

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-6498

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: ENGINEERING

RESOLUTION TO TAKE ACTION ON PERFORMANCE AND/OR WARRANTY OBLIGATIONS

WHEREAS, The Department of Finance and the Department of Engineering have notified the Parish Council that certain securities for subdivision Performance and/or Warranty Obligations are maturing in the near future; and

WHEREAS, these Performance and/or Warranty Obligations have been reviewed by said Departments which have made recommendations thereon to the Parish Council.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES, by the St. Tammany Parish Council acting in it's capacity as the governing authority, that it hereby accepts the recommendation of the Department of Finance and the Department of Engineering, and approves the following action regarding Performance and/or Warranty Obligations as shown.

BE IT FURTHER RESOLVED, that failure to renew or to post an acceptable security on its due date will cause same to be called, and the Department of Finance and the Department of Engineering are hereby authorized and directed to do so.

<u>NAME OF SUBDIVISION</u>	<u>OBLIGATION</u>	<u>RECOMMENDATION</u>
<b>Lakeshore Villages Subdivision, Phase 4-A-2</b>	<b>WARRANTY</b>	Extend for one (1) year or
Amount: \$ 79,000.00		until the work is satisfactorily
Expires: September 12, 2021		accomplished.
Ward 9, District 13		
<b>Lakeshore Villages Subdivision, Phase 4-B</b>	<b>WARRANTY</b>	Extend for one (1) year or
Amount: \$ 19,500.00		until this phase is brought
Expires: September 12, 2021		back into compliance with
Ward 9, District 13		the previous Final Approval
		for Warranty Obligation
		Inspection.
<b>Lakeshore Villages Subdivision, Phase 3-A-3</b>	<b>WARRANTY</b>	Release
Amount: \$ 59,900.00	<b>(Extended)</b>	
Expires: August 9, 2022		
Ward 9, District 13		
<b>Sherry Court/Angelic Estates Subdivision</b>	<b>WARRANTY</b>	Release
<b>(formerly The Birg Subdivision)</b>	<b>(Extended)</b>	
Amount: \$ 4,400.00		
Expires: October 16, 2021		
Ward 3, District 2		

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 5 DAY OF AUGUST, 2021, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

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MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

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KATRINA L. BUCKLEY, COUNCIL CLERK



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

### ADMINISTRATIVE COMMENT

The following recommendations for the below listed Performance and/or Warranty Obligations are as follows:

- 1. Lakeshore Villages Subdivision, Phase 4-A-2**  
Warranty Obligation - \$79,000.00 - Extend
- 2. Lakeshore Villages Subdivision, Phase 4-B**  
Warranty Obligation - \$19,500.00 - Extend
- 3. Lakeshore Villages Subdivision, Phase 3-A-3**  
Extended Warranty Obligation - \$59,900.00 - Release
- 4. Sherry Court/Angelic Estates Subdivision (formerly The Birg Subdivision)**  
Extended Warranty Obligation - \$4,400.00 - Release

<b>NAME OF SUBDIVISION</b>	<b>OBLIGATION</b>	<b>RECOMMENDATION</b>
<b>Lakeshore Villages Subdivision, Phase 4-A-2</b>	<b>WARRANTY</b>	Extend for one (1) year or
Amount: \$79,000.00		until the work is satisfactorily
Expires: September 12, 2021		accomplished.
Ward 9, District 13		
<b>Lakeshore Villages Subdivision, Phase 4-B</b>	<b>WARRANTY</b>	Extend for one (1) year or
Amount: \$19,500.00		until this phase is brought
Expires: September 12, 2021		back into compliance with
Ward 9, District 13		the previous Final Approval
		for Warranty Obligation
		Inspection.
<b>Lakeshore Villages Subdivision, Phase 3-A-3</b>	<b>WARRANTY</b>	Release
Amount: \$59,900.00	<b>(Extended)</b>	
Expires: August 9, 2022		
Ward 9, District 13		
<b>Sherry Court/Angelic Estates Subdivision</b>	<b>WARRANTY</b>	Release
<b>(formerly The Birg Subdivision)</b>	<b>(Extended)</b>	
Amount: \$4,400.00		
Expires: October 16, 2021		
Ward 3, District 2		



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

July 21, 2021

D.R. Horton, Inc. - Gulf Coast  
c/o Mr. Adam Kurz  
7696 Vincent Road  
Denham Springs, LA 70726

Re: Lakeshore Villages, Phase 4-A-2 Subdivision  
Warranty Obligation - \$79,000.00 - BOND #SNN4015077

Mr. Kurz,

The Warranty Obligation in the amount of \$79,000.00 expires September 12, 2021 and is scheduled for review by the Parish Council at the August 5, 2021 meeting.

The developer was notified on May 28, 2021 by the Department of Engineering of the outstanding punch list items. The developer's engineer shall certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed.

Field Punch List Items:

1. Clean the streets within this phase (Typical Comment);
2. Replace blue reflectors where missing (Typical Comment);
3. Repair broken sidewalks (Typical Comment);
4. Fix the Stop Sign at the intersection of Canal Bank Drive and Bowden Harbor Road.
5. Fix the Stop Sign at the intersection of Bowden Harbor Road and Honey Island Drive.

This office has not received notification from the developer's engineer. Therefore, this obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

Sincerely,

Daniel P. Hill, P.E.

Director, Department of Engineering

xc: Honorable Michael Cooper  
Honorable Jake Airey  
Mr. Ross Liner, AICP, PTP, CFM  
Mr. Jay Watson, P.E.  
Ms. Leslie Long  
Mr. Tim Brown  
Ms. Deborah Henton  
Mr. Christopher Tissue, P.E.  
Mr. Theodore Reynolds, P.E.  
Mr. Joey Lobrano  
Ms. Jan Pavur  
Mr. Tommy Buckel, P.E., Duplantis Design Group, PC  
Ms. Elizabeth Songy, E.I., Duplantis Design Group, PC  
Mr. Jeff Schoen, Jones Fussell, LLP



**ST. TAMMANY PARISH**

**MICHAEL B. COOPER**  
PARISH PRESIDENT

July 21, 2021

D.R. Horton, Inc. - Gulf Coast  
c/o Mr. Adam Kurz  
7696 Vincent Road  
Denham Springs, LA 70726

Re: Lakeshore Villages, Phase 4-B Subdivision  
Warranty Obligation - \$19,500.00 - BOND #SNN4015076

Mr. Kurz,

The Warranty Obligation in the amount of \$19,500.00 expires September 12, 2021 and is scheduled for review by the Parish Council at the August 5, 2021 meeting.

The developer was notified on May 28, 2021 by the Department of Engineering that the lots and infrastructure associated with this phase of Lakeshore Villages is being utilized as a sales and model home area. This phase contains an access road, parking lots and model homes that are not in conformance to the original Final Approval.

Therefore, this Warranty Obligation must be extended for one (1) year or until this phase is brought back into compliance with the previous Final Approval at which time the required Warranty Obligation Inspection will be performed.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel P. Hill".

Daniel P. Hill, P.E.  
Director, Department of Engineering

xc: Honorable Michael Cooper  
Honorable Jake Airey  
Mr. Ross Liner, AICP, PTP, CFM  
Mr. Jay Watson, P.E.  
Ms. Leslie Long  
Mr. Tim Brown  
Ms. Deborah Henton  
Mr. Christopher Tissue, P.E.  
Mr. Theodore Reynolds, P.E.  
Mr. Joey Lobrano  
Ms. Jan Pavur  
Mr. Tommy Buckel, P.E., Duplantis Design Group, PC  
Ms. Elizabeth Songy, E.I., Duplantis Design Group, PC  
Mr. Jeff Schoen, Jones Fussell, LLP



**ST. TAMMANY PARISH**

**MICHAEL B. COOPER**  
PARISH PRESIDENT

July 21, 2021

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

Re: Lakeshore Villages Subdivision, Phase 3-A-3  
Warranty Obligation - \$59,900.00 - BOND #SNN4014932

Honorable Council Members,

The extended Warranty Obligation in the amount of \$59,900.00 expires August 9, 2022 and is scheduled for review by the Parish Council at the August 5, 2021 meeting.

This office has inspected the site. All work covered by this Warranty Obligation is satisfactory.

Therefore, it is recommended that the Warranty Obligation be released. This is within a Community Development District and the Parish is not responsible for any maintenance.

Sincerely,

Daniel P. Hill, P.E.  
Director, Department of Engineering

*Attachment: Lakeshore Villages Subdivision, Phase 3-A-3 Recorded Plat No. 5911*

xc: Honorable Michael Cooper  
Honorable Jake Airey  
Mr. Ross Liner, AICP, PTP, CFM  
Mr. Jay Watson, P.E.  
Ms. Leslie Long  
Ms. Tim Brown  
Ms. Deborah Henton  
Mr. Christopher Tissue, P.E.  
Mr. Theodore Reynolds, P.E.  
Mr. Joey Lobrano  
Ms. Jan Pavur  
Mr. Adam Kurz, D.R. Horton, Inc. - Gulf Coast  
Mr. Tommy Buckel, P.E., Duplantis Design Group, PC  
Ms. Elizabeth Songy, E.I., Duplantis Design Group, PC  
Mr. Jeff Schoen, Jones Fussell, LLP





**PLAT SHOWING FINAL SUBDIVISION**  
**LAKESHORE VILLAGES (PHASE 3-A-3)**  
 LOCATED IN SECTION 36,  
 TOWNSHIP 9 SOUTH - RANGE 14 EAST  
 SIDLIN, ST. TAMMANY PARISH, LOUISIANA

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	41°43'56"	55.00'	40.01'	N 67°10'02" E - 39.14'
C2	120°29'51"	55.00'	117.27'	S 30°54'35" E - 86.28'
C3	62°03'28"	50.00'	54.19'	N 09°16'31" E - 51.57'
C4	66°09'43"	55.00'	65.43'	S 64°15'12" W - 61.64'
C5	70°28'22"	55.00'	67.65'	N 46°25'46" W - 63.46'
C6	90°00'00"	25.00'	39.27'	N 44°00'44" E - 35.36'
C7	90°00'00"	25.00'	39.27'	N 43°19'56" W - 35.36'
C8	52°41'14"	55.00'	50.30'	N 80°46'21" E - 48.67'
C9	156°27'54"	55.00'	150.20'	S 05°12'23" W - 107.69'
C10	91°00'42"	55.00'	87.37'	N 51°03'16" W - 78.47'
C11	87°32'40"	25.00'	38.20'	N 45°53'44" E - 34.69'
C12	04°03'00"	1,825.00'	130.06'	S 04°09'56" W - 130.04'
C13	02°31'07"	1,825.00'	80.22'	S 02°27'58" W - 80.22'
C14	01°56'22"	1,825.00'	61.78'	S 09°41'43" W - 61.78'
C15	04°21'42"	725.00'	55.21'	N 08°29'01" E - 55.19'
C16	02°43'28"	725.00'	72.44'	N 03°06'23" E - 72.41'
C17	02°43'28"	725.00'	72.44'	N 02°17'08" W - 72.41'
C18	02°43'28"	725.00'	72.44'	N 08°00'35" W - 72.41'
C19	02°18'20"	725.00'	3.87'	N 11°01'30" W - 3.87'
C20	100°12'49"	25.00'	43.33'	N 61°7'05" W - 39.36'
C21	08°02'28"	835.00'	131.76'	N 23°07'45" E - 131.62'
C22	10°00'19"	835.00'	14.65'	N 68°06'21" E - 14.65'
C23	80°11'19"	25.00'	34.89'	N 27°30'22" E - 32.20'
C24	10°04'16"	775.00'	14.49'	N 12°02'59" W - 14.49'
C25	02°41'48"	775.00'	50.00'	N 09°38'57" W - 48.99'
C26	02°41'48"	775.00'	50.00'	N 05°58'09" W - 48.99'
C27	03°41'46"	775.00'	50.00'	N 02°16'22" W - 48.99'
C28	03°41'46"	775.00'	50.00'	N 01°25'38" E - 50.00'
C29	03°41'46"	775.00'	50.00'	N 05°07'14" E - 49.99'
C30	01°43'42"	775.00'	50.00'	N 08°43'01" E - 49.99'
C31	01°43'42"	775.00'	50.00'	S 09°47'28" W - 54.23'
C32	01°52'19"	1,775.00'	59.89'	S 07°58'42" W - 57.99'
C33	02°19'14"	1,775.00'	70.00'	S 09°54'46" W - 70.00'
C34	02°08'41"	1,255.47'	64.18'	S 03°44'50" W - 64.17'
C35	02°01'56"	1,984.00'	63.88'	S 01°14'01" W - 63.27'
C36	00°59'55"	1,779.35'	31.01'	S 00°10'08" W - 31.01'
C37	90°00'00"	25.00'	39.27'	S 45°19'56" E - 35.36'
C38	90°00'00"	25.00'	39.27'	N 44°00'44" E - 35.36'
C39	10°08'13"	1,525.00'	30.26'	S 00°14'11" W - 30.26'
C40	01°52'43"	1,525.00'	50.00'	S 01°44'39" W - 50.00'
C41	01°52'43"	1,525.00'	50.00'	S 03°27'22" W - 50.00'
C42	02°06'15"	1,525.00'	56.00'	S 05°36'51" W - 56.00'
C43	02°06'15"	1,525.00'	56.00'	S 07°43'05" W - 56.00'
C44	01°53'41"	1,525.00'	50.43'	S 09°43'03" W - 50.43'
C45	02°53'28"	250.00'	12.82'	S 49°16'07" E - 12.61'
C46	01°30'27"	1,775.00'	46.70'	N 09°54'40" E - 46.70'
C47	01°42'01"	1,775.00'	52.67'	N 08°18'27" E - 52.67'
C48	01°42'01"	1,775.00'	52.67'	N 08°36'26" E - 52.67'
C49	00°45'33"	1,775.00'	7.82'	N 03°53'46" E - 7.82'
C50	00°45'33"	1,775.00'	45.80'	N 05°00'04" E - 45.80'
C51	00°54'22"	575.00'	59.27'	N 00°33'48" E - 59.26'
C52	00°54'22"	575.00'	59.28'	N 05°20'25" W - 59.25'
C53	00°54'24"	575.00'	59.28'	N 11°14'59" W - 59.25'
C54	02°38'50"	575.00'	26.57'	N 15°31'36" W - 26.56'
C55	02°32'42"	25.00'	41.69'	N 64°37'25" W - 37.02'
C56	02°27'14"	25.00'	22.81'	N 66°22'34" E - 22.81'
C57	62°38'44"	25.00'	28.19'	S 32°50'35" W - 26.72'
C58	18°17'17"	25.00'	7.88'	S 08°38'25" E - 7.77'
C59	02°00'15"	625.00'	32.77'	N 16°14'56" W - 32.77'
C60	04°35'01"	625.00'	50.00'	N 12°27'18" W - 48.99'
C61	04°35'01"	625.00'	50.00'	N 07°52'17" W - 48.99'
C62	04°35'01"	625.00'	50.00'	N 03°17'16" W - 48.99'
C63	04°35'01"	625.00'	50.00'	N 01°14'48" E - 48.99'
C64	04°35'01"	625.00'	7.80'	N 03°55'54" E - 7.80'
C65	01°20'03"	1,825.00'	42.50'	N 04°56'34" E - 42.50'
C66	01°36'02"	1,825.00'	50.45'	N 08°24'08" E - 50.45'
C67	01°36'02"	1,825.00'	50.45'	N 07°59'08" E - 50.45'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C68	01°44'21"	1,825.00'	55.35'	N 09°38'49" E - 55.39'
C69	00°08'54"	1,825.00'	4.73'	S 10°35'27" E - 4.73'
C70	01°15'05"	1,775.00'	48.52'	S 09°43'21" W - 48.52'
C71	02°04'07"	1,775.00'	53.25'	S 07°44'46" W - 53.25'
C72	02°04'07"	1,775.00'	53.25'	S 05°46'39" W - 53.25'
C73	02°04'07"	1,775.00'	53.25'	S 03°48'32" W - 53.25'
C74	01°21'19"	1,775.00'	34.89'	S 01°53'50" W - 34.89'
C75	91°33'05"	25.00'	39.95'	S 44°53'23" E - 35.63'
C76	90°00'00"	25.00'	39.27'	S 44°40'44" E - 35.36'
C77	90°00'00"	25.00'	39.27'	S 45°19'56" E - 35.36'
C78	13°20'13"	250.00'	58.19'	N 83°39'49" W - 58.06'
C79	21°28'17"	250.00'	93.69'	N 66°15'54" W - 93.14'
C80	04°48'31"	250.00'	20.86'	S 03°46'10" E - 20.86'
C81	97°54'51"	25.00'	42.72'	N 10°10'44" E - 42.71'
C82	08°59'49"	350.00'	54.66'	N 45°34'58" E - 54.60'
C83	28°41'32"	25.00'	12.92'	S 14°40'42" E - 12.95'
C84	81°18'28"	25.00'	26.25'	N 89°00'50" E - 25.94'
C85	05°39'01"	250.00'	24.65'	S 55°52'07" W - 24.64'
C86	77°50'28"	25.00'	33.86'	S 62°19'56" E - 31.41'
C87	07°18'13"	300.00'	38.24'	N 47°03'48" W - 38.22'
C88	09°28'56"	300.00'	50.00'	N 55°02'22" W - 49.94'
C89	09°28'56"	300.00'	50.00'	N 55°02'19" W - 49.94'
C90	09°28'56"	300.00'	50.00'	N 42°35'18" W - 49.94'
C91	09°28'56"	300.00'	50.00'	N 48°08'44" W - 49.94'
C92	10°23'13"	300.00'	74.44'	N 89°40'19" W - 74.44'
C93	81°11'19"	25.00'	35.43'	N 49°04'25" E - 32.53'
C94	57°52'42"	55.00'	53.63'	N 68°41'46" W - 53.77'
C95	57°52'42"	55.00'	53.63'	N 86°01'18" W - 53.77'
C96	41°40'22"	55.00'	40.00'	N 12°07'03" W - 53.29'
C97	41°40'22"	55.00'	40.00'	N 97°31'56" E - 39.13'
C98	41°40'22"	55.00'	40.00'	S 89°57'42" E - 39.13'
C99	41°40'22"	55.00'	40.00'	S 17°21'21" E - 39.13'
C100	40°01'43"	55.00'	38.42'	S 33°33'42" W - 37.65'
C101	09°12'06"	55.00'	8.83'	S 12°16'59" E - 8.82'
C102	90°00'00"	25.00'	39.27'	S 52°28'45" W - 35.36'
C103	09°12'06"	55.00'	8.83'	N 12°16'59" W - 8.82'
C104	45°16'07"	55.00'	43.45'	N 14°57'08" E - 42.33'
C105	41°58'31"	55.00'	42.96'	N 85°34'27" E - 46.09'
C106	45°28'28"	55.00'	47.66'	S 75°20'04" E - 46.09'
C107	10°27'26"	55.00'	10.04'	S 43°40'07" E - 10.02'
C108	90°00'00"	25.00'	39.27'	N 56°31'15" W - 35.36'
C109	90°00'00"	25.00'	39.27'	N 52°28'45" E - 35.36'
C110	90°00'00"	25.00'	39.27'	N 41°54'39" W - 35.36'
C111	42°38'13"	465.00'	34.82'	N 62°05'24" E - 34.02'
C112	48°34'38"	25.00'	36.92'	N 39°12'57" W - 33.65'
C113	92°41'42"	25.00'	40.45'	S 52°07'54" W - 35.18'
C114	87°18'18"	25.00'	38.69'	N 37°52'46" W - 34.51'
C115	90°00'00"	25.00'	39.27'	S 52°28'45" W - 35.36'
C116	90°00'00"	25.00'	39.27'	S 52°28'45" W - 35.36'
C117	90°00'00"	25.00'	39.27'	S 52°28'45" W - 35.36'
C118	90°00'00"	25.00'	39.27'	S 56°31'15" E - 35.36'
C119	90°00'00"	25.00'	39.27'	S 53°28'45" W - 35.36'
C120	90°00'00"	25.00'	39.27'	S 62°31'15" E - 35.36'
C121	90°00'00"	25.00'	39.27'	N 52°28'45" E - 35.36'
C122	102°36'19"	25.00'	44.77'	N 30°13'05" W - 39.02'
C123	57°18'47"	25.00'	25.01'	S 69°49'12" W - 23.88'
C124	21°50'20"	55.00'	20.86'	N 15°02'10" W - 40.11'
C125	21°50'20"	55.00'	20.86'	N 85°37'18" W - 20.84'
C126	41°40'11"	55.00'	40.00'	N 85°37'18" W - 39.12'
C127	41°19'20"	55.00'	39.67'	S 52°28'36" W - 38.81'
C128	19°32'40"	55.00'	18.26'	S 20°19'16" E - 18.87'
C129	90°00'00"	25.00'	39.27'	S 52°28'45" W - 35.36'
C130	21°35'09"	55.00'	20.22'	S 46°15'32" W - 20.60'
C131	42°45'10"	55.00'	41.64'	S 04°05'22" W - 40.09'
C132	42°45'10"	55.00'	40.34'	S 58°07'17" E - 39.12'
C133	41°01'08"	55.00'	40.34'	S 79°58'03" E - 39.12'
C134	42°01'26"	55.00'	40.34'	S 79°58'03" E - 39.12'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C135	19°08'50"	55.00'	18.25'	N 69°27'49" E - 18.26'
C136	19°08'50"	55.00'	18.35'	N 52°01'9" W - 18.06'
C137	42°42'49"	55.00'	41.00'	N 83°25'08" W - 41.00'
C138	42°43'32"	55.00'	41.33'	S 54°14'1" W - 40.37'
C139	42°42'51"	55.00'	41.00'	S 10°48'29" W - 40.06'
C140	19°32'40"	55.00'	18.76'	S 20°19'16" E - 18.67'
C141	24°00'53"	55.00'	23.05'	N 59°20'40" E - 22.88'
C142	90°00'00"	25.00'	39.27'	N 56°31'15" W - 35.36'
C143	21°35'09"	55.00'	20.72'	S 56°15'32" W - 20.60'
C144	41°40'25"	55.00'	40.00'	S 02°12'01" E - 39.13'
C145	41°40'25"	55.00'	40.00'	S 02°12'01" E - 39.13'
C146	46°20'15"	55.00'	39.04'	S 82°08'29" E - 38.23'
C147	46°20'15"	55.00'	39.04'	S 82°08'29" E - 38.23'
C148	02°59'59"	55.00'	2.87'	N 44°26'43" W - 18.26'
C149	91°30'29"	55.00'	49.45'	N 71°41'37" W - 47.60'
C150	41°11'29"	55.00'	39.54'	S 18°56'56" W - 38.69'
C151	44°51'02"	55.00'	43.05'	S 18°56'56" W - 38.69'
C152	101°38'29"	25.00'	45.51'	N 42°13'37" W - 44.81'
C153	34°45'27"	75.00'	45.51'	N 42°13'37" W - 44.81'
C154	21°54'29"	75.00'	28.68'	N 70°35'55" W - 28.51'
C155	56°40'26"	75.00'	74.19'	N 53°10'57" W - 71.20'
C156	41°11'29"	55.00'	39.45'	S 18°56'56" W - 38.69'
C157	16°28'43"	55.00'	16.045'	S 56°31'15" W - 109.31'
C158	16°28'43"	55.00'	16.045'	S 52°28'45" W - 109.31'
C159	16°28'43"	55.00'	16.045'	S 52°31'15" E - 109.31'
C160	56°40'26"	55.00'	34.33'	N 53°10'57" W - 33.33'
C161	56°40'26"	55.00'	22.12'	N 81°19'56" E - 77.12'
C162	09°30'50"	465.00'	77.21'	N 81°19'56" E - 77.12'
C163	52°29'53"	465.00'	425.59'	N 66°50'49" E - 411.21'
C164	26°59'24"	535.00'	252.10'	N 54°06'14" E - 249.77'
C165	26°59'24"	535.00'	289.88'	S 73°38'08" W - 55.10'
C166	16°28'43"	55.00'	150.18'	N 61°20'17" W - 147.68'
C167	09°26'48"	1,475.00'	243.16'	S 05°56'32" W - 202.86'
C168	06°23'22"	1,825.00'	203.52'	N 02°28'13" E - 203.41'
C169	22°01'36"	625.00'	240.27'	N 06°44'16" W - 238.80'
C170	21°07'33"	625.00'	212.01'	N 06°17'14" W - 210.81'
C171	06°23'22"	1,775.00'	197.94'	N 07°28'13" E - 197.84'
C172	10°59'50"	1,825.00'	292.70'	S 05°09'59" W - 292.25'
C173	46°53'14"	3		



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

July 21, 2021

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

Re: Sherry Court/Angelic Estates Subdivision, Phase 1B-2 (formerly The Birg Subdivision)  
Warranty Obligation - \$4,400.00 - CASH IN ESCROW

Honorable Council Members,

The extended Warranty Obligation in the amount of \$4,400.00 expires October 16, 2021 and is scheduled for review by the Parish Council at the August 5, 2021 meeting.

This office has inspected the site. All work covered by this Warranty Obligation is satisfactory.

Therefore, it is recommended that the Warranty Obligation be released upon expiration. This is a subdivision of record and the Parish is responsible for all maintenance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel P. Hill, P.E.", written over a circular stamp or mark.

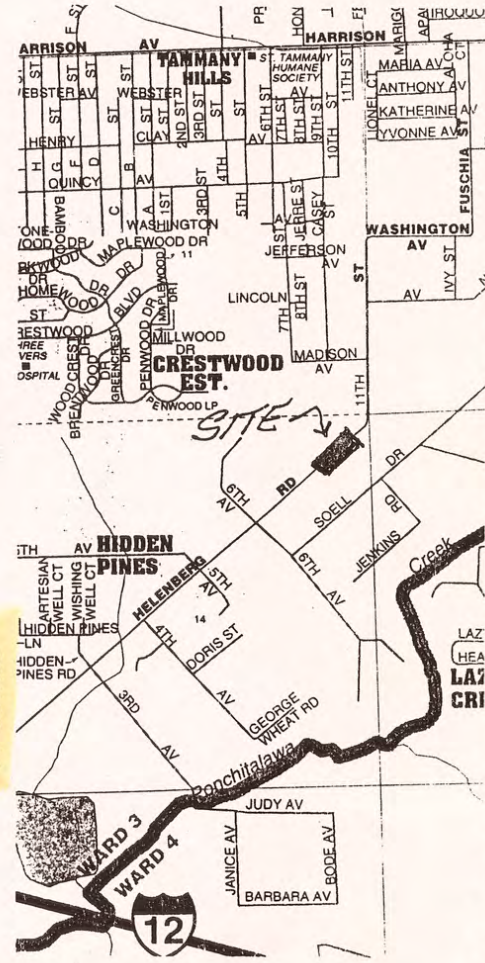
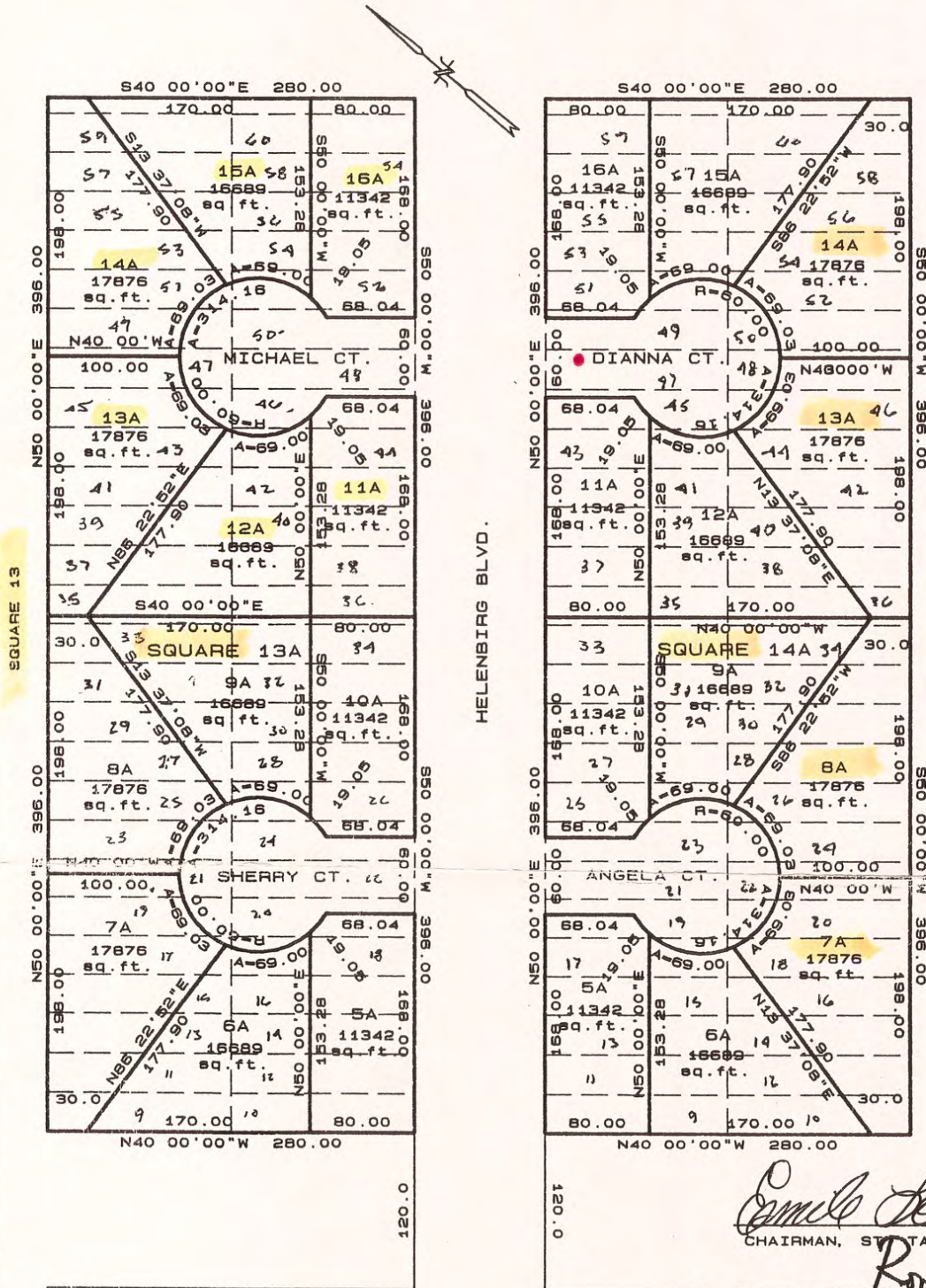
Daniel P. Hill, P.E.  
Director, Department of Engineering

*Attachment: The Birg Boulevard Resubdivision Plat File No. 2857B dated April 3, 2003*

xc: Honorable Michal Cooper  
Honorable David Fitzgerald  
Mr. Ross Liner, AICP, PTP, CFM  
Mr. Jay Watson, P.E.  
Ms. Helen Lambert  
Ms. Leslie Long  
Ms. Tim Brown  
Ms. Deborah Henton  
Mr. Earl Magner  
Mr. Christopher Tissue, P.E.  
Mr. Theodore Reynolds, P.E.  
Ms. Holly O'Neal, P.E.  
Mr. Truman Sharp, III  
Mr. Joey Lobrano  
Ms. Jan Pavur  
Mr. Jack Mendheim, 110 Capital Pool 2, LLC

**LEGAL DESCRIPTION:**

A Resubdivision of LOTS 9 thru 60 with 12 feet of LOTS 61 and 62, SQUARE 13, and LOTS 9 thru 60 with 12 feet of LOTS 61 and 62, SQUARE 14, THE BIRG BOULEVARD (Central Division) into LOTS 5A thru 16A, SQUARE 13A, and LOTS 5A thru 16A SQUARE 14A, located in Section 14, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana. Containing 10.16 Acres.



6th. Street

**RECORDED  
PLAT**

CERTIFIED TO:  
HELENBIRG PROPERTIES, L.L.C.

*Emile Lemelard*  
CHAIRMAN, ST. TAMMANY PARISH PLANNING COMMISSION

*Ron Kelle*  
SECRETARY, ST. TAMMANY PARISH PLANNING COMMISSION

*Jean Lindoroux*  
ST. TAMMANY PARISH DEPARTMENT OF ENGINEERING

04-03-2003      2857B  
DATE FILED:      MAP FILE NO.

*Angela C. Sturken*  
ST. TAMMANY PARISH CLERK OF COURT

**LEGEND**  
 ○ SET 1/2" IRON ROD  
 ● FOUND IRON ROD  
 ■ FOUND OLD WOOD  
 FENCE ---X---X---  
 BEARINGS: RECORD  
 SETBACK LINES - - - -  
 FRONT SIDES  
 REAR STREET

This survey is based upon the description furnished by the client. There may be other restrictions not shown on this plat that may exist in the public records. There are no visible encroachments existing except where shown hereon. If not otherwise noted, Elevations refer to NGVD 1929 datum.

I, hereby certify that this plat is based on a physical survey made on the ground and in accordance with the standards of a SUBURBAN SURVEY and the applicable standards of practice cited in LAC 48:151. Signature must be in RED and sealed by the undersigned for this plat to be certified copy.

CLASS/TYPE	"C"	CPN: 225205 0240 E
BOUNDARY	18 JUN 02	FIRM DATE: 16 AUG 95
FORMBOARDS		FIRM ZONE: "C"
SLAB TIE		BASE FLOOD:
AS-BUILT		REVISED: 100'
JOB NO.	BIRGR1	SCALE: 1 inch = 200'

BRUCE W. POPE, II  
 REG. No. 4672  
 REGISTERED  
 PROFESSIONAL  
**WILSON-POPE, INC.**  
 LOUISIANA REGISTERED LAND SURVEYORS NO. 388  
 1990 SURGI DRIVE  
 MANDEVILLE, LOUISIANA 70448  
 TEL: (504) 626-5551 FAX: (504) 626-5626

**AFFIDAVIT OF CORRECTION  
BY: JOHN G. CUMMINGS**

**UNITED STATES OF AMERICA  
STATE OF LOUISIANA  
PARISH OF ST. TAMMANY**

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified for the State of Louisiana, and Parish of St. Tammany,

**PERSONALLY CAME AND APPEARED  
JOHN G. CUMMINGS, LAND SURVEYOR**

Who being first duly sworn by me, deposed:

After further examination of the Resubdivision of The Birg Boulevard (Central Division), filed as Map File # 2857B, recorded April 3, 2003, in the Clerk of Court, St. Tammany Parish, Louisiana, it was discovered by the St. Tammany Parish Department of Engineering that a correction needs to be made to said plat.

A 10' Private Drainage Servitude along the South Line of Lots 11A, 12A, & 13A and the North Line of Lots 14A, 15A, & 16A, Square 13A, was omitted from the recorded Resubdivision Plat for Michael Ct.

In order to correct the recorded Resubdivision plat, the undersigned does hereby amend and correct the Resubdivision plat for The Birg Boulevard (Central Division) as follows:

REVISED December 8, 2011 to add a 10" Private Drainage Servitude to the South Line of Lots 11A, 12A, & 13A and the North Line of Lots 14A, 15A, & 16A, Square 13A, The Birg Boulevard (Central Division), located in Section 14, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana.

Affiant does hereby authorize and request the Clerk of Court of St. Tammany Parish, Louisiana to make mention within Affidavit of Correction on the Office record, to serve as occasion may require.

WITNESSES:

Becky Perry  
Printed: Becky Perry

Anne Barnes  
Printed: Anne Barnes

ST. TAMMANY PARISH

Patricia P. Brister  
Patricia P. Brister, Parish President

SWORN TO AND SUBSCRIBED BEFORE ME  
THIS 23<sup>rd</sup> DAY OF January, 2012.

Thelma M. Rabalais  
NOTARY PUBLIC THELMA M. RABALAIS

NOTARY PUBLIC  
STATE OF LOUISIANA, PARISH OF ST. TAMMANY  
MY COMMISSION IS ISSUED FOR LIFE.  
LA. BAR NO. 26705

John G. Cummings  
John G. Cummings, Land Surveyor  
Louisiana Registered, P.L.S. # 4770

Nicole Arthur  
WITNESS Nicole Arthur

Kimberly A. Pitts  
WITNESS Kimberly A. Pitts

SWORN TO AND SUBSCRIBED BEFORE ME THIS 9<sup>th</sup> DAY OF December, 2011.

Harold J. Hanson  
NOTARY PUBLIC  
Harold J. Hanson  
LA. BAR Roll No. 06527

RESUBDIVISION STAFF ANALYSIS REPORT

CASE FILE NO: RS02-10-180

NAME OF SUBDIVISION: MASTER PLAN FOR A PORTION OF BIRG BLVD.

LOTS BEING DIVIDED: N/A

SECTION: 11, 12, 13 & 14      WARD: 3  
TOWNSHIP: 7 South      PARISH COUNCIL DISTRICT: 5  
RANGE: 11 East

PROPERTY LOCATION: The property is located on both sides of Helenbirg Road, in between U.S. Highway 190 and LA Highway 59, south of Covington, Louisiana.

ZONING: SA - Suburban Agriculture, A-6 Multi-family and C-2 Highway Commercial

PROPERTY OWNER: Helenbirg Properties, L.L.C.

**STAFF COMMENTARY:**

The owner and developer of the property is proposing to develop approximately 22 squares along both sides of Helenbirg Road into a combination of single family and multifamily lots and some commercial parcels near LA Highway 59. The developer is requesting that the Planning Commission approve, in concept, the master plan. The developer plans to divide his development into four phases and submit each phase through the standard resubdivision review process.

**Recommendation:**

The staff has no objections to the approval of the master plan so long as the developer meets parish code requirements for the development of these squares and enters into a developmental agreement with the parish relative to: providing additional right-of-way on Helenbirg Road, limiting direct driveway access onto Helenbirg Road, installing or providing community sewer and water to the property, providing appropriate retention/detention facilities for drainage and the dedication of right-of-way to provide a new tie-in access from Helenbirg Road to LA Highway 59.

RECEIVED  
JAN 22 2010  
ENGINEERING  
DEPT