

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-4233

COUNCIL SPONSOR: FALCONER/ BRISTER PROVIDED BY: DATA MANAGEMENT

RESOLUTION TO CONCUR/NOT CONCUR WITH THE COVINGTON ANNEXATION AND REZONING OF 50.03 ACRES OF LAND MORE OR LESS FROM PARISH A-1A WITH RURAL OVERLAY DISTRICT TO COVINGTON RS-1 SINGLE FAMILY RESIDENTIAL DISTRICT, PROPERTY IS LOCATED AT SECTION 29, TOWNSHIP 6 SOUTH, RANGE 11 EAST, TRACT A, SWETT FAMILY SUBDIVISION, ST TAMMANY PARISH, LOUISIANA, WARD 3, DISTRICT 3.

WHEREAS, Covington is contemplating annexation of 50.03 Acres more or less, owned by Phillip John Swett, III, Rosemary Swett Smith & Samuel Eugene Swett, and is located at Section 29, Township 6 South, Range 11 East, Tract A, Swett Family Subdivision, St Tammany Parish, Louisiana, Ward 3, District 3 (see attachments for complete description); and

WHEREAS, the proposed annexation is consistent with the Annexation Agreement entered into by the City of Covington and St. Tammany Parish effective April 1, 2003; and

WHEREAS, the property requires rezoning from Parish A-1A with Rural overlay District to City of Covington RS-1 Single Family Residential District which is not an intensification of zoning; and

WHEREAS, the property is not developed and the proposed annexation would not result in a split of the sales tax revenues, all sales tax revenue accrues to the City of Covington.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to Concur/Not Concur with the City of Covington annexation and rezoning of 50.03 Acres of land more or less, located at Section 29, Township 6 South, Range 11 East, Tract A, Swett Family Subdivision, St Tammany Parish, Louisiana from Parish A-1A with Rural overlay District to City of Covington RS-1 Single Family Residential District in accordance with the April 1, 2003 Annexation Agreement between the Parish and Covington.

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that the City of Covington review development proposals utilizing the applicable Parish Drainage Model and comply with Parish Drainage Regulations.

BE IT FURTHER RESOLVED that the St. Tammany Parish Council requires that the City of Covington requires a Traffic Impact Analysis be performed and that the Parish Department of Engineering be consulted on the traffic and access impacts of any proposed development.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY: _____ SECONDED BY: _____

YEAS: _____

NAYS: _____

ABSTAIN: _____

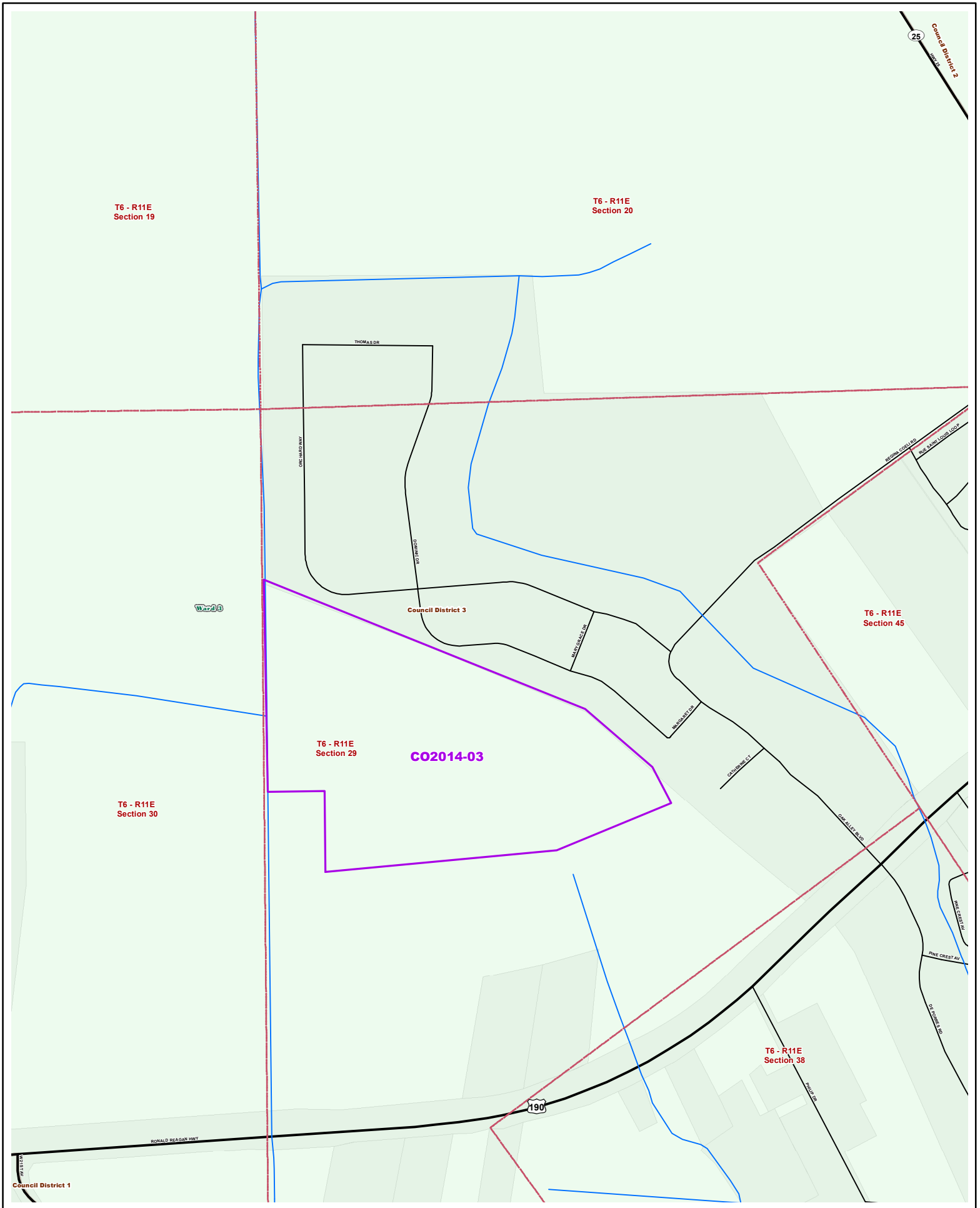
ABSENT: _____

THIS RESOLUTION WAS DECLARED ADOPTED ON THE 4 DAY OF DECEMBER, 2014, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

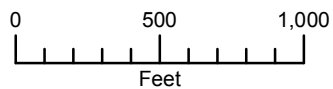
THERESA L. FORD, COUNCIL CLERK



Covington Annexation CO2014-03



- | | |
|--|---|
|  Streams |  Council Districts |
|  Streets |  Wards |
|  Major Roads |  CO2014-03 |
|  T/R Sections |  Covington |



St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434

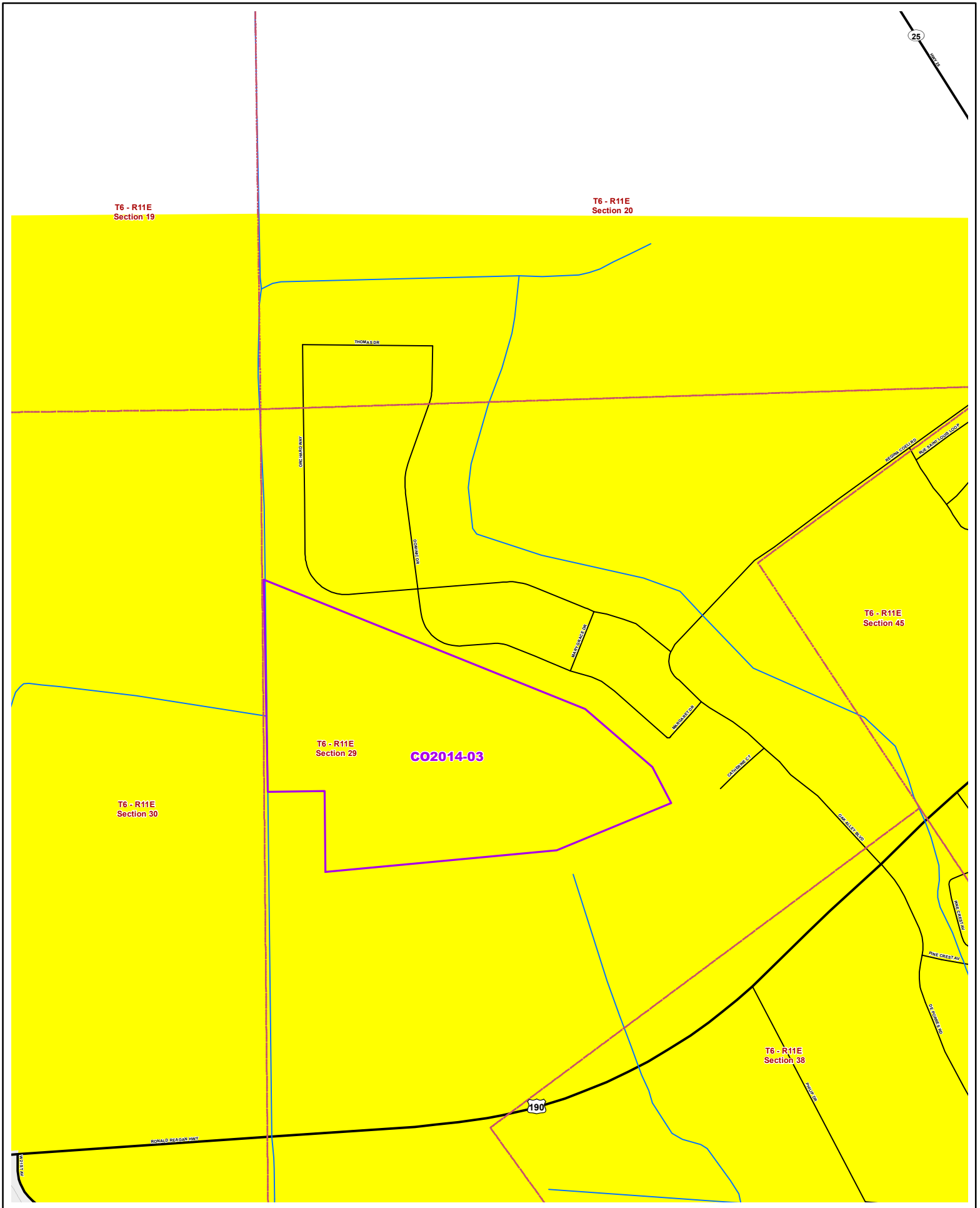
This map was produced by St. Tammany Parish Information Services.

Note: This map is for planning purposes only. It is not a legally recorded plan, survey, official tax map or engineering schematic, and it is not intended to be used as such.

Map layers were created from different sources at different scales, and the actual or relative geographic position of any feature is only as accurate as the source information.

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Map Number:2014abg-154 Date:10/22/2014.



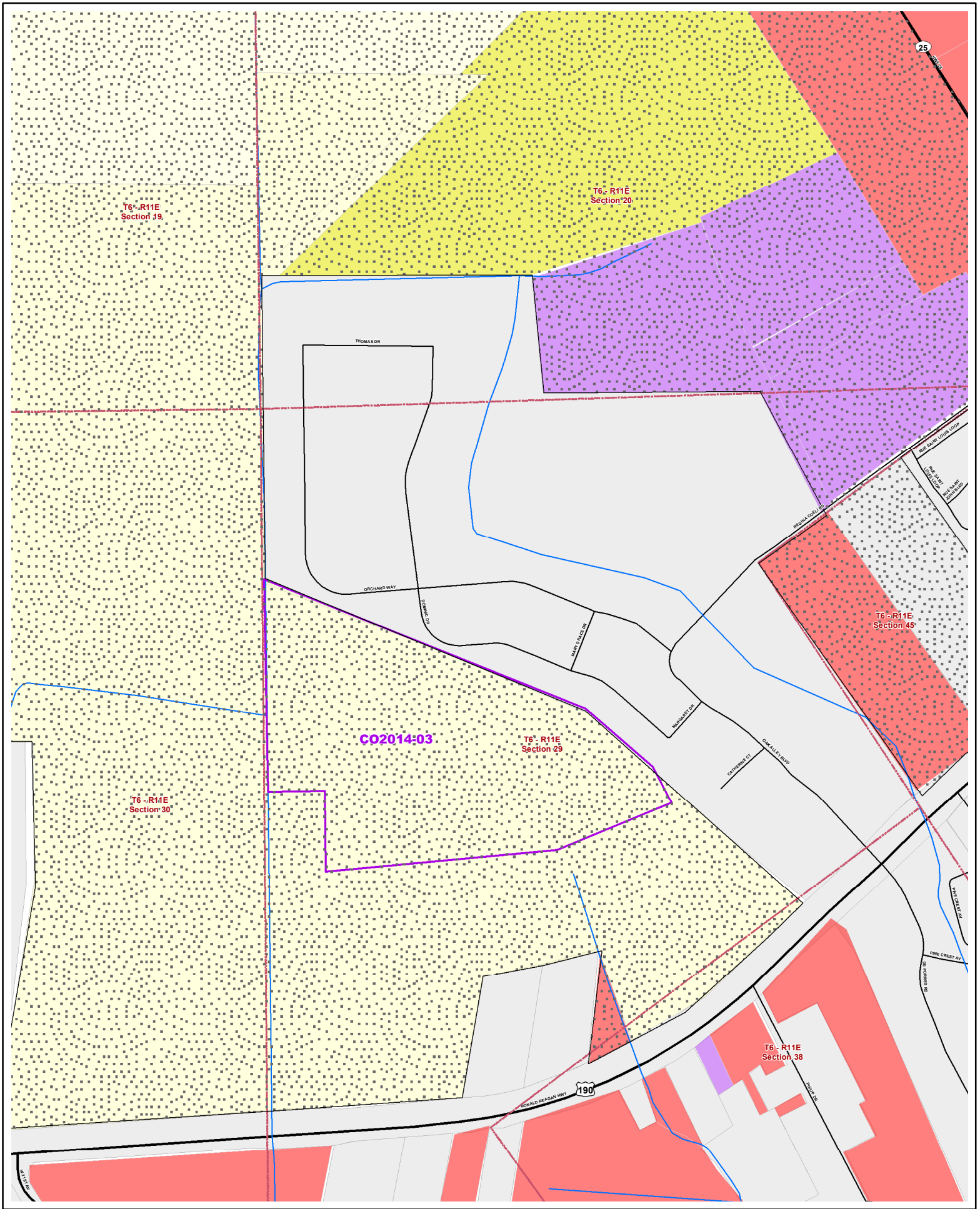
Covington Annexation CO2014-03



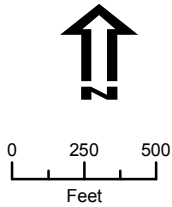
Legend

- | | | | |
|---|--------------|---|-----------|
|  | T/R Sections |  | CO2014-03 |
|  | Streams | Enhancement Areas | |
|  | Major Roads |  | Area 1 |
|  | Streets |  | Area 2 |
|  | Covington |  | Area 3 |

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 Map Number:2014abg-155 Date:10/22/2014.



St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434



- Streams
- Streets
- Major Roads
- T/R Sections
- CO2014-03
- Covington

Covington Annexation CO2014-03

 E-1 Estate	 NC-4 Neighborhood Institutional	 MD-1 Medical Residential
 E-2 Estate	 NC-5 Retail and Service	 MD-2 Medical Clinical
 E-3 Estate	 NC-6 Public, Cultural and Recreational	 MD-3 Medical Facility
 E-4 Estate	 PBC-1 Planned Business Campus	 MD-4 Medical Facility
 A-1 Suburban	 PBC-2 Planned Business Campus	 PF-1 Public Facilities
 A-1A Suburban	 HC-1 Highway Commercial	 PF-2 Public Facilities
 A-2 Suburban	 HC-2 Highway Commercial	 CB-1 Community Based Facilities
 A-3 Suburban	 HC-2A Highway Commercial	 ED-1 Primary Education
 A-4 Single Family Residential	 HC-3 Highway Commercial	 ED-2 Secondary Education
 A-4A Single Family Residential	 HC-4 Highway Commercial	 AT-1 Animal Training Housing
 A-5 Two Family Residential	 HC-5 Highway Commercial	 RBG Riverboat Gaming District
 A-6 Multiple Family Residential	 I-1 Industrial	 PUD Planned Unit Development
 A-7 Multiple Family Residential	 I-2 Industrial	 AAO Abita Airport Overlay
 A-8 Multiple Family Residential	 I-3 Heavy Industrial	 MHO Manufactured Housing Overlay
 NC-1 Professional Office	 I-4 Heavy Industrial	 RO Rural Overlay
 NC-2 Indoor Retail Service	 SWM-1 Solid Waste Management	 TND-1 Traditional Neighborhood Development
 NC-3 Lodging	 SWM-2 Solid Waste Management	 TND-2 Traditional Neighborhood Development

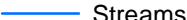

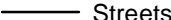





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Map Number: 2014abg-156 Date:10/22/2014.

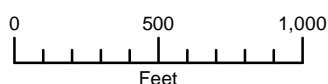


Covington Annexation CO2014-03



St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434

- | | |
|--|--|
|  Streams |  Subdivisions |
|  Streets |  Parish Parcels |
|  Major Roads |  CO2014-03 |
|  T/R Sections |  Covington |



This map was produced by St. Tammany Parish Information Services.

Note:

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St. Tammany Parish, Louisiana.

All rights Reserved.

Map Number: 2014abg-153 Date: 10/22/2014.



Pat Brister
Parish President

St. Tammany Parish Government

Assistant Chief Administrative Office

Data Management

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2865

Fax: (985) 898-5238

Email: rthompson@stpgov.org

Re: Administrative Comment

Date: October 31, 2014

Annexation staff #:CO2014-03

The City of Covington is contemplating annexation of **50.03** Acres owned by **Phillip John Swett, III,**
Rosemary Swett Smith & Samuel Eugene Swett. Property is located at **Section 29, Township 6 South,**
Range 11 East, Tract A, Swett Family Subdivision, St Tammany Parish, Louisiana

Robert K. Thompson

Special Revenue Manager

Phone: (985) 898-2865



St. Tammany Parish Government

Government that Works

Annexation

City: Covington City Case No: 14-11-03Annex Staff Reference CO2014-03

Notification Date: 10/20/2014 Dead Line: 11/12/2014 Priority: 1

Owner: Phillip John Swett, III, Rosemary Swett Smith & Samuel Ward 3 Council District: 3 Map

Location: Section 29, Township 6 South, Range 11 East, Tract A, Swett Family Subdivision, St Tammany Parish, Louisiana

Parish Zoning: A-1A with Rural overlay

City Zoning: RS-1 Single Family Residential

Subdivision: Tract A, Swett Family Subdivision

Existing Use: undeveloped

Developed Intensification Concur w/ City

Size: 50.03 Acres

Population: Concur:

STR: Sect 29, T- 6-S, R-11- E

Annex Status: Sales Tax:

City Actions

Council Actions

Ordinance: City Date:

Resolution: Council Date:

C02014-03

CITY OF COVINGTON

317 North Jefferson Avenue
Post Office Box 778
Covington, Louisiana 70434
phone 985.892.1811
fax 985.898.4723
www.covla.com



MIKE COOPER
Mayor

October 16, 2014

CERTIFIED MAIL
7014 0510 0001 1484 7304
RETURN RECEIPT REQUESTED

Robert Thompson
Special Revenue Manager
Engineering Department
21490 Koop Drive
Mandeville, LA 70471

Re: Notice of Receipt of Annexation Petition
Property Owner --Philip John Swett, III, Rosemary Swett Smith & Samuel Eugene Swett
Zoning Case No. 14-11-03ANNEX

Dear Mr. Thompson:

Attached please find copies of the application, survey, legal description, tax bill, and the Certificate of Registrar of Voters.

The annexation request is scheduled to be on the Planning and Zoning Commission's agenda for November 17, 2014.

If you have any questions, please feel free to contact our office at (985) 867-1214.

Sincerely,

Dominique A. Elzy
Dominique A. Elzy
Planning and Zoning Department

Attachments

cc: Robert Thompson, Special Revenue Manager
Donald Henderson, Council Administrator
Sidney Fontenot, Planning Director
Darrell Guilott, Chief, St. Tammany Fire District #12
Bonnie D. Champagne, Council Clerk



LEE S. ALEXIUS
Councilman-at-Large

R. S. "SAM" O'KEEFE
Councilman-at-Large

JOHN CALLAHAN
Councilman, District "A"

JERRY CONER
Councilman, District "B"

MARK WRIGHT
Councilman, District "C"

LARRY ROLLING
Councilman, District "D"

RICK SMITH
Councilman, District "E"



ANNEXATION REQUEST APPLICATION

RECEIVED

OCT 02 2014

PLANNING & ZONING

10-02-14P12:36 RCVD

City of Covington

Petition for Annexation

Name Jeffrey D. Schoen on behalf of Philip John Swett, III, Rosemary Swett Smith and Samuel Eugene Swett

Mailing Address P.O. Box 1810, Covington, LA 70434 (985-892-4801)

Address of Property Proposed for Annexation Tract A (50.03 acres) in S29 T6S R11E

Current Zoning of Property Proposed for Annexation A-1A with Rural Overlay

Current Status of Property. Check all that apply.

- X Resident Property Owner, Non-Resident Property Owner, Renter, Registered Voter

Names of all registered voters in your household:

N/A

Voting Location (School Name, fire station number, etc.)

N/A

General Zoning Preference: Please indicate the zoning classification(s) requested. For example - CN- Neighborhood Commercial District. RS-1 (Single-Family Residential)

Proposed land use for annexation property (Check one or more):

- X Single-Family Residential, Multi-Family Residential, Commercial, Institutional, Industrial, Planned District

ANNEXATION REQUEST APPLICATION

I hereby petition to have the property owned and/or occupied by me to be annexed into the City of Covington and subsequently zoned.

Everyone eighteen (18) years old or older in your household in favor of annexation should sign this petition and print his/her name next to his/her signature.

X *Phillip John Swett III*
PHILLIP JOHN SWETT, III

X *Rosemary Swett Smith*
ROSEMARY SWETT SMITH

X *Samuel Eugene Swett*
SAMUEL EUGENE SWETT

(If a corporation owns the property sought to be annexed, attach a corporate resolution authorizing the person signing the petition for annexation and provide the name and address of the registered agent for service of process of the corporation.)

PROPERTY DESCRIPTION

**A 50.03 ACRE PARCEL OF LAND SITUATED IN
SECTION 29, TOWNSHIP 6 SOUTH – RANGE 11 EAST
(KNOWN AS TRACT A, SWETT FAMILY SUBDIVISION)
ST. TAMMANY PARISH, LOUISIANA**

From the section corner between Sections 29, 30, 31 and 32, Township 6 South, Range 11 East, go North 49 degrees 01 minute East, 152.1 feet; thence go North 14 degrees 05 minutes East, 540.3 feet; thence go North 85 degrees 28 minutes West, 235.7 feet; thence go North 01 degree 01 minute East, 728.12 feet; thence go North 81 degrees 14 minutes East, 7.91 feet; thence go North 86 degrees 57 minutes East, 200.00 feet; thence go South 87 degrees 20 minutes East, 33.64 feet; thence go South 87 degrees 26 minutes 21 seconds East, 60.12 feet to a point on the Northerly right of way line of U.S. Hwy 190 (Bypass); thence leaving said right of way line of U.S. Hwy 190 (Bypass) go North 6 degrees 6 minutes 54 seconds East, 728.93 feet; thence go North 00 degrees 54 minutes 07 seconds East, 314.86 feet; thence go North 00 degrees 00 minutes 58 seconds East, 189.33 feet; thence go South 89 degrees 30 minutes 25 seconds West, 60.00 feet; thence go North 00 degrees 00 minutes 58 seconds East, 56.69 feet to the Point of Beginning.

From the Point of Beginning go North 00 degrees 00 minutes 58 seconds East, 448.08 feet; thence go North 89 degrees 57 minutes 58 seconds West, 314.18 feet; thence go North 00 degrees 26 minutes 55 seconds West, 1176.52 feet; thence go South 67 degrees, 25 minutes 50 seconds East, 1924.49 feet; thence go South 48 degrees 29 minutes 07 seconds East, 492.41 feet; thence go South 26 degrees 57 minutes 53 seconds East, 224.00 feet; thence go South 68 degrees 06 minutes 13 seconds West, 687.08 feet; thence go South 85 degrees 23 minutes 01 second West, 1290.79 feet back to the Point of Beginning.

Said parcel contains 50.03 acres of ground more or less.

Job No.: 14414

Date: August 21, 2014



Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04586



MIKE COOPER
Mayor

RECEIVED

OCT 02 2014

PLANNING & ZONING

10-02-14P12:36 RCVD

CITY OF COVINGTON

PLANNING AND ZONING OFFICE

317 North Jefferson Avenue
Post Office Box 778
Covington, Louisiana 70434
phone 985.867.1214
fax 985.273.3014
email P&Z@covla.com
website www.covla.com

OWNERSHIP CERTIFICATION

STATE OF LOUISIANA, PARISH OF ST. TAMMANY

BE IT KNOWN, that on this 30th day of September, in the year of Our Lord two thousand and fourteen (2014),

BEFORE ME, the undersigned notary public, duly commissioned and qualified in and for the Parish and State aforesaid, and in the presence of the witnesses hereinafter named and undersigned,

PERSONALLY CAME AND APPEARED: Philip John Swett, III
PHILIP JOHN SWETT, III
Rosemary Swett Smith AND Samuel Eugene Swett
ROSEMARY SWETT SMITH SAMUEL EUGENE SWETT

Who declared to me, Notary, that they is (are) the registered owner(s) of Lot, Square Tract A, the same having been acquired by act of sale dated 12 / 30 / 03, and recorded in Instrument # 1409862, Registry # _____ of the records of St. Tammany Parish, Louisiana.

Affiant(s) further declared to me, Notary, that they is (are) the registered owner(s) of Lot, Square Tract A, the same having been acquired by act of sale dated 3 / 27 / 09, and recorded in Instrument # 1719743, Registry # _____ of the records of St. Tammany Parish, Louisiana.

Affiant(s) further declared that they reside on their respective property and that all of the information contained in the City of Covington Application titled Petition for Annexation filed by them is true and correct to the best of their knowledge.

THUS DONE AND SIGNED at Covington, Louisiana, in the presence of the undersigned competent witnesses, who have hereunto signed their names with the parties, and me, Notary, the day, month and year first above written.

WITNESSES:

T.R. Henning
T.R. HENNING
Sheila W. Graham
Sheila W. Graham

Philip John Swett, III
Property Owner PHILIP JOHN SWETT, III
Rosemary Swett Smith
Property Owner ROSEMARY SWETT SMITH
Samuel Eugene Swett
Property Owner SAMUEL EUGENE SWETT

Jeffrey D. Schoen
ATTORNEY / NOTARY PUBLIC
JEFFREY D. SCHOEN



St. Tammany Parish Assessor's Office

Louis Fitzmorris
Assessor

St. Tammany Parish Justice Center
701 North Columbia Street • Covington, Louisiana 70433

ASSESSOR'S CERTIFICATE OF OWNERSHIP

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property will be assessed in the name Mr. Philip Swett, III as owner for the tax year 2013 and whose address is 2032 Ronald Reagan Hwy., Covington Louisiana 70435 and that the following certification is applicable to the property described as follows which is proposed for annexation into the **City of Covington**:

2013 Tax Roll


Assessment Number: 107-013-5712

100.34 ACS M/L BEING 98.12 ACS SEC 20 29 38 6 11 CB 1055 448 CB 1055 446 CB 1073 103 AND 3.91 ACS SEC 38 6 11 AND .32 ACS SEC 38 6 11 CB 1401 202 INST NO 1195717 INST NO 1409862 UNDIV INT EA TO PHILIP J SWETT, III, ROSEMARY S. SMITH AND SAMUEL W SWETT INST NO 1719743
***PORTION TO BE ANNEXED: 50.03 ACS IN SEC 29 6 11 KNOWN AS TRACT A SWETT FAMILY SUBDIVISION**

- I. The total assessed value of all property within the above described area is \$ 2,820.
- II. The total assessed value of the resident property owners within the above described area is \$ 0 and the total assessed value of the property of non-resident property owners is \$ 2,820.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

ESTIMATED 2010 ASSESSED VALUATION - \$ 2,820

In faith whereof, witness my official signature and the impress of my official seal, at
Covington, Louisiana this the 25th day of August, 2014.



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor



St. Tammany Parish Assessor's Office

Louis Fitzmorris
Assessor

St. Tammany Parish Justice Center
701 North Columbia Street • Covington, Louisiana 70433

CERTIFICATE OF OWNERSHIP AND ASSESSED VALUATION

I, the undersigned Assessor of the Parish of St. Tammany, State of Louisiana, do hereby certify that according to the assessment rolls maintained by the Assessor's Office, the following are the current owners of the following described property, to-wit:

2013 Tax Roll - Assessment Number 107-013-5712

OWNERS: Mr. Philip Swett, III
2032 Ronald Reagan Hwy.
Covington, Louisiana 70433

PROPERTY DESCRIPTION: 2013 TAX ROLL

100.34 ACS M/L BEING 98.12 ACS SEC 20 29 38 6 11 CB 1055 448 CB 1055 446 CB 1073 103 AND 3.91 ACS SEC 38 6 11 AND .32 ACS SEC 38 6 11 CB 1401 202 INST NO 1195717 INST NO 1409862 UNDIV INT EA TO PHILIP J SWETT, III, ROSEMARY S. SMITH AND SAMUEL E. SWETT INST NO 1719743

***PORTION TO BE ANNEXED: 50.03 ACS IN SEC 29 6 11 KNOWN AS TRACT A SWETT FAMILY SUBDIVISION**

I do further certify that the assessed valuation of the above described tract is as follows:

2013 VALUATION:	Land	-	2,820
	Improvements	-	0
	TOTAL ASSESSED VALUATION		2,820

In faith whereof, witness my official signature and the impress of my official seal, at

Covington, Louisiana this the 25th day of August, 2014.



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor



Rodney J. Strain, Jr.
Sheriff & Ex-Officio Tax Collector
 Parish of St. Tammany
 State of Louisiana

2013 Tax Statement

Real Estate

Retain this portion for your records.

Due Date
11/22/2013

Bill Number	Bill Date	Account Number	Parcel Number	Property Location
00023773	11/22/2013	000525748	1070135712	RONALD REAGAN HWY

SWETT, PHILIP III
 2032 RONALD REAGAN HWY
 COVINGTON LA 70433

This is your Tax Notice. If a mortgage company is responsible or if you have sold the property, please forward to the responsible party.

100.34 ACS M/L BEING 98.12 ACS SEC 20 29 38 6 11 C B 1055 448 CB 1055 446 CB 1073		City Rate: 0.00		Homestead Assesment: 0.00	
Book / Page		School Rate: 0.00		Land Assessment: 2,820.00	
Jurisdiction Code: 07		County Rate: 0.00		Bldg Assessment: 0.00	
Classification Code: RE		Utility Rate: 0.00		Net Assessment: 2,820.00	
Description: 3 RURAL				Total Assessment: 2,820.00	
Description: REAL ESTATE					
Description	Rate	Base Tax	Description	Rate	Base Tax
LA'W ENFORC	11.660000	32.88	COUNCIL ON	1.6900	4.77
SCHOOL DIS	17.900000	50.48	CORONER'S	2.9600	8.35
SCHOOL CON	3.780000	10.66	ALIMONY 1	3.0000	8.46
SCHOOL MAI	4.810000	13.56	FIRE DIST	24.8800	70.16
SCHOOL BLD	3.420000	9.64	MOSQUITO D	4.4000	12.41
OPERATION	35.270000	99.46	TIMBERLAND		3.96
SCH ADD II	3.000000	8.46			
FLORIDA PA	2.750000	7.75			
DRAINAGE M	1.830000	5.16			
LIBRARY	5.350000	15.09			
PARISH SPE	2.710000	7.64			
PUBLIC HEA	1.830000	5.16			
ANIMAL SHE	.850000	2.40			
			Sub Total		376.45
Penalty			Current Charge		Total
	Interest 01/01/2014	Payments	\$ 376.45	\$ 0.00	
		376.45			

1% interest per month when delinquent.

DO NOT MAIL PAYMENT WITH THIS CHANGE OF ADDRESS NOTICE.

Change of Address Notification: If you are still the owner of the above described property and your address has changed, you are requested to complete and detach this section and mail it to: St. Tammany Assessor, 701 N. Columbia St., Covington, LA 70433

Name: _____ Bill Number: 00023773
 Address: _____ Parcel Number: 1070135712
 City: _____ State: _____ Signature: _____ Date: _____
 Zip: _____ Phone: _____ Signature: _____ Date: _____

Changes require signature of all owners

Detach and mail this portion with your payment

Bill Number	Bill Date	Due Date	2013 Tax Statement	
00023773	11/22/2013	11/22/2013	Real Estate	
Parcel Number	Property Location			
1070135712	RONALD REAGAN HWY			

000525748
 SWETT, PHILIP III
 2032 RONALD REAGAN HWY
 COVINGTON LA 70433

Make Check or Money order payable to:

St. Tammany Parish Tax Collector
 P.O. Box 608
 Covington, LA 70434-0608

Penalty	
Interest	
Payments	376.45
Current Charge	\$ 376.45
Total	\$ 0.00
Amount Remitted	

100.34 ACS M/L BEING 98.12 ACS SEC 20 29 38 6 11 C
 B 1055 448 CB 1055 446 CB 1073

000020&201310002377350000000000

jds@jonesfussell.com

From: Carl Cleland [ccleland@stpgov.org]
Sent: Monday, June 16, 2014 9:25 AM
To: jds@jonesfussell.com
Subject: RE: Swett Prop resub
Attachments: Swett property on bypass.pdf

16-02-14P02:05 RCVD

Jeff,

The entirety of Tracts A & B are zoned A-1A with a Rural Overlay. See attached map.

Carl Cleland
Land Use Planner
St Tammany Parish Dept. of Development
21454 Koop Drive, Suite 1B
Mandeville, LA 70471
Tel: 985-898-2529
Fax: 985-898-3003
Email: ccleland@stpgov.org

DISCLAIMER: Any e-mail may be construed as a public document, and may be subject to a public records request. The contents of this e-mail reflect the opinion of the writer, and are not necessarily the opinion or policy of St. Tammany Parish Government.

From: jds@jonesfussell.com [mailto:jds@jonesfussell.com]
Sent: Monday, June 16, 2014 8:29 AM
To: Carl Cleland
Subject: FW: Swett Prop resub

Please see the attached and indicate the zoning of both Tract A and Tract B. Many thanks, JDS

From: jds@jonesfussell.com
Sent: Thursday, June 12, 2014 10:40 AM
To: Ron Keller
Cc: Tim Henning; Randy Brown; Ryan Brown
Subject: Fwd: Swett Prop resub

Please see the below email and attached proposed administrative Minor Subdivision for your review and comment. Also, let us know amounts of STP fee and recording fee (looks like it is a 24" by 36" plat). Thanks, JDS

Sent from my iPad

Begin forwarded message:

From: Randy Brown <rbrown@brownsurveys.com>
Date: June 12, 2014 at 8:57:14 AM EDT
To: "jds@jonesfussell.com" <jds@jonesfussell.com>, "henningtr@aol.com" <henningtr@aol.com>
Cc: Ryan Brown <ryanb@brownsurveys.com>
Subject: Fw: Swett Prop resub

Please review the attached and let us know if all looks OK. If so we should send an advance copy to Ron Keller also before we make the necessary copies.

**ST. TAMMANY PARISH
REGISTRAR OF VOTERS**

M. DWAYNE WALL, CERA
REGISTRAR



**STATE OF LOUISIANA
PARISH OF ST. TAMMANY**

CERTIFICATE OF REGISTRAR OF VOTERS

I, the undersigned Registrar of Voters for the Parish of St. Tammany, State of Louisiana, do hereby certify that the property described in the attached Surveys by Randall W. Brown & Associates, Inc., Survey No. 14414 dated May 27, 2014 and further identified as parcel of land containing 50.03 acres known as Tract A, Swett Family Subdivision, situated in Section 29, Township 6 South, Range 11 East in St. Tammany Parish, State of Louisiana, and by the records in the Registrar of Voters office has no registered voters within said property.

In faith whereof, witness my official signature and the impress of my official seal at Covington, Louisiana, on this 27th day of August, 2014.

A handwritten signature in blue ink, appearing to read "M. Dwayne Wall", is written over a horizontal line.

M. Dwayne Wall, CERA
Registrar of Voters
St. Tammany Parish, Louisiana

Attachments:

Legal description, Map and Survey

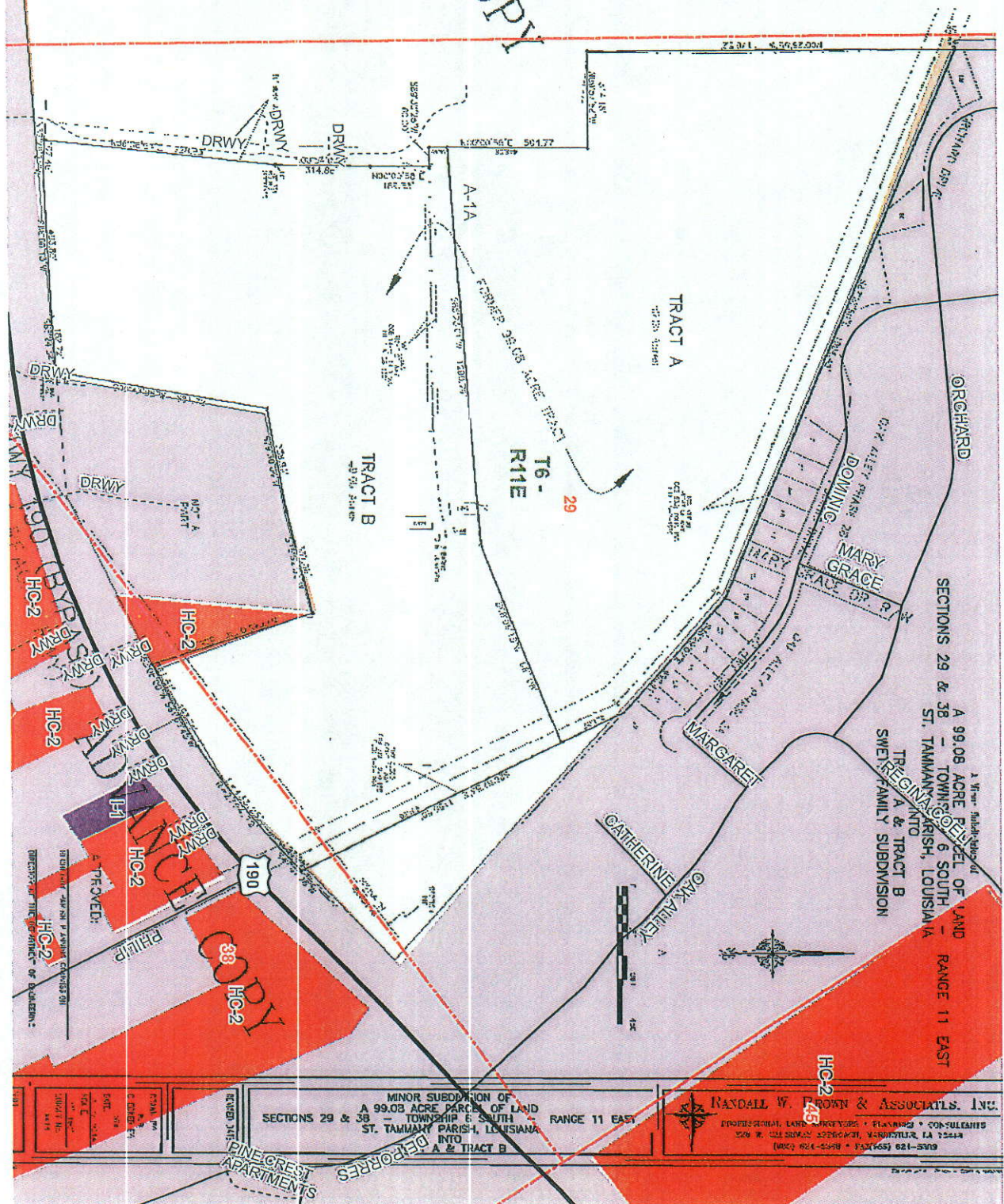
Cc: Joanne Reed

ADVANCE COPY

30

T-6-R1E

1
3
1. A portion of the...
of Section 29 & 38 of...
of Township 6 South...
of Range 11 East...



RECORDED DATE

DATE	BY

PREPARED BY

CHIEF ENGINEER

CHECKED BY

SCALE

DATE

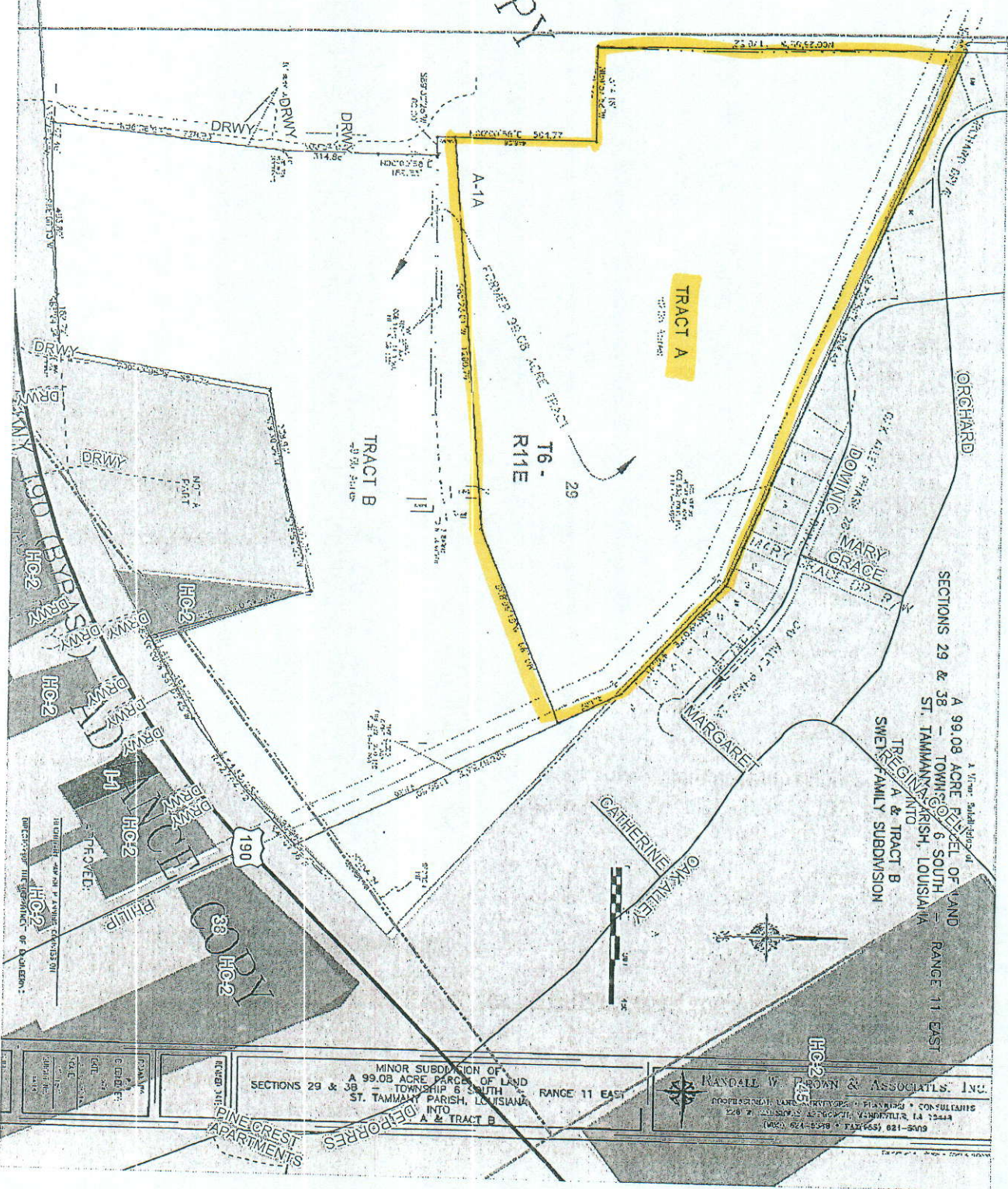
BY

PROJECT: MINOR SUBDIVISION OF A 99.08 ACRE PARCEL OF LAND SECTIONS 29 & 38 - TOWNSHIP 6 SOUTH ST. TAMMANY PARISH, LOUISIANA INTO TRACTS A & TRACT B

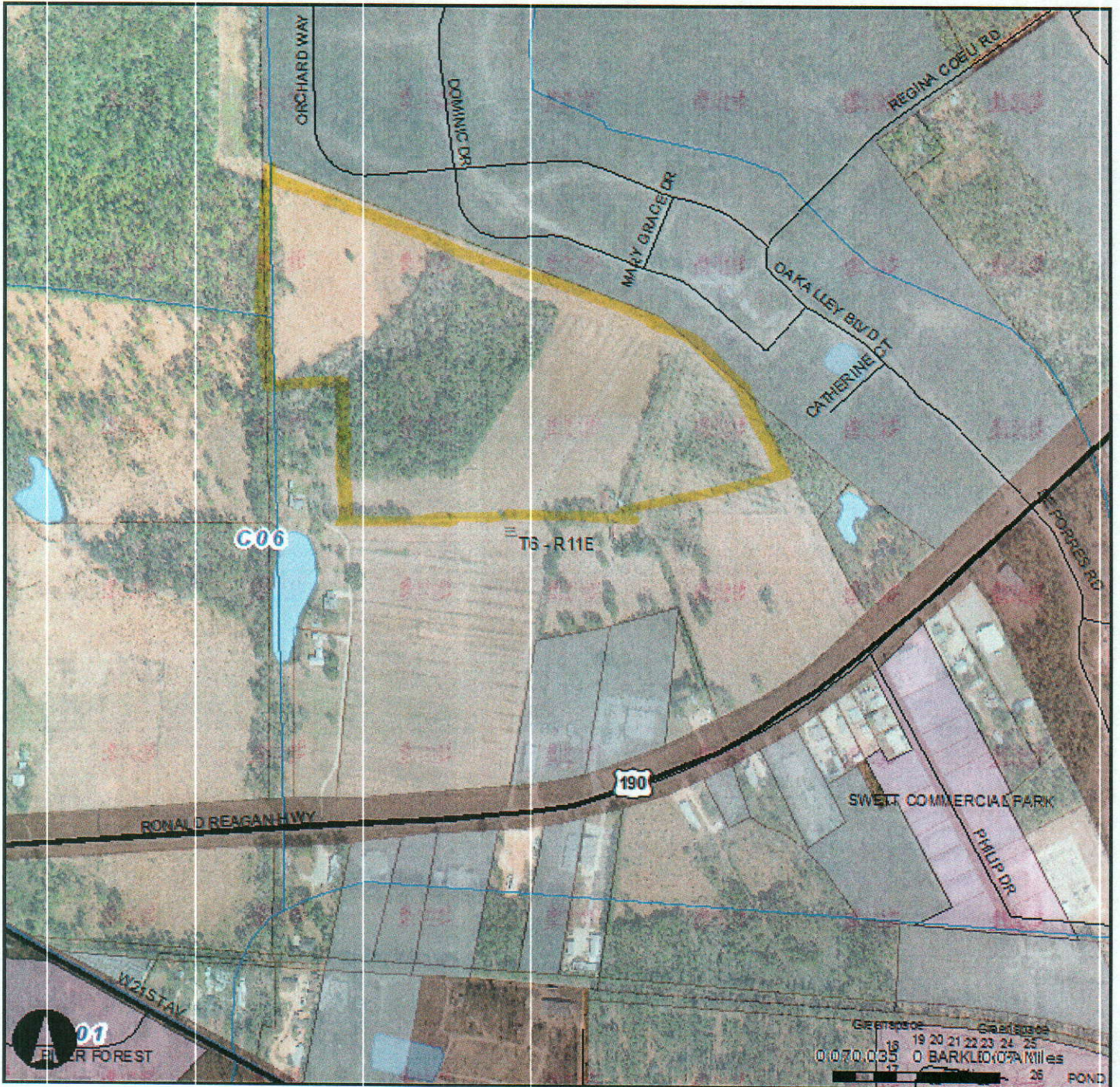
RANDALL W. FROWN & ASSOCIATES, INC.
ENGINEERING, LAND SURVEYING • PLANNING • CONSULTANTS
1524 1/2 LA BOUTEFFE LANE SUITE 200 METairie LA 70002
504-883-3938 • 504-883-6213

ADVANCE COPY

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Map



major_roads



Streets



Streams & Rivers



Township/Range



Subdivisions



SD_Parcels



Land_Parcels



Cities



Voting Precincts - 2011



Water Bodies



parish_land



Copyright

STPBasicMap

ED:

ISH PLANNING COMMISSION

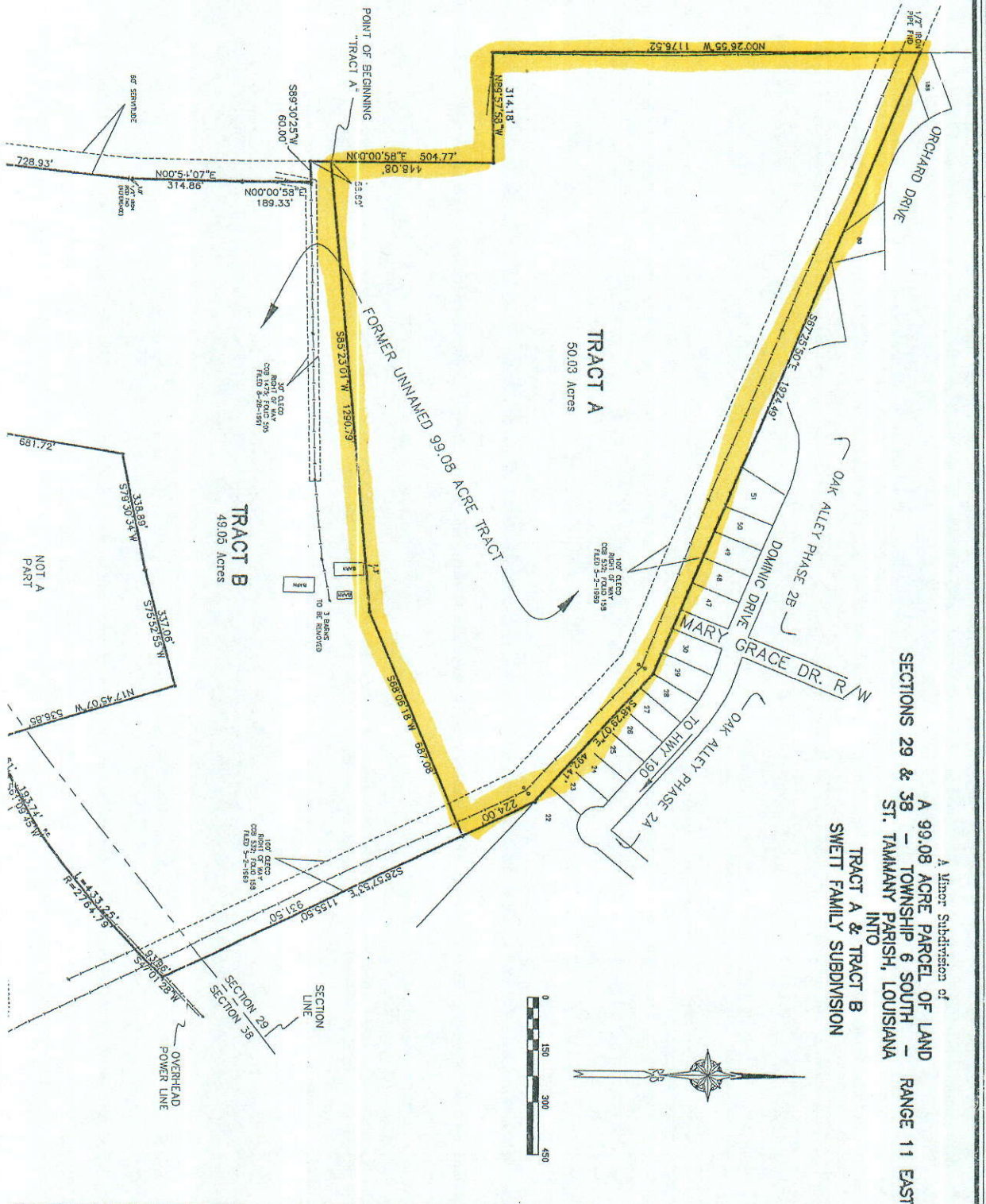
THE DEPARTMENT OF ENGINEERING

RT


FILE NO.

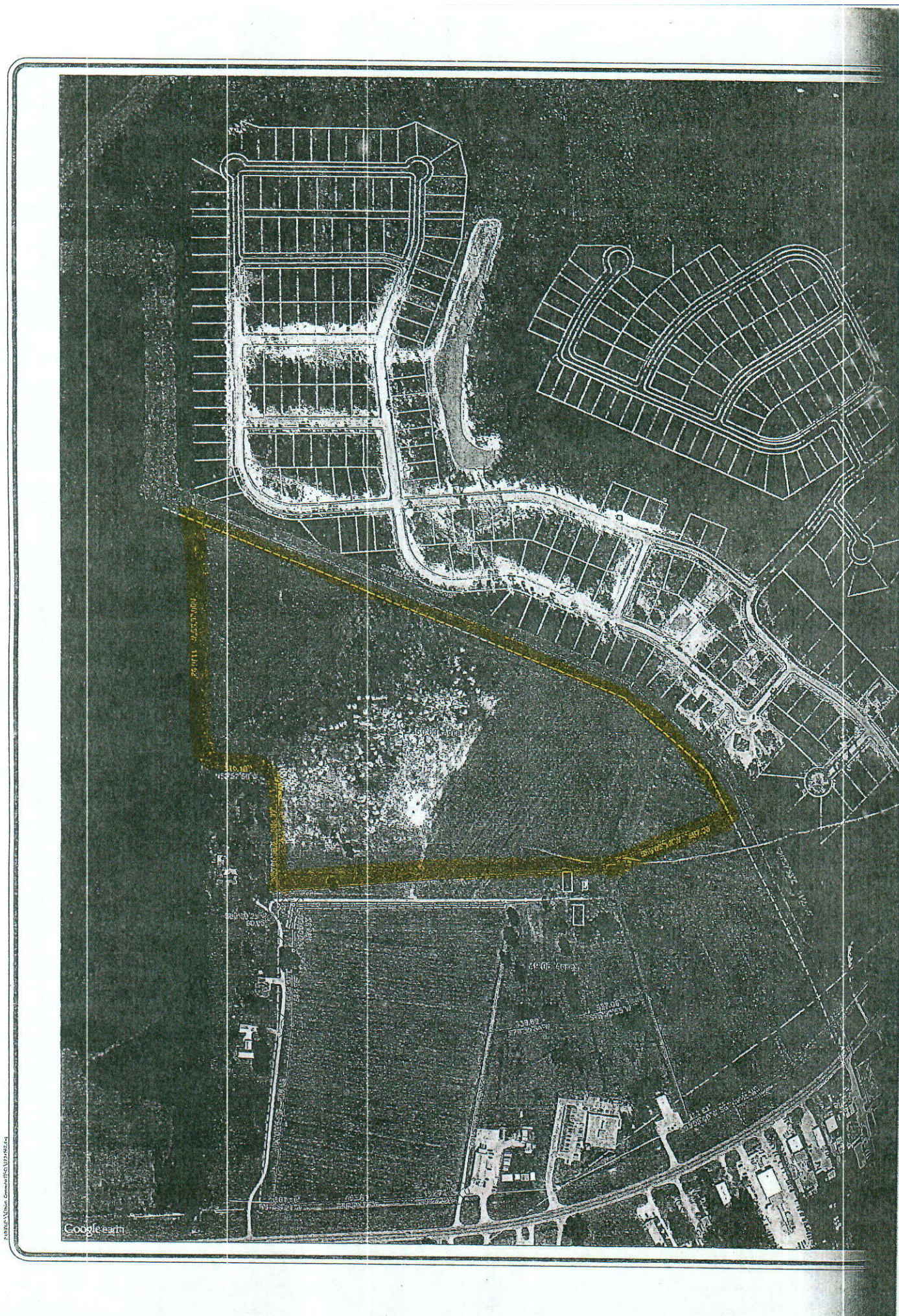
nuce Butler, PLS
5218-B
11-19-2013

TRIP LINE
WIRE MONUMENT
WIRE MONUMENT
WIRE MONUMENT
IRON PIPE TO BE SET
TYPICAL



A Minor Subdivision of
 A 99.08 ACRE PARCEL OF LAND
 SECTIONS 29 & 38 - TOWNSHIP 6 SOUTH -
 ST. TAMMANY PARISH, LOUISIANA
 INTO
 TRACT A & TRACT B
 SWEET FAMILY SUBDIVISION

REVISION DATE 	MINOR SUBDIVISION OF A 99.08 ACRE PARCEL OF LAND SECTIONS 29 & 38 - TOWNSHIP 6 SOUTH - ST. TAMMANY PARISH, LOUISIANA INTO TRACT A & TRACT B RANGE 11 EAST	 RANDALL W. BROWN & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS • PLANNERS • CONSULTANTS 228 W. CAUSEWAY APPROACH, MANDEVILLE, LA 70448 (985) 824-6388 • FAX(985) 824-6309
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© 2008 Google

Google earth

APPROVED:

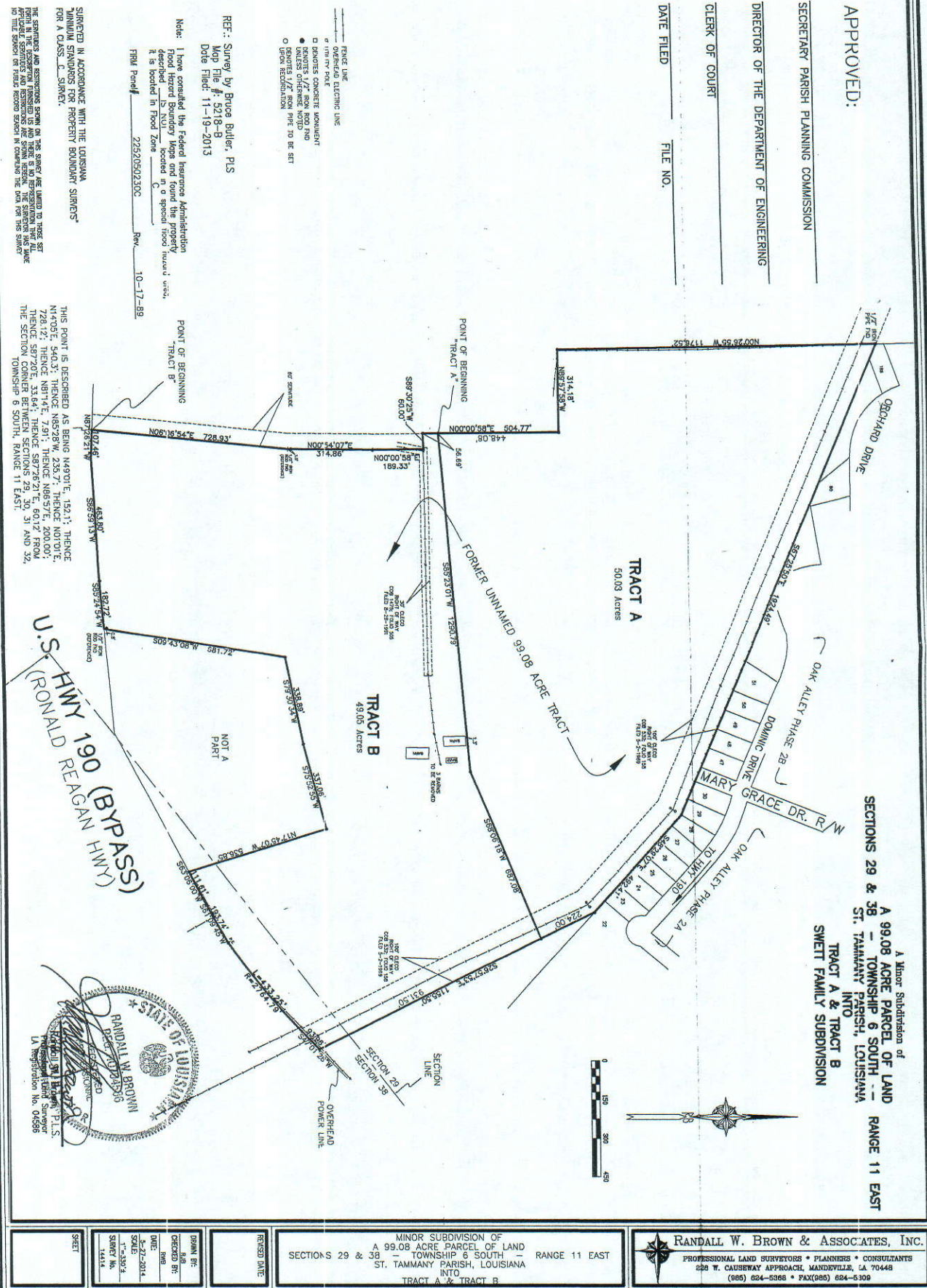
SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED FILE NO.

A Minor Subdivision of
A 99.08 ACRE PARCEL OF LAND
SECTIONS 29 & 38 - TOWNSHIP 6 SOUTH -
ST. TAMMANY PARISH, LOUISIANA
INTO
TRACT A & TRACT B
SWETT FAMILY SUBDIVISION



REF: Survey by Bruce Butler, PLS
Map File #: 9248-B
Date Filed: 11-19-2013

Note: I have consulted the Federal Bureau of Investigation and the Louisiana Department of Transportation and Development and found the property described by NUL 7297 located in a special flood hazard area, it is located in Flood Zone C
IRM Panel: 2252050230C Rev: 10-17-88

SUBJECT IN ACCORDANCE WITH THE LOUISIANA
MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS
FOR A CLASS C SURVEY.

THE SIGNATURE AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET
FORWARD BY THE ASSOCIATE PROFESSIONAL SURVEYOR. THE SURVEYOR HAS MADE
NO TITLE SEARCH OR FIELD RECORD SEARCH IN CONNECTION WITH THIS SURVEY.

THIS POINT IS DESCRIBED AS BEING NORTH: 159.1', THENCE
N14°00' E, THENCE N55°28' W, 235.27', THENCE NORTH:
N14°00' E, THENCE N81°14' E, 73.91', THENCE N86°57' E, 200.00',
THENCE S87°20' E, 33.64', THENCE S87°28' E, 60.12' FROM
THE SECTION CORNER BETWEEN SECTIONS 29, 30, 31 AND 32,
TOWNSHIP 6 SOUTH, RANGE 11 EAST.



MINOR SUBDIVISION OF
A 99.08 ACRE PARCEL OF LAND
TOWNSHIP 6 SOUTH -
ST. TAMMANY PARISH, LOUISIANA
INTO
TRACT A & TRACT B

RANDALL W. BROWN & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS • PLANNERS • CONSULTANTS
628 W. CAUSEWAY APPROACH, MANDEVILLE, LA 70448
(985) 624-5366 • FAX (985) 624-5309

DESIGN BY: RWB	CHECKED BY: RWB	DATE: 5-27-2014	SCALE: 1"=500'±	SHEET NO. 12/13
REVISIONS:	DATE:	BY:	REASON:	

CO-2014-03: STP Department notes:

Date	Department	Originator	Note
10/28/2014	PW	J Lobrano	No Public Works Issues
10/21/2014	Engineering	P Carroll	Parish drainage and traffic requirements must be followed.
10/29/2014	Planning	S Fontenot	Proposal is in conformance with the applicable annexation and growth management agreements with the City of Covington. The proposed City Zoning Classification is consistent with the existing Parish Zoning Classification.
10/31/2014	ENV	J Watson	No DES Issues.