

2000-0565

INTRODUCED BY: ALBERT LAQUE
PARISH PRESIDENT
(DEPT. OF PLANNING & ZONING)

ORDINANCE NO. 00-12-8

An ordinance approving and authorizing the execution
of an Act of Dedication for Oaklawn Ridge Subdivision,
St. Rose, LA.

WHEREAS, Oaklawn Ridge, LLC the owner and developer of a certain portion of
property located in St. Charles Parish, more fully described on a Final Plat
prepared by BFM Corporation and dated May 12, 2000 as Oaklawn Ridge
Subdivision, a resubdivision of a Portion of Lots 10 and 11 of Pecan
Grove Plantation and located in Section 41 T13S-R9E St. Rose,
St. Charles Parish, LA., into Lots 1-5, 6A, and 7-67, and the dedication of
Oaklawn Ridge Lane and Abadie Lane.

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 by Oaklawn Ridge, LLC for
Oaklawn Ridge Subdivision, which includes Lots 1-5, 6A, and 7-67 and the dedication
of Oaklawn Ridge Lane and Abadie Lane to St. Charles Parish is hereby approved and
accepted upon certification by the Director of Public Works of the completion of the
punchlist dated November 20, 2000.

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: RAMCHANDRAN, FAUCHEUX, HILAIRE, FABRE, ABADIE,
AUTHEMENT, BLACK, MARINO, MINNICH

NAYS: NONE

ABSENT: NONE

And the Ordinance was declared adopted this 18th day of December, 2000,
to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: [Signature]
ACTING SECRETARY: Nicole Breward
DLVD/PARISH PRESIDENT: 12-19-00
APPROVED: [Signature] DISAPPROVED: _____
PARISH PRESIDENT: Albert D. Laque
ACTING RETD/SECRETARY: 12-19-00
AT: 3:00 PM RECD BY: NB

RECORDED IN THE ST. CHARLES PARISH
CLERK OF COURT OFFICE
ON 2-6-01
AS ENTRY NO. 250871
IN MORTGAGE/CONVEYANCE BOOK
NO. 581 FOLIO 512

RECORDED IN THE ST. CHARLES PARISH
CLERK OF COURT OFFICE
ON 2-6-01
AS ENTRY NO. 250872
IN MORTGAGE/CONVEYANCE BOOK
NO. 581 FOLIO 530

ACT OF DEDICATION

UNITED STATES OF AMERICA

BY: OAKLAWN RIDGE, LLC

STATE OF LOUISIANA

TO: ST. CHARLES PARISH

ST. CHARLES PARISH

BE IT KNOWN, that on this 19th day of ~~November~~ ^{December} in the year of Our Lord two thousand (2000),

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:

Oaklawn Ridge, LLC a Louisiana Limited Liability Company
domiciled in the Parish of Jefferson, State of Louisiana, represented
herein by Kenneth Lobell, member
Mailing address: 38 Chateau Trianon, Kenner, Louisiana 70065

The above named appearer declared unto me, Notary Public, that it is the owner of that certain tract of real property situated in the Parish of St. Charles, State of Louisiana, which it acquired by Act of Sale, from the Francis Family Trust dated August 9, 1999 and recorded as Instrument #235565 in the records of St. Charles Parish, Louisiana.

The appearers further declared unto me, Notary, that it has caused the aforesaid land to be laid out in squares and lots on a plan by BFM Corporation, dated May 24, 1999, revised May 12, 2000 creating the OAKLAWN RIDGE SUBDIVISION, a print of which of annexed hereto and made part hereof; and has also designated and labeled "OAKLAWN RIDGE LANE," which is more fully described as follows:

SEE ATTACHED EXHIBIT "A"

The said appearer further declared unto me, Notary, that on the aforesaid plan it has also designated and labeled various servitudes for utility and drainage purposes.

OAKLAWN RIDGE LANE
OAKLAWN RIDGE SUBDIVISION

A CERTAIN PORTION OF GROUND, situated in the State of Louisiana, Parish of St. Charles, in that part known as Oaklawn Ridge Subdivision, designated as **OAKLAWN RIDGE LANE**, bounded by Jefferson Highway, Ponderosa Street, Illinois Central Railroad (formerly Y. & M. V. Railroad) and is more fully described as follows:

COMMENCE at the intersection of the northerly right-of-way line of Jefferson Highway and the easterly right-of-way line of Oaklawn Avenue;

THENCE, go along the aforesaid easterly right-of-way line, N 03°32'26" W a distance of 170.00 feet to the **POINT OF BEGINNING**;

THENCE, continue N 03°32'26" W a distance of 155.00 feet to a point on the southwest corner of Lot 1;

THENCE, N 86°27'34" E a distance of 105.00 feet to a point;

THENCE, N 03°32'26" W a distance of 10.00 feet to a point;

THENCE, N 86°27'34" E a distance of 20.48 feet to a point;

THENCE, along a curve to the left, in a northerly direction, with a radius of 15.00 feet, having an arc length of 22.50 feet, along a chord bearing of N 43°29'17" E a distance of 20.45 feet to a point of compound curve;

THENCE, along a curve to the left, in a northerly direction, with a radius of 440.00 feet, having an arc length of 184.23 feet, along a chord bearing of N 11°28'43" W a distance of 182.89 feet to a point of reverse curve;

THENCE, along a curve to the right, in a northerly direction, with a radius of 170.00 feet, having an arc length of 59.14 feet, along a chord bearing of N 13°30'26" W a distance of 58.85 feet to a point;

THENCE, N 03°32'26" W a distance of 46.97 feet to a point;

OAKLAWN RIDGE LANE
OAKLAWN RIDGE SUBDIVISION

THENCE, along a curve to the left, in a northerly direction, with a radius of 140.00 feet, having an arc length of 50.56 feet, along a chord bearing of N 13°53'15" W a distance of 50.29 feet to a point of reverse curve;

THENCE, along a curve to the right, in a northerly direction, with a radius of 260.00 feet, having an arc length of 89.18 feet, along a chord bearing of N 14°24'30" W a distance of 88.74 feet to a point;

THENCE, N 04°34'57" W a distance of 1827.27 feet to a point;

THENCE, along a curve to the left, in a westerly direction, with a radius of 30.00 feet, having an arc length of 58.90 feet, along a chord bearing of N 60°49'55" W a distance of 49.89 feet to a point of reverse curve;

THENCE, along a curve to the right, in a westerly direction, with a radius of 2994.93 feet, having an arc length of 150.08 feet, along a chord bearing of S 64°21'14" W a distance of 150.07 feet to a point of reverse curve;

THENCE, N 03°32'26" W a distance of 53.50 feet to a point;

THENCE, along a curve to the left, in an easterly direction, with a radius of 2944.93 feet, having an arc length of 453.67 feet, along a chord bearing of N 61°00'32" E a distance of 453.22 feet to a point;

THENCE, S 05°46'00" E a distance of 56.31 feet to a point;

THENCE, along a curve to the right, in a westerly direction, with a radius of 2994.93 feet, having an arc length of 174.56 feet, along a chord bearing of S 58°45'54" W a distance of 174.53 feet to a point of reverse curve;

THENCE, along a curve to the left, in a southerly direction, with a radius of 30.00 feet, having an arc length of 34.04 feet, along a chord bearing of S 27°57'07" W a distance of 32.25 feet to a point;

OAKLAWN RIDGE LANE
OAKLAWN RIDGE SUBDIVISION

THENCE, S 04°34'57" E a distance of 1880.06 feet to a point;

THENCE, along a curve to the left, in a southerly direction, with a radius of 200.00 feet, having an arc length of 68.60 feet, along a chord bearing of S 14°24'30" E a distance of 68.26 feet to a point of reverse curve;

THENCE, along a curve to the right, in a southerly direction, with a radius of 200.00 feet, having an arc length of 72.23 feet, along a chord bearing of S 13°53'15" E a distance of 71.84 feet to a point;

THENCE, S 03°32'26" E a distance of 46.97 feet to a point;

THENCE, along a curve to the left, in a southerly direction, with a radius of 110.00 feet, having an arc length of 38.27 feet, along a chord bearing of S 13°30'26" E a distance of 38.08 feet to a point of reverse curve;

THENCE, along a curve to the right, in a southerly direction, with a radius of 500.00 feet, having an arc length of 209.36 feet, along a chord bearing of S 11°29'42" E a distance of 207.55 feet to a point of compound curve;

THENCE, along a curve to the right, in an easterly direction, with a radius of 75.00 feet, having an arc length of 112.50 feet, along a chord bearing of S 43°29'17" W a distance of 102.25 feet to a point;

THENCE, S 86°28'21" W a distance of 20.48 feet to a point;

THENCE, along a curve to the left, in a southerly direction, with a radius of 105.00 feet, having an arc length of 164.93 feet, along a chord bearing of S 41°27'34" W a distance of 148.49 feet to the **POINT OF BEGINNING**.

The above described portion of ground contains 175,256.46 square feet or 4.023 acres. All in accordance with a plan of resubdivision by W. J. Muller, Registered Professional Land Surveyor, dated May 24, 1999, last revised May 12, 2000. Drawing No. F-3607-1998. File No. F3607.001

The said appearer further declared unto me, Notary, that under the covenants, conditions, and stipulations hereinafter recited it does, by these presents, dedicate OAKLAWN RIDGE LANE as hereinabove described and does hereby grant the various servitudes for utility and drainage purposes, all as shown in said subdivision of the annexed plan by BFM Corporation to the public use unto and in favor of the Council for the Parish of St. Charles, the inhabitants of the Parish of St. Charles and to the public in general.

The said appearers 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 herein grant of the various servitudes for utility and drainage purposes shall constitute the granting only of a "fee simple servitude of right of use" being a "fee simple servitude" in favor of the Parish of St. Charles.
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 OAKLAWN RIDGE LANE, and the utility and drainage servitudes granted herein. In that connection the appearers do, however, agree to prohibit the use of any part of the surface of any of the property covered by various utility and drainage servitude areas and OAKLAWN RIDGE LANE 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 reserve all of the lots in the OAKLAWN RIDGE SUBDIVISION whereby however, the appearer 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
3. The herein dedication of street and grant of servitudes for utility and drainage purposes are made by the appearer without any warranty whatsoever, except for a one (1) year warranty on

OAKLAWN RIDGE LANE, except where appearer has placed said utilities and drainage in said servitude, appearers warrants that said utilities and drainage are within the boundaries of the servitude granted.

4. 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.
5. 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.
6. 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 OAKLAWN RIDGE SUBDIVISION.
7. The dedication and grant made herein are made subject to any existing encumbrances affecting the OAKLAWN RIDGE SUBDIVISION, such as by way of illustration but not limitation, pipeline servitudes and levees.
8. The herein dedication and grant shall inure to the benefit of the St. Charles Parish or any successor governmental body of St. Charles Parish, which shall be bound by all of the terms and conditions hereof.

9. Grantors warrant that said servitudes for streets, utilities and drainage are free of any liens and/or encumbrances

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 said Parish adopted on Dec. 18, 2000 a certified copy of which is annexed hereto and made of 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 the street in said subdivision dedicated herein has been satisfactorily completed in accordance with all requirements and that all drainage facilities in OAKLAWN RIDGE SUBDIVISION 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 sigh their names with the said appearers and me, Notary, after reading of the whole.

WITNESSES:

APPEARERS:

OAKLAWN RIDGE, LLC

Michelle L. Ball
Angela M. Harris

Kenneth H. Lobell
BY: KENNETH H. LOBELL,
MEMBER

ST. CHARLES PARISH
BY: Albert D. Laque
PARISH PRESIDENT

Stephen J. Broussard
STEPHEN J. BROUSSARD
NOTARY PUBLIC