

*Ord.*

**2007-0021**

**INTRODUCED BY: ALBERT D. LAQUE, PARISH PRESIDENT  
(DEPARTMENT OF PLANNING & ZONING)**

**ORDINANCE NO. 07-2-4**

An ordinance approving and authorizing the execution of an Act of Dedication for Lakewood Ridge Subdivision, near Luling, St. Charles Parish, LA., as requested by Willowridge Estates, LLC.

**WHEREAS,** Willowridge Estates, LLC are the owners and developers of property located in Section 5, T14S, R21R, near Luling, St. Charles Parish, LA and indicated on a Final Plat dated December 13, 2006, prepared by Riverlands Surveying Company, as a Final Plan of Lakewood Ridge Subdivision, resubdivision of a Portion of Lone Star Plantation into Lots 1-73, Lakewood Ridge Drive, Debbie Court, Extension of Lakewood Drive, Gregory Drive, and Rusty Drive; and,

**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 for Lakewood Ridge Subdivision, which includes Lots 1 through 73, the dedication of Lakewood Ridge Drive, Debbie Court, Extension of Lakewood Drive, Gregory Drive, and Rusty Drive, and servitudes for utilities and drainage as indicated on said plat 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: MARINO, FAUCHEUX, HILAIRE, RAMCHANDRAN, BLACK  
NAYS: NONE  
ABSENT: FABRE, WALLS, DUHE, MINNICH

And the ordinance was declared adopted this 5th day of February, 2007, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: [Signature]  
SECRETARY: [Signature]  
DLVD/PARISH PRESIDENT: February 6, 2007  
APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_  
PARISH PRESIDENT: Albert D. Laque  
RETD/SECRETARY: February 6, 2007  
AT: 10:35 AM RECD BY: [Signature]

RECORDED IN THE ST. CHARLES PARISH  
CLERK OF COURT OFFICE  
ON March 6, 2007  
AS ENTRY NO. 328640  
IN MORTGAGE/CONVEYANCE BOOK  
NO. 687 FOLIO 491

ACT OF DEDICATION

UNITED STATES OF AMERICA

BY: WILLOWRIDGE ESTATES, L.L.C.

STATE OF LOUISIANA

TO: ST. CHARLES PARISH

PARISH OF ST. CHARLES

BE IT KNOWN, that on this 2nd day of March, in the year of Our Lord Two Thousand and seven,

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 witnessed hereinafter named and undersigned, PERSONALLY CAME AND APPEARED;

Willowridge Estates, L.L.C., a limited liability company organized and existing under and by virtue of the laws of the State of Louisiana with its domicile in the Parish of Jefferson, within said State, herein appearing by and through Rathborne Properties, Inc., its Manager, herein appearing by and through J. Cornelius Rathborne, its President. (Hereinafter sometimes referred to as "Willowridge");

MAILING ADDRESS: P.O. Box 157  
Harvey, Louisiana 70059

Willowridge 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 Lakewood Ridge Subdivision being a portion of Section 5, T14S, R21E, St. Charles Parish, Louisiana, shown on a survey of said subdivision which survey was prepared by Riverlands Surveying Company, dated December 13, 2006, signed by Stephen P. Flynn, Registered Land Surveyor, which survey is entitled "Lakewood Ridge Subdivision, in Section 5, T14S, R21E, near Luling, St. Charles Parish, Louisiana", a copy of which is attached to and made part of this ordinance; and

Willowridge further declared unto me that it has caused that portion of the above property designated as Lakewood Ridge Subdivision on the survey referred to above to be laid out in squares and lots on the plan of survey and/or re-subdivision referred to above, which plan of sub-division creates Lakewood Ridge Subdivision, a copy of which is attached and made part hereof; and

Willowridge further declared unto me, Notary, that on the aforesaid plan of re-subdivision it has laid out certain streets within the Lakewood Ridge Subdivision which are named and identified in accordance with the annexed plan of Riverlands Surveying Company, as Lakewood Drive, Gregory Drive, Rusty Drive, Lakewood Ridge Drive and

Debbie Court, which streets and in regard to this dedication, are more fully described in accordance with said plan as follows to wit:

**LAKWOOD DRIVE, GREGORY DRIVE, RUSTY DRIVE, LAKEWOOD RIDGE DRIVE, AND DEBBIE COURT, LAKEWOOD RIDGE SUBDIVISION, ST. CHARLES PARISH, LOUISIANA**

A CERTAIN PORTION OF GROUND situated in St. Charles Parish, on the right descending bank of the Mississippi River in Section 5 of Township 14 South, Range 21 East, Southeast District of Louisiana, West of the Mississippi River, near Luling, Louisiana; being **LAKWOOD DRIVE, GREGORY DRIVE, RUSTY DRIVE, LAKEWOOD RIDGE DRIVE AND DEBBIE COURT** shown on a Final Plan of **LAKWOOD RIDGE SUBDIVISION**, and is more fully described as follows:

**Beginning at a point** said point being the southeast corner of Lot 43 of Lakewood Ridge Subdivision. Thence proceed  $N08^{\circ}57'20''E$  a distance of 90.16 feet to a point; Thence proceed along a curve to the right having the radius of 30.00 feet, a length of 47.21 feet and a chord of  $N54^{\circ}02'07''E$  a distance of 42.49 feet to a point; Thence proceed  $N08^{\circ}38'18''E$  a distance of 50.00 feet to a point; Thence proceed along a curve to the right having the radius of 30.00 feet, a length of 47.07 feet and a chord of  $N36^{\circ}24'08''W$  a distance of 42.39 feet to a point; Thence proceed  $N08^{\circ}42'34''E$  a distance of 42.04 feet to a point; Thence proceed along a curve to the right having the radius of 196.34 feet, a length of 187.76 feet and a chord of  $N37^{\circ}15'58''E$  a distance of 180.69 feet to a point; Thence proceed  $N64^{\circ}39'44''E$  a distance of 51.49 feet to a point; Thence proceed along a curve to the right having the radius of 155.00 feet, a length of 110.99 feet and a chord of  $N85^{\circ}10'32''E$  a distance of 108.63 feet to a point; Thence proceed along a curve to the left having the radius of 2883.92 feet, a length of 715.82 feet and a chord of  $S81^{\circ}25'19''E$  a distance of 713.99 feet to a point; Thence proceed along a curve to the right having the radius of 25.00 feet, a length of 46.11 feet and a chord of  $S35^{\circ}41'48''E$  a distance of 39.85 feet to a point; Thence proceed  $S17^{\circ}08'21''W$  a distance of 196.86 feet to a point; Thence proceed along a curve to the right having the radius of 25.00 feet, a length of 32.86 feet and a chord of  $S54^{\circ}47'42''W$  a distance of 30.55 feet to a point; Thence proceed along a curve to the right having the radius of 3123.92 feet, a length of 542.87 feet and a chord of  $N82^{\circ}34'15''W$  a distance of 542.19 feet to a point; Thence proceed along a curve to the left having the radius of 350.00 feet, a length of 96.99 feet and a chord of  $N85^{\circ}31'53''W$  a distance of 96.68 feet to a point; Thence proceed  $S86^{\circ}32'44''W$  a distance of 82.73 feet to a point; Thence proceed along a curve to the right having the radius of 350.00 feet, a length of 50.60 feet and a chord of  $N87^{\circ}19'07''W$  a distance of 50.56 feet to a point; Thence proceed  $N81^{\circ}21'42''W$  a distance of 126.02 feet to a point; Thence proceed  $S08^{\circ}38'18''W$  a distance of 50.00 feet to a point; Thence proceed  $S81^{\circ}21'42''E$  a distance of 126.79 feet to a point; Thence proceed along a curve to the left having the radius of 400.00 feet, a length of 60.38 feet and a chord of  $S87^{\circ}24'39''E$  a distance of 60.32 feet to a point; Thence proceed  $N86^{\circ}32'44''E$  a distance of 82.73 feet to a point; Thence proceed along a curve to the right having the radius of 300.00 feet, a length of 82.32 feet and a chord of  $S85^{\circ}36'35''E$  a distance of 82.06 feet to a point; Thence proceed along a curve to the left having the radius of 3173.92 feet, a length of 527.02 feet and a chord of  $S82^{\circ}20'05''E$  a distance of 526.41 feet to a point; Thence proceed along a curve to the right having the radius of 25.00 feet, a length of 24.09 feet and a chord of  $S59^{\circ}28'58''E$  a distance of 23.17 feet to a point; Thence proceed along a curve to the left having the radius of 50.00 feet, a length of 155.95 feet and a chord of  $N58^{\circ}46'04''E$  a distance of 99.99 feet to a point; Thence proceed along a curve to the right having the radius of 25.00 feet, a length of 20.82 feet and a chord of  $N06^{\circ}43'24''W$  a distance of 20.23 feet to a point; Thence proceed  $N17^{\circ}08'21''E$  a distance of 174.40 feet to a point; Thence proceed along a curve to the right having the radius of 25.00 feet, a length of 19.80 feet and a chord of  $N39^{\circ}49'31''E$  a distance of 19.28 feet to a point; Thence proceed along a curve to the left having the radius of 50.00 feet, a length of 130.74 feet and a chord of  $N12^{\circ}23'52''W$  a distance of 96.55 feet to a point; Thence proceed  $N89^{\circ}36'02''W$  a distance of 9.15 feet to a point; Thence proceed along a curve to the right having the radius of 2833.92 feet, a length of 640.87 feet and a chord of  $N83^{\circ}01'46''W$  a distance of 639.51 feet to a point; Thence proceed along a curve to the right having the radius of 30.00 feet, a length of 49.00 feet

and a chord of N29°45'32"W a distance of 43.73 feet to a point; Thence proceed N17°02'00"E a distance of 102.02 feet to a point; Thence proceed N81°21'05"W a distance of 101.08 feet to a point; Thence proceed S17°02'00"W a distance of 98.70 feet to a point; Thence proceed along a curve to the right having the radius of 30.00 feet, a length of 39.90 feet and a chord of S55°08'22"W a distance of 37.03 feet to a point; Thence proceed along a curve to the left having the radius of 205.00 feet, a length of 102.27 feet and a chord of S78°57'13"W a distance of 101.21 feet to a point; Thence proceed S64°39'44"W a distance of 51.49 feet to a point; Thence proceed along a curve to the left having the radius of 246.34 feet, a length of 236.12 feet and a chord of S37°12'13"W a distance of 227.18 feet to a point; Thence proceed S08°42'34"W a distance of 42.52 feet to a point; Thence proceed along a curve to the left having the radius of 30.00 feet, a length of 47.12 feet and a chord of S53°38'55"W a distance of 42.43 feet to a point; Thence proceed N81°21'05"W a distance of 178.86 feet to a point; Thence proceed along a curve to the right having the radius of 30.00 feet, a length of 46.96 feet and a chord of N35°26'46"W a distance of 42.31 feet to a point; Thence proceed along a curve to the right having the radius of 487.11 feet, a length of 206.67 feet and a chord of N16°32'08"E a distance of 205.12 feet to a point; Thence proceed along a curve to the right having the radius of 25.00 feet, a length of 22.50 feet and a chord of N54°28'27"E a distance of 21.75 feet to a point; Thence proceed along a curve to the left having the radius of 60.00 feet, a length of 306.19 feet and a chord of N57°51'17"W a distance of 66.77 feet to a point; Thence proceed along a curve to the right having the radius of 25.00 feet, a length of 19.75 feet and a chord of S06°40'08"W a distance of 19.24 feet to a point; Thence proceed along a curve to the left having the radius of 537.11 feet, a length of 202.31 feet and a chord of S18°30'54"W a distance of 201.11 feet to a point; Thence proceed along a curve to the left having the radius of 30.00 feet, a length of 52.06 feet and a chord of S57°26'05"W a distance of 45.77 feet to a point; Thence proceed N72°51'19"W a distance of 80.27 feet to a point; Thence proceed S17°08'41"W a distance of 80.00 feet to a point; Thence proceed S72°51'19"E a distance of 132.51 feet to a point; Thence proceed along a curve to the left having the radius of 65.00 feet, a length of 11.11 feet and a chord of S75°45'47"E a distance of 11.09 feet to a point; Thence proceed along a curve to the right having the radius of 300.00 feet, a length of 52.65 feet and a chord of N88°59'09"E a distance of 52.58 feet to a point; Thence proceed along a curve to the right having the radius of 65.00 feet, a length of 13.20 feet and a chord of S86°54'42"E a distance of 13.18 feet to a point; Thence proceed S81°21'05"E a distance of 177.92 feet to a point; Thence proceed along a curve to the right having the radius of 30.00 feet, a length of 47.28 feet and a chord of S36°11'52"E a distance of 42.54 feet to a point; Thence proceed S08°57'20"W a distance of 89.84 feet to a point; Thence proceed S81°21'05"E a distance of 50.00 feet to a point;

**The Point of Beginning.**

All as more fully shown on a plan by Riverlands Surveying Company, Inc. dated December 13, 2006

All of the streets dedicated herein are described on a plan of subdivision entitled "Lakewood Ridge Subdivision, in Section 5, T14S, R21E, near Luling, St. Charles Parish, Louisiana," which plan of subdivision is certified correct by Riverlands Surveying Company., stamped by Stephen P. Flynn, Registered Land Surveyor, dated December 13, 2006. On all matters of the description of the property on which the streets are located, the above referred to survey shall be controlling.

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

Willowridge further declared unto me, Notary, that under the covenants, conditions and stipulations hereinafter recited it does, by these presents, dedicate the following

streets located all within Lakewood Ridge Subdivision, namely: Lakewood Drive, Gregory Drive, Rusty Drive, Lakewood Ridge Drive and Debbie Court as hereinabove described and does hereby grant the various servitudes for water, utility and drainage purposes, all as shown on the annexed plan of resubdivision by Riverlands Surveying Company 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

Willowridge 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 streets identified hereinabove as Lakewood Drive, Gregory Drive, Rusty Drive, Lakewood Ridge Drive and Debbie Court, only as far as said streets are located in Lakewood Ridge Subdivision.
2. The herein grant of the various servitudes for utility and drainage purposes shall constitute the granting only of a "personal servitude of right of use" being a "limited personal servitude" in favor of St. Charles Parish. Willowridge does hereby reserve all rights of fee ownership to that portion of the aforesaid Lakewood Ridge Subdivision which comprises the various servitudes for water, utility and drainage purposes.
3. Willowridge 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 streets and drainage canals identified hereinabove and by the aforesaid water, utility and drainage servitudes granted herein. In that connection, Willowridge does, however, agree to prohibit the use of any part of the surface of any of the property covered by the streets, drainage canals and servitudes with respect to the exploration, development or production of minerals pursuant to this reservation. This reservation is made in accordance with

Willowridge's plan and intention to reserve all of the mineral rights in, on and under all of the lots in the Lakewood Ridge Subdivision, whereby, however, Willowridge 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.

4. The herein dedication of streets and grant of servitudes for water, utility and drainage purposes are made by Willowridge without any warranty whatsoever except as provided for herein.
5. 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. St. Charles Parish must further bind and obligate itself to use the water, utility and drainage servitudes granted herein only for water, utility and drainage purposes.
6. This dedication and grant are conditioned upon St. Charles Parish maintaining and policing the streets dedicated herein, and maintaining the various water, utility and drainage facilities within the various water, utility and drainage servitudes areas.
7. The grant herein of various servitudes for water, utility and drainage purposes shall be used exclusively for those purposes and Willowridge reserves the right to use or grant any other rights with respect to said property not inconsistent with the aforesaid servitudes for water, utility and drainage purposes. The herein granted water, utility and drainage servitudes shall not be utilized so as to unreasonably interfere with or impair ingress and egress from the streets dedicated herein to any of the lots in the Lakewood Ridge Subdivision.
8. Willowridge warrants that the herein dedication of streets and

grant of servitudes are free of any liens and/or encumbrances and that no lots have been sold or alienated prior to the date hereof.

9. The dedication and grant made herein are made subject to any existing servitudes affecting the Lakewood Ridge Subdivision, such as by way of illustration by 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. Willowridge warrants that all utilities and streets have been placed within the servitudes granted herein.

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 February 5, 2007, a certified copy of which is annexed hereto and made 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 all of the streets and drainage canals dedicated herein has been satisfactorily completed in accordance with all requirements and that all utility and drainage facilities have been likewise satisfactorily completed in accordance with all requirements and St. Charles Parish does hereby accept all of said streets and drainage canals and utility and drainage facilities and assumes the maintenance thereof.

This Act of Dedication and Acceptance was approved and accepted by the St. Charles Parish Council by Ordinance No. 07-2-4 the 5th day of February, 2007, a photo copy of which is attached and made part hereof.

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 appearers and me, Notary, after reading the whole.

WILLOWRIDGE ESTATES, L.L.C.

WITNESSES:

*[Signature]*  
*[Signature]*

By: Rathborne Properties, Inc., Its Manager

BY: *[Signature]*  
J. Cornelius Rathborne, President

*[Signature]*  
Gregory C. Lier, Bar No 08868  
Notary Public

WITNESSES:

*[Signature]*  
*[Signature]*

ST. CHARLES PARISH

BY: *[Signature]*  
Albert A. Laque  
Parish President

*[Signature]*  
Notary Public  
ROBERT L. RAYMOND  
Print Name  
Bar No.: 11408