



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

ADMINISTRATIVE COMMENT

The following recommendations for the below listed Performance and/or Warranty Obligations are as follows:

1. **The Birg Boulevard Subdivision aka Angelic Estates, Phase 1 - Dione Court, Phase 1-B-3**
Extended Warranty Obligation - \$4,400.00 - Release
2. **Enter the Parish R.O.W. Resolution No. 19-003 - Cours Carson Street**
Town of Mandeville Subdivision (UNINCORPORATED)
Extended Warranty Obligation - \$10,125.00 - Extend
3. **Minor Subdivision Case No. 2018-1004-MSP - Equitana Lane/Equitana Farms Subdivision**
Warranty Obligation - \$32,208.00 - Release
4. **Guste Island Estates Subdivision, Parcel D-2**
Extended Warranty Obligation - \$64,300.00 - Extend
5. **Versailles Business Park Subdivision, Phase 2**
Extended Warranty Obligation - \$16,875.00 - Extend



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

August 17, 2023

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

Re: The Birg Boulevard Subdivision aka Angelic Estates, Phase 1
Dione Court, Phase 1-B-3
Extended Warranty Obligation - \$4,400.00 - Cash in Escrow

Honorable Council Members,

The extended Warranty Obligation in the amount of \$4,400.00 expires September 11, 2024 and is scheduled for review by the Parish Council at the September 7, 2023 meeting.

This office has inspected the site. All work covered by this Warranty Obligation is satisfactory.

Therefore, it is recommended that the Warranty Obligation be released. This is a public access subdivision and the Parish is responsible for all maintenance specifically outlined in the Recorded Plat File #2857D.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel P. Hill".

Daniel P. Hill, P.E.
Director, Department of Engineering

Attachment: Recorded Plat File #2857D with Acts of Corrections (Instruments #1937157 & #2077299)

xc: Honorable Michael Cooper
Honorable David R. Fitzgerald
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Leslie Long
Mr. Tim Brown
Mr. Theodore Reynolds, P.E.
Ms. Maria Robert, P.E.
Mr. Chris Cloutet, P.E.
Mr. Joey Lobrano
Ms. Jan Pavur
Mr. Edward Berner, Berner Construction Company, Inc.
Mr. Darrell Fussell, Arrow Engineering & Consulting

**AFFIDAVIT OF CORRECTION
BY: DAVID B. SCALFANO**

**UNITED STATES OF AMERICA
STATE OF LOUISIANA
PARISH OF ST. TAMMANY**

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified for the State of Louisiana, and the Parish of St. Tammany,

**PERSONALLY CAME AND APPEARED:
DAVID B. SCALFANO, PROFESSIONAL LAND SURVEYOR**

Who being first duly sworn by me, deposed:

After further examination of the Resubdivision of The Birg Boulevard (Central Division), filed as Map File No. 2857D, recorded April 03, 2003, in the Clerk of Court, St. Tammany Parish, Louisiana, it was discovered by the St. Tammany Parish Department of Engineering that a correction needs to be made to said plat.

A 10' Private Drainage Servitude along the South Line of Lots 5A, 6A, and 7A and the North Line of Lots 8A, 9A, and 10A, Square 11, was omitted from the recorded Resubdivision Plat for April Court.

In order to correct the recorded Resubdivision plat, the undersigned does hereby amend and correct the Resubdivision plat for The Birg Boulevard (Central Division) as follows:

Revised November 11, 2013

TO ADD A 10' PRIVATE DRAINAGE SERVITUDE TO THE SOUTH LINE OF LOTS 5A, 6A, AND 7A AND THE NORTH LINE OF LOTS 8A, 9A, AND 10A, SQUARE 11, THE BIRG BOULEVARD (CENTRAL DIVISION), LOCATED IN SECTION 14, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

Affiant does hereby authorize and request the Clerk of Court of St. Tammany Parish, Louisiana to make mention within Affidavit of Correction on the Office record, to serve as occasion may require.

Patricia P. Brister
Patricia P. Brister, Parish President

Anne Pustovich
WITNESS Anne Pustovich

GWA CAMPO
WITNESS

SWORN TO AND SUBSCRIBED BEFORE ME THIS 19th DAY OF March ~~2013~~ ²⁰¹⁴

Kelly M. Rabalais
NOTARY PUBLIC
Notary Identification Number: 26705

David B. Scalfano
David B. Scalfano, Professional Land Surveyor
Louisiana Registered, P.L.S. #4527

St. Tammany Parish 2280
Instrmnt #: 1937157
Registry #: 2298330 mb2
04/07/2014 4:00:00 PM
MB CB X MI UCC

Rhonda S. Breany
WITNESS

Blaine Cordelon
WITNESS

SWORN TO AND SUBSCRIBED BEFORE ME THIS 18th DAY OF Nov., 2013.

Joycelyn J. Ferrara
NOTARY PUBLIC
Notary Identification Number: LA058853

**A SURVEYOR'S ACT OF CORRECTION
BY: JOHN G. CUMMINGS**

**UNITED STATES OF AMERICA
STATE OF LOUISIANA
PARISH OF ST. TAMMANY**

KNOWN BY ALL THESE PRESENT, that on the date or various dated below before the various undersigned Notaries Public, duly commissioned and qualified in and for the Parish of St. Tammany and State of Louisiana, stated therein and therein residing, and in the presence of the witnesses hereinafter undersigned, personally came and appeared:

PERSONALLY CAME AND APPEARED:

JOHN G. CUMMINGS, P.L.S., domiciled in St. Tammany Parish, Louisiana whose mailing address is: 503 North Jefferson Ave, Covington, Louisiana, 70433: and who shall be hereinafter referred to pursuant to this document as **"SURVEYOR"**;

AND

THE PARISH OF ST. TAMMANY, herein represented by the Honorable Patricia P. Brister, St. Tammany Parish President, who is duly authorized to sign and execute this document on behalf of the Parish of St. Tammany pursuant to the St. Tammany Parish Charter, as well as to an Ordinance recorded in the official records of the Clerk of Court, St. Tammany Parish, whose mailing address is: Post Office Box 628, Covington, Louisiana 70434; and who shall be hereinafter referred to pursuant to this document as **"Parish of St. Tammany"**, who declares as follows:

WHEREAS, after further examination of the Resubdivision of The Birg Boulevard (Central Division), filed as Map File # 2857D, recorded April 3, 2003, in the Clerk of Court, St. Tammany Parish, Louisiana, it was discovered by the St. Tammany Parish Department of Engineering that a correction needs to be made to said plat.

WHEREAS, a 10' Private Drainage Servitude along the West Line of Lots 11A, 12A, & 13A, the North Line of Lots 13A, 14A, and the East Line of Lots 14A, 15A, & 16A, Square 11, was omitted from the recorded Resubdivision Plat for Dione Ct.

THEREFORE, the "Surveyor" and the "Parish of St. Tammany" do hereby agree through this Surveyor's Act of Correction, to amend the recorded Resubdivision plat for The Birg Boulevard (Central Division) as follows:

REVISED August 11, 2017 to add a 10' Private Drainage Servitude to the West Line of Lots 11A, 12A, & 13A, the North Line of Lots 13A, 14A, and the East Line of Lots 14A, 15A, & 16A, Square 11, The Birg Boulevard (Central Division), located in Section 14, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana.

And do hereby request the Clerk of Court for the Parish of St. Tammany, Louisiana to make mention of the Surveyor's Act of Correction within the margin of the official records on the Resubdivision plat, Map File No. 2857D, to serve as the occasion may require.

THIS DONE AND PASSED, as to **JOHN G. CUMMINGS, P.L.S.**, in triplicate originals, in my office in COVINGTON, Louisiana, on the 14th day of August 2017, in the presence of the undersigned competent witnesses who hereunto sign their names with me, Notary, after due reading of the whole:

WITNESSES:

Sarah Kaye
Signature

Sarah Kaye
Printed Name

Jan Taylor
Signature

JANET Taylor
Printed Name

John G. Cummings
John G. Cummings, P.L.S.

Marie Clairain Savell
NOTARY PUBLIC

8.14.17
DATE

MARIE CLAIRAIN SAVELL
NOTARY PUBLIC, ST. TAMMANY PARISH, LA
COMMISSION NUMBER 80930
MY COMMISSION IS ISSUED FOR LIFE

THIS DONE AND PASSED, as to PATRICIA P. BRISTER, PARISH PRESIDENT, ST. TAMMANY PARISH, LOUISIANA, in triplicate originals, in my office in

_____, Louisiana, on the _____, day of _____ 2017, in the presence of the undersigned competent witnesses who hereunto sign their names with me,

Notary, after due reading of the whole:

WITNESSES:

Anne Pastovich
Signature

Anne Pastovich
Printed Name

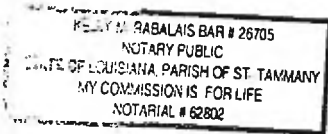
Trilby Lafant
Signature

Trilby Lafant
Printed Name

Patricia P. Brister
PATRICIA P. BRISTER, PARISH PRESIDENT
ST. TAMMANY PARISH, LOUISIANA

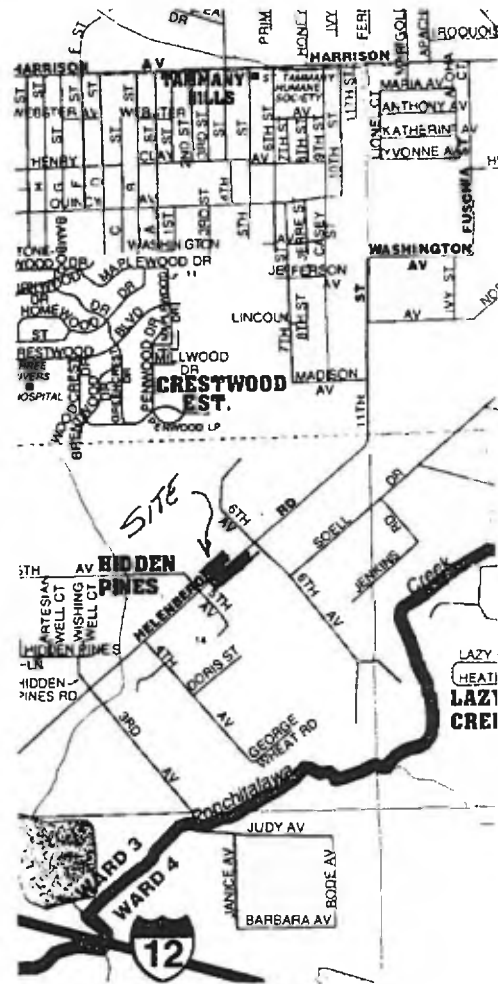
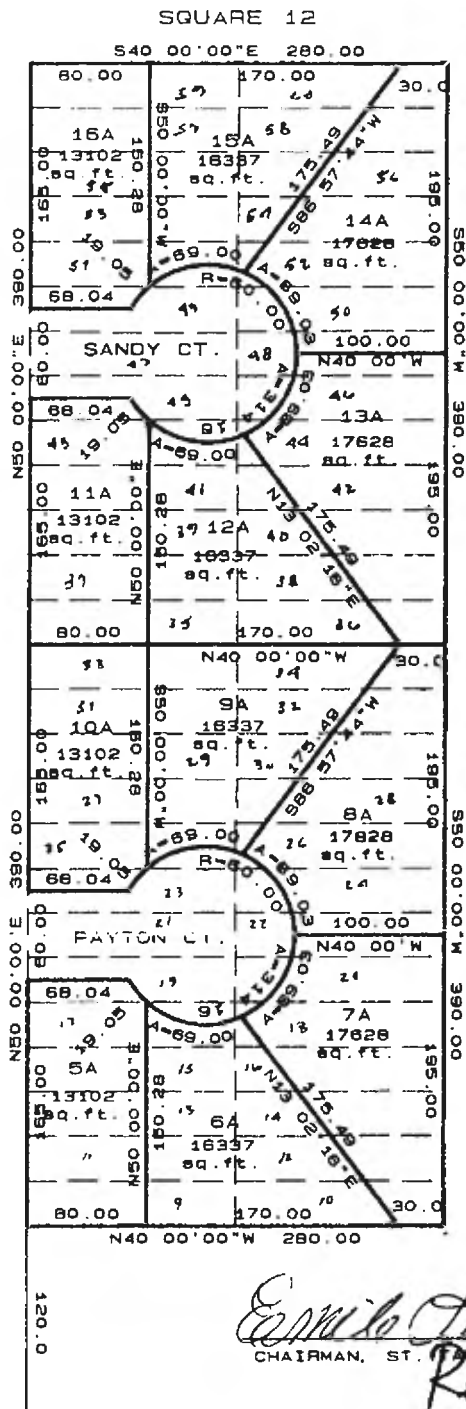
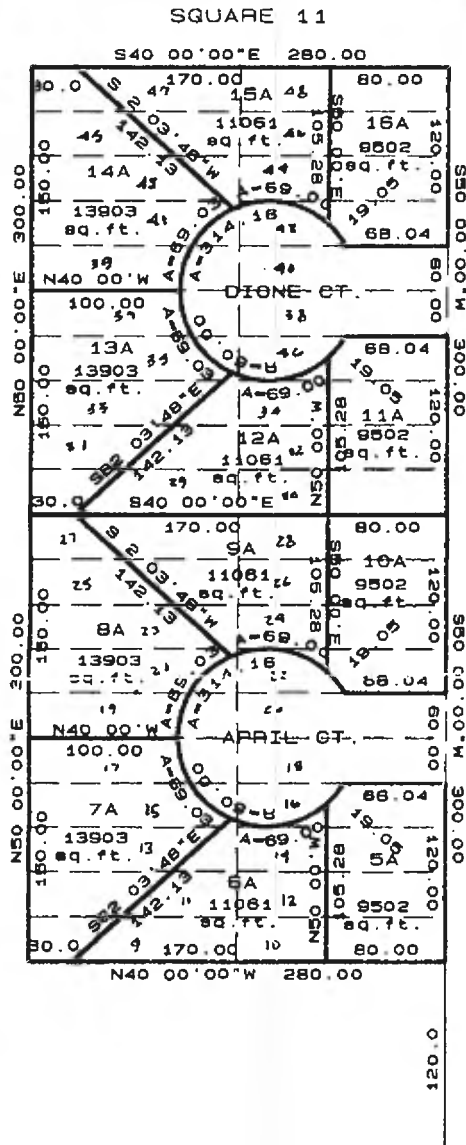
Kelly M. Rabalais
NOTARY PUBLIC

8-25-2017
DATE



LEGAL DESCRIPTION:

A Resubdivision of LOTS 9 thru 48, SQUARE 11 and LOTS 9 thru 60, SQUARE 12 of the BIRG BOULEVARD (CENTRAL DIVISION) into LOTS 5A thru 16 A, SQUARE 11, and LOTS 5A thru 16A, SQUARE 12, located in Section 14, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana containing 8.95 Acres.



See Act of Correction by John G. Cummings filed on 8/30/2017 at Inst # 2077299 Dy Clerk Cowdrey H&A Date 10/02/2017

Emilio Lemliard
CHAIRMAN, ST. TAMMANY PARISH PLANNING COMMISSION

Jean M. Dubois
SECRETARY, ST. TAMMANY PARISH PLANNING COMMISSION

ST. TAMMANY PARISH DEPARTMENT OF ENGINEERING
04-03-2003 2857D
DATE FILED: MAP FILE NO.
Angela C. Stetson
ST. TAMMANY PARISH CLERK OF COURT

LEGEND:
○ SET 1/2" IRON ROD
● FOUND IRON ROD
■ FOUND OLD WOOD
FENCE ---X---X---
BEARINGS: RECORD
SETBACK LINES ---
FRONT SIDES REAR STREET

5th Street

See Act of Correction by David B. Scalfano on 4/7/2014 Instrument # 1937157 Dy Shane Hess 4-28-2014

CERTIFIED TO:
HELENBIRE PROPERTIES, L.L.C.

This survey is based upon the description furnished by the client. There may be other restrictions not shown on this plot that may exist in the public records. There are no visible encroachments existing except where shown hereon. If not otherwise noted, Elevations refer to NGVD 1929 datum.

I hereby certify that this plot is based on a physical survey made on the ground and in accordance with the standards of a SUBURBAN survey and the applicable standards of practice cited in LAC 48:XXI. Signatures must be in RED and signed by the undersigned for this plot to be certified.

CLASS/TYPE	"C"	CPN: 225205 0240 E
BOUNDARY	18 JUN 02	FIRM DATE: 16 AUG 95
FORMBOARDS		FIRM ZONE: "C"
SLAB TIE		BASE FLOOD:
AS-BUILT		REVISED:
JOB NO.	BIRGR4	SCALE: 1 inch=200ft

STATE OF LOUISIANA
BRUCE W. POPE, II
REG. NO. 4672
WILSON POPE, INC.
LOUISIANA REGISTERED LAND SURVEYORS NO. 388
1890 SURGI DRIVE
MANDEVILLE, LOUISIANA 70448
TEL: (504) 626-8851 FAX: (504) 626-8826



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

August 17, 2023

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

Re: Enter the Parish R.O.W. Resolution No. 19-003 - Cours Carson St. Town of Mandeville Subdivision (UNINCORPORATED)
Extended Warranty Obligation - \$10,125.00 - LOC #677

Honorable Council Members,

The extended Warranty Obligation in the amount of \$10,125.00 expires October 14, 2023 and is scheduled for review by the Parish Council at the September 7, 2023 meeting.

The developer was notified on June 20, 2023 by the Department of Engineering of the punch list items required. The developer's engineer shall certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed.

The following punch list items remain:

1. Concrete joints throughout this development need to be cleaned and sealed (Typical comment, see picture #1);
2. Roadside shoulders need to be brought to grade, reestablished and vegetated throughout this development (Typical comment, see pictures #2 & #3);
3. The roadside ditches need to be cleaned, regraded to provide positive flow and vegetated with seed or sod. Install and maintain proper erosion control measures until vegetation is established (Typical comment, see pictures 4# - #6);
4. The ditch located south of the cul-de-sac needs to be cleaned, regraded to provide positive flow and vegetated with seed or sod. Install and maintain proper erosion control measures until vegetation is established (See picture #7);
5. Both roadway cross-culverts under the cul-de-Sac along Cours Carson St. need to be cleared of silt (See pictures #8 & #9);
6. The green areas surrounding the detention pond and the greenspace at the end of the cul-de-Sac have overgrown weeds that need to be removed or are missing vegetation; both need to be properly vegetated (See pictures #10 -#13);
7. The dry detention pond has been silted in, has overgrown weeds and it is holding water. Pond needs to be re-graded and cleaned. All side slopes and top of bank of the detention pond should be properly vegetated and proper erosion control measures installed and maintained until vegetation is established (See picture #14);
8. Replace blue reflector in the vicinity of fire hydrant;
9. Replace/repair leaning signage located in the vicinity of Lot #4A. (See picture #15).
10. The concrete panels in front of Lots #12A & #15B are broken and need to be replaced (See pictures #16 & #17).

This office has not received notification from the developer's engineer. Therefore, this obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

Sincerely,



Daniel P. Hill, P.E.
Director, Department of Engineering

Attachment: Representative photos from site inspection performed on June 15, 2023

xc: Honorable Michael Cooper
Honorable James J. Davis
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Leslie Long
Mr. Tim Brown
Mr. Theodore Reynolds, P.E.
Ms. Maria Robert, P.E.
Mr. Chris Cloutet, P.E.
Mr. Joey Lobrano
Ms. Jan Pavur
Mr. Robert Rosiere, Affordable Homes and Land, LLC
Mr. Sean Burkes, P.E., P.L.S., J.V. Burkes & Associates, Inc.



Picture 1



Picture 2



Picture 3



Picture 4



Picture 5



Picture 6



Picture 7



Picture 8



Picture 9



Picture 10



Picture 11



Picture 12



Picture 13



Picture 14



NO
OUTLET

Picture 15



Picture 16



Picture 17



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

August 17, 2023

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

Re: Minor Subdivision Case No. 2018-1004-MSP - Equitana Lane/Equitana Farms Estates Subdivision
Warranty Obligation - \$32,208.00 - LOC #30900204

Honorable Council Members,

The Warranty Obligation in the amount of \$32,208.00 expires October 8, 2023 and is scheduled for review by the Parish Council at the September 7, 2023 meeting.

This office has inspected the site. All work covered by this Warranty Obligation is satisfactory.

Therefore, it is recommended that the Warranty Obligation be released upon expiration. This is a public access subdivision and the Parish is responsible for all maintenance as specifically outlined in Ordinance Council Series No. 21-4621.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Hill", written over the typed name and title.

Daniel P. Hill, P.E.
Director, Department of Engineering

Attachments: Ordinance Council Series No. 21-4621

xc: Honorable Michael Cooper
Honorable James J. Davis
Mr. Cary Menard
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Leslie Long
Mr. Tim Brown
Mr. Theodore Reynolds, P.E.
Ms. Maria Robert, P.E.
Mr. Chris Cloutet, P.E.
Mr. Joey Lobrano
Ms. Jan Pavur
Mr. Timothy Moreau, Equitana Farms, LLC
Mr. Sean M. Burkes, P.E., P.L.S., J.V. Burkes & Associates, Inc.

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6712

ORDINANCE COUNCIL SERIES NO: 21-4621

COUNCIL SPONSOR: MR. DAVIS

PROVIDED BY: COUNCIL OFFICE

INTRODUCED BY: MR. DAVIS

SECONDED BY: MR. TOLEDANO

ON THE 8 DAY OF JULY , 2021

ORDINANCE TO AUTHORIZE ST TAMMANY PARISH GOVERNMENT, THROUGH THE OFFICE OF THE PARISH PRESIDENT TO ACCEPT THE DEDICATION AND DONATION OF EQUITANA LANE FOR THE USE AS A PUBLIC STREET, AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH. (DISTRICT 7) (DAVIS)

WHEREAS, Equitana Lane is a presently an existing private asphalt road, located in Section 20, Township 8 South, Range 13 East, St. Tammany Parish, Louisiana (the "Property"); and

WHEREAS, the Property is more fully depicted on the certain plat of J.V. Burkes & Associates, Inc. dated on or around March 15, 2018 and filed on November 26, 2019; File No. 5889C, a copy of which is attached; and

WHEREAS, the owners of the property contiguous with and including the Property have initiated an application requesting that St. Tammany Parish Government (the "Parish") accept the dedication and donation of the Property in its existing asphalt state, in consideration of the use of the Property as a public road; and

WHEREAS, Equitana Lane is constructed of a minimum of two (2) inches of asphalt in accordance with hard surface requirements set by applicable Parish roadway standards of St. Tammany Parish Government (Ordinance Section 35-5); and

WHEREAS, there is a need and public purpose for the acquisition of the Property for further enhancement of Parish roadways and infrastructure; and

WHEREAS, Parish hereby desires to acquire the Property by Act(s) of Dedication and Donation for the use of the Property as a public road; and

WHEREAS, upon the acquisition of the Property by Act(s) of Dedication and Donation, Parish desires to accept and incorporate Equitana Lane in its existing asphalt state into the St. Tammany Parish Selective Road and Drainage Maintenance System Inventory, which acceptance is subject to owners' compliance with any and all requirements set by Parish in the Act(s) of Dedication and Donation for the transfer of the Property; and

THE PARISH OF ST. TAMMANY HEREBY ORDAINS to authorize St. Tammany Parish Government, through the Office of the Parish President, to acquire by Act(s) of Dedication and Donation all that the Property depicted and described as a certain portion of ground identified as Equitana Lane located in Section 20, Township 8 South, Range 13 East, St. Tammany Parish, Louisiana being approximately 60 feet in width by approximately 1352.36 feet in length as follows: A certain parcel of land, lying and situated in Section 20, Township 8 South, Range 13 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows: From the Section Corner common to Sections 17, 18, 19 and 20, Township 8 South, Range 13 East, Greensburg Land District, Saint Tammany Parish, Louisiana run South 00 Degrees 29 Minutes 16 Seconds West a distance of 41.00 feet to a point; Thence run South 89 Degrees 45 Minutes 00 Seconds East a distance of 828.60 feet to a $\frac{1}{2}$ " iron rod found on the southerly right of way line of Little Dixie Ranch Road and the Point of Beginning. From the Point of Beginning and leaving said southerly right of way line of Little Dixie Ranch and run along the easterly right of way line of Equitana Lane run South 00 Degrees 45 Minutes 49 Seconds East a distance of 1352.36 feet to a $\frac{1}{2}$ " iron rod found; Thence run along a curve to the right having a radius of 60.00 feet and an arc length of 314.16 feet (having a chord bearing and distance of South 89 Degrees 02 Minutes 42 Seconds West a distance of 60.00 feet) to a point on the

westerly right of way line of Equitana Lane; Thence run along said westerly right of way line of Equitana Lane North 00 Degrees 45 Minutes 49 Seconds West a distance of 1089.91 feet to a $\frac{1}{2}$ ” iron rod found; Thence run South 88 Degrees 59 Minutes 55 Seconds West a distance of 40.00 feet to $\frac{1}{2}$ ” iron rod found; Thence run North 00 Degrees 45 Minutes 49 Seconds West a distance of 262.40 feet to a $\frac{1}{2}$ ” iron rod found on the southerly right of way line of Little Dixie Ranch; Thence run along said southerly right of way line of Little Dixie Ranch North 88 Degrees 59 Minutes 55 Seconds East a distance of 100.00 feet and back to the Point of Beginning. Said parcel contains 2.356 acres of land more or less, lying and situated in Section 20, Township 8 South, Range 13 East, Greensburg Land District, Saint Tammany Parish, Louisiana. A copy of the above Legal Description and exhibit are attached.

BE IT FURTHER ORDAINED that the Office of the Parish President is hereby authorized to exercise its discretion in acquiring the Property, and/or all related rights-of-way, infrastructure and/or servitudes, together with signing all documents, agreements and transactions necessary to carry out the intent of this Ordinance.

BE IT FURTHER ORDAINED St. Tammany Parish Government is authorized to accept and incorporate the right-of-way encompassing Equitana Lane, in its existing asphalt state, into the St. Tammany Parish Selective Road and Drainage Maintenance System Inventory, which acceptance is subject to owners' compliance with any and all requirements set by Parish in the Act(s) of Dedication and Donation for the transfer of the Property.

BE IT FURTHER ORDAINED, upon incorporation of Equitana Lane into the St. Tammany Parish Selective Road and Drainage Maintenance System Inventory, the Parish is authorized to improve and maintain Equitana Lane in accordance with all applicable Parish standards.

BE IT FURTHER ORDAINED that the Department of Public Works is directed to obtain, place and/or remove the appropriate street signs, as necessary.

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: MR. DAVIS SECONDED BY: MR. TOLEDANO

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: DEAN, FITZGERALD, CAZAUBON, LORINO, TOLEDANO, DAVIS, M. SMITH, O'BRIEN, BINDER, AIREY, T. SMITH (11)


NAYS: (0)

ABSTAIN: (0)

ABSENT: TANNER, CANULETTE, STEFANCIK (3)


THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 5 DAY OF AUGUST, 2021; AND BECOMES ORDINANCE

COUNCIL SERIES NO 21-4621 .


MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:


KATRINA L. BUCKLEY, COUNCIL CLERK


MICHAEL B. COOPER, PARISH PRESIDENT
08/10/2021 @ 10:10 AM

Published Introduction: JUNE 30 , 2021

Published Adoption: August 18 , 2021

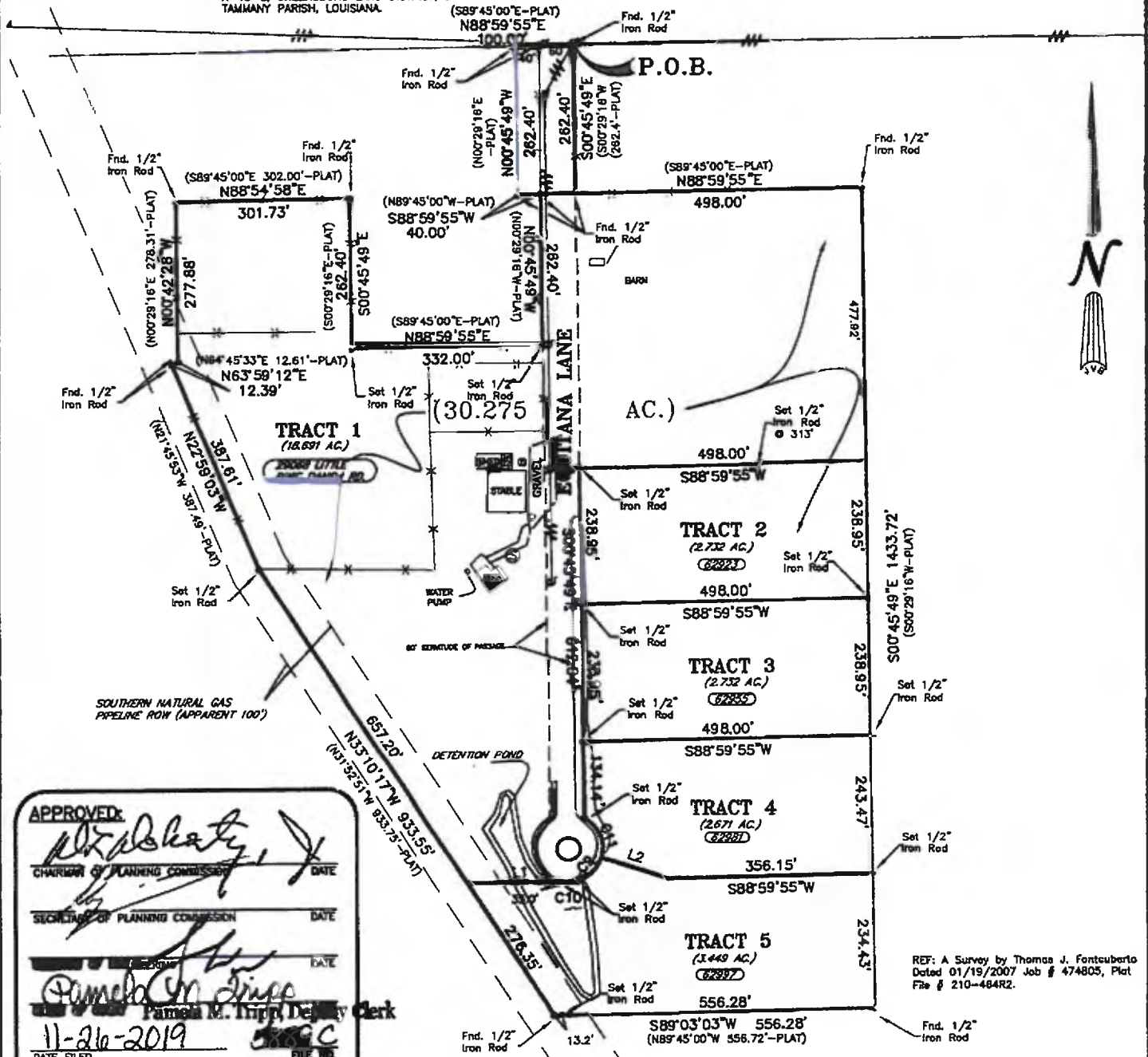
Delivered to Parish President: August 9 , 2021 at 8:30am

Returned to Council Clerk: August 10 , 2021 at 11:00am

LITTLE DIXIE RANCH ROAD

THE P.O.B. IS REPORTED TO BE
 S00°29'16"W 41.0' AND S89°45'00"E 828.6'
 FROM THE SECTION CORNER COMMON TO
 SECTIONS 17, 18, 19 AND 20 IN T-8-S,
 R-13-E, GREENSBURG LAND DISTRICT, ST.
 TAMMANY PARISH, LOUISIANA.

NOTE: BEARINGS SHOWN REFER TO THE LOUISIANA
 STATE PLANE COORDINATE SYSTEM (LA SOUTH 1702).

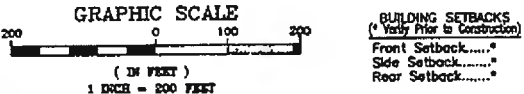


APPROVED:
[Signature]
 CHAIRMAN OF PLANNING COMMISSION DATE
[Signature]
 SECRETARY OF PLANNING COMMISSION DATE
[Signature]
 DATE
 Pamela M. Triplett, Clerk
 11-26-2019
 DATE FILED FILE NO.

TOTAL AREA: 1,318,779 SQ. FT. OR 30.275 ACRES

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C9	57.11'	60.00'	S44°46'31"W	94.95'
C10	35.51'	60.00'	S88°50'54"W	33.00'
C11	82.17'	60.00'	S21°43'29"E	75.89'

Line Table		
Line #	Bearing	Length
L1	S88°59'55"W	159.30'
L2	N72°29'31"W	120.79'



ADDRESS: LITTLE DIXIE RANCH ROAD

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

FARM No. 225205 0385 C
 PLAM Date 10/12/1995
 ZONE C B.P. N/A
 *Verify prior to construction with Local Governing Body.

DRAWING NO. 20180146	J.V. Burkes & Associates, Inc. SURVEYING ENGINEERING ENVIRONMENTAL 1805 Shortcut Highway Slidell, Louisiana 70458 E-mail: jvbassoc@jvburkes.com Phone: 985-849-0075 Fax: 985-849-0154	DRAWN BY: VLL	CHECKED BY: JDL
DATE: 03/15/2018		SCALE: 1" = 200'	

REVISED: 11/15/2019

**A MINOR SUBDIVISION MAP
 EQUITANA FARMS ESTATES BEING 30.275 AC.
 INTO TRACT 1, TRACT 2, TRACT 3, TRACT 4 & TRACT 5 IN
 SECTION 20, T-8-S, R-13-E, GLD
 ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: **TIM MOREAU**

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUCCESSFUL OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

SEAN M. BURKES
 LA REG. No. 4785

J. V. Burkes & Associates, Inc.
1805 Shortcut Highway, Slidell, La
Phone (985) 649-0075 • Fax (985) 649-0154
Engineering • Surveying • Environmental
June 7, 2021

*Legal Description - Equitana Lane situated
in Section 20 – Township 8 South – Range 13 East,
Greensburg Land District,
Saint Tammany Parish, Louisiana*

A certain parcel of land, lying and situated in Section 20, Township 8 South, Range 13 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

*From the Section Corner common to Sections 17, 18, 19 and 20, Township 8 South, Range 13 East, Greensburg Land District, Saint Tammany Parish, Louisiana run South 00 Degrees 29 Minutes 16 Seconds West a distance of 41.00 feet to a point; Thence run South 89 Degrees 45 Minutes 00 Seconds East a distance of 828.60 feet to a ½" iron rod found on the southerly right of way line of Little Dixie Ranch Road and the **Point of Beginning**.*

*From the **Point of Beginning** and leaving said southerly right of way line of Little Dixie Ranch and run along the easterly right of way line of Equitana Lane run South 00 Degrees 45 Minutes 49 Seconds East a distance of 1352.36 feet to a ½" iron rod found; Thence run along a curve to the right having a radius of 60.00 feet and an arc length of 314.16 feet (having a chord bearing and distance of South 89 Degrees 02 Minutes 42 Seconds West a distance of 60.00 feet) to a point on the westerly right of way line of Equitana Lane; Thence run along said westerly right of way line of Equitana Lane North 00 Degrees 45 Minutes 49 Seconds West a distance of 1089.91 feet to a ½" iron rod found; Thence run South 88 Degrees 59 Minutes 55 Seconds West a distance of 40.00 feet to ½" iron rod found; Thence run North 00 Degrees 45 Minutes 49 Seconds West a distance of 262.40 feet to a ½" iron rod found on the southerly right of way line of Little Dixie Ranch; Thence run along said southerly right of way line of Little Dixie Ranch North 88 Degrees 59 Minutes 55 Seconds East a distance of 100.00 feet and back to the **Point of Beginning**.*

*Said parcel contains **2.356 acres of land more or less**, lying and situated in Section 20, Township 8 South, Range 13 East, Greensburg Land District, Saint Tammany Parish, Louisiana.*





ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

August 17, 2023

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

Re: Guste Island Estates Subdivision, Parcel D-2
Extended Warranty Obligation - \$64,300.00 - LOC #530

Honorable Council Members,

The extended Warranty Obligation in the amount of \$64,300.00 expires October 7, 2023 and is scheduled for review by the Parish Council at the September 7, 2023 meeting.

The developer was notified on June 15, 2023 by the Department of Engineering of the punch list items required. The developer's engineer shall certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed.

The following punch list items remain:

1. Concrete panels located at the ingress of this phase of Guste Island Subdivision were cracked or damaged and needs to be repaired. (See pictures #1 - #3);
2. Concrete panels located in the intersection of House Sparrow Dr. and Fox Sparrow Loop were cracked or damaged and needs to be repaired. (See pictures #4 & #5);
3. Concrete panels were damaged or cracked near the following Lots #217, #220, #222, #276, and #308 and needs to be repaired (See pictures #6 - #11).

This office is working with the developer and the developer's engineer to satisfactorily accomplish the outstanding punch list items. This obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Hill", written over a blue circular stamp.

Daniel P. Hill, P.E.
Director, Department of Engineering

Attachment: Representative photos from site inspection performed on June 8, 2023

xc: Honorable Michael Cooper
Honorable Michael Lorino, Jr.
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Leslie Long
Mr. Tim Brown
Mr. Theodore Reynolds, P.E.
Ms. Maria Robert, P.E.
Mr. Chris Cloutet, P.E.
Mr. Joey Lobrano
Ms. Jan Pavur
Mr. Greg Intravia, McInt, LLC
Mr. Kelly McHugh, P.E., P.L.S., Kelly McHugh & Associates, Inc.



Picture 1



Picture 2



Picture 3



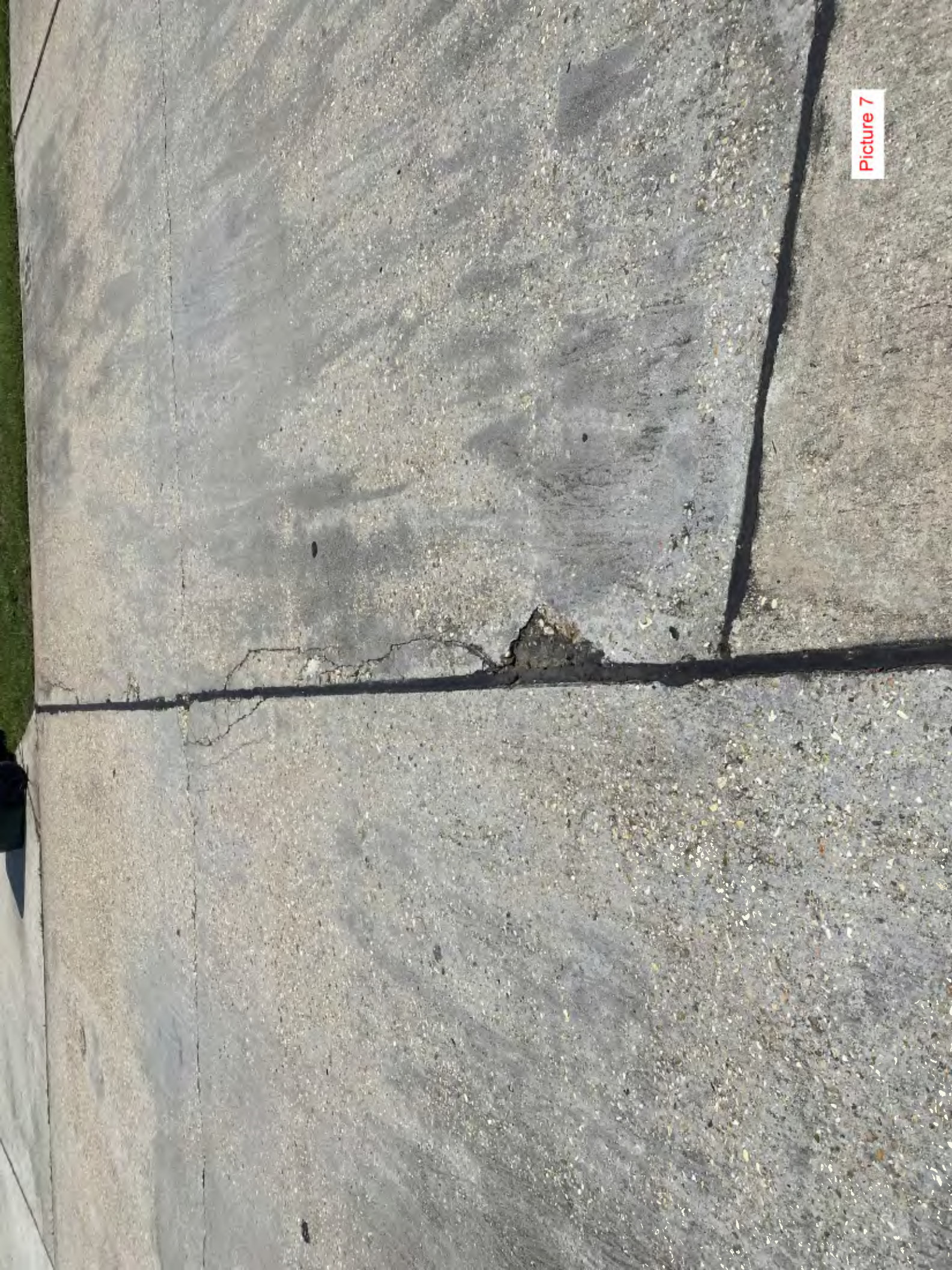
Picture 4



Picture 5



Picture 6



Picture 7



Picture 8



Picture 9



Picture 10



Picture 11



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

August 17, 2023

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

Re: Versailles Business Park, Phase 2
Extended Warranty Obligation - \$16,875.00 - Cash in Escrow

Honorable Council Members,

The extended Warranty Obligation in the amount of \$16,875.00 expires October 13, 2023 and is scheduled for review by the Parish Council at the September 7, 2023 meeting.

The developer was notified on June 15, 2023 by the Department of Engineering of the punch list items required. The developer's engineer shall certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed.

The following punch list items remain:

1. The concrete panels along Versailles Business Parkway need to be repaired (See pictures #1- #4);
2. Install rip-rap at the downstream side of the pipe located in the vicinity of the cul-de-sac (See picture #5);
3. Pavement striping and reflectors needs to be redone throughout this phase of Versailles Business Park (See picture #6);
4. Replace/Repair all damaged or leaning signage throughout this phase of Versailles Business Park (See pictures #7-#8);
5. Remove/relocate the boulders from the Parish Right-of-way in the cul-de-sac of Versailles Business Parkway (See picture #9).

This office is working with the developer and the developer's engineer to satisfactorily accomplish the outstanding punch list items. This obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Hill", written over the word "Sincerely,".

Daniel P. Hill, P.E.
Director, Department of Engineering

Attachment: Representative photos from site inspection performed on August 7, 2023

xc: Honorable Michael Cooper
Honorable Rykert O. Toledano, Jr.
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Leslie Long
Mr. Tim Brown
Mr. Theodore Reynolds, P.E.
Ms. Maria Robert, P.E.
Mr. Chris Cloutet, P.E.
Mr. Joey Lobrano
Ms. Jan Pavur
Mr. Thomas Buckel, P.E., Duplantis Design Group, PC
Mr. David Ball, TDG Northshore, LLC
Mr. John Stacy, TDG Northshore, LLC

NO
OUTLET

SPEED
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