

**2021-0086**

**INTRODUCED BY: MATTHEW JEWELL, PARISH PRESIDENT  
(DEPARTMENT OF PLANNING & ZONING)**

**ORDINANCE NO.** 21-4-5

An ordinance approving and authorizing the execution of an Act of Dedication for River Road Estates Subdivision Phase 1, Hahnville.

**WHEREAS,** River Road Estates, LLC is the owner and developer of property located in Sections 5 & 7, T12S - R20E & Sections 31 & 33, T13S - R20E, Hahnville, as shown on a plat entitled A FINAL PLAT OF RIVER ROAD ESTATES SUBDIVISION PHASE 1, by Ralph P. Fontcuberta, Jr., PLS, dated March 5, 2021; and,

**WHEREAS,** said subdivision has been constructed in accordance with the St. Charles Parish Subdivision Regulations of 1981, as amended; and,

**WHEREAS,** all required reviews and approvals for the subdivision are complete.

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

**SECTION I.** That the Act of Dedication by River Road Estates, LLC to Parish of St. Charles for River Road Estates Subdivision Phase 1, is hereby approved and accepted.

**SECTION II.** That the Parish President is hereby authorized to execute the 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: DONALDSON, FONSECA, DARENSBOURG GORDON, CLULEE, GIBBS, DUFRENE, BELLOCK, FISHER, FISHER-PERRIER

NAYS: NONE

ABSENT: NONE

And the ordinance was declared adopted this 5th day of April, 2021, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: Marilyn Bellock

SECRETARY: Michelle Spontato

DLVD/PARISH PRESIDENT: April 6, 2021

APPROVED:  DISAPPROVED:

PARISH PRESIDENT: Matthew Jewell

RETD/SECRETARY: April 7, 2021

AT: 3:54 pm RECD BY: [Signature]

RECORDED IN THE ST. CHARLES PARISH CLERK OF COURT OFFICE

ON April 19, 2021

AS ENTRY NO. 458177

IN MORTGAGE/CONVEYANCE BOOK

NO. 904 FOLIO 700

**ACT OF DEDICATION**

**UNITED STATES OF AMERICA**

**BY: RIVER ROAD ESTATES, LLC**

**STATE OF LOUISIANA**

**TO: PARISH OF ST. CHARLES**

**PARISH OF ST. CHARLES**

**BE IT KNOWN**, that on this 14<sup>th</sup> day of April, in the year of Our Lord two thousand and twenty-one (2021),

**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:**

**RIVER ROAD ESTATES, LLC**, a Louisiana limited liability company appearing herein by and through Richard C. Meyer, Manager, duly authorized as evidenced by the Certificate of Authority dated January 4, 2021, which is attached hereto and which is issued in accordance with the Articles of Organization dated April 20, 2016, and which are on file with the Louisiana Secretary of State.

Who after being duly sworn, declared unto me, Notary, that it is the owner of a certain tract of real property situated on the West Bank of St. Charles Parish, which lands are designated as RIVER ROAD ESTATES SUBDIVISION PHASE 1, described as follows:

**The Point of Beginning (River Road Estates Phase 1)**

Beginning at a point located N65°43'49"W a distance of 114.53 feet from the intersection of the southerly right-of-way line of River Road and the Section line common to Section 7 & Section 5, Township 12 South, Range 20 East;

Thence proceed along said right-of-way S65°43'49"E a distance of 402.70 feet to a point;

Thence S43°26'12"W a distance of 440.00 feet to a point;

Thence S70°19'31"E a distance of 86.00 feet to a point;

Thence S46°32'22"W a distance of 2,043.02 feet to a point;

Thence N45°11'20"W a distance of 334.36 feet to a point;

Thence N43°04'58"E a distance of 2,305.18 feet back to the point of beginning.

Altogether containing 21.431 acres or 933,562 square feet, more or less.

**The Point of Beginning (The River Road Estates Phase 1)**

RIVER ROAD ESTATES, LLC further declared unto me that it has caused that portion of the above property designated as RIVER ROAD ESTATES SUBDIVISION PHASE 1 on the survey by Ralph P. Fontcuberta, Jr PLS, dated March 5, 2021 to be laid out in lots on the plan of

survey and/or resubdivision referred to above, a copy of which is attached and made part hereof;  
and

RIVER ROAD ESTATES, LLC further declared unto me, Notary, that on the aforesaid plan of resubdivision it has laid out certain streets within RIVER ROAD ESTATES SUBDIVISION PHASE 1 which are named and identified in accordance with the annexed plan by Ralph P. Fontcuberta, Jr., PLS, dated March 5, 2021, as River Road Estates. Also by this Act, RIVER ROAD ESTATES, LLC does hereby create the streets identified as Pretty Acres Avenue, Whitney Street, and Frogmore Street, as being a part of RIVER ROAD ESTATES SUBDIVISION PHASE 1, the description of which streets are incorporated as follows, to-wit:

That piece or portion of ground being the Pretty Acres Avenue, Whitney Street and Frogmore Street right of way of River Road Estates Subdivision Phase I. Situated in Sections 5 & 7, T12S – R20E & Sections 31 & 33, T13S – R20E, Hahnville, St. Charles Parish, Louisiana per a subdivision plat entitled “A Final Plat of River Road Estates Subdivision Phase 1” by Ralph P. Fontcuberta, Jr. P.L.S. dated March 5, 2021, 2021 and being more fully described as follows:

Beginning at a point located S65°43'49"E a distance of 8.48 feet from the intersection of the southerly right-of-way line of River Road and the Section line common to Section 7 & Section 5, Township 12 South, Range 20 East;

Thence proceed along said right-of-way S65°43'49"E a distance of 165.67 feet to a point;

Thence along a curve to the left, with an arc length of 35.60 feet, a radius of 33.00 feet, a delta angle of 61°48'26", a chord bearing of S83°21'58"W, and a chord length of 33.90 feet, to a point;

Thence S52°27'45"W a distance of 65.95 feet to a point;

Thence along a curve to the left, with an arc length of 211.73 feet, a radius of 1320.00 feet, a delta angle of 9°11'25", a chord bearing of S48°11'49"W, and a chord length of 211.50 feet, to a point;

Thence along a curve to the right, with an arc length of 92.29 feet, a radius of 670.50 feet, a delta angle of 7°53'12", a chord bearing of S47°32'43"W, and a chord length of 92.22 feet, to a point;

Thence along a curve to the left, with an arc length of 101.05 feet, a radius of 250.00 feet, a delta angle of 23°09'29", a chord bearing of S39°54'34"W, and a chord length of 100.36 feet, to a point;

Thence along a curve to the right, with an arc length of 207.25 feet, a radius of 720.50 feet, a delta angle of 16°28'51", a chord bearing of S36°34'15"W, and a chord length of 206.53 feet, to a point;

Thence S44°48'40"W a distance of 482.92 feet to a point;

Thence along a curve to the left, with an arc length of 36.13 feet, a radius of 23.00 feet, a delta angle of 90°00'00", a chord bearing of S00°11'20"E, and a chord length of 32.53 feet, to a point;

Thence S45°11'20"E a distance of 155.39 feet to a point;

Thence S46°32'22"W a distance of 50.02 feet to a point;

Thence N45°11'20"W a distance of 153.88 feet to a point;

Thence along a curve to the left, with an arc length of 36.13 feet, a radius of 23.00 feet, a delta angle of 90°00'00", a chord bearing of S89°48'40"W, and a chord length of 32.53 feet, to a point;

Thence S44°48'40"W a distance of 1,054.00 feet to a point;

Thence along a curve to the left, with an arc length of 36.13 feet, a radius of 23.00 feet, a delta angle of 90°00'00", a chord bearing of S00°11'20"E, and a chord length of 32.53 feet, to a point;

Thence S45°11'20"E a distance of 120.69 feet to a point;

Thence S46°32'22"W a distance of 50.02 feet to a point;

Thence N45°11'20"W a distance of 334.36 feet to a point;

Thence N43°04'58"E a distance of 50.02 feet to a point;

Thence S45°11'20"E a distance of 120.69 feet to a point;

Thence along a curve to the left, with an arc length of 36.13 feet, a radius of 23.00 feet, a delta angle of 90°00'00", a chord bearing of N89°48'40"E, and a chord length of 32.53 feet, to a point;

Thence N44°48'40"E a distance of 1,054.00 feet to a point;

Thence along a curve to the left, with an arc length of 36.13 feet, a radius of 23.00 feet, a delta angle of 90°00'00", a chord bearing of N00°11'20"W, and a chord length of 32.53 feet, to a point;

Thence N45°11'20"W a distance of 153.88 feet to a point;

Thence N43°04'58"E a distance of 50.02 feet to a point;

Thence S45°11'20"E a distance of 155.39 feet to a point;

Thence along a curve to the left, with an arc length of 36.13 feet, a radius of 23.00 feet, a delta angle of 90°00'00", a chord bearing of N89°48'40"E, and a chord length of 32.53 feet, to a point;

Thence N44°48'40"E a distance of 482.92 feet to a point;

Thence along a curve to the left, with an arc length of 207.84 feet, a radius of 670.50 feet, a delta angle of 17°45'37", a chord bearing of N35°55'51"E, and a chord length of 207.01 feet, to a point;

Thence along a curve to the right, with an arc length of 193.60 feet, a radius of 670.50 feet, a delta angle of 16°32'38", a chord bearing of N35°19'22"E, and a chord length of 192.93 feet, to a point;

Thence along a curve to the right, with an arc length of 211.89 feet, a radius of 1400.00 feet, a delta angle of 08°40'18", a chord bearing of N47°56'16"E, and a chord length of 211.69 feet, to a point;

Thence along a curve to the left, with an arc length of 67.97 feet, a radius of 33.00 feet, a delta angle of 118°00'14", a chord bearing of N06°43'42"W, and a chord length of 56.57 feet, back to the point of beginning.

Altogether containing 3.775 acres or 164,451 square feet, more or less.

The said appearer further declared unto me, Notary, that under the covenants, conditions, and stipulations hereinafter recited it does, by these presents, dedicate in fee simple title to St.

Charles Parish, the said streets as hereinabove described and does hereby grant the various servitudes for utility and drainage purposes, all as shown on the annexed plan by Ralph P. Fontcuberta, Jr. PLS, dated March 5, 2021 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 appearer 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 dedication of the fee ownership of the property covered by the streets as identified hereinabove, only as far as said streets are located within the RIVER ROAD ESTATES SUBDIVISION PHASE 1.
2. The herein grant of the various servitudes for utility and drainage purposes shall constitute the granting only of a right of use being a limited personal servitude in favor of St. Charles Parish.
3. The appearer does 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 RIVER ROAD ESTATES SUBDIVISION PHASE 1, and the utility and drainage servitudes granted herein. In that connection the appearer does however, agree to prohibit the use of any part of the surface of any of the property covered by RIVER ROAD ESTATES SUBDIVISION PHASE 1 and the servitudes granted herein with respect to the exploration, development or production of minerals pursuant to this reservation. This reservation is made in accordance with the appearer's plan and intention to impose a restriction on the entire subdivision against any use of the surface of any lot for the exploration, development or production of minerals.
4. The herein dedication of the street and grant of servitudes for utility and drainage purposes are made by the appearer with full warranty of title, except as provided herein.
5. Appearer warrants that all servitudes and streets have been placed within the servitudes granted herein.
6. The 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. The Parish must further bind and obligate itself to use the utility and drainage servitudes granted herein only for utility and drainage purposes.
7. 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.
8. The grant herein of various servitudes for utility and drainage purposes is not exclusive and the appearer reserves 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 RIVER ROAD ESTATES SUBDIVISION PHASE 1.
9. The dedication and grant made herein are made subject to any existing servitudes affecting the RIVER ROAD ESTATES SUBDIVISION PHASE 1, such as by way of illustration but not limitation, pipeline servitudes and levees.
10. 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 bound by all of the terms and conditions hereof.

11. Appearer warrants that the herein dedication of the street and grant of servitudes are free of any liens and/or encumbrances and that no lots in RIVER ROAD ESTATES SUBDIVISION PHASE 1 have been sold or alienated prior to the date hereof.

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

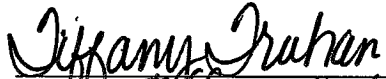

**ST. CHARLES PARISH**, herein appearing through Matthew Jewell, Parish President, duly authorized by virtue of Ordinance of said Parish adopted on 4/5/2021, a certified copy of which is annexed hereto and made part hereof,

and said St. Charles Parish does hereby accept, approve and ratify there 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 RIVER ROAD ESTATES SUBDIVISION PHASE 1 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 day, month and year herein first above written, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearer and me, Notary, after reading of the whole.

WITNESSES:

RIVER ROAD ESTATES, LLC

  
NAME: Tiffany Trahan  
  
NAME: Georgia A. Dufresne


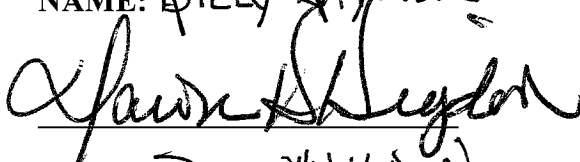
BY:  3/10/21  
RICHARD C. MEYER  
MEMBER, MANAGER

  
KENNETH BELOU, JR.  
NOTARY PUBLIC  
NOTARY ID NO. 151190  
STATE OF LOUISIANA

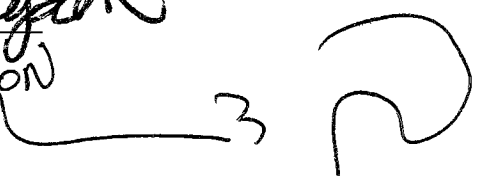
THUS DONE AND PASSED, in triplicate originals, in my office on the day, month and year herein first above written, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearer and me, Notary, after reading of the whole.

WITNESSES:

ST. CHARLES PARISH  
BY:

  
NAME: BILLY RAYMOND  
  
NAME: DAWN HADDON

  
MATTHEW JEWELL  
PARISH PRESIDENT

  
NOTARY PUBLIC

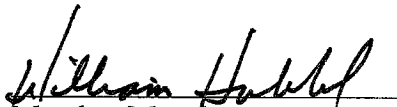
**RESOLUTION OF RIVER ROAD ESTATES, LLC**

As of this day, January 4, 2021 and,


WHEREAS, Richard Meyer is a manager of River Road Estates, LLC and,

WHEREAS, St. Charles Parish requires a Certificate of Authority to submit final acceptance of the subdivision to the Parish,

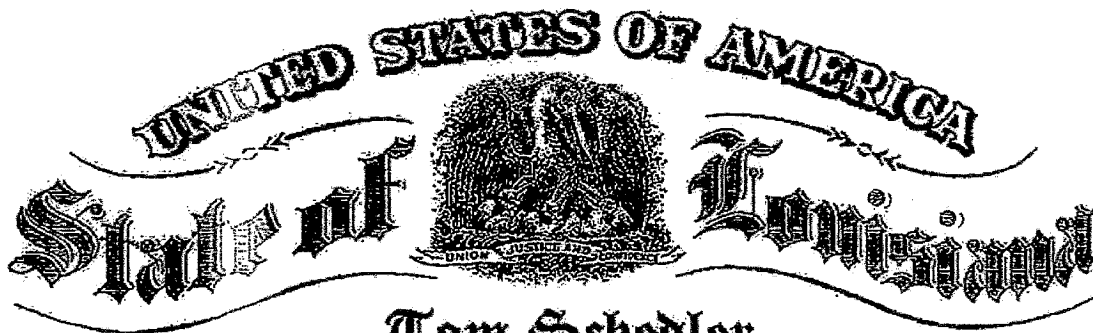
By vote of all members, Richard Meyer has the authority to act on behalf of River Road Estates, LLC for the express purpose of Act of Dedication to the Parish of St. Charles.

  
Member Manager  
William Hubbard

  
Member Manager  
Richard Meyer

  
Kenneth Belou, Jr.  
Notary Public  
Notary ID No. 151190  
State of Louisiana





**Tom Schedler**  
SECRETARY OF STATE

*As Secretary of State of the State of Louisiana, I do hereby Certify that*

a copy of the Articles of Organization and Initial Report of

**RIVER ROAD ESTATES, LLC**

Domiciled at LAPLACE, LOUISIANA,

Was filed and recorded in this Office on April 20, 2016,

And all fees having been paid as required by law, the limited liability company is authorized to transact business in this State, subject to the restrictions imposed by law, including the provisions of R.S. Title 12, Chapter 22.

In testimony whereof, I have hereunto set my hand and caused the Seal of my Office to be affixed at the City of Baton Rouge on,

April 20, 2016

*Secretary of State*

SC42241565K



Certificate ID: 10703464#ULJ62

To validate this certificate, visit the following web site, go to **Business Services**, Search for **Louisiana Business Filings**, **Validate a Certificate**, then follow the instructions displayed.  
[www.sos.la.gov](http://www.sos.la.gov)

ARTICLES OF ORGANIZATION  
OF  
RIVER ROAD ESTATES, LLC

The undersigned, both persons of the full age of majority, acting as the organizers of a limited liability company under Chapter 22 of Title 12 of the Louisiana Revised Statutes Annotated, do hereby form, effective April 19, 2016, a limited liability company, under such law, and for such purposes, does hereby adopt the following Articles of Organization:

1. The name of the limited liability company organized pursuant to these Articles of Organization shall be RIVER ROAD ESTATES, LLC.

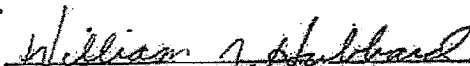
2. The object and purpose of which RIVER ROAD ESTATES, LLC, is formed shall be to engage in any lawful activity for which limited liability companies may be formed under Chapter 22 of Title 12 of the Louisiana Revised Statutes Annotated.

3. The full names and municipal address of the organizers are:

William J. Hubbard  
270 West 5<sup>th</sup> Street  
LaPlace, Louisiana 70068

Richard Meyer  
101 Destin Lane  
River Ridge, Louisiana 70123

Thus executed on April 19, 2016.

  
WILLIAM J. HUBBARD

  
RICHARD MEYER

**ACKNOWLEDGMENT**

**STATE OF LOUISIANA**

**PARISH OF ST. JOHN THE BAPTIST**

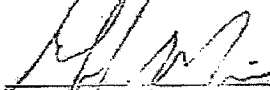
BE IT KNOWN, that on this 19 day of April, 2016, before me, the undersigned Notary Public, duly commissioned, qualified and sworn in and for the Parish and State aforesaid,


**PERSONALLY CAME AND APPEARED:**

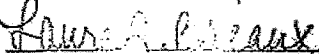
**WILLIAM J. HUBBARD and RICHARD MEYER,**

who, after being duly sworn, declared and acknowledged to me, Notary, in the presence of the undersigned competent witnesses, that Appearers are the identical persons who executed the above and foregoing Articles of Organization and that Appearers executed the above and foregoing Articles of Organization of Appearers' own free will, as Appearers' own act and deed, for the uses, purposes and benefits therein expressed.


**WITNESSES:**

  
\_\_\_\_\_  
Print Name: Michel

  
\_\_\_\_\_  
WILLIAM J. HUBBARD

  
\_\_\_\_\_  
Print Name: Laura T. Beaux

  
\_\_\_\_\_  
RICHARD MEYER

  
\_\_\_\_\_  
JEFFREY PERILLOUX, 22586  
NOTARY PUBLIC

# RIVER ROAD ESTATES PHASE I FINAL PLAT

IN SECTIONS 5 & 7, T12S - R20E & SECTIONS 31 & 33, T13S - R20E  
ST. CHARLES PARISH, LOUISIANA



REGISTERED PROFESSIONAL LAND SURVEYOR  
MATH F. FONTBONNE, JR.  
REGISTRATION NO. 4328

**BPM**  
CORPORATION, LLC  
13 Metairie Lakeside - Metairie, Louisiana 70002  
(504) 885-8800 Fax (504) 887-8888  
www.bpmcorporate.com - info@bpmcorporate.com

A FINAL PLAT OF  
RIVER ROAD ESTATES SUBDIVISION PHASE I  
PARISH OF ST. CHARLES  
LOUISIANA

SECTION RECORD

DATE		BY		CHKD	
REVISION RECORD					
NO.	DESCRIPTION	DATE	BY	CHKD	
1					

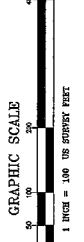
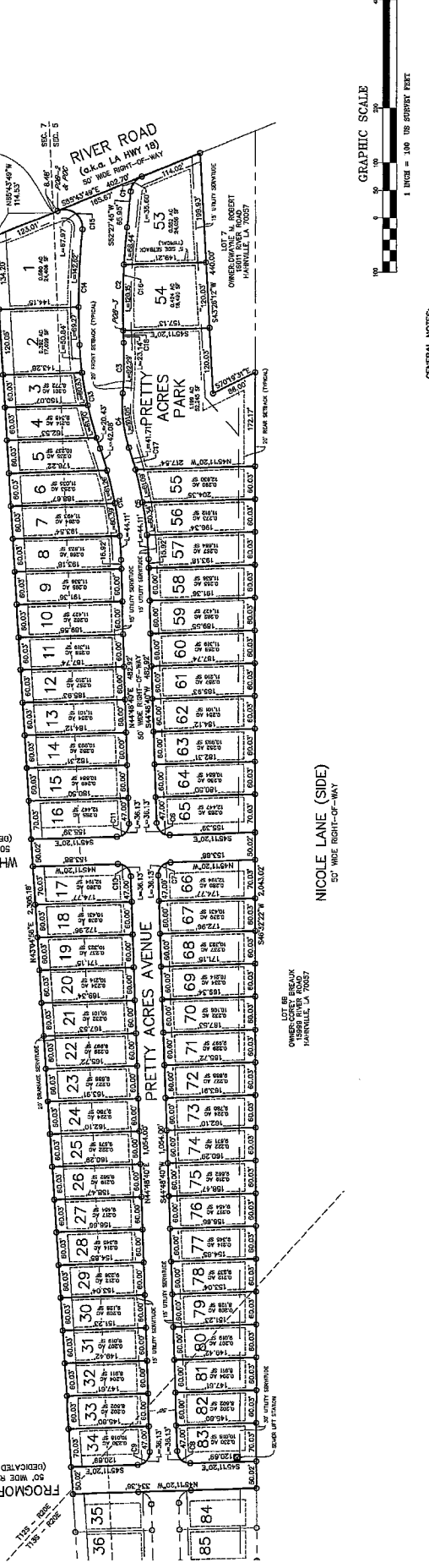
SCALE 1" = 100'

DATE: MARCH 5, 2021  
DRAWN: MFG  
SAC: MFG  
CHECKED: C.J.  
BY: MFG  
DATE: 3-9-21

PROJECT NO. 2018-001  
SHEET 1 OF 1



INTERSECTION OF THE SECTION 5 ROAD WITH THE EAST LINE OF SECTION 7 & SECTION 8, TOWNSHIP 12 SOUTH, RANGE 20 EAST



- GENERAL NOTES:
- UTILITY COMPANIES SHOULD BE NOTIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
  - SUBJECT PROPERTY IS TO BE USED FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. BASE FLOOD ELEVATION IS 70.00 FEET ELEVATION 1 FT ABOVE CENTERLINE OF STREET DATED JANUARY 11, 1992.
  - ST. CHARLES PARISH LAND USE REGULATIONS INCLUDING STRACK STANDARDS, SUPERSEDE PRIVATE SUBDIVISION COVENANTS WHERE PARISH REGULATIONS ARE MORE RESTRICTIVE.

DEDICATION STATEMENTS:

THE DONOR, HEREIN, HAS HEREBY DEeded, IN HEREBY CONVEYED TO THE PERMANENT USE OF THE PUBLIC, ALL AREAS SHOWN AS SERVICES ARE TO BE PROVIDED TO THE PUBLIC FOR THE USE OF THE BUILDINGS, STRUCTURES OR FACILITIES SHOWN TO BE CONSTRUCTED. NO SHREDBY PLANNED WITHIN THE LIMITS OF ANY GRANTED, TO BE PREVENTED OR UNDESIRABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICE IS PROVIDED.

NO PERSON SHALL PROVIDE A METHOD OF SERVICE DISPARATE EXCEPT CONNECTION TO AN APPROVED SANITARY SYSTEM UNIT. THE METHOD OF TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOUISIANA HEALTH DEPARTMENT ON FEBRUARY 11, 2021.

APPROVAL: *Matthew J. Gossard* DATE: 3-9-21

APPROVAL: *Matthew J. Gossard* DATE: 3-11-2021

APPROVAL: *Mollie Belle* DATE: 4-13-2021

APPROVAL: *Matthew J. Gossard* DATE: 4-17-2021

DATE: 3-9-21

OWNER/DEVELOPER:  
MGM DEVELOPMENT, LLC  
707 W. 5TH ST.  
LAFAYETTE, LOUISIANA 70508

ZONING INFORMATION  
SINGLE FAMILY RESIDENTIAL DETACHED CONVENTIONAL HOMES-MEDIUM DENSITY  
(FOR ST. CHARLES PLANNING & ZONING DEPT)

FRONT STRACK-20 FEET  
REAR STRACK-20 FEET

4/1/21  
I hereby certify that this plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Louisiana. I am not aware of any facts or circumstances which would render this plat invalid or misleading. I understand that my signature and seal are required for this plat to be recorded in the Public Records Office of the Parish of St. Charles, Louisiana.

DATE: 3-9-21

CURVE TABLE

CURVE	LENGTH	RADIUS	DETA	ANGLE	CHORD BEARING	CHORD LENGTH
C1	36.67	33.00	61.9430*	33.00	S83°21'58"W	21.510
C2	21.23	1300.00	91.726*	54.8118**	N48°11'59"W	21.510
C3	62.97	670.00	73.517*	67°23'43"W	S67°23'43"W	62.972
C4	101.05	280.00	23.992*	53.8643**	S33°54'34"W	103.317
C5	203.25	700.00	14.979*	53°54'34"W	S33°54'34"W	206.537
C6	36.33	23.00	90.000*	50°1'10"E	S50°1'10"E	36.332
C7	36.33	23.00	90.000*	89°54'49"E	S89°54'49"E	36.332
C8	36.33	23.00	90.000*	89°1'26"E	S89°1'26"E	36.332
C9	36.33	23.00	90.000*	89°54'49"E	S89°54'49"E	36.332
C10	36.33	23.00	90.000*	89°1'26"E	S89°1'26"E	36.332
C11	36.33	23.00	90.000*	89°54'49"E	S89°54'49"E	36.332
C12	207.84	670.00	17.4633*	N32°55'51"E	N32°55'51"E	207.017
C13	183.69	670.00	19.9339*	N47°56'16"E	N47°56'16"E	182.845
C14	211.89	1400.00	9.4018*	N47°56'16"E	N47°56'16"E	211.897
C15	61.87	33.00	18.9074*	N45°41'27"W	N45°41'27"W	61.877
C16	186.59	1300.00	8.1170*	S45°41'27"W	S45°41'27"W	186.432
C17	61.71	720.00	23.9102*	N45°41'27"E	N45°41'27"E	61.717
C18	22.14	1300.00	100.115*	N48°00'15"E	N48°00'15"E	22.147

2021-0086

INTRODUCED BY: MATTHEW JEWELL, PARISH PRESIDENT  
(DEPARTMENT OF PLANNING & ZONING)

ORDINANCE NO. 21-4-5

An ordinance approving and authorizing the execution of an Act of Dedication for River Road Estates Subdivision Phase 1, Hahnville.

**WHEREAS,** River Road Estates, LLC is the owner and developer of property located in Sections 5 & 7, T12S - R20E & Sections 31 & 33, T13S - R20E, Hahnville, as shown on a plat entitled A FINAL PLAT OF RIVER ROAD ESTATES SUBDIVISION PHASE 1, by Ralph P. Fontcuberta, Jr., PLS, dated March 5, 2021; and,

**WHEREAS,** said subdivision has been constructed in accordance with the St. Charles Parish Subdivision Regulations of 1981, as amended; and,

**WHEREAS,** all required reviews and approvals for the subdivision are complete.

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

**SECTION I.** That the Act of Dedication by River Road Estates, LLC to Parish of St. Charles for River Road Estates Subdivision Phase 1, is hereby approved and accepted.

**SECTION II.** That the Parish President is hereby authorized to execute the 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: DONALDSON, FONSECA, DARENSBOURG GORDON, CLULEE, GIBBS,  
DUFRENE, BELLOCK, FISHER, FISHER-PERRIER  
NAYS: NONE  
ABSENT: NONE

And the ordinance was declared adopted this 5th day of April, 2021, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: Marilyn Bellock  
SECRETARY: Michelle Dupontato  
DLVD/PARISH PRESIDENT: April 6, 2021  
APPROVED:  DISAPPROVED:   
PARISH PRESIDENT: Matthew Jewell  
RETD/SECRETARY: April 7, 2021  
AT: 3:54 pm RECD BY: [Signature]

CERTIFIED TRUE & CORRECT AS PER  
MINUTES DATED 4/5/2021  
Michelle Dupontato  
SECRETARY  
ST. CHARLES PARISH COUNCIL

**2018-0017**

**INTRODUCED BY: TERRELL D. WILSON, COUNCILMAN, DISTRICT I**  
**RESOLUTION NO. 6331**

A resolution providing supporting authorization to endorse the Planning Commission's approval of a revised Preliminary Plat for River Road Estates, 101 lots and a remaining Parcel X in Sections 5 & 7, T12S-R20E and Sections 31 & 33, T13S-R20E, Hahnville, with a waiver from the required width for drainage. Property owner, Cypress Ventures, LLC; applicant, River Road Estates, LLC.

**WHEREAS,** the St. Charles Parish Subdivision Ordinance of 1981 requires a supporting resolution of the Parish Council in order to waive geometric standards for subdivisions; and,

**WHEREAS,** the Construction Plat dated March 21, 2017 and revised June 15, 2017 and November 2, 2017 provides drainage servitudes that do not meet the minimum width required in Appendix C. Section III. D.2; and,

**WHEREAS,** at their meeting of February 1, 2018, the Planning and Zoning Commission granted Construction Approval for River Road Estates, which required revision of the Preliminary Plat (previously approved on November 3, 2016) and also requires a waiver from the required width for drainage servitudes.

**NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL,** hereby provides this supporting authorization to endorse the Planning Commission approval of a revised Preliminary Plat for River Bend Estates with a waiver from Appendix C. Section III. D. 2, the required width for drainage servitudes.

The foregoing resolution having been submitted to a vote, the vote thereon was as follows:

YEAS:       BENEDETTO, HOGAN, WILSON, CLULEE, WOODRUFF, BELLOCK,  
              FLETCHER, FISHER-PERRIER  
NAYS:       NONE  
ABSENT:     GIBBS

And the resolution was declared adopted this 5th day of February, 2018, to become effective five (5) days after publication in the Official Journal.

ACTING CHAIRMAN: *Terrell D. Wilson*  
SECRETARY: *Michelle Dupont*  
DLVD/PARISH PRESIDENT: 2/6/18  
APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_  
PARISH PRESIDENT: *Terrell D. Wilson*  
RETD/SECRETARY: *Michelle Dupont*  
AT: 1:00 pm RECD BY: *[Signature]*

CERTIFIED TRUE & CORRECT AS PER  
MINUTES DATED 2/5/18  
*Michelle Dupont*  
SECRETARY  
ST. CHARLES PARISH COUNCIL