

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6928

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 7 DAY OF APRIL , 2022

AN ORDINANCE TO OFFICIALLY NAME THE 35 FOOT ACCESS IDENTIFIED ON THE ATTACHED SURVEY FALLING OAK LANE (WARD 2, DISTRICT 2).

WHEREAS, a petition has been submitted to the Department of Planning & Development and forwarded to the Parish 911 Communications District signed by at least 50 percent plus one of the property owners owning or fronting the 35 foot access has been submitted; and

WHEREAS, the St. Tammany Parish 911 Communications District has received, reviewed and approved the Road Name Request Form for the unnamed 35 foot access. Pending Approved Name: Falling Oak Ln, Nearest Cross-street: Wardline Road Covington, LA 70435. Since future structures will be addressed off the newly name 35 foot access; the access will be added to the 911 Database and to the 911 Dispatch Map.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: that St. Tammany Parish Government officially name the 35 foot access shown on the attached survey as Falling Oak Lane.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF MAY , 2022 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: MARCH 30 , 2022

Published Adoption: _____, 2022

Delivered to Parish President: _____, 2022 at _____

Returned to Council Clerk: _____, 2022 at _____

From: [Patrick Sharp](#)
To: [Helen Lambert](#)
Subject: Re: 2022-2766-MRA
Date: Wednesday, February 23, 2022 4:39:03 PM

****EXTERNAL EMAIL: Please do not click on links or attachments unless you know the content is safe.****

Falling Oak Lane

Patrick Sharp

On Feb 22, 2022, at 4:30 PM, Helen Lambert <hlambert@stpgov.org> wrote:

Patrick,
See below from 911 addressing.
Falling Oak, Rabbit Hole and Nature Long Walk are approved.
Please let me know which one you would like to use.
Note that if Falling Oak or Rabbit Hole is one of the option you choose, please provide the type of Road: Lane, street, road

Thanks

<image004.png>

Helen Lambert
Assistant Director
Department of Planning & Development
St. Tammany Parish Government
21454 Koop Drive, Suite 1B, Mandeville, LA 70471
P.O. Box 628, Covington, LA 70434
985-898-2529 hlambert@stpgov.org
www.stpgov.org

From: Ben Tsang <btsang@stp911.org>
Sent: Tuesday, February 22, 2022 2:14 PM
To: Helen Lambert <hlambert@stpgov.org>
Subject: RE: 2022-2766-MRA

****EXTERNAL EMAIL: Please do not click on links or attachments unless you know the content is safe.****

Helen,

<image001.png>

Please resubmit with appropriate road types if the residents wish to use the two without road types.

Thank you!!

Benjamin Tsang, GIS Database Administrator

St. Tammany Parish Communications District #1

28911 Krentel Rd, Lacombe, LA 70445

Phone: 985-898-4911 Fax: 985-898-4974

Hours: Monday – Friday, 8:00 am – 4:30 pm

www.stp911.org

Disclaimer: Any email may be construed as public document and may be subject to a public records request. Any map data or maps included in this email are not survey-grade and are for reference purposes only. Map data or maps are not to be used for any purposes other than their intended purpose. The contents of this email reflect the opinion of the writer and are not necessarily the opinion or policy of St. Tammany Parish Communications District.

<image002.png>

From: Helen Lambert <hlambert@stpgov.org>

Sent: Tuesday, February 22, 2022 11:51 AM

To: Ben Tsang <btsang@stp911.org>

Subject: FW: 2022-2766-MRA

See attached survey I emailed earlier today and see request of proposed name for the access road for your review.

Thanks

Helen

From: Helen Lambert

Sent: Tuesday, February 22, 2022 10:29 AM

To: 'Ben Tsang' <btsang@stp911.org>; Christopher P. Tissue

<cptissue@stpgov.org>; Shelby R. Vorenkamp <svorenkampdev@stpgov.org>;

Tim Brown <tbrown@stpgov.org>; Theodore C. Reynolds

<tcreynolds@stpgov.org>; Joey Lobrano <joeyl@stpgov.org>

Cc: Erin D. Cook <edcook@stpgov.org>; Ross P. Liner <rliner@stpgov.org>;

Karlin L. Riles <klriles@stpgov.org>; Daniel P. Hill <dphill@stpgov.org>

Subject: 2022-2766-MRA

If you have a Priority in MPN please sign off after your review.

Thank you !

<image003.png>

Helen Lambert

Assistant Director

Department of Planning & Development

St. Tammany Parish Government

21454 Koop Drive, Suite 1B, Mandeville, LA 70471

P.O. Box 628, Covington, LA 70434

985-898-2529 hlambert@stpgov.org

www.stpgov.org



St. Tammany Parish Communications District

28911 Krentel Road
Lacombe, LA 70445
Phone: (985) 898-4911 Fax: (985) 898-4974
Email: address@stp911.org

REQUEST TO APPROVE ROAD NAME

Date: 2/23/22

Proposed Road Name: Falling Oak Lane, Covington

Submitted by:

Name: Helen Lambert

Phone: 985-898-2529

Email: hlambert@stpgov.org

Applicant's Name: Patrick Sharp

- STP Planning and Development Department
- STP Department of Public Works
- Developer (for subdivisions which have not received Final Plat Approval)
- STP Communications District No. 1
- Municipality _____

Disclaimer: This approval form only states that the proposed Road Name does not cause any duplication errors, could not potentially cause a delay in 911 call-taking, and meets the criteria for an appropriate Road Name for use within St. Tammany Parish. This approval form is valid for 60 days after date of approval.

Reviewed by the STP Communications District No. 1

- The STP Communications District No. 1 has no objection to this request.
- The STP Communications District No. 1 objects to this request for the following reasons:

Signed: _____ Date: _____

Rodney Hart, Director

For Office Use Only:

St. Tammany Parish/City Government:

- Parish/City Ordinance _____
- Attached Survey
- (if applicable), list of all property owners with contact information

911 Office:

<input type="checkbox"/> VOID	Date: _____	<input type="checkbox"/> Map	<input type="checkbox"/> USPS
<input type="checkbox"/> Completed	Date: _____	<input type="checkbox"/> MSAG	<input type="checkbox"/> Readdressing

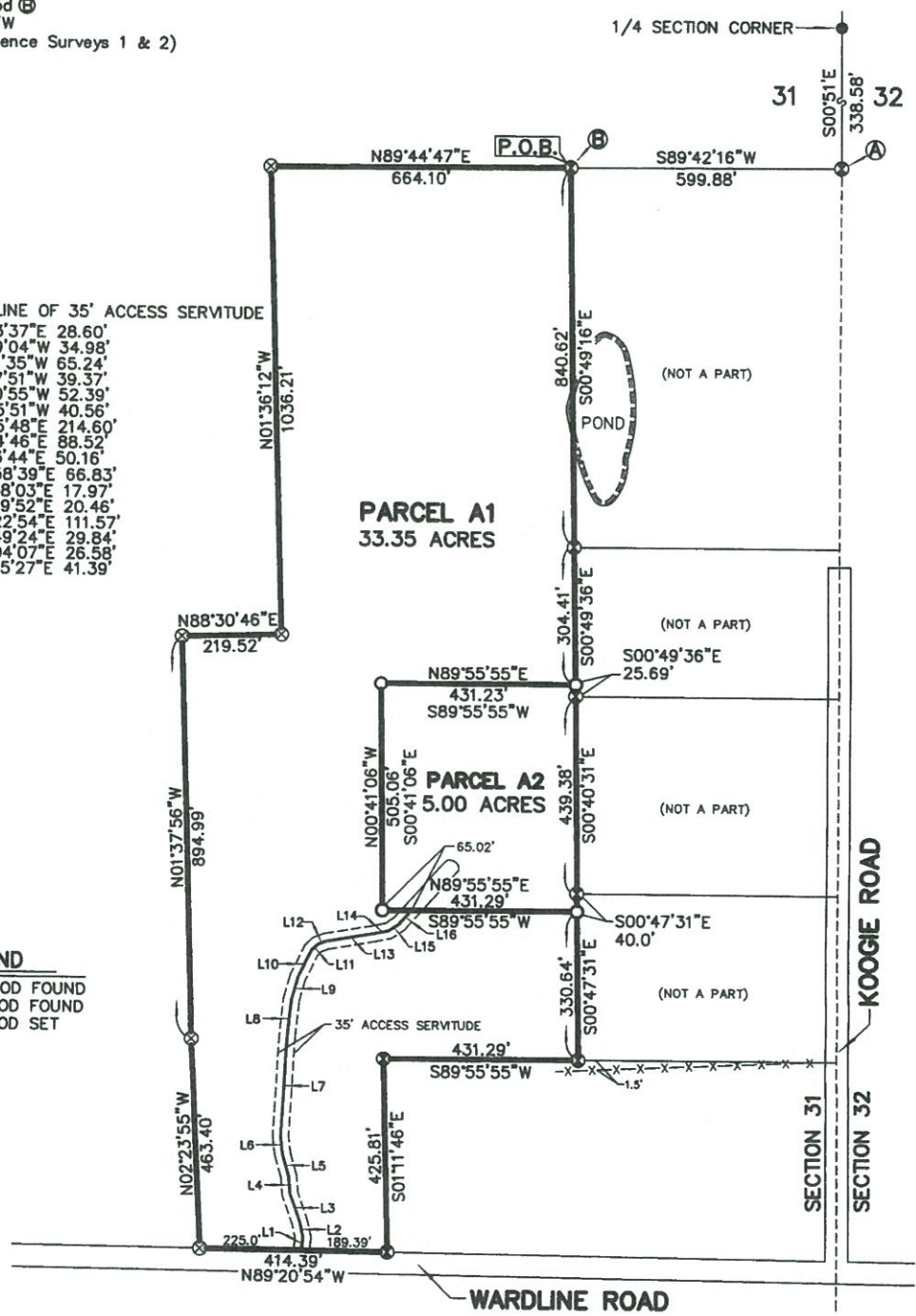


REFERENCE BEARING:
 From Iron Rod (A)
 to Iron Rod (B)
 S89°42'16"W
 (per Reference Surveys 1 & 2)

LINE TABLE FOR CENTERLINE OF 35' ACCESS SERVITUDE

- L1 = N06°23'37"E 28.60'
- L2 = N12°49'04"W 34.98'
- L3 = N19°01'35"W 65.24'
- L4 = N04°17'51"W 39.37'
- L5 = N14°50'55"W 52.39'
- L6 = N06°05'51"W 40.56'
- L7 = N03°35'48"E 214.60'
- L8 = N05°54'46"E 88.52'
- L9 = N15°33'44"E 50.16'
- L10 = N26°58'39"E 66.83'
- L11 = N46°38'03"E 17.97'
- L12 = N69°19'52"E 20.46'
- L13 = N80°22'54"E 111.57'
- L14 = N78°49'24"E 29.84'
- L15 = N56°04'07"E 26.58'
- L16 = N41°45'27"E 41.39'

- LEGEND**
- ⊗ = 5/8" IRON ROD FOUND
 - ⊙ = 1/2" IRON ROD FOUND
 - = 1/2" IRON ROD SET



NOTE:
 This property is located in Flood Zone C,
 per F.E.M.A. Map No. 225205 0125 C,
 dated October 17, 1989.

- REFERENCE SURVEYS:**
- Survey for Lionel Ingram by John G. Cummings, Surveyor, dated June 16, 2014, filed St. Tammany Parish Clerk of Court Map File No. 5291C.
 - Survey for Magee Financial, LLC. by John G. Cummings, Surveyor, dated 03/20/2017.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

APPROVAL:

 DIRECTOR/DEPARTMENT OF ENGINEERING

 SECRETARY/PARISH PLANNING COMMISSION

 CLERK OF COURT

 DATED FILED FILE NO.

503 N. JEFFERSON AVENUE
 COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS

PHONE (985) 892-1549
 FAX (985) 892-9250

PLAT PREPARED FOR: **PATRICK SHARP**

SHOWING A SURVEY OF: **MINOR SUBDIVISION OF 38.35 ACRES INTO PARCELS A1 & A2, LOCATED IN SECTION 31, TOWNSHIP 5 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.**



John G. Cummings
 PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 300' JOB NO. 11100-AMS DATE: 02/01/2022 REVISED:

CASH SALE DEED

UNITED STATES OF AMERICA * MAGEE PROPERTIES, LLC
*
*
STATE OF LOUISIANA * TO
*
*
PARISH OF ST. TAMMANY * JAMES PATRICK SHARP, ET UX

BE IT KNOWN, that on this 24TH day of APRIL, 2019.

BEFORE ME, JULIAN J. RODRIGUE, JR., Notary Public in and for the Parish of St. Tammany, State of Louisiana, duly commissioned and qualified, and in the presence of the witnesses hereinafter named and undersigned, personally came and appeared:

MAGEE PROPERTIES, LLC (TIN# XX-XXX7775), a Louisiana limited liability company herein represented by Glenn Blackwelder, authorized agent, pursuant to the Authority attached to CIN 1966921 of the records of St. Tammany Parish; it's mailing address being 1001 Washington Street Franklinton, LA 70438;

hereinafter designated as "vendor" who declared that for the consideration and upon the terms and conditions hereinafter expressed, said vendor has bargained and sold, and does by these presents grant, bargain sell, assign, transfer, deliver, and abandon and set over under all lawful warranties and with substitution and subrogation to all rights and actions of warranty against all preceding owners and vendors, unto:

KATE ELIZABETH STRINGER SHARP (SS# XXX-XX-5304) wife of/and JAMES PATRICK SHARP (SS# XXX-XX-4027), both persons of the full age of majority who declared unto me, Notary, that Kate Elizabeth Stringer Sharp has been married but twice; first to Ashley Mattera from whom she is divorced; second to James Patrick Sharp; the said James Patrick Sharp declares he has been married but twice; first to Deonna K. Turner from whom he is divorced; second to Kate Elizabeth Stringer Sharp; their mailing address being 417681 Hwy 40 Covington, LA 70435;

hereinafter designated as "purchaser", here present, accepting and purchasing for themselves, their heirs, successors and/or assigns, and acknowledging delivery and possession of the following:

That Certain Lot or Parcel of Land, together with all the buildings and improvements thereon, and all rights, ways, means, privileges, servitude, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining, being situated in Section 31, Township 5 South, Range 11 East, St. Tammany Parish, Louisiana and being Parcel A on the Minor Subdivision survey by John G. Cummings & Associates dated June 16, 2014 and being Map File 5291 C of the records of St. Tammany Parish, more fully described as follows to wit:

From the Quarter Section Corner common to Sections 31 and 32, Township 5 South, Range 11 East, go South 00 degrees 51 minutes East 338.35 feet to an iron; thence South 89 degrees 42 minutes 16 seconds West 599.88 feet to an iron marked "A" and the Point of Beginning.

From the Point of Beginning go South 00 degrees 49 minutes 16 seconds East 840.62 feet

St. Tammany Parish 33
Instrmnt #: 2155021
Registry #: 2627208 var
4/29/2019 4:14:00 PM
NB CB X NL UCC

to an iron; thence South 00 degrees 49 minutes 36 seconds East 330.10 feet to an iron; thence South 00 degrees 40 minutes 31 seconds East 439.38 feet to an iron; thence South 00 degrees 47 minutes 31 seconds East 370.64 feet to an iron; thence South 89 degrees 55 minutes 55 seconds West 431.29 feet to an iron; thence South 01 degrees 11 minutes 46 seconds East 425.81 feet to an iron set on the North line of Wardline Road; thence along the north line of Wardline Road, North 89 degrees 20 minutes 54 seconds West 414.39 feet to an iron; thence North 02 degrees 23 minutes 55 seconds West 463.40 feet to an iron; thence North 01 degrees 37 minutes 56 seconds West 894.99 feet to an iron; thence North 88 degrees 30 minutes 48 seconds East 219.52 feet to an iron; thence North 01 degrees 36 minutes 12 seconds West 1036.21 feet to an iron; thence North 89 degrees 44 minutes 47 seconds East 664.10 feet to the Point of Beginning.

AND

An 80 foot servitude of passage and right-of-way along the line common to Parcel C and Parcel D on the Minor Subdivision survey by John G. Cummings & Associates dated June 16, 2014 and being Map File 5291 C of the records of St. Tammany Parish, more fully described as:

From the Quarter Section Corner common to Sections 31 and 32, Township 5 South, Range 11 East, go South 00 degrees 51 minutes East 338.35 feet to an iron; thence South 89 degrees 42 minutes 16 seconds West 599.88 feet to an iron marked "A", thence South 00 degrees 49 minutes 16 seconds East 840.62 feet to an iron; thence South 00 degrees 49 minutes 36 seconds East 330.10 feet to an iron; thence South 00 degrees 40 minutes 31 seconds East 439.38 feet to an iron and the center of the servitude and the point of beginning:

Said servitude lying 40 feet on each side of the following line:
Thence North 89 degrees 55 minutes 55 seconds East 587.68 feet to the West line of Koogie Road.

ASSESSMENT NO. 135-815-3552

"AS IS" WAIVER OF REDHIBITION

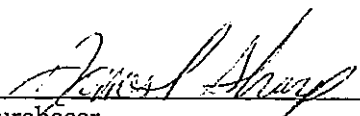
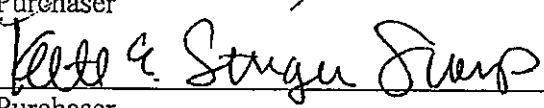
"As a material and integral consideration for the execution of this act of sale by Vendor, Purchaser waives and releases Vendor from any and all claims and/or causes of action to which Purchaser may have or hereafter may be otherwise entitled, based on vices or defects in the Property or any improvements or component parts, whether obvious or latent, known or unknown, easily discoverable or hidden and particularly for any claim or cause of action for redhibition pursuant to Louisiana Civil Code Articles 2520, et seq., or for diminution of purchase price pursuant to Louisiana Civil Code Articles 2541, et seq., or for fitness for Purchaser's ordinary use pursuant to Civil Code Article 2524, et seq. Purchaser further assumes the risk of all vices and defects in the Property and all improvements and component parts thereof, whether those vices or defects are latent or not discoverable upon simple inspection, and including those vices or defects, knowledge of which would deter Purchaser from making this purchase.

Purchaser further acknowledges that Purchaser (a) had ample opportunity to fully inspect the Property, (b) has fully examined and inspected the Property prior to the execution hereof, (c) knows and is satisfied with the physical condition of the Property in all respects, including but not limited to any visible or hidden termite infestation and resultant damage therefrom, (d) is not relying upon any representations, statements or warranties that have at any time been made by Vendor or Vendor's agents as to the physical condition or state of repair of the Property in any respect, (e) accepts the Property "AS IS", (f) acknowledges that the purchase price takes into consideration the condition of the Property, (g) does hereby purchase the Property in its present condition, (h) does hereby purchase the Property subject to any physical encroachments on the Property and any physical encroachments onto adjacent property by improvements located on the Property, and (i) to the fullest extent permitted by law waives and relinquishes any and all rights

to void the sale or for a reduction of the purchase price on account of some latent or apparent vice or defect in the Property.

Purchaser acknowledges that the foregoing waivers have been called to Purchaser's attention and read and explained to Purchaser and that they are a material and integral consideration for this act of sale."

WE ACKNOWLEDGE THAT THE ABOVE HAS BEEN EXPLAINED TO US, THAT WE HAVE READ AND UNDERSTAND THE TERMS AND AGREE TO BE BOUND BY THIS WAIVER OF WARRANTY.


Purchaser

Purchaser

To have and to hold the said property unto the said purchaser forever.

This present sale and conveyance is made and accepted for and in consideration of the sum and price of **TWO HUNDRED THIRTY THOUSAND AND NO/100 (\$230,000.00) DOLLARS**, lawful current money of the United States of America, which amount the said purchaser has paid in ready CASH, receipt of which is hereby acknowledged by the vendor, and full discharge and acquittance granted therefore.

Whenever the word "vendor" is used in this act, it shall be construed to include "vendors" and whenever the word "purchaser" is used it shall be construed to include "purchasers."

All of the agreements and stipulations herein contained and all of the obligations herein assumed shall inure to the benefit of and be binding upon the heirs, successors, and assigns of the respective parties hereto.

The certificate of mortgage required by Article 3364 of the Revised Civil Code of Louisiana have been waived by the parties hereto. All taxes assessed against the property herein conveyed have been paid. **The year of 2019 State, Parish and City taxes to be paid by PURCHASER.**

THUS DONE, READ AND PASSED at my office in Covington, Louisiana, in the presence of the undersigned competent witnesses, who have hereunto signed their names with the vendor and me, said Notary, the day, month and year first above written.

WITNESSES:

MAGEE PROPERTIES, LLC

ERIKABURAS
(Signature)

ERIKA BURAS

(Printed Name)

[Signature]
(Signature)

LEIGH LUCUS

(Printed Name)

By: [Signature]
Glenn Blackwelder, Authorized Agent

[Signature]
James Patrick Sharp

[Signature]
Kate Elizabeth Stringer Sharp

[Signature]
JULIAN J. RODRIGUE, JR.
NOTARY PUBLIC
Notary ID 11373

L-13605
SHARP.13605.CASH SALE/LL
JULIAN J. RODRIGUE, JR. -LICENSE NO. 125977
604 EAST RUTLAND STREET
COVINGTON, LOUISIANA 70433
FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE EXAMINER - JULIAN J. RODRIGUE, JR. #11373

Administrative Comments

An Ordinance to officially name the 35 foot access identified on the attached survey Falling Oak Lane (Ward 2, District 2).