



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: 10/5/22

Proposed Road Name: BUCK JENKINS RD

Submitted by:

Name: Helen Lambert

Phone: 985-898-2529

Email: hlambert@stpgov.org

Applicant's Name: Birtrue Buck Jenkins

- 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 Date: 10/4/2022
Rodney Hart, Director

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:

<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

CASH SALE

Sale of Property

by
BIRTRUE BUCK JENKINS

to
**WESLEY A. HUMPHRIES and KELSEY
BROWN HUMPHRIES**

C-20-0416

United States of America

State of Louisiana

Parish of St. Tammany

BE IT KNOWN, that on this 4th day of December, in the year of our Lord 2020;

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:

BIRTRUE BUCK JENKINS (SSN*-**-1585)** a person of the full age of majority and resident of and domiciled in St. Tammany Parish, Louisiana, who declared unto me, Notary, that he is single having never been married.

Mailing Address: 81482 Birtrue Road, Bush, LA 70431

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:

WESLEY A. HUMPHRIES (SSN*-**-4189)** and **KELSEY BROWN HUMPHRIES (SSN***-**-6324)**, both persons of the full age of majority and residents of the Parish of St. Tammany, State of Louisiana, who declared unto me, Notary, that they have been married but once and then to each other, and that they are presently living and residing together, and further, Wesley A. Humphries is represented herein by Kelsey Brown Humphries, Agent and Attorney in Fact, by virtue of a Power of Attorney, the original of which is attached hereto and recorded herewith; and Kelsey Brown Humphries declared that Wesley A. Humphries is alive and that the Power of Attorney is still in full force and effect and that he has not been judicially interdicted or declared bankrupt.

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:

ALL THAT CERTAIN LOT OR PARCEL 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 18, Township 5 South, Range 12 East, St. Tammany Parish, Louisiana, described on that Amended Minor Resubdivision of Parcel B Filed at Map File No. 5317B, Into Parcels B-1 and B-2, Recorded with the Clerk of Court for St. Tammany Parish, Louisiana, as Map File No. 5975B, and according thereto, said Parcel is designated as **PARCEL B-1**.

Parcel B-1 contains 24.012 acres more or less, and is more particularly described as follows, to-wit:

[Faint, illegible text]

From the ¼ corner common to Sections 18 and 7, serving as the Point of Beginning, go South 00 degrees 00 seconds 56 minutes West, 508.68 feet to a 1/2 inch iron rod; thence go South 82 degrees 57 minutes 43 seconds West 1782.79 feet to a ½ inch iron rod set on the eastern boundary of Birtrue Road; thence, go northerly along the eastern boundary of Birtrue Road for the following 10 courses:

North 04 degrees 55 minutes 50 seconds East, 144.63 feet to a ½ inch iron rod;
thence North 06 degrees 54 minutes 34 seconds East, 129.78 feet to a ½ inch iron rod;
thence North 12 degrees 15 minutes 36 seconds East, 66.29 feet to a ½ inch iron rod;
thence North 15 degrees 54 minutes 02 seconds East, 32.81 feet to a ½ inch iron rod;
thence North 18 degrees 32 minutes 21 seconds East 136.10 feet to a ½ inch iron rod;
thence North 21 degrees 37 minutes 14 seconds East, 56.06 feet to a ½ inch iron rod;
thence North 28 degrees 47 minutes 28 seconds East, 42.13 feet to a ½ inch iron rod;
thence North 28 degrees 56 minutes 06 seconds East, 72.49 feet to a ½ inch iron rod;
thence North 24 degrees 33 minutes 06 seconds East, 48.30 feet to a ½ inch iron rod;
thence North 16 degrees 28 minutes 31 seconds East, 38.18 feet to a ½ inch iron rod;

Thence run along the section line common to Sections 7 and 18, South 89 degrees 50 minutes 46 seconds East, 1568.20 feet back to the Point of Beginning.


Being a portion of the same property acquired by Birtrue Buck Jenkins from Mary Lou Jenkins Albin by Voluntary Partition dated December 2, 2014, passed before William J. Jones, Notary Public, and recorded with the Clerk of Court for St. Tammany Parish, Louisiana, as Instrument No. 1964045. Further being a portion of the same property acquired by Mary Lou Jenkins Albin and Birtrue Buck Jenkins from Marjorie King, Widow of Birtrue E. Jenkins, by Donation Inter Vivos dated December 9, 2004, passed before Howard R. Fussell, Notary Public, and recorded with the Clerk of Court for St. Tammany Parish, Louisiana, as Instrument No. 1470220.

THIS ACT IS MADE AND ACCEPTED SUBJECT TO THE FOLLOWING:

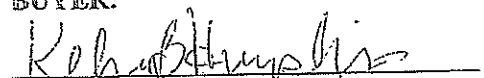
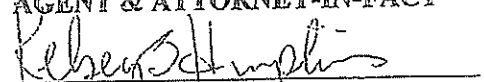
1. Any restrictions, covenants, easements, rights of way, servitudes, set-back lines recorded in the official records of the Parish of St. Tammany, and on the plan of subdivision recorded, including but not limited to that recorded as Map File Nos. 5317B, and 5975B, and any other restrictions recorded; 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. Grant of Servitude of Way for Water Line recorded with the Clerk of Court for St. Tammany Parish, Louisiana, at COB 844 folio 280.
3. Misalignment of Fencing with the northern property line as shown on official Map File No. 5975B.
4. Any portion of the subject property lying within the right of way of Birtrue Road.

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:


BIRTRUE BUCK JENKINS

BUYER:


WESLEY A. HUMPHRIES
BY: KELSEY BROWN HUMPHRIES
AGENT & ATTORNEY-IN-FACT

KELSEY BROWN HUMPHRIES

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 ONE HUNDRED SIXTEEN THOUSAND AND 00/100 (\$116,000.00) 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 2019 are paid, as per Parish and City tax researches. The 2020 taxes were not prorated at closing and are assumed by the Seller. 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 No. 135-074-2406 (BULK).

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:

[Signature]
Print Name: Elizabeth Cervenka
[Signature]
Print Name: Ami Labumit

SELLER:

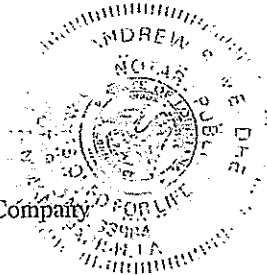
[Signature]
BIRTRUE BUCK JENKINS

PURCHASER:

[Signature]
WESLEY A. HUMPHRIES
By: KELSEY BROWN HUMPHRIES
Agent & Attorney-in-fact
[Signature]
KELSEY BROWN HUMPHRIES

[Signature]
ANDREW S. MENDHEIM #33984
NOTARY PUBLIC

Andrew S. Mendheim, LBR #33984, Examining Attorney
Title Insurance Producer, 110 Title, LLC
LA License No. 557453
Title Insurance Underwriter: Fidelity National Title Insurance Company



POWER OF ATTORNEY TO PURCHASE AND MORTGAGE REAL ESTATE

STATE OF LOUISIANA
PARISH OF ST. TAMMANY

KNOW ALL MEN BY THESE PRESENTS:

That I, **WESLEY A. HUMPHRIES**, a person of the full age of majority and resident of and domiciled in the Parish of St. Tammany, State of Louisiana, declare that I have been married but once to Kelsey Brown Humphries, with whom I am currently residing in lawful wedlock, do hereby make, name, constitute and appoint:

KELSEY BROWN HUMPHRIES

My true and lawful Agent and Attorney-in-Fact ("Agent"), for me, and in my name and stead to:

Appear in my behalf for the purchase of immovable property and improvements thereon in the amount of \$116,000.00 and which is briefly described Parcel B-1, being 24.012 acres situated in Section 18, Township 5 South, Range 12 East, Parish of St. Tammany, State of Louisiana, all as more shown on survey filed with St. Tammany Parish Clerk of Court as Map File No. 5975B, and thereafter to execute an act of sale purchasing same, and in connection with said purchase to borrow funds/incur debt on my behalf from Gulf Coast Bank & trust Company in the amount of \$92,800.00. And further, in order to secure the repayment of the debt, to execute any promissory note and mortgage bearing against said property containing all customary security clauses including confessions of judgment and consent to executory process, and any disclosures by lender and deemed necessary and appropriate in my Agent's uncontrolled discretion.

And I give and grant unto my said Agent and Attorney-in-Fact full power and authority to sign all papers, deeds, settlement statements, closing disclosures, and any other documents necessary for the purpose stated herein; to issue all receipts and to do all acts necessary and proper to accomplish any and all of the duties hereinabove specified, with the same validity as I, myself, might do, were I personally present and acting for myself, and I hereby ratify and confirm whatever my said Agent may do by virtue of this power.

THUS DONE AND PASSED, on this 1st day of December, 2020, in the presence of the undersigned competent witnesses who have hereunto signed their names with appearers and me, Notary, after due reading of the whole.

WITNESSES:

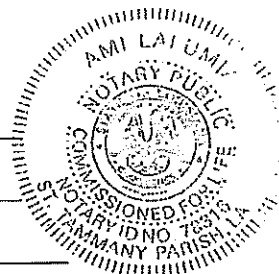
[Signature]
Print Name: ANDREW S. MENDHEIM

[Signature]
WESLEY A. HUMPHRIES

[Signature]
Print Name: Kerrie B. Simon

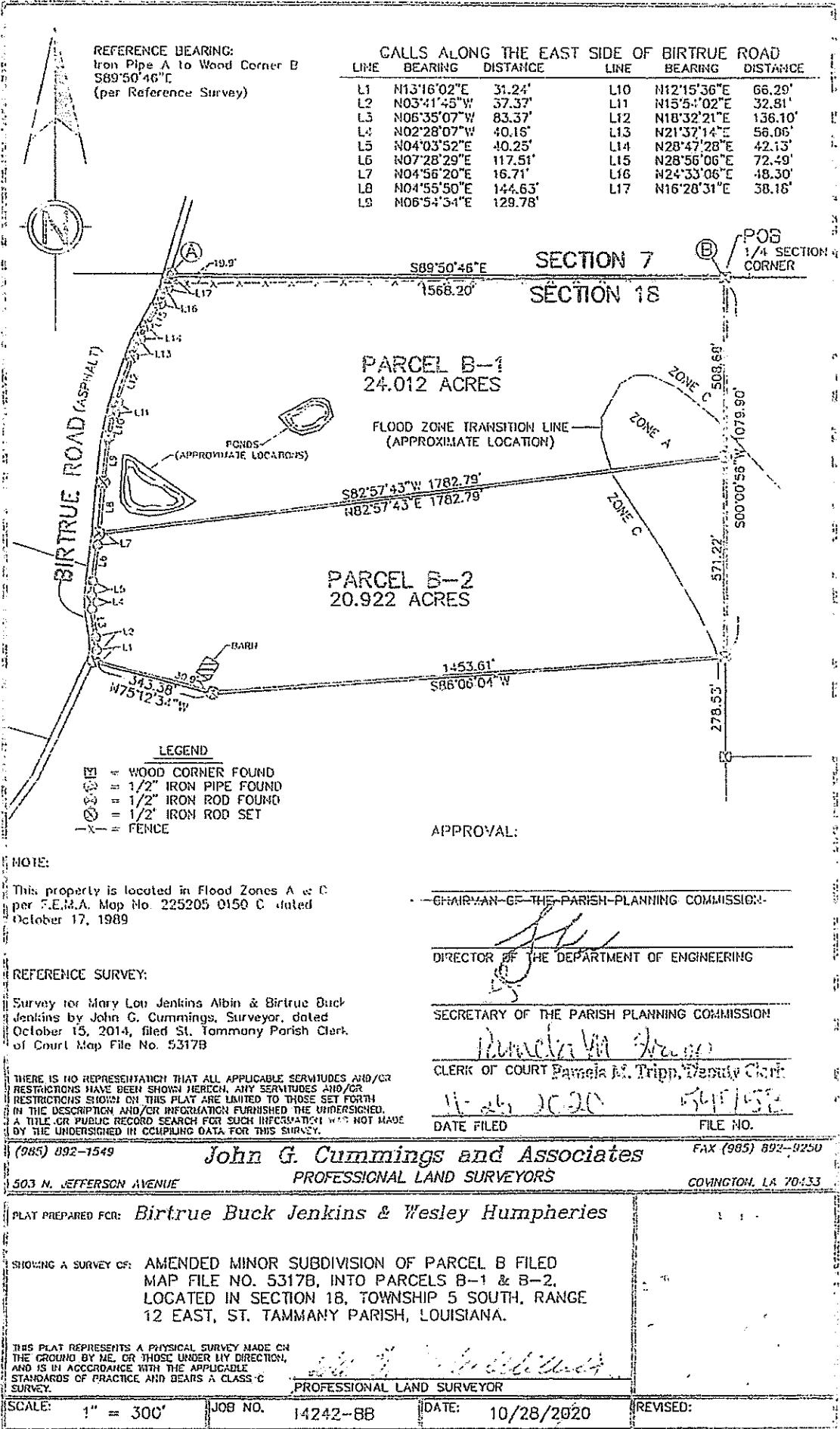
[Signature]

NOTARY PUBLIC
Type Notary Name: HOWARD A. LARREA
Notary ID/Bar Roll No.: # 783112
My Commission Expires: at death



(Place Seal Here)

File No.: C-20-0416



FINAL APPROVAL

CHAIRMAN OF PLANNING COMMISSION

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COM. W.

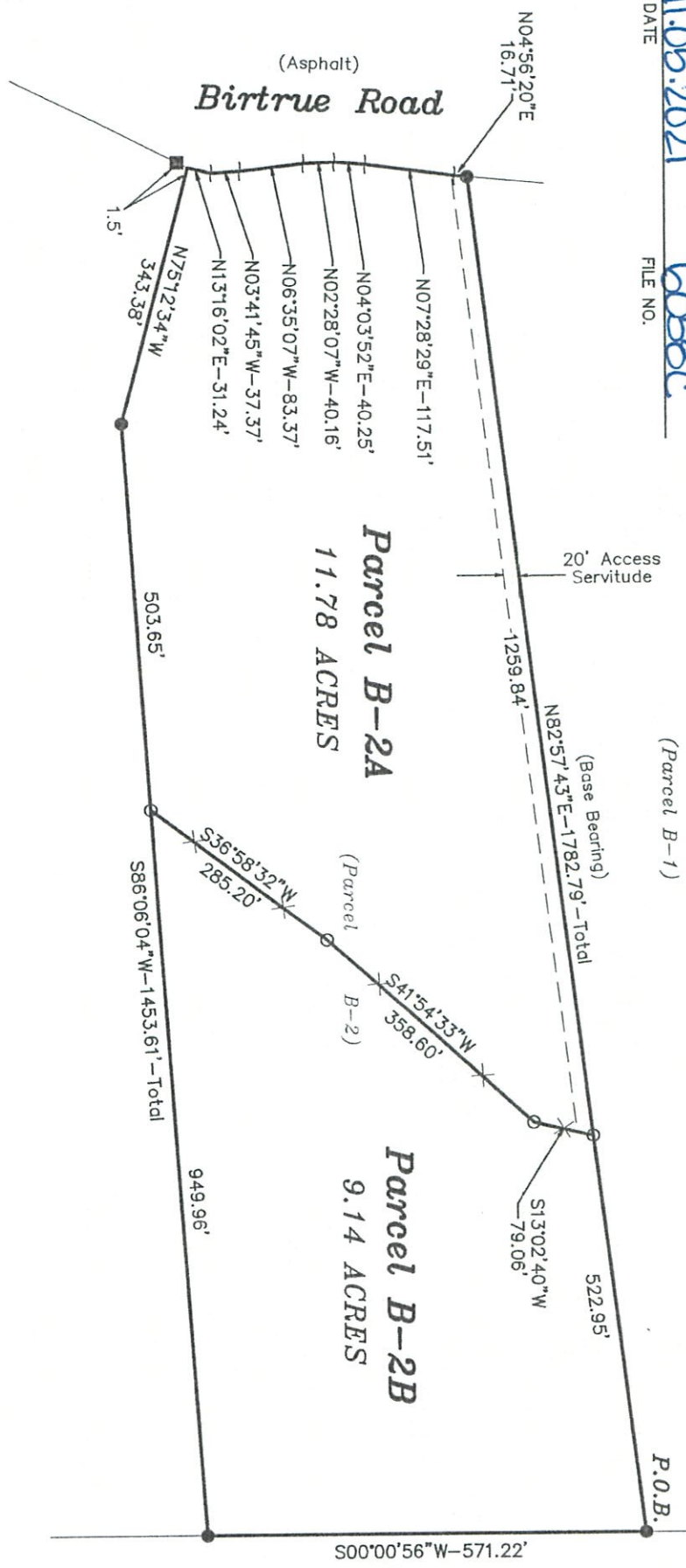
Amy White
CLERK OF COURT **Amy White, Deputy Clerk**

DATE 11.05.2021 FILE NO. 6058C

A Minor Subdivision of Parcel B-2, into Parcels B-2A & B-2B, in Section 18, T-5-S, R-12-E, St. Tammany Parish, Louisiana

Reference: A Resub Map by John Cummings, Date Filed 11-25-2020, File No. 5975B, Clerk of Courts Office (Based Bearings)

The P.O.B. is reported to be S00°00'56"W-508.68' from the 1/4 Section Corner common to Sections 7 & 18, T-5-S, R-12-E, St. Tammany Parish, La.



LEGEND:

- = Fnd. 4" Iron Reference Pipe
- = Fnd. 1/2" Iron Rod
- = Set 1/2" Iron Rod
- X— = Fence

Note: Improvements not shown

(Must verify prior to Construction)
Front: Building Setbacks
Side: Rear: Side Street:

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:121.

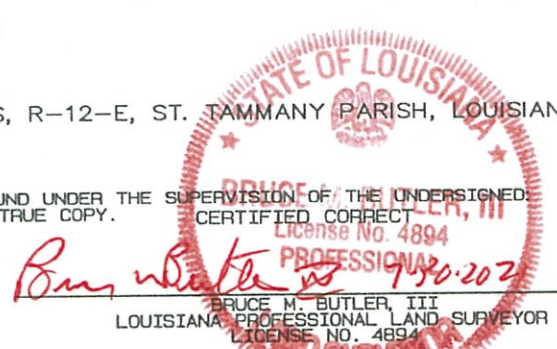
MAP PREPARED FOR **BIRTRUE B. JENKINS**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 18, T-5-S, R-12-E, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY. CERTIFIED CORRECT

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax
landsurveyingllc@gmail.com



SCALE: 1" = 210'

DATE: 6-22-2021

NUMBER 20386