CITY OF CENTRAL

BY COUNCILMAN MESSINA (Case RV-1-14)

ORDINANCE NO. 2015- 17

TO REVOKE THE PUBLIC RIGHT-OF-WAY AND REMOVE THE REQUIREMENT FOR MAINTENANCE THEREOF FOR PROPERTY LOCATED AT THE SOUTHERN OR EASTERN END OF MORGAN ROAD NEAR TRACT CA-1 OF THE CHARLES ALBERT PROPERTY IN SECTION 48, T6S, R2E, GLD, EBR, LA AND TO PROVIDE FOR RELATED MATTERS

BE IT ORDAINED by the Council for the City of Central, State of Louisiana that:

Section 1: The public right-of-way at the end of Morgan Road, property located at the southern or eastern end of Morgan Road near Tract CA-1 of the Charles Albert Property in Section 48, Township 6 South, Range 2 East, Greensburg Land District in the City of Central, Parish of East Baton Rouge, Louisiana, as per the provided sketch, is hereby revoked and the requirement for maintenance thereof is removed subject to the following conditions:

a) The applicant will construct a public T-turnaround at the end of the shortened right-of-way; and

b) The applicant dedicates a ten foot utility servitude to cover all water facilities located in the existing right-of-way.

Section 2: Conflicts

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

Section 3: Effective Date

This Ordinance shall be effective upon publication.

Introduced before the Council on March 10, 2015.

Approved by the Zoning Commission on the February 26, 2015.

Notice of public hearing was published in The Advocate on March 14, 2015.

This Ordinance having been submitted to a vote, the vote thereon was as follows:

For: Ellis, Evans, Fralick, Messina, Vance
Against: None
Absent: None

Adopted this 24th day of March, 2015.

Signed this 24th day of March, 2015.

Delivered to Mayor on the 30th day of March, 2015:

Mark Miley, City Clerk

Approved:

I.M. Shelton, Jr., Mayor

Received from Mayor on the 30th day of March, 2015:

Mark Miley, City Clerk

Adopted Ordinance published in The Advocate on the 18th day of April, 2015.

NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED [illegible] FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEY[illegible] MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE, ABANDONED OR RELOCATED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE THE EXACT LOCATIONS INDICATED, ALTHOUGH, HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AT THE TIME OF THE SURVEY.

NOTE:
NO ATTEMPT HAS BEEN MADE BY GWS ENGINEERING, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

NOTE:
ALL LOTS THAT USE THE PRIVATE SERVITUDE [illegible] ACCESS ARE JOINTLY RESPONSIBLE FOR THE COSTS TO MAINTAIN THE ENTIRE PRIVATE ROAD OR SERVITUDE OF ACCESS CREATED BY THE SUBDIVISION. EACH LOT'S RESPONSIBILITY SHALL BE PRO-RATED BASED UPON EACH LOT'S FRONTAGE ON THE PRIVATE SERVITUDE OF ACCESS.

WETLANDS DETERMINATION:
A WETLANDS DETERMINATION WAS NOT REQUESTED AND IS NOT BEING PROVIDED AS PART OF THIS SURVEY.

(IN FEET)

NOTE:
NO FURTHER SUBDIVISION UNTIL PUBLIC SEWER IS INSTALLED.

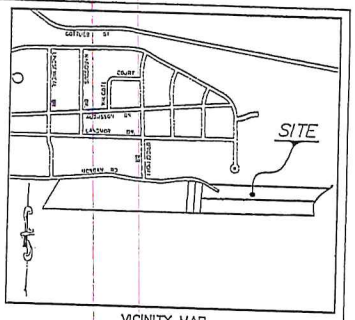
LEGEND:
● = FD. I.P. (UNLESS OTHERWISE NOTED)

* **BASIS OF BEARINGS:** S89°31'54"W
BEING THE COMMON PROPERTY LINE OF TRACT 10-A AND THE CHARLES ALBERT PROPERTY AS SHOWN ON THIS MAP

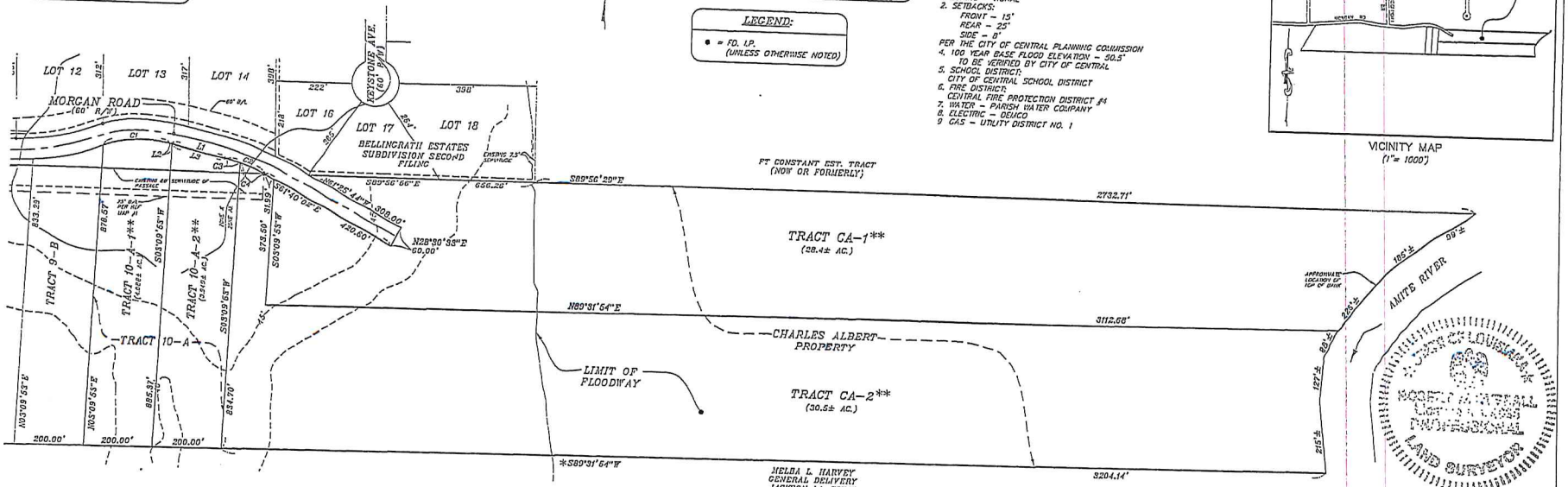
REFERENCE MAPS:
1. FINAL PLAT OF TAYLOR & WILLIAMS EST. BY ALEX THERIOT JR DATED DECEMBER 12, 1979.
2. FINAL PLAT OF BELLINGRATH ESTATES SECOND FILING, BY PAUL J. MOREL DATED OCTOBER 24, 1975.
3. MAP SHOWING SUBDIVISION OF TRACTS 7-10 OF THE TAYLOR & WILLIAMS EST. AND THE DENNETT AGENCY, INC PROPERTY, BY GWS ENGINEERING, INC. DATED SEPTEMBER 24, 2013.

GENERAL NOTES:
1. ZONING - RURAL
2. SETBACKS:
   FRONT - 15'
   REAR - 25'
   SIDE - 8'

PER THE CITY OF CENTRAL PLANNING COMMISSION
4. 100 YEAR BASE FLOOD ELEVATION - 30.5' TO BE VERIFIED BY CITY OF CENTRAL
5. SCHOOL DISTRICT: CITY OF CENTRAL SCHOOL DISTRICT
6. FIRE DISTRICT: CENTRAL FIRE PROTECTION DISTRICT #4
7. WATER - PARISH WATER COMPANY
8. ELECTRIC - DEMCO
9. GAS - UTILITY DISTRICT NO. 1



VICINITY MAP
(1"= 1000')



DEDICATION:
RIGHTS OF WAY SHOWN HEREON AND LABELED AS A PUBLIC RIGHT OF WAY, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. STREETS NOT INDICATED AS PRIVATE SERVITUDES OF PASSAGE ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED FOR THE PURPOSES INDICATED ON THE PLAT, AND IF NO PURPOSE IS INDICATED, TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

RESTRICTIONS:
ALL LOTS ARE SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT HEREON. THE CITY OF CENTRAL DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

SEWERAGE:
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

DAGR II, LLC — OWNER TRACT 10-A & ALBERT PROPERTY — 1/23/14 DATE

PROPOSED SEWER **
INSTALLATION DEDICATION:
NO BUILDING PERMITS SHALL BE ISSUED FOR TRACTS CA-1, CA-2, 10-A-1 & 10-A-2 UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN COMPLETED: (1) SANITARY SEWER PLANS SHALL BE DESIGNED BY A QUALIFIED LICENSED ENGINEER; (2) PLANS SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS; (3) THE REQUIRED SANITARY SEWER IMPROVEMENTS SHALL BE CONSTRUCTED BY THE OWNER/CONTRACTOR; (4) DEPARTMENT OF PUBLIC WORKS SHALL INSPECT AND APPROVE THE SANITARY SEWER IMPROVEMENTS; (5) A REVISION TO THIS PLAT REMOVING THIS STIPULATION SHALL BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS AND THE PLANNING COMMISSION FOR APPROVAL; AND (6) THE REVISED PLAT SHALL THEN BE RECORDED IN THE CLERK OF COURT CONVEYANCE RECORDS AND THE REQUIRED CERTIFIED COPIES SUBMITTED TO THE PLANNING COMMISSION FOR DISTRIBUTION.

PRIOR TO A BUILDING PERMIT BEING ISSUED, EACH PROPERTY OWNER SHALL EXECUTE A MEMORANDUM OF UNDERSTANDING OR HOLD HARMLESS AGREEMENT WITH THE CITY OF CENTRAL ACKNOWLEDGING THAT THEIR SEWER SYSTEM MAY NOT WORK DURING A POWER OUTAGE AND SHALL HOLD THE CITY OF CENTRAL AND THE PARISH OF EAST BATON ROUGE HARMLESS AGAINST ANY DAMAGES CAUSED AS A RESULT.

EACH INDIVIDUAL PROPERTY OWNER OF TRACTS 10-A-1, 10-A-2, CA-1 & CA-2 SHALL ASSUME RESPONSIBILITY, INCLUDING MAINTENANCE, OF THEIR PRIVATE SEWER PUMP STATION LOCATED ON EACH LOT.

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "D" SURVEY AND THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. 33:5051, ET. SEQ AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND

GWS ENGINEERING, INC.

ROBERT W. OVERALL, P.L.S. — 1/23/14 DATE

BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.

ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NO. 22033 C 0215E DATED MAY 2, 2008, THIS PROPERTY IS LOCATED IN FLOOD ZONES AE & X.

LINE TABLE

LINE	LENGTH	BEARING
L1	160.20'	S77°13'51"E
L2	5.76'	S77°13'51"E
L3	162.44'	S77°13'51"E

ADDRESS TABLE

TRACT	ADDRESS
10-A-1	6199 MORGAN ROAD
10-A-2	6197 MORGAN ROAD
CA-2	6195 MORGAN ROAD
CA-1	6193 MORGAN ROAD

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	TANGENT	BEARING	DELTA
C1	197.85'	335.12'	194.99'	101.90'	S87°09'02"W	33°82'70"
C2	116.00'	1056.05'	115.94'	58.06'	S69°21'21"E	06°29'37"
C3	40.91'	1056.05'	40.91'	20.46'	S71°23'34"E	02°21'88"
C4	74.97'	1056.05'	74.95'	37.50'	S68°14'57"E	04°05'76"

Louisiana One Call before you dig. 1-800-272-3020

APPROVED: CITY OF CENTRAL
WOODROW MUHAMMAD
PLANNING & ZONING DIRECTOR
1/27/14 DATE

APPROVED: CITY OF CENTRAL
DAVID BARROW
CHIEF ADMINISTRATIVE OFFICER
1-27-14 DATE

RECOMMENDED FOR APPROVAL: HEALTH UNIT
1.27.14 DATE

MAP SHOWING SUBDIVISION
OF
TRACT 10-A
OF THE
TAYLOR & WILLIAMS EST.
AND THE
CHARLES ALBERT PROPERTY
INTO
TRACTS 10-A-1, 10-A-2, CA-1 & CA-2
LOCATED IN SECTION 48, T-6-S, R-2-E
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA
FOR
DAGR II, LLC

F.B. NO..	PG. NO..
DESIGNED RWO	CADFILE 13-41RS(SP)
DETAILED WPG	DATE. 01-23-14
CHECKED RWO	SHEET NO

GWS Engineering, Inc.
Engineering Consultants - Land Surveyors
7520 Perkins Rd • Suite 220 • Baton Rouge, LA 70808

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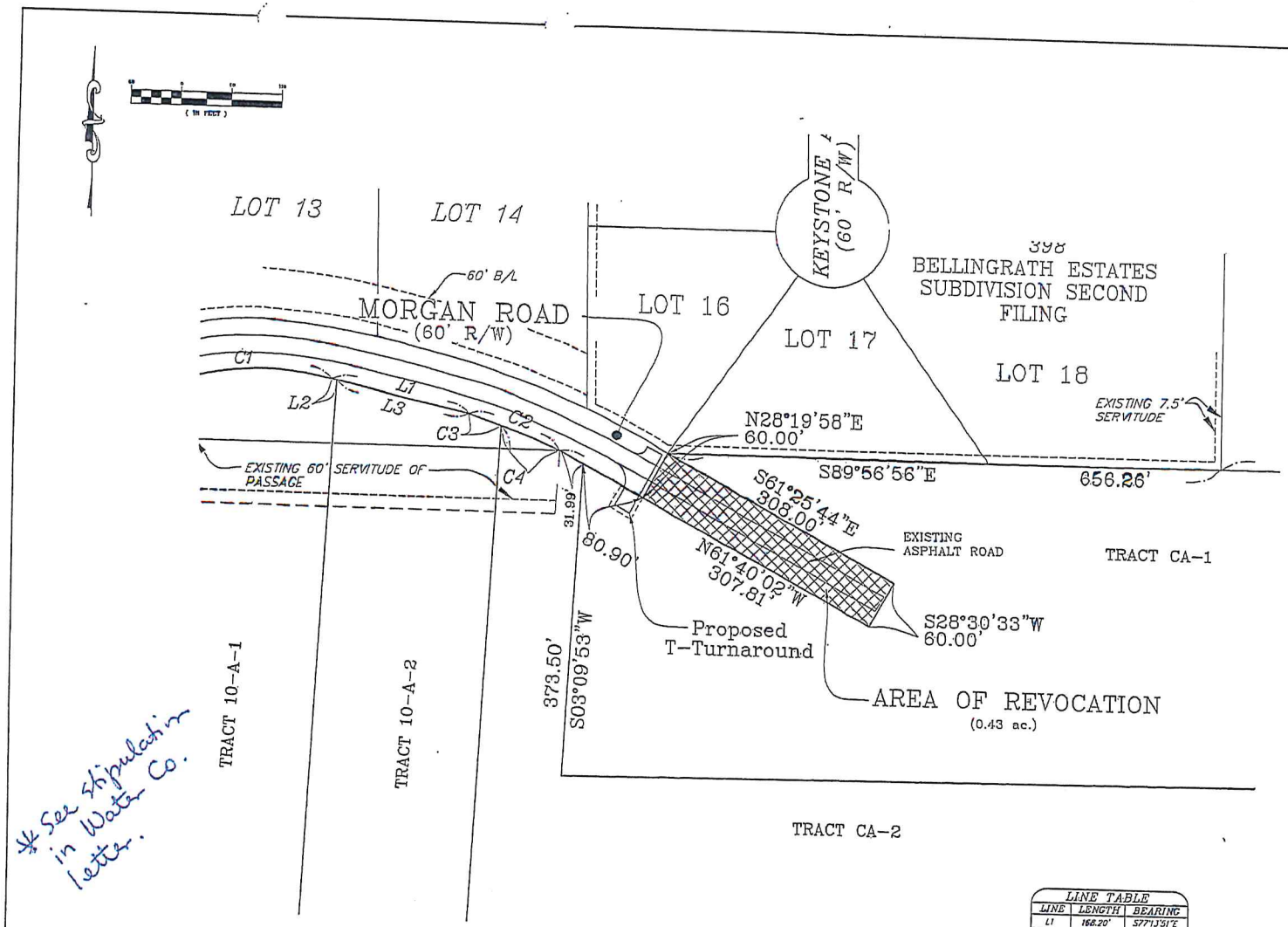

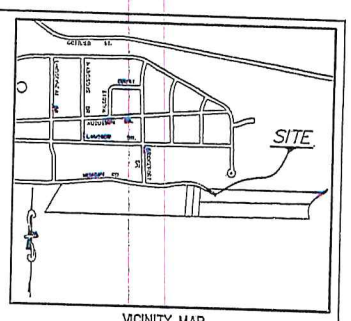

VICINITY MAP
(1" = 1000')

REFERENCE MAPS:

1. MAP SHOWING SUBDIVISION OF TRACT 10-A OF THE TAYLOR & WILLIAMS EST. AND THE CHARLES ALBERT PROPERTY INTO TRACTS 10-A-1, 10-A-2, CA-1 & CA-2, BY GWS ENGINEERING, INC.

* See stipulation in Water Co. letter.

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C4	74.97'	1056.05'	74.96'	37.50'	S65°14'57"E	04°06'76"

SKETCH SHOWING REVOCATION OF MORGAN ROAD RIGHT OF WAY

LOCATED IN SECTION 48, T-6-S, R-2-E,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA

FOR

DAGR II, LLC

NOVEMBER 20, 2014

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