

ORDINANCE NO. 4639

AN ORDINANCE AMENDING ORDINANCE NO. 922 OF 1981, THE BENTON-PARISH METROPOLITAN PLANNING COMMISSION ZONING REGULATIONS, TO CHANGE THE ZONING CLASSIFICATION OF A 74.496-ACRE TRACT OF LAND, LOCATED IN SECTION 8, TOWNSHIP 19 NORTH, RANGE 13 WEST, BOSSIER PARISH, LA, FROM R-A, RESIDENCE-AGRICULTURE DISTRICT, TO R-1, ONE-FAMILY RESIDENCE DISTRICT, FOR WK PALMETTO DEVELOPMENT

BE IT ORDAINED by the Bossier Parish Police Jury in regular and legal session convened on this 15<sup>th</sup> day of February, 2017, that Ordinance No. 922 of 1981 of the Police Jury of Bossier Parish, Louisiana, is hereby amended to change the zoning classification of a 74.496-acre tract of land, located in Section 8, Township 19 North, Range 13 West, Bossier Parish, LA, from R-A, Residence-Agriculture District, to R-1, One-Family Residence District, for WK Palmetto Development, being more particularly described as follows:

A certain tract of land containing 74.496 acres, more or less, located in Section 8, Township 19 North, Range 13 West, Bossier Parish, Louisiana, being more particularly described as follows: Commencing at a found rock at the northeast corner of said Section 8 and proceed North 89° 53' 25" West a distance of 227.26 feet to a found ½" iron pipe at the southeast corner of Lot 1, Willow Ridge Subdivision, Unit No. 1, as recorded in Conveyance Book 583, Page 265 of the records of Bossier Parish, Louisiana; thence proceed North 88° 43' 44" West along the south line of said Lot 1 a distance of 267.95 feet to a set ½" iron pipe at the common corner of Lots 1, 2 and 3 of said subdivision; thence proceed North 89° 53' 50" West along the south line of said Lot 3 a distance of 19.74 feet to the POINT OF BEGINNING of the tract herein described; thence leaving said line proceed South 16° 56' 55" East a distance of 511.12 feet; thence proceed South 31° 24' 01" West a distance of 191.34 feet; thence proceed South 58° 43' 24" East a distance of 426.81 feet; thence proceed South 12° 14' 14" West a distance of 717.50 feet; thence proceed South 00° 57' 56" West a distance of 764.61 feet to the north line of a certain 12.788 acre tract as recorded in Conveyance Book 1391, Page 641 of the records of Bossier Parish, Louisiana; thence proceed along the north and west side of said 12.788 acre tract the following 28 courses and distances:

North 89° 31' 09" West a distance of 44.26 to a found ½" iron pipe;  
South 85° 14' 11" West a distance of 53.45 feet to a found ½" iron pipe;  
South 25° 03' 10" West a distance of 44.11 feet to a found ½" iron pipe;  
South 06° 09' 59" West a distance of 54.93 feet to a found ½" iron pipe;  
South 01° 25' 26" East a distance of 54.12 feet to a found ½" iron pipe;  
South 16° 09' 33" West a distance of 131.42 feet to a found ½" iron pipe;  
South 08° 11' 23" West a distance of 48.28 feet to a found ½" iron pipe;  
South 01° 18' 07" West a distance of 100.88 feet to a found ½" iron pipe;  
South 20° 25' 59" West a distance of 105.11 feet to a found ½" iron pipe;  
South 11° 27' 26" East a distance of 194.43 feet;  
South 02° 47' 23" East a distance of 59.56 feet;  
South 07° 13' 27" West a distance of 50.86 feet;  
South 11° 15' 01" East a distance of 54.44 feet;  
South 06° 12' 49" West a distance of 111.36 feet to a set ½" iron pipe;  
South 09° 10' 58" West a distance of 47.99 feet to a found ½" iron pipe;  
South 01° 38' 28" West a distance of 16.10 feet to a found ½" iron pipe;  
South 44° 22' 54" East a distance of 24.25 feet to a found ½" iron pipe;  
South 22° 11' 11" East a distance of 36.83 feet to a found ½" iron pipe;  
South 18° 45' 28" East a distance of 53.04 feet to a found ½" iron pipe;  
South 04° 21' 53" East a distance of 48.66 feet to a found ½" iron pipe;  
South 15° 38' 42" East a distance of 14.35 feet to a found ½" iron pipe;  
South 33° 10' 04" East a distance of 14.18 feet to a found ½" iron pipe;  
South 41° 25' 28" East a distance of 18.66 feet to a found ½" iron pipe;  
South 47° 55' 21" East a distance of 18.32 feet to a found ½" iron pipe;  
South 54° 08' 58" East a distance of 44.62 feet to a found ½" iron pipe;  
South 66° 58' 10" East a distance of 23.60 feet to a found ½" iron pipe;  
South 20° 07' 16" East a distance of 70.35 feet to a found ½" iron pipe;  
South 08° 21' 44" West a distance of 108.56 feet to a point in the approximate centerline of Flat River;

thence leaving said 12.788 acre tract proceed along the approximate centerline of Flat River the following 6 courses and distances:

North 79° 40' 46" West a distance of 79.07 feet;  
North 77° 19' 48" West a distance of 295.07 feet;  
North 58° 09' 54" West a distance of 194.17 feet;  
North 29° 56' 01" West a distance of 284.61 feet;  
North 07° 19' 36" West a distance of 246.17 feet;  
North 08° 30' 21" West a distance of 372.48 feet to the intersection of said approximate centerline of Flat River with the approximate centerline of Willow Chute Bayou;

thence leaving said centerline of Flat River proceed along the approximate centerline of Willow Chute Bayou the following 8 courses and distances:

North 30° 23' 12" West a distance of 183.90 feet;  
North 46° 00' 07" West a distance of 72.72 feet;  
North 58° 37' 22" West a distance of 92.90 feet;  
North 68° 01' 42" West a distance of 74.38 feet;  
North 82° 27' 12" West a distance of 103.85 feet;  
North 85° 00' 43" West a distance of 124.03 feet;  
North 89° 34' 42" West a distance of 558.07 feet;  
North 89° 01' 01" West a distance of 533.75 feet;

thence leaving said centerline of Willow Chute Bayou proceed North 01° 11' 06" East a distance of 78.22 feet to a found ½" iron pipe on the north high bank of Willow Chute Bayou; thence proceed along said north high bank the following 8 courses and distances:

South 89° 02' 18" East a distance of 533.93 feet to a set ½" iron pipe;  
South 89° 34' 42" East a distance of 558.07 feet to a set ½" iron pipe;  
South 85° 00' 43" East a distance of 124.03 feet to a set ½" iron pipe;  
South 82° 27' 12" East a distance of 103.85 feet to a set ½" iron pipe;  
South 68° 01' 42" East a distance of 74.38 feet to a set ½" iron pipe;  
South 58° 37' 22" East a distance of 92.90 feet to a set ½" iron pipe;  
South 46° 00' 07" East a distance of 72.72 feet to a set ½" iron pipe;  
South 30° 23' 12" East a distance of 97.77 feet to a set ½" iron pipe at the intersection of said north high bank of Willow Chute Bayou with the west high bank of Flat River;

thence leaving said north high bank of Willow Chute Bayou proceed along the west high bank of Flat River the following 6 courses and distances:

North 14° 32' 14" West a distance of 89.30 feet to a set ½" iron pipe;  
North 06° 27' 22" West a distance of 265.43 feet to a set ½" iron pipe;  
North 04° 54' 08" West a distance of 129.85 feet to a set ½" iron pipe;  
North 08° 54' 52" West a distance of 384.67 feet to a set ½" iron pipe;  
North 09° 47' 37" West a distance of 396.23 feet to a set ½" iron pipe;  
North 16° 32' 09" West a distance of 127.95 feet to a found ½" iron pipe;

thence leaving said west high bank proceed North 74° 19' 23" East a distance of 37.92 feet to a point in the approximate centerline of Flat River; thence proceed North 20° 16' 18" West along said centerline a distance of 147.48 feet to the southeast corner of Lot 16 of said Willow Ridge Subdivision, Unit No. 1; thence proceed North 00° 43' 06" West along the east line of Lot 16 of said Willow Ridge Subdivision, Unit No. 1, a distance of 600.46 feet to a found 60d nail at the northeast corner of said Lot 16; thence proceed North 27° 30' 00" East a distance of 84.60 feet to a set ½" iron pipe; thence proceed North 00° 43' 06" West a distance of 416.18 feet to a set ½" iron pipe on the south line of Lot 11 of said Willow Ridge Subdivision; thence proceed South 89° 53' 50" East along the south line of Lots 3 through 11 of said subdivision a distance of 788.97 to the POINT OF BEGINNING.

Applicant: Willis Knighton Health Systems  
Purpose: Residential Development

The ordinance was offered by Ms. Bennett, seconded by Mr. Rimmer. Upon unanimous vote, it was duly adopted on this 15<sup>th</sup> day of February, 2017.

RACHEL D. HAUSER  
PARISH SECRETARY

BOB BROTHERTON, PRESIDENT  
BOSSIER PARISH POLICE JURY