

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-4468

COUNCIL SPONSOR: RICHARD TANNER/ PAT BRISTER PROVIDED BY: DATA MANAGEMENT

RESOLUTION TO CONCUR/NOT CONCUR WITH THE MANDEVILLE ANNEXATION AND REZONING OF 0.12 ACRES OF LAND MORE OR LESS FROM PARISH A-2 SUBURBAN DISTRICT TO MANDEVILLE R1 SINGLE FAMILY RESIDENTIAL DISTRICT, THIS PROPERTY IS A PORTION OF LAND LOCATED ON LOVERS LANE, IN SECTION 45, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST TAMMANY PARISH, LOUISIANA, WARD 4, DISTRICT 4.

WHEREAS, Mandeville is contemplating annexation of 0.12 acres and more or less owned by Elden Otilio, Jr., Martha Otilio sole members/ managers of Brookside Investments, LLC, this portion of land located on Lovers Lane, in Section 45, Township 8 South, Range 11 East, St Tammany Parish, Louisiana, Ward 4, District 4 (see attachments for complete description); and

WHEREAS, the proposed annexation is consistent with the Annexation Agreement entered into by Mandeville and St. Tammany Parish effective March 26, 2003; and

WHEREAS, the property requires rezoning from Parish A-2 Suburban District to Mandeville R1 Single Family Residential District which is not an intensification of zoning; and

WHEREAS, the property is not developed and the proposed annexation would not result in a split of the sales tax revenues, all sales tax revenue accrues to the City.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to Concur/Not Concur with the Mandeville annexation and rezoning of 0.12 acres of land more or less, this portion of land is located on Lovers Lane, in Section 45, Township 8 South, Range 11 East, St Tammany Parish, Louisiana from Parish A-2 Suburban District to Mandeville R1 Single Family Residential District in accordance with the March 26, 2003 Annexation Agreement between the Parish and Mandeville.

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that Mandeville review development proposals utilizing the applicable Parish Drainage Model and comply with Parish Drainage Regulations.

BE IT FURTHER RESOLVED that the St. Tammany Parish Council requires that Mandeville requires a Traffic Impact Analysis be performed and that the Parish Department of Engineering be consulted on the traffic and access impacts of any proposed development.

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 3 DAY OF DECEMBER , 2015,
AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING
PRESENT AND VOTING.

RICHARD E. TANNER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK



Pat Brister
Parish President

St. Tammany Parish Government

Data Management

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2865

Email: rthompson@stpgov.org

Re: Administrative Comment

Date: October 29, 2015

Annexation staff #: MN2015-03

The City of Mandeville is contemplating annexation of 0.12 Acres owned by Elden Otilio, Jr., Martha Otilio sole members/ managers of Brookside Investments, LLC. The property is located on Lovers Lane in Section 45, Township 8 South, Range 11 East, St Tammany Parish, Louisiana

Robert K. Thompson

Special Revenue Manager

Phone: (985) 898-2865

MN2015-03: STP Department notes:

Date	Department	Originator	Note
10/9/2015	Data Management	B Thompson	Planning: No issues sited. DES: No issues sited. PW: Property abuts Lovers Lane South, the city shall share in the cost of maintenance for the road. Engr: All Parish Traffic, Fill, and drainage requirements must be met for any future development. DM: Property has never been used to generate Sales Tax Revenue; not developed per revenue sharing agreement.
10/13/2015	Planning	S Fontenot	The proposal appear to be in compliance with the Louisiana Revised Statutes relative to annexation. The proposal is consistent with the Mandeville Annexation Agreements. The proposed zoning is not an intensification of zoning.
10/14/2015	Engineering	D Sodell	There are no issues or concerns at this site with regard to drainage easements, laterals, or waterways. If the property is developed or substantially improved in the future, construction must be in compliance with all Parish fill and drainage requirements.
10/21/2015	Public Works	J Lobrano	Property abuts Lovers Lane South, the city shall share in the cost of maintenance for the road.
3/24/2015	Environmental Services	J Watson	No DES issues with this property.
3/31/2015	Engineering	J Watson	All parish traffic requirements for this property must be met.



St. Tammany Parish Government
Government that Works

Annexation

City: Mandeville City Case No: 15-30- wtg on Dept not Staff Reference MN2015-03

Priority 1

Date:

LINE

District:

Location: A portion of land on Lovers Lane containing .012 acres of land, located in Section 45, Township 8 South, Range 11 East, St Tammany Parish, Louisiana

Parish Zoning A-2 Suburban
City Zoning: R1 Single Family Residential
Subdivision: Golden Shores

Existing Use: not developed
Size: 0.12 acres
STR: Sect 45, T-8-S, R-11-E

☐ Developed ☐ Intensification ☐ Concur w/ City


Population: Concur:

Annex Status: Sales Tax:

City Actions

Council Actions

Ordinance: City Date: 

Resolution: Council Date: 

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. _____

COUNCIL SPONSOR: RICHARD TANNER/ PAT BRISTER PROVIDED BY: DATA MANAGEMENT

RESOLUTION TO CONCUR/NOT CONCUR WITH THE MANDEVILLE ANNEXATION AND REZONING OF 0.12 ACRES OF LAND MORE OR LESS FROM PARISH A-2 SUBURBAN DISTRICT TO MANDEVILLE R1 SINGLE FAMILY RESIDENTIAL DISTRICT, THIS PROPERTY IS A PORTION OF LAND LOCATED ON LOVERS LANE IN SECTION 45, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST TAMMANY PARISH, LOUISIANA, WARD 4, DISTRICT 4.

WHEREAS, Mandeville is contemplating annexation of 0.12 acres and more or less owned by Elden Otilio, Jr., Martha Otilio sole members/ managers of Brookside Investments, LLC, this portion of land is located on Lovers Lane in Section 45, Township 8 South, Range 11 East, St Tammany Parish, Louisiana, Ward 4, District 4 (see attachments for complete description); and

WHEREAS, the proposed annexation **is** consistent with the Annexation Agreement entered into by Mandeville and St. Tammany Parish effective March 26, 2003; and

WHEREAS, the property requires rezoning from Parish A-2 Suburban District to Mandeville R1 Single Family Residential District which **is not** an intensification of zoning; and

WHEREAS, the property **is not** developed and the proposed annexation **would not** result in a split of the sales tax revenues, *all sales tax revenue accrues to the City.*

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to **Concur/Not Concur** with the Mandeville annexation and rezoning of 0.12 acres of land more or less, this portion of land is located on Lovers Lane in Section 45, Township 8 South, Range 11 East, St Tammany Parish, Louisiana from Parish A-2 Suburban District to Mandeville R1 Single Family Residential District in accordance with *the March 26, 2003 Annexation Agreement between the Parish and Mandeville.*

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that Mandeville review development proposals utilizing the applicable Parish Drainage Model and comply with Parish Drainage Regulations.

BE IT FURTHER RESOLVED that the St. Tammany Parish Council requires that Mandeville requires a Traffic Impact Analysis be performed and that the Parish Department of Engineering be consulted on the traffic and access impacts of any proposed development.

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

MOVED FOR ADOPTION BY _____, SECONDED BY _____

YEAS:

NAYS:

ABSTAIN:

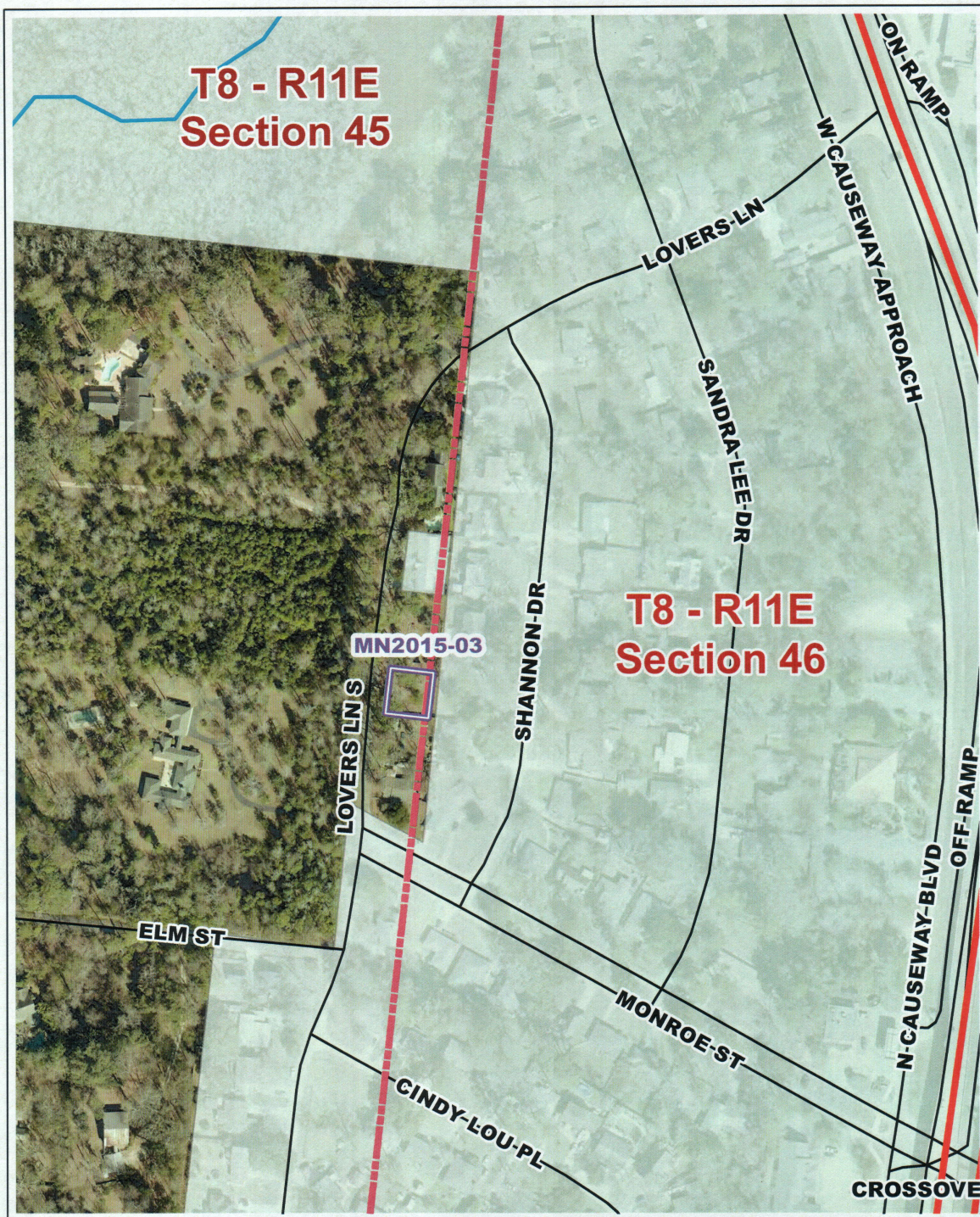
ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED ON THE ____ DAY OF _____, 2015, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

RICHARD E. TANNER, COUNCIL CHAIRMAN

ATTEST:

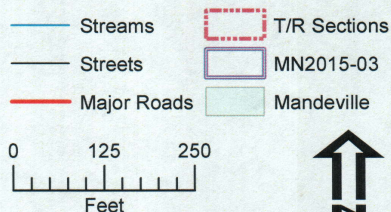
THERESA L. FORD, CLERK OF COUNCIL (MN2015-03)



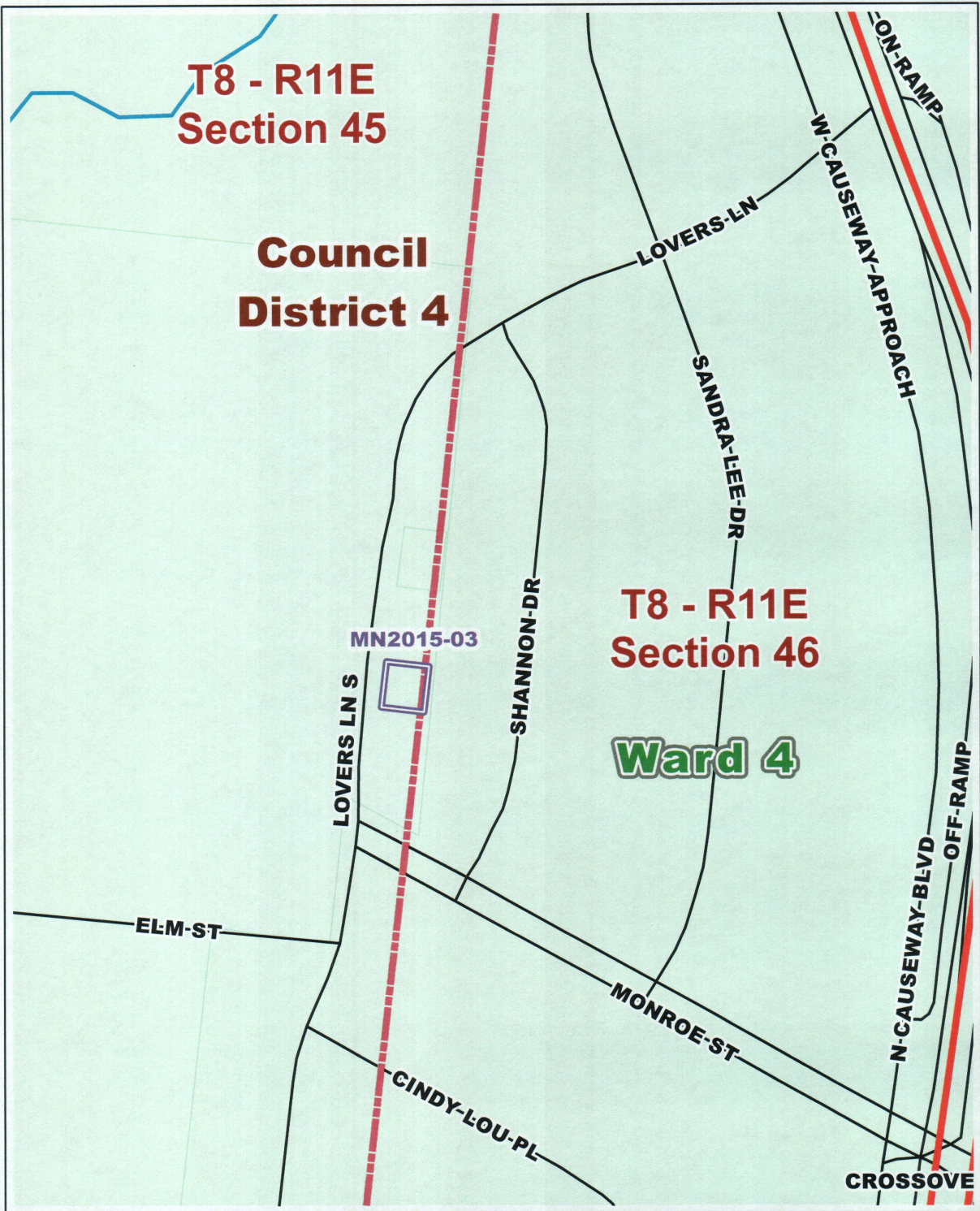
Mandeville Annexation MN2015-03



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



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Map Number: 2015abg-118 Date: 10/08/2015.



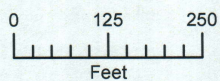
Mandeville Annexation MN2015-03



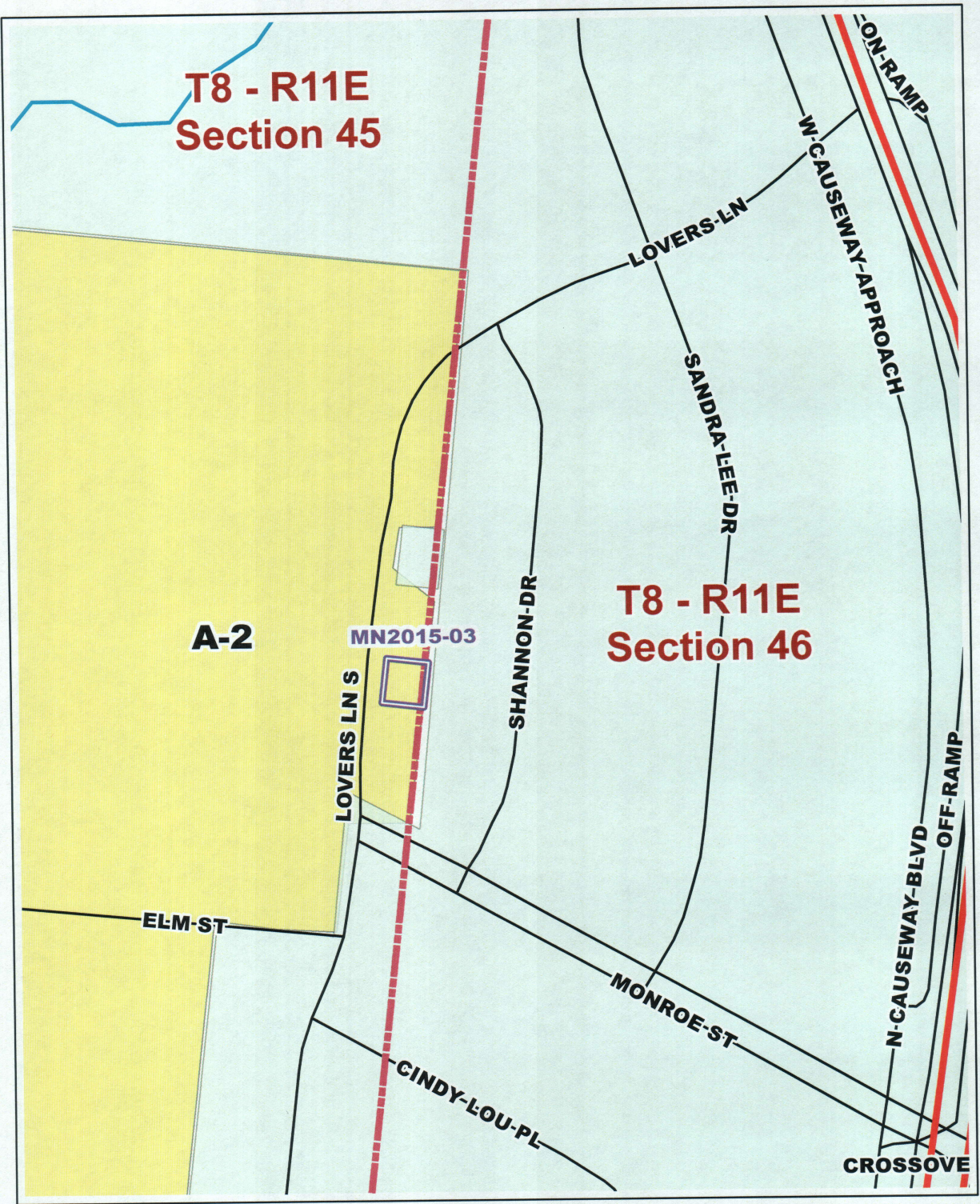
St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434

Legend

- Streams
- Streets
- Major Roads
- T/R Sections
- MN2015-03
- Mandeville



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Map Number: 2015abg-119 Date: 10/08/2015.



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



0 125 250
Feet

- Streams
- Streets
- Major Roads
- T/R Sections
- MN2015-03
- Mandeville

Map Number: 2015abg-121 Date: 10/08/2015.
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Mandeville Annexation MN2015-03

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



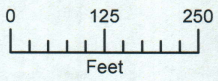
Mandeville Annexation MN2015-03

Legend

- | | | | |
|--|--------------|--|-------------------|
| | Streams | | Infill Area 1 |
| | Streets | | Infill Area 2 |
| | Major Roads | | Area 1 |
| | T/R Sections | | Area 2 |
| | MN2015-03 | | Growth Management |
| | Mandeville | | |



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



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Map Number: 2015abg-120 Date: 10/08/2015.

**City of Mandeville
Planning and Zoning Commission**

DENNIS THOMAS, CHAIRMAN
PLANNING COMMISSION

NIXON ADAMS, CHAIRMAN
ZONING COMMISSION

LOUISETTE LEONARD SCOTT, AICP, CFM
DIRECTOR, DEPT. OF PLANNING &
DEVELOPMENT



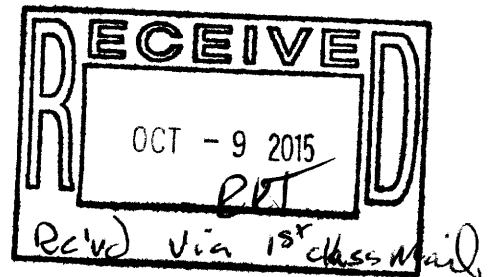
October 5, 2015

MEMBERS

MICHAEL BLACHE
REN CLARK
SCOTT QUILLIN
SIMMIE FAIRLEY
REBECCA BUSH

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Councilman Reid Falconer
St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434



RE: Annexation Request

Dear Councilman Falconer:

Under the provisions of the City of Mandeville's Annexation/Growth Plan adopted by St. Tammany Parish in March, 2003, attached please find a copy of Ordinance 15-30 requesting the annexation of one parcel of ground containing approximately 0.12 acres of land in Section 45, T8S, R11E, Lover's Lane, and assigning a zoning designation as an R-1, Single Family Residential District zoning designation. Ordinance 15-30 will be introduced at the City Council meeting of October 8, 2015. The Planning and Zoning Commission has scheduled the ordinance to be included on their agenda for the October 13th and October 27th meetings. At that time, it is anticipated that the ordinance will be placed on the City Council's November agenda for adoption.

If you have any questions, please call me.

Sincerely,

A handwritten signature in cursive script, reading "Lori H. Spranley".

Lori H. Spranley
Planning Secretary

attachment

cc: Sidney Fontenot

THE FOLLOWING ORDINANCE WAS MOVED FOR INTRODUCTION BY COUNCIL MEMBER _____; SECONDED FOR INTRODUCTION BY COUNCIL MEMBER _____; MOVED FOR ADOPTION BY COUNCIL MEMBER _____; AND SECONDED FOR ADOPTION BY COUNCIL MEMBER _____

ORDINANCE NO. 15-30

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE TO EFFECT THE ANNEXATION OF A PORTION OF GROUND ON LOVERS LANE CONTAINING .012 ACRES OF LAND, MORE OR LESS, SITUATED IN SECTION 45, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, INTO THE CORPORATE LIMITS OF THE CITY OF MANDEVILLE DESIGNATING AND ASSIGNING THE PROPERTY FOR PURPOSES OF ZONING AS R-1, SINGLE FAMILY RESIDENTIAL DISTRICT AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the City Council has received a petition seeking the annexation of the property known as a portion of land on Lovers Lane containing 0.12 acres of land, located in Section 45, Township 8 South, Range 11 East, St. Tammany Parish, State of Louisiana, into the corporate limits of the City of Mandeville; and

WHEREAS, the said petition is made and signed by Elden C. Otilio, Jr. and Martha H., H. Otilio, sole members/managers of Brookside Investments, LLC, owner of said property, and there are no registered voters residing on the said property; and

WHEREAS, the said property is contiguous to the present boundaries of the City of Mandeville; and

WHEREAS, the said property is contiguous to Lot 87, Square 5, Golden Shores Subdivision, Section A, and Brookside Investments, LLC is also the sole owner of said property; and

WHEREAS, the proposed annexation will serve the best interests of the City of Mandeville and of its citizens by adding to the ad valorem tax revenue base of the City, by enhancing the commercial sector of the Mandeville area and providing employment opportunities for citizens of the Mandeville area; and

WHEREAS, this property is identified as a priority one target area for annexation as part of the objective of the City's Growth Management Plan as defined by the Comprehensive Land Use Plan adopted in 1989, revised through January 2007; and

WHEREAS, the City Council has received a _____ recommendation from the Mandeville Planning Commission regarding the proposed annexation and from the Mandeville Zoning Commission regarding the zoning designation of the property, these recommendations being approval of the proposed annexation and zoning of the property: and

WHEREAS, St. Tammany Parish has adopted the City of Mandeville's annexation/Growth Plan outlining priority and this is a Priority One area; and

WHEREAS, this property will be located in Council District 2.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mandeville that the municipal limits of the City of Mandeville be and they are hereby enlarged to include the below described immovable property which is hereby annexed into the City of Mandeville.

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND situated in Section 45, Township 8 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commencing from the southwest corner of lot 89, square 5, Golden Shores Subdivision, go north 06 degrees 45 minutes east a distance of 188.61 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING go north 06 degrees 45 minutes east a distance of 75.00 feet to the eastern right of way line of Lovers Lane; thence continue along said right of way line south 83 degrees 15 minutes east a distance of 69.80 feet; thence leaving said right of way line of Lovers Lane go south 06 degrees 45 minutes west a distance of 75.00 feet; thence north 83 degrees 15 minutes west a distance of 69.80 feet back to the POINT OF BEGINNING.

Said parcel contains 0.12 acres of ground more or less.

BE IT FURTHER ORDAINED that upon annexation into the municipal limits of the City of Mandeville, the above described property be designated for purposes of zoning as a R-1, Single Family Residential District, as defined and regulated by the provisions of the Comprehensive Land Use Regulations Ordinance (CLURO) of the City of Mandeville and will be in District 2; and

BE IT FURTHER ORDAINED that the Clerk of this Council be and she is hereby authorized and empowered to take any and all actions which she, in the exercise of her discretion, deems necessary to promulgate the provisions of this ordinance.

The ordinance being submitted to a vote, the vote thereon was as follows:

AYES:

NAY:

ABSTENTIONS:

ABSENT:

and the ordinance was declared adopted this _____ day of _____, 2015

Kristine Scherer
Council Clerk

Clay Madden
Council Chairman

SUBMITTAL TO MAYOR

The foregoing Ordinance was **SUBMITTED** by me to the Mayor of the City of Mandeville this _____ day of _____, 2015 at _____ o'clock _____.m.

CLERK OF COUNCIL

APPROVAL OF ORDINANCE

The foregoing Ordinance is by me hereby **APPROVED**, this _____ day of _____, 2015 at _____ o'clock _____.m.

DONALD J. VILLERE, MAYOR

VETO OF ORDINANCE

The foregoing Ordinance is by me hereby **VETOED**, this _____ day of _____, 2015, at _____ o'clock _____.m.

DONALD J. VILLERE, MAYOR

RECEIPT FROM MAYOR

The foregoing Ordinance was **RECEIVED** by me from the Mayor of the City of Mandeville this _____ day of _____, 2015 at _____ o'clock _____.m.

CLERK OF COUNCIL

PETITION REQUESTING ANNEXATION

TO: The Mayor and City Council, City of Mandeville

DATE:

We, the undersigned, being all of the owners of the below described immovable property hereby request, pursuant to the Constitution and laws of the State of Louisiana, including, specifically, La. Revised Statutes 33:171, et seq., that the following described immovable property be annexed by the City of Mandeville and become a part of the corporate limits of the City of Mandeville.

Legal Description

Lover's Lane Parcel:

A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, means, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in Section 45, Township 8 South, Range 11 East, Greensburg District, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing at a ½" inch iron rod at the intersection of the North line of Monroe Street and the East line of Section 45, Township 8 South, Range 11 East, said East line of Section 45 also being the West line of Section 46. Said Point of Beginning is also the Southwest corner of Lot 89, Square 5, Golden Shores Subdivision; thence run North 06 degrees 45 minutes East along said East line of Section 45 and the rear lines of Lot 89 and 88, Square 5, Golden Shores Subdivision 188.61 feet to the Point of Beginning; thence continue along the said East line of Section 45, North 06 degrees 45 minutes East 75 feet, said distance being the width of Lot 87, Square 5; thence turning along an angle of 90 degrees to the left and running in a westerly direction 69.80 feet along the projection line of the lot line common to Lots 86-A and 87 to the East line of Lovers Lane; thence along the East line of Lovers Lane South 06 degrees 45 minutes West 75 feet to a point on the westerly projection on the lot line common to Lots 87 and 88, Square 5, Golden Shores Subdivision; thence turning an angle of 90 degrees to the left and running in an Easterly direction along said projection line of lot line common to Lots 87 and 88, 69.80 feet to the Point of Beginning, per survey of E.C. Haight, Surveyor, dated March 8, 1965.

All as more fully shown on the attached survey by Randall W. Brown & Associates, Inc. dated August 26, 2015, Survey No. 15856.

By: John C. O'Neil, Jr.
Martha H. O'Neil

STATE OF LOUISIANA



St. Tammany Parish Assessor's Office

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

Louis Fitzmorris
Assessor

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 Forrest M. Smith Etux as owner for the tax year 2014 and whose address is 1513 Ridgefield Drive, Laplace, Louisiana 70068 and that the following certification is applicable to the property described as follows which is proposed for annexation into the **City of Mandeville**:

PROPERTY DESCRIPTION

2014 Tax Roll Assessment: Assessment Number 112-019-7424

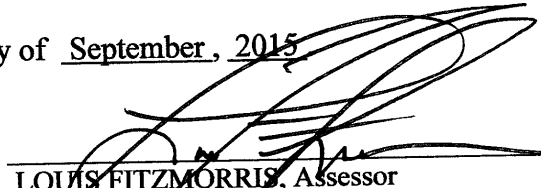
Lot in Sec 45 8 11 meas. 75 x 69.80 ft. CB 381 532 CB 1023 345 CB 1295 306 INST
NO 1862672

- I. The total assessed value of all property within the above described area is 2,500.
- 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 2,500.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

VALUATION:	Land	-	2,500
	Improvements	-	0
TOTAL ASSESSMENT		-	<u>2,500</u>

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

Covington, Louisiana this the 17th day of September, 2015



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor



St. Tammany Parish Assessor's Office

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

Louis Fitzmorris
Assessor

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:

2014 Tax Roll - Assessment Number 112-019-7424

OWNERS: Forrest M. Smith ETUX
1513 Ridgefield Drive
Laplace, Louisiana 70068

PROPERTY DESCRIPTION: 2014 TAX ROLL

Lot in Sec 45 8 11 meas.75 x 69.80 ft. CB 381 532 CB 1023 345 CB 1295 306 INST NO 1862672

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

2014 VALUATION:	Land	-	2,500
	Improvements	-	0
TOTAL ASSESSED VALUATION			2,500

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

Covington, Louisiana on this 17th day of September, 2015.


LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor

Search for a property by:

Account Number: Year:

1 Hits.

Year: 2015

Name: SMITH, FORREST M ETUX

Mailing Address: 1513 RIDGEFIELD DR LAPLACE, LA 70068

Property Address: LOVERS LN

Assessment Number: 112-019-7424

Property Description: LOT IN SEC 45 8 11 75X69.80 FT CB
381 532 CB 1023 345 CB 1295 306 INST NO 1862672

Exemption:

Estimated Parish Tax (Based on 2014 Millages): \$358.73

Estimated City Tax (Based on 2014 Millages): \$0.00

2014 Parish Mills: 143.49

2014 City Mills: 0.00

Assessed Value Improvement: 0

Assessed Value Land: 2,500

Fair Market Value Land: \$25,000

Total Assessed Value: 2,500

Total Fair Market Value: \$25,000

Homestead: 0

Taxable: 2,500

Query executed in 0.755 seconds.

*Each year, the preliminary tax roll is exposed for two weeks between August 15 – September 15. This allows taxpayers the opportunity to review their assessments for any necessary revisions before the tax roll is submitted for certification.

The tax roll is certified to the Louisiana Tax Commission by November 15 of each year.

This certified tax roll is what we place on our website.

After certification, the tax rolls are official and cannot be changed by the Assessor without approval from the Louisiana Tax Commission.

There may be instances when assessed values may be changed by this office, if there is justification. This is done by submitting a change order request to the Louisiana Tax Commission for their approval. **These change orders, if granted, are not reflected on our website, as what we list is the original certified tax roll.** If no further changes are made, those revised assessed values will be viewable on the next year's certified tax roll.

CASH SALE

Sale of Property

by
WILLIAM W. POLK and MELISSA A. GUILBEAU

to
BROOKSIDE INVESTMENTS, L.L.C.

C-15-0264

United States of America

State of Louisiana

Parish of St. Tammany

BE IT KNOWN, that on this 28th day of August, in the year of our Lord 2015;

BEFORE ME, the undersigned, a Notary Public, duly commissioned and qualified in and for the Parish of St. Tammany, State of Louisiana, and in the presence of the witnesses hereinafter named and undersigned:

PERSONALLY CAME AND APPEARED:

WILLIAM W. POLK (SSN*-**-3606) AND MELISSA A. GUILBEAU (SSN***-**-0588)** both persons of the full age of majority and residents of and domiciled in St. Tammany Parish, Louisiana, who declared unto me, Notary, that they have been married but once to each other, and further, William W. Polk and Melissa A. Guilbeau is represented herein by Tracie Ohlsen, Agent and Attorney

Company organized and existing under the laws of the State of Louisiana, domiciled in the Parish of St. Tammany, represented herein by its sole Members/Managers, Elden C. Otillo, Jr. and Martha H. Otillo.

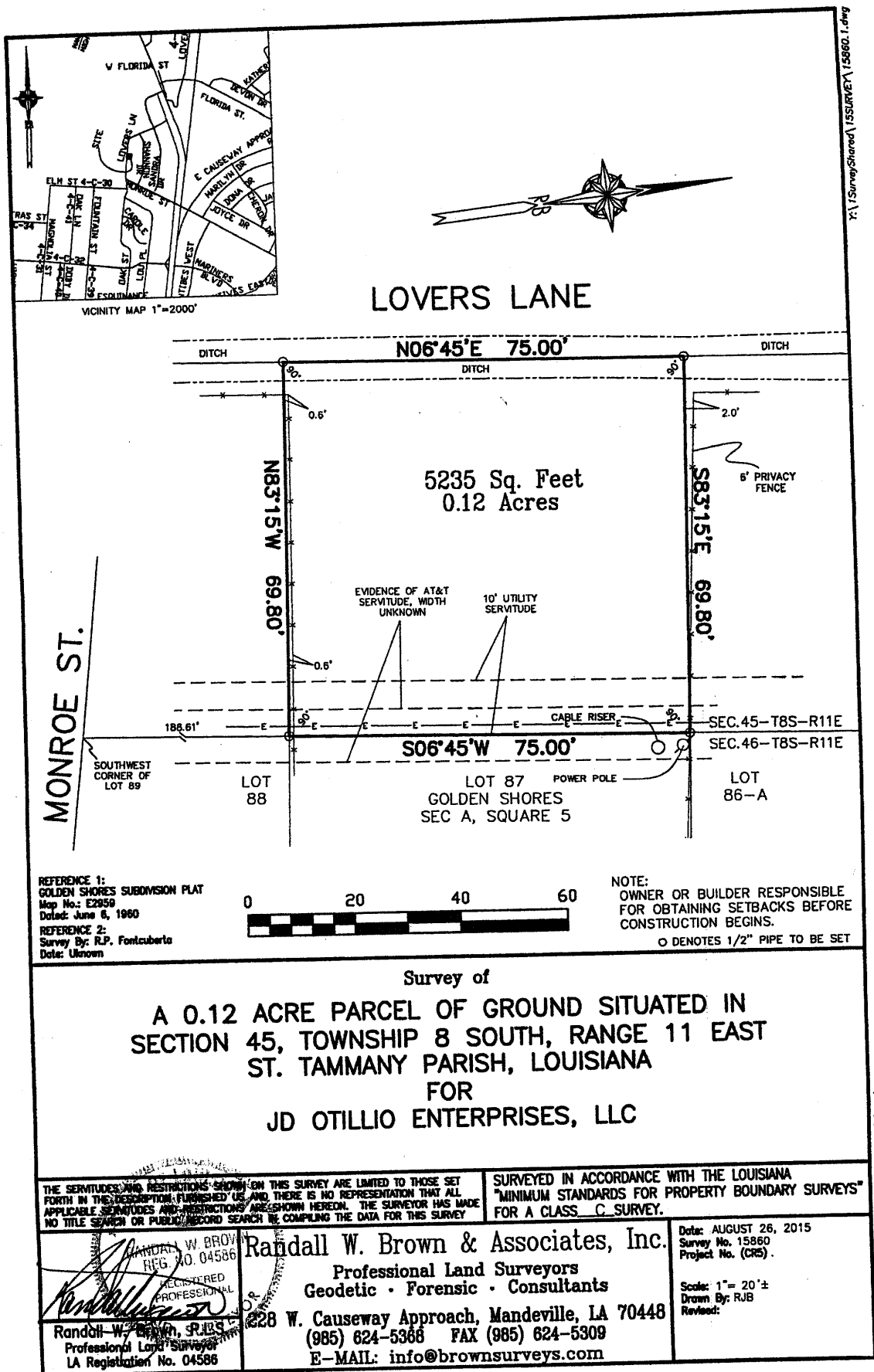
Mailing Address: 139 N. THEARD STREET, COVINGTON, LA 70433

hereinafter referred to as "Purchaser", here present, accepting and purchasing for themselves, and their heirs and assigns, and acknowledging due delivery and possession thereof, all and singular, the following described property, to-wit:

St. Tammany Parish 2280
Instrmnt #: 1993902
Registry #: 2392122 crt
08/31/2015 8:58:00 AM
MB CB X MI UCC

985-590-
8660

Jack Otillo



PROPERTY DESCRIPTION

**A 0.12 ACRE PARCEL OF LAND
SECTION 45, TOWNSHIP 8 SOUTH, RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA**

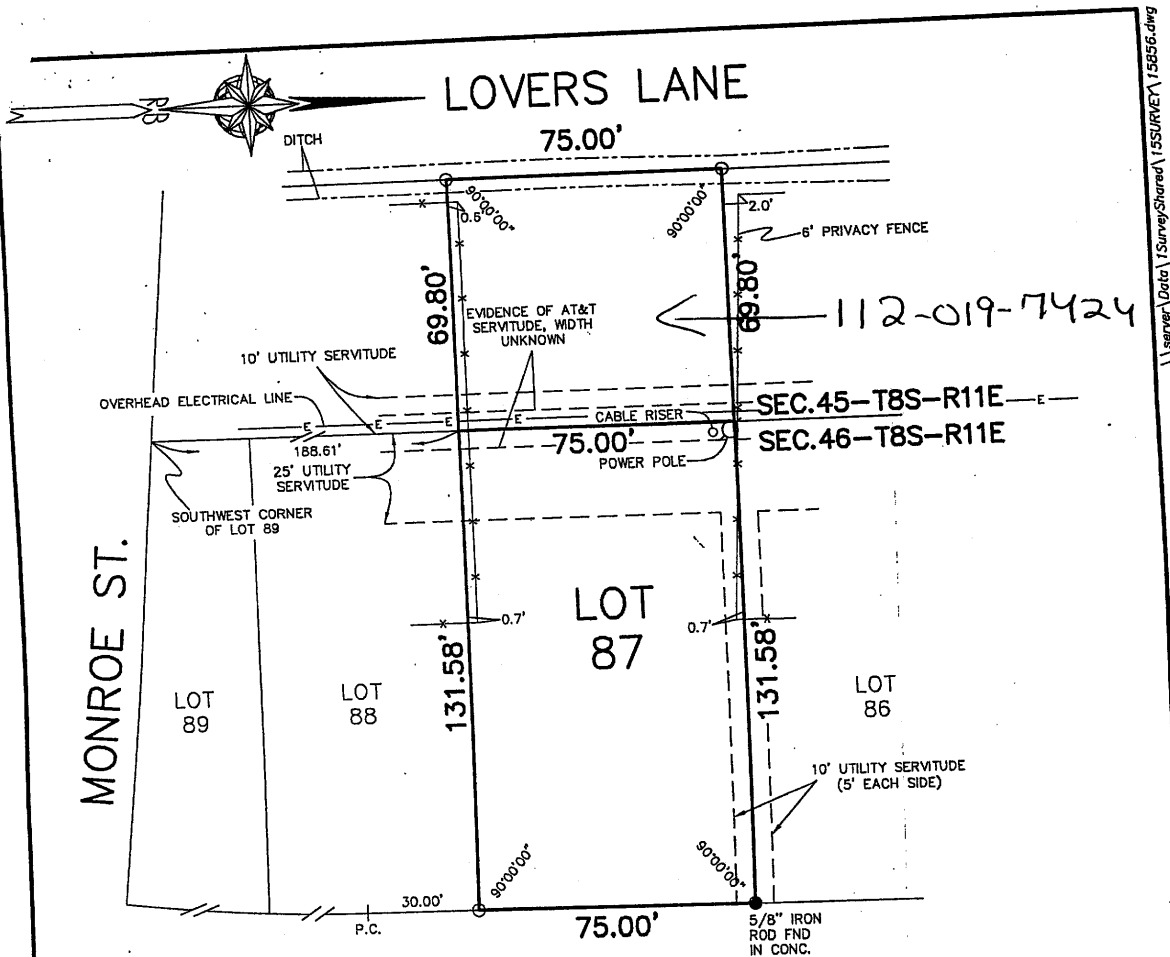
ALL THAT CERTAIN PARCEL OF GROUND SITUATED SECTION 45, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHWEST CORNER OF LOT 89, SQUARE 5, GOLDEN SHORES SUBDIVISION, GO NORTH 06 DEGREES 45 MINUTES EAST A DISTANCE OF 188.61 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING GO NORTH 06 DEGREES 45 MINUTES EAST A DISTANCE OF 75.00 FEET TO THE EASTERN RIGHT OF WAY LINE OF LOVERS LANE; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE SOUTH 83 DEGREES 15 MINUTES EAST A DISTANCE OF 69.80 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE OF LOVERS LANE GO SOUTH 06 DEGREES 45 MINUTES WEST A DISTANCE OF 75.00 FEET; THENCE NORTH 83 DEGREES 15 MINUTES WEST A DISTANCE OF 69.80 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.12 ACRES OF GROUND MORE OR LESS

SURVEY NO.: 15860
DATE: AUGUST 26, 2015



REFERENCE:
GOLDEN SHORES SUBDIVISION PLAT
Map No.: E2959
Dated: June 6, 1960

REFERENCE:
Survey By: R.P. Fontcuberta
Date: Unknown

Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS NOT located in a special flood hazard area, it is located in Flood Zone SHADED "X".

FIRM Panel# 2202020426 D Rev. 5-16-12

NOTE:
OWNER OR BUILDER SHALL BE RESPONSIBLE FOR VERIFYING BUILDING SETBACKS BEFORE CONSTRUCTION BEGINS.

○ DENOTES 1/2" IRON PIPE TO BE SET

● DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

Survey of
LOT 87, SQUARE 5 * GOLDEN SHORES * SECTION A &
A PORTION OF SECTION 45 - TOWNSHIP 8 SOUTH -
RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA
FOR
BROOKSIDE INVESTMENTS, L.L.C. & INVESTAR BANK

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED HEREON AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

RANDALL W. BROWN
Professional Land Surveyor
LA Registration No. 04586

Randall W. Brown & Associates, Inc.
Professional Land Surveyors
Geodetic • Forensic • Consultants
Causeway Approach, Mandeville, LA 70448
(985) 624-5368 FAX (985) 624-5309
E-MAIL: info@brownsurveys.com

Date: AUGUST 26, 2015
Survey No. 15856
Project No. (CR5)

Scale: 1" = 40' ±
Drawn By: MAX
Revised:

Copyright 2015 - Randall W. Brown & Associates, Inc.

**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 Randall W. Brown & Associates, Inc., Survey No. 15860 dated August 26, 2016 and further identified as all that certain parcel of ground containing 0.12 acres of ground more or less, lying and situated in Section 45, Township 8 South, Range 11 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, 2015.

A handwritten signature in cursive script, reading "M. Dwayne Wall", is written over a horizontal line.

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 70461 • 985-646-4125
FAX NUMBER 985-809-5508

PROPERTY DESCRIPTION

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SECTION 45, TOWNSHIP 8 SOUTH, RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA**

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SAID PARCEL CONTAINS 0.12 ACRES OF GROUND MORE OR LESS

SURVEY NO.: 15860

DATE: AUGUST 26, 2015

Louisiana Secretary of State

Street Address List

For Parish ST. TAMMANY - 52 AND Ward <ALL> AND Precinct <ALL> AND City MANDEVILLE AND Street <ALL> Shannon Dr FROM 130 TO 130 ALL

City	Zip	Street	Apt	Ward	Prct	CT	SB	TX	JP	House#	R	Stat	Reg #	Name
------	-----	--------	-----	------	------	----	----	----	----	--------	---	------	-------	------

Report Count: 0

Map



Address



All Vendors



Building Permits



Major Roads



Streets



Streams & Rivers



Cities



Precincts 2014



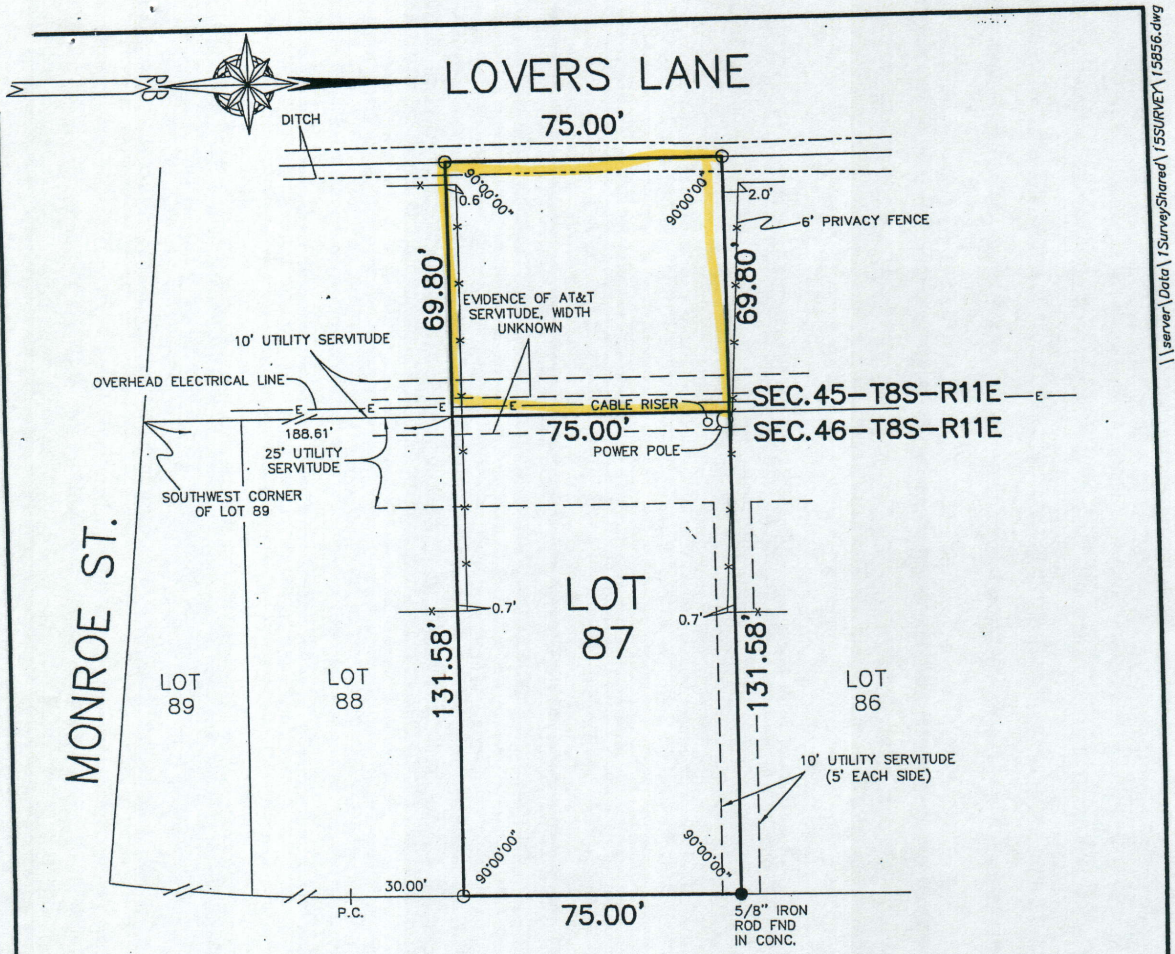
Water Bodies



Copyright

STPBasicMap

MIS/GIS Department



REFERENCE:
GOLDEN SHORES SUBDIVISION PLAT
Map No.: E2959
Dated: June 6, 1960

REFERENCE:
Survey By: R.P. Fontcuberta
Date: Unknown

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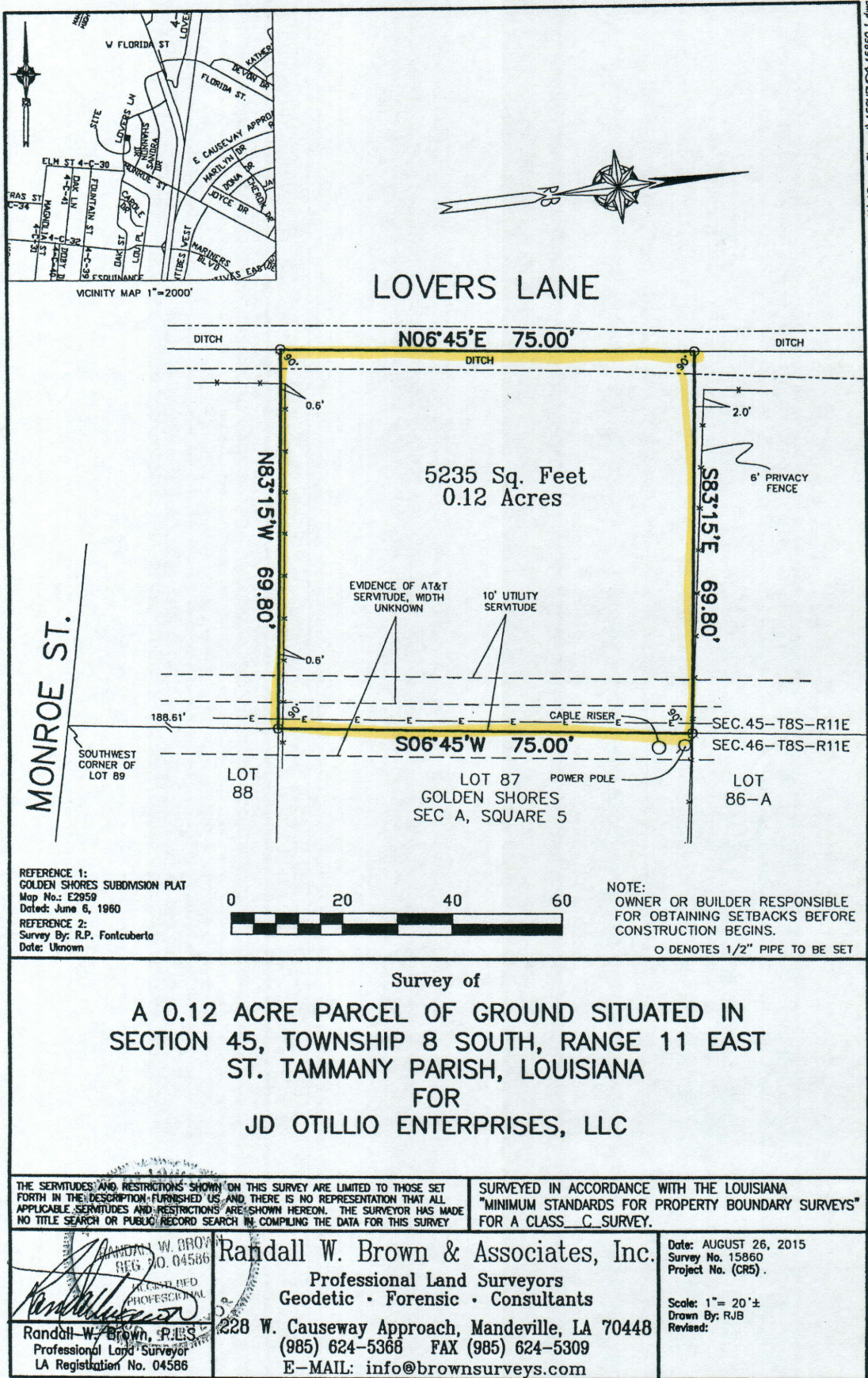


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Revised:

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Mand. LA 70448