

ORDINANCE NO. 111

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:

Commencing at the point of intersection of the western right of way of the Choudrant-Douglas Road with the Northern boundary line of SW ¼ of SE ¼, Section 18, Township 18 North, Range 1 West, and thence run South 3 degrees 12 minutes East a distance of 300.22 feet to the starting point of the tract herein conveyed ; from said starting point thence run South 86 degrees 48 minutes West a distance of 280.8 feet; thence run due West a distance of 252.8 feet, thence run South 3 degrees 12 minutes East a distance of 349 feet, thence run due East 252.8 feet, thence run North 86 degrees 48 minutes East a distance of 280.8 feet to the western right of way of the Choudrant-Douglas Road, thence run North 3 degrees 12 minutes West along said right of way a distance of 349 feet to the point of beginning, containing 4.25 acres, more or less.

AND

North ½ of SW ¼ and NW ¼ of SE ¼, LESS AND EXCEPT the East ten (10) acres of the NW ¼ of SE ¼, Section 18, Township 18 North, Range 1 West, containing 110 acres, more or less;

LESS AND EXCEPT

From a point on the centerline of State Project No. 318-04-0010, at Station 12+75.50, proceed S 87° 33'01" W a distance of 36.60 feet to the point of beginning; thence proceed S 03°50'15" E a distance of 77.91 feet to a point and corner; thence proceed N 09°57'34" W a distance of 78.56 feet to a point and corner; thence proceed N 87°33'01" E a distance of 8.38 feet to the point of beginning. All of which comprises Parcel 1-2 as shown on Sheet 1 of the Right of Way Plans of State Project No. 318-04-0010, and contains an area of 326.4 square feet or 0.007 acres.

AND LESS AND EXCEPT

From a point on the centerline of State Project No. 318-04-0010, at Station 17+00.00, proceed N 73° 54'31" E a distance of 54.57 feet to the point of beginning; thence proceed along a curve to the left having a radius of 1422.28 feet, whose length is 85.24 feet and whose chord length is 85.22 feet and bears N 18°09'15" W to a point and corner; thence proceed N 19°52'16" W a distance of 238.47 feet to a point and corner; thence proceed along a curve to the right having a radius of 2458.25 feet, whose length is 202.62 feet and whose chord length is 202.57 feet and bears N 17°30'35" W to a point and corner; thence proceed N 15°08'54" W a distance of 669.81 feet to a point and corner; thence proceed S 17°07'44" E a distance of 395.80 feet to a point and corner; thence proceed S 15°45'34" E a distance of 296.67

feet to a point and corner; thence proceed S 17°31'00"
E a distance of 400.12 feet to a point and corner;
thence proceed S 14°37'54" E a distance of 102.97
feet to the point of beginning. All of which comprises
Parcel 2-2 as shown on Sheet 2 of the Right of Way
Plans of State Project No. 318-04-0010, and contains
an area of 13173.3 square feet or 0.302 acres.
(O'Neal Property)