



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: 6/2/22

Proposed Road Name: CAVALIER RD

Submitted by:

Name: Mitchell S. Kogan

Phone: 985-898-2529

Email: mskogan@stpgov.org

Applicant's Name: KAITLYN VALLS & ASHLEY STEPHEN CAVALIER

- ☒ 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: _____

Rodney Hart

Rodney Hart, Director

Date: 6/2/2022

Approved

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

Mitchell S. Kogan

From: Kaitlyn Valls <kaitlyn.valls@gmail.com>
Sent: Thursday, June 2, 2022 10:09 AM
To: Mitchell S. Kogan
Subject: Re: Cavalier Address Request

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

Hi Mitchell,

We will use Cavalier Rd.

Thanks,

Kaitlyn Valls

On Jun 2, 2022, at 9:43 AM, Mitchell S. Kogan <mskogan@stpgov.org> wrote:

Good Morning,

Attached below are the available names for your proposed street. Please inform me once you have picked the one you want and I can get started on the application and the departmental procedures for you.

If you have any questions, please let me know.

Thank you!

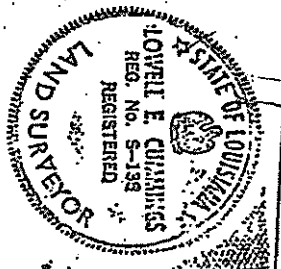


Mitchell S. Kogan
Land Use Planner I
Department of Planning & Development
St. Tammany Parish Government
21454 Koop Drive, Suite 1B, Mandeville, LA 70471
p: 985-898-2529 e: mskogan@stpgov.org
www.stpgov.org

From: Kaitlyn Valls <kaitlyn.valls@gmail.com>
Sent: Tuesday, May 31, 2022 12:24 PM
To: Mitchell S. Kogan <mskogan@stpgov.org>
Cc: Ashley Cavalier <cavalierprojects@gmail.com>
Subject: Cavalier Address Request

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

Attached is the proof of registry with St. Tammany Parish.



SECTION 13

P L A T

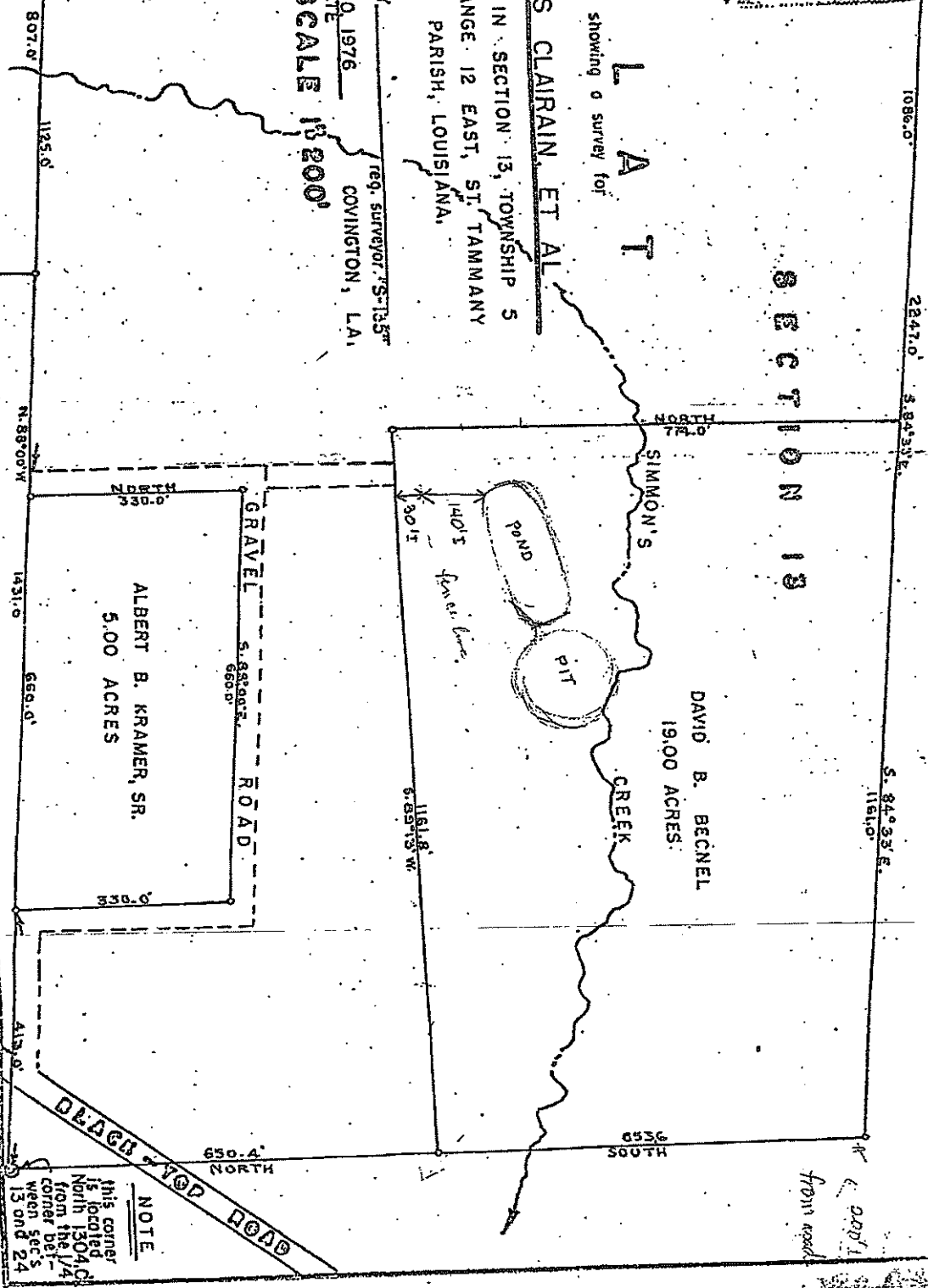
showing a survey for

ELLIS CLAIRAIN ET AL

LOCATED IN SECTION 13, TOWNSHIP 5
SOUTH, RANGE 12 EAST, ST. TAMMANY
PARISH, LOUISIANA.

SURVEY BY _____ / reg. surveyor, S-135
DATE JANUARY 10, 1976 COVINGTON, LA.

SCALE 1"=200'



NOTE
This corner
is located
North 1304.0'
from the 1/4
corner bet-
ween sec's
13 and 24'

Crescent Title, LLC
7835 Maple Street
New Orleans, LA 70118
File No.: 220815

*United States of America
State of Louisiana
Parish of Orleans*

CASH SALE
Sale of Property
by:
Rexanne Chauvin Becnel wife of/and David B. Becnel
to:
Ashley Stephen Cavalier and Kaitlyn Valls

BE IT KNOWN That on this 9th day of March,
2022

BEFORE ME, Lauren B. Griffin, a notary
public, duly commissioned and qualified, in and
for the Parish of Orleans and in the presence of
the witnesses hereinafter named and
undersigned.

Personally Came and Appeared,

Rexanne Chauvin Becnel (SS# XXX-XX-0925) and David B. Becnel (SS# XXX-XX-5838),
both persons of the full age of majority and domiciled in the Parish of Orleans, State of Louisiana
who declared before me, Notary, that they have been married but once and then to each other and
that they are presently living and residing together.

MAILING ADDRESS: 55 Versailles Blvd, New Orleans, LA 70125

Who declare that they do by these presents, grant, bargain, sell, convey, transfer, assign, setover,
abandon and deliver, with all legal warranties as to title only, but 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,

Ashley Stephen Cavalier (SS# XXX-XX-7721) and Kaitlyn Valls (SS# XXX-XX-5544), both
persons of the full age of majority and domiciled in the Parish of , State of Louisiana who
declared before me, Notary, that they have been married but once and then to each other and that
they are presently living and residing together.

MAILING ADDRESS: 2 Davis Blvd, Jefferson, LA 70121

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

"Description of Property"

ALL THAT CERTAIN PIECE OR PORTION OF LAND, 19.00 acres of land lying and being
situated in Section 13, Township 5 South, Range 12 East, St. Tammany Parish, Louisiana, and
being more fully described as follows:

Commencing at the 1/4 section corner located between Sections 13 and 24; thence North 1304.0'
to an iron corner; thence continues North 650.4' to the point of departure; thence South 89

EFIL: Registry: 2829136, Instrument #: 2318374, Mar 10, 2022 10:59 AM, St. Tammany Parish, \$110.00, LP, MB CB X MI

degrees 13 minutes West 1161.8'; thence North 774.0'; thence South 84 degrees 33 minutes East 1161.0'; thence South 653.6' to the point of departure.

Together with a perpetual servitude of way and/or passage over that forty (40.0') foot gravel road as shown on a survey by Lowell E. Cummings, Registered Land Surveyor, dated January 10, 1976, a copy of which is attached to COB 794, folio 492.

Being the same property acquired by Rexanne Chauvin Becnel wife of and David B. Becnel by act dated July 23, 1976, registered in COB 794, folio 492, St. Tammany Parish, Louisiana.

PURCHASER(S) herein declared that all future notices of ad valorem tax bills and special assessments for the above described property presently for the tax year of 2022 bearing Tax Assessment No. 1200370150 are to be forwarded to:

Ashley Stephen Cavalier and Kaitlyn Valls
2 Davis Blvd, Jefferson, LA 70121

THIS ACT IS MADE, EXECUTED AND ACCEPTED SUBJECT TO THE FOLLOWING:

1. Any and all restrictions, overlaps, overhangs, servitudes and/or easements, rights of ways and outstanding rights of record which might be shown on a current survey of the property.
2. Any portion of the property located within Simmon's Creek traversing the property should said property be insusceptible to private ownership.
3. Rights of the public in general, or any governmental agency, to the use of Simmon's Creek and the banks thereof.
4. Lack of access to a public road unless same can be established by a current and accurate survey of the property.

THE PARTIES HERETO TAKE COGNIZANCE THAT NO SURVEY ON THE HEREIN DESCRIBED PROPERTY IN CONNECTION WITH THE ACT OF SALE HAS BEEN MADE NOR HAS ONE BEEN PRODUCED OR ATTACHED AND THE PARTIES DO HEREBY RELIEVE AND RELEASE ME, NOTARY, FROM ANY AND ALL LIABILITY, RESPONSIBILITY OR DAMAGE INCLUDING COURT COSTS AND ATTORNEYS FEES IN CONNECTION THEREWITH.

The parties to this act take cognizance of the fact that no mortgage, conveyance, paving, sewerage and water lien ordinance research or tax sale certificates in connection with this Act of Sale have been made, nor were produced or attached and the parties do hereby relieve and release me, Notary, for any and all liability, responsibility or damage, including court costs and attorney's fees in connection herewith.

See WAIVER OF WARRANTY and REDHIBITION RIGHTS ADDENDUM attached hereto and made a part hereof.

To have and to hold the above described property unto the said purchaser(s) themselves, their heirs and assigns forever.

This sale is made and accepted for and in consideration of the price and sum of One Hundred Forty-Five Thousand And No/100 Dollars (\$145,000.00) which the said purchaser(s) have well and truly paid, in ready and current money to the said vendors who hereby acknowledge the receipt thereof and grant full acquittance and discharge therefore.

All State and City taxes up to and including the taxes due and exigible for the current tax year are paid as per a research of the tax rolls for the year 2021. The 2022 taxes have been prorated to the date of this act of sale. Payment for all future taxes is assumed by purchaser herein.



WAIVER OF WARRANTY AND REDHIBITION RIGHTS ADDENDUM

It is expressly agreed that the Immoveable property herein conveyed and all improvements and component parts, plumbing, electrical systems, mechanical equipment, heating and air conditioning systems, built-in appliances, and all other items located hereon are conveyed by Seller and accepted by Purchaser "AS IS, WHERE IS," without any warranties of any kind whatsoever, even as to the metes and bounds, zoning, operation, or suitability of the property for the use intended by the Purchaser, without regard to the presence of apparent or hidden defects and with the Purchaser's full and complete waiver of any and all rights for the return of all or any part of the purchase price by reason of any such defects.

Purchaser acknowledges and declares that neither the Seller nor any party, whomsoever, acting or purporting to act in any capacity whatsoever on behalf of the Seller has made any direct, indirect, explicit or implicit statement, representation or declaration, whether by written or oral statement or otherwise, and upon which the Purchaser has relied, concerning the existence or non-existence of any quality, characteristic or condition of the property herein conveyed. Purchaser has had full, complete and unlimited access to the property herein conveyed for all tests and inspections which Purchaser, in Purchaser's sole discretion, deems sufficiently diligent for the protection of Purchaser's interests.

Purchaser expressly waives the warranty of fitness and the warranty against redhibitory vicos and defects, whether apparent or latent, imposed by Louisiana Civil Code Articles 2520 through 2548, inclusive, and any other applicable state or federal law and the jurisprudence thereunder.

Purchaser also waives any rights Purchaser may have in redhibition to a return of the purchase price or to a reduction of the purchase price paid pursuant to Louisiana Civil Code Articles 2520 to 2548, inclusive, in connection with the property hereby conveyed to Purchaser by Seller. By Purchaser's signature, Purchaser expressly acknowledges all such waivers and Purchaser's exercise of Purchaser's right to waive warranty pursuant to Louisiana Civil Code Article 2520 and 2548, inclusive.

Rexanne Chauvin Bechel
 Rexanne Chauvin Bechel

David B. Bechel
 David B. Bechel

Ashley Stephen Cavaller
 Ashley Stephen Cavaller

Kaitlyn Valls
 Kaitlyn Valls

By reference to the research of the Registrar of Conveyances and Recorder of Mortgages in and for the Parish of St. Tammany, it does not appear that said property has been heretofore alienated by the Vendor.

Thus Done and Passed, in my office in New Orleans, Louisiana in the presence of the competent witnesses, who hereunto sign their names with the said appcarers, and me, Notary, after reading the whole.

WITNESSES:

[Signature]
PRINT: Will Baker

[Signature]
PRINT: Gracie Valls

SELLER(S):

[Signature]
Rexanne Chauvin Becnel

[Signature]
David B. Becnel

PURCHASER(S):

[Signature]
Ashley Stephen Cavalier

[Signature]
Kaitlyn Valls



[Signature]
Notary Public

Lauren B. Griffin
Attorney/Notary Public
State of Louisiana
Notary Bar # 148527
Commission expires with life

Title Ins. Prod.: Crescent Title, LLC
Address: 7835 Maple Street, New Orleans, LA 70118
Prod. Lic #: 300974
Title Ins. Underwriter: Fidelity National Title Insurance Company
Title Opinion by: W. W. Young III
La Bar Roll #: 13767