

Ord.

1999-4945

INTRODUCED BY: CHRIS A. TREGRE, PARISH PRESIDENT

ORDINANCE NO. 99-10-7

An ordinance to approve and authorize the execution of an Act of Sale by Frank A. Gagliano for certain property located along River Road in St. Rose near Charlestowne Blvd. for the St. Rose Branch Library.

WHEREAS, the St. Charles Parish Library Board completed a Feasibility Study in December 1997 which included the construction of a Branch Library in St. Rose; and,

WHEREAS, the study determined that a 55,000 square foot site was needed to accommodate the current and future expansion of the Branch Library; and,

WHEREAS, funds have been budgeted in the Library District Budget to purchase property for the Branch Library.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. That the Act of Sale by and between Frank A. Gagliano and St. Charles Parish in the amount of \$116,000.00 is hereby approved.

SECTION II. That the Parish President is hereby authorized to execute said Act of Sale 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, SIRMON

NAYS: NONE

ABSENT: RAMCHANDRAN

And the Ordinance was declared adopted this 13th day of October, 1999, to become effective five (5) days after publication in the Official Journal.

Act of Sale - St. Rose Branch Library

CHAIRMAN: [Signature]
 SECRETARY: [Signature]
 DLVD/PARISH PRESIDENT: Oct. 20, 1999
 APPROVED: [Signature] DISAPPROVED: _____
 PARISH PRESIDENT: [Signature]
 RETD/SECRETARY: Oct 20, 1999
 AT: 11:35 AM RECD BY: [Signature]

RECORDED IN THE ST. CHARLES PARISH
 CLERK OF COURT OFFICE
 ON 10-28-99
 AS ENTRY NO. 237823
 IN MORTGAGE/CONVEYANCE BOOK
 NO. 560 FOLIO 461

CASH SALE

UNITED STATES OF AMERICA

FROM: GLORIA COUGET WIFE OF/AND
FRANK A. GAGLIANO

STATE OF LOUISIANA

TO: ST. CHARLES PARISH

PARISH OF ST. CHARLES

BE IT KNOWN, that on this 22 day of October, in the year one thousand, nine hundred and ninety-nine (1999).

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:

FRANK A. GAGLIANO
GLORIA COUGET WIFE OF/AND FRANK A. GAGLIANO (S.S.#437-52-3855) both persons of the full age of majority and domiciled in the Parish of Jefferson, State of Louisiana, who declared unto me, Notary, that they have been married but once and then to each other with whom they are currently residing and whose mailing address is 10125 Idlewood Place, River Ridge, LA 70123,

hereinafter designated as "vendor" who declared that for the consideration and upon the terms and conditions hereinafter expressed, said vendor does 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 Chris A. Tregre, its Parish President, and whose mailing address is P. O. Box 302, Hahnville, Louisiana, 70057; and pursuant to Ordinance No. 99-10-7 adopted by the St. Charles Parish Council on 10-18-99 a copy of which is attached hereto and made a part hereof;

hereinafter designated as "purchaser", here present, accepting and purchasing and acknowledging delivery and possession of the following described property, to wit:

Lot 2 of a Resubdivision of Parcel A-2
and more fully described as follows:

Commence at a point "A", being the
intersection of the easterly line of

parcel A-2 and the northerly r/w line of River Road (La. State Hwy. #48) thence along River Road S42°04'W a distance of 149.84' to a point "B" thence run S88°37'27" W a distance of 10.0' the point of beginning, thence continue along this same line a distance of 20.85' to point "C", thence run S42°36'27" W a distance of 53.74' to point "D", thence run S46°26'49" W a distance of 115.45' to a point "E", thence run S39°32'42" W a distance of 35.0' to a point, thence run N65°46'20" W a distance of 79.30' to a point in a curve on the easterly line of East Club Drive, thence along the arc of this curve to the left, the radius of which is 159.99' a distance of 130.34' to point "N", thence run N22°04'48" W a distance of 66.91' to point "O" thence run N41°55'29" E a distance of 230.04' to a point, thence run S21°51'13" E a distance of 270.69' to the point of beginning, containing 54,976 square feet, all as more fully shown on a plat of survey by R.P. Bernard, PLS dated September 9, 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 ONE HUNDRED SIXTEEN THOUSAND AND NO/100 (\$116,000.00) 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 1998 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 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."

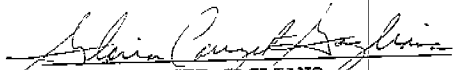
All the agreements and stipulations herein contained, and all the obligations herein assumed shall inure to the benefit of and be binding upon the heirs, successors, and assigns of the respective parties hereto.

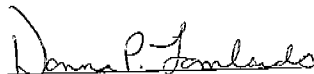
The certificate of mortgages required by Article 3364 of the revised Civil Code of Louisiana is hereby dispensed with by the parties hereto.

THUS done, read and passed at my office in the City of Luling, 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:

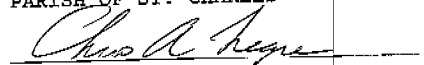


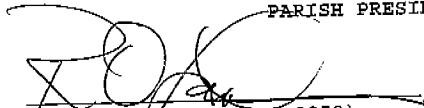

GLORIA COUGET GAGLIANO



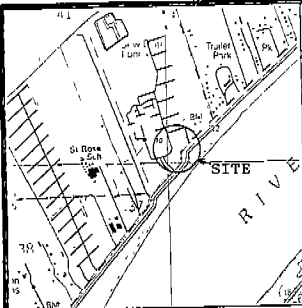

FRANK A. GAGLIANO

PARISH OF ST. CHARLES


BY: CHRIS A. TREGRE
PARISH PRESIDENT


F. O. LEWIS (BAR NO: 8852)
ATTORNEY AT LAW-NOTARY PUBLIC
116 LAKEWOOD DRIVE
LULING, LOUISIANA 70070
(504) 783-5013

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 150 of said maps, having an effective date of June 16, 1992.



VICINITY MAP
SCALE: 1" = 2000'

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



APPROVALS:

James B. Baker
DIRECTOR, DEPT. OF PLANNING & ZONING

Chris A. Ryan
ST. CHARLES PARISH PRESIDENT

10/21/99
DATE

10/21/99
DATE

PLAN OF KREBS, LASALLE, LEMIEUX CONSULTANTS INC. DATED 8-9-94

- *A to *B: S42°08'20"W 148.74'
- *B to *C: S87°39'10"W 31.49'
- *C to *D: S42°39'01"W 53.93'
- *D to *E: S46°30'20"W 115.14'
- *E to *F: C = S37°48'12"W 275.27'
- *F to *G: S79°57'06" 20.37'
- *G to *H: C = N33°37"W 33.83'
- *H to *I: N25°07'06"W 79.93'
- *I to *J: N64°53'57"E 28.03'
- *J to *K: C = N53°20'41"E 103.71'
- *K to *L: N41°44'15"E 22.64'
- *L to *M: C = N8°56'35"E 169.42'
- *M to *N: N22°04'48"W 66.91'
- *N to *O: N41°55'29"E 390.04'
- *O to *A: S21°56'21"E 279.01'

THIS SURVEY IS BASED ON LINE "P" TO "A" OF THE PLAN REFERRED TO AT LEFT AND IS AN ACTUAL FIELD SURVEY OF THE MONUMENTATION WHICH EXISTS AT THIS TIME

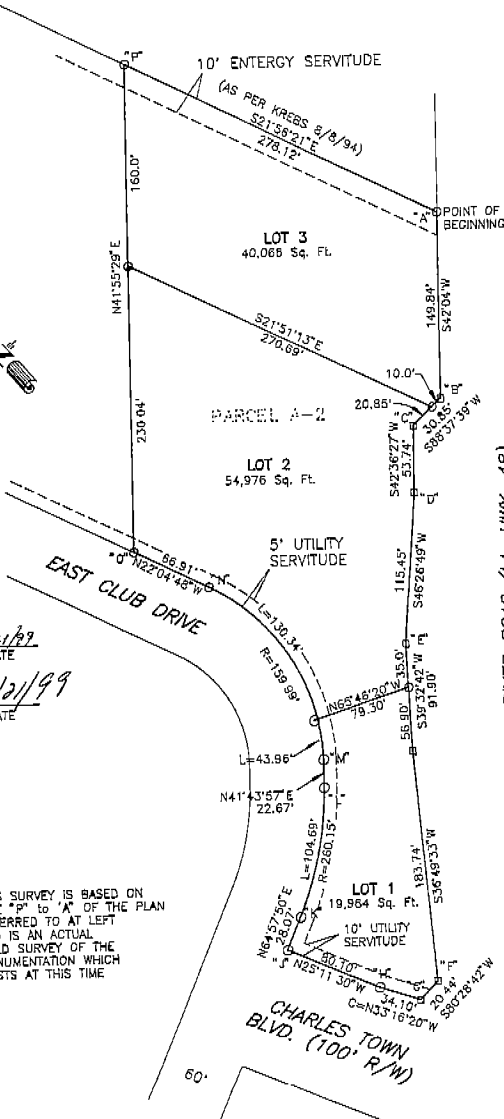
RESUBDIVISION OF PARCEL A-2 OF ALMEDIA PLANTATION AS PER PLAN OF KREBS STATED ABOVE INTO LOTS 1, 2, AND 3 LOCATED IN SECTION 40, TOWNSHIP 12 SOUTH, RANGE 9 EAST BY GLORIA COUGET AND FRANK A. CAGLIANO, 10125 IDLEWOOD DRIVE, RIVER RIDGE, LA 70123

○ DENOTES 1/2 IRON PEG
S DENOTES 3/4 D.P. # MONUMENT

FILE # 99K150
SCALE: 1" = 80'
DATE: 9/9/99

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

R.P. Bernard
SURVEYOR
R.P. BERNARD, PLS
LA REG #226



CLOSING STATEMENT

PROPERTY: Lot 2 of a Resubdivision of Parcel A-2

VENDORS: Gloria Couget wife of/and Frank A. Gagliano – SS#437-52-3855
10125 Idlewood Place
River Ridge, LA 70123

VENDEE: St. Charles Parish
Tax I.D. No. 72-6001208
P. O. Box 302, Hahnville, LA 70057


SALE PRICE: \$116,000.00

COMMISSION TO THE MULLIN COMPANY, INC.: ~~\$6,960.00~~

CHECK TO VENDOR: ~~\$109,040.00~~ \$116,000.00

CLOSING COSTS: None (Recording Fees are being paid by St. Charles Parish)


GLORIA COUGET GAGLIANO


FRANK A. GAGLIANO


CHRIS A. TREGRE
PARISH PRESIDENT