

Town of Abita Springs, La.

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PAT PATTERSON
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UTILITY CLERK II
LINDA MEEKER

PLANNING & ZONING DIRECTOR
CINDY CHATELAIN

TOWN MARSHALL
JOE CANDILORA

ORDINANCE NO. 463

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ABITA SPRINGS TO ACCEPT THE DEDICATION OF CERTAIN PROPERTY FOR THE PURPOSE OF PUBLIC STREETS AND DRAINAGE AREAS; TO ACCEPT THE IMPROVEMENTS THEREON INTO THE ABITA SPRINGS MAINTENANCE SYSTEM AND TO AUTHORIZE THE MAYOR TO EXECUTE NECESSARY DOCUMENTS AND THEREFORE TO PROVIDE FOR RELATED MATTERS

WHEREAS, The Board of Aldermen of the Town of Abita Springs finds that it is in the best interest of the Town of Abita Springs to accept the dedication of public streets and drainage areas and to accept the improvements thereon into the maintenance system of the Town; and,

WHEREAS, Lonesome Development, LLC and Dundee Duplexes Homeowners' Association, Inc., have agreed to dedicate and construct improvements on certain properties as described herein; and,

WHEREAS, the improvements for such streets and drainage have been approved by the engineer for the Town of Abita Springs; and

THEREFORE NOW BE IT ORDAINED that the Town of Abita Springs accepts the dedication of the following described streets and drainage areas:

1. In Phase One, Linda Lou Lane and Dundee Loop North;
2. In Phase Two, Dundee Loop North, Dundee Loop South, and Dundee Loop Connector Street;
3. Drainage Areas (30' wide and larger) in both Phase One and Phase Two; and
4. Drainage Areas (17' wide) in Phase Two.

Linda Lou Lane, Dundee Loop North, Dundee Loop South, and Dundee Loop Connector Street in Phase One and Phase Two hereinafter collectively referred to as "Dundee Streets", the "Drainage Areas", and the connecting entranceways to Dundee Street are more fully shown on the Sketch of Randall W. Brown & Associates, Inc., Survey No. 14523, dated 5/13/2014, a copy of which is annexed hereto as Exhibit A.

The Dundee Streets and Drainage Areas are more particularly described below, to-wit:

38 1. Linda Lou Lane, more particularly described below as Street Area "A", to-wit:

39 A certain parcel of ground situated in Section 6, Township 7 South, Range 12 East,
40 Town of Abita Springs, St. Tammany Parish, Louisiana and more fully described as
41 follows:

42 Commence From the northwest corner of the northeast quarter of Section 6, Township
43 7 South - Range 12 East go South 50 degrees 24 minutes 28 seconds East a distance
44 of 1288.00 feet to a point on the Southern right of way line of LA Hwy. 36, also the
45 Point of Beginning.

46 From the Point of Beginning go along the Southern right of way line of LA Hwy. 36
47 having a bearing of South 55 degrees 00 minutes 00 seconds East a distance of 48.40
48 feet; thence leaving said right of way line go South 00 degrees 05 minutes 00 seconds
49 East a distance of 95.89 feet; thence South 89 degrees 48 minutes 53 seconds West a
50 distance of 12.36 feet; thence South 00 degrees 11 minutes 07 seconds East a distance
51 of 192.50 feet; thence North 89 degrees 48 minutes 53 seconds East a distance of 77.93
52 feet; thence South 00 degrees 11 minutes 07 seconds East a distance of 3.02 feet;
53 thence North 89 degrees 48 minutes 53 seconds East a distance of 136.28 feet; thence
54 North 00 degrees 11 minutes 07 seconds West a distance of 87.76 feet; thence North
55 90 degrees 00 minutes 00 seconds East a distance of 35.12 feet; thence South 55
56 degrees 10 minutes 07 seconds East a distance of 31.60 feet; thence South 00 degrees
57 11 minutes 07 seconds East a distance of 32.18 feet; thence South 89 degrees 48
58 minutes 53 seconds West a distance of 11.26 feet; thence South 00 degrees 11 minutes
59 07 seconds East a distance of 257.50 feet; thence South 84 degrees 43 minutes 51
60 seconds West a distance of 49.93 feet; thence North 00 degrees 11 minutes 07 seconds
61 West a distance of 133.60 feet; thence North 89 degrees 48 minutes 53 seconds East a
62 distance of 5.51 feet; thence North 00 degrees 11 minutes 07 seconds West a distance
63 of 55.00 feet; thence South 89 degrees 48 minutes 53 seconds West a distance of
64 195.00 feet; thence South 00 degrees 11 minutes 07 seconds East a distance of 20.75
65 feet; thence North 75 degrees 10 minutes 52 seconds West a distance of 62.87 feet;
66 thence North 00 degrees 11 minutes 07 seconds West a distance of 347.04 feet; thence
67 North 35 degrees 00 minutes 00 seconds East a distance of 15.58 feet to a point on the
68 southerly right of way line of LA Hwy. 36 which is also the point of beginning.

69 Said Parcel contains 37,889 square feet of land, more or less.

70 2. Dundee Loop North, more particularly described below as Street Area "C", to-wit:

71 A certain parcel of ground situated in Section 6, Township 7 South, Range 12 East,
72 Town of Abita Springs, St. Tammany Parish, Louisiana and more fully described as
73 follows:

74 Commence From the northwest corner of the northeast quarter of Section 6, Township
75 7 South - Range 12 East go South 19 degrees 45 minutes 49 seconds East a distance
76 of 1465.18 feet to the Point of Beginning

77 From the Point of Beginning go North 89 degrees 48 minutes 53 seconds East a
78 distance of 528.50 feet; thence North 00 degrees 11 minutes 07 seconds West a
79 distance of 12.50 feet; thence North 89 degrees 48 minutes 53 seconds East a distance
80 of 25.14 feet; thence North 84 degrees 43 minutes 51 seconds East a distance of 49.93
81 feet; thence North 89 degrees 48 minutes 53 seconds East a distance of 85.00 feet;
82 thence South 00 degrees 27 minutes 26 seconds West a distance of 72.07 feet; thence
83 North 59 degrees 32 minutes 34 seconds West a distance of 37.55 feet; thence South
84 89 degrees 48 minutes 53 seconds West a distance of 830.50 feet; thence North 17
85 degrees 33 minutes 36 seconds West a distance of 37.72 feet; thence North 89 degrees
86 48 minutes 53 seconds East a distance of 186.50 feet back to the Point of Beginning

87 Said Parcel contains 34,073 square feet of land, more or less.

88 3. Dundee Loop Connector Street, more particularly described below as Street Area "D",
89 to-wit:

90 A certain parcel of ground situated in Section 6, Township 7 South, Range 12 East,
91 Town of Abita Springs, St. Tammany Parish, Louisiana and more fully described as
92 follows:

93 Commence From the northwest corner of the northeast quarter of Section 6, Township
94 7 South - Range 12 East go South 32 degrees 23 minutes 32 seconds East a distance
95 of 1674.06 feet to the Point of Beginning:

96 From the Point of Beginning go North 89 degrees 48 minutes 53 seconds East a
97 distance of 53.00 feet; thence South 00 degrees 11 minutes 07 seconds East a distance
98 of 133.34 feet; thence South 89 degrees 48 minutes 53 seconds West a distance of
99 53.00 feet; thence North 00 degrees 11 minutes 07 seconds West a distance of 133.34
100 feet back to the Point of Beginning

101 Said Parcel contains 7,067 square feet of land, more or less.

102 4. Dundee Loop South, more particularly described below as Street Area "E", to-wit:

103 A certain parcel of ground situated in Section 6, Township 7 South, Range 12 East,
104 Town of Abita Springs, St Tammany Parish, Louisiana and more fully described as
105 follows:

106 Commence From the northwest corner of the northeast quarter of Section 6,
107 Township 7 South - Range 12 East go South 18 degrees 08 minutes 27 seconds East
108 a distance of 1629.16 feet to the Point of Beginning:

109 From the Point of Beginning go North 14 degrees 35 minutes 51 seconds East a
110 distance of 37.23 feet; thence North 89 degrees 48 minutes 53 seconds East a distance
111 of 830.50 feet; thence North 60 degrees 27 minutes 26 seconds East a distance of
112 35.82 feet; thence South 00 degrees 27 minutes 26 seconds West a distance of 71.58
113 feet; thence North 59 degrees 32 minutes 34 seconds West a distance of 35.35 feet;

114 thence South 89 degrees 48 minutes 53 seconds West a distance of 840.00 feet back
115 to the Point of Beginning

116 Said Parcel contains 31,727 square feet of land, more or less.

117 5. Drainage Areas (30' wide and larger), more particularly described below as Drainage
118 Area "B", to-wit:

119 A certain parcel of ground situated in Section 6, Township 7 South, Range 12 East,
120 Town of Abita Springs, St. Tammany Parish, Louisiana and more fully described as
121 follows:

122 Commence From the northwest corner of the northeast quarter of Section 6,
123 Township 7 South,- Range 12 East go South 34 degrees 49 minutes 51 seconds East
124 a distance of 1474.75 feet to the Point of Beginning:

125 From the Point of Beginning go North 89 degrees 50 minutes 05 seconds East a
126 distance of 434.49 feet; thence South 00 degrees 20 minutes 00 seconds East a
127 distance of 30.00 feet; thence South 89 degrees 48 minutes 53 seconds West a
128 distance of 404.22 feet; thence South 00 degrees 11 minutes 07 seconds East a
129 distance of 55.00 feet; thence South 17 degrees 33 minutes 36 seconds East a distance
130 of 37.72 feet; thence South 00 degrees 11 minutes 07 seconds East a distance of
131 133.34 feet; thence South 14 degrees 35 minutes 51 seconds West a distance of 37.23
132 feet; thence South 00 degrees 11 minutes 07 seconds East a distance of 55.00 feet;
133 thence North 89 degrees 48 minutes 53 seconds East a distance of 870.00 feet; thence
134 South 00 degrees 27 minutes 26 seconds West a distance of 30.00 feet; thence South
135 89 degrees 48 minutes 53 seconds West a distance of 905.21 feet; thence North 00
136 degrees 20 minutes 17 seconds East a distance of 375.51 feet back to the Point of
137 Beginning.

138 Said Parcel contains 52,380 square feet of land, more or less.

139 6. Drainage Areas (17' wide), more particularly described below, to-wit:

140 a) Drainage Area "F":

141 A certain parcel of ground situated in Section 6, Township 7 South, Range 12 East,
142 Town of Abita Springs, St. Tammany Parish, Louisiana and more fully described as
143 follows:

144 Commence from the Northwest corner of the Northeast quarter of Section 6,
145 Township 7 South - Range 12 East and go South 27 degrees 15 minutes 28 seconds
146 East a distance of 1488.57 feet to the Point of Beginning

147 From the Point of Beginning go North 89 degrees 48 minutes 53 seconds East a
148 distance of 17.00 feet; thence South 00 degrees 11 minutes 07 seconds East a distance
149 of 55.00 feet; thence go South 89 degrees 48 minutes 53 seconds West a distance of

150 17.00 feet; thence go North 00 degrees 11 minutes 07 seconds West a distance of
151 55.00 feet back to the Point of Beginning.

152 Said parcel contains 935 square feet of ground more or less.

153 b) Drainage Area "G":

154 A certain parcel of ground situated in Section 6, Township 7 South, Range 12 East,
155 Town of Abita Springs, St Tammany Parish, Louisiana and more fully described as
156 follows:

157 Commence from the Northwest corner of the Northeast quarter of Section 6,
158 Township 7 South - Range 12 East and go South 33 degrees 32 minutes 23 seconds
159 East a distance of 1586.84 feet to the Point of Beginning.

160 From the Point of Beginning go North 89 degrees 48 minutes 53 seconds East a
161 distance of 17.00 feet; thence South 00 degrees 11 minutes 07 seconds East a distance
162 of 55.00 feet; thence go South 89 degrees 48 minutes 53 seconds West a distance of
163 17.00 feet; thence go North 00 degrees 11 minutes 07 seconds West a distance of
164 55.00 feet back to the Point of Beginning.

165 Said parcel contains 935 square feet of ground more or less.

166 c) Drainage Area "H":

167 A certain parcel of ground situated in Section 6, Township 7 South, Range 12 East,
168 Town of Abita Springs, St. Tammany Parish, Louisiana and more fully described as
169 follows:

170 Commence from the Northwest corner of the Northeast quarter of Section 6,
171 Township 7 South - Range 12 East and go South 30 degrees 45 minutes 20 seconds
172 East a distance of 1841.81 feet to the Point of Beginning.

173 From the Point of Beginning go North 89 degrees 48 minutes 53 seconds East a
174 distance of 17.00 feet; thence South 00 degrees 11 minutes 07 seconds East a distance
175 of 55.00 feet; thence go South 89 degrees 48 minutes 53 seconds West a distance of
176 17.00 feet; thence go North 00 degrees 11 minutes 07 seconds West a distance of
177 55.00 feet back to the Point of Beginning.

178 Said parcel contains 935 square feet of ground more or less.

179 d) Drainage Area "I":

180 A certain parcel of ground situated in Section 6, Township 7 South, Range 12 East,
181 Town of Abita Springs, St Tammany Parish, Louisiana and more fully described as
182 follows:

183 Commence from the Northwest corner of the Northeast quarter of Section 6,
184 Township 7 South - Range 12 East and go South 37 degrees 13 minutes 32 seconds
185 East a distance of 1986.70 feet to the Point of Beginning.

186 From the Point of Beginning go North 89 degrees 48 minutes 53 seconds East a
187 distance of 17.00 feet; thence South 00 degrees 11 minutes 07 seconds East a distance
188 of 55.00 feet; thence go South 89 degrees 48 minutes 53 seconds West a distance of
189 17.00 feet; thence go North 00 degrees 11 minutes 07 seconds West a distance of
190 55.00 feet back to the Point of Beginning.

191 Said parcel contains 935 square feet of ground more or less.

192 The sewer and water lines (with associated facilities) being maintained by Town that are located in
193 Phase One and Phase Two are dedicated by Developer to Town as well. All other areas, including, but
194 not necessarily limited to, the individual lots, common areas, ditches, ponds, drainage
195 facilities/servitudes and utility facilities/servitudes, specifically not dedicated by Developer and/or
196 HOA to Town herein, shall be privately retained by the owners of record as to the lots, and for all
197 other such properties, by the HOA.

198
199 **BE IT FURTHER ORDAINED** that the Honorable Greg Lemons, Mayor of Abita Springs be
200 and is hereby authorized to execute an Act of Dedication and Acceptance of the improvements
201 situated on the above described property into the maintenance system of the Town of Abita Springs
202 as approved by the Town Attorney and Town Engineer; and,

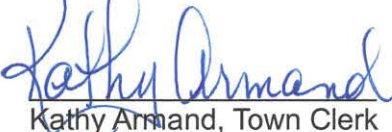
203 **BE IT FURTHER ORDAINED** that this Ordinance shall take effect immediately upon the
204 signature of the Mayor of the Town of Abita Springs.

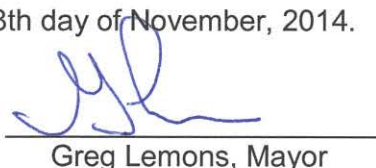
205 This ordinance was moved for introduction by Alderman Patterson, seconded by Alderman
206 Blitch Welliver, on this 21st day of October, 2014.

207 Upon a motion of Alderman Kilpatrick-Harper, seconded by Alderman Flad Edmiston, the
208 ordinance was adopted, by the following vote:

209 The Ordinance being submitted to a vote, the vote thereon was as follows:
210 AYES: 3 Aldermen Berrigan, Flad Edmiston, and Kilpatrick-Harper
211 NAYS: 0
212 ABSENT: 2 Aldermen Blitch Welliver and Patterson
213 ABSTENTIONS:

214
215 and the ordinance was declared adopted this the 18th day of November, 2014.

216
217 
218 Kathy Armand, Town Clerk

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217 
218 Greg Lemons, Mayor

219
220
221 Ord - AOD Villas/Dundee 10-2014