

Administrative Comment

July 6, 2023

Department of Planning & Development

**REVOCATION STAFF ANALYSIS REPORT
(As of June 5, 2023)**

CASE NO.: REV23-07-004

NAME OF STREET OR ROAD: Unopened portion of Dogwood Drive

NAME OF SUBDIVISION: Country Club Estates Subdivision

WARD: 4 PARISH COUNCIL DISTRICT: 4

PROPERTY LOCATION: The property is located on the south side of Tchefuncte Drive, west of Willow Drive between Lot 49, Square K and Lot 1, Square J of the Country Club Estates Extension Subdivision (as delineated on Map #152B) Ward 4, District 4.

SURROUNDING ZONING: A-3 Suburban & A-4 Single Family Residential

PETITIONER/REPRESENTATIVE: Kelly Donahue

STAFF COMMENTARY:

Department of Planning & Development Comments:

The applicant is requesting to revoke an unopened portion of Dogwood Drive, in order to assimilate the property into the adjacent property.

Recommendation:

Staff believes that the proposal is consistent relative to the Louisiana Revised Statutes governing the revocation of immovable property since the right-of-way does not appear to serve any public use or benefit, other than to the applicant. Therefore, staff has no objections to the requested revocation request subject to the applicant assimilating the portion of the right-of-way into their adjacent properties through the parish's resubdivision process.

LEGAL DESCRIPTIONS :

LOT 49, SQUARE K -

A CERTAIN PIECE OR PARCEL OF LAND BEING LOT 49, SQUARE K, COVINGTON COUNTRY CLUB ESTATES, EXT IN ST. TAMMANY PARISH, LOUISIANA AND IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER (WHICH IS ALSO THE POINT OF BEGINNING) OF LOT 49, SQUARE K, RUN SOUTH 19 DEGREES, 32 MINUTES, 16 SECONDS WEST FOR A DISTANCE OF 225.0 FEET TO A POINT AND CORNER; THENCE RUN NORTH 70 DEGREES, 27 MINUTES, 44 SECONDS WEST FOR A DISTANCE OF 100 FEET TO A POINT AND CORNER; THENCE RUN NORTH 19 DEGREES, 32 MINUTES, 16 SECONDS EAST FOR A DISTANCE OF 220.0 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 74 DEGREES, 09 MINUTES, 09 SECONDS EAST FOR A DISTANCE OF 100 FEET BACK TO THE POINT OF BEGINNING.

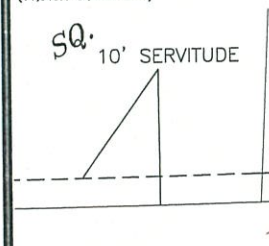
SAID PARCEL OF LAND CONTAINS 0.51 ACRES MORE OR LESS (22,240.056 SQUARE FEET)

50' FUTURE ACCESS R.O.W. (PORTION OF DOGWOOD DRIVE--NOT CONSTRUCTED) -

A CERTAIN PIECE OR PARCEL OF LAND BEING A 50' FUTURE ACCESS R.O.W. IN ST. TAMMANY PARISH, LOUISIANA AND IS MORE FULLY DESCRIBED AS FOLLOWS:

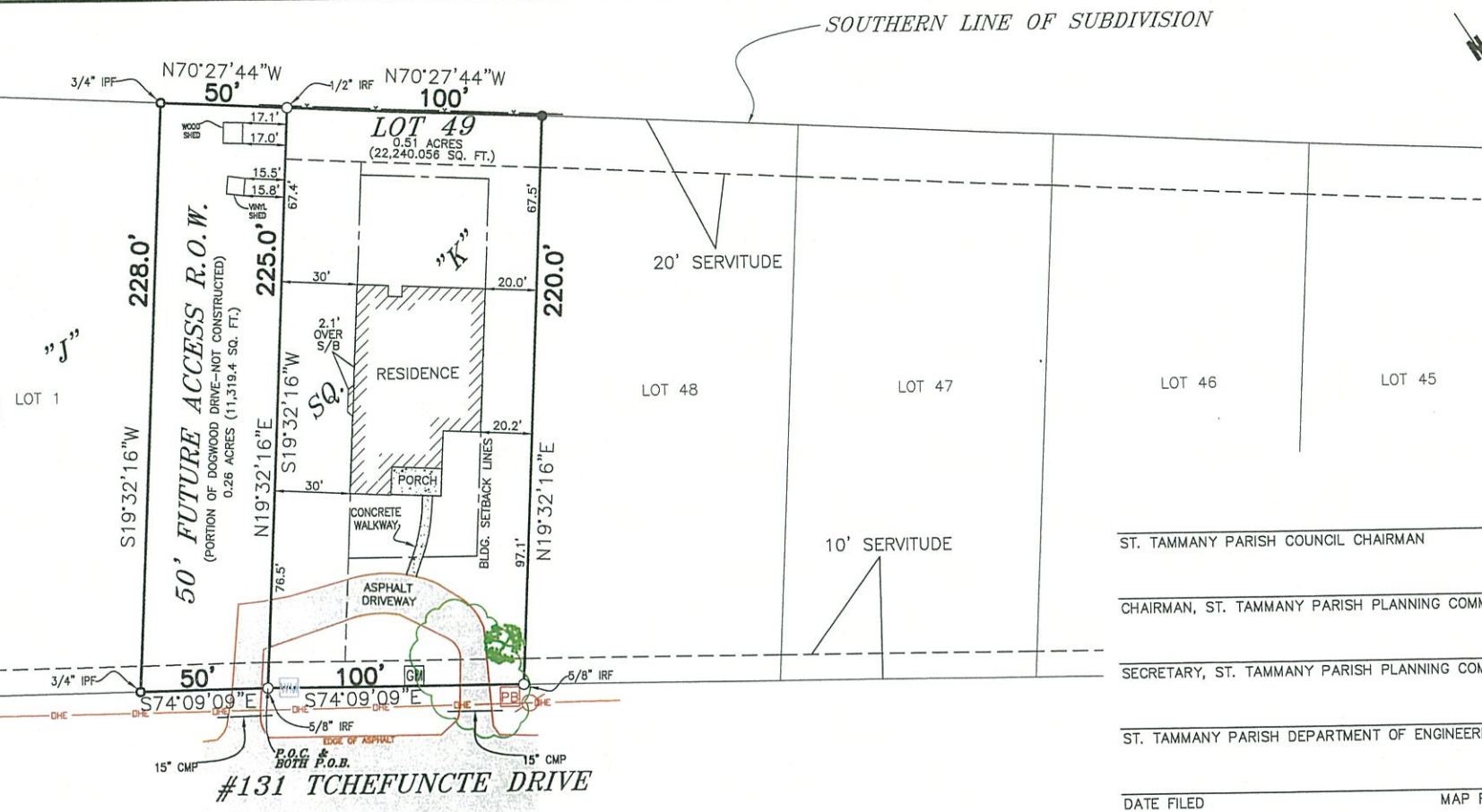
COMMENCING AT THE NORTHEAST CORNER (WHICH IS ALSO THE POINT OF BEGINNING) OF LOT 49, SQUARE K, RUN SOUTH 74 DEGREES, 09 MINUTES, 09 SECONDS EAST FOR A DISTANCE OF 50 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 19 DEGREES, 32 MINUTES, 16 SECONDS WEST FOR A DISTANCE OF 228.0 FEET TO A POINT AND CORNER; THENCE RUN NORTH 70 DEGREES, 27 MINUTES, 44 SECONDS WEST FOR A DISTANCE OF 50 FEET TO A POINT AND CORNER; THENCE RUN NORTH 19 DEGREES, 32 MINUTES, 16 SECONDS EAST FOR A DISTANCE OF 225.0 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 0.26 ACRES MORE OR LESS (11,319.4 SQUARE FEET)

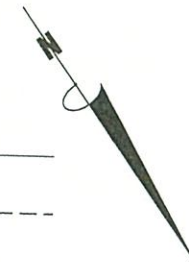


LEGEND

- = IRON PIPE FOUND
- = IRON ROD FOUND
- = 1/2" IRON ROD SET
- WM = WATER METER
- PP = POWER POLE
- PB = PULL BOX
- GM = GAS METER
- x = FENCE LINES
- DHE = POWER LINES



SOUTHERN LINE OF SUBDIVISION



WESTERN LINE OF SUBDIVISION (SIDE)

ST. TAMMANY PARISH COUNCIL CHAIRMAN

CHAIRMAN, ST. TAMMANY PARISH PLANNING COMMISSION

SECRETARY, ST. TAMMANY PARISH PLANNING COMMISSION

ST. TAMMANY PARISH DEPARTMENT OF ENGINEERING

DATE FILED _____ MAP FILE No. _____

ST. TAMMANY PARISH CLERK OF COURT

(OWNER) _____

NOTE: BEARINGS ARE BASED OFF OF STATE PLANE.

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LOWE ENGINEERS, LLC

Survey No. 23-140199
Date: MAY 02, 2023

Drawn by: MAB
Revised:

Scale: 1" = 50'
Sheet:

REFERENCE SURVEY:
The Recorded Subdivision Map & Survey done by Mandle Surveying, INC, dated June 14, 1991

BASIS FOR BEARINGS/ANGLES:
The Reference Survey.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0240 E; Revised: AUGUST 16, 1995

A SURVEY & REVOCATION MAP OF
LOT 49, SQUARE K, COVINGTON COUNTRY CLUB
ESTATES, EXT. & 50' OF DOGWOOD DRIVE
(NOT CONSTRUCTED) BEING REVOKED
in
St. Tammany Parish, Louisiana
for
**JAMES PATRICK DONAHUE &
KELLY REITER DONAHUE**

BUILDING SETBACKS

FRONT: 50'
SIDE: 20'
SIDE STREET: 30'
REAR: 25'

NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

LOWE ENGINEERS

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www.loweengineers.com
e-mail: MandvilleTeam@loweengineers.com

NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.

NOTE: Servitudes shown hereon are not necessarily exclusive. Servitudes 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.

This Survey is Certified True and Correct By

JOHN E. BONNEAU
LICENSE No. 4423
PROFESSIONAL

(Signature)

John E. Bonneau
Professional Land Surveyor
Registration No. 4423