

ORDINANCE NO. 104

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 6th day of July, 2009, 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 following described property is hereby annexed into the corporate limits of the Village of Choudrant, Louisiana; to-wit:

That certain parcel of land, a portion of which lying within the Squire Creek County Club and Development, L.L.C. – Annexation of the Village of Choudrant and lying Southerly and adjacent of said Squire Creek, fronting on Louisiana Highway No. 820, situated in Section 6 & 7, Township 18 North – Range 1 West of Land District North of Red Driver, Lincoln Parish, Louisiana, being more particularly described as follows:

With the **POINT-OF-BEGINNING** of herein-described parcel of land (hereinafter referred to as Subject) represented by that 5/8” rebar set representing the corner common with Sections 6 & 7, Township 18 North – Range 1 West and with Sections 1 & 12, Township 18 North – Range 2 West, run thence along the Western boundary of said Section 6 for a bearing of N 02°33’35” E and distance of 19.80 feet and to that 5/8” rebar set representing the Northwestern corner of Subject; thence, leaving said Western boundary and along the Northern boundary of Subject which is a line parallel and 25 feet [Northerly of the Southern boundary of the Squire Creek Country Club and Development, L.L.C. (Conveyance Book 1135, Page 793 of the public records of the Office of the Clerk of Court in and for Lincoln Parish, Louisiana)] as based upon the locally recognized fence line in place, for a bearing of N 89°02’19” E and distance of 256.96 feet and to that 5/8” rebar set, notwithstanding the actual dimension thereto the intersection with the Southwestern right-of-way of Louisiana Highway No. 820; thence, along said right-of-way and Eastern boundary of Subject, for a bearing of S 35°18’52” E and distance of 30.28 feet notwithstanding the actual dimension thereto the intersection with the said Southern boundary of Squire Creek; thence, continuing along said right-of-way and Eastern boundary, for a continued bearing of S 35°18’52” E and distance of 126.47 feet and to that 5/8” rebar set, notwithstanding the actual dimension thereto the boundary common with Daniel L. Roach, et ux [Southeasterly (Conveyance Book 1231, Page 164 of the said public records)] and with Samuel Poole Riser, Jr. [Northwesterly (Conveyance Book 125, Page 363 of the said public records)]; thence, leaving said right-of-way and along said boundary common and Southeastern boundary of Subject, for a bearing of S 33°57’27” W and distance of 253.48 feet and to that 5/8” rebar set representing the Southern-most corner of Subject; thence, leaving said boundary common and along the Southwestern boundary of Subject, for a bearing of N 41°18’03” W and distance of 312.00 feet and to that 5/8” rebar set, notwithstanding the actual dimension thereto the intersection with the Western boundary of aforesaid Section 7; thence, along the Western boundary of said Section and of Subject, for a bearing of N 00°39’14” W and distance of 74.45 feet and to that 5/8” rebar set, notwithstanding the actual dimension thereto the intersection with the aforesaid Southern boundary line of Squire Creek;

thence, continuing along said Western boundary of Section 7 and Subject, for a continued bearing of N 00°39'14" W and distance of 5.24 feet and back to the said Common Section Corner and **POINT-OF-BEGINNING** of herein-described land, containing 1.658 acres, more or less, being subject to any and all encumbrances thereon and/or of record; the above described dimensions notwithstanding the intent to describe the necessary interests of said Squire Creek Country Club and Development, L.L.C. lying Southerly of the above described Northern boundary and Westerly of said Highway No. 820 situated in aforesaid Sections 6 & 7, and the necessary interests of said Samuel Poole Riser, Jr. lying Northerly of the above described Southeastern and Southwestern boundaries and Westerly of said Highway No. 820 situated in said Sections 6 & 7.

The above description is prepared based upon that plat of survey for Squire Creek Country Club and Development, L.L.C. (Riley Company of Louisiana, Inc. – Project 342), date revised 02/01/02 by Frank W. Miller, P.L.S., and more particularly that plat of survey for the Village of Choudrant (Riley Company of Louisiana, Inc. – Project 531/464), date revised 01/06/09 by Frank W. Miller, P.L.S. (Louisiana Registration No. 4671), which plat is attached hereto as Exhibit "A."

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 June 1, 2009, 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: O'Neal

WHEREUPON, the Ordinance was declared duly adopted this 6th day of July, 2009.

CELESTE H. BUTLER, Clerk
VILLAGE OF CHOUDRANT

BILL SANDERSON, Mayor
VILLAGE OF CHOUDRANT