

2007

2007-0283

**INTRODUCED BY: ALBERT D. LAQUE, PARISH PRESIDENT
(DEPARTMENT OF PLANNING & ZONING)**

ORDINANCE NO. 07-9-4

An ordinance approving and authorizing the execution of an Act of Dedication for King's Estates, Phase 1 Subdivision, in Boutte, St. Charles Parish, LA., as requested by RJM Enterprises, Inc.

WHEREAS, RJM Enterprises, Inc. is the owner and developer of property located in Section, 88, 89 & 90, T13S R20E, (Boutte), St. Charles Parish, LA and indicated on a Final Plat dated August 13, 2007, and prepared by Lucien Gassen, PLS, as a Resubdivision of Parcel "BE" Boutte Estates into King's Estates Phase I Lots 401 Through 428 and Parcel A in Sections 88, 89 & 90, T13S R20E (Boutte) St. Charles Parish, Louisiana and the Dedication of an extension of Boutte Estates Drive, and two unnamed streets; and,

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 for King's Estates, Phase I Subdivision, which includes Lots 401 through 428 and Parcel A, the dedication of an extension of Boutte Estates Drive, two unnamed streets, and servitudes for utility is hereby approved and accepted.

SECTION II. That the Parish President is hereby authorized to execute the attached Final Plat and 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: MARINO, FAUCHEUX, HILAIRE, FABRE, RAMCHANDRAN, BLACK
NAYS: NONE
ABSENT: WALLS, DUHE, MINNICH

And the ordinance was declared adopted this 17th day of September, 2007, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: [Signature]
SECRETARY: [Signature]
DLVD/PARISH PRESIDENT: September 18, 2007
APPROVED: DISAPPROVED

PARISH PRESIDENT: Albert D. Laque
RETD/SECRETARY: September 18, 2007
AT: 1:50 pm RECD BY: [Signature]

RECORDED IN THE ST. CHARLES PARISH
CLERK OF COURT OFFICE
ON October 1, 2007
AS ENTRY NO. 335659
IN MORTGAGE/CONVEYANCE BOOK
NO. 698 FOLIO 831

ACT OF DEDICATION

UNITED STATES OF AMERICA

BY: RJM ENTERPRISES, INC

STATE OF LOUISIANA

TO: ST. CHARLES PARISH

PARISH OF ST CHARLES

BE IT KNOWN, that on this 21st day of September in the year of Our Lord Two Thousand and Seven,

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

RJM ENTERPRISES, INC. (72-126087), a Louisiana Corporation, with a stated mailing address of P O. Box 1440, Paradis, Louisiana 70080, represented herein by Ray J. Matherne, Ph.D, as its duly appointed officer, duly authorized by virtue of a Resolution of its Board of Directors, an original of which is recorded in COB 555, folio 49 of the official records of St. Charles Parish, Louisiana:

RJM ENTERPRISES, INC. declared unto me, Notary, that it is the owner of a certain tract of real property situated on the West Bank of St. Charles Parish, which lands are designated as King's Estates - Phase I, Lots 401 through 428 and Parcel A in Sections 88, 89 and 90, T13S - R20 E, St. Charles Parish, Louisiana, shown on a preliminary plat survey by Lucien C Gassen, PLS which survey is dated November 13, 2006, revised plat on December 6, 2006, acquired in COB 663, folio 719, entry number 315396 and as shown on the attached final plat designated as King's Estates - Phase I dated 8-13-07 and made a part hereof, said copy is attached to and made a part of the ordinance; and

RJM ENTERPRISES, INC. further declared unto me that it has caused that portion of the above property designated as King's Estates - Phase I, on the final plat survey referred to above to be laid out as per the plan of survey and/or re-subdivision referred to above, which plan of sub-division creates King's Estates - Phase I, which is attached and made part hereof, and

RJM ENTERPRISES, INC. further declared unto me, Notary, that on aforesaid plan of re-subdivision, it has laid out certain streets and servitudes within the King's Estates - Phase I subdivision which is named and identified in accordance with the annexed plan of Lucien Gassen, PLS, as King's Estates - Phase I, which street and servitudes in regard to this dedication is more fully described in accordance with said plan as follows to wit:

PROPERTY DESCRIPTION
STREET RIGHT OF WAY
BOUTTE ESTATES DRIVE
(KING'S ESTATES)

A certain tract of land situated in the Parish of St. Charles, State of Louisiana, on the West Bank of the Mississippi River, located in Sections 88, 89, & 90, Township 13 South, Range 20 East and being more particularly described as follows:

From the northerly right of way line of Turner Street and the westerly right of way line of Boutte Estates Drive, the POINT OF BEGINNING, proceed N31°04'51"E a distance of 98.24 feet to a point of curvature, thence along the arc of a curve to the right, having a radius of 1050.00 feet a distance of 21.86 feet, thence N56°32'00"W a distance of 101.00 feet, thence N33°28'00"E a distance of 50.00 feet, thence S56°32'00"E a distance of 100.76 feet, thence N33°28'00"E a distance of 668.61 feet, thence N56°32'00"W a distance of 14.14 feet to a point of curvature, thence along the arc of a curve to the left, having a radius of 200.00 feet a distance of 31.66 feet, thence N65°36'09"W a distance of 33.85 feet, thence N24°23'51"E a distance of 50.00 feet, thence S65°36'09"E a distance of 33.85 feet to a point of curvature, thence along the arc of a curve to the right, having a radius of 250.00 feet a distance of 39.57 feet, thence S56°32'00"E a distance of 14.14 feet, thence N33°28'00"E a distance of 91.50 feet, thence S65°36'09"E a distance of 58.56 feet to a point on a non-tangent curve, thence southwesterly along the arc of a curve to the left, having a radius of 75.00 feet a distance of 34.58 feet, thence S33°28'00"W a distance of 814.11 feet to a point of curvature, thence along the arc of a curve to the left, having a radius of 1000.00 feet a distance of 41.64 feet, thence S31°04'51"W a distance of 98.73 feet to the northerly right of way line of Turner Street, thence N58°21'22"W along said right of way a distance of 50.00 feet to the POINT OF BEGINNING, all in accordance with a plan entitled "Final Plat, King's Estates - Phase I" by Lucien C. Gassen, PLS, dated August 13, 2007.

RJM ENTERPRISES, INC. further declared unto me, Notary that the aforesaid dedication and grant are subject to all the following terms and conditions, to wit:

1. The dedication of the fee ownership of the property covered by the street, and servitudes identified hereinabove as King's Estates - Phase I, only as far as said streets and servitudes are located in King's Estates - Phase I.
2. The herein grant of the various servitudes for utility and drainage purposes shall constitute the granting only of a "personal servitude of right of use" being a "limited personal servitude" in favor of St. Charles Parish. **RJM ENTERPRISES, INC.** does hereby reserve all rights of fee ownership to that portion of the aforesaid King's Estates - Phase I subdivision which comprises the various servitudes for utility and drainage purposes
3. **RJM ENTERPRISES, INC.** 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 street identified hereinabove and by the aforesaid utility and drainage servitudes granted herein. In that connection, **RJM ENTERPRISES, INC.** does, however, agree to prohibit the use of any part of the surface of any of the property covered by the street servitudes with respect to the exploration, development or production of minerals pursuant to the reservation. This reservation is made in accordance with **RJM ENTERPRISES, INC.**'s plan and intention to reserve all of the mineral rights in, on and under all of the lots in the

King's Estates – Phase I, however, **RJM ENTERPRISES, INC.** 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, or by any other binding means of strict surface operations in regard to mineral exploration in this subdivision,

4. The herein dedication of streets and grant of servitudes are made by **RJM ENTERPRISES, INC.** without any warranty whatsoever except as provided for herein.
5. St. Charles 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 a public street. St. Charles Parish must further bind and obligate itself to use of servitudes granted herein only for , the purpose for which they are granted.
6. This dedication and grant are conditioned upon St. Charles Parish maintaining and policing the streets and servitudes dedicated herein, and maintaining the various utilities within the servitude areas
7. The grant herein of various servitudes shall be used exclusively for those purposes identified on the plat and **RJM ENTERPRISES, INC.** reserves the right to use or grant any other rights with respect to said property not inconsistent with the aforesaid servitudes purposes. The herein granted servitudes shall not be utilized so as to unreasonably interfere with or impair ingress and egress from the streets dedicated herein to any of the lots in the King's Estates – Phase I.
8. **RJM ENTERPRISES, INC.** warrants that the herein dedication of the streets and servitudes are free of any liens and/or encumbrances and that no lots have been sold or alienated prior to the date hereof.
9. The dedication and grant made herein are made subject to any existing servitudes affecting the King's Estates – Phase I, such as by way of illustration by not limitation pipeline servitudes
10. The herein dedication and grant shall inure to the benefit of St. Charles Parish or any successor governmental body of St. Charles Parish, which shall be bound by all of the terms and conditions hereof.
11. **RJM ENTERPRISES, INC.** warrants that all utilities and streets have been placed within the servitudes granted herein

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

ST. CHARLES PARISH, herein appearing by and through Albert D. Laque, Parish President, duly authorized by virtue of an Ordinance of the St. Charles Parish Council adopted on 9-17-07, a certified copy of which is annexed hereto and made part hereof, and said St. Charles Parish does hereby accept, approve and ratify the herein dedication and grant under all of the terms and conditions as contained hereinabove, and does also hereby acknowledge that the construction of all of the streets and servitudes dedicated herein has been satisfactorily completed in accordance with all requirements and that all utility and drainage facilities have been likewise satisfactorily completed in accordance with all requirements and St. Charles Parish does hereby accept all of said streets and servitudes and utility and drainage facilities and assumes the maintenance thereof.

This Act of Dedication and Acceptance was approved and accepted by the St. Charles Parish Council by Ordinance # 07-9-4 on the 17th day of September, 2007 a photo copy of which is attached and made part hereof.

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 the whole.

WITNESSES:
Chris B. Meit
Chris B. Meit
Paul J. Hogan
Paul J. Hogan

RJM ENTERPRISES, INC.

BY Ray J. Mathierne
RAY J. MATHIERNE, PH.D
Authorized Representative

Lloyd Joseph Frickey
Notary Public
ID # 15308
A Professional Notarial Company
152 Bayou Estates Drive
Des Allemands, LA 70030
(985) 758-2936

WITNESSES

Timothy G. Viol
Timothy G. Viol
Valarie Berthelot
Valarie Berthelot

ST. CHARLES PARISH

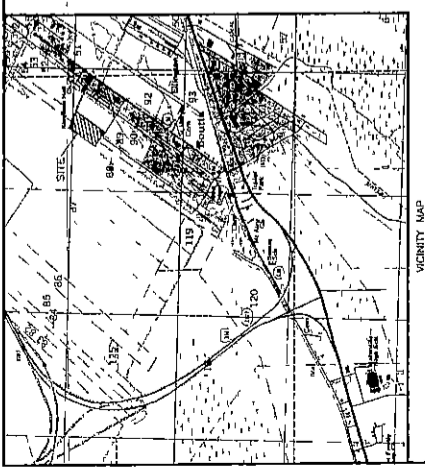
Albert D. Laque
Albert D. Laque
Parish President

Robert L. Raymond

Notary Public
ROBERT L. RAYMOND

Print Name

Bar No. 11408

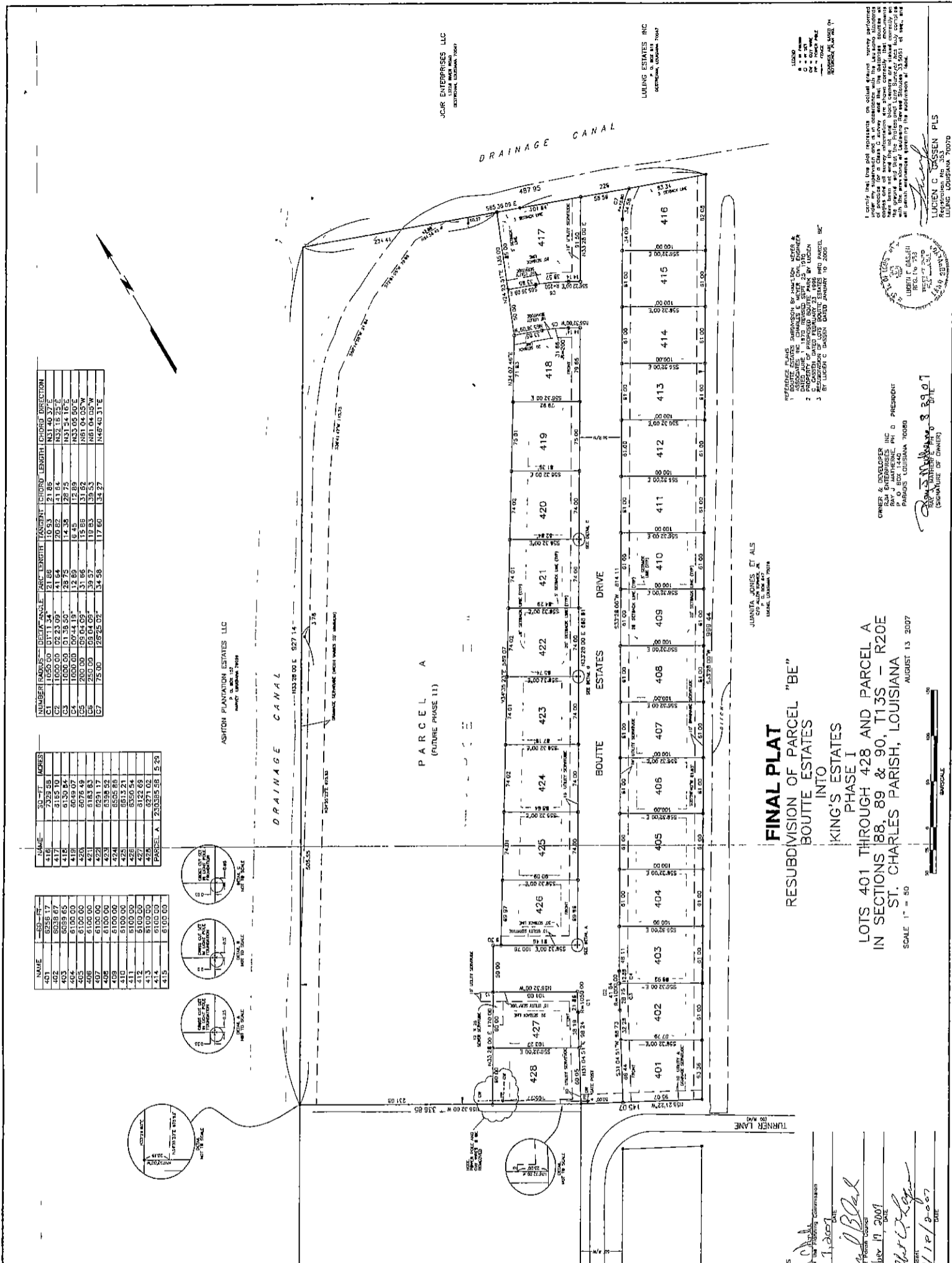


VICINITY MAP
SCALE 1" = 1/8" = 200'

NUMBER	NAME	AREA	PERCENT	ADJACENT	CHORD	DIRECTION
C1	1000.00	100.00	10.00	100.00	100.00	N00°00'00"E
C2	1000.00	100.00	10.00	100.00	100.00	N00°00'00"E
C3	1000.00	100.00	10.00	100.00	100.00	N00°00'00"E
C4	1000.00	100.00	10.00	100.00	100.00	N00°00'00"E
C5	1000.00	100.00	10.00	100.00	100.00	N00°00'00"E
C6	1000.00	100.00	10.00	100.00	100.00	N00°00'00"E
C7	1000.00	100.00	10.00	100.00	100.00	N00°00'00"E
C8	1000.00	100.00	10.00	100.00	100.00	N00°00'00"E
C9	1000.00	100.00	10.00	100.00	100.00	N00°00'00"E
C10	1000.00	100.00	10.00	100.00	100.00	N00°00'00"E
C11	1000.00	100.00	10.00	100.00	100.00	N00°00'00"E
C12	1000.00	100.00	10.00	100.00	100.00	N00°00'00"E
C13	1000.00	100.00	10.00	100.00	100.00	N00°00'00"E
C14	1000.00	100.00	10.00	100.00	100.00	N00°00'00"E
C15	1000.00	100.00	10.00	100.00	100.00	N00°00'00"E
C16	1000.00	100.00	10.00	100.00	100.00	N00°00'00"E
C17	1000.00	100.00	10.00	100.00	100.00	N00°00'00"E
C18	1000.00	100.00	10.00	100.00	100.00	N00°00'00"E
C19	1000.00	100.00	10.00	100.00	100.00	N00°00'00"E
C20	1000.00	100.00	10.00	100.00	100.00	N00°00'00"E

NAME	50'-FT. NOTES
401	8256.17
402	8028.87
403	8059.65
404	8100.00
405	8078.49
406	8050.00
407	8100.00
408	8100.00
409	8100.00
410	8100.00
411	8100.00
412	8100.00
413	8100.00
414	8100.00
415	8100.00
416	8100.00
PARCEL A	2,100,595.58 5.20

NAME	50'-FT. NOTES
417	7202.53
418	8153.53
419	8130.54
420	8078.49
421	8078.49
422	8078.49
423	8078.49
424	8078.49
425	8078.49
426	8078.49
427	8078.49
428	8078.49
429	8078.49
430	8078.49
431	8078.49
432	8078.49
433	8078.49
434	8078.49
435	8078.49
436	8078.49
437	8078.49
438	8078.49
439	8078.49
440	8078.49
441	8078.49
442	8078.49
443	8078.49
444	8078.49
445	8078.49
446	8078.49
447	8078.49
448	8078.49
449	8078.49
450	8078.49



FINAL PLAT
RESUBDIVISION OF PARCEL "BE"
BOUITTE ESTATES
INTO
KING'S ESTATES
PHASE I

LOTS 401 THROUGH 428 AND PARCEL A
IN SECTIONS 88, 89 & 90, T13S - R20E
ST. CHARLES PARISH, LOUISIANA

SCALE 1" = 50'

APPROX. 10.67 ACRES
NO. OF LOTS 29
MINIMUM WIDTH 50'
MINIMUM DEPTH 50'
TOTAL LIN. FEET OF STREETS 1218

THE SOVERAGE FROM THIS SUBDIVISION WILL BE HANDLED THROUGH GRADITY BY ST. CHARLES PARISH. SURVEYOR FOR THIS SUBDIVISION WILL BE SUBDIVISION ENGINEER.

ST. CHARLES PARISH AND THE ENGINEER CONSENT TO THE REVISIONS TO THE ORIGINAL PLAN AND THE REVISIONS ARE MORE RESTRICTIVE THAN THE ORIGINAL PLAN.

THE ENGINEER HAS REVIEWED THE SURVEY AND HAS FOUND THAT THE SURVEY IS CORRECT AND THAT THE SURVEY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENGINEERING PROFESSION.

OWNER & DEVELOPER
JUNANTA JONES ET ALS
127 ALBA AVE., A
LACAS, LOUISIANA 70086

OWNER OF PARCEL A
ASHTON PLANTATION ESTATES LLC
P.O. BOX 107
LACAS, LOUISIANA 70086

PREPARED BY
LUCIAN C. CASSEN, PLS
127 ALBA AVE., A
LACAS, LOUISIANA 70086

DATE
AUGUST 13, 2007

REPLACEMENT SUBMISSION BY JAMISON WARD & ASSOCIATES, INC. CHARLES E. WARD, PLS, ENGINEER
2 PROPERTY OF PROPOSED BOUITTE PARK BY LUCIAN C. CASSEN, PLS, ENGINEER
3 RESUBDIVISION OF LOT BOUITTE ESTATES INTO PARCEL BE BY LUCIAN C. CASSEN, DATED JANUARY 10, 2006

OWNER'S SIGNATURE: JUNANTA JONES ET ALS
DATE: 8/13/07

ENGINEER'S SIGNATURE: LUCIAN C. CASSEN, PLS
DATE: 8/13/07

APPROVALS

By: [Signature] DATE: 8/13/07
Chairman of the Planning Commission

By: [Signature] DATE: 8/13/07
Mayor of St. Charles Parish

ST. CHARLES PARISH
UNIVERSITY MICROFILMS
SERIALS ACQUISITION
300 N ZEEB RD
ANN ARBOR MI 48106

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE SURVEY AND HAVE FOUND THAT THE SURVEY IS CORRECT AND THAT THE SURVEY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENGINEERING PROFESSION.

DATE: 8/13/07

UNIVERSITY MICROFILMS
SERIALS ACQUISITION
300 N ZEEB RD
ANN ARBOR MI 48106