

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6886

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. TOLEDANO

SECONDED BY: MR. DEAN

ON THE 3 DAY OF FEBRUARY , 2022

AN ORDINANCE TO OFFICIALLY NAME THE PRIVATE ACCESS ROAD SHOWN ON THE ATTACHED SURVEY TO SILVER TRAIL (WARD 5, DISTRICT 6).

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 private access road 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 private access road. Pending Approved Name: Silver Trail, Nearest Cross-street: LA Highway 21, Bush, LA 70431. Since future structures will be addressed off the newly name private access driveway; the Road 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 private access road shown on the attached survey as Silver Trail.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF MARCH , 2022 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: JANUARY 26 , 2022

Published Adoption: _____ , 2022

Delivered to Parish President: _____ , 2022 at _____

Returned to Council Clerk: _____ , 2022 at _____

From: [Christine McCance](#)
To: [Helen Lambert](#)
Subject: 911 Address
Date: Monday, December 13, 2021 1:27:42 PM
Attachments: [Road Name Check.xlsx](#)
[Bush Flag Lot Survey 20211213_0001.pdf](#)

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

December 13, 2021

REF: Road name request for 911 address

Dear Helen,

St. Tammany Parish Planning and Zoning,

We have spoken with St. Tammany Parish Communications District and they have advised us we must choose a driveway access name for a 911 address.

We submitted a list of 4 names and I have attached the 911 spreadsheet of the available name. A current survey is also attached.

Silver Trail

Bush, LA 70431

We appreciate your consideration.

Sincerely,

Christine

Christine/ Maurice McCance

1140 Dove Park Rd.

Covington, LA 70433

mccance@live.com

985.966.6797

Sent from [Mail](#) for Windows



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: 1/6/20

Proposed Road Name: SILVER TR

Submitted by:

Name: Helen Lambert

Phone: 985-898-2529

Email: hlambert@stpgov.org

Applicant's Name: Christine McCaⁿce

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:

Approved

Signed:  Date: 1/10/2022

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

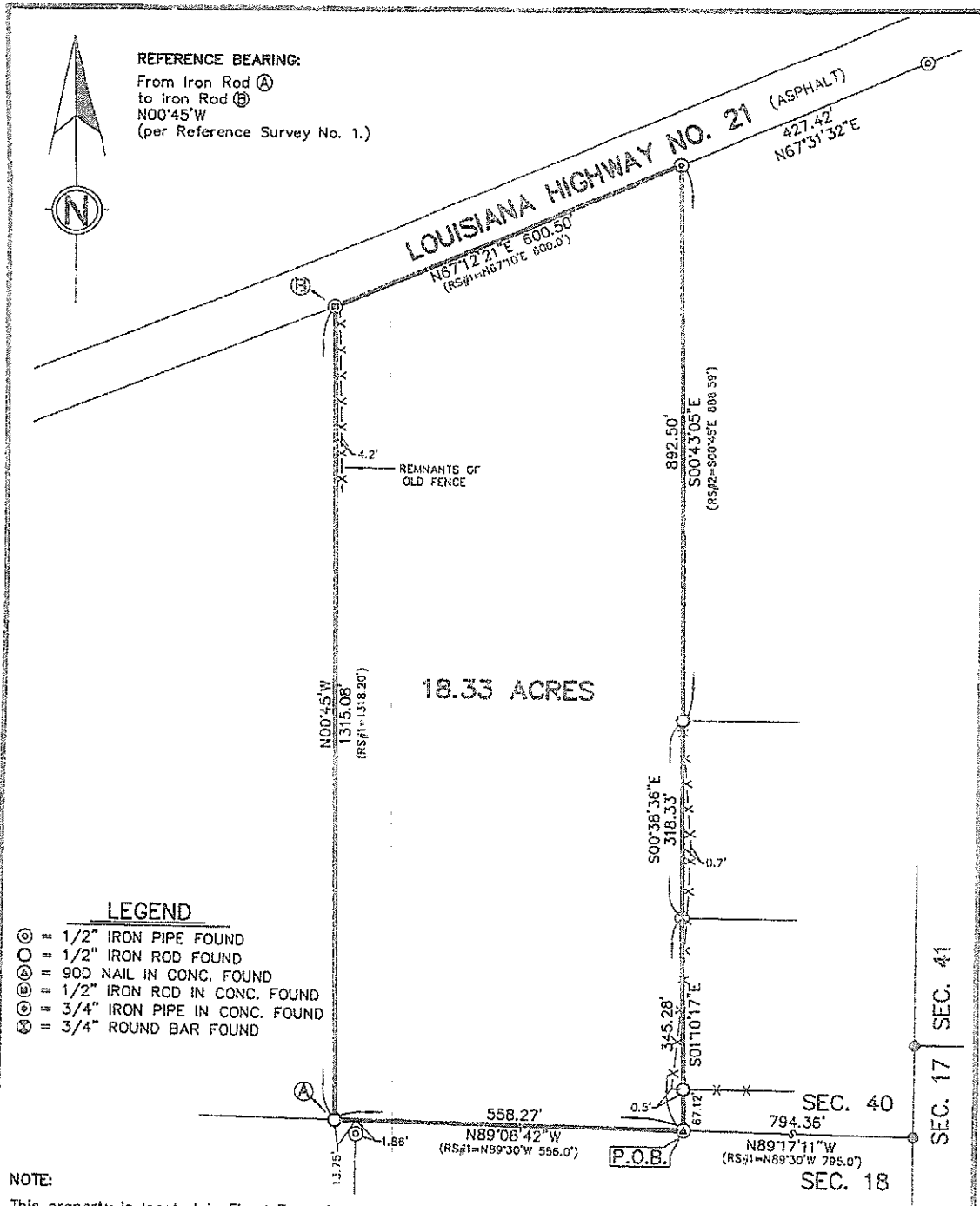
911 Office:

VOID Date: _____

Completed Date: _____

Map USPS

MSAG Readdressing



REFERENCE BEARING:
 From Iron Rod (A)
 to Iron Rod (B)
 N00°45'W
 (per Reference Survey No. 1.)

- LEGEND**
- ⊙ = 1/2" IRON PIPE FOUND
 - = 1/2" IRON ROD FOUND
 - ⊗ = 90D NAIL IN CONC. FOUND
 - ⊕ = 1/2" IRON ROD IN CONC. FOUND
 - ⊗ = 3/4" IRON PIPE IN CONC. FOUND
 - ⊗ = 3/4" ROUND BAR FOUND

NOTE:

This property is located in Flood Zone C per F.E.M.A. Map No. 225205 0160 B, dated March 1, 1984.

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.

REFERENCE SURVEYS:

1. Survey for Gerard A. Jesclord by C. R. Schultz, Surveyor, dated June 16, 1969.
2. Survey for James Lee Wilson, Jr. and Wanda Hollis Wilson by Herbert C. Sanders, dated September 08, 1978.

(985) 892-1549

John G. Cummings and Associates
 PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: MAURICE & CHRISTINE McCANCE

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION 40, TOWNSHIP 5 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 200'

JOB NO. 21204

DATE: 10/27/2021

REVISED:

CASH SALE

Sale of Property

by
ANTONINETTE V. JESCLARD

to
**MAURICE M. MCCANCE, JR. and
CHRISTINE BABIN MCCANCE**

C-21-0321

United States of America

State of Louisiana

Parish of St. Tammany

BE IT KNOWN, that on this 4th day
of November, in the year of our Lord 2021;

BEFORE ME, the undersigned, a
Notary Public, duly commissioned and
qualified in and for the Parish of St. Tammany,
State of Louisiana, and in the presence of the
witnesses hereinafter named and undersigned:

PERSONALLY CAME AND APPEARED:

ANTONINETTE V. JESCLARD (SSN*-**-3845)** a person of the full age of majority and resident of and domiciled in Jefferson Parish, Louisiana, who declared unto me, Notary, that she has been married but twice, first to Marcel J. Bellegard from whom she divorced and second to Gerald Jesclard whom is deceased, and further, Antoniette V. Jesclard is represented herein by Carol K. DiMaggio, Agent and Attorney in Fact, by virtue of a Power of Attorney, the original of which is attached hereto and made a part hereof; and Carol K. DiMaggio declared that Antoniette V. Jesclard is alive and that the Power of Attorney is still in full force and effect and that she has not been judicially interdicted or declared bankrupt.

Mailing Address: #9 Sonia Place, Jefferson, LA 70121-2227

hereinafter referred to as "Seller", who declared that they do by these presents grant, bargain, sell convey, transfer, assign, setover, abandon and deliver with all legal warranties and with full substitution and subrogation in and to all the rights and actions of warranty which they have or may have against all preceding owners and vendors, unto:

MAURICE M. MCCANCE, JR. (SSN *-**-3043) and CHRISTINE BABIN MCCANCE (SSN ***-**-1690)**, both persons of the full age of majority and residents of and domiciled in St. Tammany Parish, Louisiana, who declared unto me, Notary, that Maurice M. McCance, Jr. has been married but twice, first to Joycelyn Hoffman from whom he was divorced by judgment rendered in Proceedings No. 47919, 22nd Judicial District Court for the Parish of St. Tammany, Louisiana, and second to Christine Babin McCance with whom he is living and residing; and that Christine Babin McCance has been married but once and then to Maurice M. McCance, Jr. with whom she is living and residing.

Mailing Address: 1140 Dove Park Road, Covington, LA 70433

hereinafter referred to as "Purchaser", here present, accepting and purchasing for themselves, and their heirs and assigns, and acknowledging due delivery and possession thereof, all and singular, the following described property, to-wit:

St. Tammany Parish 2250
Instrument #: 2299609
Register #: 2806149 JLN
11/5/2021 11:30:00 AM
MB CB X NL UCC

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, means, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in Section 40, Township 5 South, Range 13 East, Greensburg District, St. Tammany Parish, Louisiana, and more fully described as follows:

From the Southeast corner of Section 40 of the above Township and Range, run North 89 degrees 30 minutes West 795 feet to the Southeast corner of the property herein described and the Point of Beginning.

From the above Point of Beginning, run North 89 degrees 30 minutes West 556 feet to old iron corner; thence North 0 degrees 45 minutes West 1318.2 feet to the South side of State Highway No. 21; thence along said Highway North 67 degrees 10 minutes East 600 feet; thence South 0 degrees 45 minutes East 1558 feet to the Point of Beginning. Containing 18.32 acres, all as per the map made by C.R. Schultz, Surveyor, dated June 16, 1969, a copy of which is annexed to an act recorded with the Clerk of Court for St. Tammany Parish, Louisiana, at COB 538 folio 111, Instrument No. 263304.

The above-described property is also described in accordance with a new survey by John G. Cummings and Associates, Professional Land Surveyor, dated October 27, 2021, Job No. 21204, a copy of which is attached hereto and made a part hereof, as follows:

A parcel of land located in Section 40, Township 5 South, Range 13 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from the Southeast corner of Section 40 in said Township and Range, thence go North 89 degrees 17 minutes 11 seconds West 794.36 feet to a 90D nail found in concrete and the Point of Beginning.

Thence North 89 degrees 08 minutes 42 seconds West 558.27 feet to a ½ inch iron rod found;
Thence North 00 degrees 45 minutes West 1315.08 feet to a ½ inch iron rod found in concrete on the South Side of Louisiana Highway Number 21;
Thence North 67 degrees 12 minutes 21 seconds East 600.50 feet along the southern side of said highway to a ¾ inch iron pipe found in concrete;
Thence South 00 degrees 43 minutes 05 seconds East 892.50 feet to a ½ inch iron rod found;
Thence South 00 degrees 38 minutes 36 seconds East 318.33 feet to a ¾ inch round bar round;
Thence South 01 degrees 10 minutes 17 seconds East 345.28 feet to the Point of Beginning, containing 18.33 acres.

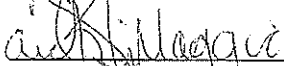
Being the same property acquired by Antoniette V. Jesclard by Judgment of Possession dated August 23, 1994, Succession of Gerard P. Jesclard, 22nd Judicial District Court for the Parish of St. Tammany, State of Louisiana, and recorded with the Clerk of Court for St. Tammany Parish, Louisiana, as Instrument No. 919769. Further being the same property acquired by Gerard P. Jesclard and Antoniette Voinche Jesclard from Jas T. Burns, by Sale of Property dated June 27, 1969, passed before F. Pierre Livaudais, Notary Public, and recorded with the Clerk of Court for St. Tammany Parish, Louisiana, at COB 538 folio 111, Instrument No. 263304.

THIS ACT IS MADE AND ACCEPTED SUBJECT TO THE FOLLOWING:

1. Any restrictions, covenants, easements, rights of way, servitudes, set-back lines recorded in the official records of the Parish of St. Tammany, and on the plan of subdivision recorded, if any, and any other restrictions recorded; but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry or source of income, as set forth in applicable state and/or federal laws, except to the extent that said covenant and/or restriction is permitted by applicable law.

SALE IS "AS-IS" WITHOUT WARRANTIES: SELLER and BUYER hereby acknowledge and recognize that the Property being sold and purchased is to be transferred in "AS-IS" condition and further BUYER does hereby waive, relieve and release SELLER from any claims or cases of action for redhibition pursuant to Louisiana Civil Code Article 2520, *et seq.* and Article 2541, *et seq.* or for reduction of Sales Price pursuant to Louisiana Civil Code Article 2541, *et seq.* Additionally, BUYER acknowledges that this sale is made without warranty of fitness for ordinary or particular use pursuant to Louisiana Civil Code Article 2524. SELLER and BUYER acknowledge that they have read the above and sought their own legal counsel and they hereby release and relieve 110 Title, LLC and/or Notary Public from any and all liability in connection therewith.

SELLER:



ANTONIETTE V. JESCLARD
BY: CAROL K. DIMAGGIO
AGENT & ATTORNEY-IN-FACT

BUYER:



MAURICE M. MCCANCE, JR.



CHRISTINE BABIN MCCANCE

TO HAVE AND TO HOLD the above described property unto the said Purchaser, Purchaser's heirs, successors and assigns forever.

This sale is made and accepted for and in consideration of the price and sum of **ONE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$125,000.00) DOLLARS**, cash, which the said Purchaser has well and truly paid, in ready and current money to the Seller who hereby acknowledges the receipt thereof and grants full acquittance and discharge therefor.

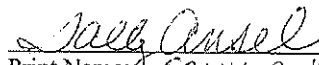
All State, Parish and City taxes up to and including the taxes due and eligible in 2020 are paid, as per Parish and City tax researches. The 2021 taxes have been prorated and are assumed by the Purchaser. The parties acknowledge that the Purchaser at the address set forth above are the proper recipients of all future notices of ad valorem tax bills and special assessments for the above described property, bearing Tax Assessment No. 120-037-4865.


Seller represents and warrants: (1) that no other sale or grant of interest in said property has been, or will be made by Seller, and (2) that said property is not, and will not become subject to any lien or encumbrance by act of omission of Seller, except as otherwise noted or excepted.

The masculine pronoun as used herein shall include the feminine; the singular shall include the plural.

THUS DONE AND PASSED, in my office at Mandeville, Louisiana, on the day, month and year herein first above written, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers and me, Notary, after reading of the whole.

WITNESSES:

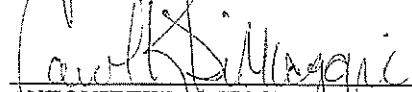

Print Name: SALLY ANSEL


Print Name: JUDITH B. BIRD


ANDREW S. MENDHEIM #33984
NOTARY PUBLIC

Andrew S. Mendheim, LBR #33984, Examining Attorney
Title Insurance Producer, I10 Title, LLC
LA License No. 557453
Title Insurance Underwriter: Fidelity National Title Insurance Company

SELLER:


ANTONIETTE V. JESCLARD
By: Carol K. DiMaggio
Agent & Attorney-in-fact

PURCHASER:


MAURICE M. MCCANCE, JR.


CHRISTINE BABIN MCCANCE



Administrative Comments

An Ordinance to officially name the Private Access Road shown on the attached survey to Silver Trail (Ward5, District 6).