

ORDINANCE NO. 102

AN ORDINANCE TO AMEND AND REENACT THE CHOUDRANT COMPREHENSIVE PLAN AND THE ZONING MAP OF THE VILLAGE OF CHOUDRANT; TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTY LOCATED IN THE VILLAGE OF CHOUDRANT, LOUISIANA; TO PROVIDE FOR THE EFFECTIVE DATE THEREOF; AND OTHERWISE TO PROVIDE WITH RESPECT THERETO.

NOW, THEREFORE, BE IT ORDAINED, by the Board of Aldermen of the Village of Choudrant, Louisiana, convened in Regular Session this 6th day of October, 2008, that the following Ordinance is hereby enacted:

SECTION 1.

The Choudrant Comprehensive Plan and the Zoning Map of the Village of Choudrant, Louisiana are hereby amended and reenacted as follows:

The property set forth hereinafter shall be zoned R-2 (Residential) and subject to the zoning requirements set forth in Ordinance No. 65 of the Code of Ordinances of the Village of Choudrant, Louisiana:

That area of land in the Squire Creek Country Club and Development, LLC (referred to as Squire Creek – Phase 3) lying west of Louisiana Highway No. 820, situated in, but not limited to, the SE ¼ and the Eastern ½ of the SW ¼ of Section 1, and the NE ¼ of the NW ¼ of Section 12, all of which lie in Township 18 North – Range 2 West, Land District North of Red River, Annexation of the Village of Choudrant, Lincoln Parish, Louisiana, being more particularly described as follows:

Commencing at the center of Section 1, Township 18 North – Range 2 West and thence run North for a distance of 12.08 feet and to a point; thence run West for a distance of 61.30 feet and to that 60D nail set at the fence corner post [per the Plat of Boundary Survey of the Squire Creek Country Club and Development, LLC land as possessed with Date revised 02/01/02 by Frank W. Miller, P.L.S. (Louisiana Registration No. 4671) with said post now destroyed (whence found the 6” iron pipe post: S 72°36’ E and distance of 5.3 feet)] representing the **POINT-OF-BEGINNING** of herein described area of land; thence for a bearing of S 89°35’28” E distance of 4.72 feet and to a point and corner; thence for a bearing of S 00°24’32” W and distance of 11.64 feet and to a point and corner; thence for a bearing of S 89°35’28” E and distance of 603.75 feet and to a point and corner; thence for a bearing of S 43°08’57” E and distance of 1177.88 feet and to a point and corner; thence for a bearing of S 00°39’37” E and distance of 1825.52 feet and to the intersection with the existing fence line used as the Southern boundary of said Squire Creek; thence, along said fence line and to 60D nails set in same, for the courses following (per the said Plat of Survey):

a bearing of N 86°55’17” W and distance of 287.27 feet;
a bearing of N 89°19’32” W and distance of 201.58 feet;
a bearing of S 89°06’40” W and distance of 320.47 feet;
a bearing of S 85°49’09” W and distance of 25.37 feet;
a bearing of N 89°17’34” W and distance of 70.83 feet;
a bearing of N 88°08’18” W and distance of 143.21 feet;
a bearing of S 86°44’14” W and distance of 130.53 feet;
a bearing of N 89°35’46” W and distance of 60.79 feet;
a bearing of S 88°03’41” W and distance of 187.11 feet;
a bearing of S 00°27’12” W and distance of 535.03 feet;
a bearing of S 00°23’02” E and distance of 522.55 feet;
a bearing of S 02°49’47” W and distance of 250.94 feet;
a bearing of N 89°42’45” W and distance of 162.44feet;
a bearing of S 89°00’15” W and distance of 466.89 feet;

a bearing of S 89°05'34" W and distance of 113.94 feet;
a bearing of S 86°52'16" W and distance of 38.97 feet;
a bearing of N 87°24'38" W and distance of 66.40 feet;
a bearing of N 85°14'01" W and distance of 136.00 feet;
a bearing of N 81°20'59" W and distance of 338.07 feet;
a bearing of N 00°03'07" W and distance of 284.22 feet;
a bearing of N 03°43'05" E and distance of 130.92 feet;
a bearing of N 11°44'02" E and distance of 72.50 feet;
a bearing of N 06°00'35" E and distance of 139.27 feet;
a bearing of N 22°26'36" E and distance of 53.27 feet;
a bearing of N 00°39'24" E and distance of 66.73 feet;
a bearing of N 03°11'32" E and distance of 104.35 feet;
a bearing of N 00°08'58" E and distance of 38.25 feet;
a bearing of N 03°10'33" W and distance of 88.45 feet;
a bearing of N 09°16'17" W and distance of 84.38 feet;
a bearing of N 05°01'11" E and distance of 195.01 feet;
a bearing of N 03°30'02" E and distance of 133.67 feet;
a bearing of N 01°37'51" W and distance of 137.95 feet;
a bearing of N 00°34'54" E and distance of 197.40 feet;
a bearing of N 00°27'09" E and distance of 96.94 feet;
a bearing of N 00°37'28" E and distance of 201.64 feet;
a bearing of N 02°06'46" E and distance of 138.43 feet;
a bearing of N 00°44'02" W and distance of 67.49 feet;
a bearing of N 04°20'04" E and distance of 64.87 feet;
a bearing of N 01°17'52" E and distance of 408.44 feet;
a bearing of N 00°24'37" E and distance of 153.24 feet;
a bearing of N 00°58'34" W and distance of 191.82 feet;
a bearing of N 00°19'33" W and distance of 196.51 feet;
a bearing of N 00°56'46" E and distance of 305.27 feet;
a bearing of N 02°51'34" W and distance of 233.85 feet;
a bearing of N 06°41'18" E and distance of 59.03 feet;
a bearing of N 01°01'29" E and distance of 105.87 feet;
a bearing of N 89°39'58" E and distance of 78.38 feet;
a bearing of N 89°11'33" E and distance of 335.81 feet;
a bearing of N 89°27'50" E and distance of 343.52 feet;
a bearing of S 89°46'20" E and distance of 284.22 feet;
a bearing of S 88°48'37" E and distance of 117.80 feet;
a bearing of N 84°10'14" E and distance of 73.69 feet and back to the **POINT-OF-BEGINNING** of herein described area of land, containing 194.8 acres, more or less, being subject to any and all encumbrances thereon and/or of record.

The above description is prepared based upon that Plat of Boundary Survey of the Squire Creek Country Club and Development, LLC land as possessed (Riley Company of Louisiana, Inc. – Project 342), Date revised 02/01/02 by Frank W. Miller, P.L.S. (Louisiana Registration No. 4671).

SECTION 2.

Except as amended hereinabove, all other provisions and zoning designations set forth on the Choudrant Comprehensive Plan and the Zoning Map of the Village of Choudrant, Louisiana, shall remain in full force and effect without change or alteration.

SECTION 3.

If any section, paragraph, sentence, clause and/or phrase of this Ordinance or the application thereof is declared unconstitutional, unenforceable or invalid by the valid judgment of any court of competent jurisdiction such unconstitutionality, unenforceability or invalidity shall not affect any of the remaining sections, paragraphs,

sentences, clauses and/or phrases of this Ordinance, since the same would have been enacted by the Village of Choudrant without the incorporation in this Ordinance of any such unconstitutional, unenforceable or invalid section, paragraph, sentence, clause or phrase. To that end, the provisions of this Ordinance are hereby declared severable.

SECTION 4.

All other ordinances, or any parts thereof, which are in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 5.

This Ordinance shall become effective after final adoption and publication in the manner prescribed by law.

The above and foregoing Ordinance was introduced on September 8, 2008, at a regular meeting of the Board of Aldermen of the Village of Choudrant, Louisiana, a public hearing having thereafter been held, title having been read, and a motion to adopt said ordinance was made by Alderman Aswell. The motion was seconded by Alderwoman Morrison, and after having been considered by title was adopted as a whole by the following YEA and NAY vote:

YEAS: Alderman Aswell
Alderwoman Morrison

NAYS: None

ABSENT: Alderman O'Neal

WHEREUPON, the Ordinance was declared duly adopted this 6th day of October, 2008.

CELESTE H. BUTLER, Clerk
VILLAGE OF CHOUDRANT

BILL SANDERSON, Mayor
VILLAGE OF CHOUDRANT