WAY LINE
- PROPERTY LINE
- LOT LINE
- LIMITS OF CONSTRUCTION
- EXISTING RIGHT OF WAY LINE
- SECTION LINE
- DRAINAGE SERVITUDE
- EXISTING SERVITUDE

| PARCEL   | OWNER             | ACQUISITION                       | AREA      | ESTATE TYPE |
|----------|-------------------|-----------------------------------|-----------|-------------|
| 21-1-R-1 | CHEVRON USA, INC. | C.O.B. VVV PG. 305 ENTRY NO. 8818 | 5.190 AC. | SERVITUDE   |

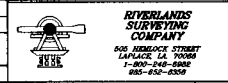
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LAFOURCHE BASIN LEVEE DISTRICT  
AND  
PARISH OF ST. CHARLES

RIGHT OF WAY MAP  
WEST BANK HURRICANE PROTECTION LEVEE  
SUNSET DRAINAGE DISTRICT LEVEE  
ST. CHARLES PARISH, LOUISIANA  
STA. 830+00.00 TO 962+07.17 (NORTH SECTION)  
10+00.00 TO 310+00.00 (SOUTH SECTION)

| DATE      | DESCRIPTION  | BY     | DATE | SCALE | SHEET NO. |
|-----------|--|--------|------|-------|-----------|
| 3/10/2016 | REVISED ACQUISITION BLOCK  | T.P.T. |      |       |           |
| 2/12/2016 | REVISED PARCEL 20-2 INTO PARCEL 20-2-R-1<br>REVISED PARCEL 21-1 INTO PARCEL 21-1-R-1 | T.P.T. |      |       |           |
|           | REVISIONS  |        |      |       |           |

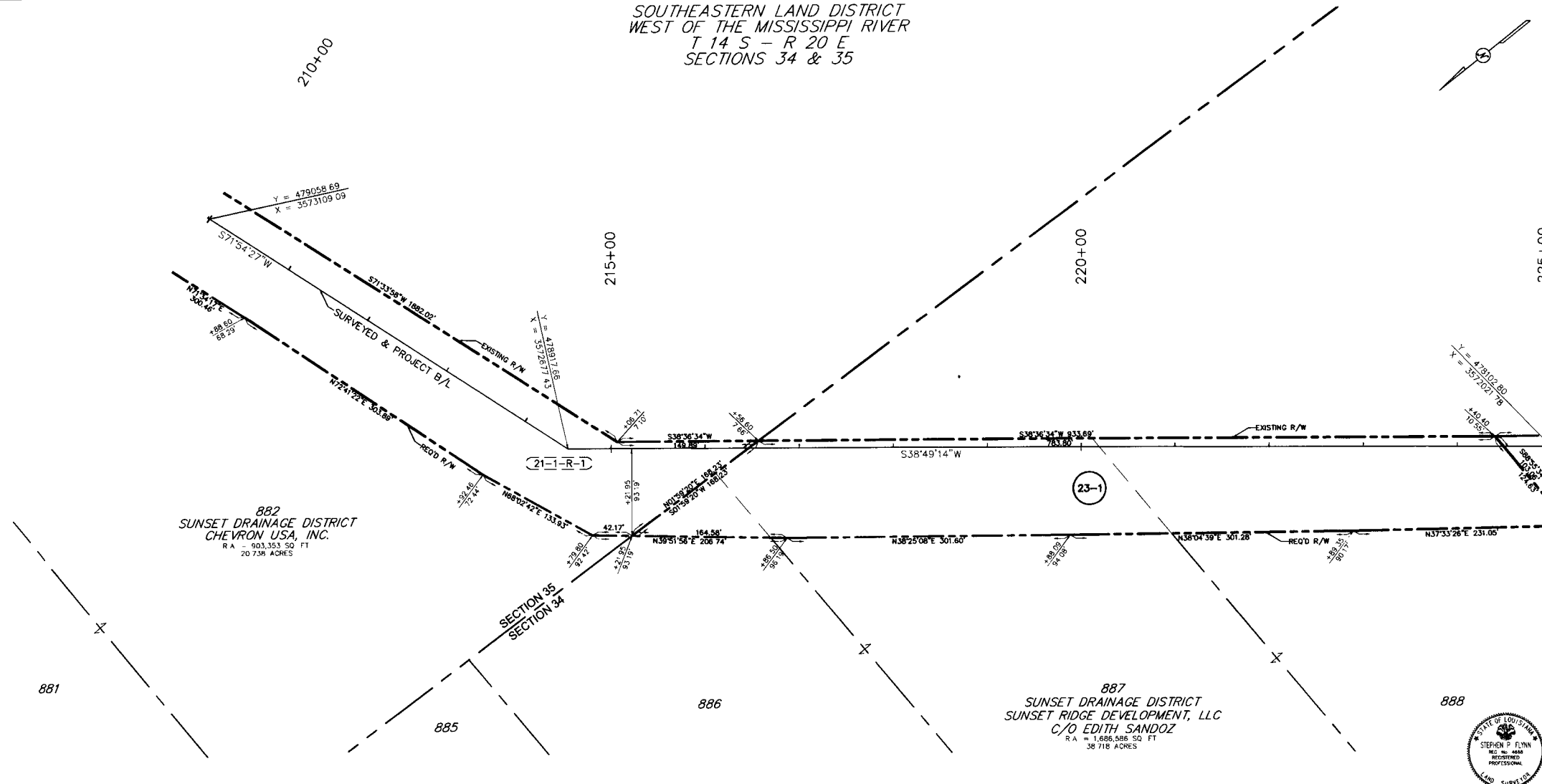
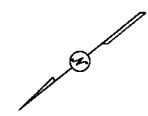


*Stephen P. Flynn*  
STEPHEN P. FLYNN, P.L.S.  
L.A. ST. REG. NO. 4688



DATE: 10/6/2015 100% SCALE: 1" = 50'  
DRAWN BY: T.P.T. COMPUTED BY: S.P.F.  
RSC DWG NO.: L1553\_WD2206\_RSC\_ROW

SOUTHEASTERN LAND DISTRICT  
WEST OF THE MISSISSIPPI RIVER  
T 14 S - R 20 E  
SECTIONS 34 & 35



882  
SUNSET DRAINAGE DISTRICT  
CHEVRON USA, INC.  
R.A. = 903,353 SQ FT  
20.738 ACRES

887  
SUNSET DRAINAGE DISTRICT  
SUNSET RIDGE DEVELOPMENT, LLC  
C/O EDITH SANDOZ  
R.A. = 1,686,686 SQ FT  
38.718 ACRES



**LEGEND**

- REQUIRED RIGHT OF WAY LINE
- PROPERTY LINE
- LOT LINE
- LIMITS OF CONSTRUCTION
- EXISTING RIGHT OF WAY LINE
- SECTION LINE
- DRAINAGE SERVITUDE
- EXISTING SERVITUDE

ELEVATIONS OR COORDINATES BASED ON:  
DESIGNATION: BA01 SM01  
PID: DH3816  
STATE/COUNTY: LA/ST. CHARLES PARISH  
USGS QUAD: LULING (1992)  
NAD 83 (2007): 29°55'01.64"(N) 90°18'58.55"(W) ADJUSTED  
NAVD 88: 1.74 (METERS) 5.70 (FEET)  
GPS OBS: 2006.81  
RETRIEVAL DATE: DECEMBER 8, 2010  
  
BEARINGS SHOWN HEREON ARE GRID  
BEARINGS BASED ON THE LOUISIANA STATE  
PLANE COORDINATE SYSTEM SOUTH ZONE  
NAD 83 (2007).

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LAFORCHE BASIN LEVEE DISTRICT  
AND  
PARISH OF ST. CHARLES  
  
RIGHT OF WAY MAP  
WEST BANK HURRICANE PROTECTION LEVEE  
SUNSET DRAINAGE DISTRICT LEVEE  
ST. CHARLES PARISH, LOUISIANA  
STA. 830+00.00 TO 962+07.17 (NORTH SECTION)  
10+00.00 TO 310+00.00 (SOUTH SECTION)

**RIVERLANDS SURVEYING COMPANY**  
506 ROBERTS STREET  
LAFAYETTE, LA 70508  
1-800-348-6888  
855-656-8556

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

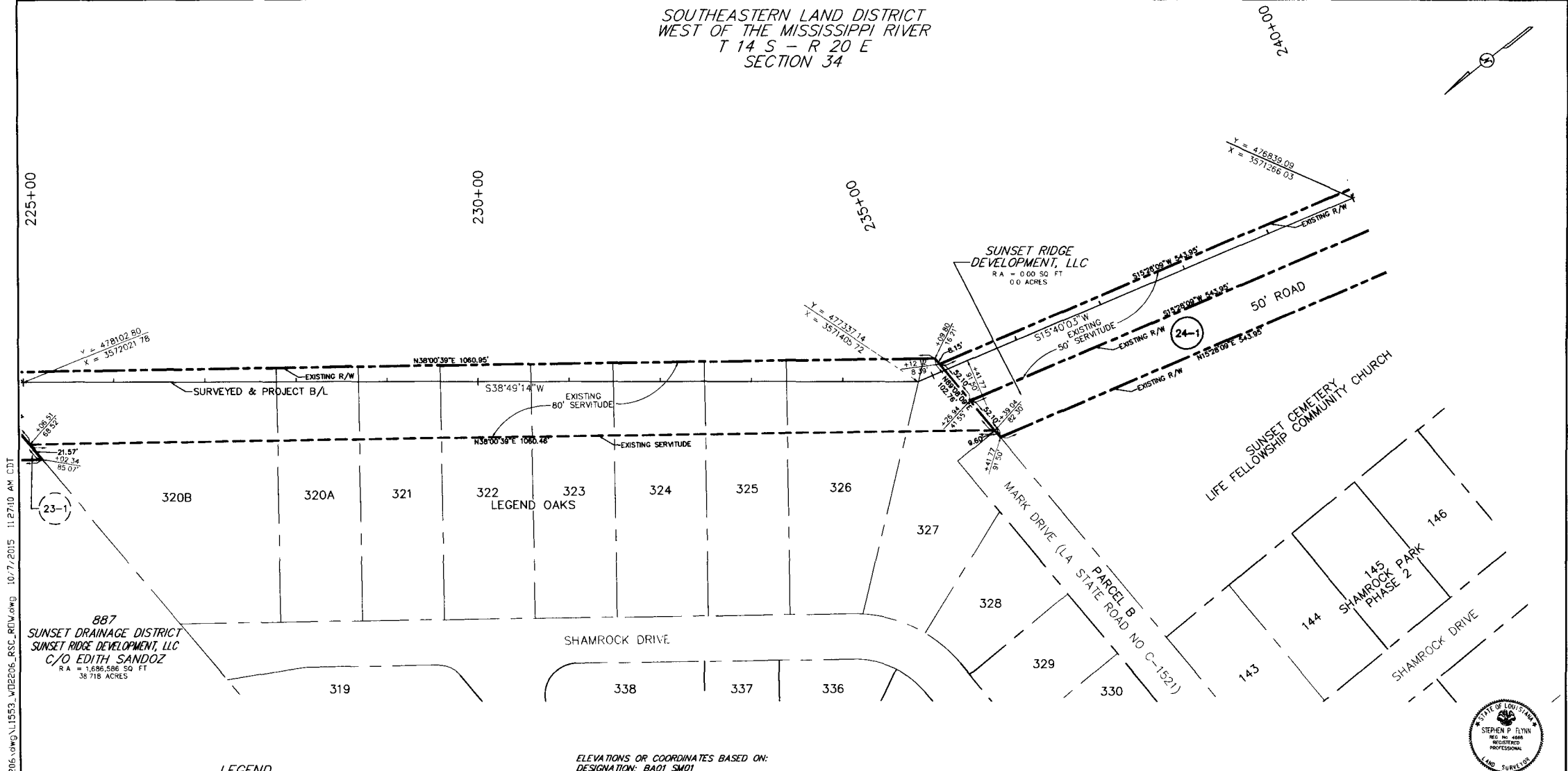
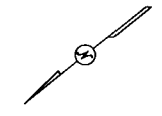
| PARCEL | OWNER   | ACQUISITION                         | AREA      | ESTATE TYPE |
|--------|---|-------------------------------------|-----------|-------------|
| 23-1   | SUNSET RIDGE DEVELOPMENT, LLC, C/O EDITH SANDOZ | C.O.B. 638 PG. 605 ENTRY NO. 297266 | 2.081 AC. | SERVITUDE   |

| DATE      | DESCRIPTION                              | BY     | DATE             | SCALE               | SHEET NO. |
|-----------|--|--------|------------------|---------------------|-----------|
| 2/12/2016 | REVISED PARCEL 21-1 INTO PARCEL 21-1-R-1 | T.P.T. | 10/6/2015        | 1" = 50'            | 23        |
|           | REVISIONS                                |        | DRAWN BY: T.P.T. | COMPUTED BY: S.P.F. |           |

RSC DWG NO.: L1553\_W02206\_RSC\_ROW

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SOUTHEASTERN LAND DISTRICT  
WEST OF THE MISSISSIPPI RIVER  
T 14 S - R 20 E  
SECTION 34



225+00

230+00

235+00

240+00

$y = 478102.80$   
 $x = 3572921.76$

$y = 4773371.4$   
 $x = 3571405.72$

$y = 476836.09$   
 $x = 3571266.03$

$y = 478102.80$   
 $x = 3572921.76$

$y = 4773371.4$   
 $x = 3571405.72$

887  
SUNSET DRAINAGE DISTRICT  
SUNSET RIDGE DEVELOPMENT, LLC  
C/O EDITH SANDOZ  
R.A. = 1,686,586 SQ. FT.  
38.718 ACRES

SUNSET RIDGE  
DEVELOPMENT, LLC  
R.A. = 0.00 SQ. FT.  
0.0 ACRES

SUNSET CEMETERY  
LIFE FELLOWSHIP COMMUNITY CHURCH

**LEGEND**

- REQUIRED RIGHT OF WAY LINE
- PROPERTY LINE
- LOT LINE
- LIMITS OF CONSTRUCTION
- EXISTING RIGHT OF WAY LINE
- SECTION LINE
- DRAINAGE SERVITUDE
- EXISTING SERVITUDE

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| PARCEL | OWNER                         | ACQUISITION                         | AREA      | ESTATE TYPE |
|--------|-------------------------------|-------------------------------------|-----------|-------------|
| 24-1   | SUNSET RIDGE DEVELOPMENT, LLC | C.O.B. 638 PG. 605 ENTRY NO. 297266 | 0.624 AC. | SERVITUDE   |

| DATE      | DESCRIPTION               | BY     |
|-----------|---------------------------|--------|
| 2/12/2016 | REVISED ACQUISITION BLOCK | T.P.T. |
|           |                           |        |

LAFOURCHE BASIN LEVEE DISTRICT  
AND  
PARISH OF ST. CHARLES

RIGHT OF WAY MAP  
WEST BANK HURRICANE PROTECTION LEVEE  
SUNSET DRAINAGE DISTRICT LEVEE  
ST. CHARLES PARISH, LOUISIANA  
STA. 830+00.00 TO 962+07.17 (NORTH SECTION)  
10+00.00 TO 310+00.00 (SOUTH SECTION)

**STEPHEN P. FLYNN**  
REG. NO. 4848  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

RIVERLANDS SURVEYING COMPANY  
604 RIDGEPOCK STREET  
LAFAYETTE, LA 70508  
1-800-248-8882  
850-482-1058

DATE: 10/6/2015 100% SCALE: 1" = 50'  
DRAWN BY: T.P.T. COMPUTED BY: S.P.F.  
RSC DWG NO.: L1553\_WD2206\_RSC\_ROW

SHEET NO. 24

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