

*Ord.*

**2013-0128**

**INTRODUCED BY: V.J. ST. PIERRE, JR., PARISH PRESIDENT  
(DEPARTMENT OF PLANNING AND ZONING)**

**ORDINANCE NO. 13-4-13**

An ordinance to revoke and abandon a portion of the right-of-way for an undeveloped, unnamed street located between Lot 1, Square B, Almedia Plantation Subdivision of Tract 32 and Tract 30 of Almedia Plantation Subdivision, St. Rose in favor of the abutting property owners.

**WHEREAS,** certain property was laid out for use as "16' ROAD" and "8' DITCH," on the plat entitled "Map of a Portion of Almedia Plantation in St. Charles Parish" by G. Stepheus, C. E. dated Dec. 6, 1920, and situated between Lot 1, Square B, Almedia Plantation Subdivision of Tract 32 and Tract 30 of Almedia Plantation Subdivision; and,

**WHEREAS,** the property has been determined to have no public use and/or benefit as required by Chapter 2 Section 2-4 of the St. Charles Parish Code of Ordinances; and,

**WHEREAS,** the St. Charles Parish Council wishes to revoke said property pursuant to Chapter 2 Section 2-4 of the Code of Ordinances.

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

**SECTION I.** That the Act of Revocation of a portion of property laid out for use as "16' ROAD" and "8' DITCH" between on the plat entitled "Map of a Portion of Almedia Plantation in St. Charles Parish" by G. Stepheus, C. E. dated Dec. 6, 1920, and situated between Lot 1, Square B, Almedia Plantation Subdivision of Tract 32 and Tract 30 of Almedia Plantation Subdivision is hereby approved.

**SECTION III.** That the Parish President is hereby authorized to execute the Act of Revocation of a Portion of property laid out for use as "16' ROAD" and "8' DITCH" located between Lot 1, Square B, Almedia Plantation Subdivision of Tract 32 and Tract 30 of Almedia Plantation Subdivision in favor of adjacent property owners.

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

YEAS: SCHEXNAYDRE, FAUCHEUX, WILSON, TASTET, BENEDETTO, HOGAN, COCHRAN, FLETCHER, FISHER-PERRIER  
NAYS: NONE  
ABSENT: NONE

And the ordinance was declared adopted this 22nd day of April, 2013, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: *Wendy Benedict*  
ACTING SECRETARY: *Calli Madue*  
DLVD/PARISH PRESIDENT: *April 24, 2013*  
APPROVED: *[Signature]* DISAPPROVED: \_\_\_\_\_  
PARISH PRESIDENT: *[Signature]*  
RETD/SECRETARY: *April 24, 2013*  
AT: *3:10 pm* RECD BY: *ctm*

RECORDED IN THE ST. CHARLES PARISH  
CLERK OF COURT OFFICE  
ON *May 13, 2013*  
AS ENTRY NO. *388555*  
IN MORTGAGE/CONVEYANCE BOOK  
NO. *785* FOLIO *579*

**ACT OF REVOCATION  
OF DEDICATED PROPERTY  
BY: ST. CHARLES PARISH**

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

**BE IT KNOWN**, that on this 29<sup>th</sup> day of the month of April, in the year of Our Lord, two thousand thirteen (2013)

**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:**


**THE HONORABLE V. J. ST. PIERRE, JR.**, Parish President and Chief Executive Officer of the Parish of St. Charles, duly authorized by Ordinance No. 13-4-13 passed at a meeting of the St. Charles Parish Council held on April 22, 2013.

Pursuant to the above recited ordinance, the Parish of St. Charles, through its governing authority, the St. Charles Parish Council, does hereby abandon and revoke the dedication of that undeveloped portion of an unnamed, undeveloped 16' wide roadway as indicated on the dedication survey entitled "Map of a portion of Almedia Plantation in St. Charles Parish LA," by G. Stepheus, C. E. dated December 6, 1920 and more fully shown on the surveys by E.M. Collier, RLS, dated May 30, 1972, H.E. Landry, RLS, dated September 29, 1958, J. F. Ruello, PLS, dated January 13, 2009 and by Stephen P. Flynn, PLS, dated February 28, 2013; and situated between Lot 1, Square B, Almedia Plantation Subdivision of Tract 32 and Tract 30 of Almedia Plantation Subdivision in Section 40, Township 12 South – Range 9 East, St. Rose, St. Charles Parish, Louisiana, as that the revocation of the dedicated property described herein is deemed to be in the best interest of the Parish, as such property no longer constitutes property utilized or needed by the Public.

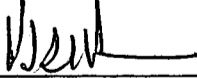
Further, pursuant to LA R.S. 48-701 et seq, the revocation of the dedicated property shall be made unto the present owners of the land contiguous thereto.

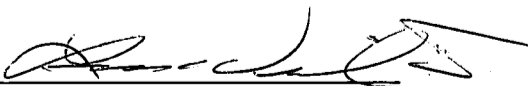
**THUS DONE AND SIGNED** on this 29<sup>th</sup> day of April, 2013 in the Parish of St. Charles, State of Louisiana, in the presence of the undersigned competent witnesses and me, Notary, after a reading of the whole.

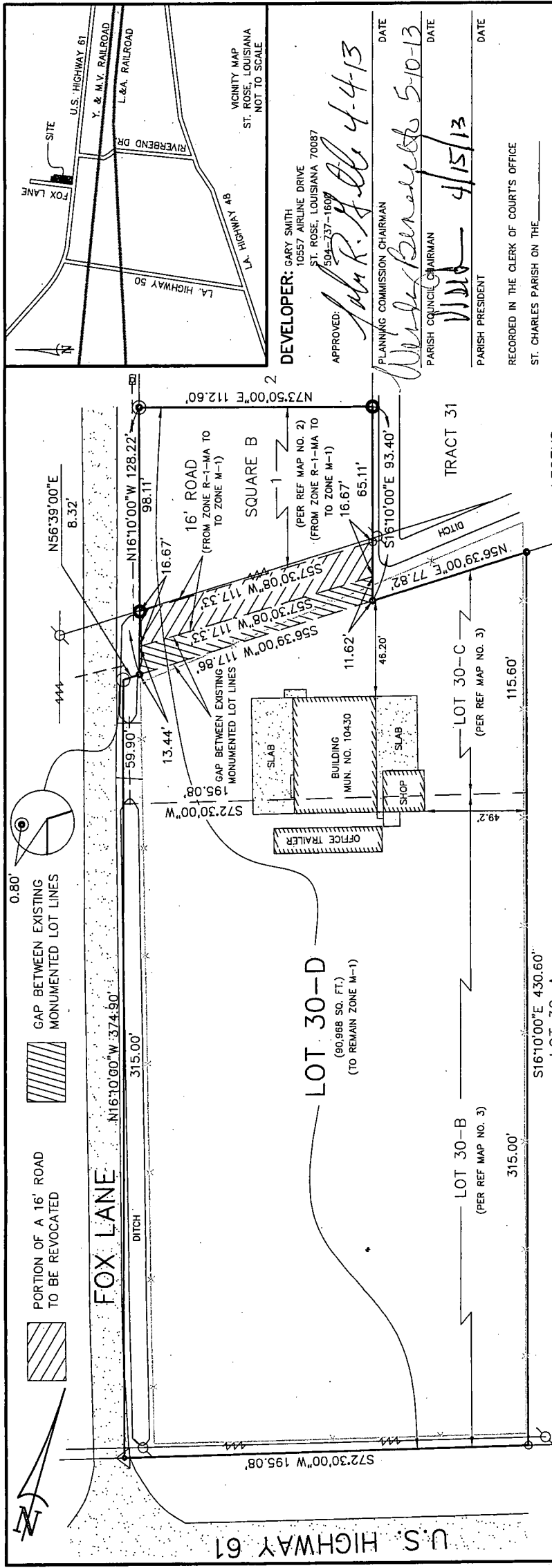
**WITNESSES:**

  
Calli Madere

**ST. CHARLES PARISH**

By:   
**V. J. St. Pierre, Jr.**  
Parish President

  
**Leon C. Vial, III**  
#13061  
**NOTARY PUBLIC**



**DEVELOPER:** GARY SMITH  
10557 AIRLINE DRIVE  
ST. ROSE, LOUISIANA 70087

**APPROVED:** *John R. G. [Signature]* 4-4-13  
504-737-1608

**PLANNING COMMISSION CHAIRMAN**  
*Walter Benard* 5-10-13  
DATE

**PARISH COUNCIL CHAIRMAN**  
*Walt* 4/15/13  
DATE

**PARISH PRESIDENT**  
DATE

RECORDED IN THE CLERK OF COURTS OFFICE  
ST. CHARLES PARISH ON THE \_\_\_\_\_  
DAY OF \_\_\_\_\_ IN BOOK \_\_\_\_\_  
FOLIO \_\_\_\_\_ ENTRY # \_\_\_\_\_

ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY  
EXTENSIONS SHALL BE MADE BY AND SOLELY AT THE  
LOT OWNER'S EXPENSE

**TITLE:** SURVEY PLAT FOR THE REVOCATION OF A PORTION OF THE 16' ROAD ADJOINING LOT 1, SQUARE B, OF TRACT 30 OF ALMEDIA PLANTATION SUBDIVISION

**TITLE:** SURVEY PLAT TO SHOW THE CHANGE IN ZONE OF A PORTION OF A 16' ROAD & LOT 1, SQUARE B, ALMEDIA PLANTATION SUBDIVISION FROM THE CURRENT ZONE OF ZONE R-1-MA TO ZONE M-1, WITH THE INTENTION FOR ALL OF LOT 30-D TO BE ZONED M-1

**TITLE:** SURVEY PLAT AND RESUBDIVISION OF LOT 30-B, LOT 30-C AND AN UNDESIGNATED GAP OF TRACT 30 OF ALMEDIA PLANTATION SUBDIVISION, LOT 1, SQUARE B, ALMEDIA PLANTATION SUBDIVISION & A PORTION OF A 16' ROAD INTO A LOT HEREIN DESIGNATED AS LOT 30-D OF ALMEDIA PLANTATION SUBDIVISION & SITUATED IN SECTION 40, T-12-S, R-9-E, ST. ROSE, ST. CHARLES PARISH, LOUISIANA.

**DATE:** FEBRUARY 28, 2013

**SURVEY REFERENCE:** 1. SUBDIVISION OF LOT 30 OF ALMEDIA PLANTATION SUBDIVISION BY E.M. COLLIER, R.L.S. DATED 5/30/1972.  
2. ALMEDIA PLANTATION SUBDIVISION OF TRACT 32 BY H.E. LANDRY, R.L.S. DATED 9/29/1958.  
3. PORTION OF LOT 30 OF ALMEDIA PLANTATION SUBDIVISION BY RICHARD B. EDWARDS, R.L.S. DATED 1/19/1999  
4. THE REVOCATION OF A PORTION OF THE 16 FOOT ROAD AND 8 FOOT DITCH & RESUBDIVISION OF TRACT 33 & LOT P INTO TRACT 35-A AND LOT P-A BY J.F. RUELO, P.L.S. DATED 1/13/2009.

**BASIS OF BEARING:** TAKEN FROM REFERENCED SURVEY PLAT NO. 1.

**FLOOD NOTE:** THE SURVEYED PARCEL IS IN ZONE "AE" PER FEDERAL INSURANCE RATE MAP NUMBER 220160-0150C DATED 6/16/1992.

**SURVEYOR'S NOTES:**

- THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLES WITH THE REQUIREMENTS OF LOUISIANA'S STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS B SURVEY.
- 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.
- 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.

**LEGEND**

- #4 IRON ROD SET
- #4 IRON ROD FOUND
- ⊙ 3/4" IRON PIPE FOUND
- ⦿ 1" IRON PIPE FOUND
- △ PK NAIL
- FENCE
- ⊕ POWER POLE
- POWER LINE

**SCALE IN FEET**  
1" = 50'

50 25 0 50 100 150

**DRAWN BY:** KPB      **DRAWING NO.:** MM0442\_1829

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

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