

ORDINANCE NO. 108

AN ORDINANCE TO AMEND AND REENACT THE CHOUDRANT COMPREHENSIVE PLAN AND THE ZONING MAP OF THE VILLAGE OF CHOUDRANT BY ANNEXING CERTAIN PROPERTY INTO THE CORPORATE LIMITS OF THE VILLAGE OF CHOUDRANT; TO PROVIDE FOR THE ZONING CLASSIFICATION FOR SAID PROPERTY; TO PROVIDE FOR THE EFFECTIVE DATE THEREOF; AND TO OTHERWISE 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 1st day of February, 2010, that the following Ordinance is hereby enacted:

SECTION 1.

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

The property more particularly described on Exhibit "A", attached hereto, is hereby annexed into the corporate limits of the Village of Choudrant, Louisiana.

SECTION 2.

The property annexed herein shall be zoned R-1 (Rural, Single-Family Residences) and subject to the zoning requirements set forth in Ordinance No. 65 of the Code of Ordinances of the Village of Choudrant, Louisiana.

SECTION 3.

The Choudrant comprehensive Plan and the Zoning Map of the Village of Choudrant, Louisiana are hereby amended and reenacted to reflect the annexation of the property described hereinabove into the corporate limits of the Village of Choudrant, Louisiana and the zoning classification assigned to said property.

SECTION 4.

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 5.

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 6.

All other ordinances, or any parts thereof, which are in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 7.

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

The above and foregoing Ordinance was introduced on January 4, 2010, 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: Aswell, Morrison

NAYS: None

ABSENT: None

Alderman O'Neal recused himself.

WHEREUPON, the Ordinance was declared duly adopted this 1st day of February, 2010.

CELESTE H. BUTLER, Clerk
VILLAGE OF CHOUDRANT

BILL SANDERSON, Mayor
VILLAGE OF CHOUDRANT

EXHIBIT "A"

That portion of the following described property not currently located within the corporate limits of Choudrant, more particularly described as:

Township 18 North, Range 1 West, Lincoln Parish, Louisiana

Commencing at a point which is 85.7' South and 749.0' East of the NW corner of the SW1/4 of SE1/4 of Section 18, Township 18 North, Range 1 West, Lincoln Parish, Louisiana [A 1" iron pipe (FD)]; Thence run S 04°33' E for a distance of 217.2' to a 1/2" iron pipe (FD); thence run S 87°45' W for a distance of 201.0'; Thence run N 04°33' W for a distance of 216.5'; Thence run N 87°33' E for a distance of 201.0' back to the Point Of Beginning; Containing 1.00 acres.(CB 446, Page 277 – Stanley Opiel Property)

AND

Commencing at the NW corner of the SW 1/4 of the SE 1/4 of Section 18, Township 18 North, Range 1 West, Lincoln Parish, Louisiana, [A 1" iron pipe (FD)]; thence run South 00 degrees 20 minutes East along an existing fence and the 1/4 Section Line for a distance of 818.1 feet to a point; thence, leaving said 1/4 Section line, run East for a distance of 252.6 feet for the STARTING POINT; From Said starting point, thence run North 00 degrees W for a distance of 773.0 feet to a point; Thence, run S 89 degrees 58 minutes E for a distance of 651.8 feet to a point on the West right-of-way line of LA Hwy. #820; Thence run S 10 degrees 44 minutes East along said right-of-way for a distance of 19.3 feet to a point; Thence, run S 06 degrees 06 minutes East along said right-of-way for a distance of 14.4 feet to a point; Thence, leaving said right-of-way, run S 87 degrees 33 minutes W for a distance of 161.0 feet to a point; Thence, run S 04 degrees 33 minutes E for a distance of 217.2 feet to a 1/2" iron pipe (FD); Thence, run 87 degrees 45 minutes W for a distance of 309.1 feet to a creosote post (FD); Thence, run S 00 degrees 07 minutes E for a distance of 345.7 feet to a 2" iron pipe (FD); Thence, run West for a distance of 120.0 feet to a point; Thence, run S 00 degrees 07 minutes E for a distance of 275.0 feet to a point; Thence, run West for a distance of 80.6 feet to a point; Thence, run N 00 degrees 20 minutes W for a distance of 117.0 feet BACK TO THE POINT OF BEGINNING, containing 5.31 acres, MOL, described in a conveyance styled an "Act of Donation" found in DB E, Page 893, Registry Number D-49898 LESS AND EXCEPT a parcel of land being 1 acre, MOL, sold to S. David Opiel, more fully described in CB 479, Page 13, Registry Number D-56397, leaving 4.31 acres, MOL, all in the records of Lincoln Parish, LA

LESS AND EXCEPT

One (1) certain tract or parcel of land, together with all of the improvements situated wholly or partially thereon, and all of the rights, way, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the Parish of Lincoln, State of Louisiana, and in Section 18, Township 18 North, Range 1 West, Land District North of Red River, identified as Parcel No. 1-4, on a white print of a plat of survey, consisting of Sheet No. 1., made by Frank W. Miller, Registered Land Surveyor, dated June 8, 2006, revised, annexed to the above numbered and entitled suit, said tract or parcel being outlined in red and being more particularly described in accordance with said plat of survey as follows:

REQUIRED IN FULL OWNERSHIP

PARCEL NO. 104:

From a point on the centerline of Right of Way State Project No. 318-04-0010, Construction State Project no. 318-04-0008, at Highway Survey Station 14+93.51, proceed S 87°33'00" W a distance of 28.07 feet to the point of beginning; thence proceed S 87°33'00" W a distance of 29.31 feet to a point and corner; thence proceed N

10°12'31" W a distance of 35.67 feet to a point and corner; thence proceed S 89°57'30" E a distance of 30.46 feet to a point and corner; thence proceed along a curve to the right having a radius of 1342.28 feet, whose length is 34.22 feet and whose chord length is 34.22 feet and bears S 08°38'54" E to the point of beginning. All of which comprises Parcel 1-4 as shown on Sheet 1 of the Right of Way Plans of State Project No. 318-04-0010, and contains an area of approximately 1035.8 square feet or 0.024 acres.(CB 1242, Page 187 – Stanley Opiel Property)