

2002-0455

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

ORDINANCE NO. 02-11-5

An ordinance to approve the resubdivision of Lot C, Esperanza Country Estates into Lots C-1, C-2, C-3, C-4, C-5, and C-6, located in Section 1, T13S R21E, St. Charles Parish, La. as requested by Esperanza Land, LLC.

WHEREAS, Esperanza Land, LLC owner of Lot C of Esperanza Plantation in Luling, La; and,

WHEREAS, the owners wish to subdivide the identified tract for future development; and,

WHEREAS, the St. Charles Planning & Zoning Commission, on September 5, 2002, approved PZS-2002-67, waiving the Subdivision Regulations for this case; and,

WHEREAS, the St. Charles Parish Council adopted Resolution No. 5046 on September 9, 2002, providing a mandatory supporting authorization for a variation to street frontage requirements, utilities and services to Lots C-4, C-5, and C-6.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. That the resubdivision plan presented on a survey by Michael Bernard dated June 27, 2002, for resubdivision of Esperanza Country Estates, Lot C into Lots C-1, C-2, C-3, C-4, C-5, and C-6, located in Section 1, T13S R21E, St. Charles Parish, Louisiana is hereby approved.

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 4th day of November, 2002, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: *Albert D. Laque*
SECRETARY: *Bethanna J. Jarrot*
DLVD/PARISH PRESIDENT: November 5, 2002
APPROVED: _____ DISAPPROVED: _____

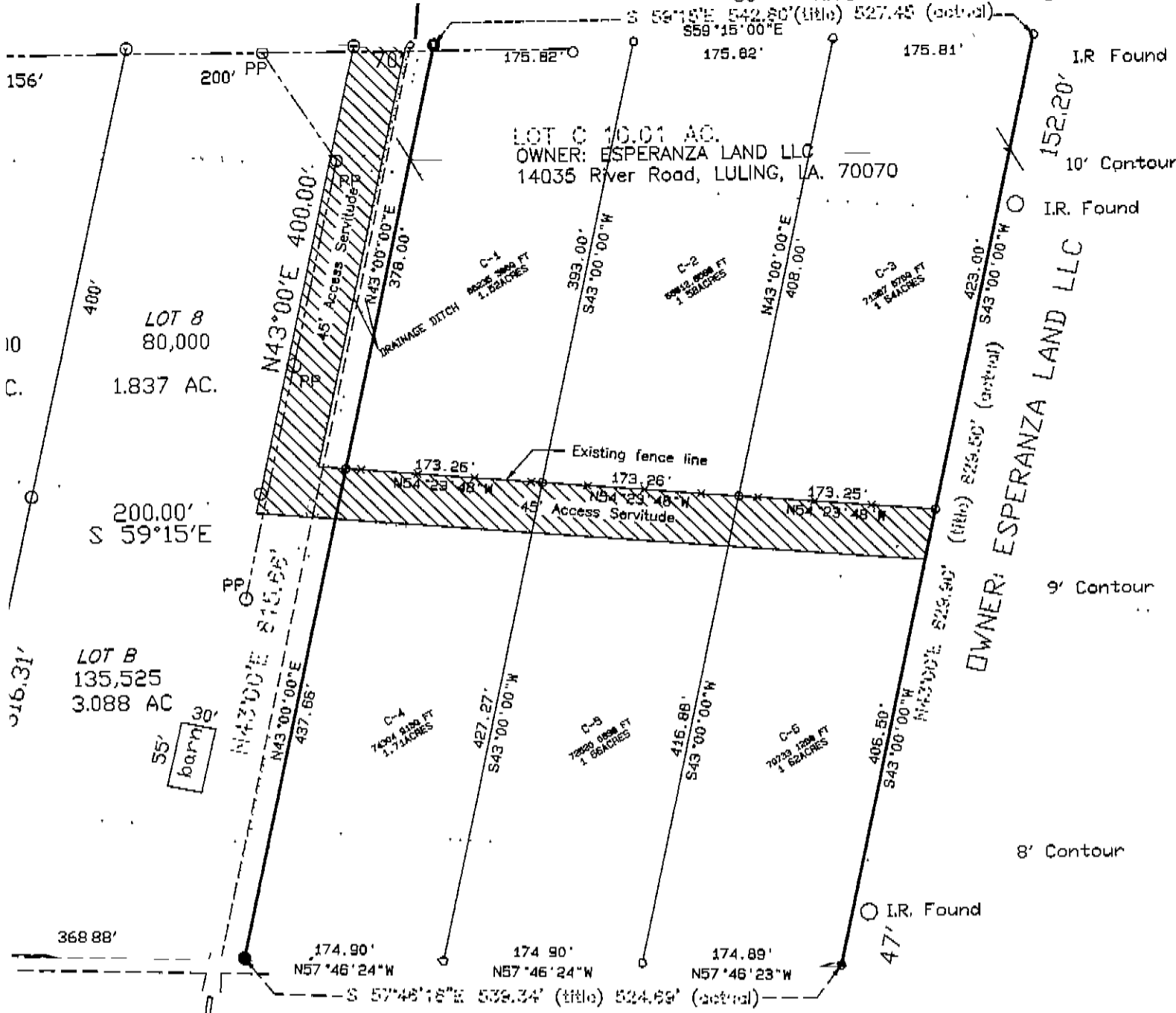
PARISH PRESIDENT: *Albert D. Laque*
RETD/SECRETARY: *November 6, 2002*
AT: 11:50 AM RECD BY: *BJJ*

RECORDED IN THE ST. CHARLES PARISH
CLERK OF COURT OFFICE
ON November 8, 2002
AS ENTRY NO. 272489
IN MORTGAGE/CONVEYANCE BOOK
NO. 610 FOLIO 513

Mississippi River ---->

IF CONC. CULVERT
BY L.D.M.
BY NORTH = 72°
BY SOUTH = 74°

60' River Road (to Luling ---->)



ST. CHARLES PARISH LAND USE REGULATIONS, INCLUDING SETBACK STANDARDS, SUPERSEDE PRIVATE SUBDIVISION COVENANTS WHERE PARISH REGULATIONS ARE MORE RESTRICTIVE.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY.

THIS PLAT IS MADE IN ACCORDANCE WITH LA RS 33:5050, ET SEQ., AND ALL REGULATIONS GOVERNING PLATTING, AND COMPLY FULLY WITH THE ZONING REQUIREMENTS OF THE DISTRICT IN RESPECT TO AREA AND WIDTH.

This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found that the surveyed property as shown hereon is not in a special flood hazard area. The property lies in a Zone X as per sheet 125 of said maps, having an effective date of June 18, 1992.

The elevations of the structures must be 12 inches above the centerline of the nearest parish street.

SEWAGE: INDIVIDUAL LOT OWNERS WILL INSTALL MECHANICAL SEWAGE TREATMENT PLANTS IN ACCORDANCE WITH THE DEPARTMENT OF HEALTH AND HOSPITALS

DRAINAGE PLAN: THE STORM DRAINAGE RUNOFF WILL BE HANDLED THRU OPEN SWALES ALONG THE REAR OF THE LOTS DISCHARGING INTO HYMEL CANAL, SOUTH OF THE RAILROAD TRACKS

Denotes 1/2" I.R. Set
Denotes Monument Set in Concrete
LULING, LA.
THIS IS A TRUE AND ACCURATE BOUNDARY SURVEY OF ESPERANZA COUNTRY ESTATES SUBDIVISION, THAT THE DISTANCES, BEARINGS, ANGLES AND ALL SURVEY INFORMATION ON THE BOUNDARY ARE SHOWN ACCURATELY, AND THAT ALL LOTS HAVE BEEN STAKED IN ACCORDANCE WITH LA. RS. 33-5061, et seq., AND ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.
THE PROPERTY IS SHOWN AS A RESUBDIVISION OF APPROXIMATELY 10.41 ACRES

DEDICATION.
THE RIGHT OF WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED WITHIN THE LIMITS OF ANY SERVITUDE AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE IS GRANTED.

Edward A. Dufrene, Jr.
ESPERANZA LAND LLC

APPROVALS:

CHAIRMAN, ST. CHARLES PARISH COUNCIL 9-5-02
DATE

CHAIRMAN, PLANNING & ZONING COMMISSION 10/14/02
DATE

Albert D. Lopez 10/14/02
ST. CHARLES PARISH PRESIDENT DATE

Recorded in the Clerk of Court's Office, St. Charles Parish, on the ___ day of 19__ in Conveyance Book ___ Folio ___
Entry No. ___

STATE OF LOUISIANA
MICHAEL D. BERNARD
Reg. No 4761
REGISTERED PROFESSIONAL LAND SURVEYOR

Michael D. Bernard, PLS
29 East Levert
Luling, La. 70070

Reg. # 4761
(504)331-9031

Resubdivision
ESPERANZA COUNTRY ESTATES SUBDIVISION

RESUBDIVISION OF Lot C into Lots C-1, C-2, C-3, C-4, C-5, & C-6
LOCATED IN SECTION 1, T13S R21E, ST. CHARLES PARISH, LOUISIANA.

SIZE FSCM NO. 100 50 0 100 200

SCALE: 1" = 100' DWG NO RESUB-C JUNE 27, 2002 SHEET 1 OF 1