

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6462

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MS. TANNER

ON THE 3 DAY OF SEPTEMBER , 2020

AN ORDINANCE TO REVOKE AN UNOPENED PORTION OF EAST-WEST RD, LOCATED EAST OF WESTSHORE DR., NORTH OF PINNACLE PKWY IN THE COLONIAL PINNACLE NORD DU LAC SUBDIVISION, COVINGTON, LOUISIANA., WARD 1, DISTRICT 1. (REV 20-07-006)

WHEREAS, the petitioner, who owns property abutting the aforementioned Parish street right-of-way, has petitioned the St. Tammany Parish Council to revoke/alienate a portion of the dedication, specifically a portion of East-West Road, located east of Westshore Dr., north of Pinnacle Pkwy in the Colonial Pinnacle Nord Du Lac Subdivision, south of Covington, Louisiana; and

WHEREAS, the Department of Public Works, and Department of Planning & Development have reviewed and researched said request and have reported their findings to the St. Tammany Parish Planning Commission; and

WHEREAS, the St. Tammany Parish Planning Commission, upon review of said petition, and after having considered all of the facts relevant to this request, has concluded that said portion of said street right-of-way is no longer needed for public purposes as defined pursuant to statutory law, and therefore recommends to the Parish Council the adoption of the proposed revocation request.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that it hereby concurs with the findings of the Planning Commission and therefore grants approval of the revocation/alienation request for the portion of the street right-of-way as referred to above, subject to the following:

SECTION I. The revocation of the subject property will be conditioned upon a satisfactory roadway realignment plan being submitted by the petitioner’s engineer and approved by the Department of Public Works and the Department of Planning & Development..

SECTION II: The petitioners, or any other adjacent property owner who wishes to participate, if any, shall enter into a private cash sale with the Parish to conclude the revocation/alienation process as set forth in St. Tammany Parish Code of Ordinances Section 35-1, and in accordance with the provisions of La. R.S. 48:701, et seq. and/or La. R.S. 48:711, et seq.

SECTION III: Following execution of the private cash sale(s), the petitioners shall assimilate the right-of-way into its abutting lots through the Parish’s administrative resubdivision process.

SECTION IV: All subsurface mineral rights therein shall be retained by St. Tammany Parish, unless otherwise stated within this Ordinance; and the Parish shall reserve the right to retain any easements and/or servitudes existing at the time of revocation and/or may also require the establishment of same if the Parish deems it necessary

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 1 DAY OF OCTOBER , 2020 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
KATRINA L. BUCKLEY, COUNCIL CLERK

\_\_\_\_\_  
MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: AUGUST 26 , 2020

Published Adoption: \_\_\_\_\_ , 2020

Delivered to Parish President: \_\_\_\_\_ , 2020 at \_\_\_\_\_

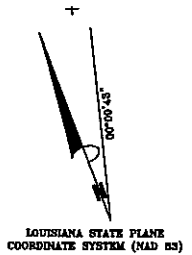
Returned to Council Clerk: \_\_\_\_\_ , 2020 at \_\_\_\_\_

CURVE TABLE				
NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	CH = S48°26'28"E	R = 301.45'	A = 99.65'	CL = 99.20'
C2	CH = N24°56'01"W	R = 210.50'	A = 95.60'	CL = 94.78'

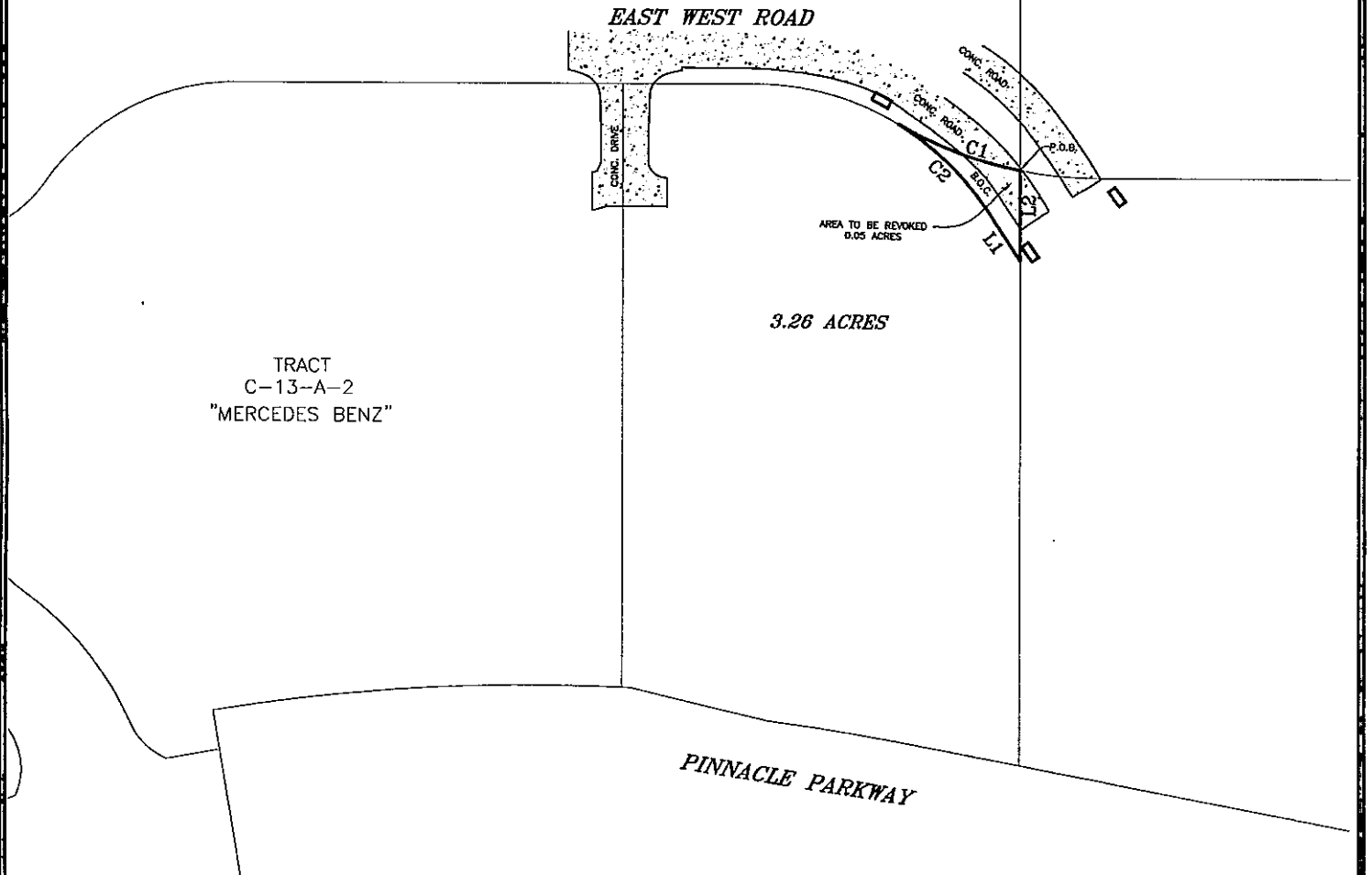
LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N1°53'26"W	45.54'
L2	S21°01'30"W	69.30'



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LOUISIANA STATE PLANE  
COORDINATE SYSTEM (NAD 83)



A CERTAIN PIECE OR PORTION OF LAND BEING 0.05 ACRES AND IS SITUATED IN SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE CORNER COMMON TO SECTIONS 12, 13 & 45 TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA RUN NORTH 00 DEGREES 40 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 1423.63 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 23 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 1109.12 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 14 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 95.82 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 17 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 700.84' TO A POINT ON THE NORTH RIGHT-OF-WAY OF INTERSTATE 12 AND THE EAST RIGHT-OF-WAY OF LOUISIANA HIGHWAY 21; THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY OF INTERSTATE 12 SOUTH 48 DEGREES 43 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 326.81 FEET TO A POINT; THENCE RUN SOUTH 10 DEGREES 45 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 243.47 FEET TO A POINT; THENCE RUN NORTH 51 DEGREES 51 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 388.91 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF PINNACLE PARKWAY, SAID POINT BEING A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID RIGHT-OF-WAY AND CURVE WITH A RADIUS OF 353.09 FEET, AND AN ARC LENGTH OF 448.28 FEET, A CHORD BEARING OF SOUTH 33 DEGREES 52 MINUTES 00 SECONDS EAST AND A CHORD LENGTH OF 418.78 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN SOUTH 88 DEGREES 14 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 120.07 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF PINNACLE PARKWAY, SAID POINT BEING ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY AND CURVE WITH A RADIUS OF 451.09 FEET, AND AN ARC LENGTH OF 522.22 FEET, A CHORD BEARING OF NORTH 30 DEGREES 01 MINUTES 18 SECONDS WEST AND A CHORD LENGTH OF 493.54 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, NORTH 05 DEGREES 54 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 91.00 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 350.00 FEET, AND AN ARC LENGTH OF 228.33 FEET, A CHORD BEARING OF NORTH 47 DEGREES 44 MINUTES 46 SECONDS WEST AND A CHORD LENGTH OF 224.52 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, NORTH 29 DEGREES 34 MINUTES 34 SECONDS WEST AND A DISTANCE OF 83.58 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN NORTH 34 DEGREES 02 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 11.19 FEET TO A POINT; THENCE RUN SOUTH 29 DEGREES 34 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 58.57 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 350.00 FEET, AND AN ARC LENGTH OF 37.73 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 15 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 2228.44 FEET TO A POINT; THENCE RUN SOUTH 21 DEGREES 01 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 288.34 FEET TO A POINT; THENCE RUN SOUTH 24 DEGREES 03 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 129.53 FEET TO A POINT; THENCE RUN SOUTH 88 DEGREES 58 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 2372.21 FEET TO A POINT; THENCE RUN SOUTH 21 DEGREES 01 MINUTE 30 SECONDS WEST FOR A DISTANCE OF 498.03 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, CONTINUE SOUTH 21 DEGREES 01 MINUTE 30 SECONDS WEST FOR A DISTANCE OF 69.30 FEET TO A POINT; THENCE RUN NORTH 11 DEGREES 55 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 45.54 FEET TO A POINT ON A CURVE TO THE LEFT (TANGENT & COUNTERCLOCKWISE); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 210.50 FEET, AN ARC LENGTH OF 95.60 FEET, A CHORD BEARING OF NORTH 24 DEGREES 56 MINUTES 01 SECOND WEST AND A CHORD LENGTH OF 94.78 FEET TO A POINT ON A CURVE TO THE LEFT (NON-TANGENT & COUNTERCLOCKWISE); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 301.45 FEET, AN ARC LENGTH OF 99.65 FEET, A CHORD BEARING OF SOUTH 48 DEGREES 28 MINUTES 28 SECONDS EAST AND A CHORD LENGTH OF 99.20 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 0.05 ACRES (2,118.89 SQ. FT.) MORE OR LESS.

ST. TAMMANY PARISH COUNCIL CHAIRMAN

CHAIRMAN, ST. TAMMANY PARISH PLANNING COMMISSION

SECRETARY, ST. TAMMANY PARISH PLANNING COMMISSION

ST. TAMMANY PARISH DEPARTMENT OF ENGINEERING

DATE FILED MAP FILE No.

ST. TAMMANY PARISH CLERK OF COURT

(OWNER)

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "D" SURVEY.

REFERENCE SURVEY: A survey by this firm with job no. 2014 025 J dated June 07, 2018.

BASIS FOR BEARINGS: The Reference Survey.

A REVOCATION PLAT OF  
A 0.05 ACRE PARCEL OF LAND  
situated in  
SECTION 47, T-7-S, R-11-E  
St. Tammany Parish, Louisiana  
for  
REGENT LANDS, INC. & ADVANCE MORTGAGE COMPANY, L.L.C.

Survey No. 2014 025 K Drawn by: SPH Scale: 1" = 100'  
Date: FEBRUARY 26, 2020 Revised:

**JOHN E. BONNEAU & ASSOCIATES, INC.**  
Professional Land Surveyors • Planners and Consultants  
1011 NORTH CAUSEWAY BLVD., SUITE 34 • MANDEVILLE, LA 70471  
(985)845-1012 • (985)845-1013 • FAX NO. (985)845-1778  
www.JEBCOLandSurveying.com • e-mail: info@jebcosurvey.com

NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

This Survey is Certified True and Correct By  
**JOHN E. BONNEAU**  
LICENSE NO. 4423  
PROFESSIONAL  
*John E. Bonneau*  
John E. Bonneau  
Professional Land Surveyor  
Registration No. 4423

Administrative Comments

CASE NO.: REV20-07-006

NAME OF STREET OR ROAD: A portion of East-West Road

NAME OF SUBDIVISION: Colonial Pinnacle Nord Du Lac Subdivision

WARD: 1 PARISH COUNCIL DISTRICT: 1

PROPERTY LOCATION: The property is located east of Westshore Dr., north of Pinnacle Pkwy in the Colonial Pinnacle Nord Du Lac Subdivision, Covington, Louisiana.

SURROUNDING ZONING: HC-3 Highway Commercial

PETITIONER/REPRESENTATIVE: Watercross Development, LLC

**STAFF COMMENTARY:**

**Department of Planning & Development Comments:**

The applicant is proposing to revoke a portion of East-West Road. Watercross Development, LLC owns all abutting properties. It should be noted that the subject property is part of a constructed public road that is currently in use.

The .05 acre property proposed for revocation is a portion of a larger tract of land acquired by the Parish through an Act of Dedication & Donation in 2018 for use as a public road. The future development plan for the surrounding properties has changed since the roadway was first constructed. Watercross Development, LLC is seeking the revocation to accommodate the roadway expansion and realignment plan that they are proposing.

**Recommendation:**

The Staff has no objections to the proposed revocation. However, the revocation of the subject property should be conditioned upon a satisfactory roadway realignment plan being submitted by the petitioner's engineer and approved by the Department of Public Works and the Department of Planning & Development.