

Administrative Comment

June 6, 2024

Planning & Development

Ordinance to officially name the 61.92-foot access driveway identified on the attached survey BULLET RANCH ROAD (Ward 1, District 3) as per the request of St. Tammany Parish 911 Communications District. The intended purpose of the road name is to provide more accurate location mapping for emergency services.

Mitchell S. Kogan

From: Mitchell S. Kogan
Sent: Tuesday, May 7, 2024 1:05 PM
To: 'Ben Tsang'
Subject: Johnsen Crossing & Bullet Ranch Road
Attachments: Johnsen Crossing Road Name form BLANK.pdf; Bullet Ranch Road 911 Approval BLANK.pdf

Ben,

Please find attached two 911 approval forms for **Johnsen Crossing AND Bullet Ranch Road**

Thanks!



Mitchell S. Kogan

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

Any e-mail may be construed as a public document, and may be subject to a public records request. The contents of this e-mail reflect the opinion of the writer, and are not necessarily the opinion or policy of St. Tammany Parish Government.

Mitchell S. Kogan

From: Ben Tsang <btsang@stp911.org>
Sent: Wednesday, May 8, 2024 7:56 AM
To: Mitchell S. Kogan
Subject: RE: Johnsen Crossing & Bullet Ranch Road
Attachments: BULLET RANCH RD_ROAD NAME REQUEST_APPROVED_SIGNED.pdf; JOHNSEN CRSG_ROAD NAME REQUEST_APPROVED_SIGNED.pdf

WARNING!! St. Tammany Parish Government THIS EMAIL IS FROM AN EXTERNAL SENDER! Do you trust this email? If you are unsure DO NOT click any links and NEVER input your username and password!!

Mitchell,

Please see the attached, approved, and signed Road Name Request Form for JOHNSEN CRSG and BULLET RANCH RD. Please note this Request Form only states that the proposed Road Name does not cause any duplication errors, could not potentially cause a delay in 9-1-1 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. Upon Final Approval from the Parish or City authority, it shall be returned back to the St Tammany Parish 911 Communications District with the "For Office Use Only" section completed by the Parish. An Ordinance number, survey, and a list of all property owners with contact information (if applicable) should be provided.

Thank you!!

Benjamin Tsang, GIS Database Administrator

St. Tammany Parish Communications District #1
28911 Krentel Rd, Lacombe, LA 70445
Phone: 985-898-4911 Fax: 985-898-4974
Hours: Monday – Friday, 8:00 am – 4:30 pm
www.stp911.org

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Thanks!



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Mitchell S. Kogan

From: Matthew DePhillips <matt@konczolconstruction.com>
Sent: Tuesday, May 7, 2024 12:03 PM
To: Mitchell S. Kogan
Subject: Re: Easement Name

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Bullet Ranch Road

Thank you ma'am

On 05/07/2024 11:29 AM CDT Mitchell S. Kogan <mskogan@stp.gov.org> wrote:

Good Morning,

Please see below for the list of approved road names for the subject site:

Subdivision Name: 6102D			OK	AVAILABLE FOR USE	
			X	NOT AVAILABLE FOR USE	
NAME	TYPE	FULL STREET NAME	911 DATABASE	ASSESSOR'S OFFICE	PARISH PW
BULLET RANCH		BULLET RANCH	OK	OK	OK
HOLLY LAKE	RD	HOLLY LAKE RD	OK	OK	OK
LAUREL OAKS	LN	LAUREL OAKS LN	X	X	X

Please confirm which one you would like to use and I will begin processing.

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

985-898-2529 - mskogan@stpgov.org

www.stpgov.org

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Matthew DePhillips
Konczol Construction
985-351-3138

Mitchell S. Kogan

From: Mitchell S. Kogan
Sent: Tuesday, May 7, 2024 11:47 AM
To: 'matt@konczolconstruction.com'; 'blake@konczolconstruction.com'
Cc: Helen Lambert
Subject: RE: Easement Name

Please note that, if you elect to utilize "Bullet Ranch," it will need a road type such as "Bullet Ranch Road, Bullet Ranch Street" etc.

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
985-898-2529 • mskogan@stpgov.org
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From: Mitchell S. Kogan
Sent: Tuesday, May 7, 2024 11:30 AM
To: matt@konczolconstruction.com; blake@konczolconstruction.com
Cc: Helen Lambert <hlambert@stpgov.org>
Subject: Easement Name

Good Morning,

Please see below for the list of approved road names for the subject site:

Subdivision Name: 6102D

OK	AVAILABLE FOR USE
X	NOT AVAILABLE FOR USE

NAME	TYPE	FULL STREET NAME	911 DATABASE	ASSESSOR'S OFFICE	PARISH PW	USPS
BULLET RANCH		BULLET RANCH	OK	OK	OK	OK
HOLLY LAKE	RD	HOLLY LAKE RD	OK	OK	OK	OK
LAUREL OAKS	LN	LAUREL OAKS LN	X	X	X	X

Please confirm which one you would like to use and I will begin processing.

Thank you,



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Mitchell S. Kogan

From: Helen Lambert
Sent: Tuesday, May 7, 2024 11:37 AM
To: Mitchell S. Kogan
Subject: RE: Easement Name

Mitchell,

You may have to explain the owners that if they choose "Bullet Ranch" they will have to provide additional information as if it will be: Road, Street, Way.

Thanks



Helen Lambert
Assistant Director
St. Tammany Parish Government
Department of Planning & Development
21454 Koop Drive, Suite 1B, Mandeville, LA 70471
P.O. Box 628, Covington, LA 70434
Phone Number (985) 898-2529 Email: hlambert@stpgov.org
www.stpgov.org

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Subject: Easement Name

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HOLLY LAKE	RD	HOLLY LAKE RD	OK	OK	OK	OK
LAUREL OAKS	LN	LAUREL OAKS LN	X	X	X	X

Please confirm which one you would like to use and I will begin processing.

Thank you,



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Mitchell S. Kogan

From: Ben Tsang <btsang@stp911.org>
Sent: Tuesday, May 7, 2024 11:05 AM
To: Mitchell S. Kogan
Cc: Helen Lambert
Subject: RE: Konczol request for Easement Name

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Mitchell,

Please see below for available road names. Please have Helen or you submit the Road Name Request Form with whichever name the applicant wishes so I can get it signed by our Director.

Subdivision Name: 6102D

OK	AVAILABLE FOR USE
X	NOT AVAILABLE FOR USE

NAME	TYPE	FULL STREET NAME	911 DATABASE	ASSESSOR'S OFFICE	PARISH PW	USPS
BULLET RANCH		BULLET RANCH	OK	OK	OK	OK
HOLLY LAKE	RD	HOLLY LAKE RD	OK	OK	OK	OK
LAUREL OAKS	LN	LAUREL OAKS LN	X	X	X	X

Thank you!!

Benjamin Tsang, GIS Database Administrator

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From: Mitchell S. Kogan <mskogan@stpgov.org>
Sent: Monday, May 6, 2024 2:23 PM
To: Ben Tsang <btsang@stp911.org>
Cc: Helen Lambert <hlambert@stpgov.org>
Subject: FW: Konczol request for Easement Name

Ben,

See below for list of road names. Please let me know which ones are approvable for 911.

Thanks,



Mitchell S. Kogan

Land Use Planner I
Department of Planning & Development
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From: Helen Lambert <hlambert@stpgov.org>
Sent: Monday, May 6, 2024 9:55 AM
To: Mitchell S. Kogan <mskogan@stpgov.org>
Cc: matt@konczolconstruction.com; blake@konczolconstruction.com
Subject: FW: Konczol request for Easement Name

Mitchell,

See attached and see below, Please process.

thanks



Helen Lambert

Assistant Director
St. Tammany Parish Government
Department of Planning & Development
21454 Koop Drive, Suite 1B, Mandeville, LA 70471
P.O. Box 628, Covington, LA 70434
Phone Number (985) 898-2529 Email: hlambert@stpgov.org

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From: Matthew DePhillips <matt@konczolconstruction.com>
Sent: Monday, May 6, 2024 9:36 AM
To: Helen Lambert <hlambert@stpgov.org>; Blake Konczol <blake@konczolconstruction.com>
Subject: Konczol request for Easement Name

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Ma'am,

On behalf of my friend and employer, Blake Konczol, I am requesting a name be assigned to the easement for his recent property purchase. I have attached a copy of the recorded cash deed, along with the survey from the sale. Also, he has provided me with the following list of names for the roadway, in order of preference:

- 1.) Bullet Ranch
- 2.) Holly Lake Road
- 3.) Laurel Oaks Lane

Please let me know if there is anything else you need from us for this process to move forward. Thank you.

Matthew DePhillips
Konczol Construction
985-351-3138

Mitchell S. Kogan

From: Mitchell S. Kogan
Sent: Monday, May 6, 2024 2:23 PM
To: 'Ben Tsang'
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Subject: FW: Konzol request for Easement Name
Attachments: Recorded Cash Deed.pdf; West 40 Final Plat Map See Parcel B.pdf

Ben,

See below for list of road names. Please let me know which ones are approvable for 911.

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Matthew DePhillips
Konczol Construction
985-351-3138

CASH DEED
STATE OF LOUISIANA
PARISH OF TANGIPAHOA

Latimore Miller Smith &
Nelwyn Clarice McInnis

TO

Blake Jarret Konczol &
Jacqueline Merriman Konczol

24-99

=====

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, in and for the aforesaid Parish and State, and in the presence of the witnesses hereinafter named and undersigned, personally came and appeared

Latimore Miller Smith & Nelwyn Clarice McInnis, who declared that they are married to each other, whose mailing address is P.O. Box 3111 Covington, LA 70434

herein called SELLER, who declared that for the price of TWO HUNDRED TWENTY FOUR THOUSAND TWENTY FIVE AND 00/100 DOLLARS (\$224,025.00), cash, receipt of which is acknowledged, SELLER hereby sell and deliver with full warranty of title and subrogation to all rights and actions of warranty SELLER may have, unto:

Blake Jarret Konczol & Jacqueline Merriman Konczol, who declared that they are married to each other, resident(s) of 20930 Illinois Street, Livingston, LA 70754

Herein called BUYER, the following described property, the possession and delivery of which BUYERS acknowledge:

THAT CERTAIN TRACT OR PARCEL OF LAND, together with all of the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances, and advantages thereunto belonging or in anywise appertaining, containing 42.227 acres, more or less, situated in Section 6, Township 6 South, Range 10 East, Parish of St. Tammany, State of Louisiana, and being more particularly designated as, PARCEL B, as shown on that certain Plat of Survey, prepared by John G. Cummings & Associates, dated February 15, 2022, and recorded at Map File No. 6102D, of the official records of St. Tammany Parish, Louisiana. Said tract having such measurement and dimensions and being subject to such restrictions and servitudes as shown on the above referenced survey and/or of record.

Buyer and all heirs, assigns or successors in title shall not use the property sold herein as a Wetlands Mitigation Bank or Wetlands Mitigation Area that would be operated under the auspices of the New Orleans District of the U.S. Army Corps of Engineers in exchange for money or other valuable consideration, unless Sellers and Buyer, or any successors thereof, work together in developing such a Wetlands Mitigation Bank or Wetland Mitigation Area for the property. This restriction does not include compensation for other conservation-related purposes other than wetland mitigation or preclude the sale of the property for limited residential development or other uses.

The Restrictive Easements provided below are attached to and incorporated in each Act of Sale of property located within the Minor Subdivision of property sold by Woodlands LLC as shown on the survey performed by John G. Cummings and Associates dated February 15, 2022, and as approved by the St. Tammany Parish Planning Office on 31st day of March 2022. Each Restrictive Easement listed below is a building restriction as defined by the Louisiana Civil Code, Article 775, *et seq.* These Restrictive Easements are binding upon the owners, their successors, heirs and assigns, of the applicable Parcels or portions of Parcels listed below, and are enforceable by the owners, their successors, heirs and assigns, of each of the included Parcels or portions

EFIL: Registry: 2932480, Instrument #: 2402029, Feb 28, 2024 12:19 PM, St. Tammany Parish, \$120.00, MB, MB CB X MI

of Parcels, and the owners, their successors, heirs and assigns, of any land contiguous with any of the applicable Parcels or portions of Parcels.

Applicable Parcels or Portions of Parcels:

Property as shown on the attached Exhibit A, all within Section 6, Township 6 South, Range 10 East, St. Tammany Parish, LA., and described as follows:

Parcel A – 52.230 acres

Parcel B – 42.227 acres

Parcel C – 19.00 acres

all as shown on A minor subdivision of 113.457 Acres into Parcel A, Parcel B & Parcel C, by John G. Cummings PLS, dated 2/15/2022 and recorded as Map File Number 6102D of the official records of the Parish of St Tammany.

Restrictive Easements:

1. Subdivision of Parcels

Each of the three Parcels described above shall not be further subdivided into sub-tracts or sub-parcels smaller than 5 (five) acres each, regardless of whether St. Tammany Parish zoning codes, or St. Tammany Parish Government, would allow for sub-tracts or sub-parcels to be smaller than 5 (five) acres at the time of the contemplated subdivision.

2. Building Restrictions

Each sub-tract or sub-parcel may contain only one single-family dwelling including a guest house and typical associated buildings and infrastructure. Mobile homes, manufactured, modular and pre-fabricated homes are not allowed. No temporary structured trailer, mobile home, motor home, or other vehicle shall be used as a residence, except in an emergency and in case of such an event for no longer than 6 (six) months.

3. Forest Protection

No native trees within the natural floodplain of intermittent stream bottoms present on any Parcel, sub-tract or sub-parcel shall be cut or cleared, except to create and maintain road crossings as necessary to access homes and other vital infrastructure.

Furthermore, the seller and buyer herein agree that the restrictions pertaining to the Parcel B transferred herein shall be recited in each subsequent deed of the property and shall be enforceable as a personal agreement between buyer and seller herein and all subsequent purchasers.

The sale is made and accepted subject to all prior servitudes, easements, reservations, restrictions, and covenants of record in the office of the Clerk and Recorder for the aforementioned Parish, State of Louisiana. However, any reference to any mineral reservations, restrictions, servitudes, easements, rights of way or other encroachments adversely affecting the title or physical condition of the herein-above-described property shall not be construed as an acknowledgment, confirmation, or reestablishment thereof.

The parties hereby waive the production of a current survey and do hereby relieve and release me, Notary and Fleur de lis Title Company, from any and all liability in connection therewith, including, but not limited to matters of, access, encroachments, servitudes, legal descriptions, easements, etc., which might result from said non-production of survey.

Buyers herein assume all responsibility and liability in connection with reading and reviewing any and all Declarations, Restrictions and/or Covenants of record before this transfer and do hereby waive and release me, Notary, from any and all liability and responsibility in connection therewith.

The property sold herein is conveyed "AS IS" and "WHERE IS", Buyer hereby acknowledging that it has relied solely on its own inspection of the Property and not on any warranties or representations from the Seller. Seller has made no representations or warranties with respect to the property, including without limitation, the income derived therefrom or expenses to be incurred with

respect thereto or with respect to information or documents previously furnished to Buyer or furnished to Buyer pursuant to this agreement. Additionally, Seller does not warrant that the property is free from redhibitory or latent defects or vices and Buyer hereby expressly waives all rights in redhibition pursuant to Louisiana Civil Code article 2520, et seq., as well as the warranty imposed by Louisiana Civil Code article 2475 and releases Seller from any liability for redhibitory or latent defects or vices under Louisiana Civil Code articles 2520 through 2548. However, the Seller hereby subrogates the Buyer in and to all rights and actions in warranty that the Seller has or may have against previous owners and Sellers of the property.

Buyer's Initials JK

All parties signing the within instrument have declared themselves to be of full legal capacity.

All taxes assessed against the property herein conveyed for 2023 have been paid and taxes for the year 2024 shall be pro-rated.

All agreements and stipulations herein contained and all the obligations herein assumed shall inure to the benefit and be binding upon the heirs, successors, and assigns of the respective parties, and the BUYER(S), their heirs and assigns shall have and hold the described property in full ownership forever.

Buyer hereby holds harmless and releases Le Fleur De Lis Title Company, LLC from any future disputes as to the disposition of the property as being community or separate property.

Thus done, read and passed at my office in Hammond, Parish of Tangipahoa, Louisiana, in the presence of me, Notary, and the undersigned competent witnesses who have signed in the presence of the parties and me, Notary, on this 28th day of February, 2024

Latimore Miller Smith
Latimore Miller Smith

Nelwyn Clarice McInnis
Nelwyn Clarice McInnis

Blake Jarret Konczol
Blake Jarret Konczol

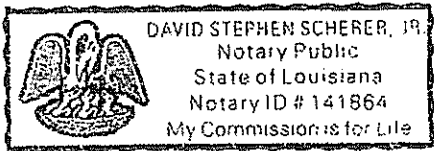
Jacqueline Merriman Konczol
Jacqueline Merriman Konczol

WITNESSES:

Sign: Todd Cowan
Print: Todd Cowan

Sign: Tiffany J. Hume
Print: Tiffany J. Hume

NOTARY PUBLIC



TAX NOTICES: Tax Notices should be sent to Blake Jarret Konczol at 20930 Illinois Street, Livingston, LA 70754

Title Ins. Producer: Le Fleur de lis Title Co.- 1420 SW Railroad Ave Suite A, Hammond, LA-Producer License#:534226
Title Ins. Underwriter: Fidelity National Title Insurance Company.-Title Opinion by Jeff A. LeSaichette - LA Bar Roll #: 29945



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: 5/7/24

Proposed Road Name: BULLET RANCH RD

Submitted by:

Name: Mitchell S. Kogan

Phone: 985-898-2529

Email: mskogan@stpgov.org

Applicant's Name: Matthew DePhillips

☒ 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: _____

5/7/2024

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

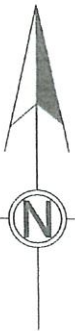
Date: _____

☐ Map

☐ USPS

☐ MSAG

☐ Readdressing



REFERENCE BEARING:
From Wood Corner (A)
to Iron Pipe (B)
N00°10'56"E
(per Reference Survey No. 3)

APPROVAL:

DIRECTOR/DEPARTMENT OF ENGINEERING

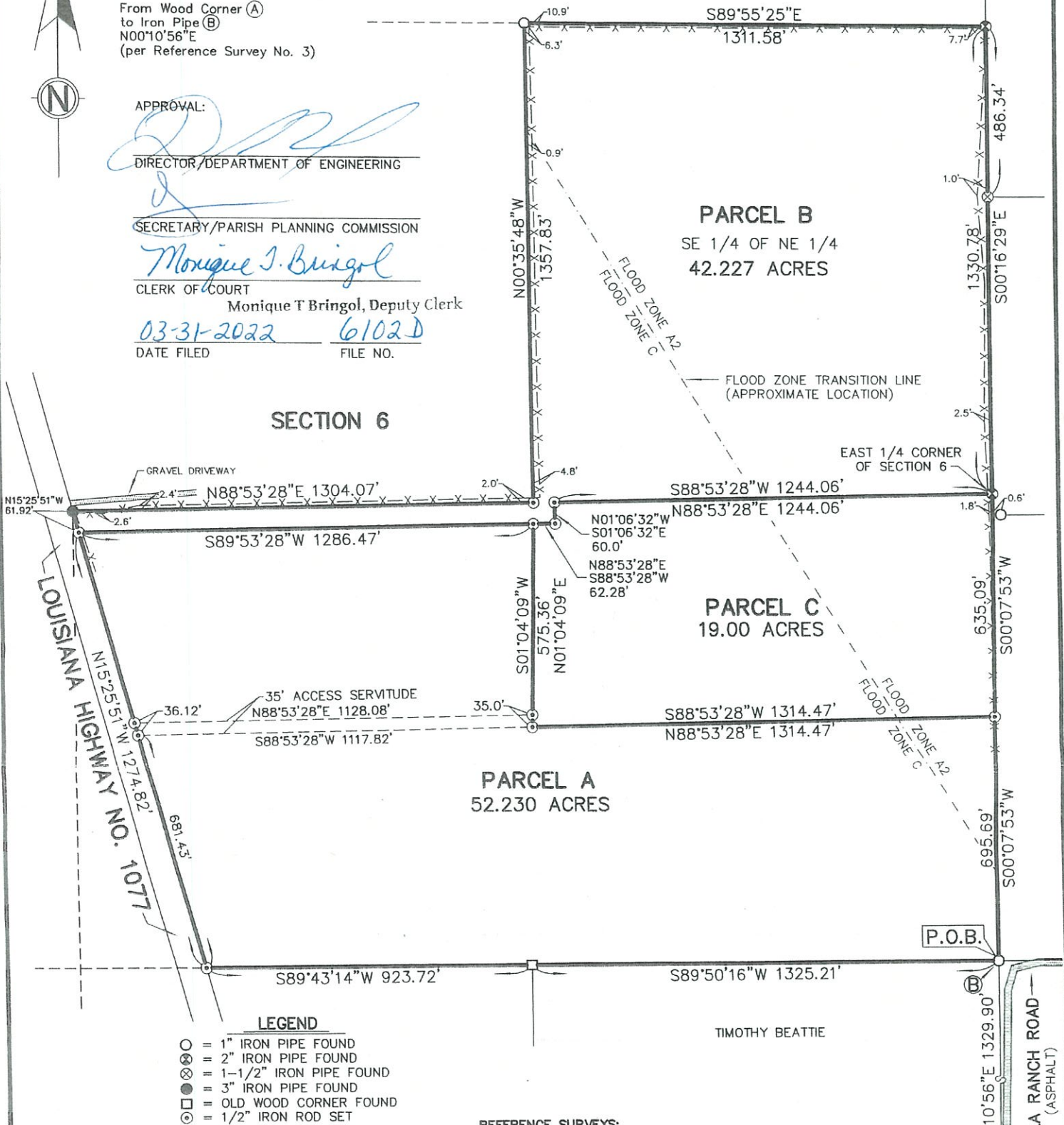
SECRETARY/PARISH PLANNING COMMISSION

Monique J. Bringol
CLERK OF COURT

Monique T Bringol, Deputy Clerk

03-31-2022 6102J
DATE FILED FILE NO.

SECTION 6



NOTES:

- This property is located in Flood Zone A2 & C, per F.E.M.A. Map No. 225205 0125 C, October 17, 1989.
- Building Setback Lines must be determined by the St. Tammany Parish Planning Department.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

REFERENCE SURVEYS:

- Survey for Tantela Sanctuary by Jeron R. Fitzmorris, Surveyor, dated April 19, 1999.
- Survey for Steve & Camille Breaux, by Bruce M. Butler III, Surveyor, dated July 24, 2019.
- Survey for Timothy Paul Beattie & Elizabeth Hayes Beattie, Fidelity Bank, Winters Title Agency, Inc. and First American Title Insurance Company by John G. Cummings, Surveyor, dated 01/20/2021, Job No. 17271-A.

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

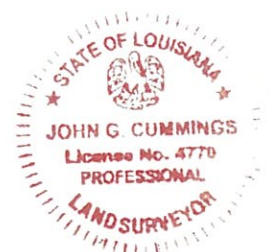
PHONE (985) 892-1549
FAX (985) 892-9250

PLAT PREPARED FOR: **TIMOTHY BEATTIE**

SHOWING A SURVEY OF: **A MINOR SUBDIVISION OF 113.457 ACRES INTO PARCEL A, PARCEL B & PARCEL C, LOCATED IN SECTION 6, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.**

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

John G. Cummings
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 300'

JOB NO. 21136-3

DATE: 02/15/2022

REVISED: