

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4828

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: PRESIDENT/LEGAL

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. SMITH

ON THE 12 DAY OF JULY , 2012

ORDINANCE TO AUTHORIZE THE PARISH OF ST. TAMMANY, THROUGH THE OFFICE OF THE PARISH PRESIDENT, TO PURCHASE OR OTHERWISE ACQUIRE CERTAIN SERVITUDES FOR DRAINAGE IMPROVEMENTS FOR THE COUNTRY CLUB DRIVE PROJECT.

WHEREAS, St. Tammany Parish Government desires to acquire certain Servitudes (hereinafter referred to as "Servitudes"); and

WHEREAS, there is a need and a public purpose for the acquisition of Servitudes for drainage improvements on Country Club Drive located in Covington Country Club Estates Subdivision; and

WHEREAS, the Parish of St. Tammany hereby desires to acquire the Servitudes and authorizes the Office of the Parish President to do whatever is necessary to enter into negotiations and acquire said Servitudes.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: to authorize the Parish of St. Tammany, to acquire by purchase or donation those certain Servitudes described in Exhibit "A" attached hereto; and

BE IT FURTHER ORDAINED that pursuant to all applicable provisions of law, the Office of the Parish President is directed and authorized to do whatever is necessary to acquire the Servitudes.

BE IT FURTHER ORDAINED that the Office of the Parish President is authorized and instructed to proceed with the acquisition of the Servitudes in a timely and orderly matter.

BE IT FURTHER ORDAINED that the Office of the Parish President is authorized to exercise its discretion in acquiring the Servitudes, together with all agreements and all transactions necessary to carry out the intent of this Ordinance.

BE IT FURTHER ORDAINED that if purchased, the purchase price shall not exceed the fair market value of the Servitude as evidenced by an appraisal obtained or supplied to the Parish plus fees and costs.

BE IT FURTHER ORDAINED that any and all actions previously taken by the Office of the Parish President in furtherance of the actions contemplated herein are ratified and accepted accordingly.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: _____ SECONDED BY: _____

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 2 DAY OF AUGUST , 2012 ; AND BECOMES ORDINANCE COUNCIL SERIES NO ____.

MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JUNE 28 , 2012

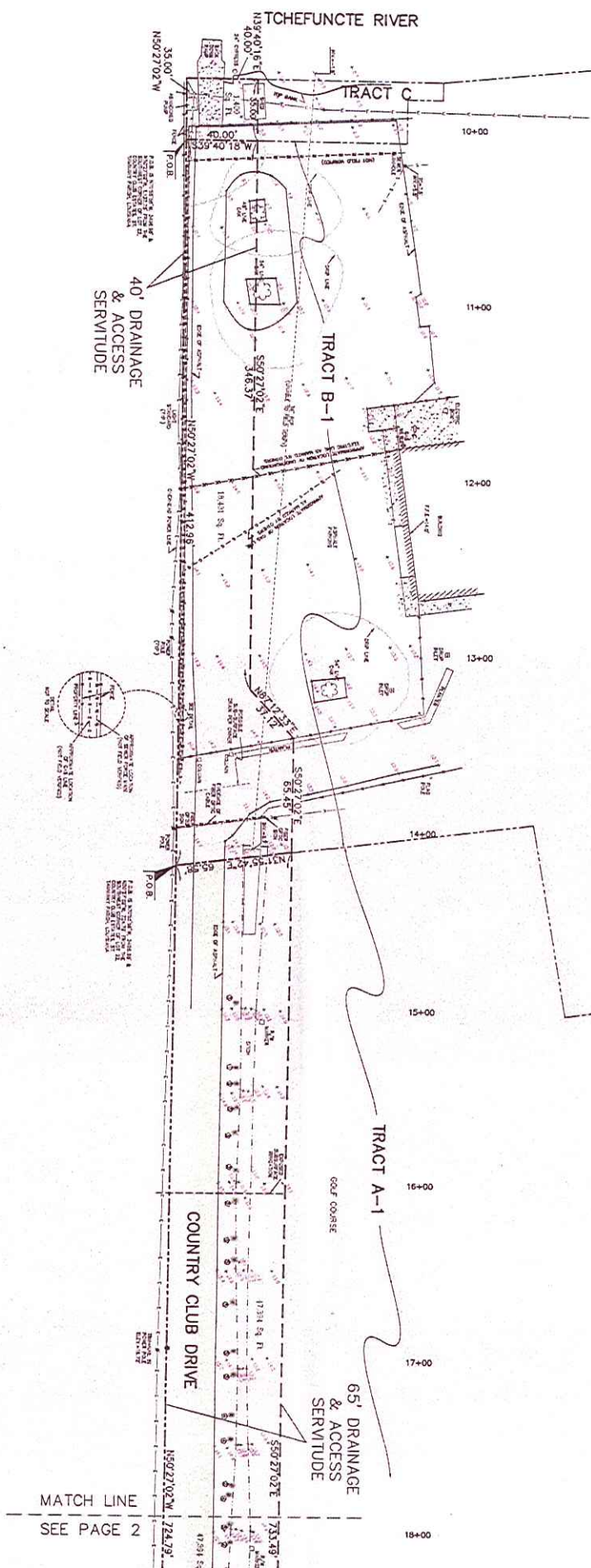
Published Adoption: _____, 2012

Delivered to Parish President: _____, 2012 at _____

Returned to Council Clerk: _____, 2012 at _____

Page 1 of 8

Topography Survey & Proposed Right-of-Way Schedule
COUNTRY CLUB DRIVE
COMINGTON COUNTRY CLUB
SECTION 37, TOWNSHIP 7 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA
FOR
ST. TAMMANY PARISH GOVERNMENT



CALL "LOUISIANA ONE-CALL"
BEFORE DIGGING
PH. 1-(800)-272-3020

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

SUBMITTED IN ACCORDANCE WITH THE LOUISIANA
MADAM JUSTICES FOR PROPERTY ROBERTSON SUITS
FOR A CLASS C SPLIT.


 STATE OF LOUISIANA
 DEPARTMENT OF SOCIAL SERVICES
 RECEIVED
 DIVISION OF CHILDREN
 10/10/00

Received by Social Services
 U.S. Department of Health & Human Services

REFERENCES

- 1) Survey by Jean Farnsworth, May File # 3325, File Dates 11-24-03
- 2) Survey of County Club Code B/C by Ronald Omerod, Dates 8-14-09
- 3) Survey of Text B-1 & Text C by Jean Farnsworth, Dates 11-17-03
- 4) County Club Estates Extension plat, File Date 8-14-1982

LEGO®:


- ① 12° PNE
- ② 15° PNE
- ③ 15° PNE
- ④ 21° PNE
- ⑤ 24° PNE

● DOTTED 1/8" DIA. PNE. SET
DURING DESIGN PHASE

* DOWNSIDE FOR THE DESIGNER

REMOVED DATE:

COVINGTON COUNTRY DRIVE
SECTION 37, TOWNSHIP 7 SOUTH-RANGE 11 EAST
COVINGTON COUNTRY CLUB
ST. TAMMANY PARISH, LOUISIANA

 RANDALL W. BROWN & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS • PLANNERS • CONSULTANTS
220 W. CAUSEWAY APPROACH, MANDEVILLE, LA 70448
(985) 624-5368 • FAX(985) 624-5309

1 OF 3

EXHIBIT "A"
Page 2 of 8

Topographic Survey & Proposed Drainage Servitude
COUNTRY CLUB DRIVE
COVINGTON COUNTRY CLUB
SECTION 37, TOWNSHIP 7 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA
FOR
ST. TAMMANY PARISH GOVERNMENT



18+00
19+00
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24+00
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26+00

TRACT A-1

65' DRAINAGE
& ACCESS
SERVITUDE

15' DRAINAGE
SERVITUDE

COUNTRY CLUB DRIVE

SEE PAGE 1
MATCH LINE

MATCH LINE
SEE PAGE 3

COFF COFFEE

LOT 1

LOT 2

CALL "LOUISIANA ONE-CALL"
BEFORE DIGGING
PH. 1-(800)-272-3020

THE LOCATION OF EXISTING UNDERGROUND UTILITIES
AS SHOWN IN AN APPROXIMATE MAP ONLY. THE
OWNER SHALL BE RESPONSIBLE FOR THE LOCATION
OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY
WORK. THE LOCATOR IS NOT TO BE HELD RESPONSIBLE FOR
ANY DAMAGE TO EXISTING UTILITIES OR FOR THE LOCATION
OF ANY UTILITIES NOT SHOWN ON THIS MAP. THE LOCATOR
MAKES NO WARRANTY AS TO THE LOCATION OF ANY
AND ALL UNDERGROUND UTILITIES.

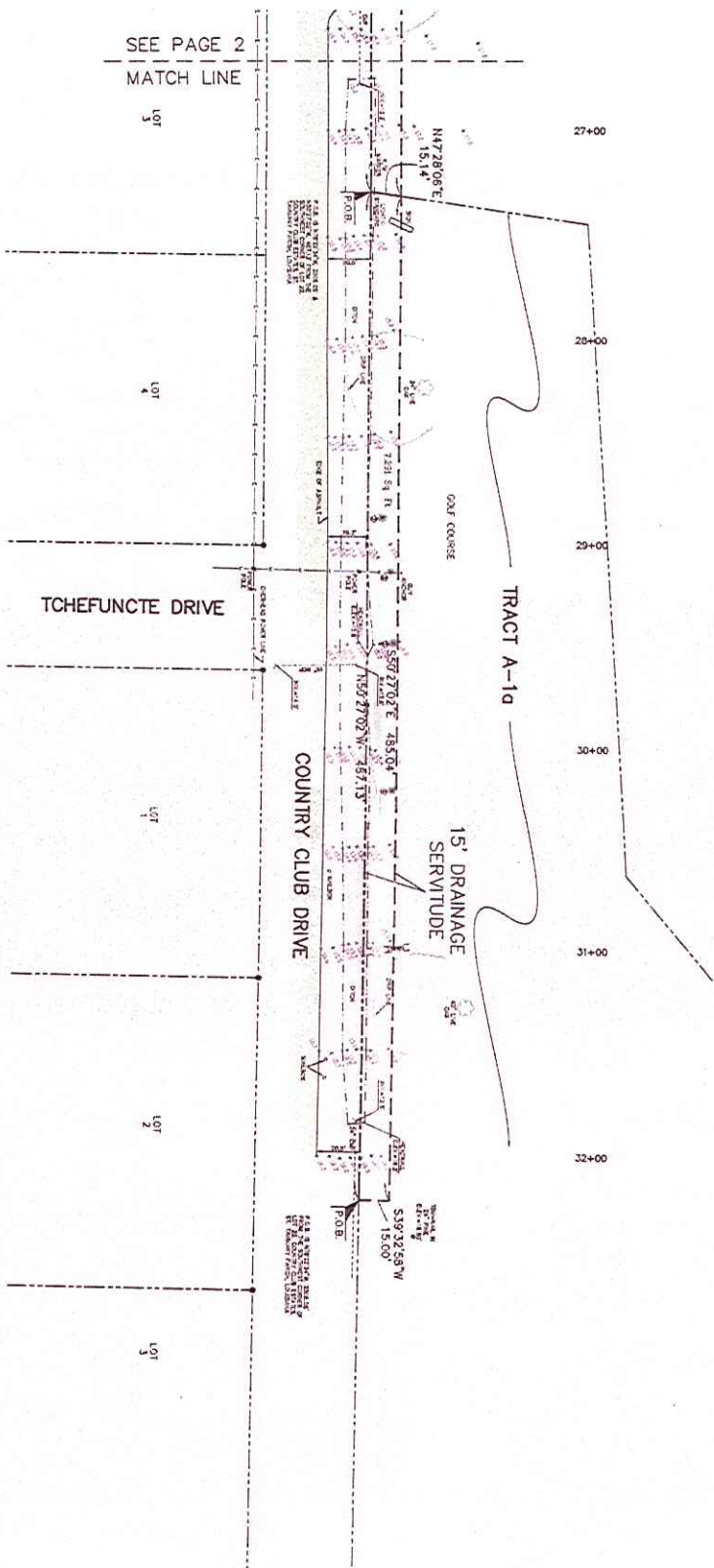
THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE
PROVISIONS OF THE LOUISIANA SURVEYING ACT OF 1984
AND THE RULES AND REGULATIONS OF THE BOARD OF
LAND SURVEYORS OF THE STATE OF LOUISIANA.

SEALING IN ACCORDANCE WITH THE LOUISIANA
SURVEYING ACT OF 1984 AND THE RULES AND REGULATIONS
OF THE BOARD OF LAND SURVEYORS OF THE STATE OF
LOUISIANA.



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Topographic Survey & Proposed Privilege Easements
COUNTRY CLUB DRIVE
COVINGTON COUNTRY CLUB
SECTION 37, TOWNSHIP 7 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA
FOR
ST. TAMMANY PARISH GOVERNMENT



CALL "LOUISIANA ONE-CALL"
BEFORE DIGGING
PH. 1-(800)-272-3020

THE LOCATION OF EXISTING UNDERGROUND UTILITIES
ARE SHOWN IN AN APPROXIMATE MANNER ONLY. THE
LOCATIONS OF EXISTING UTILITIES ARE NOT TO BE
CONSIDERED AS A GUARANTEE OF ANY KIND. THE
OWNER OF ANY PROPERTY SHOWN ON THIS SURVEY
AGREES TO BE FULLY RESPONSIBLE FOR THE
LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY
WORK. THE SURVEYOR'S LIABILITY IS LIMITED TO THE
ACCURACY OF THE SURVEY DATA AND THE PRESENCE
OF ANY AND ALL UNDERGROUND UTILITIES.

THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE
PROVISIONS OF THE LOUISIANA SURVEYING ACT OF 1984
AND THE RULES AND REGULATIONS OF THE BOARD OF
SURVEYING ENGINEERS OF THE STATE OF LOUISIANA.
FOR A COMPLETE LIST OF RULES, VISIT THE WEBSITE
WWW.LSBE.LA.GOV



REFERENCE: Louisiana Surveying Act of 1984, La. Stat. Title 48, § 11-41-43
1) Survey of Section 37, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, dated 11-17-03
2) Survey of Section 37, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, dated 11-17-03
3) Survey of Section 37, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, dated 11-17-03
4) Survey of Section 37, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, dated 11-17-03

LEGEND
① 1" = 1" scale
② 1" = 2" scale
③ 1" = 4" scale
④ 1" = 8" scale
⑤ 1" = 16" scale
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3 OF 3

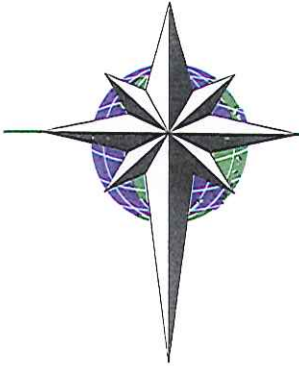
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REVISION DATE:

COUNTRY CLUB DRIVE
SECTION 37, TOWNSHIP 7 SOUTH-RANGE 11 EAST
COVINGTON COUNTRY CLUB
ST. TAMMANY PARISH, LOUISIANA

RANDALL W. BROWN & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS • PLANNERS • CONSULTANTS
220 W. CAUSEWAY APPROACH, MANDEVILLE, LA 70448
(985) 624-5368 • FAX(985) 624-5309

EXHIBIT "A"
Page 4 of 8



RANDALL W. BROWN & ASSOCIATES, INC.

228 West Causeway Approach Road
Mandeville, Louisiana 70448

(985) 624-5368 • FAX (985) 624-5309

PROPERTY DESCRIPTION

**A 15' DRAINAGE SERVITUDE SITUATED IN
TRACT A-1a
SECTION 37, TOWNSHIP 7 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA**

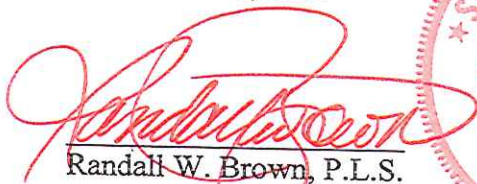
All that certain portion of ground situated in Section 37, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commence at the Southwest corner of Lot 22, Country Club Estates and go North 78 degrees 22 minutes 34 seconds West, a distance of 2,506.05 feet to a point on the Northerly right of way line of Country Club Drive also the **Point of Beginning**.

From the **Point of Beginning** go along the Northerly right of way line of Country Club Drive North 50 degrees 27 minutes 02 seconds West, a distance of 487.13 feet; then leave said right of way and go North 47 degrees 28 minutes 06 seconds East, a distance of 15.14 feet; then go South 50 degrees 27 minutes 02 seconds East, a distance of 485.04 feet; then go South 39 degrees 32 minutes 58 seconds West, a distance of 15.00 feet back to the **Point of Beginning**.

Said parcel contains 7,291 square feet of land more or less.

Job No.: 12103
Date: March 28, 2012


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



Professional Land Surveyors

Planners

Consultants

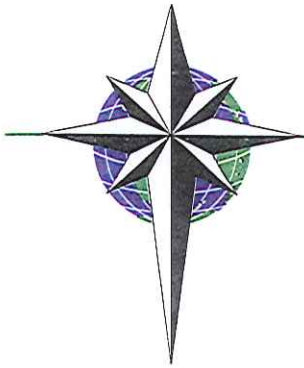


EXHIBIT "A"

Page 5 of 8

RANDALL W. BROWN & ASSOCIATES, INC.

228 West Causeway Approach Road
Mandeville, Louisiana 70448

(985) 624-5368 • FAX (985) 624-5309

PROPERTY DESCRIPTION

**A 15' DRAINAGE SERVITUDE SITUATED IN
TRACT A-1
SECTION 37, TOWNSHIP 7 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA**

All that certain portion of ground situated in Section 37, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commence at the Southwest corner of Lot 22, Country Club Estates and go North 78 degrees 22 minutes 34 seconds West, a distance of 2,506.05 feet to a point on the Northerly right of way line of Country Club Drive; thence go along said right of way North 50 degrees 27 minutes 02 seconds West, a distance of 487.13 feet to the **Point of Beginning**.

From the **Point of Beginning** continue along the Northerly right of way line of Country Club Drive North 50 degrees 27 minutes 02 seconds West, a distance of 574.54 feet; thence leave said right of way and go North 39 degrees 32 minutes 58 seconds East, a distance of 15.00 feet; thence go South 50 degrees 27 minutes 02 seconds East, a distance of 576.63 feet; thence go South 47 degrees 28 minutes 06 seconds West, a distance of 15.14 feet back to the **Point of Beginning**.

Said parcel contains 8,634 square feet of land more or less.

Job No.: 12103

Date: March 28, 2012

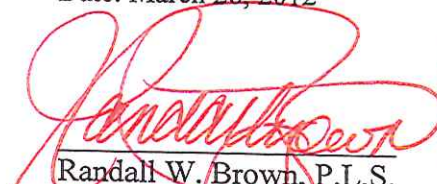
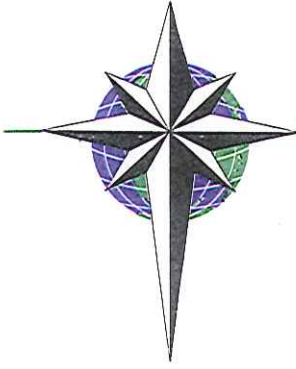

Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04586



EXHIBIT "A"

Page 6 of 8



RANDALL W. BROWN & ASSOCIATES, INC.

228 West Causeway Approach Road
Mandeville, Louisiana 70448

(985) 624-5368 • FAX (985) 624-5309

PROPERTY DESCRIPTION

**A 65' DRAINAGE & ACCESS SERVITUDE SITUATED IN
TRACT A-1
SECTION 37, TOWNSHIP 7 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA**

All that certain portion of ground situated in Section 37, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows:

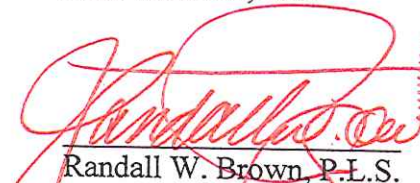
Commence at the Southwest corner of Lot 22, Country Club Estates and go North 70 degrees 55 minutes 58 seconds West, a distance of 3,496.98 feet to the **Point of Beginning**.

From the **Point of Beginning** go North 50 degrees 27 minutes 02 seconds West, a distance of 724.79 feet; thence go North 31 degrees 55 minutes 42 seconds East, a distance of 65.58 feet; thence go South 50 degrees 27 minutes 02 seconds East, a distance of 733.49 feet; thence go South 39 degrees 32 minutes 58 seconds West, a distance of 65.00 feet back to the **Point of Beginning**.

Said parcel contains 47,394 square feet of land more or less.

Job No.: 12103

Date: March 28, 2012


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



Professional Land Surveyors

Planners

Consultants

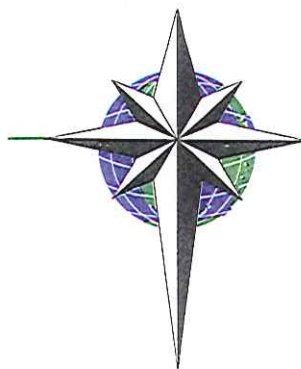


EXHIBIT "A"

Page 7 of 8

RANDALL W. BROWN & ASSOCIATES, INC.

228 West Causeway Approach Road
Mandeville, Louisiana 70448

(985) 624-5368 • FAX (985) 624-5309

PROPERTY DESCRIPTION

**DRAINAGE & ACCESS SERVITUDE SITUATED IN
TRACT B-1
SECTION 37, TOWNSHIP 7 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA**

All that certain portion of ground situated in Section 37, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commence at the Southwest corner of Lot 22, Country Club Estates and go North 70 degrees 55 minutes 58 seconds West, a distance of 3,496.98 feet; thence go North 50 degrees 27 minutes 02 seconds West, a distance of 724.79 feet to the **Point of Beginning**.

From the **Point of Beginning** go North 50 degrees 27 minutes 02 seconds West, a distance of 412.96 feet; thence go North 39 degrees 40 minutes 18 seconds East, a distance of 40.00 feet; thence go South 50 degrees 27 minutes 02 seconds East, a distance of 346.37 feet; thence go North 87 degrees 12 minutes 33 seconds East, a distance of 37.12 feet; thence go South 50 degrees 27 minutes 02 seconds East, a distance of 65.45 feet; thence go South 31 degrees 55 minutes 42 seconds West, a distance of 65.58 feet back to the **Point of Beginning**.

Said parcel contains 18,431 square feet of land more or less.

Job No.: 12103

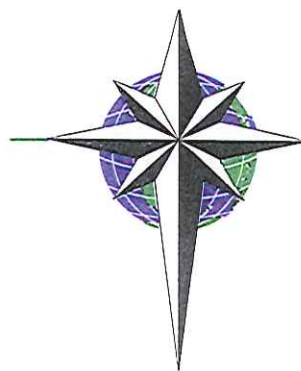
Date: March 28, 2012

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



EXHIBIT "A"

Page 8 of 8



RANDALL W. BROWN & ASSOCIATES, INC.

228 West Causeway Approach Road
Mandeville, Louisiana 70448

(985) 624-5368 • FAX (985) 624-5309

PROPERTY DESCRIPTION

**A 40' DRAINAGE & ACCESS SERVITUDE SITUATED IN
TRACT C
SECTION 37, TOWNSHIP 7 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA**

All that certain portion of ground situated in Section 37, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commence at the Southwest corner of Lot 22, Country Club Estates and go North 70 degrees 55 minutes 58 seconds West, a distance of 3,496.98 feet; thence go North 50 degrees 27 minutes 02 seconds West, a distance of 1,137.75 feet to the **Point of Beginning**.

From the **Point of Beginning** go North 50 degrees 27 minutes 02 seconds West, a distance of 35.00 feet; thence go North 39 degrees 40 minutes 16 seconds East, a distance of 40.00 feet; thence go South 50 degrees 27 minutes 02 seconds East, a distance of 35.00 feet; thence go South 39 degrees 40 minutes 18 seconds West, a distance of 40.00 feet back to the **Point of Beginning**.

Said parcel contains 1,400 square feet of land more or less.

Job No.: 12103
Date: March 28, 2012

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



Ordinance Administrative Comment

ORDINANCE TO AUTHORIZE THE PARISH OF ST. TAMMANY, THROUGH THE OFFICE OF THE PARISH PRESIDENT, TO PURCHASE OR OTHERWISE ACQUIRE CERTAIN SERVITUDES FOR DRAINAGE IMPROVEMENTS FOR THE COUNTRY CLUB DRIVE PROJECT.

St. Tammany Parish will acquire drainage and access servitudes located on Country Club Drive for drainage improvements for Covington Country Club Estates Subdivision. The servitudes are as follows:

- | | |
|---------------------------------------|--------------------|
| • Parcel A-1A, 15’ Drainage Servitude | 7,291 square feet |
| • Parcel A-1, 15’ Drainage Servitude | 8,364 square feet |
| • Parcel A-1, 65’ Drainage Servitude | 47,394 square feet |
| • Parcel A-1 Total | 56,028 square feet |
| • Parcel B-1 | 18,431 square feet |
| • Parcel C | 1,400 square feet |

Note that the servitude is an interest in real property that conveys use, but not ownership of an owner’s property. If purchased, the purchase price shall not exceed the fair market value of the Servitude as evidenced by an appraisal obtained or supplied to the Parish plus fees and costs.