

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-4159

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: COUNCIL ATTORNEY

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF 1.5 ACRES LAND MORE OR LESS, FROM PARISH A-4 SINGLE FAMILY DISTRICT TO SLIDELL A-8 HIGH DENSITY URBAN DISTRICT, WHICH PROPERTY IS LOCATED AT 2002 FAITH DRIVE, MORE PARTICULARLY IDENTIFIED AS A PARCEL LOCATED AT 2002 FAITH DRIVE, IN SECTION 44, TOWNSHIP 9 SOUTH, RANGE 14 EAST, WARD 9, DISTRICT 12, ST TAMMANY PARISH, LOUISIANA

WHEREAS, the City of Slidell is contemplating annexation of 1.5 acres of land, more or less, and owned by Calvary Baptist Church, and located at 2002 Faith Drive, more particularly identified as a parcel located in Section 44, Township 9 South, Range 14 East, Ward 9, District 12 (see attachments for complete description); and

WHEREAS, the property requires rezoning from Parish A-4 Single Family District to City of Slidell A-8 High Density Urban District which is an intensification of zoning; and

WHEREAS, the property is not developed and the proposed annexation would result in a split of the sales tax revenues, as per the Sales Tax Enhancement Plan for the Parish and the City of Slidell, Ordinance C.S. No. 06-1413 adopted by the Parish Council on October 5, 2006 and providing for the annexation of property in Sales Tax District #3 by the City of Slidell.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to Concur/Not Concur with the City of Slidell annexation and rezoning of 1.5 acres of land more or less, located at 2002 Faith Drive, more particularly identified as a parcel located on Faith Drive, in Section 44, Township 9 South, Range 14 East, from Parish A-4 Single Family District to Slidell A-8 High Density Urban District in accordance with the provisions of the Sales Tax Enhancement Plan.

BE IT FURTHER RESOLVED the St. Tammany Parish Engineering Department will cooperate with the City of Slidell in the review of development proposals utilizing the applicable Parish or City Drainage Regulations, whichever is more restrictive, and in compliance with the provisions of the Sales Tax Enhancement Plan.

BE IT FURTHER RESOLVED the St. Tammany Parish Engineering Department will cooperate with the City of Slidell in the review of development proposals utilizing the applicable Parish or City Traffic Impact Regulations, whichever is more restrictive and in compliance with the provisions of the Sales Tax Enhancement Plan.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY: SECONDED BY:

YEAS: _____

NAYS:

ABSTAIN:

ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED ON THE 7 DAY OF AUGUST , 2014, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK



Pat Brister
Parish President

St. Tammany Parish Government

Assistant Chief Administrative Office

Data Management

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2865

Fax: (985) 898-5238

Email: rthompson@stpgov.org

Re: Administrative Comment

Date: 6/4/2014

Annexation SL2014-07:

The City of Slidell is contemplating annexation of **1.5** Acres owned by **Calvary Baptist Church**. Property is located at **2002 Faith Drive, more particularly identified as a parcel a parcel located on Faith Drive, in Section 44, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana.**

Robert K. Thompson


Special Revenue Manager

Phone: (985) 898-2865

SL2014-07: STP Department notes:

Date	Department	Originator	Note
6/2/2014	Planning	S Fontenot	The proposal complies with the Louisiana Revised Statutes relative to annexation. The proposed City zoning is not consistent with the existing Parish designation as it intensifies the zoning from single family to multiple family zoning.
5/15/2014	Engineering	P Carroll	Parish drainage and traffic requirements must be met. If within the riverine floodplain, floodplain storage must be maintained.
6/3/2014	Public Works	J Lobrano	No Public Works Issues
6/3/2014	Environmental Services	J Watson	No DES Issues

Annexation Package
Files
Audit Trail
Notes History



St. Tammany Parish Government

Government that works.

Annexation

City: City Case No: Staff Reference:

Notification Date: Dead Line: Priority:

Owner: Ward: Council District:

Location: Parish Zoning:
City Zoning:
Subdivision:

Existing Use: Developed Intensification Concur w/ City

Size: Population: Concur:

STR: Annex Status: Sales Tax:

City Actions

Ordinance: City Date:

Council Actions

Resolution: Council Date:

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. _____

COUNCIL SPONSOR: REID FALCONER/ PAT BRISTER PROVIDED BY: DATA MANAGEMENT

RESOLUTION TO Concur/not concur with the City of Slidell annexation and rezoning of 1.5 acres land, more or less, from Parish A-4 Single Family District to Slidell A-8 High Density Urban District, Which property is located at 2002 Faith Drive, more particularly identified as a parcel a parcel located at 2002 Faith Drive, in Section 44, Township 9 South, Range 14 East., Ward 9, District 12, St Tammany Parish, Louisiana.

WHEREAS, the City of Slidell is contemplating annexation of 1.5 acres and more or less, owned by Calvary Baptist Church, and located at 2002 Faith Drive, more particularly identified as a parcel located on Faith Drive, in Section 44, Township 9 South, Range 14 East., Ward 9, District 12 (see attachments for complete description); and

WHEREAS, the property requires rezoning from Parish A-4 Single Family District to City of Slidell A-8 High Density Urban District which is an intensification of zoning; and

WHEREAS, the property is **not** developed and the proposed annexation **would** result in a split of the sales tax revenues, *as per the Sales Tax Enhancement Plan for the Parish and the City of Slidell, Ordinance C.S. No. 06-1413 adopted by the Parish Council on October 5, 2006 and providing for the annexation of property in Sales Tax District # 3 by the City of Slidell. (If Council does not concur, consider additional language explaining non-concurrence decision.)*

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to **Concur/Not Concur** with the City of Slidell annexation and rezoning of 1.5 acres of land more or less, located at 2002 Faith Drive, more particularly identified as a parcel located on Faith Drive, in Section 44, Township 9 South, Range 14 East, from Parish A-4 Single Family District to Slidell A-8 High Density Urban District in accordance with the provisions of the Sales Tax Enhancement Plan.

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Engineering Department will cooperate with the City of Slidell in the review of development proposals utilizing the applicable Parish or City Drainage Regulations, whichever is more restrictive, and in compliance with the provisions of the Sales Tax Enhancement Plan.

BE IT FURTHER RESOLVED that should this property be annexed, The St. Tammany Parish Engineering Department will cooperate with the City of Slidell in the review of development proposals utilizing the applicable Parish or City Traffic Impact Regulations, whichever is more restrictive and in compliance with the provisions of the Sales Tax Enhancement Plan.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY _____, SECONDED BY _____

YEAS:

NAYS:

ABSTAIN:

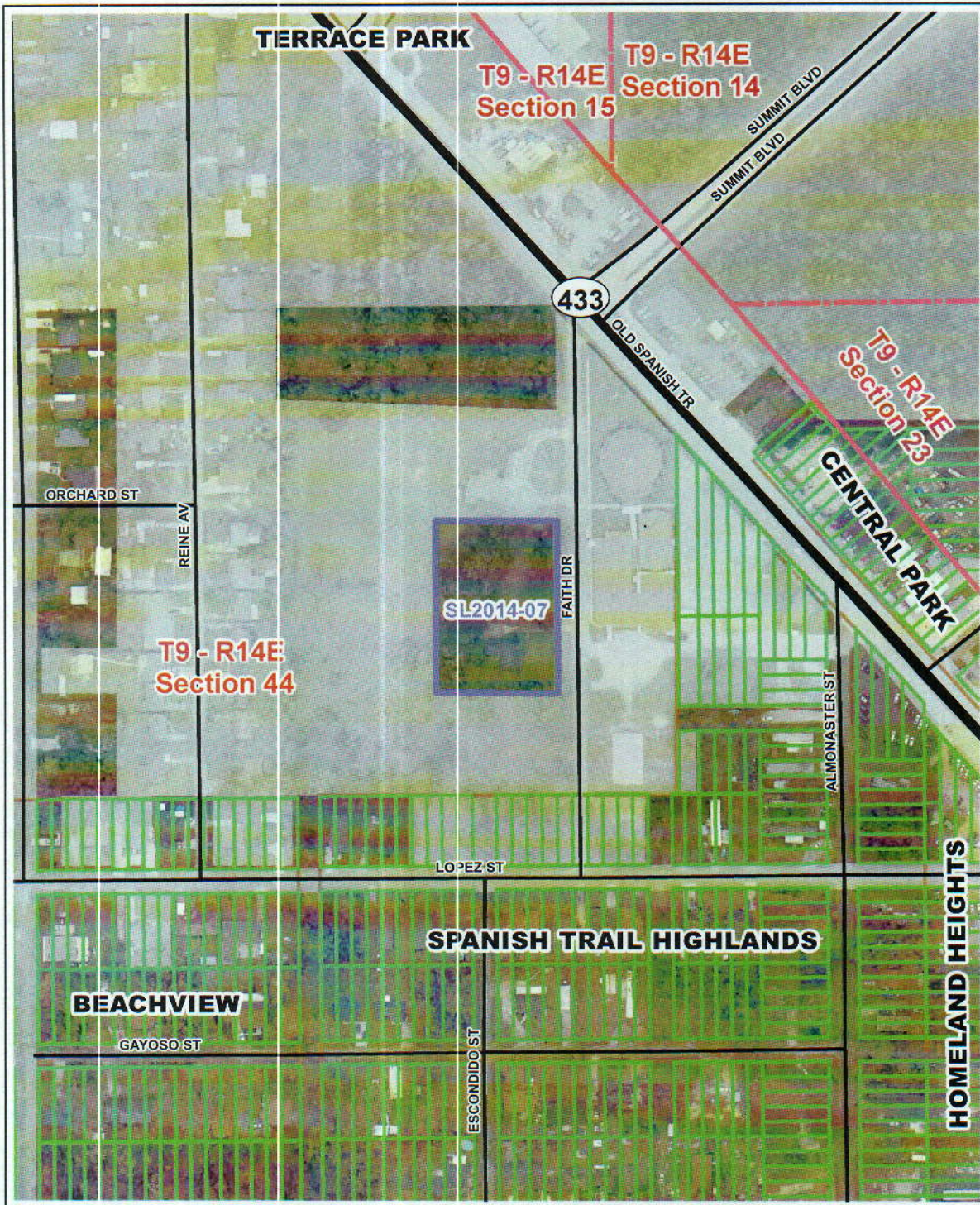
ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED ON THE ____ DAY OF _____, 2014, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

R. REID FALCONER AIA, COUNCIL CHAIRMAN

ATTEST:

THERESA FORD, CLERK OF COUNCIL (SL2014-07)



**Slidell Annexation
SL2014-07**



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

-  Streams
-  Streets
-  Major Roads
-  T/R Sections
-  SL2014-07
-  Slidell



This map was produced by
St. Tammany Parish Information Services.

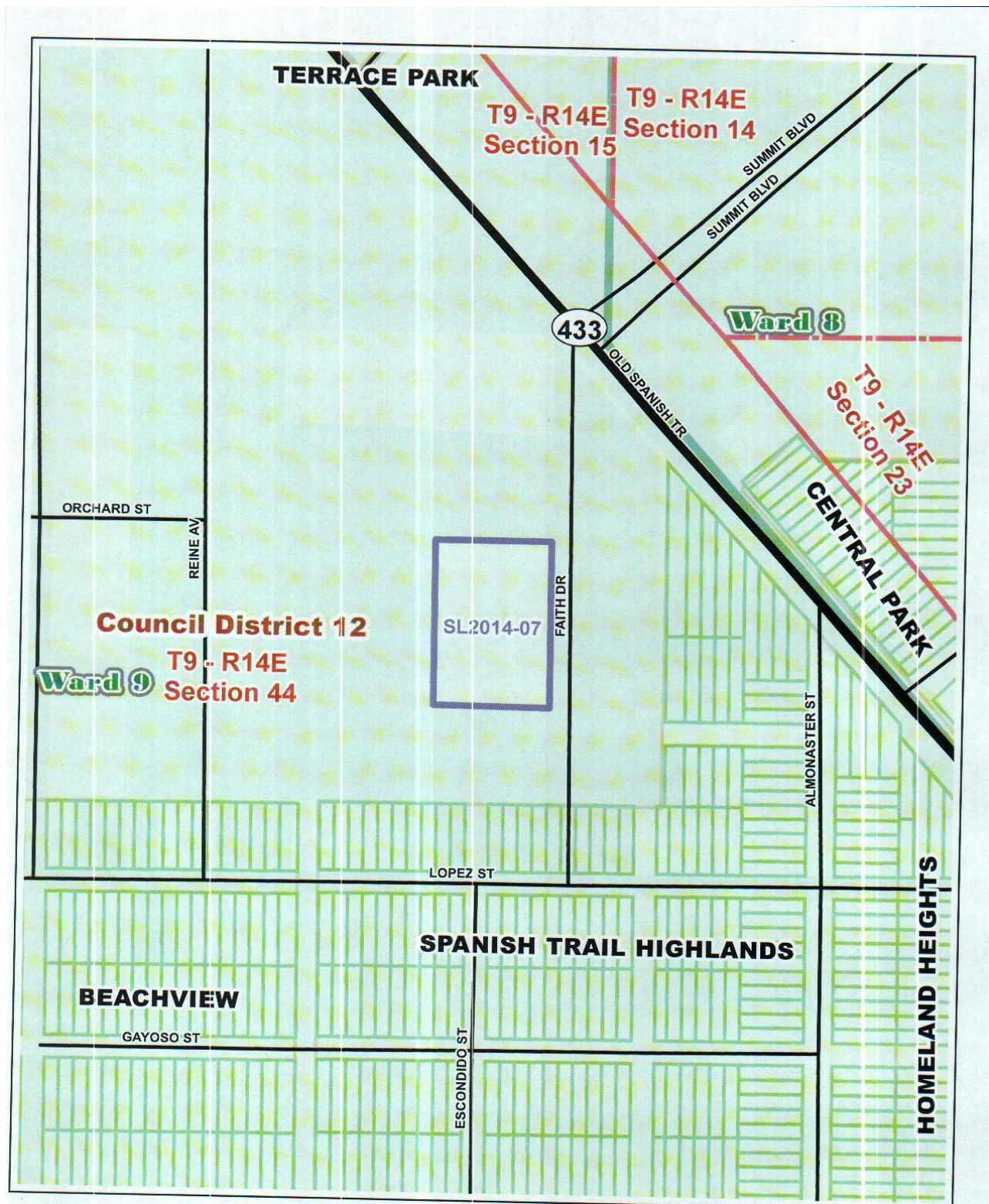
Note:

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Map Number: 2014abg-084 Date:05/21/2014.



**Slidell Annexation
SL2014-07**

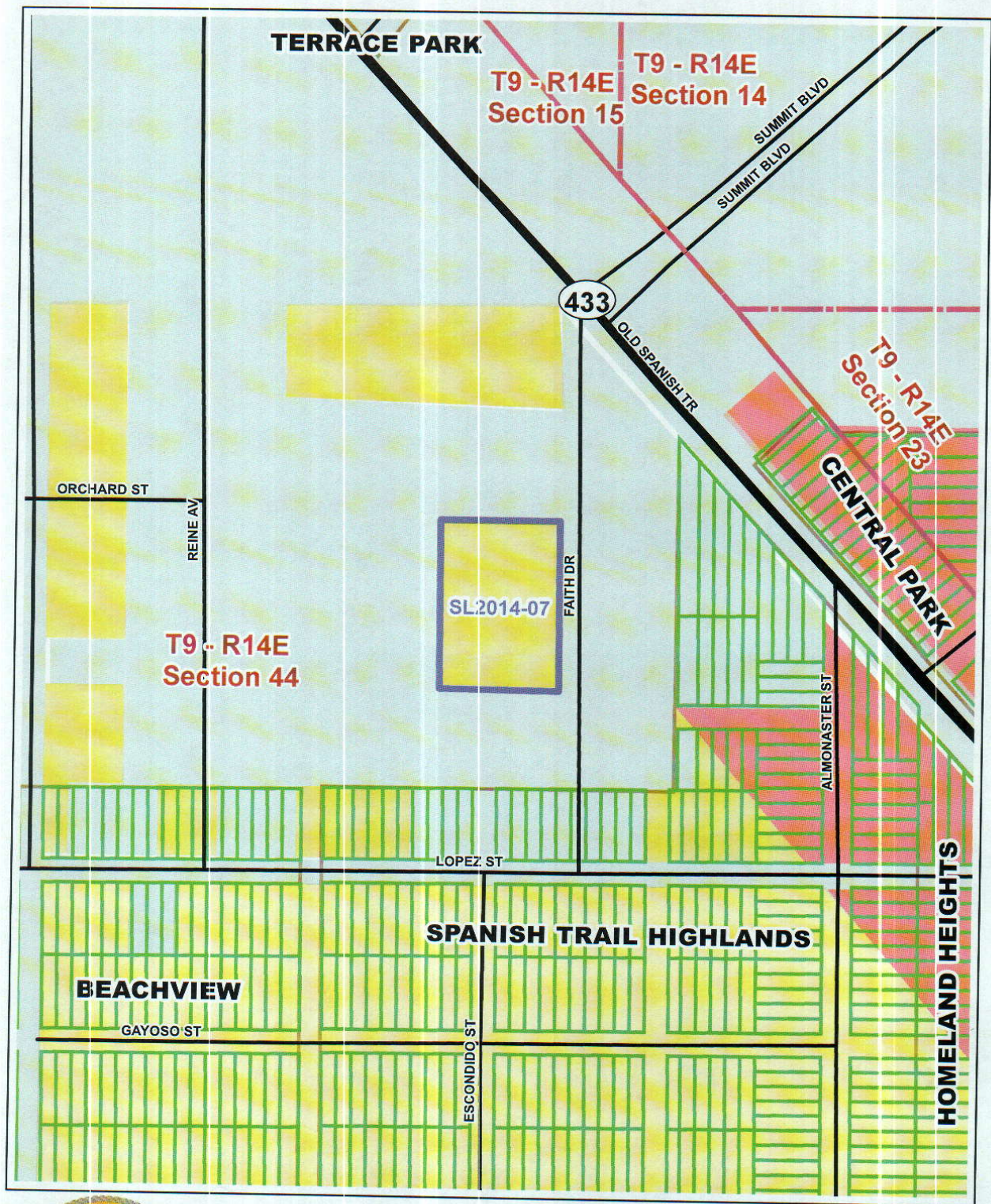


St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434

- Streams
- Streets
- Major Roads
- T/R Sections
- Parish Parcels
- Council Districts
- Wards
- Subdivisions
- SL2014-07
- Slidell



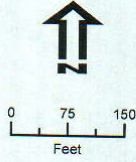
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 Map Number: 2014abg-083 Date: 05/21/2014.



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

- Streams
- Streets
- Major Roads
- T/R Sections
- SL2014-07
- Slidell
- Parish Parcels

This map was produced by St. Tammany Parish Information Services.
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 This map is for planning purposes only. It is not a legally recorded plan, survey, official tax map or engineering schematic, and it is not intended to be used as such.
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 Map Number: 2014abg-082 Date: 05/21/2014



Slidell Annexation SL2014-07

- | | | |
|---------------------------------|--|--|
| E-1 Estate | NC-4 Neighborhood Institutional | MD-1 Medical Residential |
| E-2 Estate | NC-5 Retail and Service | MD-2 Medical Clinical |
| E-3 Estate | NC-6 Public, Cultural and Recreational | MD-3 Medical Facility |
| E-4 Estate | PBC-1 Planned Business Campus | MD-4 Medical Facility |
| A-1 Suburban | PBC-2 Planned Business Campus | PF-1 Public Facilities |
| A-1A Suburban | HC-1 Highway Commercial | PF-2 Public Facilities |
| A-2 Suburban | HC-2 Highway Commercial | CB-1 Community Based Facilities |
| A-3 Suburban | HC-2A Highway Commercial | ED-1 Primary Education |
| A-4 Single Family Residential | HC-3 Highway Commercial | ED-2 Secondary Education |
| A-4A Single Family Residential | HC-4 Highway Commercial | AT-1 Animal Training Housing |
| A-5 Two Family Residential | HC-5 Highway Commercial | RBG Riverboat Gaming District |
| A-6 Multiple Family Residential | I-1 Industrial | PUD Planned Unit Development |
| A-7 Multiple Family Residential | I-2 Industrial | AAO Abita Airport Overlay |
| A-8 Multiple Family Residential | I-3 Heavy Industrial | MHO Manufactured Housing Overlay |
| NC-1 Professional Office | I-4 Heavy Industrial | RO Rural Overlay |
| NC-2 Indoor Retail Services | SWM-1 Solid Waste Management | TND-1 Traditional Neighborhood Development |
| NC-3 Lodging | SWM-2 Solid Waste Management | TND-2 Traditional Neighborhood Development |



The City of Slidell

PLANNING DEPARTMENT

250 Bouscaren Street, Suite 203 • Slidell, Louisiana 70458

P.O. Box 828 • Slidell, Louisiana 70459-0828

Telephone (985) 646-4320 • Fax (985) 646-4356

TDD/TTY (800) 545-1833, ext. 375

www.slidell.la.us

May 9, 2014



SL2014-07

FREDDY DRENNAN
Mayor

TARA INGRAM-HUNTER
Director

Mr. Robert K. Thompson, Special Revenue Manager
St. Tammany Parish Government, Finance Dept.
21490 Koop Drive
Mandeville, Louisiana 70471

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
NO.: 7012 1010 0000 0313 9262

RE: **ANNEXATION** - Annexation (**A14-07**) and Zoning (**Z14-07**) request by Calvary Baptist Church for property located at 2002 Faith Drive, more particularly identified as an approximate 1.5 acre parcel on Faith Drive in Section 44, Township 9 South, Range 14 East, from A-4 (Single-Family Residential) to A-8 (High Density Urban).

Dear Mr. Thompson:

This is to advise you that the Slidell Planning and Zoning Commissions will introduce the above request on May 19, 2014 to consider a Petition for Annexation request by Calvary Baptist Church for property located at 2002 Faith Drive, more particularly identified as an approximate 1.5 acre parcel on Faith Drive. The public hearing for this request will be held on Monday, June 16, 2014 at 7:00 p.m. in the Slidell City Council Chambers located at 2045 Second Street, Third Floor. Final action on the Petition for Annexation and Zoning will not take place by the Slidell City Council until after the public hearing of the Slidell Planning and Zoning Commissions.

If you have any comments or questions regarding this annexation, please do not hesitate to contact the City Planning Department at (985) 646-4320.

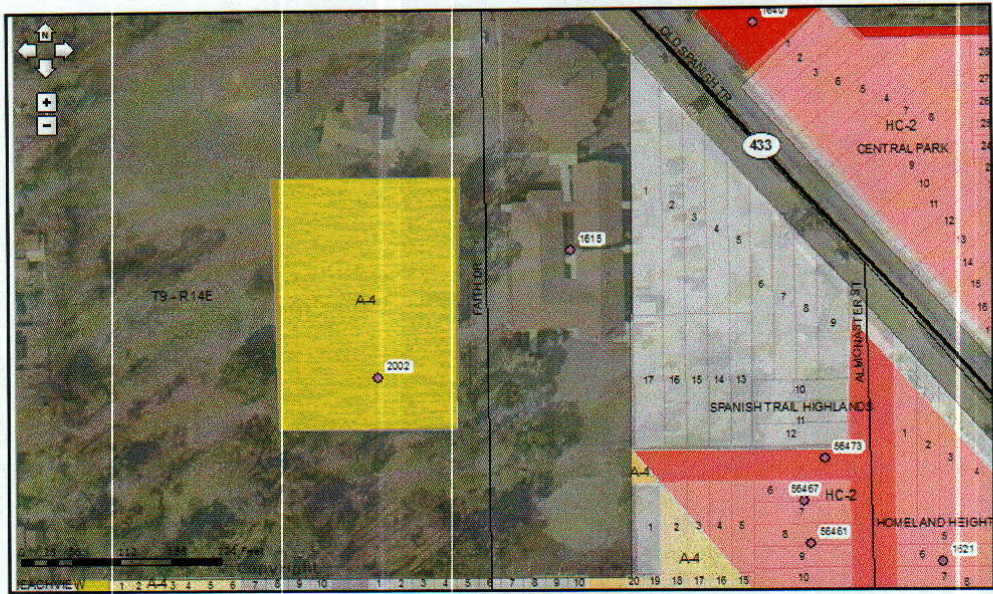
Sincerely,

Theresa B. Alexander, Secretary
Slidell Planning and Zoning Commissions

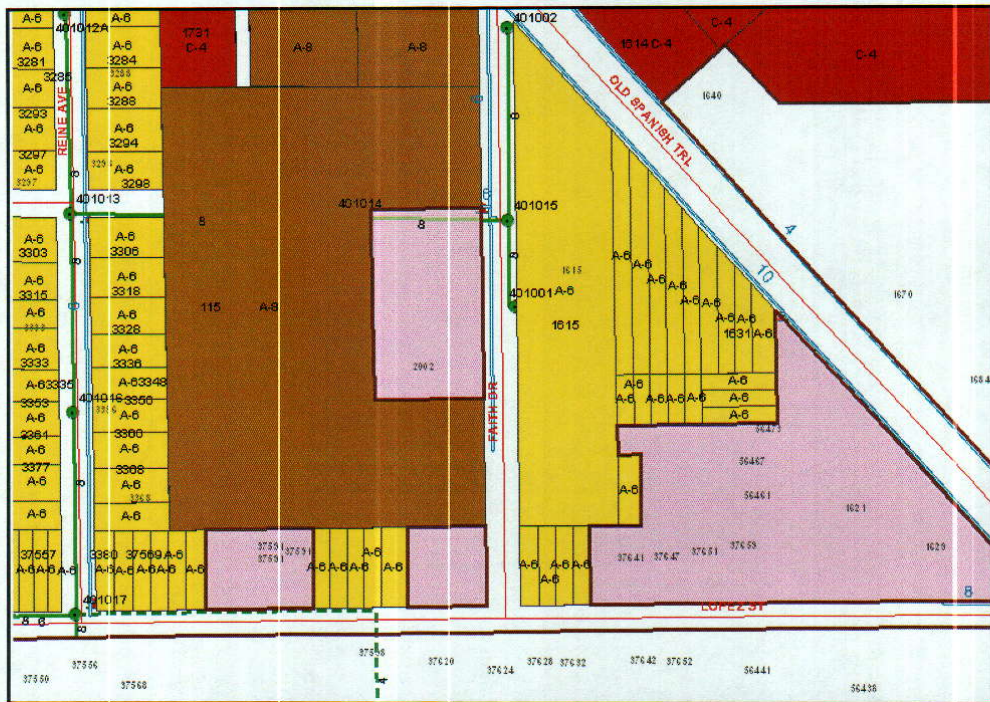
Enclosures

Cc: Mr. John Reid, Pastor, Calvary Baptist Church (w/o encl)
Freddy Drennan, Mayor (w/o encl)
City of Slidell City Council (w/encl)
Tara Ingram-Hunter, Director of Planning (w/o encl)

/tba



2002 Faith Drive
St. Tammany Parish Zoning: A-4 (Single-Family Residential)



2002 Faith Drive
City of Slidell Adjacent Zoning Districts
A-8 (High Density Urban)

**CITY OF SLIDELL
PETITION FOR ANNEXATION**

Planning and Zoning Commissions
City of Slidell, Parish of St. Tammany
State of Louisiana

DATE: 4-28-14

1) According to the attached certificate of the Registrar of Voters for the Parish of St. Tammany, Louisiana, and according to our information and belief, there are 0 registered voters residing in the area to be annexed. To obtain this information call the Registrar of Voters office in Covington at (985) 809-5500.

2) The property owners of this area are: (please print clearly):

NAME	MAILING ADDRESS	TELEPHONE NO.
<u>Calvary Baptist Church</u>	<u>1615 Old Spanish Tr. Slidell, LA 70458</u>	<u>985-643-6957</u>

There are: Resident property owners
 Non-Resident property owners

- 3) I/we do hereby certify that the undersigned are the sole owners of the property to be annexed. **A copy of the Act of Sale/Deed must be attached.** Attach a plat of survey or a map drawn to scale of no smaller than 1" equals 100' showing the location, measurements, and ownership of all property proposed for annexation.
- 4) The legal description of the property to be annexed must be attached so that the new City boundaries can be defined with certainty and precision.
- 5) If the petitioner(s) is/are a corporation, partnership or other entity, the petitioner(s) must attach a copy of the resolution authorizing the petitioner to sign and authorizing the petition for annexation. If a couple, both husband and wife must sign the petition.
- 6) Petitioner(s) desire to have the property as described in paragraph 4 annexed to the City of Slidell, St. Tammany Parish, Louisiana.
- 7) A copy of the last paid tax statement must be submitted with this petition for annexation.
- 8) Original Certificate of Assessor certifying ownership and assessed valuation of property must be completed by the Assessor's office. A copy of last tax statement and survey of property should be attached when submitting form to the Assessor's office for completion. Assessor's telephone number is (985) 809-8180 if you have any questions.

***Petitioner, by signature below, acknowledges that they have been informed as to the estimated cost of connection to City utilities.**

The undersigned petitioner(s), after being duly sworn, did depose and say that all the allegations and statements of fact are true and correct.

PETITIONER(S) / OWNER(S) OF RECORD: 4/27/14

Henry L. Miller, Jr. 4/27/14
Signature Date

Mrs. Owanke 4/27/14
Signature Date

Signature Date

Signature Date

SWORN TO AND SUBSCRIBED before me this 27th day of April, 2014

Nancy Selzer
NOTARY PUBLIC

NANCY SELZER
NOTARY PUBLIC
STATE OF LOUISIANA
MY COMMISSION IS ISSUED FOR LIFE
BAR ROLL NO. 19786

**CITY OF SLIDELL
PETITION TO CHANGE ZONING DISTRICT CLASSIFICATION**

Planning and Zoning Commission
City of Slidell, Parish of St. Tammany
State of Louisiana

DATE: 4-28-14

Petition is hereby made to the City of Slidell, Louisiana, to change the zoning classification of hereinafter described property.

(INSTRUCTIONS: Please print all information clearly.)

- 1) **LOCATION OF PROPERTY:** The property petitioned for zoning/rezoning is bounded by the following streets:

2002 Faith Dr.

And identified by Lot, Square/Block, and Subdivision Name as follows:

Spanish Trail Highlands Section 44 T9-R14E

NOTE: If the property does not have Lot, Square/Block, and Subdivision Name, attach a separate sheet giving description by Metes and Bounds.

- 2) **TOTAL NUMBER OF ACRES** or part thereof: 1 1/2

- 3) The reasons for requesting the zoning change are as follows:
Annexation

- 4) A copy of the **ACT OF SALE/DEED** must be attached. Attach a **PLAT SURVEY** or a **MAP DRAWN TO SCALE** no smaller than 1" = 100' showing the location, measurements, and ownership of all property proposed for a change in zoning classification, so that the new zoning/rezoning can be defined with certainty and precision.

- 5) If the petitioner(s) is/are a corporation, partnership or other entity, the petitioner must attach a **COPY OF THE RESOLUTION AUTHORIZING THE PETITIONER TO SIGN** and **AUTHORIZING THE PETITION FOR ZONING**. If a couple, both husband and wife must sign the petition.

- 6) The following list of owners or authorized agents of 50% or more of the area of the land in which a change of classification is requested hereby petition the zoning classification of the afore described property be changed -

FROM: A-4 **TO:** A-8
(Existing classification) (Proposed classification)

Signature	Printed Name	Mailing Address	Phone #	% Land Owned
<i>Jules E. Warshaw</i>	JULES E. WARSHAW	1615 05T, SLIDELL, LA	(985) 643-6967	100%
<i>Henry Muller</i>	HENRY MÜLLER	1165 ST. AUGUSTINE	643-3038	100%

BEFORE ME, the undersigned authority, personally appeared the persons whose signatures are affixed above, all of full age and majority, who declare under oath to me, **NOTARY**, that they are the owners of all that certain lot, piece, or parcel of land located as set forth beside their respective signatures, and that they know of their own personal knowledge that the above petitioners are the owners of at least fifty percent of the area hereinabove described for which a zoning change is requested, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

SWORN TO AND SUBSCRIBED before me this 27th day of April, 2014

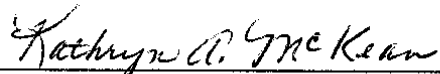
Nancy Selzer
NOTARY PUBLIC
STATE OF LOUISIANA
MY COMMISSION IS ISSUED FOR LIFE
BAR ROLL NO. 19786

CALVARY BAPTIST CHURCH
LOUISIANA CHARTER No. 03001630W
BUSINESS MEETING
APRIL 27, 2014

The members of Calvary met for their quarterly business meeting on Sunday, April 27, 2014, and voted that the trustees be authorized to petition the City of Slidell to annex the property at 2002 Faith Drive into the city limits & to petition change in zoning district classification.

CERTIFICATE

I, Kathryn A. McKean, Church Clerk of Calvary Baptist Church, certify that the foregoing resolutions were duly presented & passed by the membership of Calvary Baptist Church.


Kathryn A. McKean, Church Clerk



**St. Tammany Parish
Assessor's Office**

Louis Fitzmorris
Assessor

St. Tammany Parish Justice Center
701 North Columbia Street • Covington, Louisiana 70433

CERTIFICATE OF OWNERSHIP AND ASSESSED VALUATION

I, the undersigned Assessor of the Parish of St. Tammany, State of Louisiana, do hereby certify that according to the assessment rolls maintained by the Assessor's Office, the following are the current owners of the following described property, to-wit:

2013 Tax Roll - Assessment Number 137-077-0434

OWNERS: Calvary Baptist Church
1615 Old Spanish Trail
Slidell, LA 70458

PROPERTY DESCRIPTION: 2013 TAX ROLL

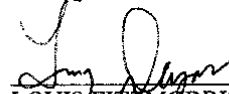
Parcel Meas 100ft on Faith Dr x 140 ft CB 466 331 Parcel Meas 15 x 140 CB 778 81 Parcel
Meas 140 x 115 x 62.2 x 287.7 x 200 all in Sec 44 9 14 CB 1282 74 Inst No 992578 Inst No
1778484 Inst No 1011515 Inst No 1915547 Inst No 1934228

I do further certify that the assessed valuation of the above described tract is as follows:

2013 VALUATION:	Land	-	4,163
	Improvements	-	<u>3,968</u>
TOTAL ASSESSED VALUATION			8,131

In faith whereof, witness my official signature and the impress of my official seal, at

Covington, Louisiana this the 14th day of April, 2014.



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor



**St. Tammany Parish
Assessor's Office**

Louis Fitzmorris
Assessor

St. Tammany Parish Justice Center
701 North Columbia Street • Covington, Louisiana 70433

ASSESSOR'S CERTIFICATE OF OWNERSHIP

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property will be assessed in the name Calvary Baptist Church as owner for the tax year 2013 and whose address is 1615 Old Spanish Trail, Slidell, Louisiana 70458 and that the following certification is applicable to the property described as follows which is proposed for annexation into the **City of Slidell**:

PROPERTY DESCRIPTION

2013 Tax Roll Assessment: Assessment Number 137-077-0434

Parcel Meas 100ft on Faith Dr x 140ft CB 466 331 Parcel Meas 15 x 140 CB 778 81
Parcel Meas 140 x 115 x 62.2 x 287.7 x 200 all in Sec 44 9 14 CB 1282 74 Inst No
992578 Inst No 1778484 Inst No 1011515 Inst No 1915547 Inst No 1934228


- I. The total assessed value of all property within the above described area is 8,131.
- II. The total assessed value of the resident property owners within the above described area is \$ 0 and the total assessed value of the property of non-resident property owners is 8,131.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

VALUATION:	Land	-	4,163
	Improvements	-	3,968

TOTAL ASSESSMENT	-	8,131
------------------	---	-------

In faith whereof, witness my official signature and the impress of my official seal, at

Covington, Louisiana this the 14th day of April, 2014.



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor

**ST. TAMMANY PARISH
REGISTRAR OF VOTERS**

M. DWAYNE WALL, CERA
REGISTRAR

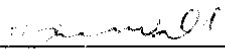


**STATE OF LOUISIANA
PARISH OF ST. TAMMANY**

CERTIFICATE OF REGISTRAR OF VOTERS

I, the undersigned Registrar of Voters for the Parish of St. Tammany, State of Louisiana, do hereby certify that the property described in the attached Survey by Ivan M. Borgen, Survey No. 21616, dated August 15, 1979 and revised as Survey No. 132633, dated March 7, 1983, and further identified as all that certain lot or parcel of land situated in Section 44, Township 9 South, Range 14 East in St. Tammany Parish, State of Louisiana, and by the records in the Registrar of Voters office has no registered voters within said property.

In faith whereof, witness my official signature and the impress of my official seal at Covington, Louisiana, on this 14th day of April, 2014.

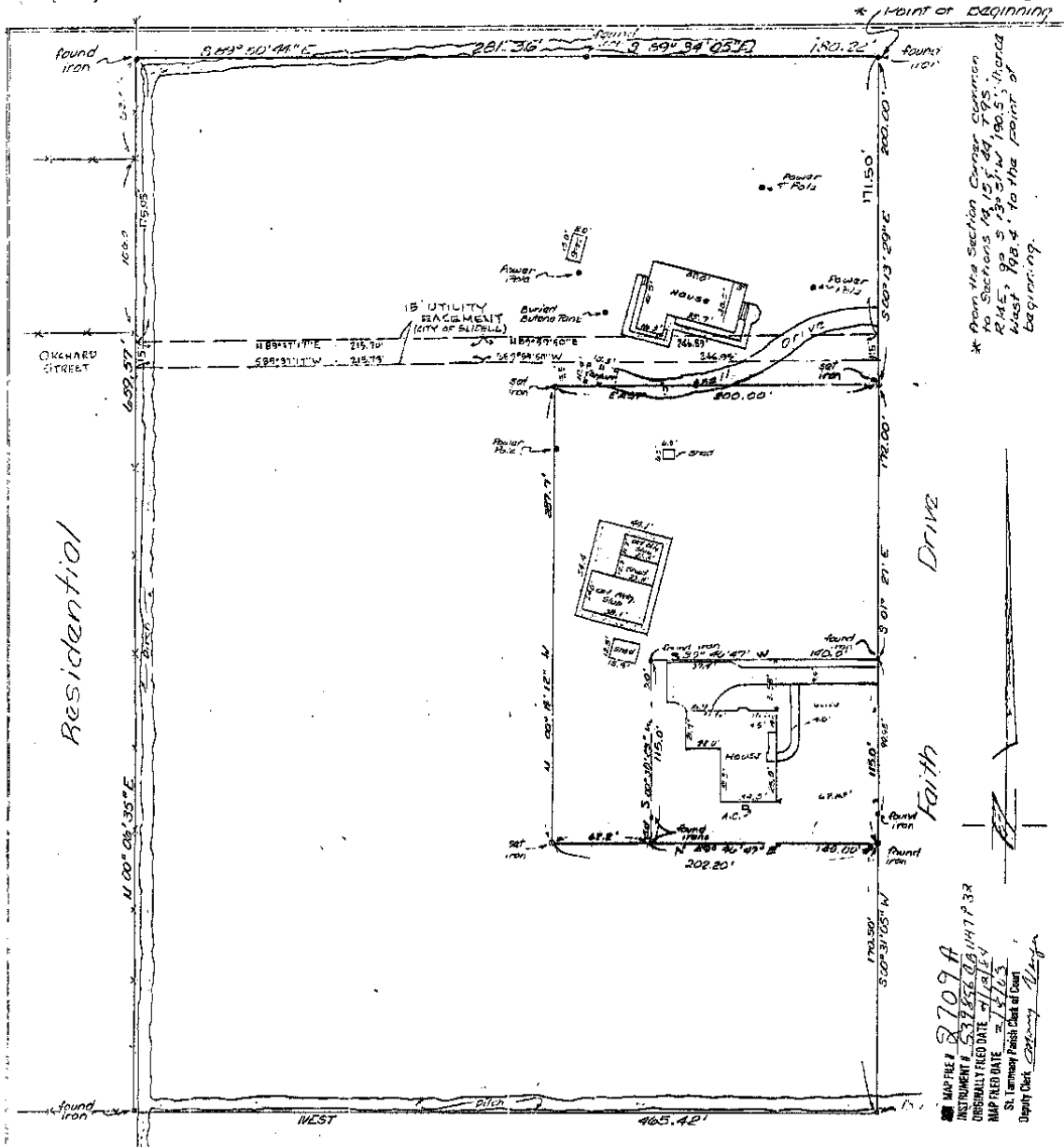


M. Dwayne Wall, CERA
Registrar of Voters
St. Tammany Parish, Louisiana

Attachments:
Legal description, Map and Survey

Cc: Joanne Reed

701 N. COLUMBIA ST. • COVINGTON, LOUISIANA 70433 • 985-809-5500
520 OLD SPANISH TRAIL • SUITE 4C • SLIDELL, LOUISIANA 70458 • 985-646-4125
FAX NUMBER 985-809-5508



MAP FILE # 2709 A
 INSTRUMENT # 335560 (PART 3)
 ORIGINALLY FILED DATE 7/15/14
 MAP FILED DATE 7/15/14
 St. Tammany Parish Clerk of Court
 Deputy Clerk, *[Signature]*

Survey Map

Scale: 1" = 50'

A certain parcel of land located in
Sec. 44, T95-R14E
 in
 St. Tammany Parish, La.
 for
Ethel Mackenroth



THIS SURVEY IS CERTIFIED
 TRUE AND CORRECT BY
[Signature]
 IVAN M. BORDEN
 NO. 686

Survey No. 21616 (15-893)
 Date, August 12, 1979
 Revision, March 7, 1983

Map

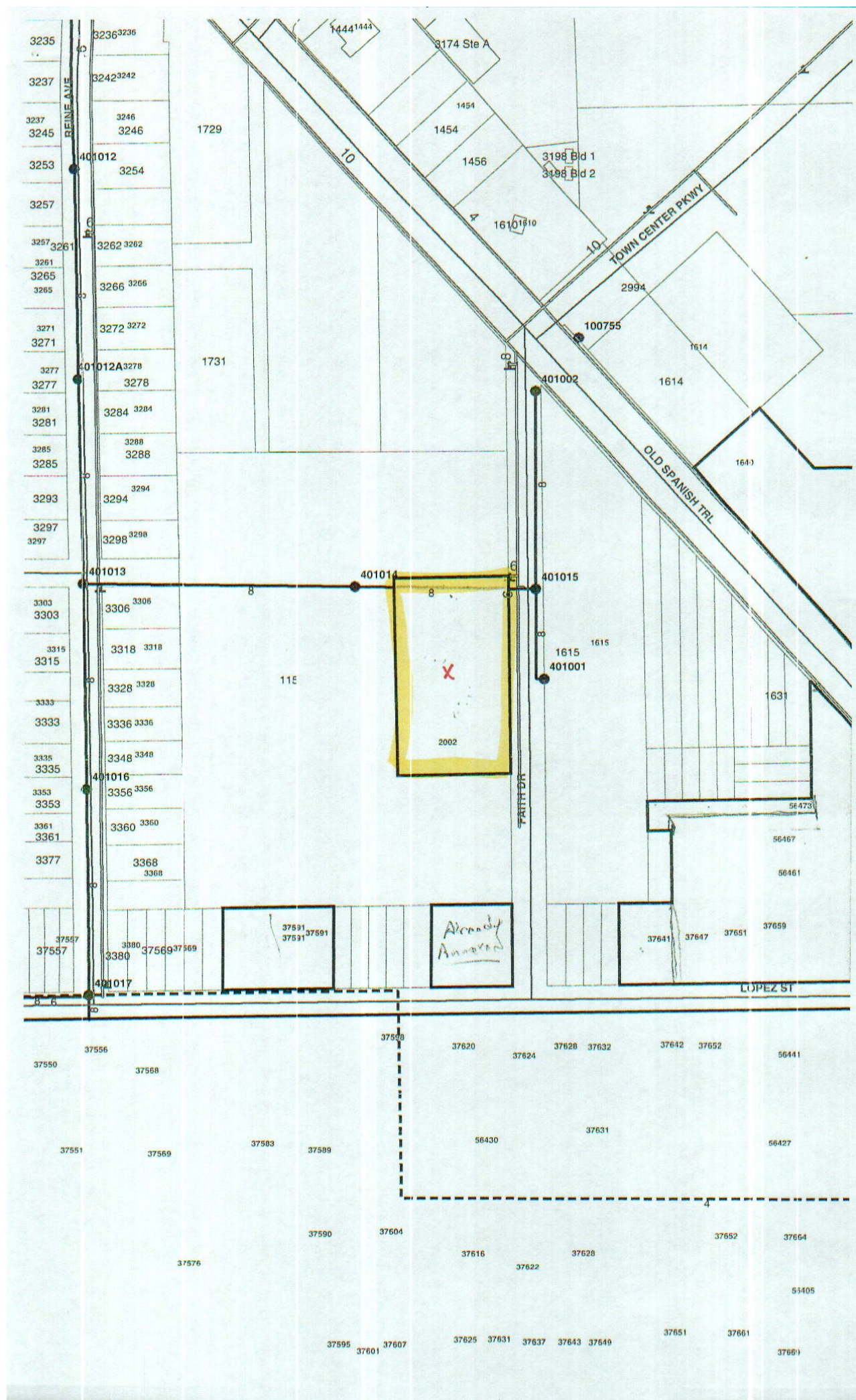


- Address
- major_roads
- Streets
- Streams & Rivers

- Township/Range
- Subdivisions
- SD_Parcels
- Land_Parcels

- Cities
- Wards
- Water Bodies
- parish_land

Copyright
STPBasicMap



STATE OF LOUISIANA PARISH OF ST. TAMMANY
I HEREBY CERTIFY that the above is a true and
correct copy of the original as recorded at
instrument # 1934228 of the original
records. Given under my hand and seal of office
this the 11th day of March 2014
Belle Parite
Dy. Clerk and Ex-Officio Recorder

CASH SALE

STATE OF LOUISIANA
PARISH OF ST. TAMMANY

BE IT KNOWN, that on March 10, 2014, before me, a Notary Public for St. Tammany Parish, Louisiana, and in the presence of the undersigned competent witnesses, PERSONALLY CAME AND APPEARED:

Gloria Berling Abney, who declared under oath unto me, Notary, that she is a person of the full age of majority, a United States citizen, a resident of and domiciled in St. Tammany Parish, Louisiana, whose mailing address is 32710 CC Road, Slidell, LA 70460, Social Security Number XXX-XX-7676, having been married but once and then to Alvin D. Abney, with whom she is presently living and residing;

Julie R. Justi, a/k/a Julianne R. Justi Bubnic, who declared under oath unto me, Notary, that she is a person of the full age of majority, a United States citizen, a resident of and domiciled in St. Tammany Parish, Louisiana, whose mailing address is 2916 LaBranch St., Houston, TX 77004, Social Security Number XXX-XX-2574, having been married but once and then to Boris Bubnic, with whom she is presently living and residing;

Jahneen Justi McBrayer, who declared under oath unto me, Notary, that she is a person of the full age of majority, a United States citizen, a resident of and domiciled in St. Tammany Parish, Louisiana, whose mailing address is 115 Athene Dr., Slidell, LA 70460, Social Security Number XXX-XX-0630, having been married twice, first to Edward Dabbs, from whom she was divorced and second to Larry McBrayer, with whom she is presently living and residing;

who declared that they do by these present, grant, bargain, sell, assign, convey, transfer, set-over, abandon and deliver, with all legal warranties and with full substitution and subrogation in and to all rights and actions of warranty which Sellers have or may have against all preceding owners and vendors unto:

Calvary Baptist Church, a Non-Profit Religious Corporation organized under the laws of the State of Louisiana, having Louisiana Charter Number 03001630W, domiciled in St. Tammany Parish, whose mailing address is 1615 Old Spanish Trail, Slidell, Louisiana 70458, represented herein by and through Jules E. Warshaw, authorized by resolution, the original of which is attached hereto, Federal Identification Number 72-0629929;

here present, accepting and purchasing for itself, its heirs and assigns, and acknowledging delivery and possession thereof, the following described property, to-wit:

Parcel A

ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all buildings and improvements thereon, and all rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, lying and being situated in St. Tammany Parish, Louisiana, Section 44, Township 9 South, Range 14 East, and more fully described as follows, to-wit:

Commencing at the Section corner common to Sections 14, 23 and 44, in said Township and Range; thence South 13 degrees, 51 minutes, 00 seconds West 190.5 feet to a point; thence West 198.4 feet to a point on the Westerly right-of-way line of Faith Drive; thence along the said Westerly right-of-way line South 00 degrees, 13 minutes, 29 seconds East 200.00 feet to the POINT OF BEGINNING.

St. Tammany Parish, LA
Instrument #: 1934228
Recorded #: 0000000
03/11/2014 1:00:00 PM
ME - DD X ME - ME

Thence continue along the said Westerly right-of-way line South 01 degrees, 27 minutes, 00 seconds East 172.00 feet to a point; thence South 89 degrees, 46 minutes, 47 seconds West 140.0 feet to a point; thence South 00 degrees, 30 minutes, 23 seconds West 115.0 feet to a point; thence South 89 degrees, 46 minutes, 47 seconds West 62.2 feet to a point; thence North 00 degrees, 14 minutes, 12 seconds West 287.7 feet to a point; thence East 200.00 feet to the POINT OF BEGINNING.

Property shown on survey no. 21616 by Ivan M. Borgen, dated 15 August 1979 and revised as survey no. 132633, dated 7 March 1983, recorded as part of CIN 539856

Parcel B

ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all buildings and improvements thereon, and all rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, lying and being situated in St. Tammany Parish, Louisiana, Section 44, Township 9 South, Range 14 East, and more fully described as follows, to-wit:

Commencing at the section corner common to Sections 14, 23 and 44 of Township 9 South, Range 14 East, go South 13 degrees 51 minutes West 190.5 feet; thence go West 198.0 feet to a point; thence go South 373 feet to a point; thence go East 3 feet to a point, which is on the Westerly right of way of Faith Drive and is the point of beginning. From the point of beginning go South 100 feet along Faith Drive; thence go West 140 feet; thence go North 100 feet; thence go East 140 feet back to the point of beginning.

Parcel C

ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all buildings and improvements thereon, and all rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, lying and being situated in St. Tammany Parish, Louisiana, Section 44, Township 9 South, Range 14 East, and more fully described as follows, to-wit:

From the twenty five pound steel rail at the section corner common to Sections 14, 23 and 44, Township 9 South, Range 14 East, go South 70.5 feet; thence go South 13 degrees 51 minutes West 190.5 feet to a point "A" thence go North 41 degrees 06 seconds West 205.3 feet to a point; thence continue North 41 degrees 06 seconds West 91.2 feet to a point; thence go South 539.4 feet to a point; thence go East 3.0 feet to a point; thence go South 100 feet to an iron and the point of beginning of the property herein conveyed, thence continue South 15 feet to a point; thence at right angles go West 140 feet to a point; thence at right angles go North 15 feet to a point; thence at right angles go 140 feet to the point of beginning.

All as per plat of survey by J. V. Burkes, C.E., Survey No. 9940, dated August 12, 1974, recorded as part of COB 778/81.

All of the above properties are adjacent and comprise one (1) parcel of property on which the family home is located.

For Information Purpose only:

Municipal Address: 2002 Faith Dr., Slidell, LA 70458

Tax Parcel No. 1370770434

As part of the consideration recited the sellers/vendors declared that they do by these presents, grant, bargain, sell, assign, convey, transfer, set-over, abandon and deliver, **without any legal warranty**, but specifically with all rights of after acquired title as to any title to which Vendor(s) may subsequently acquire, together with full substitution and subrogation in and to all rights and actions of warranty which seller has or may have against all preceding owners and vendors, the following described property, to wit:

ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all buildings and improvements thereon, and all rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, lying and being situated in St. Tammany Parish, Louisiana, Section 44, Township 9 South, Range 14 East, and more fully described as follows, to-wit:

Commencing at the Section corner common to Sections 14, 23 and 44, in said Township and Range; thence South 13 degrees, 51 minutes, 00 seconds West 190.5 feet to a point; thence West 198.4 feet to a point on the Westerly right-of-way line of Faith Drive; thence along the said Westerly right-of-way line South 00 degrees, 13 minutes, 29 seconds East 200.00 feet to the POINT OF BEGINNING.

Thence continue along the said Westerly right-of-way line South 01 degrees, 27 minutes, 00 seconds East 172.00 feet to a point; thence South 00 degrees 30 minutes 23 seconds West 115 feet; thence go South 89 degrees 46 minutes 47 seconds West 140 feet; thence South 89 degrees, 46 minutes, 47 seconds West 62.2 feet to a point; thence North 00 degrees, 14 minutes, 12 seconds West 287.7 feet to a point; thence East 200.00 feet to the POINT OF BEGINNING.

Property shown on survey no. 21616, dated August 15, 1979, revised as survey no. 132,633, March 7, 1983, by Ivan M. Borgen, Land Surveyor recorded as part of CIN 778/81.

To have and to hold the said property unto the said Purchasers, their heirs and/or assigns forever.

This sale is made and accepted for and in consideration of the price and sum of **ONE HUNDRED EIGHTY THOUSAND (\$180,000.00) AND NO/100 DOLLARS**, cash, which the said Purchaser has well and truly paid, in ready and current money, to the Sellers who hereby acknowledges the receipt thereof and grants full acquittance and discharge therefore.

TAXES: Assessment No. 1370770434. All City, Parish and State taxes up to and including the taxes due and exigible for 2013 are paid. The 2014 property taxes will be paid by Purchaser and Tax Collector/Assessor is directed to mail the tax statement to Calvary Baptist Church at 1615 Old Spanish Trail, Slidell, LA 70458.

"AS IS" CLAUSE: It is expressly agreed that the immovable 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"** and **"WITH ALL FAULTS"** without any warranties of any kind whatsoever, even as to the metes and bounds, zoning, operation, or suitability of such properties 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 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 vices 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 or to a reduction of the purchase price pursuant to Louisiana Civil Code Articles 2520 through 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 Articles 2520 through 2548.

By signing below, Purchaser acknowledges that this AS IS clause has been explained to him/her, that he/she understands it and is accepting this AS IS of his/her own free will.

CALVARY BAPTIST CHURCH

By: Jules E. Warshaw
JULES E. WARSHAW

The parties acknowledge that they are aware that as to the property transferred herein:

1. no title insurance;
2. no survey;
3. no environmental site assessment or environmental impact study, nor any kind of study, test, evaluation or expert opinion of the land, and if applicable the buildings, structures and improvements thereon, for any harmful, pollutant or noxious substances (including asbestos, toxic mold, petroleum and/or chemical contaminants);
4. no wood destroying insect report or termite certificate; and
5. no study, test, evaluation or expert opinion of any kind whatsoever regarding the improvements, buildings or structures situated upon the property, for structural integrity, habitability or usability

have been requested by the parties and none has been performed or procured by the undersigned Notary Public, and the parties hereto relieve and release Alford & Alford, LLP, Attorneys At Law, its partners and employees, and the undersigned Notaries Public, from all liability and responsibility in connection therewith.

CALVARY BAPTIST CHURCH

By: Jules E. Warshaw
JULES E. WARSHAW
Julie R. Justi
JULIE R. JUSTI

Gloria Berling Abney
GLORIA BERLING ABNEY
Jahneen Justi McBryer
JAHNEEN JUSTI MCBRYER

The parties hereto declare that they have not requested any Environmental Site Assessment and/or Environmental Impact Study of the herein conveyed property; nor have they requested any kind of study or evaluation of the property or the buildings thereon for any harmful, pollutant or noxious substances (including asbestos); nor have they requested any opinion or evaluation of the useability of said property due to any considerations of the environment (including a declaration that the said property is "wetlands"). The parties further acknowledge that said Notary has advised them of the availability of obtaining any of the above evaluations or studies, and said Notary has further advised them of the potential liabilities inherent in ownership of property with harmful substances or limiting environmental determinations, and, despite all of the above, they have chosen to proceed without such studies; and they do hereby relieve and release me, Notary, from any responsibility in connection therewith.

Title to said property will be taken subject to any and all laws, ordinances or governmental regulations (including but not limited to building and zoning ordinances, Environmental Protection Statutes and/or Department of Environmental Quality Regulations, and/or any US Army Corps of Engineers Wetlands regulations) restricting or prohibiting the occupancy, use or enjoyment of the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance or

Calvary Baptist Church
Louisiana Charter No. 03001630W
Membership Meeting
January 19, 2014

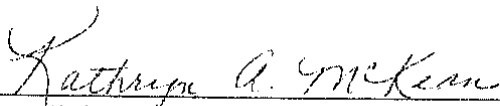
At a membership meeting of the Calvary Baptist Church, Slidell, Louisiana, duly called for the business of purchasing property adjacent to Church property; after discussion, the purchase was approved by all those members present. Written notice of this membership meeting was provided to all members on January 12, 2014. The notice included a fair summary of the proposed action and designated the time and place of the meeting. A quorum of members was in attendance at the meeting.

BE IT RESOLVED that the Church purchase the property hereafter described for the purchase of \$180,000.

BE IT RESOLVED that Jules E. Warshaw be, and is hereby authorized, directed and empowered as in his absolute discretion may deem proper and advisable, to sell or exchange or purchase any property on terms of cash and/or credit, as each in his absolute discretion may deem proper and advisable from any persons, firm or corporation owning same, the said act containing such terms, conditions, and stipulations as the said member, in his absolute discretion may deem proper to incorporate therein, including the usual clauses contained in acts of sale of this kind.

CERTIFICATE

I, Kathryn A. McKean, Church Clerk of Calvary Baptist Church, certify that the foregoing resolutions were duly presented and passed by the requisite vote of the membership of the Calvary Baptist Church at a membership meeting duly called and convened on January 19, 2014.


Kathryn A. McKean, Church Clerk

Louisiana Secretary of State

Street Address List

For Parish ST. TAMMANY - 52 AND Ward <ALL> AND Precinct <ALL> AND City SLIDELL AND Street <ALL> Faith Dr FROM 2002 TO 2002 ALL

City	Zip	Street	Apt	Ward	Prcct	CT	SB	TX	JP	House#	R	Stat	Reg #	Name
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Report Count: 0

1 Introduced October 26, 2004, by Councilwoman
2 Burkhalter, seconded by Councilwoman
3 Livaudais (both by request of Administration)

4 **Item No. 04-10-2460**

5 **ORDINANCE NO. 3233**

6
7 An ordinance amending Ordinance No. 3169 by adding the legal description.

8
9 WHEREAS, Ordinance No. 3169 was adopted by the Slidell City Council
10 March 9, 2004; and

11
12 WHEREAS, the legal description was omitted from the original ordinance.

13
14 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does
15 hereby amend Ordinance No. 3169 as follows:

16
17 Page 1, line 18, delete "South" and replace with "North".

18
19 Page 1, in the last paragraph after the word "Commercial", add the following:


20
21 ", and more fully described as follows:

22 This property is more particularly described as: Being situated in Section 44,
23 T-9-S, R-14-E and commencing from the corner common to Sections 14, 23,
24 & 44; T-9-S, R-14-E; go South 13 degrees 51 minutes West, a distance of
25 190.5 feet; thence go West, a distance of 660 feet to the point of beginning at
26 the northwest corner of the former Cooper Tract. From the point of beginning
27 go North a distance of 265.00 feet to a point; thence go East a distance of
28 112.00 feet to a point; thence go South 265.89 feet to a point; thence go
29 North 89 degrees 32 minutes 43 seconds West a distance of 112.00 feet back
30 to the point of beginning."
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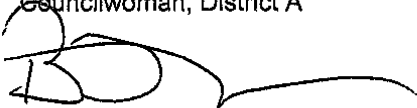
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ORDINANCE NO. 3233
ITEM NO. 04-10-2460
PAGE 2

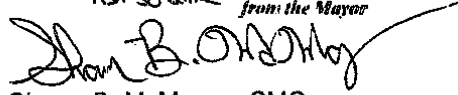
ADOPTED this 16th day of November, 2004.


Elsie Burkhalter
President of the Council
Councilwoman, District A

DELIVERED 11/18/04
8:30 am to the Mayor


Ben O. Morris
Mayor

RECEIVED 11/22/04
10:30 am from the Mayor


Shawn B. McManus, CMC
Clerk of the Council



**ST. TAMMANY PARISH
SEWERAGE INSPECTION PERMIT RESULTS**

DEPARTMENT OF ENVIRONMENTAL SERVICES
P. O. Box 628
COVINGTON, LA 70434
PHONE: (985) 898-2535
FAX: (985) 898-2523
e-mail: es@stpgov.org

Site Location: 2002 Faith Dr.

Inspection revealed:

- At the time of our limited inspection, the system appears not cause an apparent public health or environmental problem, and a Sewerage Inspection Permit will be issued by the St. Tammany Parish Department of Environmental Services.
- System appears to cause an apparent public health or environmental problem for the following reason(s):

- | | |
|---|--|
| <input type="checkbox"/> Wet or Saturated Areas | <input type="checkbox"/> Evidence of Possible System Bypass |
| <input type="checkbox"/> Effluent Discharge to Ground Surface | <input type="checkbox"/> Effluent Discharge to Surface Water |
| <input type="checkbox"/> Lush or Unusual Vegetation | <input type="checkbox"/> Septic/Foul Odors |
| <input type="checkbox"/> Evidence of Structural Damage | <input type="checkbox"/> Aerator not operational |
| <input checked="" type="checkbox"/> Un-permitted Septic Tank | <input type="checkbox"/> Proof of system pumping required |
| <input type="checkbox"/> Unauthorized modification to system | <input type="checkbox"/> Other: _____ |

Comments: System in place is an unpermitted septic tank which must be up-graded to a treatment plant. See section below regarding application for a new system.

- A new sewerage treatment system is required. The owner of the property should contact LA Department of Health and Hospitals, Office of Public Health (LA DHH) at 893-6297 or 646-6448 for a permit to install an On-Site Wastewater Treatment System. A Sewerage Inspection Permit will be issued upon receipt of verification from LA DHH that a new system has been installed (permitted.) It is your responsibility to provide this office with a copy of the permit once the new system is installed.
- Please provide this office with proof that your system has been pumped within the last two years. If the system has not been pumped in the last two years, please contact a licensed hauler to have your system pumped. Upon presentation to this office of a receipt from a licensed hauler indicating that the system has been pumped within the last two years, a Sewerage Inspection Permit will be issued.
- Maintenance/Repair of the system is required as described above. Please contact this office at 898-2535 when maintenance/repairs are complete for a follow-up inspections.

Inspector Signature: B. Keene Date: 3/26/14