

Regular Session, 2014

SENATE BILL NO. 184

BY SENATOR MILLS

PUBLIC LANDS. Authorizes the commissioner of administration to convey or lease certain lands in St. Martin Parish. (gov sig)

1 AN ACT

2 To authorize and provide for the transfer of certain state property; to authorize the transfer
3 of certain state property in St. Martin Parish; to provide for the property description;
4 to provide for reservation of mineral rights; to provide terms and conditions; to
5 provide an effective date; and to provide for related matters.

6 Be it enacted by the Legislature of Louisiana:

7 **Section 1. The commissioner of administration, notwithstanding any other**
8 **provision of law to the contrary, is hereby authorized and empowered to convey,**
9 **transfer, assign, lease or deliver any interest, excluding mineral rights, the state may**
10 **have to all or any portion of the following described parcel of property to Louisiana**

11 **Swamp Base, LLC:**

12 **Tract 1**

13 **That certain tract of land in the North Half of Section 6, Township 10 South,**
14 **Range 8 East, Southwestern Land District, containing 73.8 acres, being Lot No.**
15 **1 of a plat of survey dated December 26, 1957, of record in C.O.B. 355, Folio**
16 **616, Entry 106, 651, St. Martin Parish, Louisiana, LESS AND EXCEPT 20.46**
17 **acres, more or less, being that portion of said 73.8 acre tract which is situated**

1 east of a line running parallel to and 500 feet west of the center line of the West
2 Atchafalaya Basin Protection Levee, the portion here-by excepted containing
3 20.46 acres and the portion remaining containing 53.34 acres.

4 Tract 2

5 That certain tract of land located in the Southeast Quarter of Section 1,
6 Township 10 South, Range 7 East, Southwestern Land District, being lots No.
7 7 and No. 8 of a plat of survey dated December 26, 1957, of record in C.O.B.
8 355, Folio 616, Entry 106, 651, St. Martin Parish, Louisiana, said tract
9 containing 68.91 acres, more or less.

10 Tract 3

11 That certain tract of land situated in the southern part of the South Half of
12 Section 31, Township 9 South, Range 8 East, La. Mer., St. Martin Parish,
13 Louisiana, bounded, now or formerly, on the North by the land of J. J. Burdin,
14 Jr., et al, on the West by Daniel Quebedeaux. A.L. Buford, Abel Comb, Israel
15 Curry, Adam Theriot and Wade Theriot, on the south by J.J. Martin, Jr., et al,
16 and Lucien Voorhies, or assigns, and on the East by a line 500 feet west of and
17 parallel to the center line of the Atchafalaya West Guide Protection Levee,
18 containing 13.69 acres, more or less.

19 Tract 4

20 That certain tract or parcel of land containing 11.75 acres, more or less,
21 designated and shown as the western 11.75 acres of Lot 4 on a plat showing a
22 partition among the Heirs of J. Raoul Olivier of property located in Section 1,
23 Township 10 South, Range 7 East and Section 6, Township 10 South, Range 8
24 East, St. Martin Parish, Louisiana, prepared by C. K. Langlinais, Registered
25 Land Surveyor, dated July 8, 1958, and attached to an Act of Partition between
26 Robert M. Olivier and Henry R. Olivier dated October 21, 1964 and recorded
27 October 26, 1964 in COB 507, Folio 511, under Entry Number 130, 277, Records
28 of St. Martin Parish, Louisiana; said tract being bounded now or formerly on
29 the North by Theodora O. Daniels; on the East by the Heirs of Robert M.

1 Olivier; on the West by Lake Catahoula and on the South by A. Lambert
2 Voorhies.

3 Tract 5

4 That certain tract or parcel of land in the Southeast Quarter (SE/4) of Section
5 1, Township 10 South, Range 7 East, St. Martin Parish, Louisiana, containing
6 8.615 acres, more or less, designated and shown as the Eastern 8.615 acres of
7 Lot 10 on that certain plat showing a portion among the heirs of J. Raoul
8 Olivier of property located in Section 1, Township 10 South, Range 7 East, and
9 in Section 6, Township 10 South, Range 8 East, St. Martin Parish, Louisiana,
10 prepared by C.K. Langlinais, Registered Land Surveyor, dated July 8, 1958 and
11 attached to an Act of Partition between Robert M. Olivier and Henry R. Olivier
12 dated October 21, 1964 and recorded October 26, 1964 in COB 507, Folio 511,
13 under Entry Number 130, 277, records of St. Martin Parish, Louisiana,
14 bounded now or formerly on the North by Theodora O. Daniels; on the East by
15 A. Lambert Voorhies; on the West by the Heirs of Robert M. Olivier; and on
16 the South by the Heirs of Robert M. Olivier.

17 Tract 6

18 That certain tract of land situated in the South Half of Section 31, Township 9
19 South, Range 8 East, La. Mer., St. Martin Parish, Louisiana, bounded now or
20 formerly on the north by lands of J. J. Martin, Jr., et al, on the north and west
21 by the Public Road running from Catahoula Lake to the West Atchafalaya
22 Basin Protection Levee, on the south in part by lands of Bernard S. Dessens or
23 assigns, and in part by lands of J. J. Burdin, Jr., et al or assigns, and on the east
24 by a line running parallel to and 500 feet west of the center line of the West
25 Atchafalaya Basin Protection Levee, LESS AND EXCEPT that certain irregular
26 shaped tract of land situated in the Third Ward of the Parish of St. Martin,
27 Louisiana, in Section 31, Township 9 South, Range 8 East, containing 1.74 acres
28 and described as follows to-wit: Beginning at the southwest corner at Section 31,
29 Township 9 South, Range 8 East, Southwestern Land District, St. Martin

1 Parish, Louisiana thence in a northerly direction along the range line between
2 Township 9 South, Range 7 East and Township 9 South, Range 8 East, a
3 distance of 395.9 feet to a point in said range line: thence in an easterly direction
4 a distance of 526.0 feet to a point on the south side of the public road leading
5 from Lake Catahoula to the Protection Levee, this being the point of beginning;
6 thence from point of beginning along the south side of the public road leading
7 from Lake Catahoula to the Protection Levee, north 53 degrees, 44 minutes east
8 a distance 27.4 feet to a point; thence north 48 degrees 24 minutes east a
9 distance of 511.9 feet to a point on the south side of the public road leading from
10 Lake Catahoula to the Protection Levee; thence south 24 degrees 17 minutes
11 east a distance of 100 feet to a point; thence south 48 degrees, 24 minutes west
12 a distance of 100 feet to a point; thence south 24 degrees 17 minutes east a
13 distance of 217.8 feet to a point; thence west 460.8 feet to point of beginning, as
14 will more fully appear by reference to a plat of survey made by G.K. Pratt
15 Munson, Civil Engineer and Surveyor, dated July 5th, 1956, and designated as
16 "Tract A" on such plat, which is attached to an Act of Exchange between B.S.
17 Dessens and J.J. Burdin, Jr., et al dated July 15th, 1956 and recorded October
18 30th, 1956, in COB 315 page 316 under Entry Number 101077, Records of St.
19 Martin Parish, Louisiana.

20 Tract 7

21 That certain tract of land situated in the Third Ward of the Parish of St.
22 Martin, Louisiana in Section 31, Township 9 South, Range 8 East, containing
23 four (4.0) acres and described as follows: Beginning at the southwest corner of
24 Section 31, Township 9 South, Range 8 East, Southwestern Land District, St.
25 Martin Parish, Louisiana thence north 395.9 feet along the range line between
26 Township 9 South, Range 7 East, and Township 9 South, Range 8 East, to a
27 point in said range line; thence in an easterly direction a distance of 1250 feet
28 to a point, being the point of beginning; thence in an easterly direction a
29 distance of 834.8 feet to a point, thence in a southerly direction a distance of

1 208.7 feet to a point; thence in a westerly direction a distance of 834.8 feet to a
2 point; thence in a northerly direction a distance of 208.7 feet to point of
3 beginning, as will more fully appear by reference to a plat of survey made by G.
4 K. Pratt Munson, Civil Engineer and Surveyor, dated July 5th, 1956, designated
5 as "Tract B" on such plat, which is attached to an Act of Exchange between E.
6 S. Dessens and J.J. Burdin, Jr., et al dated July 15th 1956, and recorded
7 October 30th, 1956 in Conveyance Book 315 page 316, under Entry Number
8 101077, records of St. Martin Parish, Louisiana.

9 Tract 8

10 That certain tract or parcel of land containing 23.5 acres, more or less,
11 described and identified as Lot 3 of a plat showing the partition of property
12 among the Heirs of J. Raoul Olivier, located in Section 1, Township 10 South,
13 Range 7 East and section 6, Township 10 South, Range 8 East, St. Martin
14 Parish, Louisiana prepared by C.K. Langlinais, Registered Land Surveyor,
15 dated July 8, 1958 and attached to an Act of Partition among the Heirs of J.
16 Raoul Olivier dated August 1, 1958, and recorded September 19, 1958, in COB
17 360, Folio 108, under Entry Number 107400, records of St. Martin Parish,
18 Louisiana; bounded now or formerly on the North by Loy Raoul Olivier and
19 Pierre Francois Olivier, on the East by Lucien Voorhies, on the West by Lake
20 Catahoula and on the South by Henry R. Olivier and Heirs of Robert M.
21 Olivier; LESS AND EXCEPT any portion of said tract lying east of a line
22 running parallel to and 500 feet west of the West Atchafalaya Basin Protection
23 Levee.

24 Tract 9

25 That certain tract or parcel of land in the Southeast Quarter (SE/4) of Section
26 1, Township 10 South, Range 7 East, St. Martin Parish, Louisiana, containing
27 17.23 acres, more or less, described and identified as Lot 9 of a plat showing a
28 partition among the Heirs of J. Raoul Olivier of property located in Section 1,
29 Township 10 South, Range 7 East and Section 6, Township 10 South, Range 8

1 East, St. Martin Parish, Louisiana, prepared by C.K. Langlinais, Registered
2 Land Surveyor, dated July 8, 1958 and attached to an Act of Partition among
3 the Heirs of J. Raoul Olivier dated August 1, 1958, and recorded September 19,
4 1958 in COB 360, Folio 108, under Entry Number 107400, Records of St.
5 Martin Parish, Louisiana; said tract being bounded now or formerly on the
6 North by the Dow Chemical Company, et al; on the East by A. Lambert
7 Voorhies; on the West by the Dow Chemical Company, et al; and on the South
8 by the heirs of Robert M. Olivier and by Henry R. Olivier.

9 Tract 10

10 That certain tract or parcel of land containing 2.36 acres, more or less,
11 described and identified as Lot 7 of a plat showing the partition of property
12 among the Heirs of J. Raoul Olivier located in Section 1, Township 10 South,
13 Range 7 East, and Section 6, Township 10 South, Range 8 East, St. Martin
14 Parish, Louisiana, prepared by C.K. Langlinais, Registered Land Surveyor,
15 dated July 8, 1958 and attached to an Act of Partition among the Heirs of J.
16 Raoul Olivier dated August 1, 1958 and recorded September 19, 1958, in COB
17 360, Folio 108, under Entry Number 107400, records of St. Martin Parish,
18 Louisiana; said tract being bounded now or formerly on the North by Nicholas
19 D. Olivier, on the East by Lake Catahoula, on the West by The Dow Chemical
20 Company et al, and on the South by Theodora O. Daniels.

21 Tract 11

22 That certain tract or parcel of land in the Southeast Quarter (SE/4) of Section
23 1, Township 10 South, Range 7 East, St. Martin Parish, Louisiana, containing
24 8.615 acres, more or less, designated and shown as the western 8.615 acres of
25 Lot 10 on that certain plat showing a partition among the Heirs of J. Raoul
26 Olivier of property located in Section 1, Township 10 South, Range 7 East and
27 Section 6, Township 10 South, Range 8 East, St. Martin Parish, Louisiana,
28 prepared by C. K. Langlinais, Registered Land Surveyor, dated July 8, 1958
29 and attached to an Act of Partition between Robert M. Olivier and Henry R.

1 Olivier dated October 21, 1964 and recorded October 26, 1964 in COB 507,
2 Folio 511, under Entry Number 130,277, Records of St. Martin Parish,
3 Louisiana, bounded now or formerly on the North by Theodora O. Daniels; on
4 the East by Henry R. Olivier; on the West by the Dow Chemical Company, et
5 al; and on the South by the Heirs of Robert M. Olivier.

6 Tract 12

7 That certain tract or parcel of land in the Southeast Quarter (SE/4) of Section
8 1, Township 10 South, Range 7 East, St. Martin Parish, Louisiana, containing
9 17.23 acres, more or less, described and identified as Lot 11 of a plat showing
10 the partition among the Heirs of J. Raoul Olivier of property located in Section
11 1, Township 10 South, Range 7 East and in Section 6, Township 10 South,
12 Range 8 East, St. Martin Parish, Louisiana, prepared by C.K. Langlais,
13 Registered Land Surveyor, dated July 8, 1958 and attached to an Act of
14 Partition among the Heirs of J. Raoul Olivier dated August 1, 1958, and
15 recorded September 19, 1958 in COB 360, Folio 108, under Entry Number
16 107,400, Records of St. Martin Parish, Louisiana, bounded now or formerly on
17 the North by the Heirs of Robert M. Olivier and by Henry R. Olivier; on the
18 East by A. Lambert Voorhies; on the West by the Dow Chemical Company et
19 al and by Helen Burdin Clifton; and on the South by Nicholas D. Olivier.

20 Tract 13

21 That certain tract of land containing 166.69 acres, more or less, located in the
22 South Half of Section 6, Township 10 South, Range 8 East, St. Martin Parish,
23 Louisiana, and being more particularly described as follows: Commencing at
24 the southeast corner of Section 1, Township 10 South, Range 7 East, Parish of
25 St. Martin, State of Louisiana, which said corner is a concrete post found in
26 place; PROCEED N 00/ 50' 14" W along the Range Line which is the property
27 line between Helen Burdin Clifton and G. Wade Burdin, et al, for a distance of
28 428.10 feet to the POINT OF BEGINNING, which said point is also the
29 southwest corner of Section 6, Township 10 South, Range 8 East; THENCE N

1 00/ 50' 14" W along the range Line for a distance of 2640.0 feet; THENCE S 89/
2 55' 14" E for a distance of 2600.0 feet which said point is on the westerly edge
3 of the Borrow Pit Area and which said point is also 591.75 feet west of the
4 centerline of the West Atchafalaya Basin Protection Levee; THENCE in a
5 southerly and a southeasterly direction meandering along the westerly edge of
6 the Borrow Pit Area for an approximate distance of 2680 feet, which said point
7 lies on the property line between A. Lambert Voorhies, et al, and G. Wade
8 Burdin, et al, and which said point is also 574.03 feet west of the center line of
9 the West Atchafalaya Basin Protection Levee; THENCE N 89/ 17' 34" W along
10 the property line between A. Lambert Voorhies, et al, and G. Wade Burdin, et
11 al, which said property line is the section line between Sections 6 and 7, Township
12 10 South, Range 8 East, for a distance of 2800.0 feet to the POINT OF
13 BEGINNING; said tract of land being bounded, now or formerly, on the north
14 by the Heirs of J.R. Olivier, on the south by G. Wade Burdin, et al and on the
15 west by Helen Burdin Clifton and the Heirs of J.R. Olivier, all as more fully
16 shown on the Plat of Survey prepared by Roland W. Laurent & Associates,
17 Lafayette, Louisiana, dated August 17, 1976, and revised January 4, 1977.

18 Tract 14

19 That certain tract or parcel of land containing 3.48 acres located in the South
20 Half of Section 31, Township 9 South, Range 8 East, St. Martin Parish,
21 Louisiana, bounded now or formerly on the north by the public road running
22 from Catahoula Lake to the West Atchafalaya Basin Protection Levee; on the
23 Robert M. Flemming, et al; and on the south by J.J. Burdin, et al, which tract
24 of land is fully shown, identified and located as being enclosed within the letters
25 A, B, C, D, A on that certain plat of survey by Roland W. Laurent & Associates
26 dated December 20, 1978.

27 Tract 15

28 That certain tract of land containing 10.41 acres situated in North Half of
29 Section 6, Township 10 South, Range 8 East, Southwestern Land District, St.

1 Martin Parish, Louisiana, on the east side of Lake Catahoula, measuring one
2 arpent front on Lake Catahoula, more or less, bounded now or formerly on the
3 North by B.S. Dessens or assigns; South by Helen Burdin Clifton or assigns;
4 West by Lake Catahoula; and East by a line running parallel to and 500 feet
5 west of the center line of the West Atchafalaya Basin Protection levee.

6 Tract 16

7 The certain tract or parcel of land containing approximately Seventeen and
8 Twenty-three Hundredths Acres, more or less (17.23 Acs. more or less) shown,
9 located and identified as Lot Twelve (12) on that certain Plat of Survey, dated
10 July 8, 1958, showing the partition of property among the Heirs of J. Raoul
11 Olivier located in Section One (1), Township Ten (10) South, Range Seven (7)
12 East, Louisiana Meridian, Prepared by C.K. Langlinais, Registered Land
13 Surveyor, attached to an Act of Partition among the Heirs of J. Raoul Olivier,
14 dated August 1, 1958, and recorded September 19, 1958, in Conveyance Book
15 Three Hundred Sixty (360), Folio One Hundred eight (108), under Entry
16 Number C-One Hundred Seven Thousand Four Hundred (C107,400)of the
17 records of the Office Clerk of the court and Ex-Officio Recorder in and for the
18 Parish of St. Martin, State of Louisiana. The aforesaid Lot Number Twelve is
19 located in the Southeast quarter of Section One (1), Township Ten (10) South,
20 Range Seven (7) East, Louisiana Meridian, in the Parish of St. Martin, State of
21 Louisiana, and bounded now or formerly on the North by land belonging now
22 or formerly to the Heirs of Robert M. Olivier, on the East by land now or
23 formerly to A. Lambert Voorhies, et al, on the West by land belonging now or
24 formerly to Mrs. Helen Burdin Clifton, and on the South by land belonging now
25 or formerly to Mrs. Helen Burdin Clifton.

26 Tract 17

27 That certain tract or parcel of land containing approximately Twenty-three and
28 Fifty-hundredths Acres, more or less (23.50 Acs., more or less) of land located
29 in Section Six (6), Township Ten (10) South, Range Eight (8) East, Louisiana

1 Meridian, identified as Lot Number Two (2) on that certain Plat of Survey
2 dated July 8, 1958, showing the Partition of Properties among the Heirs of J.
3 Raoul J. Olivier, located at Catahoula Lake, in the Parish of St. Martin, State
4 of Louisiana, prepared by C. K. Langlinais, Registered Land Surveyor, which
5 said Plat of Survey was attached to and recorded with that certain Act of
6 Partition among the Heirs of J. Raoul Olivier, dated August 1, 1958, recorded
7 on September 19, 1958, in Conveyance Book Three Hundred Sixty (360), Folio
8 One Hundred Eight (108), under Entry Number C-One Hundred Seven
9 Thousand Four Hundred (C-107,400), of the records of the Office of the Clerk
10 of Court and Ex-Officio Recorder in and for the Parish of St. Martin, State of
11 Louisiana. The aforesaid tract of land (Lot Number Two) is bounded on the
12 North by land belonging now or formerly to Nicholas D. Olivier, on the East by
13 land belonging now or formerly to A. Lambert Voorhies, et al, on the South by
14 land belonging now or formerly to Mrs. Theodora Olivier Daniels, and on the
15 West by Lake Catahoula. The aforesaid tract of land acquired by Loy Raoul
16 Olivier and Pierre Francois Olivier by inheritance from the Succession of
17 Dorothy Olivier Hewes, Estate No. 13,039 of the Fifteenth Judicial District
18 Court in and for the Parish of Lafayette, State of Louisiana, by that certain
19 Judgment, dated April 3, 1969, placing Loy Raoul Olivier and Pierre Francois
20 Olivier in possession of the aforesaid tract of land. Said judgment, dated April
21 3, 1969, was duly recorded on April 3, 1969 in Conveyance Book Six Hundred
22 Seventeen (617), Folio Eight Hundred Forty-nine (849), Entry Number One
23 Hundred Forty-six Thousand Five Hundred eight-six (146,586) of the records
24 of the Office of the Clerk of Court and Ex-Officio Recorder in and for the
25 Parish of St. Martin, State of Louisiana. There is expressly and specifically
26 excepted all that portion of the hereinabove described Lot Number Two (2)
27 lying East of a line running parallel to and Five Hundred Feet (500) West of the
28 center line of the West Atchafalaya Basin Protection Levee.

29 Tract 18

1 That certain tract or parcel of land containing approximately Twenty-three and
2 Fifty-hundredths Acres, more or less (23.50 Acs., more or less) of land located
3 in Section Six (6), Township Ten (10) South, Range Eight (8) East, Louisiana
4 Meridian, identified as Lot Number One (1) on that certain Plat of Survey dated
5 July 8, 1958, showing the Partition of Properties among the Heirs of J. Raoul
6 Olivier, located at Catahoula Lake, in the Parish of St. Martin, State of
7 Louisiana, prepared by C. K. Langlinais, Registered Land Surveyor, which said
8 Plat of Survey was attached to and recorded with that certain Act of Partition
9 among the Heirs of J. Raoul Olivier, dated August 1, 1958, recorded on
10 September 19, 1958, in Conveyance Book Three Hundred Sixty (360), Folio One
11 Hundred Eight (108), under Entry Number C-One Hundred Seven Thousand
12 Four Hundred (C-107,400), of the records of the Office of the Clerk of Court
13 and Ex-Officio Recorder in and for the Parish of St. Martin, State of Louisiana.
14 The aforesaid tract of land (Lot Number One) is bounded on the North by land
15 belonging now or formerly to Mrs. Helen Burdin Clifton, on the East by land
16 belonging now or formerly to A. Lambert Voorhies, et al, on the west by Lake
17 Catahoula, and on the South by land belonging now or formerly to Loy Raoul
18 Olivier and Pierre Francois Olivier. There is expressly and specifically excepted
19 all that portion of the hereinabove described Lot Number One (1), lying East of
20 a line running parallel to and Five Hundred Feet (500 ft.) West of the center line
21 of the West Atchafalaya Basin Protection Levee.

22 Section 2. The commissioner of administration is hereby authorized to enter
23 into such agreements, covenants, conditions, and stipulations and to execute such
24 documents as necessary to properly effectuate any conveyance, transfer, assignment,
25 lease or delivery of title, excluding mineral rights, to the property described in Section
26 1, and as more specifically described in any such agreements entered into and
27 documents executed by and between the commissioner of administration and the
28 Louisiana Swamp Base, LLC, in exchange of consideration proportionate to at least the
29 appraised value of the properties.

1 Section 3. This Act shall become effective upon signature by the governor or, if not
2 signed by the governor, upon expiration of the time for bills to become law without signature
3 by the governor, as provided by Article III, Section 18 of the Constitution of Louisiana. If
4 vetoed by the governor and subsequently approved by the legislature, this Act shall become
5 effective on the day following such approval.

The original instrument and the following digest, which constitutes no part
of the legislative instrument, were prepared by McHenry Lee.

DIGEST

Mills (SB 184)

Authorizes the transfer or lease of certain state property in St. Martin Parish.

Effective upon signature of the governor or lapse of time for gubernatorial action.