

**2022-0127**

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

**ORDINANCE NO. 22-5-11**

An ordinance approving and authorizing the execution  
of an Act of Dedication for River Road Estates  
Subdivision Phase 2, Hahnville.

**WHEREAS,** River Road Estates, LLC, is the owner and developer of property located in  
Sections 31 & 33, T13S - R20E, Hahnville, as shown on a plat entitled A  
FINAL PLAT OF RIVER ROAD ESTATES SUBDIVISION PHASE 2, by  
BFM Corporation, LLC, Gary J. Lambert, Jr., PLS, dated January 20, 2022,  
revised April 7, 2022; and,

**WHEREAS,** said subdivision has been constructed in accordance with the St. Charles  
Parish Subdivision Regulations of 1981, as amended, with a waiver from  
the required width for drainage authorized by Resolution No. 6331 of the  
Parish Council on February 5, 2018; 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 2, 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: BILLINGS, FONSECA, DARENSBOURG GORDON, CLULEE, GIBBS,  
DUFRENE, BELLOCK, FISHER, FISHER-CORMIER  
NAYS: NONE  
ABSENT: NONE

And the ordinance was declared adopted this 2nd day of May, 2022,  
to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: Bob Fisher  
SECRETARY: Michelle Dupont  
DLVD/PARISH PRESIDENT: May 3, 2022  
APPROVED: ✓ DISAPPROVED: \_\_\_\_\_

PARISH PRESIDENT: Math Jewell  
RETD/SECRETARY: May 4, 2022  
AT: 1:10pm RECD BY: [Signature]

RECORDED IN THE ST. CHARLES PARISH  
CLERK OF COURT OFFICE

ON May 17, 2022

AS ENTRY NO. 468318

IN MORTGAGE/CONVEYANCE BOOK

NO. 919 FOLIO 552

**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 10<sup>th</sup> day of May, in the year of Our Lord two thousand and twenty-two (2022),

**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 March 15, 2022, 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 2, described as follows:

**The Point of Beginning (River Road Estates Phase 2)**

COMMENCING AT A POINT LOCATED N65°43'49"W A DISTANCE OF 114.53' 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, SOUTHEASTERN WEST OF MISSISSIPPI RIVER LAND DISTRICT;

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 ¾" PIPE IN CONCRETE, THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING, PROCEED S46°32'22"W A DISTANCE OF 1,163.03 FEET TO A ¾" IRON PIPE IN CONCRETE;

THENCE N44°43'23"W A DISTANCE OF 93.76 FEET TO A ¾" IRON PIPE IN CONCRETE;

THENCE ALONG A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 14.18 FEET, A RADIUS OF 23.00 FEET, A DELTA ANGLE OF 35°19'55", A CHORD BEARING OF N27°03'25"W, AND A CHORD LENGTH OF 13.96 FEET TO A ¾" IRON PIPE IN CONCRETE;

THENCE ALONG A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 302.99 FEET, A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 289°20'10", A CHORD BEARING OF N44°43'23"W, AND A CHORD LENGTH OF 69.40 FEET TO A ¾" IRON PIPE IN CONCRETE;

THENCE ALONG A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 14.18 FEET, A RADIUS OF 23.00 FEET, A DELTA ANGLE OF 35°19'55", A CHORD BEARING OF N62°23'20"W, AND A CHORD LENGTH OF 13.96 FEET TO A ¾" IRON PIPE IN CONCRETE;

THENCE N44°43'23"W A DISTANCE OF 74.52 FEET TO A ¾" IRON PIPE IN CONCRETE;

THENCE N43°04'58"E A DISTANCE OF 1,160.88 FEET TO A ¾" IRON PIPE IN CONCRETE;

THENCE S45°11'20"E A DISTANCE OF 334.36 FEET BACK TO A ¾" PIPE IN CONCRETE, THE POINT OF BEGINNING.

ALTOGETHER CONTAINING 8.220 ACRES OR 358,093 SQUARE FEET, MORE OR LESS AS SHOWN ON A PLAN BY BFM CORPORATION, LLC, GARY J. LAMBERT, JR., PLS, DATED JANUARY 20, 2022 AND REVISED APRIL 7, 2022.

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 2 on the survey by BFM Corporation, LLC, Gary J. Lambert, Jr., PLS, dated January 20, 2022, and revised April 7, 2022 to be laid out in lots on the plan of survey 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 a certain street within RIVER ROAD ESTATES SUBDIVISION PHASE 2 which is named and identified in accordance with the annexed plan by BFM Corporation, LLC, Gary J. Lambert, Jr., PLS, dated January 20, 2022, and revised April 7, 2022 as PRETTY ACREAS AVENUE and more fully described as follows:

COMMENCING AT A ¾" IRON PIPE IN CONCRETE, LOCATED N65°43'49"W A DISTANCE OF 114.53' 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, SOUTHEASTERN WEST OF MISSISSIPPI RIVER LAND DISTRICT;

THENCE PROCEED ALONG SAID RIGHT-OF-WAY S65°43'49"E A DISTANCE OF 402.70 FEET TO A ¾" IRON PIPE IN CONCRETE;

THENCE S43°26'12"W A DISTANCE OF 440.00 FEET TO A ¾" IRON PIPE IN CONCRETE;

THENCE S70°19'31"E A DISTANCE OF 86.00 FEET TO A ¾" IRON PIPE IN CONCRETE;

THENCE S46°32'22"W A DISTANCE OF 2,043.02 FEET TO A ¾" PIPE IN CONCRETE;

THENCE N45°11'20"W A DISTANCE OF 119.57 FEET TO A ¾" IRON PIPE, THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, ALONG A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 35.94 FEET, A RADIUS OF 23.00 FEET, A DELTA ANGLE OF 89°32'03", A CHORD BEARING OF N89°57'21"W, AND A CHORD LENGTH OF 32.39 FEET TO A ¾" IRON PIPE;

THENCE S45°16'37"W A DISTANCE OF 1,115.78 FEET TO A ¾" IRON PIPE;

THENCE ALONG A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 21.95 FEET, A RADIUS OF 23.00 FEET, A DELTA ANGLE OF 54°40'05", A CHORD BEARING OF S17°56'35"W, AND A CHORD LENGTH OF 21.12 FEET TO A ¾" IRON PIPE IN CONCRETE;

THENCE ALONG A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 302.99 FEET, A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 289°80'10", A CHORD BEARING OF N44°43'23"W, AND A CHORD LENGTH OF 69.40 FEET TO A ¾" IRON PIPE IN CONCRETE;

THENCE ALONG A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 21.95 FEET, A RADIUS OF 23.00 FEET, A DELTA ANGLE OF 54°40'05", A CHORD BEARING OF N72°36'40"E, AND A CHORD LENGTH OF 21.12 FEET TO A ¾" IRON PIPE;

THENCE N45°16'37"E A DISTANCE OF 1,115.00 FEET TO A ¾" IRON PIPE;

THENCE ALONG A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 36.32 FEET, A RADIUS OF 23.00 FEET, A DELTA ANGLE OF 90°27'58", A CHORD BEARING OF N0°02'39"E, AND A CHORD LENGTH OF 32.66 FEET TO A ¾" IRON PIPE;

THENCE S45°11'20"E A DISTANCE OF 96.00 FEET BACK TO A ¾" IRON PIPE, THE POINT OF BEGINNING.

ALTOGETHER CONTAINING 1.583 ACRES OR 68,981 SQUARE FEET, MORE OR LESS AS SHOWN ON A PLAN BY BFM CORPORATION, LLC, GARY J. LAMBERT, JR., PLS, DATED JANUARY 20, 2022 AND REVISED APRIL 7, 2022.

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 street as hereinabove described and does hereby grant the various servitudes for utility and drainage purposes, all as shown on the annexed plan by BFM Corporation, LLC, Gary J. Lambert, Jr., PLS, dated January 20, 2022, and revised April 7, 2022 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 street as identified hereinabove as Pretty Acres Avenue, only as far as said street is located within the RIVER ROAD ESTATES SUBDIVISION PHASE 2.
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 2, 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 2 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 the street and all servitudes 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 street 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 2.
9. The dedication and grant made herein are made subject to any existing servitudes affecting the RIVER ROAD ESTATES SUBDIVISION PHASE 2, 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 2 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 May 2, 2022 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 2 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.

THIS AREA LEFT INTENTIONALLY BLANK

THUS DONE AND PASSED, in triplicate originals, in my office on April 14, 2022 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

Georgia A. Dykeman  
NAME: Georgia A. Dykeman

BY: [Signature]  
RICHARD C. MEYER  
MEMBER, MANAGER

Brianna Schaefer  
NAME: Brianna Schaefer

April 14, 2022

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

THUS DONE AND PASSED, in triplicate originals, in my office on May 10, 2022, 2022 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:

Billy Raymond  
NAME: Billy Raymond

Matthew Jewell  
MATTHEW JEWELL  
PARISH PRESIDENT

Jennifer Crisp  
NAME: Jennifer Crisp

May 10, 2022, 2022

[Signature]  
NOTARY PUBLIC

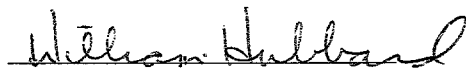
**RESOLUTION OF RIVER ROAD ESTATES, LLC**

As of this day, MARCH 15, 2022 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



IN SECTIONS 31 & 33, TOWNSHIP 13 SOUTH, RANGE 20 EAST  
ST. CHARLES PARISH, LOUISIANA



1 INCH = 100 US SURVEY FEET

## SURVEY LEGEND

PROPERTY CORNER SET - 3/4" IRON PIPE  
SUBDIVISION CONCRETE MONUMENT

OWNER/DEVELOPER:

RIVER ROAD ESTATES, LLC  
270 W. 5th ST.  
LAPLACE, LOUISIANA 70095

**ZONING INFORMATION**  
R-1A  
SINGLE FAMILY RESIDENTIAL DETACHED CONVENTIONAL  
(PER ST. CHARLES PLANNING & ZONING

FRONT SETBACK-20 FEET  
SIDE SETBACK- 5 FEET  
REAR SETBACK-20 FEET

PLAT RECORDED IN THE ST. CHARLES  
PARISH CLERK OF COURT'S OFFICE ON  
THE 1<sup>ST</sup> DAY OF MAY 1882 IN  
C. BOOK 9 FOLIO 18  
553 ENTRY 408218

1. UTILITY COMPANIES SHOULD BE NOTIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES.

2. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X"  
BASE FLOOD ELEVATION = MINIMUM SLAB ELEVATION 1 FT ABOVE CENTERLINE OF STREET  
PER COMMUNITY NO. 220160 0125 Q PANEL 125  
DATED JUNE 19, 1992

**DEDICATION STATEMENTS:**

[illegible]

4-12-22  
DATE

**APPROVAL**

11/10/2022

—

5/4/22

PARISH PRESIDENT

### Introduction

**DATE** \_\_\_\_\_ **BY** \_\_\_\_\_

1  
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**2022-0127**

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

**ORDINANCE NO. 22-5-11**

An ordinance approving and authorizing the execution  
of an Act of Dedication for River Road Estates  
Subdivision Phase 2, Hahnville.

**WHEREAS,** River Road Estates, LLC, is the owner and developer of property located in  
Sections 31 & 33, T13S - R20E, Hahnville, as shown on a plat entitled A  
FINAL PLAT OF RIVER ROAD ESTATES SUBDIVISION PHASE 2, by  
BFM Corporation, LLC, Gary J. Lambert, Jr., PLS, dated January 20, 2022,  
revised April 7, 2022; and,

**WHEREAS,** said subdivision has been constructed in accordance with the St. Charles  
Parish Subdivision Regulations of 1981, as amended, with a waiver from  
the required width for drainage authorized by Resolution No. 6331 of the  
Parish Council on February 5, 2018; 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 2, 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: BILLINGS, FONSECA, DARENSBOURG GORDON, CLULEE, GIBBS,  
DUFRENE, BELLOCK, FISHER, FISHER-CORMIER

NAYS: NONE

ABSENT: NONE

And the ordinance was declared adopted this 2nd day of May, 2022,  
to become effective five (5) days after publication in the Official Journal.

CHAIRMAN:

SECRETARY:

DLVD/PARISH PRESIDENT:

APPROVED:

DISAPPROVED:

PARISH PRESIDENT:

RETD/SECRETARY:

AT:

RECD BY:

CERTIFIED TRUE & CORRECT AS PER

MINUTES DATED 5/2/22

Michelle Dupont  
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: \_\_\_\_\_

SECRETARY: \_\_\_\_\_

DLVD/PARISH PRESIDENT: 2/6/18

APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_

PARISH PRESIDENT: \_\_\_\_\_

RETD/SECRETARY: \_\_\_\_\_

AT: 1:00 pm RECD BY: \_\_\_\_\_

\*NOTE\* (April 25, 2022)

In the NOW, THEREFORE Section  
"River Bend Estates" should  
have been "River Road Estates"

CERTIFIED TRUE & CORRECT AS PER  
MINUTES DATED 2/5/18

Michelle Spontato  
SECRETARY  
ST. CHARLES PARISH COUNCIL