

CITY OF ST. GEORGE

ORDINANCE NO. 2025 – 006

REVOKING AN EXISTING DRAINAGE SERVITUDE FOR WARDS CREEK DUE TO THE PREVIOUS RELOCATION OF THE CREEK TO A NEW LOCATION ON PROPERTY LOCATED AT 15673 & 15775 OLD PERKINS ROAD, TRACT A-1 (TRACT A-1-A) OF THE MANSUR PROPERTY, SEC. 49, T8S-R2E, GLD, EBRP, SG, LA, AND PROVIDE FOR RELATED MATTERS

WHEREAS, an application was made on behalf of Continental Enterprises, LLC for an exchange of property between two tracts of the Mansur Property located at 15673 & 15775 Old Perkins Road, along with a request to vacate a now unused 135' wide drainage servitude for Wards Creek due to the relocation of the creek channel in or around 2014 and the associated dedication of a new 100' wide drainage servitude adjacent to that new creek channel; and

WHEREAS, a public hearing was held on the proposed property exchange and servitude revocation on February 3, 2025, before the City of St. George Planning Commission at which the Planning Commission approved the property exchange and recommended approval of the servitude revocation (Case No. S24-09-F).

THEREFORE, BE IT ORDAINED by the Council of the City of Central, State of Louisiana as follows:

Section 1: That the 135' wide "Existing Drainage Servitude" shown on Tract A-1-A on the Plat Showing an Exchange of Property attached hereto as Exhibit A is hereby revoked.

Section 2: The specific terms and conditions of this Ordinance shall prevail against other ordinances of the City to the extent that there may be any conflict. Except for the foregoing, the use of the subject property is subject to the terms of all applicable ordinances and regulations of the City of Central, including any amendment thereto.

Section 3: Severability. If any provision of this Ordinance is declared invalid by any court of competent jurisdiction, the other provisions shall remain in full force and effect.

Section 4: Effective Date. This ordinance shall be effective upon publication.

Approved by the Planning Commission on February 3, 2025.

Ayes: McAllister, McKey, Thornton

Nays: None

Recused: Aguillard

Absent: Marien

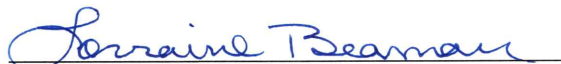
Introduced to the City Council on February 11, 2025.

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

Ayes: Cook, Himmel, Monachello

Recused: Heck

Absent: Edmonds


Lorraine Beaman, City Clerk

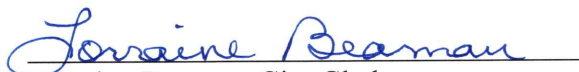
Delivered to Mayor on February 28, 2025.


Lorraine Beaman, City Clerk

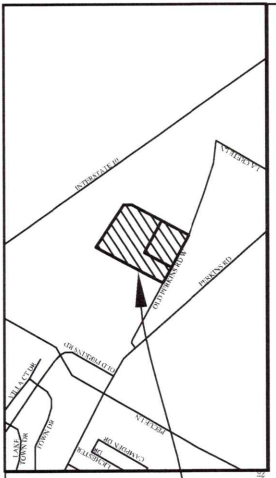
Approved:


Dustin Yates, Mayor

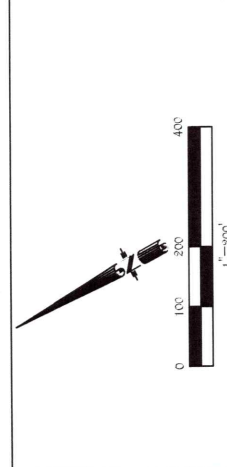
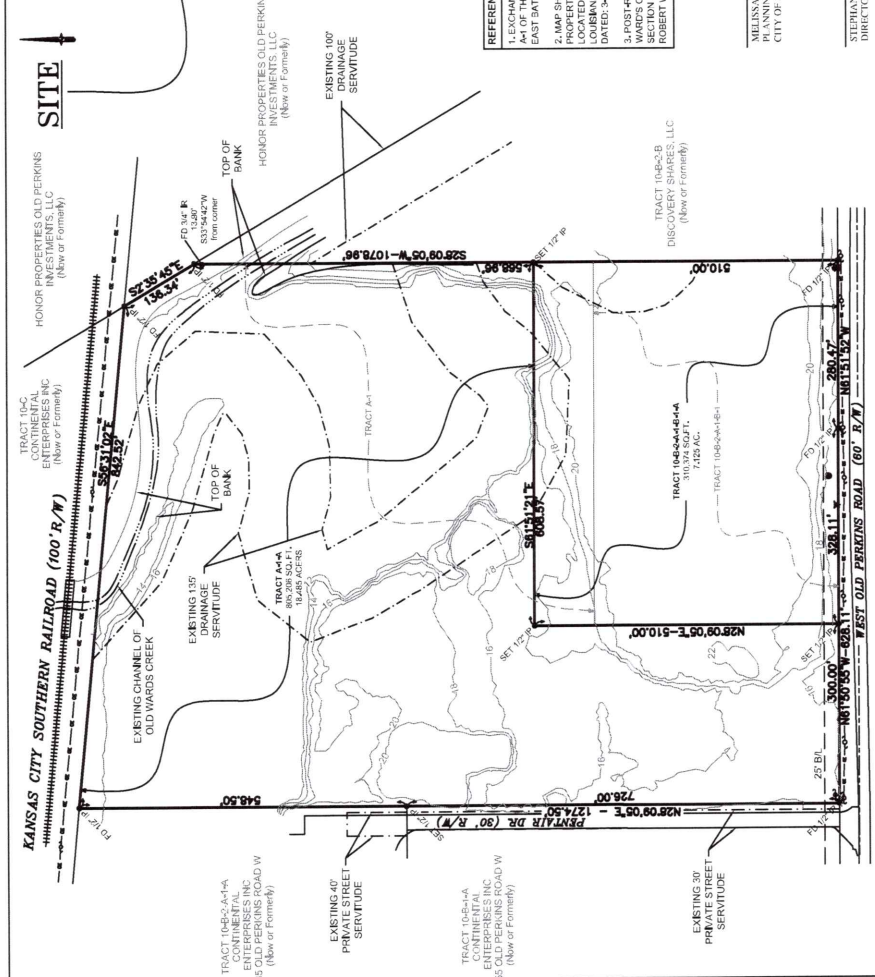
Received from Mayor on March 3, 2025


Lorraine Beaman, City Clerk

Ordinance published in The Advocate on the 11th day of March, 2025.



VICINITY MAP
SCALE: 1"=2000'



LEGEND

●	FO 10" PUMP
○	SET 10" PIPE
⊕	HYDANT
⊗	SEWER MANHOLE
⊕	POWER POLE
—	OVERHEAD ELECTRIC
---	SERVITUDE
---	BUILDING LINE
---	EXISTING GROUND CONTOUR
	STRUCTURE

GENERAL NOTES:

1. BASIS OF BEARING: S28°19'05"E EAST PROPERTY LINE OF TRACT A-1-A.
2. THE WORDS "CERTIFY," "CERTIFIED," OR "CERTIFICATION" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE AND BELIEF, BUT IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED.
3. ALL ADJACENT LANDS AND ASSOCIATES, LLC, HAS NOT AND DOES NOT PROVIDE DELINEATION OF ANY UTILITIES OR EASEMENTS TO BE SHOWN ON THIS PLAT.
4. ALL UTILITIES, GAS, WATER, AND SEWER, ARE REFERENCED TO THE LATEST OFFICIAL REVISED EDITION OF THE UDC.
5. ALL PROPOSED CHANGES OR MODIFICATIONS TO THE PARCELS SHOWN HEREIN SHALL BE IN ACCORDANCE WITH THE RELEVANT ZONING ORDINANCES OF THE CITY OF ST. LOUIS, MISSOURI, OR THE CITY OF ST. GEORGE, MISSOURI, AS APPLICABLE TO THE PROPERTY.
6. ZONING: M1
7. SETBACK PER ZONE: FRONT=25', REAR=0', CORNER SET=40'
8. OPIC PROPERTY IDS: 150884474, 150884779
9. CHARACTER AREA: R-2
10. FUTURE LAND USE: EC
11. UTILITIES: ELECTRIC - ENERGY, GAS - ENERGY, WATER - BATON ROUGE WATER CO., FIRE DISTRICT - ST. GEORGE FIRE DISTRICT #2, SEWER - WESTN
12. ALL ELEVATIONS ARE REFERENCED TO EBR 045

FLOOD ZONE NOTE:
THE PROPERTY SHOWN HEREIN IS LOCATED IN ZONE AE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) 150884474, 150884779. FLOOD ELEVATIONS, CONVEYANCE ZONES, AND ZONING DISTRICTS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED.

REFERENCE MAPS:

1. EXCHANGE OF PROPERTY OF TRACT 10-B-2-A-1-B AND TRACT A-1 INTO TRACT 10-B-2-A-1-B-1 AND TRACT A-1 OF THE MANSUR PROPERTY LOCATED IN SECTION 49, T-8-S, R-2-E GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA BY BRIAN M. AGUILLARD, P.E., S.S., DATED 06/24/21.
2. MAP SHOWING SUBDIVISION OF LOT 1046-2-4-A-1 INTO LOT 1046-2-4-A-1-A & LOT 1046-2-4-A-1-B MANSUR PROPERTY LOCATED IN SECTION 49, T-8-S, R-2-E GREENSBURG LAND DISTRICT, LOUISIANA, EAST BATON ROUGE, LOUISIANA OR RAYMOND HECK, P.E.; EVANS-CRAVES ENGINEERS, INC. IMA O. URSEY, III, P.L.S., DATED: 04/21.
3. POST-RELOCATION PLAT SHOWING RELOCATION AND RELOCATION OF A PORTION OF THE OLD WARD'S CREEK DRAINAGE SERVITUDE ON TRACT 10-B-2-A-1 OF THE MANSUR PROPERTY, LOCATED IN SECTION 49, T-8-S, R-2-E GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA, BY ROBERT W. O'NEAL, P.L.S., DATED: 10/04/21.

MELISSA GUILBEAU, ACP
PLANNING DIRECTOR
CITY OF ST. GEORGE PLANNING COMMISSION

DATE: _____

STEPHANIE PHILLIPS, CROSS, P.E., P.L.S.
DIRECTOR OF THE DEPARTMENT OF DEVELOPMENT

DATE: _____

STATE OF LOUISIANA

BRIAN M. AGUILLARD
License No. 5089
PROFESSIONAL

LAND SURVEYOR

B MA 15-2025
DATE

BRIAN M. AGUILLARD, P.E., P.L.S.

CERTIFICATION:
THIS IS TO CERTIFY THAT THIS SURVEY SHOWN HEREIN WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THIS MAP AND THE FIELD SURVEY ON WHICH IT IS BASED CONFORM TO THE STANDARDS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND COMPLES WITH LA S 33295.1.

SEWER DISPOSAL NOTE:
NO PERSON SHALL PROVIDE OR INSTALL 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 LOCAL HEALTH AUTHORITY.

STATEMENT OF DEDICATION:
THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES OR OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC, NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE OR OTHER STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR MAINTAINED IN THESE AREAS WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY WAS GRANTED. ALL RIGHT-OF-WAYS AND SERVITUDES GRANTED HEREON ARE FOR PUBLIC USE ONLY. THE TITLE OF WHICH SHALL REMAIN WITH THE OWNER.

RAYMOND HECK FOR
CONTINENTAL ENTERPRISES, LLC

DATE: _____

B.M. Aguillard & Associates, LLC
P. O. Box 140
Prattville, AL 36069
Phone: (252) 445-8384 • Fax: (252) 673-3544

PLAT SHOWING AN EXCHANGE OF PROPERTY
OF
TRACTS 10-B-2-A-1-B-1 & A-1
OF THE MANSUR PROPERTY
INTO
TRACTS 10-B-2-A-1-B-1-A & A-1-A
LOCATED IN SECTION 49, T-8-S, R-2-E
GREENSBURG LAND DISTRICT
EAST BATON ROUGE PARISH, LA
FOR
Continental Enterprises, LLC