

2014-0406

**INTRODUCED BY: V.J. ST. PIERRE, JR., PARISH PRESIDENT
(DEPARTMENT OF PLANNING AND ZONING)**

ORDINANCE NO. 15-1-1

An ordinance to approve a resubdivision of lots indicated on a plat by Riverlands Surveying Company, dated September 25, 2014, for resubdivision of the east ½ of Lot 13 of Addition to Mosella Subdivision into Lots 13-A and 13-B, near Paradis as requested by Lloyd Frickey.

WHEREAS, at their December 4, 2014 meeting, the Planning Commission recommended approval of PZS-2014-41, a resubdivision of the east ½ of Lot 13 of Addition to Mosella Subdivision into Lots 13-A and 13-B, near Paradis as requested by Lloyd Frickey; and,

WHEREAS, the Planning & Zoning Commission approved a positive recommendation of the resubdivision of the east ½ of Lot 13 of Addition to Mosella Subdivision into Lots 13-A and 13-B, near Paradis as indicated on a plat by Riverlands Surveying Company, dated September 25, 2014, requested by Lloyd Frickey; and,

WHEREAS, the St. Charles Parish Subdivision Ordinance of 1981 (as amended) stipulates that consideration of a minor resubdivision by the Planning and Zoning Commission also requires approval by the Parish Council.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. That the positive recommendation of the resubdivision of the east ½ of Lot 13 of Addition to Mosella Subdivision into Lots 13-A and 13-B, near Paradis as indicated on a plat by Riverlands Surveying Company, dated September 25, 2014, as requested by Lloyd Frickey is hereby approved.

SECTION II. The Parish President is hereby authorized to execute the attached surveys by Riverlands Surveying Company, dated September 25, 2014.

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

YEAS: SCHEXNAYDRE, LEWIS, WILSON, WOODRUFF, BENEDETTO, HOGAN, COCHRAN, FLETCHER, FISHER-PERRIER

NAYS: NONE

ABSENT: NONE

And the ordinance was declared adopted this 12th day of January 2015, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: _____

SECRETARY: _____

DLVD/PARISH PRESIDENT: VJSP _____

APPROVED: ✓ DISAPPROVED: _____

PARISH PRESIDENT: VJSP _____

RETD/SECRETARY: 1/14/15 _____

AT: 1:30 pm RECD BY: [Signature] _____

RECORDED IN THE ST. CHARLES PARISH
CLERK OF COURT OFFICE

ON January 14, 2015

AS ENTRY NO. 402974

IN MORTGAGE/CONVEYANCE BOOK

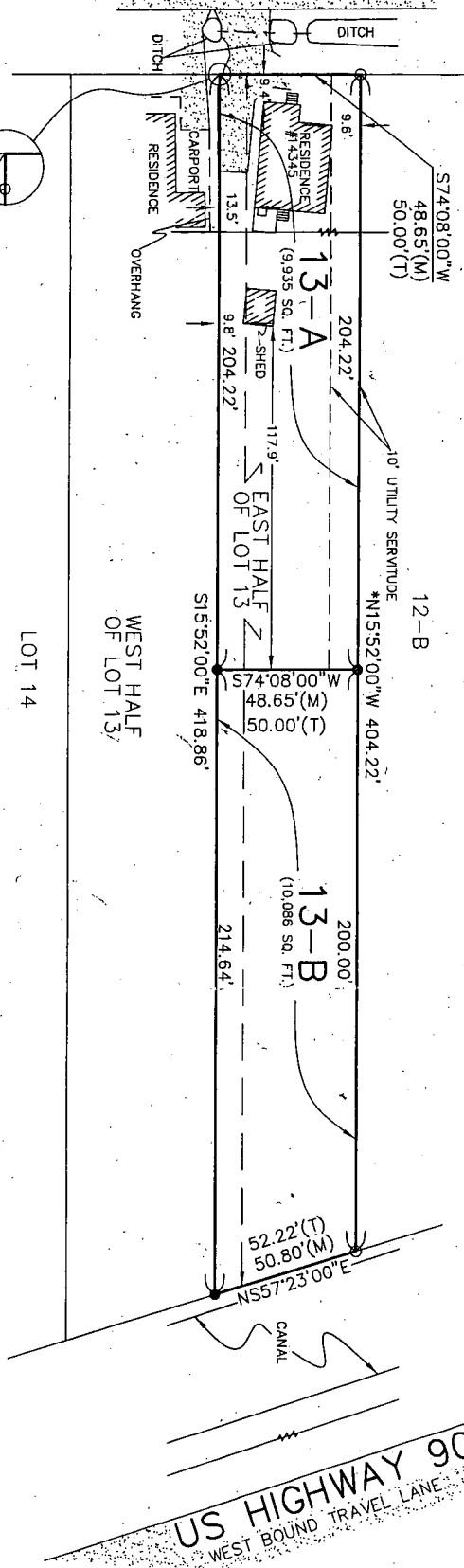
NO. 811 FOLIO 701

DEVELOPER: L.J. FRICKY
152 BAYOU ESTATES DRIVE
DES ALLEMANDS, LA 70030
985-758-2936

FOURTH STREET

1748.70'

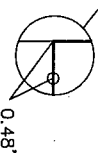
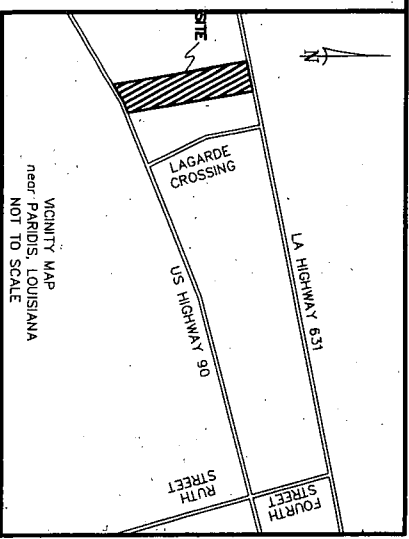
LA HIGHWAY 631
(formerly HIGHWAY 90)



LOT 14

WEST HALF
OF LOT 13

US HIGHWAY 90
WEST BOUND TRAVEL LANE



TITLE: SURVEY PLAT AND RESUBDIVISION OF THE EAST HALF OF LOT 13
OF THE ADDITION TO MOSELLA SUBDIVISION INTO LOTS HEREIN
DESIGNATED AS LOTS 13-A & 13-B OF THE ADDITION TO MOSELLA SUBDIVISION
SITUATED IN SECTION 37, T-14-S, R-20-E,
near PARADIS, ST. CHARLES PARISH, LOUISIANA.

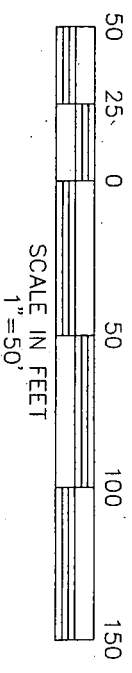
DATE: SEPTEMBER 25, 2014 REVISED TO SHOW UTILITY SERVITUDE 10/27/2014
SURVEY REFERENCE: 1. SURVEY PLAT AND RESUBDIVISION OF LOT 10 & LOT 11 OF THE ADDITION TO MOSELLA SUBDIVISION
INTO LOTS HEREIN DESIGNATED AS LOTS 10-A, 10-B, 11-A, 11-B OF THE MOSELLA SUBDIVISION
BY STEPHEN P. FLYNN, P.L.S. DATED 3/15/2013
2. SURVEY OF ONE HALF OF LOT 13 ADDITION TO MOSELLA SUBDIVISION BY LUCIEN C. GASSEN,
P.L.S. DATED 9/18/1986
3. SURVEY AND RESUBDIVISION OF LOT 12 OF ADDITION TO MOSELLA SUBDIVISION INTO LOTS
12-A & 12-B BY R.P. BERNARD, P.L.S. DATED 4/5/2004.

BASIS OF BEARING: * WEST LINE OF LOT 12-B TAKEN FROM REFERENCED SURVEY PLAT NO. 3.
FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "AE" PER FEDERAL INSURANCE RATE MAP NUMBER 220180-0125C DATED 6/16/1992.
SURVEYOR'S NOTES:

- A. THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLETES WITH THE REQUIREMENTS OF LOUISIANA'S STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS B SURVEY.
- B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.
- C. NO UNDERGROUND LINES OR CONDUITS SHOWN.
- D. MINIMUM SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.

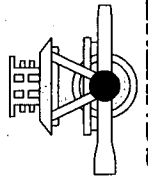
LEGEND

- #4 IRON ROD SET
- #4 IRON ROD FOUND
- X- FENCE
- POWER LINE
- (M) MEASURED
- (T) TITLE



DRAWN BY: BJD DRAWING NO. MM0793A

RIVERLANDS SURVEYING COMPANY



505 HENLOCK DRIVE
LAPLACE, LA 70068
1-800-248-6982
985-652-6356

APPROVED: *[Signature]* 1/14/15
PARISH PRESIDENT
CHAIR, PLANNING AND ZONING COMMISSION
DATE: 12-22-14
PARISH COUNCIL CHAIRMAN
DATE: 1-30-15
CERTIFICATION: THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA REVISED STATUTES 33:5051 ET. SEQ. AND SUBDIVISION OF LAND.
RECORDED IN THE CLERK OF COURT'S OFFICE
ST. CHARLES PARISH ON THE 14th
DAY OF January, 2015 IN BOOK 811
FOLIO 761 ENTRY # 402974

[Signature]
STEPHEN P. FLYNN
P.L.S. LA. ST. REG. NO. 16668