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2001-0087

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

ORDINANCE NO. 01-4-8

An ordinance approving and authorizing the execution of an Act of Dedication for Pine Street Extension, Paradis, St. Charles Parish, LA.

**WHEREAS**, Richard Ray Dufrene is the owner and developer of a certain portion of property located in St. Charles Parish, more fully described on a Final Plat prepared by Michael D. Bernard, PLS and dated February 14, 2001 as a Resubdivision of Lot 901-B and a Portion of 901-A of the "Sunset Drainage District" into Lots 1 through 8, Block 3 and Lots 1 through 11, Block 4 located in Section 3, Township 15 South, Range 20 East, Near Paradis, St. Charles Parish, LA.

**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 and approvals have been effected relative to said subdivision.

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

**SECTION I.** That the attached Act of Dedication by Richard Ray Dufrene for Pine Street Extension which includes Lots 1-8, Block 3 and Lots 1-11, Block 4 to St. Charles Parish 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: RAMCHANDRAN, FAUCHEUX, HILAIRE, FABRE, ABADIE, AUTHEMENT,  
BLACK, MARINO, MINNICH  
NAYS: NONE  
ABSENT: NONE

And the Ordinance was declared adopted this 2nd day of April 2001, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: Barry Minnich  
SECRETARY: Barbara J. Gault  
DLVD/PARISH PRESIDENT: 04-03-01  
APPROVED:  DISAPPROVED:   
PARISH PRESIDENT: Albert D. Laque  
RETD/SECRETARY: 04-04-01  
AT: nom RECD BY: bjj

Act of Dedication  
RECORDED IN THE ST. CHARLES PARISH  
CLERK OF COURT OFFICE  
ON 4-4-01  
AS ENTRY NO. 252577  
IN MORTGAGE/CONVEYANCE BOOK  
NO. 584 FOLIO 87

RECORDED IN THE ST. CHARLES PARISH  
CLERK OF COURT OFFICE  
ON 4-4-01  
AS ENTRY NO. 252578  
IN MORTGAGE/CONVEYANCE BOOK  
NO. 584 FOLIO 94

**AMENDED**  
By Ord. 02-2-6

ACT OF DEDICATION

UNITED STATES OF AMERICA

BY: HERBERT DUFRENE  
AND RICHARD R. DUFRENE

STATE OF LOUISIANA

TO: ST. CHARLES PARISH

PARISH OF ST. CHARLES

BE IT KNOWN, that on this 13<sup>th</sup> day of March, in the year of

Our Lord Two Thousand One (2001,

BEFORE ME, the undersigned authority, a Notary Public, 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:

HERBERT DUFRENE and RICHARD R. DUFRENE, both of legal age and residents of the Parish of St. Charles, State of Louisiana.

(Hereinafter referred to as Appearers)

Appearers declared unto me, Notary, that they are the owners in indivision of a certain tract of real property located near Paradis, St. Charles Parish, Louisiana, described as follows:

A CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon, and all rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, and according to a plat of subdivision entitled FINAL PLAT - PINE STREET EXTENSION, RESUBDIVISION OF LOT 901-B AND A PORTION OF 901-A OF THE "SUNSET DRAINAGE DISTRICT" INTO LOTS 1 THROUGH 8, BLOCK 3 AND LOTS 1 THROUGH 11, BLOCK 4 LOCATED IN SECTION 3, TOWNSHIP 15 SOUTH, RANGE 20 EAST, NEAR PARADIS, ST. CHARLES PARISH, LA., dated February 14, 2001, by Michael D. Bernard PLS, the property commences at the northeastern corner of Lot 22 of Pine Garden Subdivision at its intersection with the western boundary line of Canal No. 10 and then proceeds easterly along the southern line of Bayou Estates South Subdivision for a distance of 953.49 feet to an iron rod, thence proceeds south for a distance of 165 feet to an iron rod on the northern right of way of Pine Street Extension, thence easterly for a distance of 60 feet to and iron rod from wince it continues easterly for a distance of 354 feet, more or less, to Grand Bayou Canal, thence proceeding south 24 degrees west for a distance of 181 feet, more or less, to an iron rod, thence proceeding westerly for a distance of 249.5 feet, more or less, to a point on the southern right of way line of this subdivision, thence westerly for a distance of 60 feet to an iron rod, thence 1026.50 feet to the southeastern corner of Lot 21 of Pine Garden Subdivision, thence north 13 degrees 40 minutes east for a distance of 339.61 feet to the point of beginning. (Less and except lots previously sold.)

Appearers further declared that they have developed the above described property into a residential development described as Pine Street Extension which has been divided into lots and a street, all in accordance with a copy of a survey of Pine Street Extension by Michael D. Bernard, PLS, dated February 14, 2001, copy of which is attached hereto and made a part

hereof.

Appearers further declared that on the aforesaid plan the street laid out is named and identified as Pine Street Extension, which is to be dedicated by this act and which is more fully described in accordance with said plan as follows, to-wit:

Commencing at the South easterly corner of Lot 22 of Pine Garden Subdivision and thus the POINT OF BEGINNING, thence go North 13 degrees 40 minutes 0 seconds East a distance of 5.15 feet, thence North 90 degrees east a distance of 849.09 feet to a point, thence go South 73 degrees 18 minutes 3 seconds East a distance of 104.40 feet to a point, thence go north 90 degrees east a distance of 60 feet to a point of curvature, thence along a line of curvature of radius 60 feet and arc distance of 280.08 feet to the right, chord bearing South of 43 degrees 43 minutes 42 seconds West a distance of 86.72 feet to a point of tangency, thence go north 73 degrees 18 minutes 3 seconds west a distance of 104.46 feet to a point, thence continue North 73 degrees 18 minutes 3 seconds West the distance of 9.19 feet to a point, thence go north and 90 degrees west a distance of 854.87 feet to a point, thence go North 13 degrees 40 minutes 0 seconds East a distance of 56.60 feet to a point and thus the Point of Beginning, all containing approximately 1.6 acres more or less and as shown more fully on a Final Plat for Pine Street Extension Subdivision dated February 14, 2001 by Michael D. Bernard, PLS.

Appearers further declared unto me, Notary, that on the aforesaid plan of subdivision, it has also designated and labeled various servitudes for utility and drainage purposes; and

Appearers further declared unto me, Notary, that under the covenants, conditions and stipulations hereinafter recited it does, by these presents, dedicate the street as hereinabove described, as shown on the annexed plan of subdivision to 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; and

Appearers further declared unto me, Notary, that the aforesaid dedication and grant are subject to all of the following terms and conditions, to-wit:

1. The dedication of the fee ownership of the property covered by the street identified hereinabove.
2. Appearers do hereby reserve all rights of ownership of all of the oil, gas and other minerals in, on and under the property covered and affected by the streets identified hereinabove. In that connection, Appearers do, however, agree to prohibit the use of any part of the surface of any of the property covered by the street with respect to the exploration, development or production of minerals pursuant to this reservation. This reservation is made in accordance with Appearers' plan and intention to reserve all of the mineral rights in, on and under all of the lots in the Pine Street Extension, whereby, however, Appearers will likewise impose a restriction on the entire subdivision against any use of the surface of any lot for the exploration, development or production of minerals, or by any other binding means of strict surface operations in regard to mineral exploration in this subdivision.
3. The dedication of the street is made by Appearers without any warranty

whatsoever except as provided for herein.

4. St. Charles Parish must bind and obligate 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.
5. This dedication and grant is conditioned upon St. Charles Parish maintaining and policing the street dedicated herein.
6. Appearers warrant that the herein dedication of the street is free of any liens and/or encumbrances.
7. The dedication and grant made herein is made subject to any existing servitudes affecting Appearers, such as by way of illustration but not limitation, pipeline servitudes and levees.
8. The herein dedication and grant shall inure to the benefit of St. Charles Parish or any successor governmental body of St. Charles Parish, which shall be bounded by all of the terms and conditions hereof.
9. Developers (herein referred to as Appearers), warrant that the street, drainage ditches, and/or subsurface drainage, sewerage and other public utilities have been constructed within the bounds of the servitude herein granted.

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 the St. Charles Parish Council adopted on April 2, 2001, a certified copy of which is annexed hereto and made a 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 dedicated herein has been satisfactorily completed in accordance with all requirements and St. Charles Parish does hereby accept said street and assumes the maintenance thereof.

This Act of Dedication and Acceptance was approved and accepted by the St. Charles Parish Council by Ordinance 01-4-8 the 2nd day of April, 2001, a photo copy of which is attached and made a part hereof.

THUS DONE AND PASSED, in sextuple originals, in my office on the day, month and year herein first above written, 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:

*Dianne P. Madere*  
Dianne P. Madere

*Betty S. Rudelson*  
Betty S. Rudelson

*Herbert Duffrene*  
Herbert Duffrene

*Richard R. Duffrene*  
Richard R. Duffrene

ST. CHARLES PARISH

By: *Albert D. Laque*  
Albert D. Laque,  
Parish President

*Leon C. Vial, III*  
Leon C. Vial, III - Notary Public