

ACT OF REVOCATION

UNITED STATES OF AMERICA

BY: ST. CHARLES PARISH

STATE OF LOUISIANA

OF: WOOD COURT

PARISH OF ST. CHARLES

**IN FAVOR OF: DEE W. FEDRICK, JR
KAREN MATHERNE FEDRICK
MICHAEL L. FEDRICK &
SAMANTHA SIMS FEDRICK**

BE IT KNOWN, that on this ____ day of _____, in the year of Our Lord Two Thousand and Twenty-Two (2022),

BEFORE the undersigned Notaries Public, duly commissioned and qualified in and for the Parish and State aforesaid, therein residing, and in the presence of the two competent witnesses hereinafter named and undersigned,

PERSONALLY CAME AND APPEARED;

ST. CHARLES PARISH (**-***1208), a political subdivision of the State of Louisiana, herein represented by Matthew Jewell, its Parish President, whose mailing address is P.O. Box 302, Hahnville, LA 70057; authorized pursuant to Ordinance No. _____ adopted by St. Charles Parish Council on the ____ day of _____, 2022, a certified copy of which is attached hereto and made a part hereof;

APPEARER declared unto me, Notary, as follows:

In 1957 by Ordinance No. 57-1-8 recorded in COB “H” Page 44 of the official records of St. Charles Parish, Barton Avenue was dedicated to and accepted by St. Charles Parish as a public street bearing the dimensions set out on that certain survey and resubdivision of Luling Heights Subdivision by Adloe Orr, Jr. & Associates, Consulting Engineers, dated September 13, 1956, and revised June 1, 1957 (the “Orr Survey”).

Also in 1957 by Ordinance No. 57-1-53, recorded in COB “H” Page 287 of the official records of St. Charles Parish, Marcia Drive and Nola Street were dedicated to and accepted by St. Charles Parish as public streets within Luling Heights Subdivision bearing the dimensions set out on the Orr Survey.

At the time of the above-referenced dedications, the recorded Orr Survey also depicted Wood Court as a separate street and cul-de-sac within Luling Heights Subdivision, resulting in a tacit dedication of Wood Court to St. Charles Parish. The Orr Survey further depicted numbered lots fronting along Wood Court, which lots presently bear the designations of Lots 104 thru 110,

Lot 112A and Lot X.

Since the tacit dedication of Wood Court in 1957 until the present, the area of land tacitly dedicated to St. Charles Parish as Wood Court has not been improved into a hard-surfaced public street and has never served a public function. The landowners adjoining the area tacitly dedicated as Wood Court are as follows (the “Adjoining Landowners”): Dee W. Fedrick, Jr., husband of/and, Karen Matherne Fedrick are the owners of Lot X and Lots 104 thru 110, and Michael L. Fedrick, husband of/and, Samantha Sims Fedrick are the owners of Lot 112A.

Because the undeveloped area tacitly dedicated as Wood Court serves no public function whatsoever, the Adjoining Landowners have requested the Parish of St. Charles to revoke the tacit dedication of Wood Court. By operation of law, upon the revocation of Wood Court, the one half of Wood Court fronting on Lot 112A will revert to Michael L. Fedrick, husband of/and, Samantha Sims Fedrick, as the owners of Lot 112A, which will then become Lot 112B according to the attached Plan of Resubdivision of Lots 104, 105, 106, 107, 108, 109, 110, 112A, X and Wood Court into Lots 112B and X-1, dated August 20, 2021, by Dading, Marques & Associates, LLC (the “Resubdivision”). The remainder of Wood Court, by operation of law, will revert to Dee W. Fedrick, Jr., husband of/and, Karen Matherne Fedrick as the owners of Lot X and Lots 104 thru 110, all of which will be consolidated into Lot X-1 pursuant to the Resubdivision.

The present dimensions of Wood Court are as follows:

THAT CERTAIN PIECE OR PORTION OF GROUND WITH ALL THE RIGHTS, WAYS, PRIVILEGES, SERVITUDES, APPURTENANCES, AND ADVANTAGES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, SITUATED IN THE PARISH OF ST. CHARLES, STATE OF LOUISIANA, IN THAT PART THEREOF KNOWN AS SQUARE H, LULING HEIGHTS SUBDIVISION, DESIGNATED AS WOOD COURT, AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD AND THE EASTERLY RIGHT OF WAY LINE OF BARTON AVENUE, THENCE PROCEED IN A NORTHWESTERLY DIRECTION ALONG THE EASTERLY RIGHT OF WAY LINE OF BARTON AVENUE, A BEARING OF N15°57'16"W, A DISTANCE OF 95.00 FEET TO A POINT,

THE POINT OF BEGINNING;

THENCE PROCEED IN A NORTHWESTERLY DIRECTION ALONG THE EASTERLY RIGHT OF WAY LINE OF BARTON AVENUE, A BEARING OF N15°57'16"W, A DISTANCE OF 47.12 FEET TO A POINT;

THENCE PROCEED IN A NORTHEASTERLY DIRECTION ALONG THE EASTERLY RIGHT OF WAY LINE OF BARTON AVENUE, A BEARING N14°50'00"E, A DISTANCE OF 75.58 FEET TO A POINT;

THENCE PROCEED IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 53.58 FEET, RADIUS OF 25.00 FEET, A CHORD BEARING OF S46°33'38"E, A CHORD DISTANCE OF 43.90 FEET TO A POINT;

THENCE PROCEED IN A NORTHEASTERLY DIRECTION, A BEARING OF N72°02'44"E, A DISTANCE OF 222.19 FEET TO A POINT;

THENCE PROCEED IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 27.59 FEET, RADIUS OF 27.64 FEET, A CHORD BEARING OF N34°22'21"E, A CHORD DISTANCE OF 39.26 FEET TO A POINT;

THENCE PROCEED IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 325.42 FEET, RADIUS OF 60.00 FEET, A CHORD BEARING OF S75°09'24"E, A CHORD DISTANCE OF 50.00' FEET TO A POINT;

THENCE PROCEED IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 77.51 FEET, RADIUS OF 77.64 FEET, A CHORD BEARING S43°26'40"W, A CHORD DISTANCE OF 74.33 FEET TO A POINT;

THENCE PROCEED IN A SOUTHEASTERLY DIRECTION, A BEARING S72°02'44"W A DISTANCE OF 260.99 FEET TO A POINT;

THENCE PROCEED IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 39.27 FEET, RADIUS OF 25.00 FEET, A CHORD BEARING OF S27°02'44"W, A CHORD DISTANCE OF 35.36 FEET TO A POINT,

THE POINT OF BEGINNING.

Because it has been determined by St. Charles Parish that Wood Court serves no public purposes whatsoever and that it is in the best interest of St. Charles Parish to revoke the dedication of Wood Court, in accordance with La. R. S. 48:701:

NOW THEREFORE, ST. CHARLES PARISH, herein appearing by and through Matthew Jewell, Parish President, duly authorized by virtue of Ordinance No. _____ of the St. Charles Parish Council adopted on _____, 2022, a certified copy of which is annexed hereto and made part hereof, does hereby revoke the tacit dedication of Wood Court.

Without any warranty whatsoever, but with full substitution and subrogation in and to all the rights and actions of warranty which it has or may have, the said St. Charles Parish does hereby convey, transfer, assign, set over, abandon and quitclaim all of its rights, title and interests in and to Wood Court as follows, in accordance with and as directed by the provisions of La. R.

S. 48:701:

TO MICHAEL L. FEDRICK, HUSBAND OF/AND, SAMANTHA SIMS FEDRICK

that portion of Wood Court that has been incorporated into Lot 112B as depicted on the Resubdivision, such that Lot 112B shall now measure as follows:

THAT CERTAIN PIECE OR PORTION OF GROUND WITH ALL THE RIGHTS, WAYS, PRIVILEGES, SERVITUDES, APPURTENANCES, AND ADVANTAGES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, SITUATED IN THE PARISH OF ST. CHARLES, STATE OF LOUISIANA, IN THAT PART THEREOF KNOWN AS SQUARE H, LULING HEIGHTS SUBDIVISION, DESIGNATED AS LOT 112B, AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD AND THE EASTERLY RIGHT OF WAY LINE OF BARTON AVENUE, THENCE PROCEED IN A NORTHWESTERLY DIRECTION ALONG THE EASTERLY RIGHT OF WAY LINE OF BARTON AVENUE, A BEARING OF N15°57'16"W, A DISTANCE OF 142.12 FEET TO A POINT;

THENCE PROCEED IN A NORTHEASTERLY DIRECTION ALONG THE EASTERLY RIGHT OF WAY OF BARTON AVENUE, A BEARING N14°50'00"E, A DISTANCE OF 3.42 FEET TO A POINT;

THENCE PROCEED IN A NORTHEASTERLY DIRECTION, A BEARING OF N72°02'44"E, A DISTANCE OF 169.15 FEET TO A POINT;

THENCE PROCEED IN A SOUTHEASTERLY DIRECTION, A BEARING OF S17°57'16"E, A DISTANCE OF 145.00 FEET TO A POINT;

THENCE PROCEED IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD; A BEARING OF S72°02'44"W, A DISTANCE OF 171.00 FEET TO A POINT,

THE POINT OF BEGINNING.

TO DEE W. FEDRICK, JR., HUSBAND OF/AND, KAREN MATHERNE

FEDRICK that portion of Wood Court that has been incorporated into Lot X-1 as depicted on the Resubdivision, such that Lot X-1 shall now measure as follows:

THAT CERTAIN PIECE OR PORTION OF GROUND WITH ALL THE RIGHTS, WAYS, PRIVILEGES, SERVITUDES, APPURTENANCES, AND ADVANTAGES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, SITUATED IN THE PARISH OF ST. CHARLES, STATE OF LOUISIANA, IN THAT PART THEREOF KNOWN AS SQUARE H, LULING HEIGHTS SUBDIVISION, DESIGNATED AS LOT X-1, AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD AND THE EASTERLY RIGHT OF WAY LINE OF BARTON AVENUE, THENCE PROCEED IN A NORTHWESTERLY DIRECTION ALONG THE EASTERLY RIGHT OF WAY LINE OF BARTON AVENUE, A BEARING OF

N15°57'16"W, A DISTANCE OF 142.12 FEET TO A POINT; THENCE PROCEED IN A NORTHEASTERLY DIRECTION ALONG THE EASTERLY RIGHT OF WAY LINE OF BARTON AVENUE, A BEARING OF N14°50'00"E, A DISTANCE OF 3.42 FEET TO A POINT,

THE POINT OF BEGINNING;

THENCE PROCEED IN A NORTHEASTERLY DIRECTION ALONG THE EASTERLY RIGHT OF WAY LINE OF BARTON AVENUE, A BEARING N14°50'00"E, A DISTANCE OF 333.13 FEET TO A POINT;

THENCE PROCEED IN A NORTHEASTERLY DIRECTION, A BEARING OF N72°02'44"E, A DISTANCE OF 497.23 FEET TO A POINT;

THENCE PROCEED IN A SOUTHWESTERLY DIRECTION, A BEARING OF S14°50'00"W, A DISTANCE OF 505.61 FEET TO A POINT;

THENCE PROCEED IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD, A BEARING OF S72°02'44"W, A DISTANCE OF 234.68 FEET TO A POINT;

THENCE PROCEED IN A NORTHWESTERLY DIRECTION, A BEARING OF N17°57'16"W, A DISTANCE OF 145.00 FEET TO A POINT;

THENCE PROCEED IN A SOUTHWESTERLY DIRECTION, A BEARING OF S72°02'44"W, A DISTANCE OF 169.15 FEET TO A POINT;

THE POINT OF BEGINNING.

TO HAVE AND TO HOLD the above-described portions of Wood Court unto the said Adjoining Landowners, appearing herein to accept the transfer for themselves, their successors, and assigns forever, and to acknowledge due delivery and possession thereof.

THUS DONE AND PASSED, in multiple originals, in my office, the undersigned Notary Public in and for the State of Louisiana, Parish of St. Charles, 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 appearers and me, Notary, after reading the whole.

WITNESSES:

ST. CHARLES PARISH

Printed Name: _____

BY: MATTHEW JEWELL
ITS: PRSIDENT

Printed Name: _____

NOTARY PUBLIC
Printed name: _____
Notary/Bar No. _____

THUS DONE AND PASSED, in multiple originals, in my office, the undersigned Notary Public in and for the State of Louisiana, Parish of St. Charles, on the ____ day of _____, 2022, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers and me, Notary, after reading the whole.

WITNESSES:

Printed Name: _____

MICHAEL L. FEDRICK

Printed Name: _____

SAMANTHA SIMS FEDRICK

NOTARY PUBLIC
Printed name: _____
Notary/Bar No. _____

THUS DONE AND PASSED, in multiple originals, in my office, the undersigned Notary Public in and for the State of Louisiana, Parish of St. Charles, on the ____ day of _____, 2022, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers and me, Notary, after reading the whole.

WITNESSES:

Printed Name: _____

DEE W. FEDRICK, JR.

Printed Name: _____

KAREN MATHERNE FEDRICK

NOTARY PUBLIC
Printed name: _____
Notary/Bar No. _____