

1999-4946

INTRODUCED BY: CHRIS TREGRE, PARISH PRESIDENT
(DEPT. OF PLANNING & ZONING)

ORDINANCE NO. 99-11-7

An ordinance approving and authorizing the execution of an Act of Dedication for the Acadian Trace Subdivision, Valcour Lane, New Sarpy, La.

WHEREAS, Joel T. Chaisson, Bobbie Gullidge Chaisson and Irving Carmouche, Jr. are the owners of a certain portion of property located in St. Charles Parish more fully described Acadian Trace Subdivision, Valcour Lane, a resubdivision of Lot 2A of Ormond Plantation in Sections 11, Township 12 South, Range 8 East, into Lots 1 through 18, Acadian Trace Subdivision, Valcour Lane, and indicated servitudes on a Final Plat prepared by J. Michael Dixon, dated September 28, 1999.

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 Joel T. Chaisson, Bobbie Gullidge Chaisson and Irving Carmouche, Jr. to St. Charles Parish is hereby approved and accepted.

SECTION II. That the Parish President is hereby authorized to execute the attached 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: MINNICH, ALEXANDER, CHAMPAGNE, ABADIE, AUTHEMENT, JOHNSON,
DUHE
NAYS: NONE
ABSENT: RAMCHANDRAN, SIRMON

And the ordinance was declared adopted this 2nd day of November, 1999, to become effective five (5) days after publication in the Official Journal.

Valcour Subdivision Ord

CHAIRMAN: [Signature]
SECRETARY: [Signature]
DLVD/PARISH PRESIDENT: 11-3-99
APPROVED: [Signature] DISAPPROVED: _____
PARISH PRESIDENT: [Signature]
RETD/SECRETARY: November 4, 1999
AT 10:30 AM RECD BY: [Signature]

RECORDED IN THE ST. CHARLES PARISH
CLERK OF COURT OFFICE
ON 11-4-99
AS ENTRY NO. 23809
IN MORTGAGE/CONVEYANCE BOOK
NO. 560 FOLIO 689

ACT OF DEDICATION

UNITED STATES OF AMERICA

By: JOEL T. CHAISSON, HUSBAND OF/AND STATE OF LOUISIANA
BOBBIE GULLEDGE CHAISSON
IRVIN J. CARMOUCHE, JR. PARISH OF ST. CHARLES
TO: PARISH OF ST. CHARLES

BE IT KNOWN, that on this 4th day of November, in the year of Our Lord one thousand nine hundred and ninety-nine (1999),

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:

JOEL T. CHAISSON, HUSBAND OF/AND BOBBIE GULLEDGE CHAISSON, both residents of age of the State of Louisiana, Parish of St. Charles, who declared that they are presently living and residing together, whose mailing address shall hereafter be 10 Avenue of Oaks, P.O. Box 819, Destrehan, LA 70047
IRVIN J. CARMOUCHE, JR., A resident of age of the state of Louisiana, Parish of St. Charles, who declared that his mailing address shall hereafter be 108 ORMAND Blvd, Destrehan, LA 70047

The above named appearers declared unto me, Notary Public, that they are the owners of that certain tract of real property situated in the Parish of St. Charles, State of Louisiana, which they acquired by Act of Exchange, dated April 24, 1981 and recorded at COB 283, Folio 234 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 J. Michael Dixon, P.L.S., dated September 28, 1999 creating the ACADIAN TRACE SUBDIVISION (Being a Resubdivision of Lot 2-A) VALCOUR LANE, a print of which is annexed hereto and made part hereof; and has also designated and labeled "VALCOUR LANE", which is more fully described as follows:

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the building and improvements, thereon, and all rights, ways, privileges, servitudes, appurtenances and advantages thereunder belonging or in anywise appertaining, situated in the Parish of St. Charles, State of Louisiana, known as a resubdivision of Lot 2-A of, ORMAND Plantation, in Section 11, Township 12, South - Range 8 East, St. Charles Parish, Louisiana

COMMENCING AT THE POINT OF intersection of the southerly right of way of Plantation Road and the easterly right of way of VALCOUR Lane, said point being the POINT OF BEGINNING, thence S47 degrees 03'18"W a distance of 688.79 feet to a point, said point being a Point of Curve, thence 21.17 feet along the arc of a curve to the left, said curve having a radius of 25 feet, to a point, said point being a Point of Reverse Curvature, thence 241.18 feet along the arc of a curve to the right, said arc having a Radius of 50', to a point, said point being a Point of Reverse Curvature, thence 20.18 feet along the arc of a curve to the left, said curve having a radius of 25', to a point, said point being a

Point of Tangent, thence N47 degrees 03'18"E a distance of 706.93 feet to a point, said point being on the southerly right of way line of Plantation Road, thence S23 degrees 36'40"E a distance of 52.99 feet to a point, said point being the POINT OF BEGINNING. All as shown on the attached sketch by J. Michael Dixon, P.L.S. dated 9/28/99.

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

The said appearers further declared unto me, Notary, that under the covenants, conditions, and stipulations hereinafter recited it does, by these presents, dedicate VALCOUR LANE as herein above described and does hereby grant the various servitudes for utility and drainage purposes, all as shown in said subdivision on the annexed plan by J. Michael Dixon, 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 appearers 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 VALCOUR 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 VALCOUR LANE or the servitudes with respect to the exploration, development or production of minerals pursuant to this reservation. This reservation is made in accordance with the appearers' plan and intention to reserve all of the lots in the ACADIAN TRACE SUBDIVISION (Being a Resubdivision of Lot 2-A), VALCOUR LANE, whereby, however, the appearers 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 appearers without any warranty whatsoever, except as provided herein.

4. Where appearers have placed said utilities and drainage in said servitude, appearers warrants that said utilities and drainage are within the boundaries of the servitude granted.
5. 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.
6. 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.
7. The grant herein of various servitudes for utility and drainage purposes is not exclusive and the appearers reserve 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 ACADIAN TRACE SUBDIVISION (Being a Resubdivision of Lot 2-A), VALCOUR LANE.
8. The dedication and grant made herein are made subject to any existing encumbrances affecting the ACADIAN TRACE SUBDIVISION (Being a Resubdivision of Lot 2-A), VALCOUR LANE, such as by way of illustration but not limitation, pipeline servitudes and levees.
9. 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.
10. Grantors warrant that said servitudes for streets, utilities and drainage are free of any liens and/or encumbrances and that no lot has been sold or alienated.

AND NOW, to these presents, personally came and intervened:

ST. CHARLES PARISH, herein appearing by and through Chris Tregre, Parish President, duly authorized by virtue of an Ordinance of said Parish adopted on November 2, 1999 a certified copy of which is annexed hereto and made part hereof.

and said St. Charles Parish does hereby accept, approved and ratify the herein dedication and grant under all of the terms and conditions as contained herein above , 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 ACADIAN TRACE SUBDIVISION (Being a Resubdivision of LOT 2-A) VALCOUR LANE 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 sign their names with the said appearers and me, Notary, after reading of the whole.

WITNESSES:

APPEARERS:

Belinda Beck

Joel T. Chaisson
JOEL T. CHAISSON.

Moya Frickey

Bobbie Gullede Chaisson
BOBBIE GULLEDGE CHAISSON

Billie Morris

Irvin J. Carmouche, Jr.
IRVIN J. CARMOUCHE, JR.

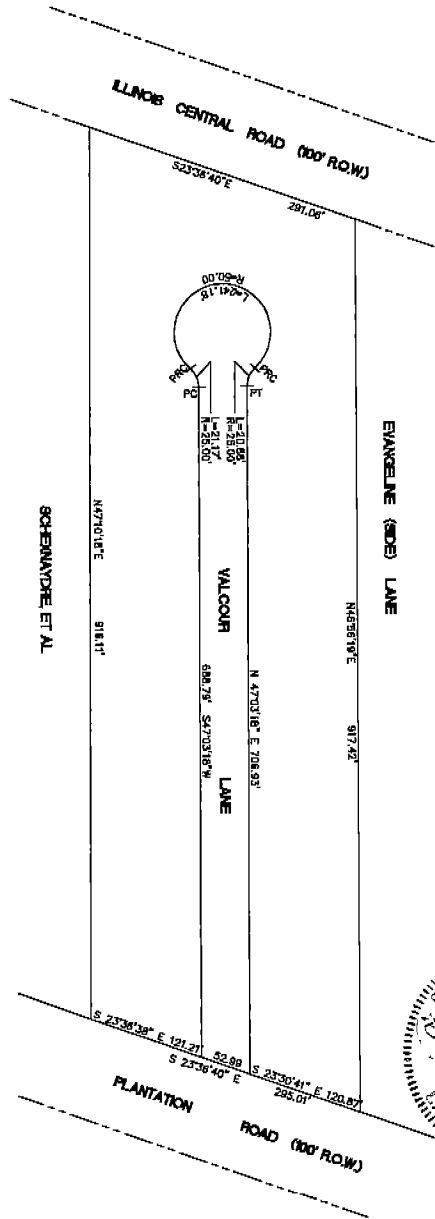
Valerie R. Barthelot

ST. CHARLES PARISH
BY: Charles A. [Signature]
PARISH PRESIDENT

NOTARY PUBLIC

Sienda M. [Signature]

Sketch Showing Call Outs for Valcour Lane
 Prepared by J. Michael Dixon, P.L.S.
 Dated 09/29/99



DESCRIPTION OF VALCOUR LANE

COMMENCING AT THE POINT of intersection of the southerly right of way of Plantation Road and the easterly right of way of Valcour Lane, said point being the POINT OF BEGINNING, thence $S47^{\circ}03'18'' W$ a distance of 688.79 feet to a point, said point being a Point of Curve, thence 21.17 feet along the arc of a curve to the left, said curve having a radius of 25 feet, to a point, said point being a Point of Reverse Curvature, thence 241.18 feet along the arc of a curve to the right, said arc having a radius of 50 feet, to a point, said point being a Point of Reverse Curvature, thence 20.88 feet along the arc of a curve to the left, said arc having a radius of 25 feet, to a point, said point being a Point of Tangent, thence $N47^{\circ}03'18'' E$ a distance of 706.93 feet to a point, said point being on the southerly right of way line of Plantation Road, thence $S23^{\circ}36'40'' E$ a distance of 52.99 feet to a point, said point being the POINT OF BEGINNING. All as shown on the above sketch by J. Michael Dixon, P.L.S. dated 9/29/99.