

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4828

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

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: PRESIDENT/LEGAL

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

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

ON THE 12 DAY OF JULY , 2012

ORDINANCE TO AUTHORIZE THE PARISH OF ST. TAMMANY, THROUGH THE OFFICE OF THE PARISH PRESIDENT, TO PURCHASE OR OTHERWISE ACQUIRE CERTAIN SERVITUDES FOR DRAINAGE IMPROVEMENTS FOR THE COUNTRY CLUB DRIVE PROJECT.

WHEREAS, St. Tammany Parish Government desires to acquire certain Servitudes (hereinafter referred to as "Servitudes"); and

WHEREAS, there is a need and a public purpose for the acquisition of Servitudes for drainage improvements on Country Club Drive located in Covington Country Club Estates Subdivision; and

WHEREAS, the Parish of St. Tammany hereby desires to acquire the Servitudes and authorizes the Office of the Parish President to do whatever is necessary to enter into negotiations and acquire said Servitudes.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: to authorize the Parish of St. Tammany, to acquire by purchase or donation those certain Servitudes described in Exhibit "A" attached hereto; and

BE IT FURTHER ORDAINED that pursuant to all applicable provisions of law, the Office of the Parish President is directed and authorized to do whatever is necessary to acquire the Servitudes.

BE IT FURTHER ORDAINED that the Office of the Parish President is authorized and instructed to proceed with the acquisition of the Servitudes in a timely and orderly matter.

BE IT FURTHER ORDAINED that the Office of the Parish President is authorized to exercise its discretion in acquiring the Servitudes, together with all agreements and all transactions necessary to carry out the intent of this Ordinance.

BE IT FURTHER ORDAINED that if purchased, the purchase price shall not exceed the fair market value of the Servitude as evidenced by an appraisal obtained or supplied to the Parish plus fees and costs.

BE IT FURTHER ORDAINED that any and all actions previously taken by the Office of the Parish President in furtherance of the actions contemplated herein are ratified and accepted accordingly.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF AUGUST, 2012; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

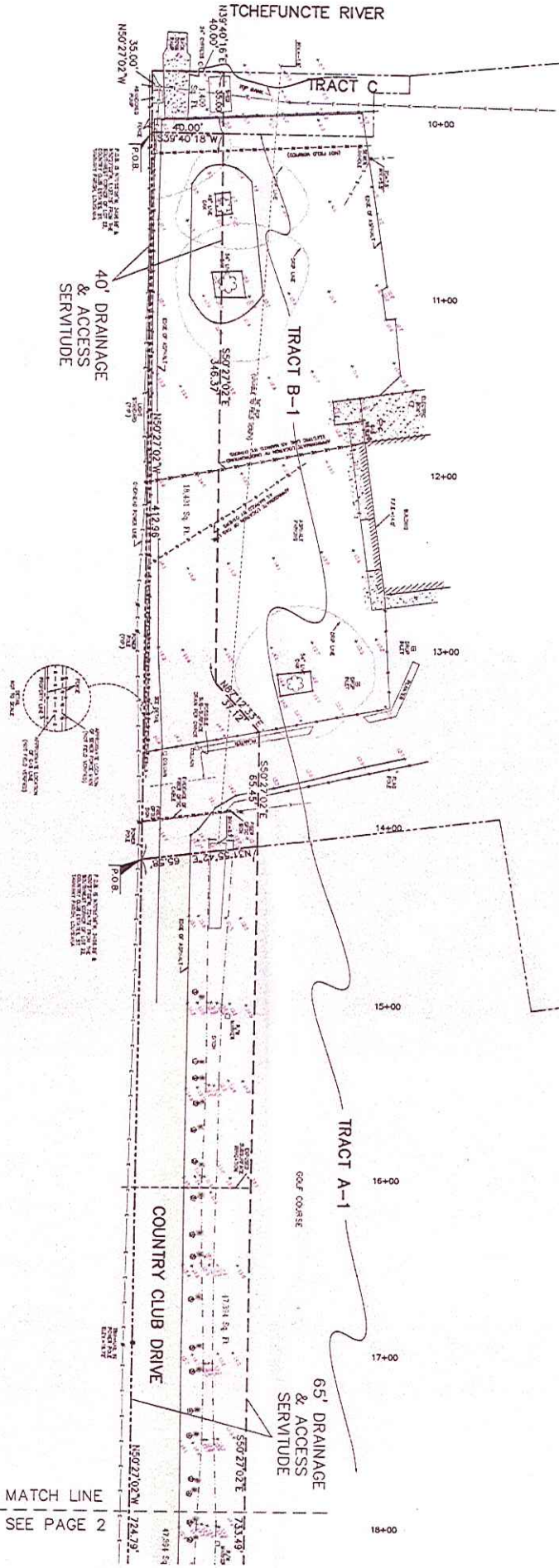
Published Introduction: JUNE 28, 2012

Published Adoption: \_\_\_\_\_, 2012

Delivered to Parish President: \_\_\_\_\_, 2012 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2012 at \_\_\_\_\_

Topographic Survey & Proposed Public Servitudes  
COUNTRY CLUB DRIVE  
COVINGTON COUNTRY CLUB  
SECTION 37, TOWNSHIP 7 SOUTH-RANGE 11 EAST  
ST. TAMMANY PARISH, LOUISIANA  
FOR  
ST. TAMMANY PARISH GOVERNMENT



CALL "LOUISIANA ONE-CALL"  
BEFORE DIGGING  
PH. 1-(800)-272-3020

THE LOCATION OF BURIED, UNDEVELOPED UTILITIES ARE SHOWN BY DASHED LINES. CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES TO BE EXCAVATED FOR ANY AND ALL DRAIAGES WHICH MIGHT BE OCCASIONED BY THIS DRAIAGE. OCCASIONED UTILITIES.



Legend:
① 1/2" PINE
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ⓦ 192" PINE
ⓧ 194" PINE
ⓨ 196" PINE
ⓩ 198" PINE
⓪ 200" PINE

REFERENCE:  
1) Survey by John Ferguson, Map No. 4, 1933, File No. 11-24-43  
2) Survey of Tract B-1 & Tract C by John Ferguson, 1933, File No. 11-17-33  
3) Country Club Drive Extension plat, File No. 4-14-1942

MATCH LINE  
SEE PAGE 2

SHEET  
1 OF 3

DESIGN BY: [ ]  
CHECKED BY: [ ]  
DATE: [ ]  
SCALE: 1/2" = 100'  
SHEET NO. 12109

REVISED DATE:

COVINGTON COUNTRY DRIVE  
SECTION 37, TOWNSHIP 7 SOUTH-RANGE 11 EAST  
COVINGTON COUNTRY CLUB  
ST. TAMMANY PARISH, LOUISIANA

RANDALL W. BROWN & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS • PLANNERS • CONSULTANTS  
220 W. CAUSEWAY APPROACH, MANDEVILLE, LA 70448  
(985) 624-5368 • FAX(985) 624-5309

Topographic Survey & Proposed Drainage Servitudes  
COUNTRY CLUB DRIVE  
COVINGTON COUNTRY CLUB  
SECTION 37, TOWNSHIP 7 SOUTH - RANGE 11 EAST  
ST. TAMMANY PARISH, LOUISIANA  
FOR  
ST. TAMMANY PARISH GOVERNMENT

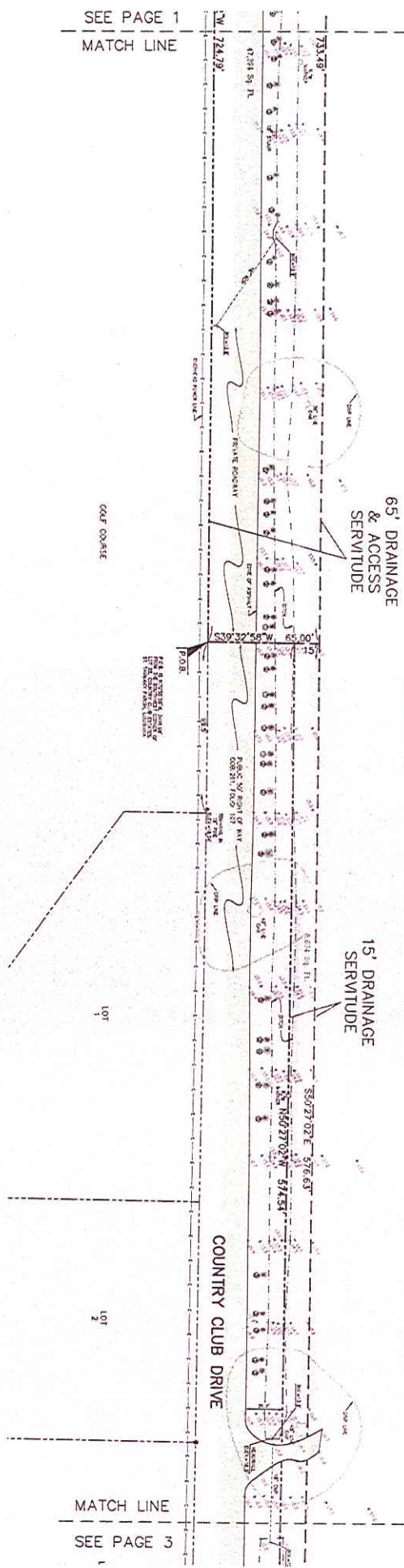


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24+00  
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26+00

TRACT A-1

SEE PAGE 1  
MATCH LINE

MATCH LINE  
SEE PAGE 3



CALL "LOUISIANA ONE-CALL"  
BEFORE DIGGING  
PH. 1-(800)-272-3020

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER. THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK SHOULD BE FULLY REVEALED AND CONFIRMED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL UNDERGROUND UTILITIES.

NO WARRANTY IS MADE BY THE SURVEYOR AS TO THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE INFORMATION PROVIDED BY THE CLIENT AND THE INFORMATION PROVIDED BY OTHER SOURCES.



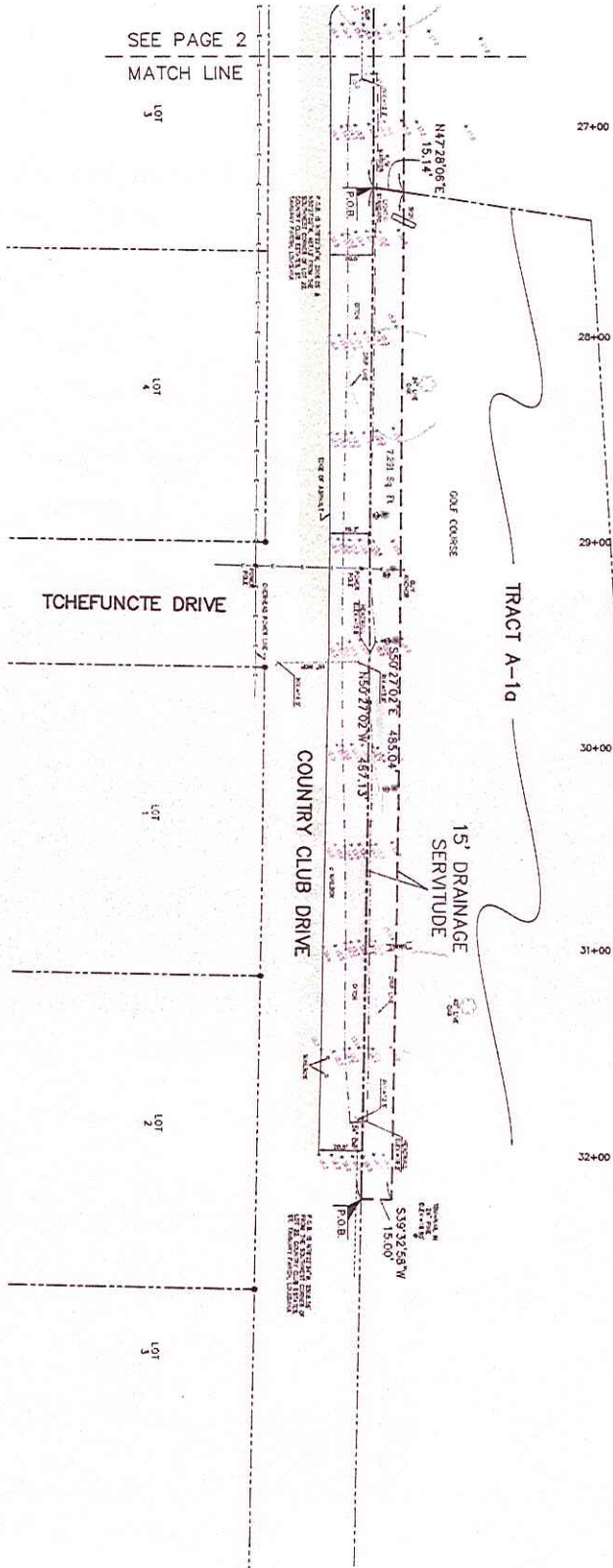
LEGEND
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⑳ 90' PINE
① 92' PINE
② 94' PINE
③ 96' PINE
④ 98' PINE
⑤ 100' PINE

REFERENCE: Survey Plat No. 104, St. Tammany Parish, Louisiana, dated 11-14-04.  
Survey of Country Club Drive & Tract A-1 by Randall W. Brown, dated 11-14-04.  
Survey of Country Club Drive & Tract A-1 by Randall W. Brown, dated 11-17-04.  
Survey of Country Club Drive & Tract A-1 by Randall W. Brown, dated 11-17-04.

SHEET <b>2</b> OF <b>3</b>	COUNTRY CLUB DRIVE SECTION 37, TOWNSHIP 7 SOUTH-RANGE 11 EAST COVINGTON COUNTRY CLUB ST. TAMMANY PARISH, LOUISIANA	 <b>RANDALL W. BROWN &amp; ASSOCIATES, INC.</b> PROFESSIONAL LAND SURVEYORS • PLANNERS • CONSULTANTS 228 W. CAUSEWAY APPROACH, MANDEVILLE, LA 70448 (985) 624-6366 • FAX(985) 624-5309	DESIGNED BY: CHECKED BY: DATE: 3/28/12 SCALE: 1"=50'± SURVEY NO.: 12103
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**EXHIBIT "A"**  
**Page 3 of 8**

Topographic Survey & Proposed Privilege Easements  
**COUNTRY CLUB DRIVE**  
**COVINGTON COUNTRY CLUB**  
**SECTION 37, TOWNSHIP 7 SOUTH - RANGE 11 EAST**  
**ST. TAMMANY PARISH, LOUISIANA**  
 FOR  
**ST. TAMMANY PARISH GOVERNMENT**



CALL "LOUISIANA ONE-CALL"  
 BEFORE DIGGING  
 PH. 1-(800)-272-3020

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY. THE EXACT LOCATION OF ANY UTILITIES IS TO BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO PORTION OF THIS SURVEY IS TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF RANDALL W. BROWN & ASSOCIATES, INC. ANY REPRODUCTION OF THIS SURVEY IS STRICTLY PROHIBITED.  
 SCHEDULE N ACCORDING WITH THE LOUISIANA SURVEYING ACT, REVISION SECTION 30003  
 FOR A. GAYL C. SWEET



REFERENCE:  
 1) Louisiana Surveying Act, R.S. 30:101-30:108  
 2) Survey of Section 37, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, dated 11-17-03  
 3) Survey of Section 37, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, dated 11-17-03

LEGEND
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① 12" PIPE
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③ 6" PIPE
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SHEET  
**3 OF 3**

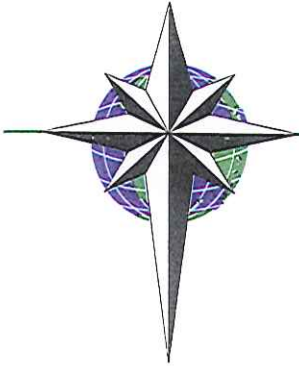
DESIGN BY:  
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 CHECKED BY:  
 DATE: 3/28/13  
 SCALE:  
 SURVEY NO:  
 TITLE:

REVISION DATE:

**COUNTRY CLUB DRIVE**  
**SECTION 37, TOWNSHIP 7 SOUTH-RANGE 11 EAST**  
**COVINGTON COUNTRY CLUB**  
**ST. TAMMANY PARISH, LOUISIANA**

**RANDALL W. BROWN & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS • PLANNERS • CONSULTANTS  
 220 W. CAUSEWAY APPROACH, MANDEVILLE, LA 70448  
 (985) 624-5388 • FAX(985) 624-5309

**EXHIBIT "A"**  
**Page 4 of 8**



**RANDALL W. BROWN & ASSOCIATES, INC.**

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228 West Causeway Approach Road  
Mandeville, Louisiana 70448

(985) 624-5368 • FAX (985) 624-5309

**PROPERTY DESCRIPTION**

**A 15' DRAINAGE SERVITUDE SITUATED IN  
TRACT A-1a  
SECTION 37, TOWNSHIP 7 SOUTH - RANGE 11 EAST  
ST. TAMMANY PARISH, LOUISIANA**


All that certain portion of ground situated in Section 37, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commence at the Southwest corner of Lot 22, Country Club Estates and go North 78 degrees 22 minutes 34 seconds West, a distance of 2,506.05 feet to a point on the Northerly right of way line of Country Club Drive also the **Point of Beginning**.

From the **Point of Beginning** go along the Northerly right of way line of Country Club Drive North 50 degrees 27 minutes 02 seconds West, a distance of 487.13 feet; then leave said right of way and go North 47 degrees 28 minutes 06 seconds East, a distance of 15.14 feet; then go South 50 degrees 27 minutes 02 seconds East, a distance of 485.04 feet; then go South 39 degrees 32 minutes 58 seconds West, a distance of 15.00 feet back to the **Point of Beginning**.

Said parcel contains 7,291 square feet of land more or less.

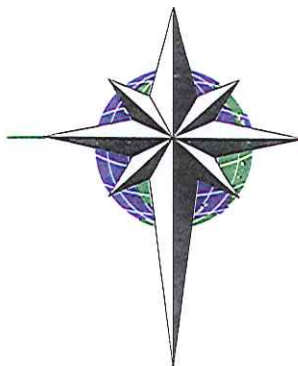
Job No.: 12103  
Date: March 28, 2012

  
Randall W. Brown, P.L.S.  
Professional Land Surveyor  
LA Registration No. 04586



**EXHIBIT "A"**

**Page 5 of 8**



**RANDALL W. BROWN & ASSOCIATES, INC.**

228 West Causeway Approach Road  
Mandeville, Louisiana 70448

(985) 624-5368 • FAX (985) 624-5309

**PROPERTY DESCRIPTION**

**A 15' DRAINAGE SERVITUDE SITUATED IN  
TRACT A-1  
SECTION 37, TOWNSHIP 7 SOUTH - RANGE 11 EAST  
ST. TAMMANY PARISH, LOUISIANA**

All that certain portion of ground situated in Section 37, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commence at the Southwest corner of Lot 22, Country Club Estates and go North 78 degrees 22 minutes 34 seconds West, a distance of 2,506.05 feet to a point on the Northerly right of way line of Country Club Drive; thence go along said right of way North 50 degrees 27 minutes 02 seconds West, a distance of 487.13 feet to the **Point of Beginning**.

From the **Point of Beginning** continue along the Northerly right of way line of Country Club Drive North 50 degrees 27 minutes 02 seconds West, a distance of 574.54 feet; thence leave said right of way and go North 39 degrees 32 minutes 58 seconds East, a distance of 15.00 feet; thence go South 50 degrees 27 minutes 02 seconds East, a distance of 576.63 feet; thence go South 47 degrees 28 minutes 06 seconds West, a distance of 15.14 feet back to the **Point of Beginning**.

Said parcel contains 8,634 square feet of land more or less.

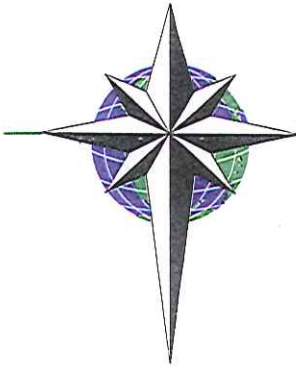
Job No.: 12103  
Date: March 28, 2012

Randall W. Brown, P.L.S.  
Professional Land Surveyor  
LA Registration No. 04586



**EXHIBIT "A"**

**Page 6 of 8**



**RANDALL W. BROWN & ASSOCIATES, INC.**

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228 West Causeway Approach Road  
Mandeville, Louisiana 70448

(985) 624-5368 • FAX (985) 624-5309

**PROPERTY DESCRIPTION**

**A 65' DRAINAGE & ACCESS SERVITUDE SITUATED IN  
TRACT A-1  
SECTION 37, TOWNSHIP 7 SOUTH - RANGE 11 EAST  
ST. TAMMANY PARISH, LOUISIANA**

All that certain portion of ground situated in Section 37, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows:

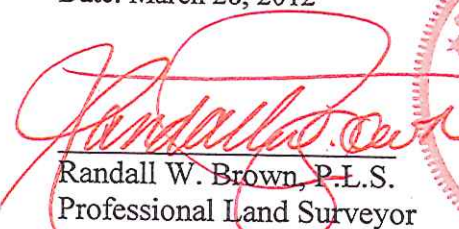
Commence at the Southwest corner of Lot 22, Country Club Estates and go North 70 degrees 55 minutes 58 seconds West, a distance of 3,496.98 feet to the **Point of Beginning**.

From the **Point of Beginning** go North 50 degrees 27 minutes 02 seconds West, a distance of 724.79 feet; thence go North 31 degrees 55 minutes 42 seconds East, a distance of 65.58 feet; thence go South 50 degrees 27 minutes 02 seconds East, a distance of 733.49 feet; thence go South 39 degrees 32 minutes 58 seconds West, a distance of 65.00 feet back to the **Point of Beginning**.

Said parcel contains 47,394 square feet of land more or less.

Job No.: 12103

Date: March 28, 2012

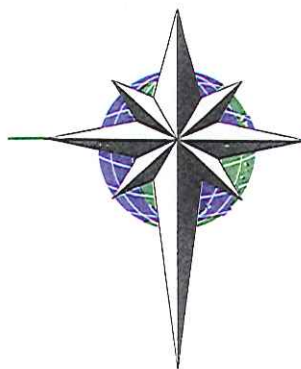
  
Randall W. Brown, P.L.S.  
Professional Land Surveyor  
LA Registration No. 04586





**EXHIBIT "A"**

**Page 7 of 8**



**RANDALL W. BROWN & ASSOCIATES, INC.**

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228 West Causeway Approach Road  
Mandeville, Louisiana 70448

(985) 624-5368 • FAX (985) 624-5309

**PROPERTY DESCRIPTION**

**DRAINAGE & ACCESS SERVITUDE SITUATED IN  
TRACT B-1  
SECTION 37, TOWNSHIP 7 SOUTH - RANGE 11 EAST  
ST. TAMMANY PARISH, LOUISIANA**

All that certain portion of ground situated in Section 37, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows:

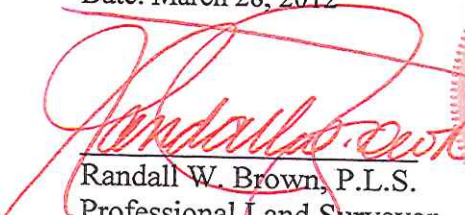
Commence at the Southwest corner of Lot 22, Country Club Estates and go North 70 degrees 55 minutes 58 seconds West, a distance of 3,496.98 feet; thence go North 50 degrees 27 minutes 02 seconds West, a distance of 724.79 feet to the **Point of Beginning**.

From the **Point of Beginning** go North 50 degrees 27 minutes 02 seconds West, a distance of 412.96 feet; thence go North 39 degrees 40 minutes 18 seconds East, a distance of 40.00 feet; thence go South 50 degrees 27 minutes 02 seconds East, a distance of 346.37 feet; thence go North 87 degrees 12 minutes 33 seconds East, a distance of 37.12 feet; thence go South 50 degrees 27 minutes 02 seconds East, a distance of 65.45 feet; thence go South 31 degrees 55 minutes 42 seconds West, a distance of 65.58 feet back to the **Point of Beginning**.

Said parcel contains 18,431 square feet of land more or less.

Job No.: 12103

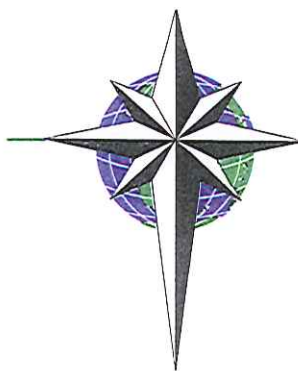
Date: March 28, 2012

  
Randall W. Brown, P.L.S.  
Professional Land Surveyor  
LA Registration No. 04586



**EXHIBIT "A"**

**Page 8 of 8**



**RANDALL W. BROWN & ASSOCIATES, INC.**

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228 West Causeway Approach Road  
Mandeville, Louisiana 70448

(985) 624-5368 • FAX (985) 624-5309

**PROPERTY DESCRIPTION**

**A 40' DRAINAGE & ACCESS SERVITUDE SITUATED IN  
TRACT C  
SECTION 37, TOWNSHIP 7 SOUTH - RANGE 11 EAST  
ST. TAMMANY PARISH, LOUISIANA**

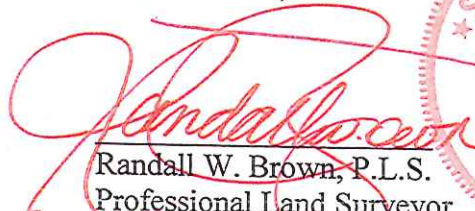
All that certain portion of ground situated in Section 37, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commence at the Southwest corner of Lot 22, Country Club Estates and go North 70 degrees 55 minutes 58 seconds West, a distance of 3,496.98 feet; thence go North 50 degrees 27 minutes 02 seconds West, a distance of 1,137.75 feet to the **Point of Beginning**.

From the **Point of Beginning** go North 50 degrees 27 minutes 02 seconds West, a distance of 35.00 feet; thence go North 39 degrees 40 minutes 16 seconds East, a distance of 40.00 feet; thence go South 50 degrees 27 minutes 02 seconds East, a distance of 35.00 feet; thence go South 39 degrees 40 minutes 18 seconds West, a distance of 40.00 feet back to the **Point of Beginning**.

Said parcel contains 1,400 square feet of land more or less.

Job No.: 12103  
Date: March 28, 2012

  
Randall W. Brown, P.L.S.  
Professional Land Surveyor  
LA Registration No. 04586



### **Ordinance Administrative Comment**

ORDINANCE TO AUTHORIZE THE PARISH OF ST. TAMMANY, THROUGH THE OFFICE OF THE PARISH PRESIDENT, TO PURCHASE OR OTHERWISE ACQUIRE CERTAIN SERVITUDES FOR DRAINAGE IMPROVEMENTS FOR THE COUNTRY CLUB DRIVE PROJECT.

St. Tammany Parish will acquire drainage and access servitudes located on Country Club Drive for drainage improvements for Covington Country Club Estates Subdivision. The servitudes are as follows:

- Parcel A-1A, 15' Drainage Servitude            7,291 square feet
- Parcel A-1, 15' Drainage Servitude            8,364 square feet
- Parcel A-1, 65' Drainage Servitude        47,394 square feet
- Parcel A-1 Total                                    56,028 square feet
- Parcel B-1                                         18,431 square feet
- Parcel C     1,400 square feet

Note that the servitude is an interest in real property that conveys use, but not ownership of an owner's property. If purchased, the purchase price shall not exceed the fair market value of the Servitude as evidenced by an appraisal obtained or supplied to the Parish plus fees and costs.