

Ord.

2017-0161

INTRODUCED BY: LARRY COCHRAN, PARISH PRESIDENT  
(DEPARTMENT OF PUBLIC WORKS)

ORDINANCE NO. 17-5-11

An ordinance to approve and authorize the Lafourche Basin Levee District to expropriate the necessary real estate interest to a portion of land designated as Parcel 19-1 for the Sunset Drainage District Levee in St. Charles Parish, Louisiana, and to authorize the transfer of the necessary funding thereof.

WHEREAS, the Parish of St. Charles has determined a public need to protect the property owners within the Sunset Drainage District from flooding of tidal water of the Gulf of Mexico with the West Bank Hurricane Protection Levee, Sunset Drainage District Levee, Burlington Northern Santa Fe Railroad to LA Highway 306, Paradis & Bayou Gauche, St. Charles Parish, Louisiana, STA. 830+00.00 to 962+07.17 (North) 10+00.00 (South) to 310+00.00 "Project"; and,

WHEREAS, the Parish of St. Charles has entered into a Cooperative Endeavour Agreement with the Lafourche Basin Levee District per Ordinance No. 09-8-2 on August 3, 2009 to acquire the necessary real estate interest to construct, operate, and maintain the project; and,

WHEREAS, it is necessary for Lafourche Basin Levee District to acquire the real estate interest from landowners for the Project without delay; and,

WHEREAS, the Lafourche Basin Levee District has provided just compensation offers and negotiated in good faith with the landowners Jason Richard, Denise Richard Young and Connie Richard Fugler to acquire the necessary real estate interests identified as Parcel 19-1 at fair market values established by two (2) certified independent appraisals; and,

WHEREAS, in the event landowners cannot or refuse to grant the necessary rights and the required real estate cannot be amicably acquired, the Lafourche Basin Levee District will be forced to expropriate to acquire the interests; and,

WHEREAS, Article 5, Item C of the Cooperative Endeavour Agreement states the decision to expropriate shall be at the sole discretion of the Parish of St. Charles as evidenced by written authorization of the Parish President and the transfer of funds required for deposit in the registry of the court prior to filing of the expropriation proceedings; and,

WHEREAS, the fair market value of the required real estate interest to be acquired for the Project designated as Parcel 19-1 has been established as \$9,000 by the higher of two (2) appraisal reports prepared by licensed appraisers and reviewed by an independent third-party licensed appraiser.

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

**SECTION I.** That there is hereby a public need for the property designated as Parcel 19-1 to construct, maintain, and operate the Project.

**SECTION II.** That the Lafourche Basin Levee District is hereby authorized to expropriate the required real estate interest designated as Parcel 19-1 in the event the landowner refuses to grant the necessary rights.

**SECTION III.** That the Parish hereby authorizes the transfer of \$9,000.00 in project funding to the Lafourche Basin Levee District for the expropriation of said property.

**SECTION IV.** That the Parish President is hereby authorized to execute any and all documents necessary to complete said expropriation on behalf of the Parish of St. Charles.

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

YEAS: BENEDETTO, HOGAN, WILSON, CLULEE, WOODRUFF, BELLOCK, FLETCHER, FISHER-PERRIER

NAYS: NONE

ABSENT: GIBBS

And the ordinance was declared adopted the 15th day of May, 2017, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: [Signature]

SECRETARY: [Signature]

DLVD/PARISH PRESIDENT: [Signature]

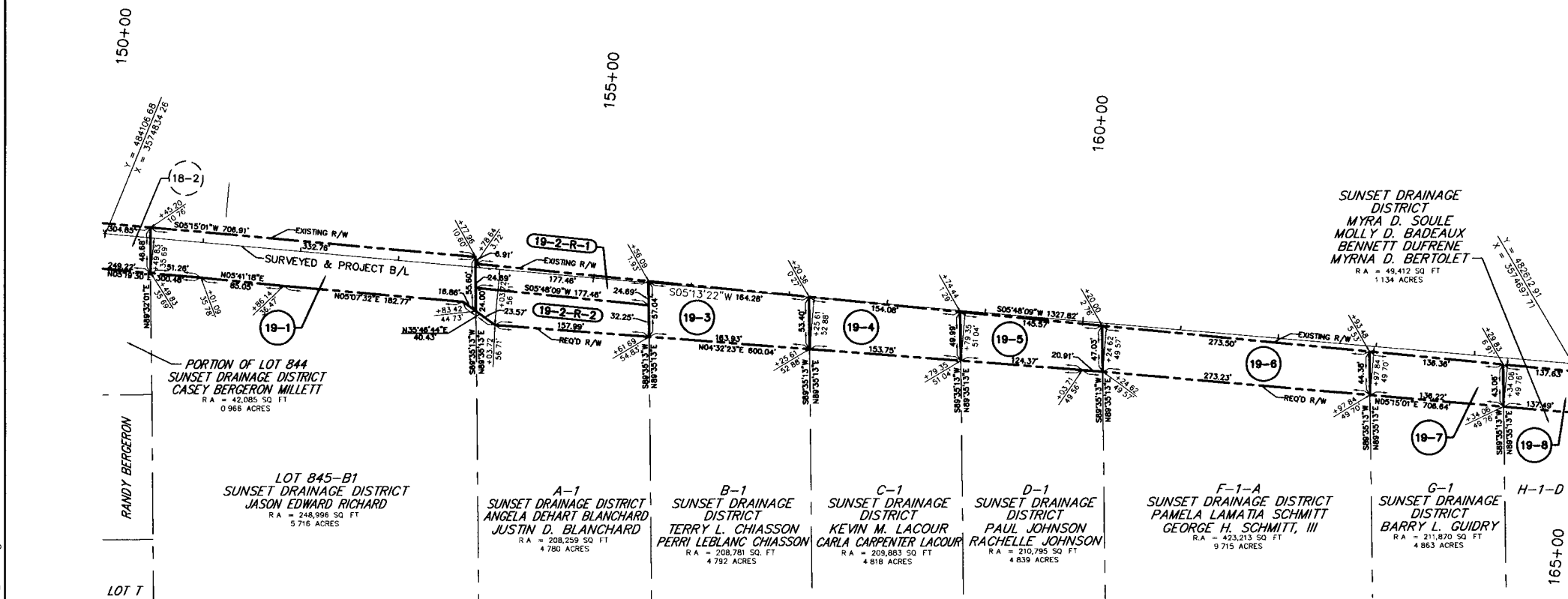
APPROVED:  DISAPPROVED:

PARISH PRESIDENT: [Signature]

RETD/SECRETARY: [Signature]

AT: 3:20p RECD BY: [Signature]

SOUTHEASTERN LAND DISTRICT  
WEST OF THE MISSISSIPPI RIVER  
T 14 S - R 20 E  
SECTION 26



SUNSET DRAINAGE DISTRICT  
MYRA D. SOULE  
MOLLY D. BADEAUX  
BENNETT DUFRENE  
MYRNA D. BERTOLET  
R.A. = 49,412 SQ FT  
1.134 ACRES

PORTION OF LOT 844  
SUNSET DRAINAGE DISTRICT  
CASEY BERGERON MILLETT  
R.A. = 42,085 SQ FT  
0.968 ACRES

LOT 845-B1  
SUNSET DRAINAGE DISTRICT  
JASON EDWARD RICHARD  
R.A. = 248,998 SQ FT  
5.716 ACRES

A-1  
SUNSET DRAINAGE DISTRICT  
ANGELA DEHART BLANCHARD  
JUSTIN D. BLANCHARD  
R.A. = 208,259 SQ FT  
4.780 ACRES

B-1  
SUNSET DRAINAGE DISTRICT  
TERRY L. CHIASSON  
PERRI LEBLANC CHIASSON  
R.A. = 208,781 SQ FT  
4.792 ACRES

C-1  
SUNSET DRAINAGE DISTRICT  
KEVIN M. LACOUR  
CARLA CARPENTER LACOUR  
R.A. = 209,883 SQ FT  
4.818 ACRES

D-1  
SUNSET DRAINAGE DISTRICT  
PAUL JOHNSON  
RACHELLE JOHNSON  
R.A. = 210,795 SQ FT  
4.839 ACRES

F-1-A  
SUNSET DRAINAGE DISTRICT  
PAMELA LAMATIA SCHMITT  
GEORGE H. SCHMITT, III  
R.A. = 423,213 SQ FT  
9.715 ACRES

G-1  
SUNSET DRAINAGE DISTRICT  
BARRY L. GUIDRY  
R.A. = 211,870 SQ FT  
4.863 ACRES

H-1-D

LEGEND

- REQUIRED RIGHT OF WAY LINE
- PROPERTY LINE
- LOT LINE
- LIMITS OF CONSTRUCTION
- EXISTING RIGHT OF WAY LINE
- SECTION LINE
- DRAINAGE SERVITUDE
- EXISTING SERVITUDE

ELEVATIONS OR COORDINATES BASED ON:  
DESIGNATION: BA01 SMO1  
PID: DH3816  
STATE/COUNTY: LA/ST. CHARLES PARISH  
USGS QUAD: LULING (1992)  
NAD 83 (2007): 29°55'01.64"(N) 90°18'58.55"(W) ADJUSTED  
NAVD 88: 1.74 (METERS) 5.70 (FEET)  
GPS OBS: 2006.81  
RETRIEVAL DATE: DECEMBER 8, 2010  
BEARINGS SHOWN HEREON ARE GRID  
BEARINGS BASED ON THE LOUISIANA STATE  
PLANE COORDINATE SYSTEM SOUTH ZONE  
NAD 83 (2007).



PARCEL	OWNER	ACQUISITION	AREA	ESTATE TYPE
19-8	MYRA D. SOULE, MOLLY D. BADEAUX, BENNETT DUFRENE & MYRNA D. BERTOLET	C.O.B. 710 PG. 103 ENTRY NO. 340604	0.133 AC.	SERVITUDE
19-7	BARRY L. GUIDRY	C.O.B. 607 PG. 403 ENTRY NO. 2704008	0.136 AC.	SERVITUDE
19-6	PAMELA LAMATIA SCHMITT & GEORGE H. SCHMITT, III	C.O.B. 492 PG. 582 ENTRY NO. 192860	0.285 AC.	SERVITUDE
19-5	PAUL JOHNSON & RACHELLE JOHNSON	C.O.B. 720 PG. 623 ENTRY NO. 346706	0.161 AC.	SERVITUDE
19-4	KEVIN M. LACOUR & CARLA CARPENTER LACOUR	C.O.B. 481 PG. 464 ENTRY NO. 185077	0.182 AC.	SERVITUDE
19-3	TERRY L. CHIASSON & PERRI LEBLANC CHIASSON	C.O.B. 475 PG. 126 ENTRY NO. 181339	0.207 AC.	SERVITUDE
19-2-R-2	ANGELA DEHART BLANCHARD & JUSTIN D. BLANCHARD	C.O.B. 734 PG. 709 ENTRY NO. 355572	0.136 AC.	SERVITUDE
19-2-R-1	ANGELA DEHART BLANCHARD & JUSTIN D. BLANCHARD	C.O.B. 734 PG. 709 ENTRY NO. 355572	0.100 AC.	FEF
19-1	JASON EDWARD RICHARD	C.O.B. 671 PG. 484 ENTRY NO. 319456	0.359 AC.	SERVITUDE

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL ROUTE SURVEY MADE BY ME, OR BY THOSE UNDER MY DIRECTION AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS D ROUTE SURVEY SPECIFICALLY CHAPTER 2909 - ROUTE SURVEY.

RESIDUAL ACREAGE NOTE  
RESIDUAL ACREAGE'S SHOWN ARE CALCULATED FOR INFORMATION PURPOSES ONLY.  
THE RESIDUAL ACREAGE'S ARE SUBJECT TO REVIEW AND VERIFICATION BY TITLE AND SURVEY.

DATE	DESCRIPTION	BY
08/04/16	REVISED PARCEL 19-2 INTO PARCEL 19-2-R-1 & PARCEL 19-2-R-2	TPT
	REVISIONS	

LAFORCHE BASIN LEVEE DISTRICT  
AND  
PARISH OF ST. CHARLES

RIGHT OF WAY MAP  
WEST BANK HURRICANE PROTECTION LEVEE  
SUNSET DRAINAGE DISTRICT LEVEE  
ST. CHARLES PARISH, LOUISIANA  
STA. 830+00.00 TO 962+07.17 (NORTH SECTION)  
10+00.00 TO 310+00.00 (SOUTH SECTION)

STEPHEN P. FLYNN  
STEPHEN P. FLYNN P.L.S.  
LA. ST. REG. NO. 4688

DATE: 10/6/2015 100% SCALE: 1" = 50'  
DRAWN BY: T.P.F. COMPUTED BY: S.P.F.  
RSC DWG NO.: L1553\_W02206\_RSC\_ROW

S:\Land Projects\22-Land\1553-L1553\_W02206-RSC\_ROW.dwg 10/7/2015 11:27:10 AM CDT