

2019-0120

**INTRODUCED BY: LARRY COCHRAN, PARISH PRESIDENT
(DEPARTMENT OF PLANNING & ZONING)**

ORDINANCE NO. 19-4-14

An ordinance approving and authorizing the execution of an Act of Dedication and approval of the Final Plat for St. Paul Place Subdivision.

WHEREAS, JCJR Enterprises LLC, requests Final Plat Approval for St. Paul Place, as shown on plan by Stephen P. Flynn titled Final Plan St. Paul Place dated March 27, 2019 and revised April 5, 2019; and,

WHEREAS, the developer also requests acceptance of improvements through an Act of Dedication; and,

WHEREAS, St. Paul Place has been constructed in accordance with the St. Charles Parish Subdivision Regulations of 1981, as amended, with waivers from the geometric standards regarding lots and streets authorized by Resolution No. 6357 of the Parish Council; and,

WHEREAS, the developer has submitted all required documents and paid required fees.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. That the Act of Dedication and Final Plat submitted by JCJR Enterprises for St. Paul Place, are hereby approved and accepted.

SECTION II. That the Parish President is hereby authorized to execute the Act of Dedication and Final Plat for St. Paul Place on behalf of St. Charles Parish.

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

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

And the ordinance was declared adopted this 22nd day of April, 2019, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: [Signature]
SECRETARY: Nichelle Dupontato
DLVD/PARISH PRESIDENT: April 24, 2019
APPROVED: _____ DISAPPROVED: _____
PARISH PRESIDENT: _____
RETD/SECRETARY: April 24, 2019
AT: 9:05 am RECD BY: [Signature]

RECORDED IN THE ST. CHARLES PARISH
CLERK OF COURT OFFICE
ON May 6, 2019
AS ENTRY NO. 440501
IN MORTGAGE/CONVEYANCE BOOK
NO. 876 FOLIO 486

ACT OF DEDICATION

UNITED STATES OF AMERICA

BY: JCJR ENTERPRISES, LLC

STATE OF LOUISIANA

TO: PARISH OF ST. CHARLES

PARISH OF ST. CHARLES

BE IT KNOWN, that on this 2ND day of May, in the year of Our Lord two thousand and nineteen (2019),

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:

JCJR ENTERPRISES, LLC, a Louisiana limited liability company appearing herein by and through Joel T. Chaisson, II, duly authorized as evidenced by the Certificate of Authority dated April 1, 2019, which is attached hereto and which is issued in accordance with the Articles of Organization 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 East Bank of St. Charles Parish, which lands are designated as ST. PAUL SUBDIVISION, described as follows:

Resubdivision of UPD-1 and Parcel A of Tract C of Plantation Business Campus into lots herein designated as Lots 1, 2, 3, 4, 5, 6, 7, & 8, St. Paul Place. Situated in Section 4, T-13-S, R-8-E, Destrehan, St. Charles Parish, Louisiana.

JCJR ENTERPRISES, LLC further declared unto me that it has caused that portion of the above property designated as ST. PAUL PLACE on the survey by Stephen P. Flynn., PLS, dated March 27, 2019, and revised on April 5th, 2019, 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

JCJR ENTERPRISES, LLC further declared unto me, Notary, that on the aforesaid plan of resubdivision it has laid out a certain street within ST. PAUL PLACE which is named and identified in accordance with the annexed plan of Stephen P. Flynn., PLS, dated March 27, 2019, and revised on April 5th, 2019, as St. Paul Place and within which said street the water, sewer, drainage and street light infrastructure lies and all of which improvements is herein dedicated to St. Charles Parish. Also by this Act, JCJR ENTERPRISES, LLC does hereby create the street identified below as being a part of ST. PAUL PLACE, the description of which street is as follows, to-wit:

That piece or portion of ground being the St. Paul Place right of way of St. Paul Place. Situated in Section 4, T-13-S, R-8-E, Destrehan, St. Charles Parish, Louisiana per a subdivision plat entitled "Final Plat St. Paul Place" by Stephen P. Flynn, P.L.S. dated March 27, 2019 and revised on April 5th, 2019, and being more fully described as follows:

Commence at a point being the north right of way of LA Highway 48 and the line between Section 3 and Section 4.

Thence proceed in a northeasterly direction along the line between Section 3 and Section 4 a bearing of N20°27'11"E a distance of 1392.89' to a point;

The Point of Beginning

Thence proceed in a northeasterly direction along the west right of way of St. Paul Place and the east line of Red Church Plantation Estates Phase 3 a bearing of N20°27'11"E a distance of 1043.29' to a point;

Thence proceed in a southeasterly direction along the north right of way of St. Paul Place and the south line of Lot 8 a bearing of S68°06'04"E a distance of 64.19' to a point;

Thence proceed along the east right of way of St. Paul Place being the west line of Lots 8 and 7 along a non-tangent curve to the right with a radius of 48.00', a curve length of 140.99' and a chord bearing of S15°35'51"W a distance of 95.50' to a point;

Thence proceed in a southwesterly direction along the east right of way of St. Paul Place and the west line of Lots 7 & 6 a bearing of S21°06'52"W a distance of 189.17' to a point;

Thence proceed in a southwesterly direction along the east right of way of St. Paul Place and the west line of Lots 6, 5, 4, 3, & 2 a bearing of S21°42'16"W a distance of 459.14' to a point;

Thence proceed in a southwesterly direction along the east right of way of St. Paul Place being the west line of Lot 2 along a tangent curve to the left with a radius of 105.00', a curve length of 42.04' and a chord bearing of 209°37'21"W a distance of 41.76' to a point;

Thence proceed in a southwesterly direction along the east right of way of St. Paul Place being the west line of Lot 2 along a tangent curve to the right with a radius of 154.27', a curve length of 84.23' and a chord bearing of S13°47'36"W a distance of 83.18' to a point;

Thence proceed in a southwesterly direction along the east right of way of St. Paul Place and the west line of Lots 1 & 2 a bearing of S29°26'03"W a distance of 178.04' to a point;

Thence proceed in a northwesterly direction along the south right of way of St. Paul Place and the north line of Lot HH a bearing of N63°02'55"W a distance of 46.76' to a point;

The Point of Beginning

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 St. Paul Place and within which street the water, sewer, drainage and street light infrastructure lies and all of which improvements, as hereinabove described and, all as shown on the annexed plan by Stephen P. Flynn., PLS, dated March 27, 2019, and revised on April 5th, 2019, 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 servitude 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 as St. Paul Place, only as far as said street is located within the ST. PAUL PLACE.
2. 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 ST. PAUL PLACE, 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 St. Paul Place 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.
3. The herein dedication of the street and grant of servitudes for utility and drainage purposes are made by the appearer without any warranty whatsoever, except as provided herein.
4. Appearer warrants that all servitudes and streets have been placed within the servitudes granted herein.
5. 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.
6. This dedication and grant are conditioned upon St. Charles Parish maintaining and policing the street dedicated herein, and maintaining the various utility and drainage facilities within the various utility and drainage servitude areas.
7. 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 ST. PAUL PLACE.
8. The dedication and grant made herein are made subject to any existing servitudes affecting the ST. PAUL PLACE, such as by way of illustration but not limitation, pipeline servitudes and levees.
9. 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.
10. 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 ST. PAUL PLACE have been sold or alienated prior to the date hereof.

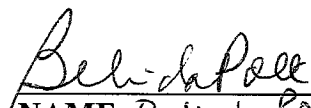
AND NOW, to these presents, personally came and intervened:

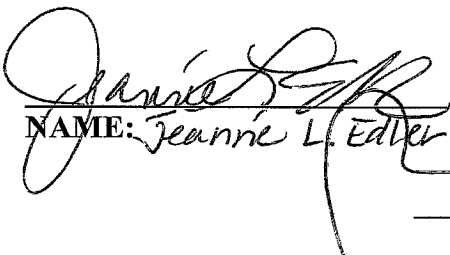
ST. CHARLES PARISH, herein appearing through Larry Cochran, Parish President, duly authorized by virtue of Ordinance of said Parish adopted on April 22, 2019, a certified copy of which is annexed hereto and made part hereof,

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 ST. PAUL PLACE 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:


NAME: Belinda Poik


NAME: Jeanne L. Edler

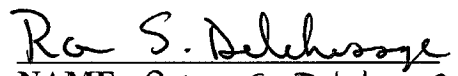
JCJR ENTERPRISES, LLC


BY: 
JOEL T. CHAISSON, II


NOTARY PUBLIC
ROBERT L. RAYMOND
LSBA BAR NO. 11408

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.

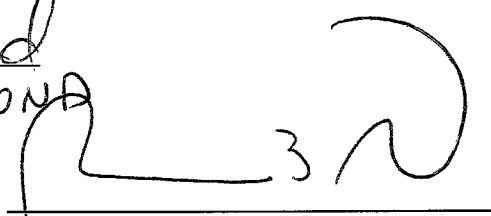
WITNESSES:


NAME: Robin S. Delahoussaye


NAME: BILLY RAYMOND

ST. CHARLES PARISH

BY: 
LARRY COCHRAN
PARISH PRESIDENT


NOTARY PUBLIC
ROBERT L. RAYMOND
LSBA BAR NO. 11408

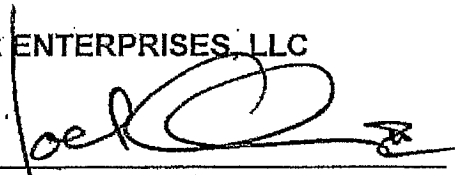
**CERTIFICATE OF AUTHORITY FOR
JCJR ENTERPRISES, LLC**

The undersigned, being the Manager and Sole Member of JCJR ENTERPRISES, LLC, (the "Company") and acting in such capacity, hereby certifies that:

JOEL T. CHAISSON II, is hereby appointed as the Agent for JCJR ENTERPRISES, LLC, and is authorized and empowered for and on behalf of this company to sign and execute any and all documents, notarial acts or other instruments regarding the St. Paul Place Subdivision for JCJR ENTERPRISES, LLC, located in Destrehan, Louisiana, as he deems fit and proper.

BE IT FURTHER RESOLVED that the said Joel T. Chaisson II is hereby authorized to sign and execute on behalf of this company any and all documents, notarial acts, or other instruments in order to carry out the purpose of this Certificate of Authority; to do any and all other things as he, in his sole discretion, deems fit or proper to carry out this Certificate of Authority.

JCJR ENTERPRISES, LLC


By: JOEL T. CHAISSON II
Manager and Sole Member

CERTIFICATE

The undersigned duly designated Certifying official does hereby certify that Joel T. Chaisson II is the Manager and Sole Member of JCJR ENTERPRISES, LLC, and that the foregoing Certificate of Authority has been duly adopted and approved by the Company.

JCJR ENTERPRISES, LLC.


By: JOEL T. CHAISSON II
Certifying Official

Date: _____

4/1/19

2019-0120

**INTRODUCED BY: LARRY COCHRAN, PARISH PRESIDENT
(DEPARTMENT OF PLANNING & ZONING)**

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NAYS: NONE

ABSENT: BENEDETTO

And the ordinance was declared adopted this 22nd day of April, 2019, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: _____

SECRETARY: Michelle Dupontato

DLVD/PARISH PRESIDENT: April 24, 2019

APPROVED: _____ DISAPPROVED: _____

PARISH PRESIDENT: _____

RETD/SECRETARY: April 26, 2019

AT: 9:05 am RECD BY: _____

CERTIFIED TRUE & CORRECT AS PER
MINUTES DATED 4/22/19

Michelle Dupontato
SECRETARY
ST. CHARLES PARISH COUNCIL