

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-3874

COUNCIL SPONSOR: BINDER/BRISTER

PROVIDED BY: DATA MANAGEMENT

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF 1.934 ACRES OF LAND MORE OR LESS FROM PARISH HC-2 HIGHWAY COMMERCIAL DISTRICT TO SLIDELL C-4 HIGHWAY COMMERCIAL DISTRICT WHICH PROPERTY IS LOCATED AT 2504 OLD SPANISH TRAIL, MORE PARTICULARLY IDENTIFIED AS A PARCEL OF LAND IN SECTION 23, TOWNSHIP 9 SOUTH, RANGE 14 EAST, CITY OF SLIDELL, ST.TAMMANY PARISH, LA, WARD 8, DISTRICT 13.

WHEREAS, the City of Slidell is contemplating annexation of 1.934 acres and more or less owned by Pompano’s Properties of Louisiana, Inc, and located at 2504 Old Spanish Trail, more particularly identified as a parcel of land in Section 23, Township 9 South, Range 14 East, City of Slidell, St Tammany Parish, LA, Ward 8, District 13 (see attachments for complete description); and

WHEREAS, the property requires rezoning from Parish HC-2 Highway Commercial District to City of Slidell C-4 Highway Commercial District which is not an intensification of zoning; and

WHEREAS, the property is 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 1.934 acres of land more or less, located at 2504 Old Spanish Trail, more particularly identified as a parcel of land in Section 23, Township 9 South, Range 14 East, City of Slidell, St Tammany Parish, LA from Parish HC-2 Highway Commercial District to Slidell C-4 Highway Commercial 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 5 DAY OF DECEMBER , 2013,
AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING
PRESENT AND VOTING.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK



St. Tammany Parish Government

Government that Works

Annexation

City: Slidell City Case No: A13-10/Z13-14 Staff Reference: SL2013-08

Date: _____ Line _____ Priority: _____

Location: 2504 Old Spanish Trail, more particularly identified as a parcel of land in Section 23, Township 9 South, Range 14 East, City of Slidell, St Tammany Parish, LA

District: _____
Parish Zoning: IHC-2 Highway Commercial
City Zoning: C-4 Highway Commercial
Subdivision: _____

Existing Use: Commercial
Size: 1.934 acres
STR: Sect 23, T-9-S, R-14-E

Developed _____ Intensification _____ Concur w/ City _____
Population: _____ Concur: _____
Annex Status: _____ Sales Tax: _____

City Actions

Council Actions

Ordinance: _____ City Date: _____ Resolution: _____ Council Date: _____

SL2013-08: STP Department notes:

Date	Department	Originator	Note
10/24/2013	Planning	S Fontenot	The proposal is consistent with the Louisiana Revised Statutes relative to annexation. The proposal is consistent with the annexation agreements between the Parish of St. Tammany and the City of Slidell The proposal is not an intensification of land use.
10/15/2013	Engineering	J Oberry	St Tammany Parish traffic and drainage requirements should be followed.
10/7/2013	Public Works	J Lobrano	No Public Works issues
10/11/2013	Environmental Services	T Brown	The DES has no issues.

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. _____

COUNCIL SPONSOR: _____ PROVIDED BY: CAO

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF 1.934 ACRES OF LAND MORE OR LESS FROM PARISH HC-2 HIGHWAY COMMERCIAL DISTRICT TO SLIDELL C-4 HIGHWAY COMMERCIAL DISTRICT WHICH PROPERTY IS LOCATED AT 2504 OLD SPANISH TRAIL, MORE PARTICULARLY IDENTIFIED AS A PARCEL OF LAND IN SECTION 23, TOWNSHIP 9 SOUTH, RANGE 14 EAST, CITY OF SLIDELL, ST TAMMANY PARISH, LA, WARD 8, DISTRICT 13.

WHEREAS, the City of Slidell is contemplating annexation of 1.934 acres and more or less owned by Pompano's Properties of Louisiana, Inc, and located at 2504 Old Spanish Trail, more particularly identified as a parcel of land in Section 23, Township 9 South, Range 14 East, City of Slidell, St Tammany Parish, LA, Ward 8, District 13 (see attachments for complete description); and

WHEREAS, the property requires rezoning from Parish HC-2 Highway Commercial District to City of Slidell C-4 Highway Commercial District which is **not** an intensification of zoning; and

WHEREAS, the property is 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 1.934 acres of land more or less, located at 2504 Old Spanish Trail, more particularly identified as a parcel of land in Section 23, Township 9 South, Range 14 East, City of Slidell, St Tammany Parish, LA from Parish HC-2 Highway Commercial District to Slidell C-4 Highway Commercial 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:

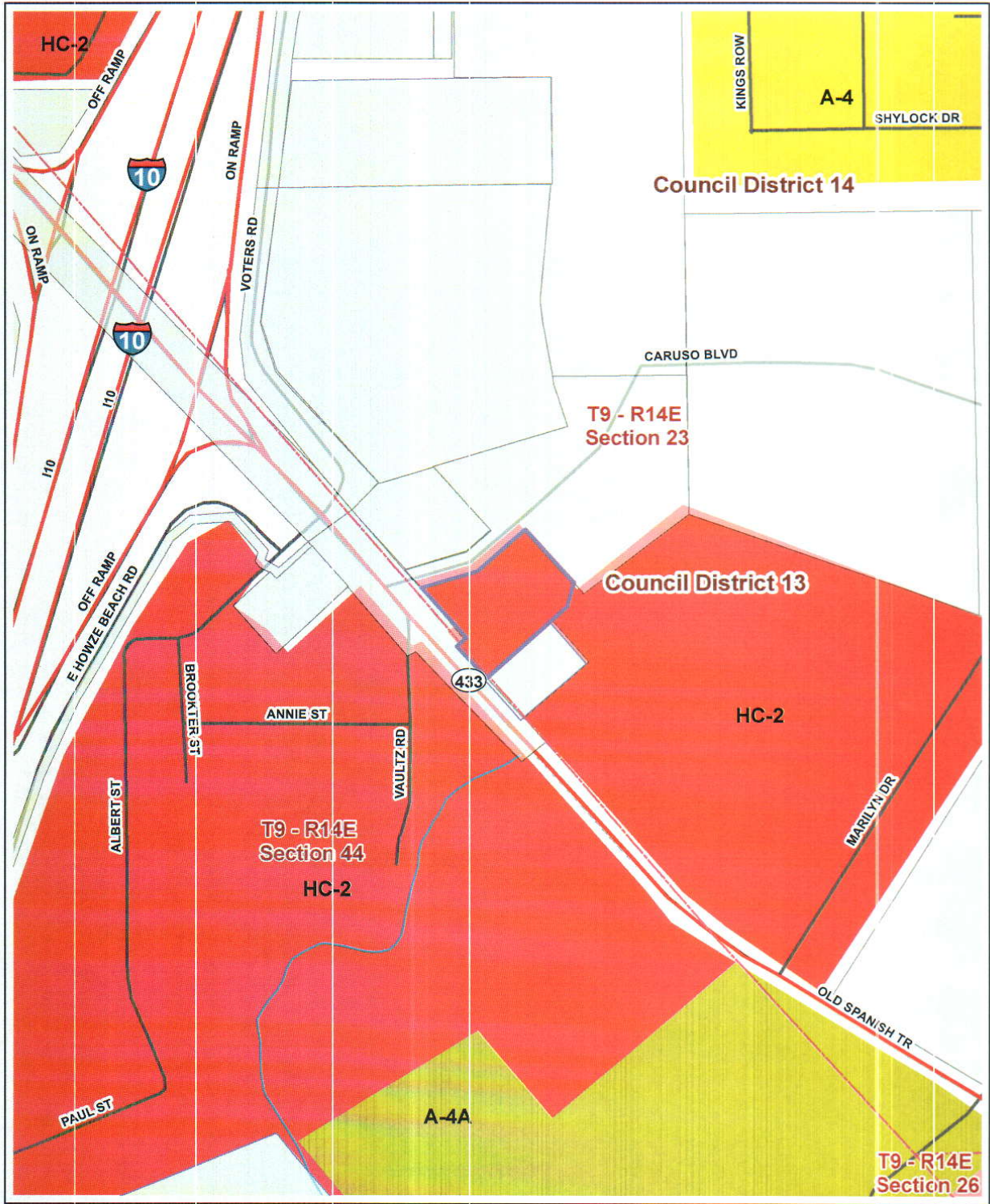
ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED ON THE _____ DAY OF _____, 2013, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

JERRY BINDER, COUNCIL CHAIRMAN

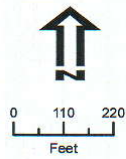
ATTEST:

THERESA FORD, CLERK OF COUNCIL (SL2013-08)



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

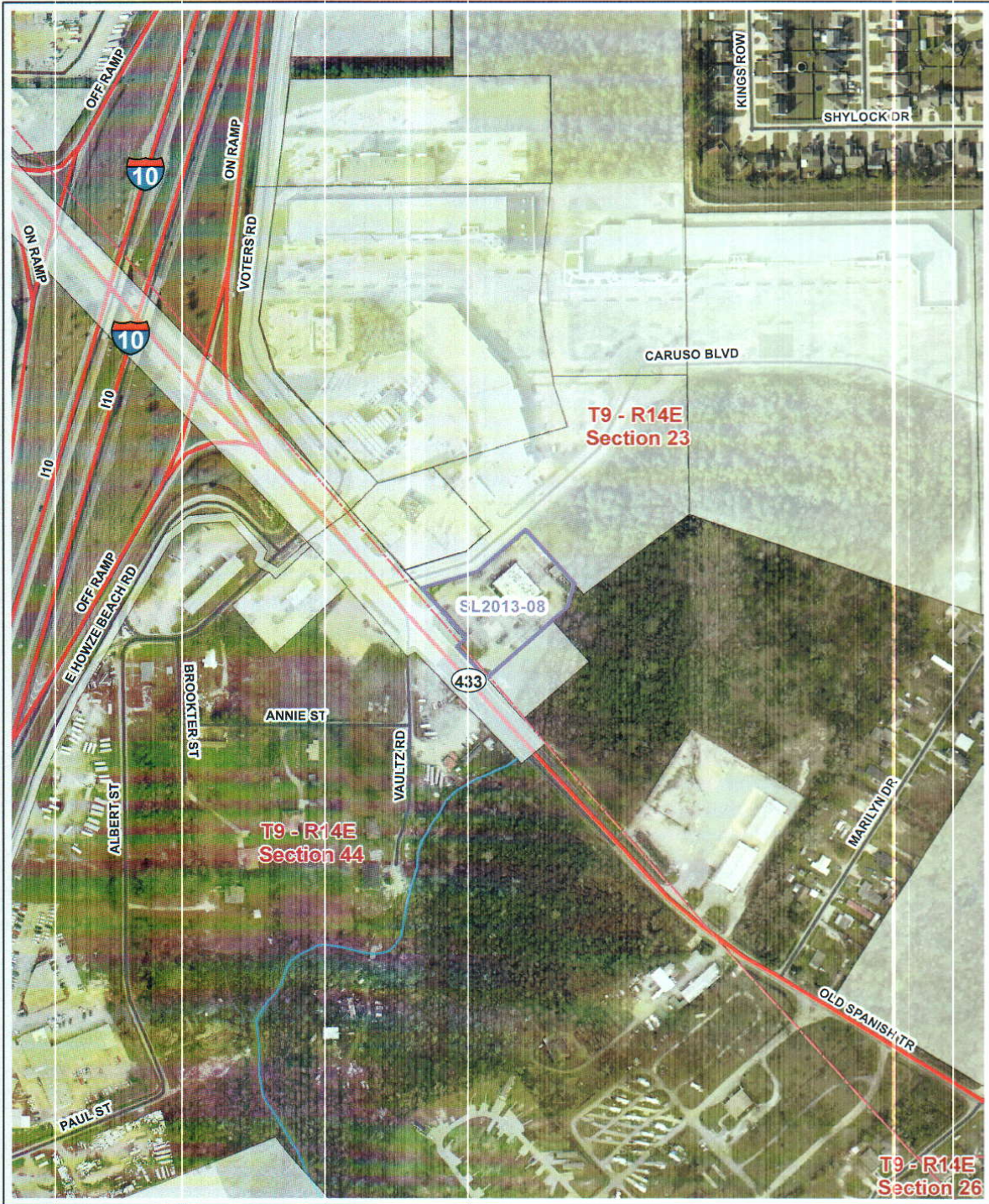
- Streams
- Streets
- Major Roads
- T/R Sections
- Slidell
- SL2013-08



This map was produced by St. Tammany Parish Information Services.
 Note:
 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.
 Map layers were created from different sources at different scales, and the actual or relative geographic position of any feature is only as accurate as the source information.
 Copyright (c) 2013. St. Tammany Parish, Louisiana. All rights Reserved.
 Map Number: abg2013-141 Date: 10/09/2013.

Slidell Annexation SL2013-08

E-1 Estate	NC-4 Neighborhood Institutional	MD-1 Medical Residential
E-2 Estate	NC-5 Retail and Service	MD-2 Medical Clinica
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 Service	SWM-1 Solid Waste Management	TND-1 Traditional Neighborhood Development
NC-3 Lodging	SWM-2 Solid Waste Management	TND-2 Traditional Neighborhood Development

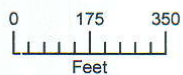


**Slidell Annexation
SL2013-08**



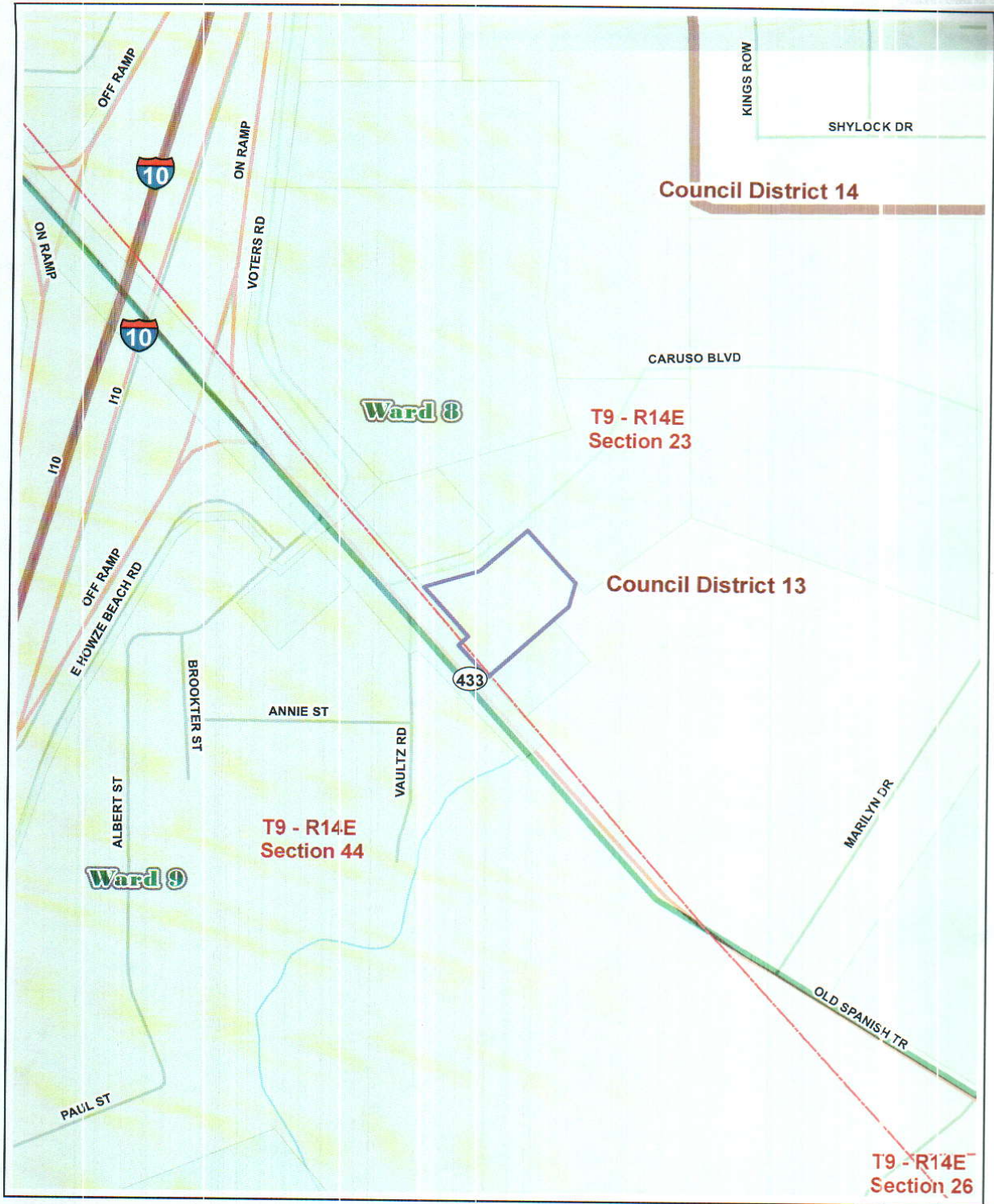
St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434

- Streets
- Streams
- Major Roads
- T/R Sections
- Slidell
- SL2013-08



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

Note:
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. Map layers were created from different sources at different scales, and the actual or relative geographic position of any feature is only as accurate as the source information. Copyright (c) 2013. St. Tammany Parish, Louisiana. All rights Reserved.
Map Number: abg2013-139 Date:10/09/2013.



Slidell Annexation SL2013-08



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

- Streams
- Streets
- Major Roads
- T/R Sections
- Council Districts
- Wards
- Slidell
- SL2013-08



This map was produced by St. Tammany Parish Information Services.
 Note: 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.
 Map layers were created from different sources at different scales, and the actual or relative geographic position of any feature is only as accurate as the source information.
 Copyright (c) 2013. St. Tammany Parish, Louisiana. All rights Reserved.
 Map Number: abg2013-140 Date: 10/08/2013.

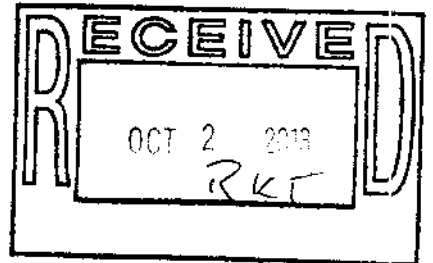
SL2013-08



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



FREDDY DRENNAN
Mayor

TARA INGRAM-HUNTER
Director

September 26, 2013

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.: 7010 1060 0001 8084 2860

RE: **ANNEXATION** – Annexation (**A13-10**) and Rezoning (**Z13-14**) request by Steve Duvernay, as authorized by property owner, Pompano's Properties of Louisiana, Inc., for property located at 2504 Old Spanish Trail, more particularly identified as a parcel of land in Section 23, Township 9 South, Range 14 East, containing 1.934 acres, more or less, into City of Slidell corporate limits with parallel rezoning from HC-2 (Parish Highway Commercial) to C-4 (City Highway Commercial).

Dear Mr. Thompson:

This is to advise you that the Slidell Planning and Zoning Commissions will introduce the above request on October 21, 2013 to consider a Petition for Annexation by Steve Duvernay, as authorized by property owner, Pompano's Properties of Louisiana, Inc., for property located at 2504 Old Spanish Trail. The public hearing for this request will be held on Monday, November 18, 2013 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,

A handwritten signature in cursive script that reads "Theresa B. Alexander".

Theresa B. Alexander, Secretary
Slidell Planning and Zoning Commissions

Enclosures

Cc: Mr. Steve Duvernay (w/o encl)
Mr. Albert Chimento, Sr. (w/o encl)
Freddy Drennan, Mayor (w/o encl)
City of Slidell City Council (w/o encl)
Tara Ingram-Hunter, Director of Planning (w/o encl)

/tba

**CITY OF SLIDELL
PETITION FOR ANNEXATION**

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

DATE: 9/13/13

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>Pompano's Properties of Louisiana, Inc</u>	<u>208 Annette Slidell, La. 70458</u>	<u>(985) 440-1392</u>

There are: 0 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:

Pompano's Properties of Louisiana, Inc
Signature Date

Albert Clemente, Sr. Date

Albert Clemente Jr 9-13-13
Signature Date

Signature Date

SWORN TO AND SUBSCRIBED before me this 13 day of Sept, 2013

Mary E. Spears
NOTARY PUBLIC

Mary E. Spears, Notary Public #590114

My commission expires with my life

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

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

DATE: 9/13/13

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:
Property fronts Hwy 433 - Bounded on West by Caruso Blvd
Bounded on East by Marilyn Drive
And identified by Lot, Square/Block, and Subdivision Name as follows:
2504 Old Spanish Trail Slidell, La 70458

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: 1.934 acres

3) The reasons for requesting the zoning change are as follows:
To access City's central sewage collection system
and water distribution system

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: HC-2 TO: C-1
(Existing classification) (Proposed classification)

Signature	Printed Name	Mailing Address	Phone #	% Land Owned
<i>Albert J. Chianco</i>	<i>Kempaco's Properties</i>	<i>208 N. Natchez</i>	<i>(985) 648-1392</i>	<i>100 %</i>
	<i>St. Louisiana, Lousy</i>	<i>Slidell, La 70458</i>		
	<i>By Albert Chianco, Jr.</i>			

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 13 day of Sept, 2013.
Mary E. Spears
NOTARY PUBLIC

Mary E. Spears, Notary Public, #52347
My commission expires on my life

**AUTHORIZATION TO ACT
FOR
POMPANO'S PROPERTIES OF LOUISIANA, INC.**

BE IT KNOWN, that on this 12th day of September 2013, at a special meeting of the Pompano's Properties of Louisiana, Inc. (hereinafter referred to as the "Company"), the following Resolution was duly offered, seconded, and passed unanimously, to wit:

RESOLVED, that **Steve Duvernay** (hereinafter "Duvernay") is authorized, empowered and directed to act on the behalf of the Company to apply to the City of Slidell for the annexation and zoning of a certain 1.934 acre parcel of ground situated in Section 23, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana said property being more accurately described in Exhibit "A" attached hereto and made a part hereof. Said property bearing municipal number 2504 Old Spanish Trail, Slidell, Louisiana 70458

In furtherance thereof, Duvernay is hereby: authorized, empowered and directed to represent the Company at any and all meetings of the City of Slidell Planning and Zoning Commissions on behalf of, and in the name of this Company in conjunction with said Annexation petition.

This Resolution was duly adopted at a special meeting on the date given above.

Thus done and signed this 12th day of September 2013

Pompano's Properties of Louisiana, Inc.

By 
Albert J. Chimento, Sr.

SHERIFF DEED
SHERIFF'S OFFICE

Suit No: (32) 211310079 Division: C Covington, LA
POMPANO'S PROPERTIES OF LOUISIANA, INC
VS
SHEKISA INVESTMENTS, LLC
22nd Judicial District
Parish of St. Tammany
State of Louisiana

Whereas, I, Rodney J. Strain, Jr., Sheriff of the Parish of St. Tammany, State aforesaid, by virtue of Writ of SEIZURE AND SALE from the Honorable 22nd Judicial District Court, in and for the Parish of St. Tammany, in the matter of POMPANO'S PROPERTIES OF LOUISIANA, INC. vs SHEKISA INVESTMENTS, LLC numbered on the docket of said court 201310079 bearing date 01/07/2013 and to me directed I did levy upon and seize and take with my possession the property hereinafter described, and did give due notice of such seizure to the defendants in such action, and in pursuance thereof, did advise agreeable to law, that I would expose said property for sale at public auction, at the door of the Courtroom, in the City of Covington, Parish and State aforesaid, on the 31st day of July, 2013, pursuant legal advertisements by advertisement in the English language for 20 clear days, in the St. Tammany Farmer, a newspaper published in the City of Covington, Parish of St. Tammany, Louisiana, said paper being the Official Journal of said Parish, the term of sale being WITH BENEFIT OF APPRAISEMENT.

At the time and place above stated, I, the Sheriff aforesaid, did proceed to sell said property after having caused to be read in a loud and audible voice the advertisement and certificate of the Recorder of Mortgages, and after having pursued all the other legal requirements. After receiving the various offers and bids the said property was adjudicated to POMPANO'S PROPERTIES OF LOUISIANA, INC. C/O JOHN DAVIDSON 2901 INDEPENDENCE METAIRIE LA 70006 for the price and sum of \$650,000.00 (SIX HUNDRED FIFTY THOUSAND AND XX / 100 DOLLARS), being the highest and last bidder, which said I, said Sheriff do hereby acknowledge, in case from said bidder POMPANO'S PROPERTIES OF LOUISIANA, INC.

NOW, THEREFORE Know all men by these Presents, That I, Rodney J. Strain, Jr., Sheriff as aforesaid, do, in consideration of the premises, and by virtue of the law in such cases made and provided, grant, bargain, sell, assign and set over unto the said POMPANO'S PROPERTIES OF LOUISIANA, INC. all the right, title, interest, and claim of the said SHEKISA INVESTMENTS, LLC in and to the property so adjudicated as aforesaid and described as follows:

St. Tammany Parish, LA
Infront of: 11/18/13
Registry #: 201310079
07/31/2013 11:12:00 AM
VE 05/1/13 001

ALL THAT CERTAIN LOT OR PARCELS OF GROUND together with all buildings and improvements thereon, and all the rights, title, claims, demands, equities, appurtenances, advantages and dependencies thereunto in anywise appertaining, being and lawfully situated in Section 21, T11N R14W 2nd South, Range 14 East, St. Tammany Parish, Louisiana, hereunto fully described as follows:

From the Section Corner common to lots 13, 14, 23 and 24 of said Township and Range, thence South 20 degrees, 42 minutes, 07 seconds West 1411.02 feet to a point, thence South 2,200.24 feet to a point, thence South 02 degrees, 17 minutes, 40 seconds East 835.91 feet to a point, thence West 487.62 feet to a point, thence South 13 degrees, 11 minutes, 06 seconds East 123.82 feet to a point, thence South 14 degrees, 09 minutes, 16 seconds East 100.50 feet to a point, thence South 40 degrees, 56 minutes, 07 seconds West 104.14 feet to a point, thence South 11 degrees, 06 minutes, 36 seconds East 303.00 feet to a point, thence South 12 degrees, 11 minutes, 11 seconds East 07.52 feet to a point, thence South 48 degrees, 18 minutes, 46 seconds West 109.18 feet to the Northern Right-of-Way Line of Louisiana State Highway No. 484 (P. & S. South Tract) a curve along said Southern Right-of-Way line with (14) degrees, 04 minutes, 41 seconds East, 55 minutes, 31 seconds, West 15.27 feet to a point, thence North 41 degrees, 14 minutes, 11 seconds West 120.42 feet to a point, thence North 43 degrees, 24 minutes, 17 minutes East 15.15 meters, thence North 41 degrees, 03 minutes, 21 seconds West 124.77 feet to a point, thence North 73 degrees, 53 minutes, 10 seconds East 160.37 feet to a point, thence North 48 degrees, 34 minutes, 45 seconds East 67.62 meters, then to the Point of Beginning. Property shown as surveyed by J.A. Boudreaux & Associates, Inc. 361405 The Parish of St. Tammany, Louisiana, and recorded in the Parish Property Index, shown as survey 8, 17, 18 and 19 of the Parish of St. Tammany, Louisiana, Book 14 of 36, 2013.

The legal description is based on the Survey of the Parish of St. Tammany, Louisiana, 2013.

TO HAVE and to HOLD the said property unto the said POVRANO'S PROPERTIES OF LOUISIANA, INC. here and assigns, to the proper use and behoof forever.

IN FAITH WHEREOF, I, the undersigned Deputy Sheriff have hereunto signed my name officially, on behalf of Rodney J. Strain, Jr., Sheriff aforesaid, at my office in Covington, Parish and State aforesaid, on the 31st day of July, 2013 in the presence of the undersigned witnesses:

WITNESSES:

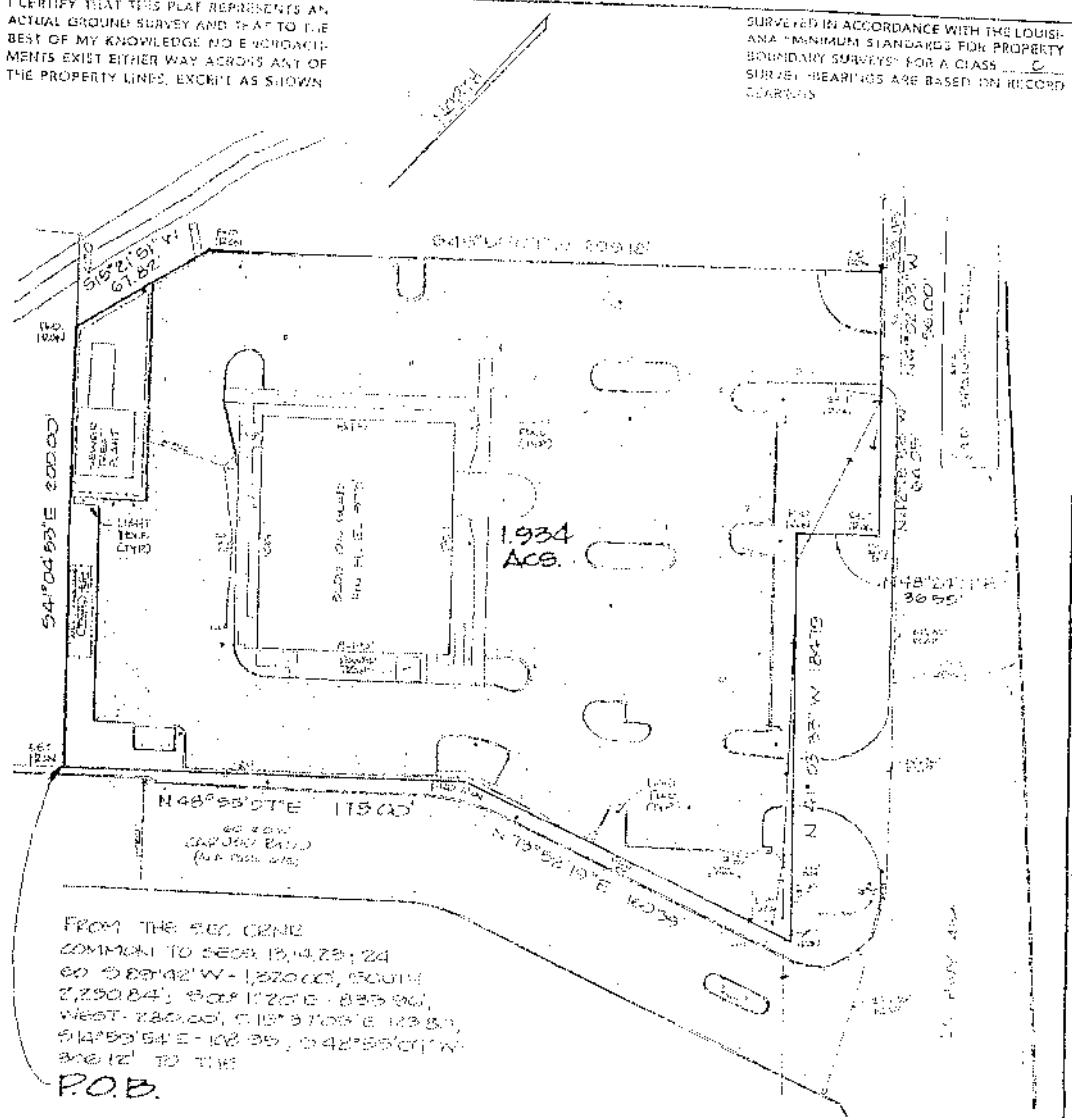
Stephanie Sprill
Sheryl Morales

Rodney J. Strain, Jr. Sheriff
St. Tammany Parish

By: Nanette Buchanan
Deputy Sheriff

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

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY. MEASUREMENTS ARE BASED ON RECORD COURSES.



NOTE: ACTUAL FIELD WORK DONE APRIL 27, 1998

FIELD MEASUREMENTS MADE BY J. V. BURKES & ASSOC., INC. SURVEYED WITH LOCAL INSTRUMENTS ONLY

ADDRESS:

SURVEY No. 980786

J. V. BURKES & ASSOC., INC.
2990 GAUSE BLVD. EAST, STE. B • SLIDELL, LA 70461
504 • 649 • 0075

DRAWN BY: CAD

DATE: 3-30-1998

SCALE: 1" = 50'

REVISED:

SURVEY MAP OF: A PARCEL OF LAND

LOCATED IN: SECTION 23 - T9S - R14E
NEAR SLIDELL, IN
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO:

ALBERT CHIMENTO
PARISH NATIONAL BANK
ALFORD & ALFORD



SURVEYED BY:

J. V. BURKES
J. V. BURKES II
LA REG. NO. 840

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, together with all buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances, advantages and component parts thereunto belonging or in anywise appertaining, lying and being situated in Section 23, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana, being more fully described as follows:

From the Section Corner common to section 13, 14, 23 and 24 in said Township and Range; thence South 89 degrees, 42 minutes, 00 seconds West 1,320.00 feet to a point; thence South 2,250.84 feet to a point, thence South 00 degrees 11 minutes, 20 seconds East: 833.96 feet to a point; thence West 280.00 feet to a point; thence South 15 degrees, 37 minutes, 03 seconds East 123.80 feet to a point; thence South 14 degrees, 59 minutes, 54 seconds East 108.95 feet to a point; thence South 48 degrees, 55 minutes, 07 seconds West; 306.12 feet to the Point of Beginning. Thence South 41 degrees, 04 minutes, 53 seconds East 200.00 feet to a point; thence South 15 degrees, 21 minutes, 51 seconds West 67.82 feet to a point; thence South 48 degrees, 55 minutes, 07 seconds West 299.18 feet to the Northerly Right-of-Way Line of Louisiana State Highway No. 433 (Old Spanish Trail), thence along said Northerly Right-of-Way Line in four (4) courses: North 41 degrees, 02 minutes, 33 seconds West 56.00 feet to a point; thence North 42 degrees, 18 minutes, 33 seconds West 64.05 feet to a point; thence North 48 degrees, 24 minutes, 17 seconds East 36.55 feet to a point; thence North 41 degrees, 03 minutes, 33 seconds West 184.79 feet to a point; thence North 73 degrees, 52 minutes, 19 seconds East 160.39 feet to a point; thence North 48 degrees, thence North 48 degrees, 55 minutes, 07 seconds East 175.00 feet to the Point of Beginning. Property shown on survey by J.V. Burkes & Associates, Inc., Survey No. 950859 dated April 27, 1995 revised June 20, 1995. Property further shown on survey by J.V. Burkes & Associates, Inc. Survey No. 980736, dated March 30, 1998.

The improvements bear Municipal No. 2504 Old Spanish Trail, Slidell, Louisiana 70458.

TO HAVE and to HOLD the said property unto the said POMPANO'S PROPERTIES OF LOUISIANA, INC. heirs and assigns, to the proper use and behoove forever.

IN FAITH WHEREOF, I, the undersigned Deputy Sheriff have hereunto signed my name officially, on behalf of Rodney J. Strain, Jr., Sheriff aforesaid, at my office in Covington, Parish and State aforesaid, on the 31st day of July, 2013 in the presence of the undersigned witnesses.

CERTIFICATE OF ASSESSOR

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana, hereby certify that the following property is assessed in the name of Compass Properties of Louisiana, Inc. as owner, and whose address is 208 Avenue de Slidell, La 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

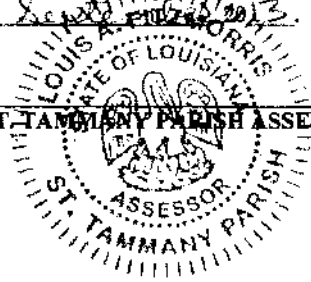
2504 Old Spanish Trail
Slidell, La 70458
(Legal description is attached)

- I. The total assessed value of all property within the above described area is \$ 32,370.
- II. The total assessed value of the resident property owners within the above described area is \$ _____, and the total assessed value of the property of non-resident property owners is \$ _____.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

VALUATION: Land - 3210
 Improvements - 29,160
 TOTAL ASSESSMENT - \$ 32,370

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana, this 13th day of December, 2013.

ST. TAMMANY PARISH ASSESSOR



ALL THAT CERTAIN LOT OR PARCEL OF GROUND, together with all buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances, advantages and component parts thereunto belonging or in anywise appertaining, lying and being situated in Section 23, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana, being more fully described as follows:

From the Section Corner common to section 13, 14, 23 and 24 in said Township and Range; thence South 89 degrees, 42 minutes, 00 seconds West 1,320.00 feet to a point; thence South 2,250.84 feet to a point; thence South 00 degrees 11 minutes, 20 seconds East 833.96 feet to a point; thence West 280.00 feet to a point; thence South 15 degrees, 37 minutes, 03 seconds East 123.80 feet to a point; thence South 14 degrees, 59 minutes, 54 seconds East 108.95 feet to a point; thence South 48 degrees, 55 minutes, 07 seconds West; 306.12 feet to the Point of Beginning. Thence South 41 degrees, 04 minutes, 53 seconds East 200.00 feet to a point; thence South 15 degrees, 21 minutes, 51 seconds West 67.82 feet to a point; thence South 48 degrees, 55 minutes, 07 seconds West 299.13 feet to the Northerly Right-of-Way Line of Louisiana State Highway No. 433 (Old Spanish Trail), thence along said Northerly Right-of-Way Line in four (4) courses: North 41 degrees, 02 minutes, 33 seconds West 56.00 feet to a point; thence North 42 degrees, 18 minutes, 33 seconds West 64.05 feet to a point; thence North 48 degrees, 24 minutes, 17 seconds East 36.55 feet to a point; thence North 41 degrees, 03 minutes, 33 seconds West 184.79 feet to a point; thence North 73 degrees, 52 minutes, 19 seconds East 160.39 feet to a point; thence North 48 degrees, thence North 48 degrees 55 minutes, 07 seconds East 175.00 feet to the Point of Beginning. Property shown on survey by J.V. Burkes & Associates, Inc., Survey No. 950859 dated April 27, 1995 revised June 20, 1995. Property further shown on survey by J.V. Burkes & Associates, Inc. Survey No. 980736, dated March 30, 1998.

The improvements bear Municipal No. 2504 Old Spanish Trail, Slidell, Louisiana 70458.

TO HAVE and to HOLD the said property unto the said POMPANO'S PROPERTIES OF LOUISIANA, INC. heirs and assigns, to the proper use and behoove forever.

IN FAITH WHEREOF, I, the undersigned Deputy Sheriff have hereunto signed my name officially, on behalf of Rodney J. Strain, Jr., Sheriff aforesaid, at my office in Covington, Parish and State aforesaid, on the 31st day of July, 2013, in the presence of the undersigned witnesses.

**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 J.V. Burkes & Associates, Inc., Survey drawing # 980786, dated March 30, 1998 and further identified as a certain lot or parcel of ground containing 1.934 acres situated in Section 23, 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 18th day of September, 2013.

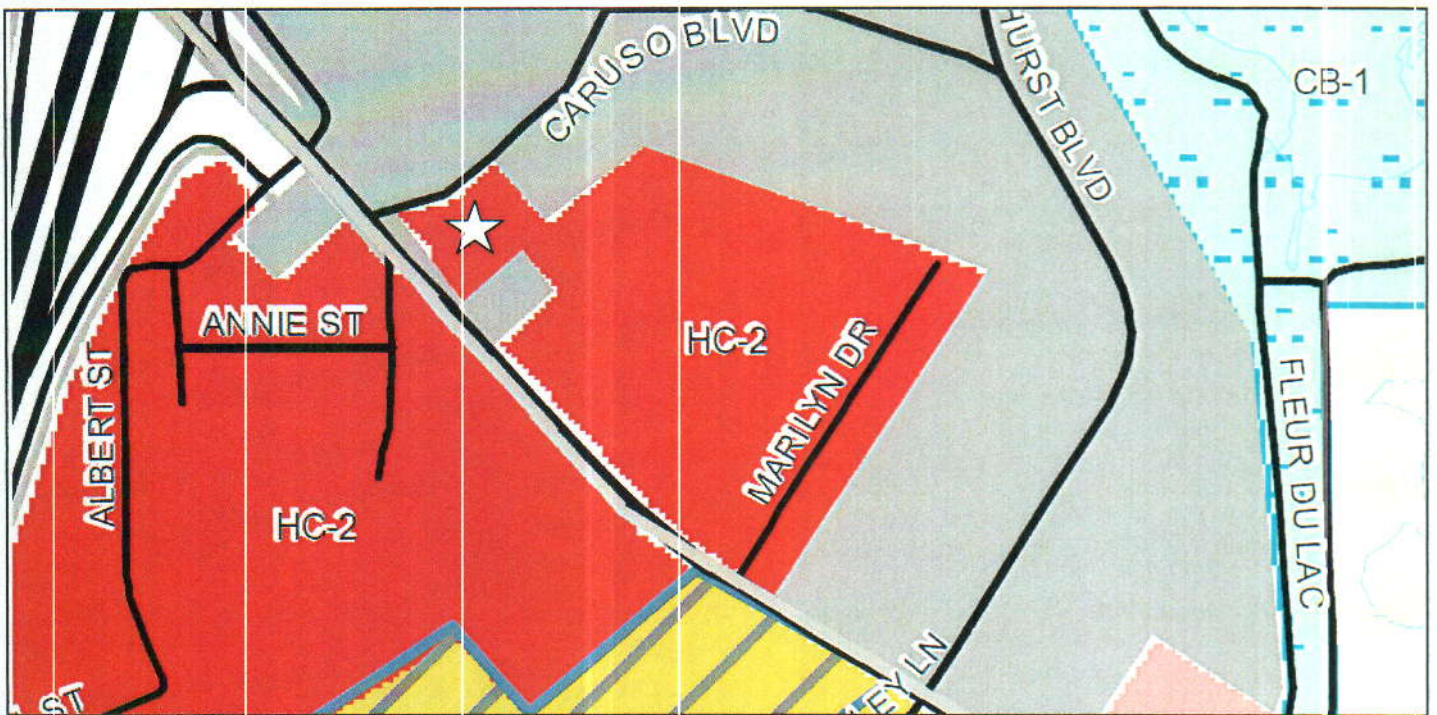
A handwritten signature in black ink, appearing to read "M. Dwayne Wall", is written over a horizontal line.

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

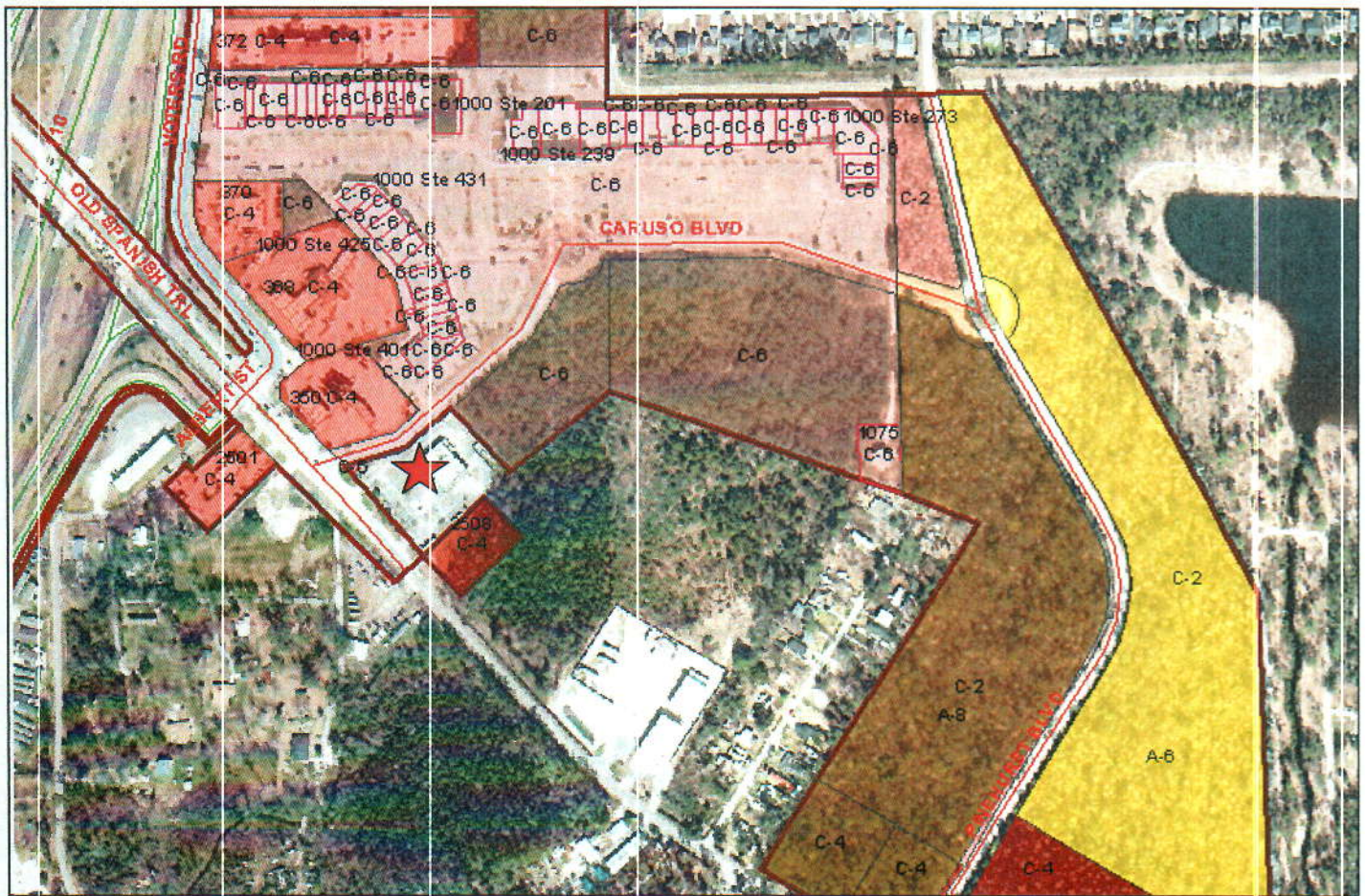
Attachments:
Legal description, Map and Survey

Cc: Joanne Reed

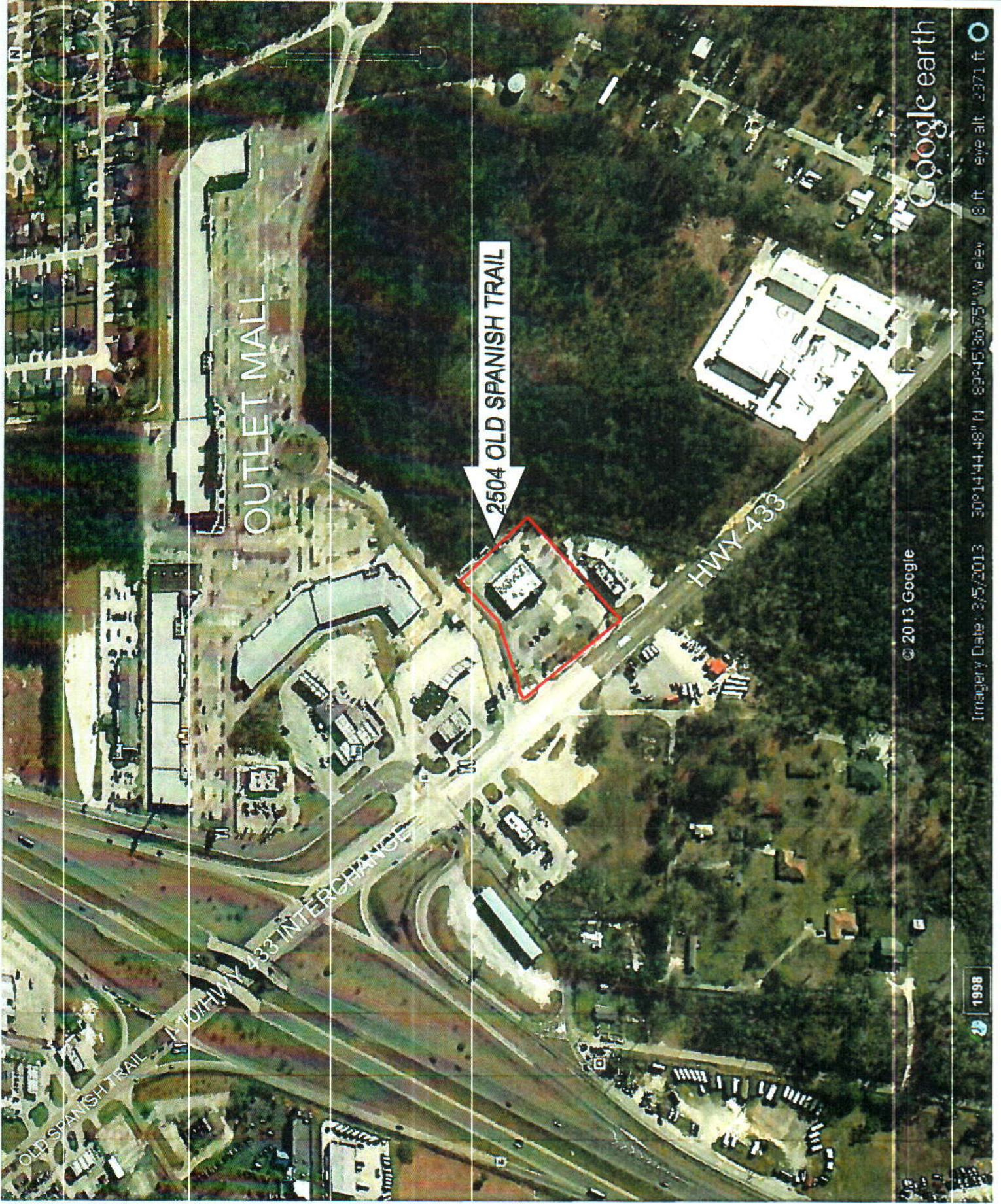
701 N. COLUMBIA ST. • COVINGTON, LOUISIANA 70433 • 985-809-5500
520 OLD SPANISH TRAIL • SUITE 4C • SLIDELL, LOUISIANA 70458 • 985-646-4125
FAX NUMBER 985-809-5508



St. Tammany Parish Zoning District HC-2 (Highway Commercial)



City of Slidell Adjacent Zoning – C-4 (Highway Commercial), C-6 (Regional Shopping Center)
 A-8 (High Density Urban, and A-6 (Single Family Residential)

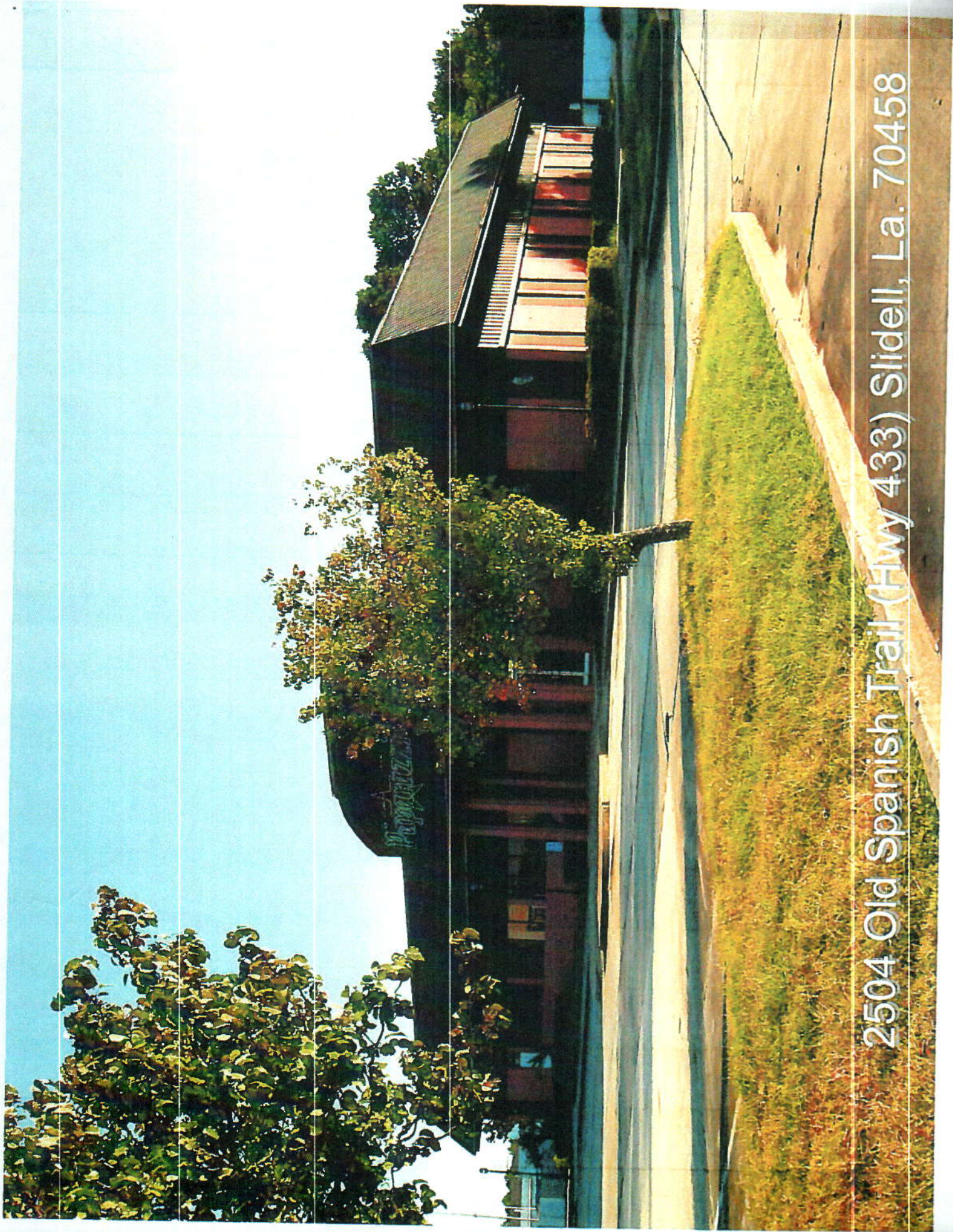


© 2013 Google

Google earth

1998

Imagery Date: 3/5/2013 30°14'44.48" N 82°45'36.75" W elev 8 ft eye alt 2371 ft



2504 Old Spanish Trail (Hwy 433) Slidell, La. 70458