

RESOLUTION NO. 22-

The following Resolution was offered by Commissioner LaFrance who moved its adoption:

1 A Resolution authorizing Maynard J. "Sandy" Sanders, Executive Director of
2 the Plaquemines Port, Harbor & Terminal District (PPHTD), to enter into a
3 Design Agreement with the U.S. Army Corps of Engineers New
4 Orleans District for the design of the Baptiste Collette Bayou
5 Navigation Channel Deepening project; and otherwise to provide with
6 respect thereto.
7

8 WHEREAS, the Plaquemines Port, Harbor & Terminal District has need of certain design
9 services with regards to the deepening of the Baptiste Collette Navigation Channel to
10 improve navigation in Plaquemines Parish, Louisiana; and
11

12 WHEREAS, Federal funds were provided in the FY-2020 work plan to initiate the design of the
13 deepening of Baptiste Collette Navigation Channel;
14

15 NOW, THEREFORE:

16
17 BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE
18 GOVERNING AUTHORITY OF THE PLAQUEMINES PORT, HARBOR & TERMINAL
19 DISTRICT THAT it hereby authorizes Maynard J. "Sandy" Sanders, Executive Director of
20 the Plaquemines Port, Harbor & Terminal District to enter into the Design Agreement
21 with the U.S. Army Corps of Engineers New Orleans District, to provide in-kind design
22 services for the specific purpose of Baptiste Collette Navigation Channel deepening project
23 in Plaquemines Parish, Louisiana.
24

25 BE IT FURTHER RESOLVED, BY THE PLAQUEMINES PARISH COUNCIL AS
26 THE SOLE GOVERNING AUTHORITY OF THE PLAQUEMINES PORT, HARBOR
27 & TERMINAL DISTRICT THAT the Secretary of this Council is hereby authorized and
28 directed to immediately certify and release this Resolution and that Port employees and officials
29 are authorized to carry out the purposes of this Resolution, both without further reading and
30 approval by the Plaquemines Parish Council.

ORDINANCE NO. 22-

The following Ordinance was offered by Commissioner LaFrance who moved its adoption:

1 An Ordinance approving an Amendment to an original Servitude Agreement (the
2 “Amendment”), between Plaquemines Port, Harbor and Terminal District, and
3 Plaquemines Parish Government (the “Parish”), and authorizing and directing
4 Maynard Sanders, Executive Director of the Plaquemines Port, Harbor &
5 Terminal District (the “Port”), to execute the Amendment whereby certain land
6 owned by the Port will be subject to the original servitude, all as more fully
7 described in the Amendment, a copy of which is attached, Exhibit A; and
8 otherwise to provide with respect thereto.
9

10 WHEREAS, the Port is the owner of property (as depicted in attached *en globo* Exhibit B), upon
11 which the Parish desires a modification to its current and both parties seek an amendment to the
12 servitude currently existing between the Port, as successor in interest to the original grantor, CLL
13 Limited Partnership, LTD, and the Parish (a copy of the original Servitude Agreement is attached
14 as Exhibit C); and
15

16 WHEREAS, the Parish in turn intends to grant permission to Venture Global Plaquemines LNG,
17 LLC (“VG”) for the construction, rerouting, maintenance and operation of certain improvements
18 and crossings by VG, all at no cost to either the Port or the Parish; and
19

20 WHEREAS, the granting of approval for the Port and the Parish to enter into the Amendment is
21 without monetary consideration between the parties, but is for a public purpose that comports
22 with governmental purposes for which the Port and the Parish each has legal authority to pursue;
23 the Amendment is not gratuitous, and both the Port and the Parish each has a demonstrable,
24 objective, and reasonable expectation of receiving at least equivalent value in exchange for the
25 execution of the Amendment; and
26

27 WHEREAS, the Plaquemines Parish Council as the sole governing authority of the Plaquemines
28 Port, Harbor and Terminal District desires to allow Plaquemines Port, Harbor and Terminal
29 District, through Maynard Sanders, Executive Director, to enter into the referenced Amendment,
30 the terms of which are more fully described in attached Exhibit A.
31

32 NOW, THEREFORE:

33
34 BE IT ORDAINED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE
35 GOVERNING AUTHORITY OF THE PLAQUEMINES PORT, HARBOR AND TERMINAL
36 DISTRICT THAT:

SECTION 1

37
38
39
40 It hereby authorizes and directs the Executive Director to execute the Amendment, as set forth in
41 attached Exhibit A.
42

SECTION 2

43
44
45 The Secretary of this Council is hereby authorized and directed to immediately certify and
46 release this Ordinance and that Port employees and officials are authorized to carry out the
47 purposes of this Ordinance, both without further reading and approval by the Plaquemines Parish
48 Council.

AMENDMENT TO SERVITUDE AGREEMENT

This Amendment to Servitude Agreement (this "Amendment") is entered as of this ____ day of _____, 2022 by and between **THE PLAQUEMINES PORT, HARBOR AND TERMINAL DISTRICT**, political subdivision of the State of Louisiana, whose address is 8056 Highway 23, Third Floor, Belle Chasse, LA 70037 ("GRANTOR"), and **PLAQUEMINES PARISH GOVERNMENT**, located at 333 F. Edward Hebert Bldg. 100, Belle Chasse, Louisiana, 70037, represented herein by KIRK M. LEPINE, President of Plaquemines Parish Government ("GRANTEE").

BACKGROUND

- A. By that certain Servitude Agreement dated November 24, 1993 granted by CLL Limited Partnership, LTD. in favor of Plaquemine Parish Government, recorded January 12, 1994 at COB 823, Page 815, File No.1994-00000177, official records of Plaquemines Parish, Louisiana. (the "Agreement"), GRANTOR's predecessor in interest, CLL Limited Partnership, LTD., granted GRANTEE a servitude for the construction and installation of a parish public water line and utilities as more fully described in the Agreement.
- B. GRANTOR has leased the property more fully described in Exhibit A attached hereto, (the "Property") to VENTURE GLOBAL PLAQUEMINES LNG, LLC, a Delaware limited liability company, (the "Tenant").
- C. GRANTOR and GRANTEE desire to amend the Agreement as hereinafter set forth to relocate the servitude granted in the Agreement and specifically authorize the construction maintenance and operation of certain improvements and crossings of the Tenant, or its successors or assigns.

AMENDMENT

In consideration of the mutual covenants and agreements contained herein, GRANTOR and GRANTEE do hereby amend the Agreement as follows:

- 1. Amendments.
 - a. The servitude granted in the Agreement is hereby amended as follows:
 - i. The location of said servitude on GRANTOR's Property is hereby relocated as more fully shown and described on Exhibit B attached hereto.
 - ii. Said servitude is hereby amended by deleting the following paragraph from the Agreement:

“Grantor reserves the right to use and enjoy the above described lands and Grantor shall not construct nor permit to be constructed any house, or structure within the permanent right of way and easement.”

iii. Said servitude is hereby amended to include the following paragraph:

“Grantor reserves the right to use and enjoy the above described lands and Grantor shall not construct nor permit to be constructed any house, or structure within the permanent right of way and easement, except as set forth herein. Grantor retains for itself, its successors and assigns, to which Grantee hereby consents, the right fully to use and enjoy the property covered by the right of way insofar as such use by Grantor does not unreasonably interfere with the use and enjoyment by Grantee of the right of way and servitude herein granted. Specifically, but not by way of limitation, Grantor reserves for itself, its successors and assigns, to which Grantee hereby consents, the right to encroach upon and cross the servitude and right of way and install, operate, improve, reconstruct, replace, repair, inspect, patrol, maintain, modify and/or remove roads, streets, railroads, pipelines, sewer lines, drainage ditches, or other utilities or facilities, including, but not by way of limitation the improvements and crossings more fully depicted in Exhibit C attached hereto and made a part hereof.”

2. Agreement in Effect. Except as amended herein, all other terms and provisions of the Agreement are to remain as given in the Agreement itself.
3. Counterparts. This Amendment may be executed in counterparts.

[signatures on following page]

THUS DONE AND SIGNED on the _____ day of _____, 2022, in the presence of me, Notary, and the undersigned competent witnesses.

WITNESSES:

GRANTOR:

**THE PLAQUEMINES PORT, HARBOR AND
TERMINAL DISTRICT**

Printed Name: _____

By: _____

Name: _____

Title: _____

Printed Name: _____

Notary Public

Printed Name: _____

Bar Roll/Notary ID# _____

My Commission expires: _____

THUS DONE AND SIGNED on the _____ day of _____, 2022, in the presence of me, Notary, and the undersigned competent witnesses.

WITNESSES:

GRANTEE:

PLAQUEMINES PARISH GOVERNMENT

Printed Name: _____

KIRK M. LEPINE
President of Plaquemines Parish Government

Printed Name: _____

Notary Public

Printed Name: _____
Bar Roll/Notary ID# _____
My Commission expires: _____

EXHIBIT A

TRACT DR-5

A CERTAIN PARCEL OF LAND, together with and inclusive of bature and all bature rights, thereunto belonging or in anywise appertaining situated in the Parish of Plaquemines, State of Louisiana on the right descending bank of the Mississippi River, situated in Township 17 South, Range 25 East, Sections 1 and 2, and Township 17 South, Range 26 East, Sections 21 and 22, Deer Range Plantation, Plaquemines Parish, Louisiana and being more fully described as follows:

Commencing and Beginning at the point of intersection of the common line of Tract DR-1 and Tract DR-5 of Deer Range Plantation, with the northeasterly right of way of Louisiana State Highway Number 23, said point being marked with a 2 inch iron pipe and having a 1983 Louisiana State Plane Coordinate (South Zone) of X=3,738,050.70 feet and Y=405,989.68 feet; thence North 33 degrees 22 minutes 41 seconds East, along said common line to the point of intersection with the Mean Low Water Plane of the Mississippi River a distance of 1,020 feet, more or less;

Thence downriver along said Mean Low Water Plane of the Mississippi River to the point of intersection with the upriver line of parcel B-1, a distance of 7,105 feet, more or less;

Thence, South 4 degrees 45 minutes 47 seconds West along said upriver line of parcel B-1 to the point of intersection with the northerly line of the State of Louisiana Tract 1-2, a distance of 655 feet, more or less;

Thence along said northerly line of the State of Louisiana Tract 1-2 for the next three courses;

Thence North 85 degrees 14 minutes 09 seconds West to the point of curvature of a curve concave to the right, a distance of 2,223.67 feet;

Thence along said curve concave to the right having a radius of 2864.90 feet, a length of 926.69 feet and a chord bearing North 75 degrees 58 minutes 10 seconds West for a distance of 922.65 feet to the point of tangency;

Thence North 66 degrees 42 minutes 10 seconds West to the point of intersection with the common line of the State of Louisiana Tract 1-2 and the State of Louisiana Tract 1-1, a distance of 4,100.85 feet to a point;

Thence along the northerly line of the State of Louisiana Tract 1-1 for the next three courses;

Thence North 66 degrees 42 minutes 10 seconds West to the point of curvature of a curve concave to the left, a distance of 76.43 feet;

Thence along said curve concave to the left having a radius of 7529.44 feet, a length of 250.73 feet and a chord bearing North 67 degrees 39 minutes 01 second West for a distance of 250.72 feet to the point of tangency;

Thence North 68 degrees 35 minutes 53 seconds West a distance of 49.54 feet to a point;

Thence North 33 degrees 22 minutes 41 seconds East a distance of 146.56 feet to the point of intersection with the northeasterly right of way of Louisiana State Highway Number 23, and the POINT OF BEGINNING.

All as more fully described in that certain Cash Sale to Plaquemines Port Harbor & Terminal District, recorded December 9, 2013 under File Number 2013-00005489, Book 1308, Page 52, Plaquemines Parish Clerk of Court's Office, as corrected by that certain Act of Correction to Cash Sale recorded October 26, 2020 under File Number 2020-00004504, Book 1430, Page 970, Plaquemines Parish Clerk of Court's Office.

And

TRACT DR-3

A CERTAIN PARCEL OF LAND, together with and inclusive of batture and all batture rights thereunto belonging or in anywise appertaining situated in the Parish of Plaquemines, State of Louisiana on the right descending bank of the Mississippi River, situated in Township 17 South, Range 25 East, Sections 1, 2 and 3, Deer Range Plantation, Plaquemines Parish, Louisiana and being more fully described as follows:

Commencing as the point of intersection of the common line of Tract DR-1 and Tract DR-5 of Deer Range Plantation, with the northeasterly right of way of Louisiana State Highway Number 23, said point being marked with a 2 inch iron pipe and having a 1983 Louisiana State Plane Coordinate (South Zone) of X=3,738,050.70 feet and Y=405,989.68 feet; thence South 33 degrees 22 minutes 41 seconds West, along said common line a distance of 61.24 feet to the point of intersection with a line 50.00 feet northerly of the centerline of the old highway (southbound lane), said line being the southwesterly line of Tract DR-1; thence continuing South 33 degrees 22 minutes 41 seconds West to the point of intersection with the northeasterly line of the State of Louisiana Tract 1-1, a distance of 85.32 feet, thence continuing South 33 degrees 22 minutes 41 seconds West across State of Louisiana Tract 1-1, a distance of 81.36 feet to the point of intersection with the southwesterly line of said State of Louisiana Tract 1-1, said point also being the point of intersection with the common line of Tracts DR-2A and DR-3 and the POINT OF BEGINNING.

Thence South 59 degrees 39 minutes 03 seconds East, along the common line of said Tract 1-1 and DR-3, a distance of 115.82 feet to a point;

Thence South 66 degrees 42 minutes 54 seconds East, continuing along said common line of said Tract 1-1 and DR-3 to the point of intersection with the common line of said Tract 1-1 and the State of Louisiana Tract 1-2 distance of 272.80 feet.

Thence continuing South 66 degrees 42 minutes 54 seconds East, along the common line of said Tract 1-2 and DR-3, a distance of 2927.20 feet to a point.

Thence South 66 degrees 13 minutes 10 seconds East, continuing along said common line to the point of intersection with the common line of Tract DR-3 and DR-4, a distance of 1,044.29 feet.

Thence South 32 degrees 33 minutes 49 seconds West, along said common line to the point of intersection with the common line of Duckland, L.L.C. and Tract DR-3, a distance of 4,376.91 feet;

Thence North 77 degrees 09 minutes 29 seconds West, along said common line of Duckland, L.L.C. and Tract DR-3 a distance of 2,359.62 feet to a point.

Thence North 52 degrees 40 minutes 26 seconds West continuing along the common line of Duckland, L.L.C. and Tract DR-3 to the point of intersection with the common line of Tract DR-2A and DR-3, a distance of 2,153.48 feet.

Thence North 33 degrees 22 minutes 41 seconds East, a distance of 4,314.92 feet along said common line to the point of intersection with the common line of State of Louisiana Tract 1-1 and DR-3, and the POINT OF BEGINNING.

All as more fully described in that certain Cash Sale to Plaquemines Port Harbor & Terminal District, recorded December 9, 2013 under File Number 2013-00005489, Book 1308, Page 52, Plaquemines Parish Clerk of Court's Office, as corrected by that certain Act of Correction to Cash Sale recorded October 26, 2020 under File Number 2020-00004504, Book 1430, Page 970, Plaquemines Parish Clerk of Court's Office.

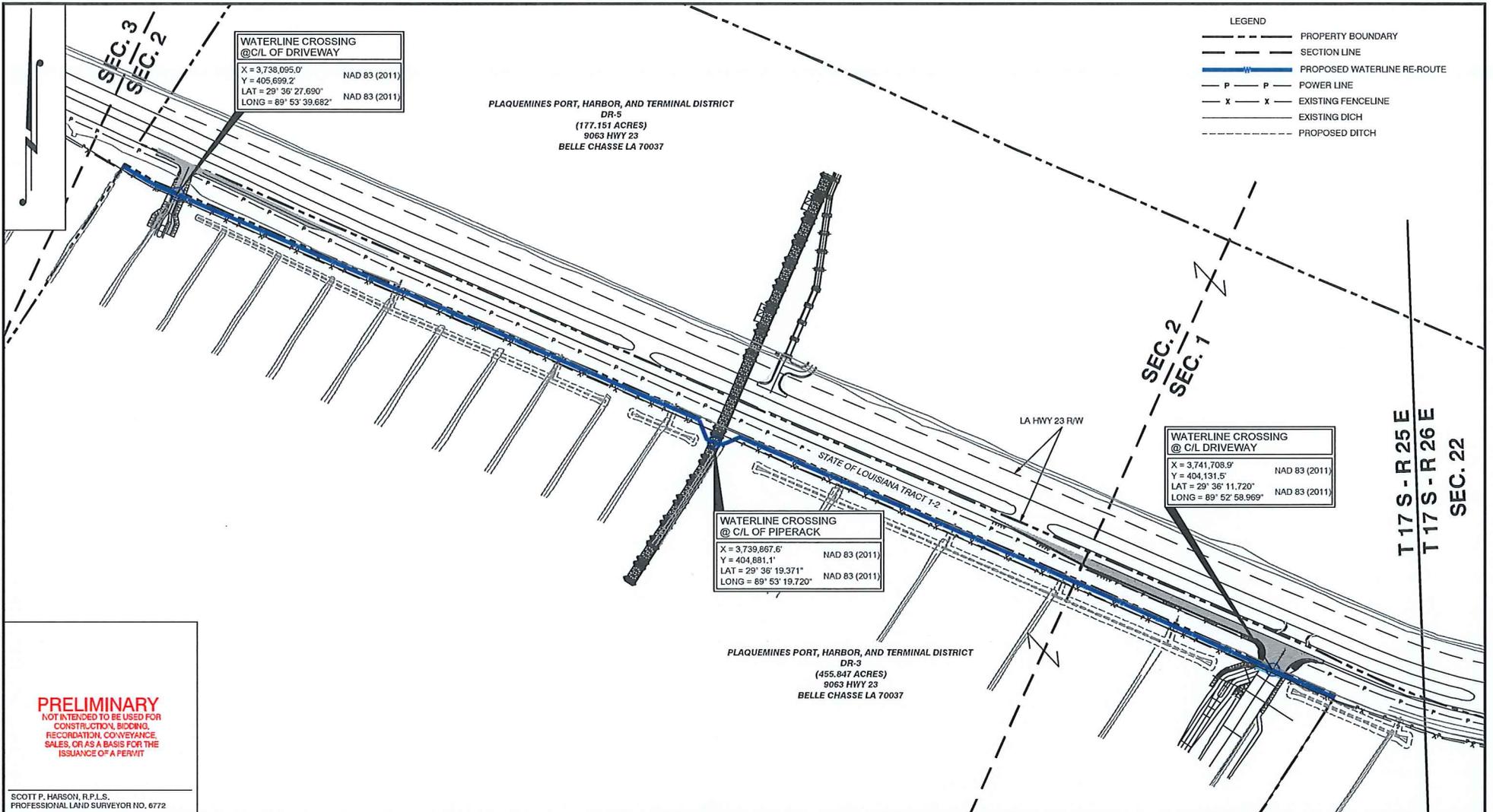
EXHIBIT B

[INSERT PLAT WITH NEW WATERLINE LOCATION]

EXHIBIT C

[INSERT DRAWINGS DEPICTING CROSS SECTIONS]

2/15/2022 - PLY-2019.0594-DRIVEWAY CROSSING PROFILES/WATERLINE/2019.0594-DRIVEWAY X-ING-WL-DTL.DWG



**WATERLINE CROSSING
@ C/L OF DRIVEWAY**
 X = 3,738,095.0' NAD 83 (2011)
 Y = 405,699.2' NAD 83 (2011)
 LAT = 29° 36' 27.690" NAD 83 (2011)
 LONG = 89° 53' 39.682" NAD 83 (2011)

**PLAQUEMINES PORT, HARBOR, AND TERMINAL DISTRICT
DR-5
(177.151 ACRES)
9063 HWY 23
BELLE CHASSE LA 70037**

**WATERLINE CROSSING
@ C/L OF PIPERACK**
 X = 3,739,867.6' NAD 83 (2011)
 Y = 404,881.1' NAD 83 (2011)
 LAT = 29° 36' 19.371" NAD 83 (2011)
 LONG = 89° 53' 19.720" NAD 83 (2011)

**WATERLINE CROSSING
@ C/L DRIVEWAY**
 X = 3,741,708.9' NAD 83 (2011)
 Y = 404,131.5' NAD 83 (2011)
 LAT = 29° 36' 11.720" NAD 83 (2011)
 LONG = 89° 52' 58.969" NAD 83 (2011)

- LEGEND**
- — — — — PROPERTY BOUNDARY
 - — — — — SECTION LINE
 - — — — — PROPOSED WATERLINE RE-ROUTE
 - P — P — POWER LINE
 - X — X — EXISTING FENCELINE
 - — — — — EXISTING DICH
 - - - - - PROPOSED DITCH

PRELIMINARY
 NOT INTENDED TO BE USED FOR
 CONSTRUCTION, BIDDING,
 RECORDATION, CONVEYANCE,
 SALES, OR AS A BASIS FOR THE
 ISSUANCE OF A PERMIT

SCOTT P. HANSON, R.P.L.S.
 PROFESSIONAL LAND SURVEYOR NO. 6772

NOTES:
 I CERTIFY THAT THE TOPOGRAPHIC SURVEY DEPICTED ON THIS PLAN WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION IN ACCORDANCE WITH GENERALLY ACCEPTED SURVEY PRACTICES. THIS SURVEY DOES NOT MEET THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD.

TBS
T. BAKER SMITH
 A CENTURY OF SOLUTIONS
 107 Global Circle, Lafayette, LA 70503
 (337) 735-2800 - tb@tbsmith.com

SCALE: 1" = 300'

300' 150' 0' 300'

REV. NO.	REV. DATE	REV. BY

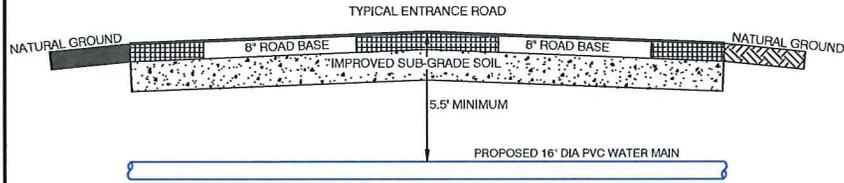
REVISION DESCRIPTION:

DRAWN BY:	JPD	APPROVED BY:	JMB
DATE:	02/15/2022	JOB NO.:	2019.0594
DRAWING NAME: 2019.0594-DRIVEWAY X-ING-WL-DTL.DWG			
PROJECTION: LOUISIANA SOUTH ZONE			
GEO. DATUM: NAD83(2011) VERT. DATUM: NAVD88			
GRID UNITS: US SURVEY FEET			
SHEET NO.:	1	OF	2

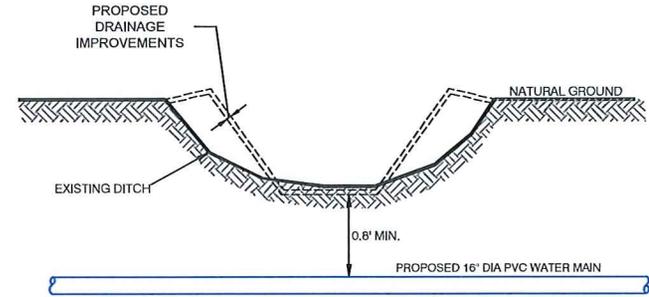
PLAN VIEW

VENTURE GLOBAL LNG, INC.
 DETAIL SHOWING PROPOSED WATERLINE RE-ROUTE
 ACROSS PERMANENT DRIVEWAYS AND PIPERACK
 SECTIONS 1 & 2
 T17S-R25E
 PLAQUEMINE PARISH, LOUISIANA

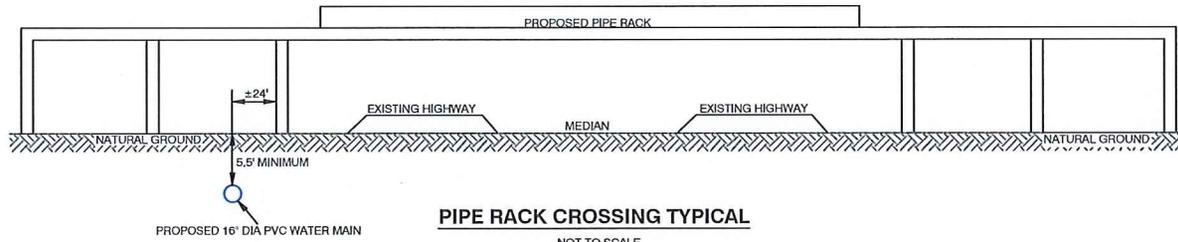
2/15/2022 - PLY-201901016-0594-DIV-DRIVEWAY CROSSING PROFILES WATERLINE 2019.0594-DRIVEWAY X-ING-WL-DTL.DWG



TYPICAL DRIVEWAY CROSSING
NOT TO SCALE



TYPICAL DITCH CROSSING
NOT TO SCALE



PIPE RACK CROSSING TYPICAL
NOT TO SCALE

PRELIMINARY
NOT INTENDED TO BE USED FOR
CONSTRUCTION, BIDDING,
RECORDATION, CONVEYANCE,
SALES, OR AS A BASIS FOR THE
ISSUANCE OF A PERMIT

SCOTT P. HANSON, R.P.L.S.,
PROFESSIONAL LAND SURVEYOR NO. 6772

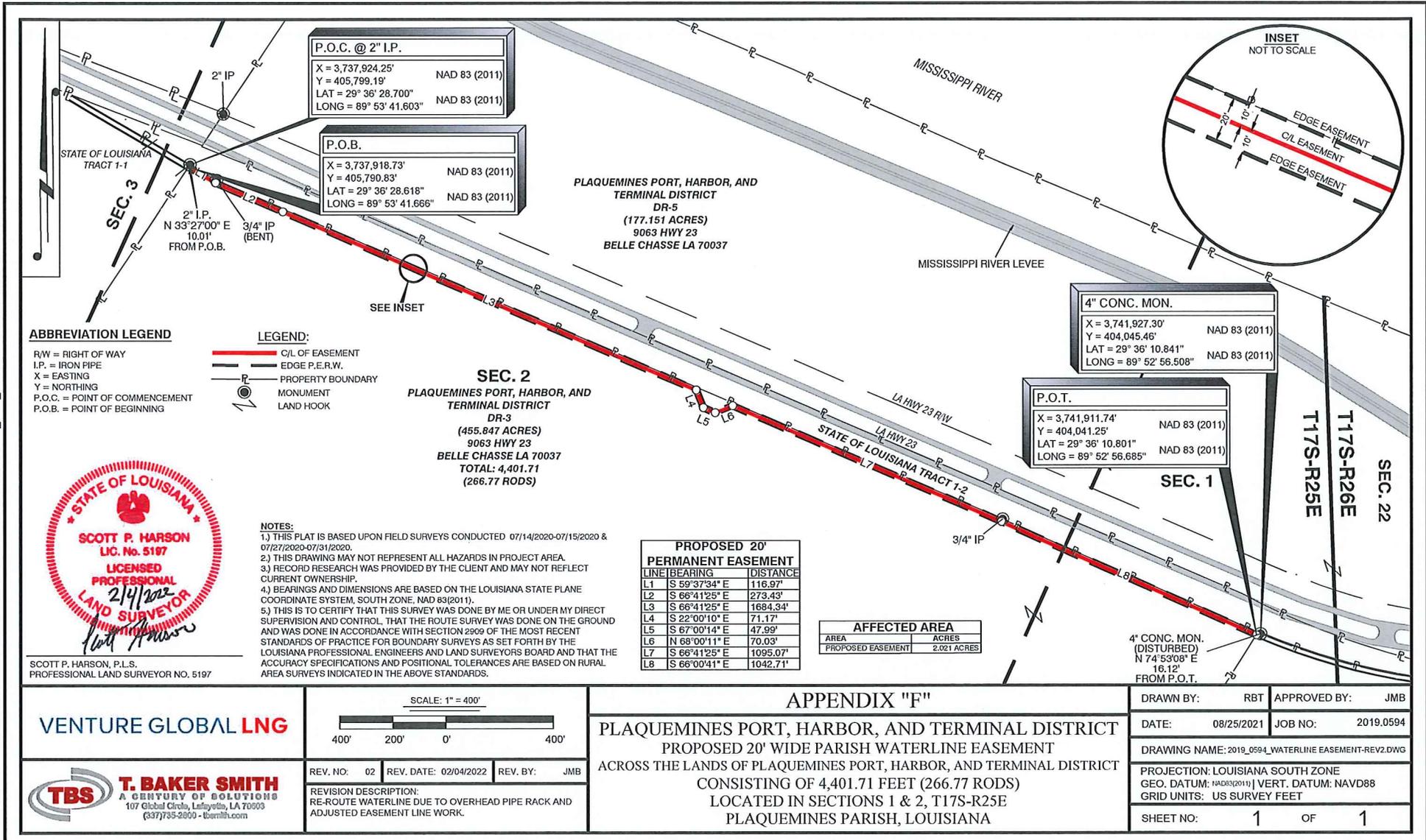
NOTES:
I CERTIFY THAT THE TOPOGRAPHIC SURVEY DEPICTED ON THIS PLAT WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION IN ACCORDANCE WITH GENERALLY ACCEPTED SURVEY PRACTICES. THIS SURVEY DOES NOT MEET THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD.

REV. NO.	REV. DATE	REV. BY
REVISION DESCRIPTION:		

DRAWN BY:	JPD	APPROVED BY:	JMB
DATE:	02/15/2022	JOB NO.:	2019.0594
DRAWING NAME: 2019.0594-DRIVEWAY X-ING-WL-DTL.DWG			
PROJECTION: LOUISIANA SOUTH ZONE			
GEO. DATUM: NAD83 (2011) VERT. DATUM: NAVD88			
GRID UNITS: US SURVEY FEET			
SHEET NO.:	2	OF	2

PLAN VIEW
VENTURE GLOBAL LNG, INC.
DETAIL SHOWING PROPOSED WATERLINE RE-ROUTE
ACROSS PERMANENT DRIVEWAYS AND PIPERACK
SECTIONS 1 & 2
T17S-R25E
PLAQUEMINE PARISH, LOUISIANA

2/4/2022 - P:\Y-2019\2019\0594\DWG\PARISH WATERLINE EASEMENT\REV2019_0594_WATERLINE EASEMENT-REV2.DWG



ABBREVIATION LEGEND

RW = RIGHT OF WAY
 I.P. = IRON PIPE
 X = EASTING
 Y = NORTHING
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING

LEGEND:

— C/L OF EASEMENT
 — EDGE P.E.R.W.
 — PROPERTY BOUNDARY
 ○ MONUMENT
 ↗ LAND HOOK

SEC. 2
 PLAQUEMINES PORT, HARBOR, AND
 TERMINAL DISTRICT
 DR-3
 (455.847 ACRES)
 9063 HWY 23
 BELLE CHASSE LA 70037
 TOTAL: 4,401.71
 (266.77 RODS)

NOTES:

- 1.) THIS PLAT IS BASED UPON FIELD SURVEYS CONDUCTED 07/14/2020-07/15/2020 & 07/27/2020-07/31/2020.
- 2.) THIS DRAWING MAY NOT REPRESENT ALL HAZARDS IN PROJECT AREA.
- 3.) RECORD RESEARCH WAS PROVIDED BY THE CLIENT AND MAY NOT REFLECT CURRENT OWNERSHIP.
- 4.) BEARINGS AND DIMENSIONS ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83(2011).
- 5.) THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL THAT THE ROUTE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH SECTION 2909 OF THE MOST RECENT STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERS AND LAND SURVEYORS BOARD AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE BASED ON RURAL AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

LINE	BEARING	DISTANCE
L1	S 59°37'34" E	116.97'
L2	S 66°41'25" E	273.43'
L3	S 66°41'25" E	1684.34'
L4	S 22°00'10" E	71.17'
L5	S 67°00'14" E	47.99'
L6	N 68°00'11" E	70.03'
L7	S 66°41'25" E	1095.07'
L8	S 66°00'41" E	1042.71'

AFFECTED AREA	
AREA	ACRES
PROPOSED EASEMENT	2.021 ACRES

VENTURE GLOBAL LNG

TBS T. BAKER SMITH
 A CENTURY OF SOLUTIONS
 107 Global Circle, Lafayette, LA 70503
 (337)735-2800 - tbsmith.com

SCALE: 1" = 400'

REV. NO: 02 REV. DATE: 02/04/2022 REV. BY: JMB

REVISION DESCRIPTION:
 RE-ROUTE WATERLINE DUE TO OVERHEAD PIPE RACK AND ADJUSTED EASEMENT LINE WORK.

APPENDIX "F"

PLAQUEMINES PORT, HARBOR, AND TERMINAL DISTRICT
 PROPOSED 20' WIDE PARISH WATERLINE EASEMENT
 ACROSS THE LANDS OF PLAQUEMINES PORT, HARBOR, AND TERMINAL DISTRICT
 CONSISTING OF 4,401.71 FEET (266.77 RODS)
 LOCATED IN SECTIONS 1 & 2, T17S-R25E
 PLAQUEMINES PARISH, LOUISIANA

DRAWN BY:	RBT	APPROVED BY:	JMB
DATE:	08/25/2021	JOB NO.:	2019.0594
DRAWING NAME: 2019_0594_WATERLINE EASEMENT-REV2.DWG			
PROJECTION: LOUISIANA SOUTH ZONE GEO. DATUM: NAD83(2011) VERT. DATUM: NAVD88 GRID UNITS: US SURVEY FEET			
SHEET NO:	1	OF	1

11 177

11 815

SERVITUDE AGREEMENT UNITED STATES OF AMERICA

BY: CIL LIMITED PARTNERSHIP STATE OF LOUISIANA

AND: PLAQUEMINES PARISH GOVERNMENT PARISH OF PLAQUEMINES

THIS AGREEMENT MADE AND ENTERED into on this 24th day of NOVEMBER, 1993 by and between:

CIL LIMITED PARTNERSHIP, LTD., a Nevada Limited Partnership, appearing herein by and through Citrus Lands of Louisiana, Inc., General Partner a Louisiana Corporation having its principal place of business in the Parish of Plaquemines, State of Louisiana, and its mailing address at P. O. Box 487, Belle Chasse, Louisiana, 70037, herein represented by Louis Perschall, its Controller, duly authorized by Resolution of the Board of Directors thereof adopted May 25, 1993 a certified copy of which is attached hereto and made part hereof, hereinafter referred to as "GRANTOR".

AND

PLAQUEMINES PARISH GOVERNMENT, represented herein by its President LUKE A. PETROVICH, authorized to accept said right of way, for and on behalf of the Plaquemines Parish Government, hereinafter referred to as "GRANTEE"

WITNESSETH:

WHEREAS, Grantee is in need of right of way for the purpose of construction and installation of Parish Public improvement project, the installation of a Parish public water line and utilities along the right and left descending side of the Louisiana State Highway Number 23, Right of Way, as depicted on the plans prepared by Linfield, Hunter and Junius, Inc., Consulting Engineers, Project Number 91-77A, dated November 25, 1991, and State of Louisiana, Department of Transportation and Development, Right of Way Property Map, State Highway Number 23, State Project No. 62-03-16, Deer Range to West Pointe ala Hache, Plaquemines Parish, Louisiana dated August 31, 1990, copies of which are on file in the Plaquemines Parish Government, Land Office, 3708 Main Street, Belle Chasse, Louisiana.

57 JUN 12 1993

WHEREAS, Grantor is the owner in fee simple of that certain tract or parcel of land over which said Parish public improvement projects are needed.

NOW THEREFORE, for and in consideration of the benefits, uses and advantages accruing to Grantor by reason of location and installation of the said public improvement project hereinabove described on grantor's property hereinbelow described, Grantor(s) do hereby grant, convey, transfer, assign, set over and deliver with all legal warranties and with full substitution and subrogation in and to all rights and actions of warranty which Grantor(s) have or may have against all preceding owners or vendors unto:

PLAQUEMINES PARISH GOVERNMENT, governing authority for the Parish of Plaquemines, appearing through Luke A. Petrovich, Parish President, duly authorized, hereinafter referred to as Grantee.

and its successors and its assigns, the full complete, perpetual and assignable easement, servitude, and right of way in, on, over and across the land hereinafter identified for the location or relocation, installation, construction, maintenance, alteration, operation of a Parish public water line and facilities and other utilities, including the right to borrow, excavate, and remove soil, dirt and other materials; together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstacles and other vegetation, structures, or obstacles with the limits of the right of way, reserving, however, to the owner, their heirs and assigns, all such rights and privileges in the land as may be used without interfering with or abridging the rights and easements hereby acquired.

Said servitude or right of way herein granted particularly described as follows:

A CERTAIN TRACT or parcel of land having and measuring the full width of Grantor's property on the right descending Side of Louisiana State Highway Number 23, right of way and extending in depth in the direction of the 40 arpent line between parallel lines, a distance of twenty (20') feet beginning on State Project 62-03-16, Deer Range to West Pointe ala Nache, starting at Highway Station 95+00

which is roughly one hundred (100') feet north or up river of Citrus Lands' Access Road and extending in a downriver direction along the right descending right of way line of Louisiana State University to Highway Station 211+50.

A CERTAIN TRACT or parcel of land located on the left descending side of Louisiana State Highway Number 23, having and measuring the full width of Grantor's property on the left descending right of way line of Louisiana State Highway Number 23 and extending in depth in the direction of the Mississippi River a distance of twenty (20') feet beginning on State Project No. 62-03-16, Deer Range to West Pointe ala Nache, at Highway Station 208+50 and extending down river along the left descending right of way line of Highway No. 23 to Highway Station 322+24.33 which is the upper property line of Ralph Brown.

A CERTAIN TRACT or parcel of land located on the left descending side of Louisiana State Highway 23, having and measuring the full width of Grantor's property on the left descending right of way line of Louisiana State Highway No. 23 and extending in depth in the direction of the Mississippi River a distance of twenty (20') feet beginning at State Project No. 62-03-16, Deer Range to West Pointe ala Nache Louisiana beginning at Highway Station 271+14.63 (which is the lower property line of Louisiana State University Experimental Station and extending downriver along the left descending right of way line of Louisiana Highway 23 to Highway Station Number 407+69.06 which is the upper property line of Charlie Lacrosse et als.)

Said servitude and rights of way herein granted are more particularly described on the plans and details prepared by Linfield, Hunter and Junius, Inc., Consulting Engineers, Project Number 91-77A, dated November 25, 1991, and State of Louisiana, Department of Transportation and Development, Right of Way Property Map, State Highway Number 23, State Project No. 62-03-16, Deer Range to West Pointe ala Nache, Plaquemines Parish, Louisiana dated August 31, 1990, copies of which are on file in the Plaquemines Parish Government, Land Office, 3708 Main Street, Belle Chasse, Louisiana for the Plaquemines Parish Government, copies are on file in the Plaquemines

Parish Government, Land Office, 3708 Main Street, Belle Chasse, Louisiana.

Together with all rights of ingress and egress to and from said servitude and easement for the purposes of benefits aforesaid.

Grantor reserves the right to use and enjoy the above described lands and Grantor shall not construct nor permit to be constructed any house, or structure within the permanent right of way and easement.

Grantee shall have the right to clear, and keep clear, all trees, undergrowth and other obstructions for the right of way.

Grantee hereby agrees that it shall be responsible for any damages done or caused to be done to the premises by reason of the construction or improvements and the maintenance and operation of the hereinabove described public project.

It is agreed between the parties hereto that ingress and egress shall be through existing gates and no fences are to be torn down without first obtaining, in writing, the landowners' permission.

It is also agreed between the parties that due to the fact the right of way runs through pasture land the contractor for the installation of this waterline is to work closely with the landowner.

And now to these presents comes Luke A. Petrovich, Parish President, Plaquemines Parish Government, duly authorized, who hereby accepts the grant of right of way for the purposes and on the terms and conditions set forth hereinabove, for and on behalf of the Plaquemines Parish Government, the Parish of Plaquemines, its successors and assigns.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on the day, month and year first above written, in the

MINUTES OF SPECIAL MEETING
OF
CLL LIMITED PARTNERSHIP, LTD.
HELD AT ITS OFFICE AT
BELLE CHASSE, LOUISIANA ON
MAY 25, 1993

At a Special Meeting duly called and a quorum being present, the following Resolution was adopted:

BE IT RESOLVED by the Board of Directors of CLL LIMITED PARTNERSHIP, LTD., that its Controller, LOUIS PERSCHALL, he and he is hereby authorized and directed to enter into and execute for and on behalf of CLL LIMITED PARTNERSHIP, LTD. an agreement with the Parish of Plaquemines for the granting of a 20' foot servitude adjoining Louisiana State Highway Number 23 for the installation of a Parish public water line and utilities more particularly described as follows:

A CERTAIN TRACT or parcel of land having and measuring the full width of Grantor's property on the right descending Side of Louisiana State Highway Number 23, right of way and extending in depth in the direction of the 40 arpent line between parallel lines, a distance of twenty (20') feet beginning on State Project 62-03-16, Deer Range to West Pointe ala Hache, starting at Highway Station 95+00 which is roughly one hundred (100') feet north or up river of Citrus Lande' Access Road and extending in a downriver direction along the right descending right of way line of Louisiana State University to Highway Station 211+50.

A CERTAIN TRACT or parcel of land located on the left descending side of Louisiana State Highway Number 23, having and measuring the full width of Grantor's property on the left descending right of way line of Louisiana State Highway Number 23 and extending in depth in the direction of the Mississippi River a distance of twenty (20') feet beginning on State Project No. 62-03-16, Deer Range to West Pointe ala Hache, at Highway Station 208+50 and extending down river along the left descending right of way line of Highway No. 23 to Highway Station 322+24.33 which is the upper property line of Ralph Brown.

820

A CERTAIN TRACT or parcel of land located on the left descending side of Louisiana State Highway 23, having and measuring the full width of Grantor's property on the left descending right of way line of Louisiana State Highway No. 23 and extending in depth in the direction of the Mississippi River a distance of twenty (20') feet beginning at State Project No. 62-93-16, Deer Range to West Pointe ala Hache Louisiana beginning at Highway Station 371+14.63 (which is the lower property line of Louisiana State University Experimental Station and extending downriver along the left descending right of way line of Louisiana Highway 23 to Highway Station Number 407+69.06 which is the upper property line of Charlie Lacrosse et als.)

I, the undersigned secretary of CLL LIMITED PARTNERSHIP, LTD hereby certify that the above and foregoing Resolution is a true and correct extract of the minutes of the said board of directors of said corporation held on May 25, 1993.


A ~~secretary~~ Secretary
EDWIN J. BLAIR

821

presence of the undersigned competent witnesses, who hereunto set their hands with appearers, after due reading of the whole.

WITNESSES:

Paul Jack Griffin, III
Paul Jack Griffin, III

Enith Menendez
Enith Menendez

CLL LIMITED PARTNERSHIP, LTD.
CITRUS LANDS OF LA., INC., GENERAL PARTNER

BY: *Louis Perschall, Jr.*
Louis Perschall, Jr.

PLAQUEMINES PARISH GOVERNMENT

BY: *Luke A. Petrovich*
LUKE A. PETROVICH
Parish President

822

ACKNOWLEDGEMENT

STATE OF LOUISIANA
PARISH OF PLAQUEMINES

BEFORE ME, the undersigned authority, duly commissioned and qualified in and for the State and Parish aforesaid, personally came and appeared:

PAUL JACK GRIFFIN, III

who being by me, first duly sworn, did depose and say that he was a witness, along with Enith Menendez to the above and foregoing instrument; that he saw Louis Pershall, Controller, and in his said capacity for and on behalf of the said CLL Partnership Ltd., for the uses, purposes and considerations therein expressed.

IN WITNESS WHEREOF, the said appearer has executed this acknowledgement in my presence and in the presence of the undersigned competent witnesses on this 4th day of January, 1994.

WITNESSES:

Enith E. Menendez
Enith E. Menendez

Paul Jack Griffin, III
Paul Jack Griffin, III

Larry S. Jones
Larry S. Jones

[Signature]
Notary Public

823

A C K N O W L E D G E M E N T

STATE OF LOUISIANA
PARISH OF PLAQUEMINES

BEFORE ME, the undersigned authority, duly commissioned and qualified in and for the State and Parish aforesaid, personally came and appeared:

PAUL JACK GRIFFIN, III

who being by me, first duly sworn, did depose and say that he was a witness, along with Enith Menendez to the above and foregoing instrument; that he saw Luke A. Petrovich, Parish President, and in his said capacity for and on behalf of the said Plaquemines Parish Government, did sign said instrument as his own free will, act and deed of the Plaquemines Parish Government, for the uses, purposes and considerations therein expressed.

IN WITNESS WHEREOF, the said appearer has executed this acknowledgement in my presence and in the presence of the undersigned competent witnesses on this 4th day of January, 1994.

WITNESSES:

Enith E. Menendez
Enith E. Menendez

Paul Jack Griffin, III
Paul Jack Griffin, III

Larry C. Jones
Larry C. Jones

[Signature]
Notary Public

RECORDED PARISH OF PLAQUEMINES

ON JAN 12 1994

... C. O. B. 823 FOLIO 815

[Signature]
CLERK OF COURT

RESOLUTION NO. 22-

The following Resolution was offered by Council Member Barthelemy who moved its adoption:

1 A Resolution authorizing and directing the Parish President to provide a list of all
2 contractors hired by Plaquemines Parish Government to handle Hurricane Ida
3 debris removal, a description of the work that was done and the amount they were
4 paid; and otherwise to provide with respect thereto.

5 NOW, THEREFORE:

6 BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT it hereby authorizes
7 and directs the Parish President to provide a list of all contractors hired by Plaquemines Parish
8 Government to handle Hurricane Ida debris removal, a description of the work that was done and
9 the amount they were paid.

10
11 BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT the
12 Secretary of this Council is hereby authorized and directed to immediately certify and release this
13 Resolution and that Parish employees and officials are authorized to carry out the purposes of this
14 Resolution, both without further reading and approval by the Plaquemines Parish Council.

RESOLUTION NO. 22-

The following Resolution was offered by Council Member Barthelemy who moved its adoption:

1 A Resolution authorizing and directing the Parish President to provide a list of all
2 Parish employees who worked for Hurricane Ida and were paid beyond the normal
3 40 hours per week, which may be reimbursed by FEMA, the number of hours
4 worked and a description of the work done; and otherwise to provide with respect
5 thereto.

6
7 NOW, THEREFORE:

8 BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT it hereby authorizes
9 and directs the Parish President to provide a list of all Parish employees who worked for Hurricane
10 Ida and were paid beyond the normal 40 hours per week, which may be reimbursed by FEMA, the
11 number of hours worked and a description of the work done.

12
13 BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT the
14 Secretary of this Council is hereby authorized and directed to immediately certify and release this
15 Resolution and that Parish employees and officials are authorized to carry out the purposes of this
16 Resolution, both without further reading and approval by the Plaquemines Parish Council.

RESOLUTION NO. 22-

The following Resolution was offered by Council Member Barthelemy who moved its adoption:

1 A Resolution authorizing and directing the Parish President to provide a list of all
2 contractors hired by the State of Louisiana to handle Hurricane Ida debris removal
3 in Plaquemines Parish, a description of the work that was done and the amount they
4 were paid; and otherwise to provide with respect thereto.

5 NOW, THEREFORE:

6 BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT it hereby authorizes
7 and directs the Parish President to provide a list of all contractors hired by the State of Louisiana
8 to handle Hurricane Ida debris removal in Plaquemines Parish, a description of the work that was
9 done and the amount they were paid.

10
11 BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT the
12 Secretary of this Council is hereby authorized and directed to immediately certify and release this
13 Resolution and that Parish employees and officials are authorized to carry out the purposes of this
14 Resolution, both without further reading and approval by the Plaquemines Parish Council.

RESOLUTION NO. 22-

The following Resolution was offered by Council Member Black who moved its adoption:

1 A Resolution granting conditional approval for a plan of subdivision of Tracts A
2 and B-2, Sections 2 and 73, T14S, R24E, Southeastern District of Louisiana, West
3 of the Mississippi River, Belle Chasse, Parish of Plaquemines into Lots 1 through
4 54 Square A, Lots 1 through 30 Square B, Lots 1 through 24 Square C, Barriere
5 Estates, and the dedication of George Boulevard, Numa Street, Alvin Street, and
6 Alvin Circle, and dedication of drainage servitudes and dedication sewer servitude,
7 Belle Chasse, Plaquemines Parish, Louisiana, as shown on the plans and plat of
8 survey Dufrene Surveying & Engineering, Inc., dated June 1, 2021, the owner
9 having fulfilled all of the requirements of the Subdivision and Resubdivision
10 Ordinance of the Parish of Plaquemines, without cost to the Plaquemines Parish
11 Government or the Parish of Plaquemines; and otherwise to provide with respect
12 thereto.

13
14 WHEREAS, Hero Lands Acquisition Company, LLC, is the owners of property, situated in Belle
15 Chasse, Tracts A and B-2, Sections 2 and 73, T14S, R34E, Southeastern District of Louisiana,
16 West of the Mississippi River, Belle Chasse, Parish of Plaquemines, State of Louisiana, as more
17 fully shown on the plan and plat of subdivision by Dufrene Surveying & Engineering, Inc., dated
18 June 1, 2021, a print whereof is annexed hereto and made part hereof; and
19

20 WHEREAS, Hero Land Acquisition Company, LLC, as the owners of said property, has proposed
21 the subdivision of property designated as Tracts A and B-2, Sections 2 and 73, T14S, R24E,
22 Southeastern District of Louisiana, West of the Mississippi River, Belle Chasse, Parish of
23 Plaquemines, Louisiana, into Lots 1 through 54, Square A, Lots 1 through 30, Square B, Lots 1
24 through 24, Square C, Barriere Estates, and the dedication of George Boulevard, Numa Street,
25 Alvin Street, and Alvin Circle, and dedication of drainage servitudes and dedication sewer
26 servitude, Belle Chasse, Plaquemines Parish, Louisiana, as more fully shown on said plan; and
27

28 WHEREAS, the construction of Barriere Estates is to be performed in three phases (Phase 1, 2,
29 and 3) is conditioned upon the following:
30

- 31 1. That phases 1, 2 and 3 be constructed in accordance with the plan conditionally approved
32 on _____ and as approved herein; and
33
34 2. That all the infrastructure and improvements to service and accommodated the lots in each
35 phase shall be constructed and completed by the developer in accordance with engineering
36 plans and plan of conditional approval, and inspected by the Parish Department Heads for
37 compliance, prior to the request for final approval; and
38
39 3. That each phase will require a separate final plan and Council approval.

40
41 WHEREAS, the design of all public utilities, services and facilities to be provided in the
42 subdivision according to said plan have been approved by all Department Heads or Boards charged
43 with the responsibility of maintaining and inspection said public utilities, services and facilities;
44

45 NOW, THEREFORE:

46
47 BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL of the Parish of Plaquemines,
48 Louisiana, that the above described plan of resubdivision of property designated as Tract A and B-
49 2, Sections 2 and 73, T14S, R24E, Southeastern District of Louisiana, West of the Mississippi
50 River, Belle Chasse, Parish of Plaquemines into Lots 1 through 54 Square A, Lots 1 through 30
51 Square B, Lots 1 through 24 Square C, Barriere Estates, and the dedication of George Boulevard,
52 Numa Street, Alvin Street, and Alvin Circle, and dedication of drainage servitudes and dedication
53 sewer servitude, Belle Chasse, Plaquemines Parish, Louisiana, as shown on the plans and plat of
54 survey Dufrene Surveying & Engineering, Inc., dated June 1, 2021, a print whereof is annexed
55 here to and made a part hereof, be conditionally approved, and that the approval of the Parish
56 President, Directors and all appropriate Parish department heads of the aforesaid plan and plat be
57 ratified.
58

59 BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT the
60 construction of Barriere Estates shall be performed in three phases as shown on the attached plan
61 of subdivision by Dufrene Surveying & Engineering, Inc., dated June 1, 2021, and is conditioned
62 upon the following:

- 63
64 1. That phases 1, 2 and 3 be constructed in accordance with the plan conditionally approved
65 on _____ and as approved herein; and
66
- 67 2. That all the infrastructure and improvements to service and accommodated the lots in each
68 phase shall be constructed and completed by the developer in accordance with engineering
69 plans and plan of conditional approval, and inspected by the Parish Department Heads for
70 compliance, prior to the request for final approval; and
71
- 72 3. That each phase will require a separate final plan and Council approval.
73

74 BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL of the Parish of
75 Plaquemines, Louisiana that the Parish President be and is hereby authorized to execute any and
76 all acts and documents necessary and proper in the premises to give full force and effect to the
77 aforesaid Resolution.
78

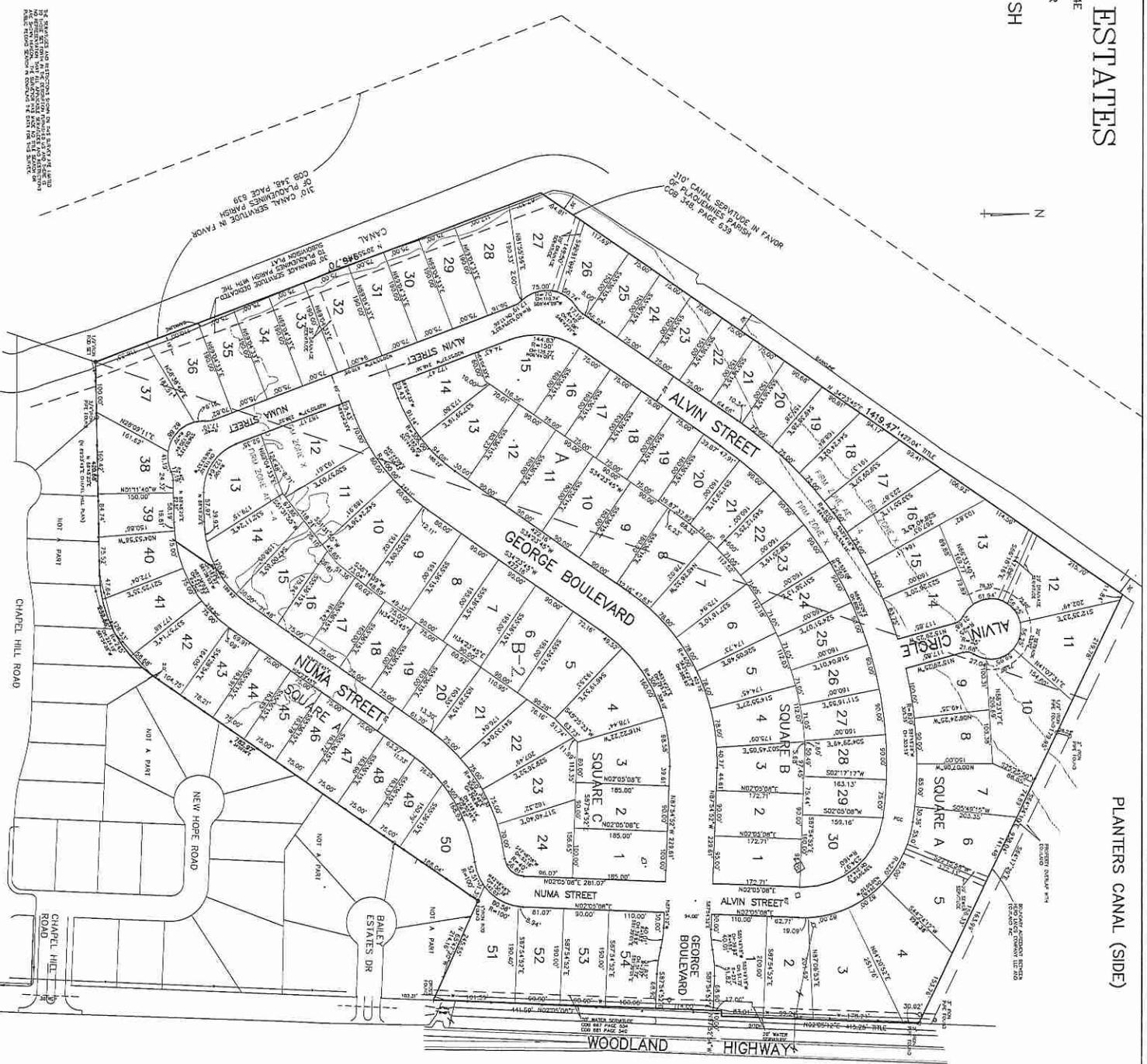
79 BE IT FUTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL of the Parish of
80 Plaquemines, Louisiana that conditional approval of the plan shall be authority for the owners of
81 the subdivision only to proceed with construction and installation of improvements and work in
82 order to comply with the requirements of the Ordinance No. 96-41, as amended, Plaquemines
83 Parish Subdivision Ordinance, and shall not authorize said owners to sell any lots in the proposed
84 subdivision.
85

86 BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT the
87 Secretary of this Council is hereby authorized and directed to immediately certify and release this
88 Resolution and that Parish employees and officials are authorized to carry out the purposes of this
89 Resolution, both without further reading and approval by the Plaquemines Parish Council.

BARRIERE ESTATES

SECTIONS 2 AND 73, T14S, R24E
 SOUTHEASTERN LAND DISTRICT
 WEST OF THE MISSISSIPPI RIVER
 BELLE CHASSE
 PLAQUEMINES PARISH
 LOUISIANA

PLANTERS CANAL (SIDE)



THE INFORMATION ON THIS MAP IS BASED ON THE RECORDS OF THE PUBLIC RECORDS OF PLAQUEMINES PARISH, LOUISIANA, AND THE RECORDS OF THE MISSISSIPPI RIVER DISTRICT, WEST OF THE MISSISSIPPI RIVER, LOUISIANA. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THE RECORDS TO BE CORRECT AND COMPLETE.

SQUARE A	SQUARE B	SQUARE C
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10
11	11	11
12	12	12
13	13	13
14	14	14
15	15	15
16	16	16
17	17	17
18	18	18
19	19	19
20	20	20
21	21	21
22	22	22
23	23	23
24	24	24
25	25	25
26	26	26
27	27	27
28	28	28
29	29	29
30	30	30
31	31	31
32	32	32
33	33	33
34	34	34
35	35	35
36	36	36
37	37	37
38	38	38
39	39	39
40	40	40
41	41	41
42	42	42
43	43	43
44	44	44
45	45	45
46	46	46
47	47	47
48	48	48
49	49	49
50	50	50
51	51	51
52	52	52
53	53	53
54	54	54

THIS PROPERTY IS LOCATED IN FEMA ZONE X
 AND IN ZONE AE
 FLOOD INSURANCE RATE MAP NUMBER 220119
 PANEL 0038E, JAN 15, 2021

THIS SUBDIVISION WILL BE
 CONSIDERED AND SUBMITTED FOR
 FINAL APPROVAL IN THREE PHASES
 CONDITIONAL APPROVAL
 APPROVAL DATE: _____
 APPROVED BY: _____
 DIRECTOR OF OPERATIONS
 PARISH PRESIDENT
 RESOLUTION NO. _____

JUNE 1, 2021
 RESUBMISSION OF TRACT A AND B-2 INTO LOTS 1 THROUGH 54
 SQUARE A, LOTS 1 THROUGH 20 SQUARE B, AND LOTS 21
 THROUGH 24 SQUARE C BARRIERE ESTATES, AND THE DEDICATION
 OF A 30' CANAL SERVITUDE TO THE MISSISSIPPI RIVER DISTRICT
 CIRCLE SURVEYED IN ACCORDANCE WITH THE LOUISIANA
 STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS
 C SURVEY, MADE AT THE REQUEST OF HERO LANDS COMPANY LLC

DUPRENE SURVEYING
 & ENGINEERING INC.
 104 WOODLAND HIGHWAY, SUITE 100
 METairie, LA 70002
 (504) 885-1111
 www.duprenesurveying.com



RESOLUTION NO. 22-

The following Resolution was offered by Council Member Black who moved its adoption:

1 A Resolution conditionally approving the plan of Resubdivision of a portion of
2 Tract 5-E Section B of Belle Chasse Plantation into Cypress Park Subdivision,
3 Phase 2C; Phase 2C containing Lots 241 through 285, all without cost to the
4 Plaquemines Parish Government or the Parish of Plaquemines; and otherwise to
5 provide with respect thereto.

6 WHEREAS, CP1 Properties, L.L.C., is the owner of property herein described as:

7 A CERTAIN PARCEL OF GROUND, together with all improvements thereon, and all rights,
8 ways, privileges, servitudes, appurtenances, and advantages thereunto belonging and appertaining,
9 situated in Township 14 South, Range 25 East, Section 8, Plaquemines Parish, Louisiana, on the
10 west bank of the Mississippi River, and more fully described as follows:

11
12 Commencing at the intersection of the line between Sections 7 and 8 of Township 14 South, Range
13 25 East, with the Forty Arpent Line, said intersection having a 1983 Louisiana South Zone
14 Coordinate of X=3,707,944.27 and Y=511,179.24; thence South 42 degrees 31 minutes 30 seconds
15 East, along the line between Sections 7 and 8, for a distance of 2880.15 feet to the point of
16 intersection with the southerly right of way line of the Planters Canal and the POINT OF
17 BEGINNING, having a 1983 Louisiana South Zone Coordinate of X=3,710,180.00 and
18 Y=509,229.86; and

19 Thence continuing South 42 degrees 31 minutes 30 seconds East, along the line of division
20 between Sections 7 and 8, for a distance of 1674.57 feet to the point of intersection with the
21 westerly line of Tract 5-F; and

22 Thence South 32 degrees 22 minutes 43 seconds West, along the westerly line of Tract 5-F, for a
23 distance of 1838.95 feet to the point of intersection with the northerly line of Old Cutoff Road;
24 and

25 Thence North 57 degrees 34 minutes 17 seconds West, along the northerly line of Old Cutoff Road,
26 for a distance of 630.33 feet to the southwest corner of the property of Providence or assigns (now
27 Michael and Melissa Nance); and

28 Thence North 58 degrees 55 minutes 16 seconds East, along the southerly line of the property of
29 Providence or assigns, for a distance of 600.00 feet to the southeast corner of the Providence
30 property; and

31 Thence North 31 degrees 04 minutes 44 seconds West for a distance of 950.00 feet to the northeast
32 corner of the Providence property; and

33 Thence South 58 degrees 55 minutes 16 seconds West for a distance of 600.00 feet to the northwest
34 corner of the Providence property; and

35 Thence South 31 degrees 04 minutes 44 seconds East, along the westerly line of the property of
36 Providence or assigns, for a distance of 950.00 feet to the point of intersection with the northerly
37 line of Old Cutoff Road; and

38 Thence North 57 degrees 34 minutes 17 seconds West, along the northerly line of Old Cutoff Road,
39 for a distance of 2121.68 feet to the point of intersection with the southerly right or way line of the
40 Planters Canal; and

41 Thence North 58 degrees 55 minutes 17 seconds East, along the southerly right or way line of the
42 Planters Canal, for a distance of 2540.44 feet to the POINT OF BEGINNING.

43 LESS and EXCEPT:

44 Cypress Park Subdivision, Phase 1A containing Lots 1 through 31, Lots 76 through 94, and Lots
45 117 through 120 as approved under Ordinance 19-38 on 2019, recorded at COB 1409 Page 828 on
46 April 10, 2019, in the official records of Plaquemines Parish; and Phase 1B containing Lots 32
47 through 75 and Lots 95 through 116 as approved under Ordinance 20-64 on 2020, recorded at COB

48 1427 Page 578 on August 10, 2020, in the official records of Plaquemines; and

49 Cypress Park Subdivision, Phase 2A containing Lots 121 through 169 and Lots 185 through 210;
50 and as approved under Ordinance 22-3 on January 13, 2022, recorded at COB 1448 Page 185 on
51 February 1, 2022, in the official records of Plaquemines Parish; and Phase 2B containing Lots 170
52 through 184 and Lots 211 through 240 as approved under Resolution 21-39 and adopted on January
53 28, 2021, by the Plaquemines Parish Council.

54 WHEREAS, the construction of Phase 2C of Cypress Park Subdivision is to be conditioned upon
55 the following:

- 56 1. That phase 2C be constructed in accordance with the Phase 2C Plan as approved herein; and
- 57 2. That all the infrastructure and improvements to service and accommodate the lots shall be
58 constructed and completed by the developer in accordance with engineering plans and plan
59 of conditional approval, and inspected by the applicable Parish Superintendents for
60 compliance, prior to the request for final approval; and
- 61 3. That CP1 Properties, L.L.C. understands that it and subsequent owners of the property
62 comprising Phase 2C will be responsible for the maintenance and upkeep of the swales,
63 interior drainage ditches and culverts shown on the aforementioned plan and plat of
64 subdivision; and
- 65 4. That CP1 Properties, L.L.C. and the Cypress Park Homeowners Association, Inc. further
66 understand that it and subsequent owners of the property comprising Phase 2C will be
67 responsible for the maintenance of non-dedicated streets, roads, right of ways, drainage and
68 structures and others improvements shown in the aforementioned plan and plats of survey of
69 Phase 2C.

70 NOW, THEREFORE:

71 BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT conditional approval
72 is given for the plan of resubdivision Tract 5-E of Section B of Belle Chasse Plantation, for
73 development into phase 2C containing Lots 241 through 285 along with the Greenspaces as
74 identified on the conditional plat, all in accordance with the plan of Cypress Park Subdivision,
75 Phase 2C Bryant Hammett and Associates, LLC, certified by Hugh McCurdy, III, PLS, dated
76 _____, 202__, and all without cost to Plaquemines Parish Government or the Parish of
77 Plaquemines;

78 BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT the
79 construction of Phase 2C of Cypress Park Subdivision shall be constructed as shown on the
80 attached plan of resubdivision by Bryant Hammett and Associates, LLC, certified by Hugh
81 McCurdy, III, PLS, dated _____, 202__ and is conditioned upon the following:

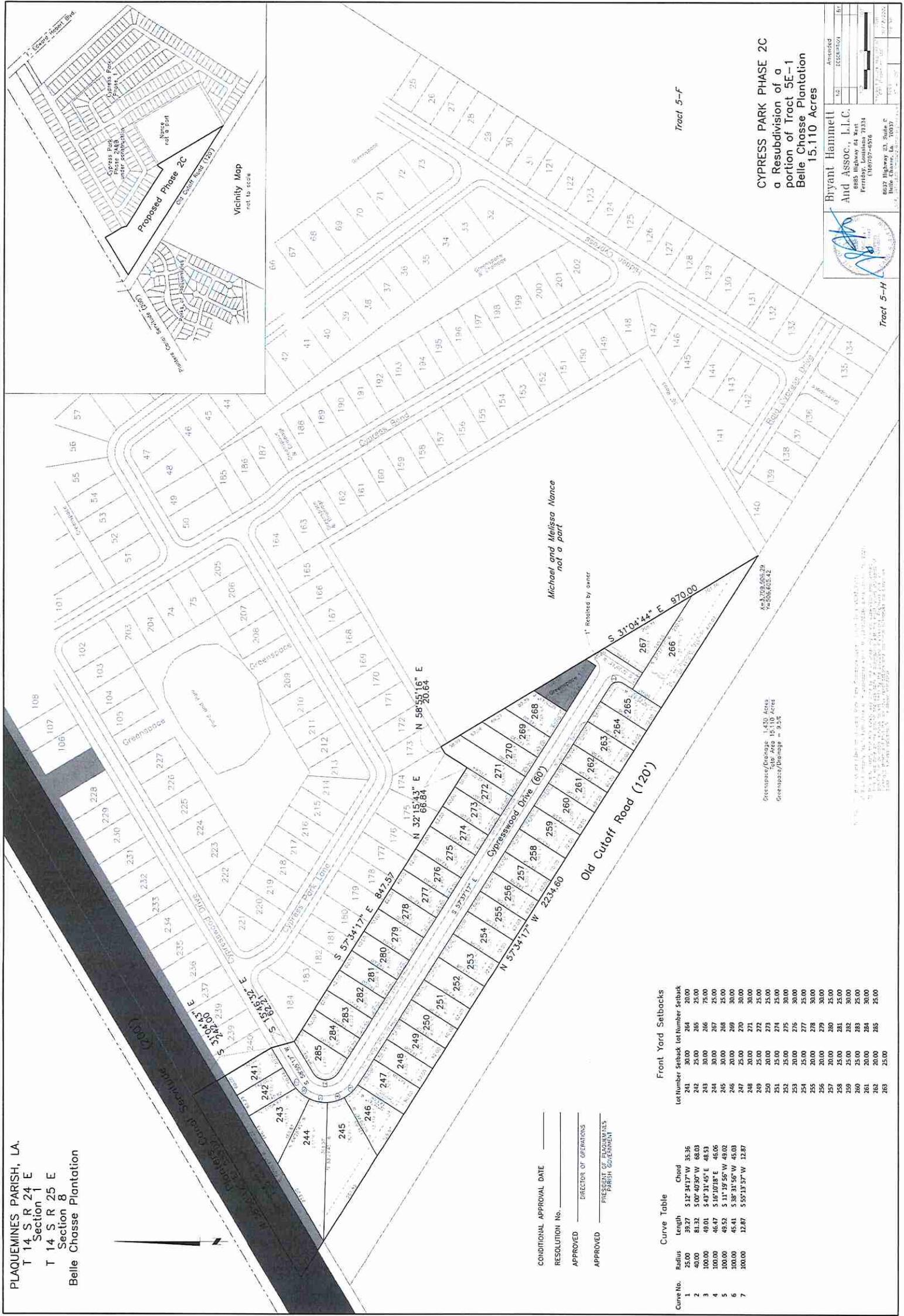
- 82 1. That phase 2C be constructed in accordance with the Phase 2C Plan as approved herein; and
- 83 2. That all the infrastructure and improvements to service and accommodate the lots shall be
84 constructed and completed by the developer in accordance with engineering plans and plan
85 of conditional approval, and inspected by the applicable Parish Superintendents for
86 compliance, prior to the request for final approval; and
- 87 3. That CP1 Properties, L.L.C. understands that it and subsequent owners of the property
88 comprising Phase 2C will be responsible for the maintenance and upkeep of the swales,
89 interior drainage ditches and culverts shown on the aforementioned plan and plat of
90 subdivision; and
- 91 4. That CP1 Properties, L.L.C. and the Cypress Park Homeowners Association, Inc. further
92 understand that it and subsequent owners of the property comprising Phase 2C will be
93 responsible for the maintenance of non-dedicated streets, roads, right of ways, drainage and
94 structures and others improvements shown in the aforementioned plan and plats of survey of
95 Phase 2C.

96 BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT the
97 President of the Plaquemines Parish Government be and is hereby authorized to execute any and

98 all instruments or documents with the owner for conditional approval and the agreement of
99 subdivision.

100 BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT the
101 Secretary of this Council is hereby authorized and directed to immediately certify and release this
102 Resolution and that Parish officials and employees are authorized to carry out the purposes of this
103 Resolution, both without further reading and approval by the Plaquemines Parish Council.

PLAQUEMINES PARISH, LA.
 T 14 S R 24 E
 Section 1
 T 14 S R 25 E
 Section 8
 Belle Chasse Plantation



CONDITIONAL APPROVAL DATE _____
 RESOLUTION No. _____
 APPROVED _____
 APPROVED _____
 DIRECTOR OF OPERATIONS
 PRESIDENT OF PLAQUEMINES
 PARISH GOVERNMENT

Front Yard Setbacks

Lot Number	Setback	Lot Number	Setback
261	30.00	264	20.00
262	25.00	265	25.00
263	30.00	266	75.00
264	30.00	267	25.00
265	30.00	268	25.00
266	30.00		
267	25.00		
268	30.00		
269	30.00		
270	30.00		
271	30.00		
272	30.00		
273	30.00		
274	30.00		
275	30.00		
276	30.00		
277	30.00		
278	30.00		
279	30.00		
280	30.00		
281	25.00		
282	30.00		
283	25.00		
284	30.00		
285	25.00		

Curve Table

Curve No.	Radius	Length	Chord
1	25.00	58.27	512'34"17" W 35.36
2	40.00	81.32	500'40"30" W 68.03
3	100.00	49.01	549'31"45" E 48.53
4	100.00	46.47	516'10"18" E 46.06
5	100.00	49.52	511'19"56" W 49.02
6	100.00	45.41	538'31"56" W 45.03
7	100.00	12.87	555'13"57" W 12.87

Greenspace/Drainage = 1.430 Acres
 Total Area = 16.110 Acres
 Greenspace/Drainage = 9.3%

CYPRESS PARK PHASE 2C
 a Resubdivision of a
 portion of Tract 5E-1
 Belle Chasse Plantation
 15.110 Acres

Bryant Hammell
 And ASSOC., L.L.C.
 8845 Highway 84 West
 Ferriday, Louisiana 71334
 (504) 807-6506



THIS PLAN IS SUBJECT TO THE EXISTING RECORDS OF THE PARISH ENGINEERING AND SURVEYING BOARD AND THE PLANS OF THE PREVIOUS RECORDS OF THE PARISH ENGINEERING AND SURVEYING BOARD. THE ENGINEER HAS REVIEWED THE RECORDS AND HAS FOUND THEM TO BE CORRECT AND COMPLETE. THE ENGINEER HAS ALSO REVIEWED THE RECORDS OF THE PREVIOUS RECORDS OF THE PARISH ENGINEERING AND SURVEYING BOARD AND HAS FOUND THEM TO BE CORRECT AND COMPLETE. THE ENGINEER HAS ALSO REVIEWED THE RECORDS OF THE PREVIOUS RECORDS OF THE PARISH ENGINEERING AND SURVEYING BOARD AND HAS FOUND THEM TO BE CORRECT AND COMPLETE.

RESOLUTION NO. 22-

The following Resolution was offered by Council Member Newberry who moved its adoption:

A Resolution urging the State of Louisiana, through the Department of Transportation and Development to allocate a portion of available infrastructure funding to raising a portion of Louisiana Highway 23; and to provide for other matters.

WHEREAS, Louisiana Highway 23 is a vital transportation artery in Plaquemines Parish; and

WHEREAS, during significant weather events, most recently Hurricane Ida, flood waters covered Hwy. 23 making it impassable, effectively cutting off the people and property in the southern end of Plaquemines Parish; and

WHEREAS, when the flood waters recede significant amounts of debris is left behind on Hwy. 23, which further impairs the ability of the Federal, State and Parish rescue and relief personnel to serve the southern end of Plaquemines Parish; and

WHEREAS, raising that portion of Hwy. 23 near Lareussite to avoid the flooding of the roadway during significant weather events; and

WHEREAS, by raising that portion of Hwy. 23 the roadway will more likely remain accessible during and after significant weather events; and

WHEREAS, raising that portion of Hwy. 23 will improve the ability of Federal , State and Parish officials to protect the people in the southern end of Plaquemines Parish and aid in the recovery of those people from the ravages of significant weather events, such as Hurricane Ida; and

WHEREAS, the State of Louisiana is on track to receive billions of dollars in federal infrastructure funding; and

WHEREAS, allocation of a portion of the billions of dollars available to the raising of Hwy. 23 near Lareussite is in the public interest and will likely save lives and property;

NOW, THEREFORE:

BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT Plaquemines Parish Government urges the State of Louisiana, through the Department of Transportation and Development to allocate funds to raise Louisiana Hwy 23 near Lareussite.

BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT Plaquemines Parish Government urges the Plaquemines Parish Legislative Delegation to assist in the allocation and appropriation of State funds to raise Louisiana Hwy. 23 near Lareussite.

BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT this Resolution be forwarded to all of the following:

- Governor John Bel Edwards
- DOTD Sec. Dr. Shawn Wilson
- Representative Mack Cormier, Representative Ray Garofalo, Senator Sharon Hewitt, Senator Patrick Connick, and Senator Gary Carter

BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT the Secretary of this Council is hereby authorized and directed to immediately certify and release this Resolution and that Parish officials and employees are authorized to carry out the purposes of this Resolution, both without further reading and approval by the Plaquemines Parish Council.

STATE OF LOUISIANA

PARISH OF PLAQUEMINES

I, the undersigned Secretary of the Parish Council of the Parish of Plaquemines, State of Louisiana (the "Governing Authority"), the governing authority of the Parish of Plaquemines, State of Louisiana (the "Parish"), do hereby certify that the foregoing page constitutes a true and correct copy of the proceedings taken by the Governing Authority on _____, 2022.

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Parish at Belle Chasse, Louisiana, on this, the ____ day of _____, 2022.

Secretary

ORDINANCE NO. 22-

The following Ordinance was offered by Council Member Blink who moved its adoption:

1 An Ordinance to amend the 2022 Operating Revenue and Expenditure Budgets; to
2 accept a donation from the Empire South Pass Tarpon Rodeo; and otherwise to
3 provide with respect thereto.

4 WHEREAS, Plaquemines Parish Government has received a donation to be used by the Empire
5 Boat Harbor and the Recreation Department; and

6 WHEREAS, amending the 2022 Operating Revenue and Expenditure Budgets is requested;

7 NOW, THEREFORE:

8
9 BE IT ORDAINED BY THE PLAQUEMINES PARISH COUNCIL THAT:

SECTION 1

11 The Plaquemines Parish Council hereby authorizes acceptance of the following donation:

12 Empire South Pass Tarpon Rodeo \$5,000

SECTION 2

14 The 2022 Operating Revenue Budget is amended as follows:

Fund: 448 Boat Harbors & Shipyards Fund			
Dept/Div: 000-0000 Revenues			
Object	Description	Inc/Dec	Amendment
470.001	Misc Revenue Donations General	Inc	2,500

Fund: 001 General Fund			
Dept/Div: 000-0000 Revenues			
Object	Description	Inc/Dec	Amendment
470.001	Misc Revenue Donations General	Inc	2,500

SECTION 3

28 The 2022 Operating Expenditure Budget is amended as follows:

Fund: 448 Boat Harbors & Shipyards Fund			
Dept/Div: 562-2830 Boat Harbor Empire			
Object	Description	Inc/Dec	Amendment
546.001	Materials General	Inc	2,500

Fund: 001 General Fund			
Dept/Div: 640-4060 Recreation Facilities & Services			
Object	Description	Inc/Dec	Amendment
546.001	Materials General	Inc	2,500

41
42

SECTION 4

44 The Secretary of this Council is hereby authorized and directed to immediately certify and release
45 this Ordinance and that Parish employees and officials are authorized to carry out the purposes of
46 this Ordinance, both without further reading and approval by the Plaquemines Parish Council.

RESOLUTION NO. 22-

The following Resolution was offered by Council Member Blink who moved its adoption:

1 A Resolution establishing a Real Estate Committee; and to provide for other
2 matters.

3
4 WHEREAS, there are times when a committee is needed to establish what Parish owned real
5 estate should be considered for determination as surplus; and

6
7 WHEREAS, the committee should make recommendations to the Council and Administration as
8 to what Parish owned real estate should be declared surplus and disposed of;

9
10 NOW, THEREFORE:

11
12 BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT there is hereby
13 created a Real Estate Committee, appointed by the Chairman to advise the Administration as to
14 what real estate should be considered for determination of surplus.

15
16 BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT the
17 Secretary of this Council is hereby authorized and directed to immediately certify and release
18 this Resolution and that Parish officials and employees are authorized to carry out the purposes
19 of this Resolution, both without further reading and approval by the Plaquemines Parish Council.
20

STATE OF LOUISIANA

PARISH OF PLAQUEMINES

I, the undersigned Secretary of the Parish Council of the Parish of Plaquemines, State of Louisiana (the "Governing Authority"), the governing authority of the Parish of Plaquemines, State of Louisiana (the "Parish"), do hereby certify that the foregoing page constitutes a true and correct copy of the proceedings taken by the Governing Authority on _____, 2022.

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Parish at Belle Chasse, Louisiana, on this, the ____ day of _____, 2022.

Secretary