

2023-0003 *Ord.*

INTRODUCED BY: MATTHEW JEWELL, PARISH PRESIDENT  
(DEPARTMENT OF PLANNING & ZONING)

ORDINANCE NO. 23-1-9

An ordinance to amend Ordinance No. 21-1-4 to approve an Act of Correction to remove Parcel 100 and redesignate Lots L-1, L-2, L-3, & 19-A of Fashion Plantation, Hahnville, St. Charles Parish, LA.

**WHEREAS**, on January 11, 2021, the St. Charles Parish Council adopted Ordinance No. 21-1-4 approving an Act of Dedication by JCJR St. Charles, LLC for River Place Estates Phase 1 as shown on a plat entitled FINAL PLAN RIVER PLACE ESTATES PHASE 1, by Stephen P. Flynn, PLS, dated November 13, 2020; and,

**WHEREAS**, it has been determined that the final plan was in error in that Lots L-1, L-2, L-3, and 19-A were improperly redesignated and resubdivided into Parcel 100; and,

**WHEREAS**, Parcel 100 should be resubdivided and redesignated as Lots L-1, L-2, L-3, and 19-A; and,

**WHEREAS**, it is the desire of the Developer and the Parish to correct said error by the adoption of an "Act of Correction" by Stephen P. Flynn, PLS.

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

**SECTION I.** That Ordinance No. 21-1-4, adopted on January 11, 2021, is hereby amended by the "Act of Correction" by Stephen P. Flynn, PLS dated January 23, 2023 and the plat, also by Stephen P. Flynn, PLS and dated December 22, 2022, entitled CORRECTED FINAL PLAN RIVER PLACE ESTATES PHASE 1.

**SECTION II.** That the Parish President and Planning Director are hereby authorized to execute said Act of Correction and Revised Final Plat on behalf of St. Charles Parish.

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

- YEAS: BILLINGS, FONSECA, DARENSBOURG GORDON, CLULEE, GIBBS, BELLOCK, FISHER
- NAYS: NONE
- ABSENT: DUFRENE, FISHER-CORMIER

And the ordinance was declared adopted this 23rd day of January, 2023, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: *Ry Ballen*  
 SECRETARY: *Michelle Dupastato*  
 DLVD/PARISH PRESIDENT: January 23, 2023  
 APPROVED:  DISAPPROVED:   
 PARISH PRESIDENT: *Matthew Jewell*  
 RETD/SECRETARY: January 23, 2023  
 AT: 7:35 pm RECD BY: *[Signature]*

RECORDED IN THE ST. CHARLES PARISH  
 CLERK OF COURT OFFICE  
 ON February 3, 2023  
 AS ENTRY NO. 473223  
Instrument  
 IN MORTGAGE/CONVEYANCE BOOK  
 NO. N/A FOLIO N/A

ACT OF CORRECTION  
BY STEPHEN P. FLYNN, PLS

UNITED STATES OF AMERICA  
STATE OF LOUISIANA  
PARISH OF ST. CHARLES

BE IT KNOWN, that on this 12<sup>th</sup> day of January, 2023.

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

**PERSONALLY CAME AND APPEARED:**

**STEPHEN P. FLYNN, PLS**

herein representing Riverlands Surveying Company, who declared that the plat entitled "Final Plan River Place Estates Phase 1" dated November 13, 2020, and filed in COB 901 Folio 84 Entry No. 455256 on the 12<sup>th</sup> day of January 2021 contains an error as it incorrectly resubdivided Lots L-1, L-2, L-3, & 19-A into Parcel 100.

In truth and in fact, Parcel 100 should be resubdivided and redesignated as Lots L-1, L-2, L-3, and 19-A as shown on the "Corrected Final Plan River Place Estates Phase 1" dated December 12, 2022, attached hereto.

APPROVAL and ratification of the attached revised plan is confirmed by the signatures of the DIRECTOR OF PLANNING AND ZONING and the PARISH PRESIDENT thereon and reaffirmed with the same signatures hereon.

APPEARER hereby authorizes and requests the CLERK OF COURT FOR THE 29<sup>TH</sup> JUDICIAL DISTRICT COURT to make a marginal notation in the original record at COB 901 Folio 84, Entry No. 455256 reflecting the execution and recordation of this Act of Correction.

THUS DONE AND PASSED in Hahnville, Louisiana before the undersigned name witnesses and me, Notary, on the date abovementioned.

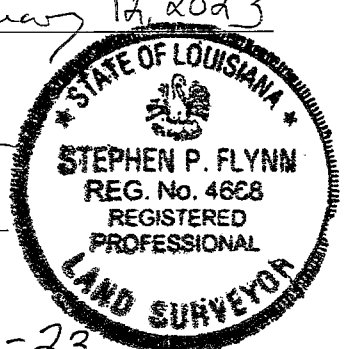
[Signature]  
WITNESS

Stephen P. Flynn, PLS  
STEPHEN P. FLYNN, PLS

[Signature]  
WITNESS

January 12, 2023  
DATE

[Signature]  
NOTARY PUBLIC  
BAR/NOTARY ID NO. 01756  
STATE OF LOUISIANA

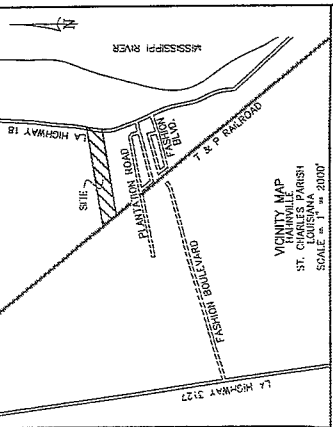


[Signature]  
PLANNING DIRECTOR

2-1-23  
DATE

[Signature]  
PARISH PRESIDENT

January 23, 2023  
DATE



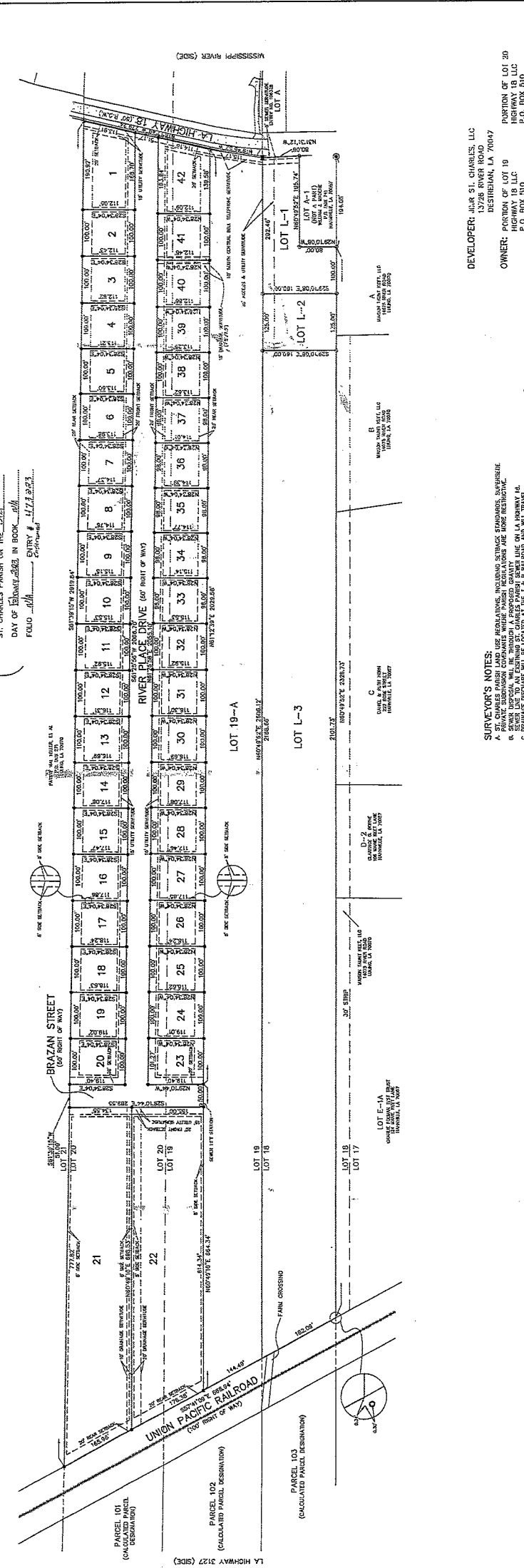
VINNY MAP  
ST. CHARLES PARISH  
SCALE = 1" = 200'  
L. HIGHWAY 317  
L. HIGHWAY 18  
MISSISSIPPI RIVER

**CORRECTED FINAL PLAN**  
**RIVER PLACE ESTATES PHASE 1**

**SURVEY, PLAT AND RESUBDIVISION OF A PORTION OF LOTS 18, 19, 20 OF FASHION PLANTATION INTO LOTS HEREIN DESIGNATED AS LOTS 1 THROUGH 42, RIVER PLACE ESTATES PHASE 1 & PARCELS 101, 102 & 103 (CALCULATED) OF LOTS 18, 19 & 20 OF FASHION PLANTATION**

**SURVEY PLAT OF LOTS 19-A, 1-1, 1-2 & 1-3 OF LOTS 18 & 19 OF FASHION PLANTATION THE LOTS EAST OF THE UNION PACIFIC RAILROAD ARE SITUATED IN SECTIONS 12 & 13, T-19-S, R-80-E HAHNVILLE, ST. CHARLES PARISH, LOUISIANA**

NOTE: THIS PLAT BEING A FINAL PLAN RIVER PLACE ESTATES PHASE "1" PARCELS 101, 102 & 103 WERE RECORDED IN BOOK 613 PAGE 14 ENTRY NO. 458288 ON THE 12TH DAY OF JANUARY 2021.



**DEVELOPER:** JUDY S.I. CHARLES, LLC  
13728 RIVER ROAD  
DREXELMAN, LA 70047

**OWNER:** PORTION OF LOT 19  
HIGHWAY 18 LLC  
LOT 19-1 & 19-2  
800716, LA 70039

**LOT 1-1, LOT 1-2 & LOT 1-3**  
HIGHWAY 18 LLC  
13728 RIVER ROAD  
DREXELMAN, LA 70047

PORTION OF LOT 20  
HIGHWAY 18 LLC  
LOT 20-1 & 20-2  
800716, LA 70039

**SURVEYOR'S NOTES:**

A. PRIVATE SUBDIVISIONS INCLUDING EXISTING EASEMENTS, SUBDIVISIONS, AND RESUBDIVISIONS ARE SHOWN AS SET FORTH IN THE RECORDS OF THE PUBLIC LANDS OF THE STATE OF LOUISIANA. THE SURVEYOR HAS REVIEWED THE RECORDS AND HAS FOUND THAT THE SAME ACCURATELY REPRESENT THE SUBDIVISIONS AND RESUBDIVISIONS AS SET FORTH THEREIN. THE SURVEYOR HAS REVIEWED THE RECORDS AND HAS FOUND THAT THE SAME ACCURATELY REPRESENT THE SUBDIVISIONS AND RESUBDIVISIONS AS SET FORTH THEREIN.

B. THE FINAL PLAT IS BASED UPON AN ACCURATE SURVEY MADE BY STEPHEN P. FLANNERY, P.L.S., THE SURVEYOR, ON THE 12TH DAY OF JANUARY 2021. THE SURVEY WAS MADE BY MEANS OF A GPS SURVEY AND THE SURVEYOR HAS FOUND THAT THE SURVEY IS ACCURATE AND CORRECT.

**AREA TABLE**

Lot No.	Area (sq. ft.)	Lot No.	Area (sq. ft.)
1	10,273.50	17	11,871.50
2	11,224.50	18	12,678.50
3	12,833.50	19	13,233.50
4	13,202.50	20	14,238.50
5	13,340.50	21	15,283.50
6	13,378.50	22	16,328.50
7	14,418.50	23	17,373.50
8	14,468.50	24	18,418.50
9	14,468.50	25	19,463.50
10	14,524.50	26	20,508.50
11	15,524.50	27	21,553.50
12	16,524.50	28	22,598.50
13	17,524.50	29	23,643.50
14	18,524.50	30	24,688.50
15	19,524.50	31	25,733.50
16	20,524.50	32	26,778.50
17	21,524.50	33	27,823.50
18	22,524.50	34	28,868.50
19	23,524.50	35	29,913.50
20	24,524.50	36	30,958.50
21	25,524.50	37	32,003.50
22	26,524.50	38	33,048.50
23	27,524.50	39	34,093.50
24	28,524.50	40	35,138.50
25	29,524.50	41	36,183.50
26	30,524.50	42	37,228.50
27	31,524.50		
28	32,524.50		
29	33,524.50		
30	34,524.50		
31	35,524.50		
32	36,524.50		
33	37,524.50		
34	38,524.50		
35	39,524.50		
36	40,524.50		
37	41,524.50		
38	42,524.50		

**SURVEY REFERENCE:**

1. SURVEY OF A PORTION OF LOTS 18, 19, & 20 OF FASHION PLANTATION BY THE SURVEYOR, ON THE 12TH DAY OF JANUARY 2021.

2. SURVEY OF A PORTION OF A SUBDIVISION OF LOTS 18, 19 & 20 OF FASHION PLANTATION BY JOHN E. WALKER, R.L.S.

3. SURVEY OF A PORTION OF LOT 19 OF FASHION PLANTATION SUBDIVISION BY JOHN E. WALKER, R.L.S.

4. SURVEY OF PORTIONS OF LOTS 21 & 22 OF FASHION PLANTATION SUBDIVISION BY E.M. COLLIER.

5. SURVEY OF LOTS 18, 19 & 20 OF FASHION PLANTATION BY H.E. LAURRY, C.E. DATED 03/26/19.

6. A.C.A. DEEDS MADE THIS SURVEY LOT 19 & LOT 20, FASHION PLANTATION BY STEPHEN P. FLANNERY, P.L.S. DATED AUGUST 23, 2016.

7. A.C.A. DEEDS MADE THIS SURVEY LOT 18, 17 & 16 OF FASHION PLANTATION BY STEPHEN P. FLANNERY, P.L.S. DATED AUGUST 23, 2016.

8. A.C.A. DEEDS MADE THIS SURVEY LOTS 18, 19 & 20 OF FASHION PLANTATION BY STEPHEN P. FLANNERY, P.L.S. DATED AUGUST 23, 2016.

9. A.C.A. DEEDS MADE THIS SURVEY LOTS 18, 19 & 20 OF FASHION PLANTATION BY STEPHEN P. FLANNERY, P.L.S. DATED AUGUST 23, 2016.

10. A.C.A. DEEDS MADE THIS SURVEY LOTS 18, 19 & 20 OF FASHION PLANTATION BY STEPHEN P. FLANNERY, P.L.S. DATED AUGUST 23, 2016.

**RIVERLANDS SURVEYING COMPANY**  
605 HAWTHORNE STREET  
LAFAYETTE, LA 70501  
908.662.6500

STEPHEN P. FLANNERY  
REGISTERED PROFESSIONAL SURVEYOR  
PLS. LA. ST. BE NO. 4888

**SURVEYOR'S NOTES:**

A. PRIVATE SUBDIVISIONS INCLUDING EXISTING EASEMENTS, SUBDIVISIONS, AND RESUBDIVISIONS ARE SHOWN AS SET FORTH IN THE RECORDS OF THE PUBLIC LANDS OF THE STATE OF LOUISIANA. THE SURVEYOR HAS REVIEWED THE RECORDS AND HAS FOUND THAT THE SAME ACCURATELY REPRESENT THE SUBDIVISIONS AND RESUBDIVISIONS AS SET FORTH THEREIN. THE SURVEYOR HAS REVIEWED THE RECORDS AND HAS FOUND THAT THE SAME ACCURATELY REPRESENT THE SUBDIVISIONS AND RESUBDIVISIONS AS SET FORTH THEREIN.

B. THE FINAL PLAT IS BASED UPON AN ACCURATE SURVEY MADE BY STEPHEN P. FLANNERY, P.L.S., THE SURVEYOR, ON THE 12TH DAY OF JANUARY 2021. THE SURVEY WAS MADE BY MEANS OF A GPS SURVEY AND THE SURVEYOR HAS FOUND THAT THE SURVEY IS ACCURATE AND CORRECT.

C. A PORTION OF LOT 19 OF FASHION PLANTATION SUBDIVISION IS SHOWN AS SET FORTH IN THE RECORDS OF THE PUBLIC LANDS OF THE STATE OF LOUISIANA. THE SURVEYOR HAS REVIEWED THE RECORDS AND HAS FOUND THAT THE SAME ACCURATELY REPRESENT THE SUBDIVISION AS SET FORTH THEREIN. THE SURVEYOR HAS REVIEWED THE RECORDS AND HAS FOUND THAT THE SAME ACCURATELY REPRESENT THE SUBDIVISION AS SET FORTH THEREIN.

D. A PORTION OF LOT 20 OF FASHION PLANTATION SUBDIVISION IS SHOWN AS SET FORTH IN THE RECORDS OF THE PUBLIC LANDS OF THE STATE OF LOUISIANA. THE SURVEYOR HAS REVIEWED THE RECORDS AND HAS FOUND THAT THE SAME ACCURATELY REPRESENT THE SUBDIVISION AS SET FORTH THEREIN. THE SURVEYOR HAS REVIEWED THE RECORDS AND HAS FOUND THAT THE SAME ACCURATELY REPRESENT THE SUBDIVISION AS SET FORTH THEREIN.

**CURRENT ZONING:** ZONE R-1  
RECORD 207  
SECTION 9

RECORDING DOCUMENTS RECORDED IN BOOK 613 PAGE 145  
ENTRY 458288

**BASIS OF BEARING:** BEARINGS HEREON ARE ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM. THE SURVEYED AREA IS IN ZONE 17 FOR FEDERAL TIME COORDINATE. DATE OF SURVEY: 12/17/2021. REFERENCE: 12/17/2021.

**FLOOD NOTE:** THE SURVEYED AREA IS IN ZONE "X" FOR FEDERAL FLOOD INSURANCE RATE. REFERENCE: 12/17/2021.