

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6856 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BINDER/COOPER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE 6 DAY OF JANUARY , 2022

AN ORDINANCE TO OFFICIALLY NAME THE 49.83 FOOT & 30 FOOT ACCESS IDENTIFIED ON THE ATTACHED SURVEY TO DANIEL ESTATES DRIVE (WARD 2, 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 49.83 foot & 30 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 private 49.83 foot & 30 foot Access. Pending Approved Name: Daniel Estates Drive, Nearest Cross-street: Press Sharp Road, Bush, LA 70431. Since future structures will be addressed off the newly name private 49.83 foot & 30 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 49.83 foot & 30 foot Access shown on the attached survey as Daniel Estates Drive.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 FEBRUARY , 2022 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

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KATRINA L. BUCKLEY, COUNCIL CLERK

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MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: DECEMBER 29 , 2021

Published Adoption: \_\_\_\_\_ , 2022

Delivered to Parish President: \_\_\_\_\_ , 2022 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_ , 2022 at \_\_\_\_\_

**CASH SALE**

Sale of Property

by  
**FRANKIE A. ALLEN and MARGIE  
ADAMS ALLEN**

to  
**PATRICIA M. WILLIAMS**

C-18-0205

United States of America

State of Louisiana

Parish of St. Tammany

**BE IT KNOWN**, that on this 29<sup>th</sup> day  
of June, in the year of our Lord 2018;

**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:**

**FRANKIE A. ALLEN (SSN\*\*\*-\*\*-2586) AND MARGIE ADAMS ALLEN  
(SSN\*\*\*-\*\*-7096)** both persons of the full age of majority and residents of and  
domiciled in St. Tammany Parish, Louisiana, who declared unto me, Notary, that  
they have been married but once to each other.

Mailing Address: 15 Greenleaf Lane, Covington, LA 70435

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:

**PATRICIA M. WILLIAMS (SSN\*\*\*-\*\*-3543)** 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 Lynn E.  
Williams, Sr. from whom she divorced and second to Richard Lumsden from  
whom she divorced.

Mailing Address: 234 West William David Parkway, Metairie, LA 70005

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:

Parcel One

**ALL THAT CERTAIN PIECE OR PORTION 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 60,  
Township 4 South, Range 12 East, and Sections 50 and 51, Township 5 South, Range 12 East,  
Parish of St. Tammany, State of Louisiana, and designated as **PARCEL B** on a resubdivision  
map by Land Surveying, LLC, Survey No. 5270, dated April 8, 2011, and filed with the Clerk of  
Court for the Parish of St. Tammany, State of Louisiana as Map File No. 4974C, and according  
thereto, said Parcel B is more fully described as follows:

From the First Mile Post West of Township Line between Township 4 South, Range 12 East, and  
Township 5 South, Range 12 East, go West 207.24 feet; thence go South 00 degrees 09 minutes  
13 seconds East 331.35 feet; thence go South 00 degrees 09 minutes 13 seconds East 30.00 feet  
to the **POINT OF BEGINNING**.

St. Tammany Parish 2280  
Instrmnt #: 2117076  
Registry #: 2574703 bdp  
07/03/2018 1:18:00 PM  
MB CB X MI UCC

From the POINT OF BEGINNING, go East 1230.00 feet, thence go South 82 degrees 24 minutes 14 seconds East 287.48 feet; thence go South 74 degrees 47 minutes 47 seconds East 418.00 feet; thence go North 87 degrees 06 minutes 01 seconds East 88.34 feet; thence go North 41 seconds 21 minutes 04 seconds East 420.00 feet; thence go South 46 degrees 48 minutes 45 seconds East 264.15 feet; thence go North 35 degrees 40 minutes 10 seconds East 600.41 feet; thence go South 69 degrees 22 minutes 33 seconds East 145.22 feet; thence go South 18 degrees 36 minutes 25 seconds West 265.34 feet; thence go South 17 degrees 16 minutes 54 seconds East 34.15 feet; thence go South 78 degrees 40 minutes 53 seconds East 153.22 feet to the west right of way of a parish road; thence along the west right of way of a parish road go South 11 degrees 18 minutes 59 seconds West 203.61 feet; thence go South 11 degrees 18 minutes 59 seconds West 35.12 feet; thence go South 14 degrees 00 minutes 30 seconds West 101.30 feet; thence go South 15 degrees 32 minutes 34 seconds West 67.17 feet; thence leaving the right of way of a parish road, go North 59 degrees 29 minutes 58 seconds West 147.99 feet; thence go South 30 degrees 30 minutes 52 seconds West 382.23 feet; thence go South 59 degrees 31 minutes 16 seconds West 60.00 feet; thence go South 30 degrees 28 minutes 44 seconds West 451.95 feet; thence go North 79 degrees 46 minutes 56 seconds West 1228.52 feet; thence go North 07 degrees 44 minutes 09 seconds East 664.89 feet; thence go West 1227.23 feet; thence go North 00 degrees 09 minutes 13 seconds West 20.00 feet back to the POINT OF BEGINNING. Said parcel contains 30.98 acres.

AND

**Parcel Two**

ALL THAT CERTAIN PIECE OR PORTION 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 50, Township 5 South, Range 12 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from the Section Corner common to Sections 31, 42 and 50 of said township and range, thence North 59 degrees 45 minutes 17 seconds West 1312.30 feet thence North 31 degrees 00 minutes West, 2471.85 feet, thence North 31 degrees 00 minutes East 752.20 feet to the POINT OF BEGINNING; from the POINT OF BEGINNING continue North 31 degrees 00 minutes East 201.94 feet, thence South 58 degrees 49 minutes 36 seconds East 147.99 feet to the west line of Isabel Swamp Road, thence South 14 degrees 45 minutes 7 seconds West, 31.70 feet thence South 21 degrees 44 minutes West 97.62 feet at South 24 degrees 40 minutes 47 seconds West, 72.90 feet. Thence North 59 degrees 43 minutes 8 seconds West, 180.62 feet to the POINT OF BEGINNING, said property containing 0.77 acres as more fully shown on the Map and Plat of Survey by John G. Cummings, dated March 22, 2002.

Being the same property acquired by Frankie A. Allen from ACA, LLC by act of Cash Sale dated December 21, 2017, passed before Jack J. Mendheim, Notary Public, recorded with the Clerk of Court for the Parish of St. Tammany, State of Louisiana, at COB Instrument Number 2092089.

**Parcel Three**

ALL THAT CERTAIN PIECE OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Sections 50 and 51, Township 5 South, Range 12 East, St. Tammany Parish, Louisiana, and more fully described as follows, to-wit:

From the First Mile Post West of Township line between Township 4 South, Range 12 East and Township 5 South, Range 12 East run West, 207.24 feet; thence South 00 degrees 09 minutes 13 seconds East, 1039.94 feet to the Point of Beginning.

From the Point of Beginning, run East 1136.01 feet to a point; thence South 79 degrees 46 minutes 56 seconds East, 1228.52 feet to a point; thence North 30 degrees 28 minutes 44 seconds East, 451.95 feet to a point; thence South 59 degrees 31 minutes 16 seconds East, 60.00 feet to a point; thence South 30 degrees 28 minutes 44 seconds West, 511.82 feet to a point; thence North 59 degrees 31 minutes 16 seconds West, 60.00 feet to a point; thence South 30 degrees 28 minutes 44 seconds West, 574.91 feet to a point; thence West 892.31 feet to a point; thence North 00 degrees 09 minutes 13 seconds West, 714.98 feet to a point; thence West 1129.08 feet to a point; thence North 00 degrees 09 minutes 13 seconds West, 50.00 feet back to the Point of Beginning.

This tract contains 18.30 acres, as per proces verbal provided by Land Surveying, Inc., dated February 3, 2005 and shown on survey of even date bearing drawing number 11,105, a copy of which is annexed to COB Instrument No. 1478321.

AND

**ALL THAT CERTAIN PIECE OR PORTION OF LAND**, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 50, Township 5 South, Range 12 East, St. Tammany Parish, Louisiana, more fully described as follows, to-wit:

Commencing from the Section corner common to Sections 31, 42 and 50, of said township and range, thence North 59 degrees 45 minutes 17 seconds West, 1312.39 feet to a point; thence North 31 degrees 00 minutes East 2983.79 feet to a ½ inch iron rod set and being the Point of Beginning.

Thence North 31 degrees 00 minutes East 60.0 feet to a ½ inch iron rod set; thence South 59 degrees 43 minutes 08 seconds East 188.61 feet to a ½ inch iron rod set on the West side of Isabel Swamp Road; thence South 30 degrees 31 minutes 30 seconds West 42.30 feet along the west side of said road to a 1.2 inch iron rod found; thence South 31 degrees 34 minutes 46 seconds West 17.70 feet along the west side of said road to a ½ inch iron rod set; thence North 59 degrees 43 minutes 08 seconds West 188.78 feet to the Point of Beginning. *26 a c*

This description was prepared from a survey by John G. Cummings & Associates dated January 24, 2002 and field work performed on January 3, 2002 by John G. Cummings & Associates.

Being the same property acquitted by Frankie A. Allen from Troy D. Clairain, Brenda Dianne King Clairain, Justin Ansel, Sr. and Sally Bronaugh Ansel by act of Cash Sale dated February 11, 2005, passed before Judy H. Faust, Notary Public, recorded with the Clerk of Court, St. Tammany Parish, Louisiana as COB Instrument No. 1478321.

**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, if any; 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.
2. Servitude of passage twenty foot wide in favor of an adjoining property as described in that Cash Sale dated April 15, 2011 and recorded at Instrument No. 1808585.

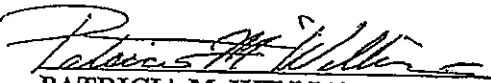
**SALE IS "AS-IS" WITHOUT WARRANTIES:** SELLER and BUYER hereby acknowledge and recognize that the Property being sold and purchased is to be transferred in "AS-IS" condition and further BUYER does hereby waive, relieve and release SELLER from any claims or cases of action for redhibition pursuant to 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:**

  
FRANKIE A. ALLEN

  
MARGIE ADAMS ALLEN

**BUYER:**

  
PATRICIA M. WILLIAMS

**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 **THREE HUNDRED SEVENTY THOUSAND AND 00/100 (\$370,000.00) 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.

The parties hereby waive the production of a current survey and do hereby relieve and release me, Notary, and 110 Title, LLC from any and all liability in connection therewith, including, but not limited to matters of access, encroachments, servitudes, legal description, easements, etc., which might result from said nonproduction of survey.

All State, Parish and City taxes up to and including the taxes due and eligible in 2017 are paid, as per Parish and City tax researches. The 2018 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 Nos. 1350420900; 1350736724.

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:

*Ami Williams*  
Print Name: Ami Williams

SELLER:

*Frankie A. Allen*  
FRANKIE A. ALLEN

*Margie Adams Allen*  
MARGIE ADAMS ALLEN

*Megan E. Giraud*  
Print Name: Megan E. Giraud

PURCHASER:

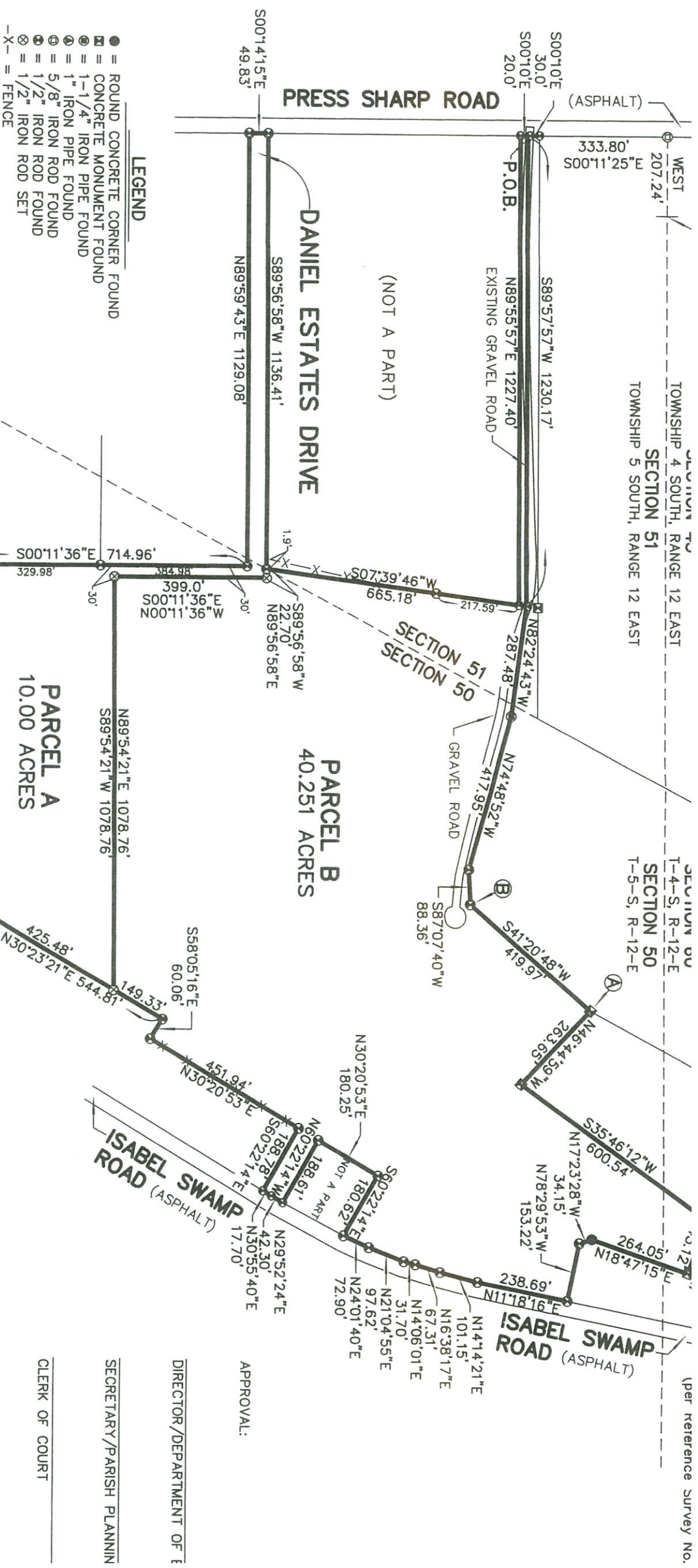
*Patricia M. Williams*  
PATRICIA M. WILLIAMS

*Andrew S. Mendheim*  
ANDREW S. MENDHEIM #33984  
NOTARY PUBLIC



Jack J. Mendheim, LBR #9431, Examining Attorney  
Title Insurance Producer, 110 Title, LLC, LA License No. 557753  
Title Insurance Underwriter: Fidelity National Title Insurance Company

SECTION 51  
TOWNSHIP 5 SOUTH, RANGE 12 EAST  
SECTION 50  
T-4-S, R-12-E  
T-5-S, R-12-E  
(per Reference Survey No.



located in Flood Zone C,  
No. 225205 0050 C,  
7, 1989.

**KEYS:**

nkie A. Allen by Jeron R. Fitzmorris,  
ad February 5, 2005.

nkie A. Allen by Bruce M. Butler, III,  
ad April 8, 2011, filed in the St.  
ish Clerk of Court Map File No. 4974C.

ricia M. Williams by John G. Cummings,  
ad Aug. 16, 2019.



603 N. JEFFERSON AVE  
COVINGTON, LA 70439

**John G. Cummings & Associates**  
PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI

PLAT PREPARED FOR: **PATRICIA M. WILLIAMS**

SHOWING A SURVEY OF: MINOR SUBDIVISION OF A 50.251 ACRES OF L  
INTO PARCELS A & B, LOCATED IN SECTION 60, TOWNSHIP  
RANGE 12, EAST, & SECTIONS 50 & 51, TOWNSHIP 5 SOUTH  
RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

DIRECTOR/DEPARTMENT OF I  
SECRETARY/PARISH PLANNIN  
CLERK OF COURT  
DATE FILED





**St. Tammany Parish Communications District**

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

**REQUEST TO APPROVE ROAD NAME**

Date: 7/29/20

Proposed Road Name: DANIEL ESTATES DR

Submitted by:

Name: Helen Lambert

Phone: 985-898-2529

Email: hlambert@stpgov.org

- 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: Rodney Hart Date: 7/30/2021  
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

## Administrative Comment

An Ordinance to officially name the 49.83 Foot & 30 Foot access identified on the attached survey to Daniel Estates Drive (Ward 2, District 6).