

*Ord.*

**2012-0374**

**INTRODUCED BY: V.J. ST. PIERRE, JR., PARISH PRESIDENT  
(DEPARTMENT OF PUBLIC WORKS)**

**ORDINANCE NO. 12-11-8**

An ordinance to approve and authorize the execution of a Cash Sale by Christina H. Mullins wife of/and Tams M. Mullins for a certain portion of property at the rear of 301 Desoto Drive, Coronado Park Subdivision in Luling, Louisiana for drainage purposes.

**WHEREAS,** Coronado Park Subdivision in Luling, St. Charles Parish, Louisiana has a history of severe flooding and drainage problems; and,

**WHEREAS,** An Engineering Drainage Review was made of the Coronado Park Area, which included recommendations to improve drainage of said area by increasing the capacity of and/or replacing the pump station, and by improving the drainage conveyance system in said area; and,

**WHEREAS,** the design for the drainage improvement project requires the acquisition of a portion of Lot 28, Coronado Park Subdivision, Luling, St. Charles Parish, Louisiana, particularly a triangular section of land more particularly hereinafter described in the Cash Sale; and,

**WHEREAS,** the drainage project is in furtherance of the public's best interest and purpose, and is in satisfaction of a public need.

**THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:**

**SECTION I.** That the Cash Sale by and between Cristina H. Mullins wife of/and Tams M. Mullins in the amount of \$5,400.00 for the property located at the rear of 301 Desoto Drive in Luling, as more fully described is said Cash Sale, is hereby approved.

**SECTION II.** That the Parish President is hereby authorized to execute said Cash Sale along with any and all documents necessary to complete said purchase on behalf of St. Charles Parish.

The foregoing ordinance having been submitted to a vote, the vote thereon was as follows:

**YEAS:** SCHEXNAYDRE, FAUCHEUX, WILSON, TASTET, BENEDETTO, HOGAN, FLETCHER, NUSS

**NAYS:** NONE

**ABSENT:** COCHRAN

And the ordinance was declared adopted the 5th day of November, 2012, to become effective five (5) days after publication in the Official Journal.

ACTING

CHAIRMAN: [Signature]

SECRETARY: [Signature]

DLVD/PARISH PRESIDENT: NOV 7, 2012

APPROVED: ✓ DISAPPROVED: \_\_\_\_\_

PARISH PRESIDENT: [Signature]

RETD/SECRETARY: NOV 7, 2012

AT: 4:07 pm RECD BY: [Signature]

RECORDED IN THE ST. CHARLES PARISH  
CLERK OF COURT OFFICE  
ON August 23, 2013  
AS ENTRY NO. 391270  
IN MORTGAGE/CONVEYANCE BOOK  
NO. 790 FOLIO 473

CASH SALE

UNITED STATES OF AMERICA

FROM: CHRISTINA H. MULLINS  
TAMS M. MULLINS

STATE OF LOUISIANA

TO: ST. CHARLES PARISH

PARISH OF ST. CHARLES

BE IT KNOWN, that on this 13<sup>th</sup> day of August, in the year two thousand and ~~twelve~~ <sup>thirteen</sup> (2013).

BEFORE ME, a Notary Public in and for the Parish of St. Charles, State of Louisiana, duly commissioned and qualified, and in the presence of the witnesses hereinafter named and undersigned, personally came and appeared:

CHRISTINA H. MULLINS, (SS No. \*\*\*-\*\*-\_\_\_\_) a person of the full age of majority and a resident of and domiciled in St. Charles Parish, Luling, Louisiana, who declared under oath unto me, Notary, that she has been married once and then to Tams M. Mullins with whom she is presently living and residing and further that her mailing address is 301 Desoto Drive, Luling, Louisiana, 70070.

TAMS M. MULLINS, (SS No. \*\*\*-\*\*-\_\_\_\_) a person of the full age of majority and resident of and domiciled in St. Charles Parish, Luling, Louisiana, who declared under oath unto me, Notary, that he has been married twice; first to Joan Hollman, from whom he is divorced and then to Christina H. Mullins with whom he is presently living and residing and further that his mailing address is 301 Desoto Drive, Luling, Louisiana, 70070.

hereinafter designated as "vendors" who declared that for the consideration and upon the terms and conditions hereinafter expressed, said vendors do by these presents sell, grant, bargain, assign, transfer, deliver, and abandon and set over under all lawful warranties and with substitution and subrogation to all rights and actions of warranty against all preceding owners and vendors, unto

ST. CHARLES PARISH, a political subdivision of the State of Louisiana, herein represented by V. J. St. Pierre, Jr., its Parish President, and whose mailing address is P. O. Box 302, Hahnville, Louisiana, 70057; and pursuant to Ordinance No. 12-11-8 adopted by the St. Charles Parish Council on November 5, 2012 a copy of which is attached hereto and made a part hereof;

hereinafter designated as "purchaser", here present, accepting

following described property, to wit:

**ALL OF ITS UNDIVIDED INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY:**

That piece or portion of ground being a drainage servitude on a portion of Lot 28 of Coronado Park being a portion of Farm Lot 18 of Ellington Plantation. Situated in Sections 49, 57 & 69, T-13-S, R-21-E, Luling, St. Charles Parish, Louisiana. All in accordance with a survey by Stephen P. Flynn, P.L.S. dated July 2, 2012 and being more fully described as follows:

Commence at a point said point being the northwest corner of Lot 18 of Coronado Park thence proceed in a northeasterly direction along the north line of Lot 18 of Coronado Park a bearing of N72°07'04"E a distance of 197.62 to a point; The Point of Beginning

Thence continue in a northeasterly direction along the north line of the drainage servitude being the north line of Lot 28 of Coronado Park a bearing of N72°07'04"E a distance of 65.24' to a point;

Thence proceed in a southwesterly direction along the east line of the drainage servitude being the east line of Lot 28 of Coronado Park a bearing of S22°55'04"W a distance of 64.34' to a point;

Thence proceed in a northwesterly direction along the south line of the drainage servitude a bearing of N43°21'07"W a distance of 53.95' to a point; The Point of Beginning

Being a portion of the same property acquired by Christina H. Mullins and Tams M. Mullins by Cash Sale dated August 24, 1999, duly recorded in and for the Parish of St. Charles, at COB 558, folio 258 on August 26, 1999.

To have and to hold the said property unto the said purchaser forever.

This present sale and conveyance is made and accepted for and in consideration of the sum and price of **FIVE THOUSAND FOUR HUNDRED AND NO/100 (\$5,400.00) DOLLARS**, lawful current money of the United States of America, which amount the said purchaser has paid in ready CASH, receipt of which is hereby acknowledged by the vendor, and full discharge and acquittance granted therefor.

Taxes for 2012 are paid. The parties hereto waive any conveyance, mortgage, tax and any other certificates and relieve and release me, Notary, from any and all responsibility in connection therewith. The parties also acknowledge that no examination of the title has been made by me, Notary, and agree

examination of the title has been made by me, Notary, and agree to relieve, release, defend, save, hold harmless, and indemnify me, Notary, from any and all claims, liabilities, and responsibilities in connection therewith.

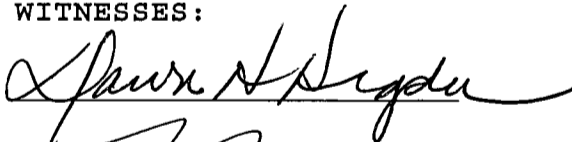
Whenever the word "vendor" is used in this act, it shall be construed to include "vendors", and whenever the word "purchaser" is used, it shall be construed to include "purchasers".

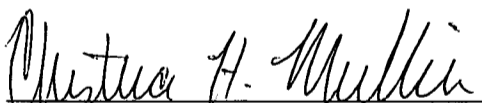
All the agreements and stipulations herein contained, and all the obligations herein assumed shall inure to the benefit of and be binding upon the heirs, successors, and assigns of the respective parties hereto.

The certificate of mortgages required by Article 3364 of the revised Civil Code of Louisiana is hereby dispensed with by the parties hereto.

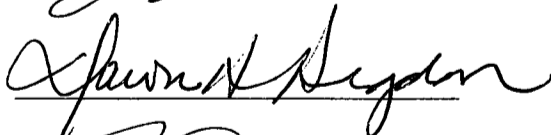
THUS done, read and passed at my office in the City of Hahnville, Parish and State aforesaid, in the presence of undersigned competent witnesses who have hereunto signed their names with the parties and me, said Notary, the day, month and year first above written.

WITNESSES:



  
CHRISTINA H. MULLINS





  
TAMS M. MULLINS





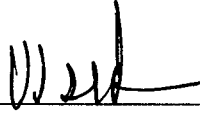
NOTARY PUBLIC  
LEON C. VIAL, III  
NO. 13061

WITNESSES:



Valarie Bechet

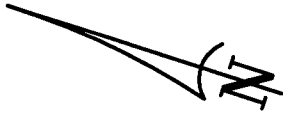
PARISH OF ST. CHARLES



BY: V. J. ST. PIERRE, JR.  
PARISH PRESIDENT



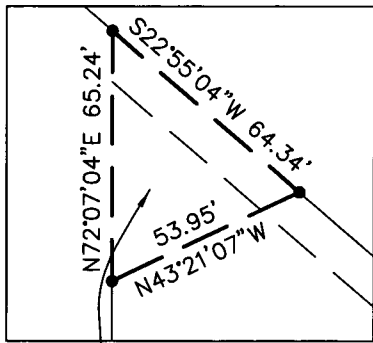
NOTARY PUBLIC  
LEON C. VIAL, III  
NO. 13061



SEE DETAIL "A"

PORTION OF LOT 18  
ELLINGTON PLANTATION

(U.S. HIGHWAY 90 SIDE)



PROPOSED DRAINAGE  
SERVITUDE  
(1,589 SQ. FT.)

DETAIL "A"

AREA	
ENCUMBERED LAND	578 SQ. FT.
UNENCUMBERED LAND	1,011 SQ. FT.
TOTAL	1,589 SQ. FT.

① L=90.58'  
R=50.00'  
Ch=N57°49'51"W 78.69'

SCALE: 1" = 50'

LEGEND

- #4 IRON ROD SET
- ⊙ POWER POLE
- POWER LINE

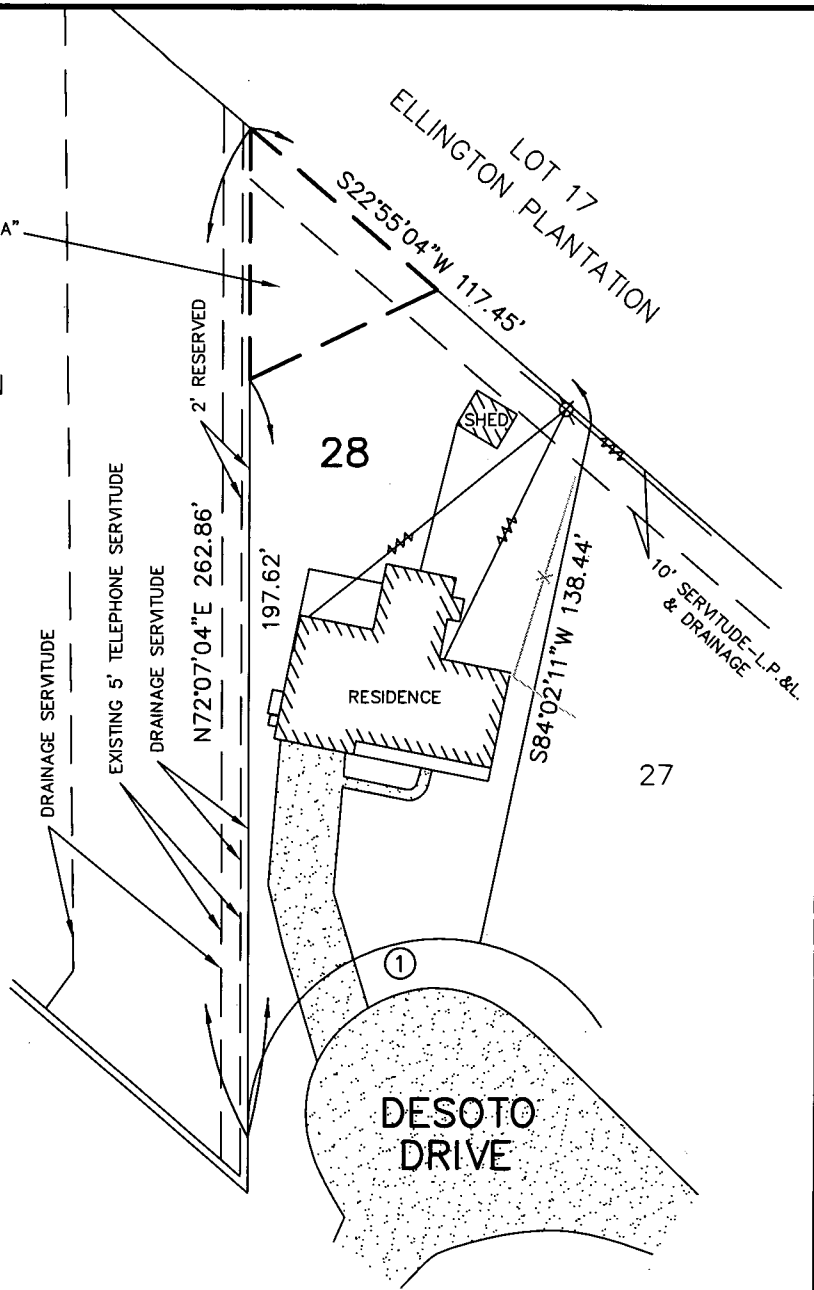
**TITLE:** SURVEY PLAT OF A DRAINAGE SERVITUDE  
OF LOT 28 OF CORONADO PARK BEING A PORTION  
OF FARM LOT 18 OF ELLINGTON PLANTATION  
SITUATED IN SECTIONS 49, 57 & 69, T-13-S, R-21-E,  
LULING, ST. CHARLES PARISH, LOUISIANA.

**SURVEY REFERENCE:** 1. CORONADO PARK BY LUCIEN GASSEN DATED 9/27/1969, REVISED 7/10/1970.  
2. SURVEY OF A PORTION OF LOT 18 ELLINGTON PLANTATION BY R.P. BERNARD  
DATED 12/8/1978 ATTACHED TO O.I.# 116192.

**BASIS OF BEARING:** BEARINGS HEREON ARE REFERENCED TO GRID NORTH AS ESTABLISHED BY THE LOUISIANA  
STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE USING LIECA SMARTNET SOLUTION  
7/2/2012 NAVD88/NAD 83 GEOID03.

**SURVEYOR'S NOTES:** A. THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND  
UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S  
"STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY.  
B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE  
EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.  
C. NO DITCHES, UNDERGROUND LINES OR CONDUITS SHOWN.  
D. MINIMUM SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT.  
THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED  
FOR FINAL DETERMINATION.

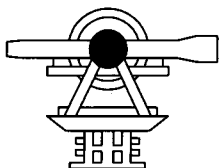
**CERTIFIED TO:** ST. CHARLES PARISH  
**MUNICIPAL ADDRESS:** 301 DESOTO DRIVE  
**DATE:** JULY 2, 2012



DRAWN BY: KPB

DRAWING NO. L1553\_W01683

**RIVERLANDS SURVEYING COMPANY**



505 HEMLOCK STREET  
LAPLACE, LA. 70068  
1-800-248-6982  
985-652-6356

*Stephen P. Flynn*

STEPHEN P. FLYNN  
P.L.S. LA. ST. REG. NO. 4668

