



St. James Parish Council

Vondra Etienne-Steib
Chairwoman

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Jason Amato
Vice-Chairman

Linda Hubbell
Secretary

PUBLIC NOTICE NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the following entitled ordinance was introduced at a regular meeting of the Parish Council of the Parish of St. James, State of Louisiana, on August 30, 2023, and laid over for publication of notice:

PROPOSED ORDINANCE 23-09 **ST. JAMES PARISH COUNCIL**

AN ORDINANCE TO AUTHORIZE THE PURCHASE OF IMMOVABLE PROPERTY BY THE PARISH OF ST. JAMES FROM GRAVOIS FARMS, LLC

WHEREAS, St. James Parish Government has the need to purchase a parcel of property from Gravois Farms, LLC, wherein the St. James Parish east bank water treatment plant is located and additional land adjacent thereto,

WHEREAS, the immovable property and improvements to be transferred is located at Highway 44, Convent, LA and is more fully described and is attached as a part herein, labeled Exhibit "A" and has been appraised for the sum of \$120,000.00.

NOW, THEREFORE, BE IT ORDAINED, by the St. James Parish Council, acting as the governing authority of the Parish of St. James, State of Louisiana, that:

SECTION 1: The Parish hereby approves the purchase of immovable property for the appraised value said property located in Convent, LA from Gravois Farms, LLC to St. James Parish as more fully described in Exhibit "A", through the execution of any and all documents necessary in order to effectuate the purchase of said immovable property and improvements to St. James Parish, and that the Parish President be and he is hereby authorized and empowered to execute and all such documents for, on behalf of St. James Parish, in the manner of, and under the official seal of the Parish.

SECTION 2: The Parish President, Peter A. Dufresne, is hereby further authorized, empowered, and directed for, on behalf of, and in the name of the St. James Parish Government to execute and deliver any and all instruments, documents, and certificates which may be required to accomplish this purchase of the title and/or ownership of said immovable property and improvements, or as may otherwise be required or necessary, convenient, or appropriate to the transactions described in this ordinance.

SECTION 3: The Parish President, Peter A. Dufresne is hereby further authorized and directed to approve for, on behalf of, and in the name of the St. James Parish Government any changes, additions, or deletions in any of the documents, instruments, or certificates referred to in this ordinance. The signature of the Parish President, upon such documents set forth above or as may be otherwise required for or necessary, convenient, or appropriate to the manner described in this ordinance or required by the State of Louisiana, are deemed to be conclusive evidence of their due exercise of the authority vested in him hereunder; and,

BE IT, FURTHER, ORDAINED, by the St. James Parish Council, that the transfer of the immovable property and improvements, more fully described in Exhibit "A" which includes all land, buildings, additions, and improvements of any kind, shall be accepted.

NOTICE IS HEREBY, FURTHER, GIVEN that the Parish Council of said Parish will meet at 6:00 p.m. on Wednesday, September 13, 2023, in the Council Chambers of the Parish Courthouse, 5800 Hwy 44, Convent, LA at which time there will be a public hearing on the adoption of the aforesaid ordinance.

s/ Vondra Etienne-Steib
Chairwoman

s/Linda Hubbell
Secretary

***Note:** St. James Parish will provide, upon request, reasonable accommodation to any disabled individual wishing to attend the meeting. Anyone requiring reasonable accommodation is requested to contact 1-800-846-5277 (TDD), 1-800-947-5277 (Voice) or 562-2400 (Handicapped) to discuss the particular accommodation needed.*

| Alvin St. Pierre, Jr. | Jason Amato | Ryan Louque | Mason Bland | Clyde Cooper | Vondra Steib | Donald Nash |
|-----------------------|-------------|-------------|-------------|--------------|--------------|-------------|
| District 1 | District 2 | District 3 | District 4 | District 5 | District 6 | District 7 |

EXHIBIT “A”

A CERTAIN PORTION OF THE GRAVOIS FARMS, LLC TRACT, together with all the buildings and improvements thereon, situated in Section 34 & 35, T12S, R4E, St. James Parish, Louisiana, Southeastern Land District, East of the Mississippi River, herein designated at SJP-1A on a survey plat made by Cypress Surveying & Consulting, LLC, Scott M. Bourgeois, PLS dated March 27, 2023 and recorded at COB 519, page 42, Entry No. 191065 of the records of St. James Parish, Louisiana.. That portion of the Gravois Farms, LLC Tracts is more fully described as follows:

Commence at the most southwestern corner of said tract, being the POINT OF BEGINNING, thence proceed S47°18’40”W a distance of 55.76 feet to a monument and 1/2" iron pipe; thence proceed N16°24’55W a distance of 231.16 feet to a fence line; thence proceed N47°18’40”E a distance of 255.62 feet to a monument and a 1/2" iron rod disturbed; thence proceed N 16°29’49”W a distance of 146.97 feet to a monument; thence proceed N54°54’59”E a distance of 336.33 feet to a monument and a 1/2” iron rod disturbed; thence proceed S45°15’12”E a distance of 265.49 feet to fence line; thence proceed S43°40’11”W a distance of 80.01 feet to a set 1/2" iron rod; thence proceed S45°15’12”E a distance of 300.43 feet to a 1/2" iron rod; thence proceed N54°54’59”E a distance of 686.24 feet to a 1/2" iron rod; thence proceed N16°24’55”W a distance of 474.48 feet to a 1/2" iron rod, the POINT OF BEGINNING.

Along with a 50.00 foot servitude of passage on its western and northern portion of said property.

Being the same property acquired by Gravois Farms, LLC from Marathon Oil Company by act of sale dated October 12, 2004 and recorded at COB 386, page 533, Entry No. 125682 of the records of St. James Parish, Louisiana.

Said property described above is part of the tract designated as the SJP-1A as per survey dated March 27, 29023 by Cypress Surveying & Consulting, LLC, Scott M. Bourgeois, PLS. Said SJP-1A is more fully described in full as follows:

A CERTAIN TRACT OF GROUND, together with all the buildings and improvements thereon, situated in Section 34 & 35, T12S, R4E, St. James Parish, Louisiana, Southeastern Land District, East of the Mississippi River, herein designated at SJP-1A on a survey plat made by Cypress Surveying & Consulting, LLC, Scott M. Bourgeois, PLS dated March 27, 2023, entitled “Resubdivision of Tract SJP-1 Into SJP-1A Belonging to St. James Parish Government From Gravois Farms, LLC, Located in Sections 34 and 35, T12S, R4E, Convent, St. James Parish, Louisiana”, which survey has been recorded at COB 519, page 42, Entry No. 191065 of the records of St. James Parish, Louisiana. Said SJP-1A has the following measurements and dimensions:

SJP-1A commences at the most southwestern corner of said tract, being the POINT OF BEGINNING, thence proceed N16°24’55”W a distance of 474.48 feet to a 1/2" rod set; thence proceed N54°54’59”E a distance of 686.24 feet to a 1/2" iron rod; thence proceed S45°15’12”E a distance of 300.43 feet to a 1/2"iron rod; thence proceed S43°40’11”W a distance of 80.01 feet to a fence line; thence proceed S43°40’11”W a distance of 543.25 feet to a 1/2" iron rod; thence proceed S47°18’40”W a distance of 361.52 feet to a monument and 1/2" iron pipe; thence proceed S47°18’40”W a distance of 55.76 feet to a 1/2" iron rod, the POINT OF BEGINNING.

Along with a 50.00 foot servitude of passage on its western boundary line and northern boundary line of said property.

SUBJECT TO:

- 1. A fifty (50’) foot servitude of passage on its western boundary line and northern boundary line.
- 2. Any and all oil, gas, minerals, mineral rights, rights of way, easements, servitudes, restrictions, covenants, encroachments, etc. that may be of record in the Parish of St. James, State of Louisiana.

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