

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-3772

COUNCIL SPONSOR: BINDER/BRISTER

PROVIDED BY: CAO

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF COVINGTON ANNEXATION AND REZONING OF 18 ACRES OF LAND MORE OR LESS FROM PARISH HC-2 HIGHWAY COMMERCIAL DISTRICT TO THE CITY OF COVINGTON RM-2 MULTI-FAMILY, CR-COMMERCIAL, WITH PLANNED COMBINED USE OVERLAY DISTRICT, WHICH PROPERTY IS COMPRISED OF LOTS 1, 2, AND 3, LOCATED ALONG U.S. HIGHWAY 190 BYPASS, NORTH OF THE CITY, SECTION 45, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, WARD 3, DISTRICT 3.

WHEREAS, The City of Covington is contemplating the annexation of 18 acres more or less owned by Reagan Crossing LLC, and is comprised of Lots 1, 2, and 3, located along U.S. Highway 190 Bypass, North of the City, Section 45, Township 6 South, Range 11 East, St Tammany Parish, Ward 3, District 3 (see attachments for complete description); and

WHEREAS, the proposed annexation is consistent with the Annexation Agreement entered into by The City of Covington and St. Tammany Parish effective April 1, 2003; and

WHEREAS, the property requires rezoning from Parish HC-2 Highway Commercial District to The City of Covington RM-2 Multi-family, CR-Commercial, with Planned Combined use overlay 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 of Covington.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to Concur/Not Concur with The City of Covington annexation and rezoning of 18 acres of land more or less, Comprised of Lots 1, 2, and 3, located along U.S. Highway 190 Bypass, North of the City, Section 45, Township 6 South, Range 11 East, St Tammany Parish from Parish HC-2 Highway Commercial District to The City of Covington RM-2 Multi-family, CR-Commercial, with Planned Combined use overlay District in accordance with the April 1, 2003 Annexation Agreement between the Parish and The City of Covington.

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

BE IT FURTHER RESOLVED that the St. Tammany Parish Council requires that The City of Covington 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 11 DAY OF JULY , 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

Annexation package checklist:

Annexation
CO2013-01 CAO due 6/12/2013 Council 7/11/2013

<u>Ework</u>		<u>Online system</u>	
Annexation Request (Should include; owner request, Property description, survey, etc.)	<u>✓</u>		<u>✓</u>
Resolution	<u>✓</u>		<u>✓</u>
Zoning map	<u>✓</u>		<u>✓</u>
Enhancement map	<u>✓</u>		<u>✓</u>
Aerial map	<u>✓</u>		<u>✓</u>
District/ ward map	<u>✓</u>		<u>✓</u>
Ework form	<u>✓</u>		<u>✓</u>
Ework notes	<u>✓</u>		<u>✓</u>
Files Placed on admin	<u>✓</u>		<u>✓</u>
CAO notification	<u>✓</u>		
		<u>Online System:</u>	
		Resolution	<u>✓</u>
		All files attached	<u>✓</u>

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. _____

COUNCIL SPONSOR: _____ PROVIDED BY: CAO

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF COVINGTON ANNEXATION AND REZONING OF 18 ACRES OF LAND MORE OR LESS FROM PARISH HC-2 HIGHWAY COMMERCIAL DISTRICT TO THE CITY OF COVINGTON RM-2 MULTI-FAMILY, CR-COMMERCIAL, WITH PLANNED COMBINED USE OVERLAY DISTRICT, WHICH PROPERTY IS COMPRISED OF LOTS 1, 2, AND 3, LOCATED ALONG U.S. HIGHWAY 190 BYPASS, NORTH OF THE CITY, SECTION 45, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST TAMMANY PARISH, WARD 3, DISTRICT 3.

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WHEREAS, the proposed annexation is consistent with the Annexation Agreement entered into by The City of Covington and St. Tammany Parish effective April 1, 2003; and

WHEREAS, the property requires rezoning from Parish HC-2 Highway Commercial District to The City of Covington RM-2 Multi-family, CR-Commercial, with Planned Combined use overlay District which is 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 of Covington.*

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to **Concur/Not Concur** with The City of Covington annexation and rezoning of 18 acres of land more or less, Comprised of Lots 1, 2, and 3, located along U.S. Highway 190 Bypass, North of the City, Section 45, Township 6 South, Range 11 East, St Tammany Parish from Parish HC-2 Highway Commercial District to The City of Covington RM-2 Multi-family, CR-Commercial, with Planned Combined use overlay District in accordance with *the April 1, 2003 Annexation Agreement between the Parish and The City of Covington.*

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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 (CO2013-01)

CO-2013-01: STP Department notes:

Date	Department	Originator	Note
5/17/2013	PW	J Lobrano	If property is annexed the city of covington will have the majority frontage on Regina Coeli Rd. They shall share in cost of road if not take over all maintenance of the road.
6/4/2013	Engineering	J Oberry	Parish drainage and traffic requirements must be followed. Floodplain storage must be maintained.
6/4/2013	Planning	S Fontenot	<p>The proposal is in conformance with the Louisiana Revised Statutes relative to annexation.</p> <p>The proposal is in conformance with the Growth Management Agreement between Covington and the Parish of St. Tammany</p> <p>The proposal to change the zoning from Parish HC-2 to Covington RM-2 Multiple Family is not an intensification of zoning, BUT the CR Commercial w/ overlay would be an intensification of zoning relative to both permitted uses and building scale.</p>
5/22/2013	ENV	T Brown	No DES issues.



St. Tammany Parish Government
Government that Works

Annexation

City: Covington City Case No: 13-06-01 Staff Reference: CO2013-01

Notification Date: 5/16/2013 Dead Line: 6/6/2013 Priority: 1 Ward: 3 Council District: 3 Map

Owner: Reagan Crossing LLC

Location: 18 acres (comprised of Lots 1, 2, and 3) located along U.S. Highway 190 Bypass, North of the City, Section 45, Township 6 South, Range 11 East, St Tammany Parish

Parish Zoning: HC-2 Highway Commercial
City Zoning: RM-2 Multi-Family, CR-Commercial, w Planned Comb

Subdivision:

Existing Use: Undeveloped Developed Intensification Concur w/ City

Size: 18 acres Population: Concur: Sales Tax: Annex Status:

STR: Sect 45, T - 6 - S, R - 11 - E







City Actions: City Date: Resolution: Council Date: Ordinance: City Date: Resolution: Council Date:

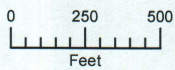


**Covington Annexation
CO2013-01**



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

-  Streams
-  Streets
-  Major Roads
-  T/R Sections
-  CO2013-01
-  Covington



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: abg2013-67 Date:05/22/13.

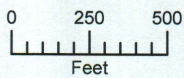


Covington Annexation CO2013-01



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

- | | |
|--------------|---------------------------|
| Streams | Urban Growth Areas |
| Streets | Tax Type |
| Major Roads | Area 1 |
| T/R Sections | Area 2 |
| Covington | Growth Management |
| CO2013-01 | |



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: abg2013-69 Date:05/22/13.

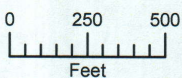


Covington Annexation CO2013-01



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

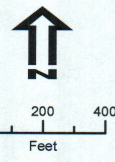
- Major Roads
- Streets
- Streams
- - - T/R Sections
- ▭ Council Districts
- ▭ Wards
- ▭ Covington
- ▭ CO2013-01



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: abg2013-68 Date:05/22/13.



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



- Streams
- Streets
- Major Roads
- T/R Sections
- CO2013-01
- Covington

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Covington Annexation CO2013-01

- | | | |
|---|---|--|
| <ul style="list-style-type: none"> E-1 Estate E-2 Estate E-3 Estate E-4 Estate A-1 Suburban A-1A Suburban A-2 Suburban A-3 Suburban A-4 Single Family Residential A-4A Single Family Residential A-5 Two Family Residential A-6 Multiple Family Residential A-7 Multiple Family Residential A-8 Multiple Family Residential NC-1 Professional Office NC-2 Indoor Retail Service NC-3 Lodging | <ul style="list-style-type: none"> NC-4 Neighborhood Institutional NC-5 Retail and Service NC-6 Public, Cultural and Recreational PBC-1 Planned Business Campus PBC-2 Planned Business Campus HC-1 Highway Commercial HC-2 Highway Commercial HC-2A Highway Commercial HC-3 Highway Commercial HC-4 Highway Commercial HC-5 Highway Commercial I-1 Industrial I-2 Industrial I-3 Heavy Industrial I-4 Heavy Industrial SWM-1 Solid Waste Management SWM-2 Solid Waste Management | <ul style="list-style-type: none"> MD-1 Medical Residential MD-2 Medical Clinical MD-3 Medical Facility MD-4 Medical Facility PF-1 Public Facilities PF-2 Public Facilities CB-1 Community Based Facilities ED-1 Primary Education ED-2 Secondary Education AT-1 Animal Training Housing RBG Riverboat Gaming District PUD Planned Unit Development AAO Abita Airport Overlay MHO Manufactured Housing Overlay RO Rural Overlay TND-1 Traditional Neighborhood Development TND-2 Traditional Neighborhood Development |
|---|---|--|



MIKE COOPER
Mayor

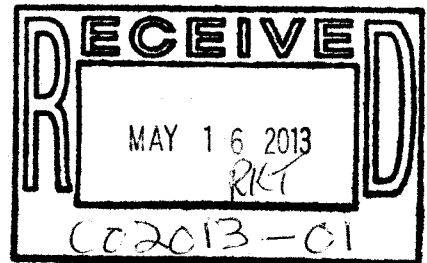
CO2013-01
CITY OF COVINGTON

317 North Jefferson Avenue
Post Office Box 778
Covington, Louisiana 70434
phone 985.892.1811
fax 985.898.4723
www.cityofcovingtonla.com

May 15, 2013

CERTIFIED MAIL
7009 2820 0002 8275 2925
RETURN RECEIPT REQUESTED

Robert Thompson
Special Revenue Manager
Engineering Department
21490 Koop Drive
Mandeville, LA 70471



Re: Notice of Receipt of Annexation Petition
Property Owner –Reagan Crossing, LLC /Brett K. Oubre (Manager)
Zoning Case No. 13-06-01ANNEX

Dear Mr. Thompson:

Attached please find copies of the application, survey, legal description, tax bill, and the Certificate of Registrar of Voters.

The annexation request is scheduled to be on the Planning and Zoning Commission's agenda for June 17, 2013.

If you have any questions, please feel free to contact our office at (985) 867-1214.

Sincerely,

Dominique A. Elzy
Dominique A. Elzy
Planning and Zoning Department

Attachments

cc: Robert Thompson, Special Revenue Manager
Donald Henderson, Council Administrator
Sidney Fontenot, Planning Director
Darrell Guilott, Chief, St. Tammany Fire District #12
Bonnie D. Champagne, Council Clerk

LEE S. ALEXIUS
Councilman-at-Large

R. S. "SAM" O'KEEFE
Councilman-at-Large

JOHN CALLAHAN
Councilman, District "A"

JERRY CONER
Councilman, District "B"

MARK WRIGHT
Councilman, District "C"

LARRY ROLLING
Councilman, District "D"

RICK SMITH
Councilman, District "E"

City Council Office: 985.898.4722 • Fax: 985.898.4723 • Email: council@covla.com



ANNEXATION REQUEST APPLICATION

City of Covington
Petition for Annexation

Name Reagan Crossing, LLC

Mailing Address 301 North Columbia Street, Covington, LA 70433

Address of Property Proposed for Annexation No municipal address assigned.
18 acres located in Section 45, Township 6 South, Range 11 East, St. Tammany Parish.

Current Zoning of Property Proposed for Annexation HC-2 Highway Commercial

Current Status of Property: Check all that apply.

- Resident Property Owner
Non-Resident Property Owner
Renter
Registered Voter

Names of all registered voters in your household:

N/A

Voting Location (School Name, fire station number, etc.)

N/A

General Zoning Preference: Please indicate the zoning classification(s) requested. For example - CN- Neighborhood Commercial District. RM-2 Multi-Family and CR-Commercial with a Planned Combined Use Overlay

Proposed land use for annexation property (Check one or more):

- Single-Family Residential
Multi-Family Residential
Commercial
Institutional
Industrial
Planned District

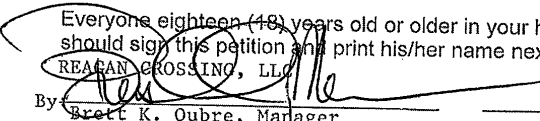
05-03-13P02:40 RCVD

04-01-11

ANNEXATION REQUEST APPLICATION

I hereby petition to have the property owned and/or occupied by me to be annexed into the City of Covington and subsequently zoned.

Everyone eighteen (18) years old or older in your household in favor of annexation should sign this petition and print his/her name next to his/her signature.

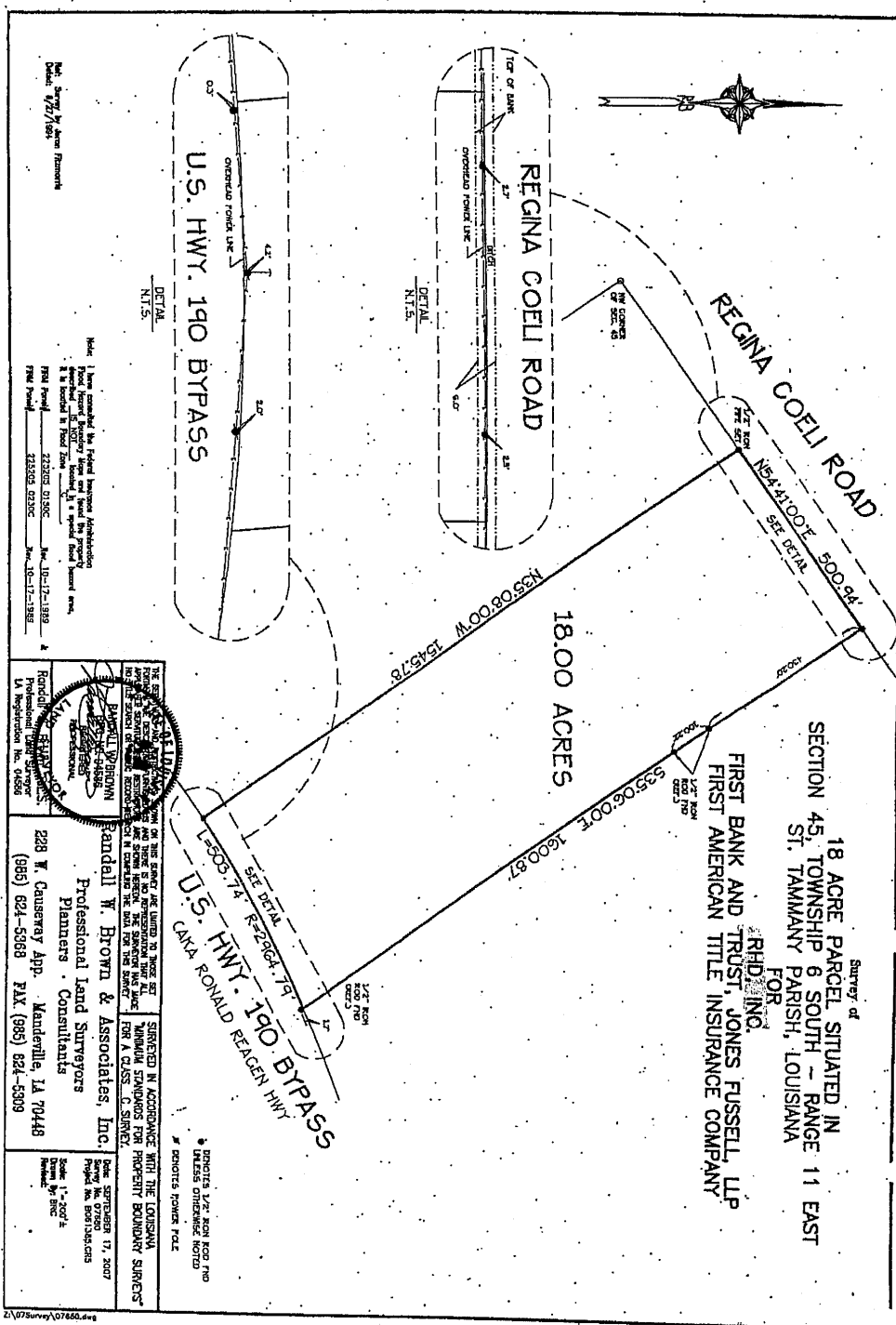
REAGAN CROSSING, LLC
By  _____
Brett K. Oubre, Manager

(If a corporation owns the property sought to be annexed, attach a corporate resolution authorizing the person signing the petition for annexation and provide the name and address of the registered agent for service of process of the corporation.)

05-03-13P02:40 RCVD

04-01-11

2/3



Survey of
 18 ACRE PARCEL SITUATED IN
 SECTION 45, TOWNSHIP 6 SOUTH - RANGE 11 EAST
 ST. TAMMANY PARISH, LOUISIANA
 FOR
 RHD, INC.
 FIRST BANK AND TRUST, JONES RUSSELL, LLP
 FIRST AMERICAN TITLE INSURANCE COMPANY

18.00 ACRES

U.S. HWY. 190 BYPASS

REGINA COELI ROAD

REGINA COELI ROAD

DETAIL N.T.S.

DETAIL N.T.S.

Map by **Raymond Fitzmaurice**
 Date: 7/27/1989

Note: I have completed the Field Boundary Measurements
 from these Boundary Lines and found the property
 to be in accordance with the original survey map.
 The original map is on file in my office. A special road layout was
 prepared in 1989. The original map is on file in my office.
 File # 22355 0185C Date: 08-17-1989
 File # 22355 0235C Date: 08-17-1989

Professional Land Surveyors
Randall W. Brown & Associates, Inc.
 Planners - Consultants
 228 W. Causeway App. Mandeville, LA 70448
 (985) 624-5388 FAX (985) 624-5399

REGISTERED IN ACCORDANCE WITH THE LOUISIANA
 PROFESSIONAL LAND SURVEYORS ACT
 FOR A CLASS "C" SURVEY

Survey No. 07000
 Scale: 1" = 200'
 Date: September 17, 2007
 Project No. 0801050203

2:\07survey\07660.dwg



MIKE COOPER
Mayor

CITY OF COVINGTON

PLANNING AND ZONING OFFICE

317 North Jefferson Avenue

Post Office Box 778

Covington, Louisiana 70434

phone 985.867.1214

fax 985.273.3014

email P&Z@covla.com

website www.covla.com

05-03-13P02:41 KCVU

OWNERSHIP CERTIFICATION

STATE OF LOUISIANA, PARISH OF ST. TAMMANY

BE IT KNOWN, that on this ____ day of April, in the year of Our Lord two thousand and thirteen (2013),

BEFORE ME, the undersigned notary public, duly commissioned and qualified in and for the Parish and State aforesaid, and in the presence of the witnesses hereinafter named and undersigned,

PERSONALLY CAME AND APPEARED:

REAGAN CROSSING, LLC, appearing ~~XXX~~ herein through Brett K. Oubre, Manager

Who declared to me, Notary, that it is (are) the registered owner(s) of Lot, Square 18 acres, the same having been acquired by act of sale dated ____/____/____, and recorded in Instrument # _____, Registry # _____ of the records of St. Tammany Parish, Louisiana.

Affiant(s) further declared to me, Notary, that _____ is (are) the registered owner(s) of Lot, Square _____, the same having been acquired by act of sale dated ____/____/____, and recorded in Instrument # _____, Registry # _____ of the records of St. Tammany Parish, Louisiana.

Affiant(s) further declared that ~~they reside on their respective property and~~ all of the information contained in the City of Covington Application titled Petition for filed by Reagan Crossing, LLC is true and correct to the best of their knowledge. Annexation

THUS DONE AND SIGNED at Covington, Louisiana, in the presence of the undersigned competent witnesses, who have hereunto signed their names with the parties, and me, Notary, the day, month and year first above written.

WITNESSES:

Rachel L. Miller
Rachel L. Miller

Lindsay M. Reynolds
Lindsay M. Reynolds

REAGAN CROSSING, LLC

By: [Signature]

Property Owner Brett K. Oubre, Manager

Property Owner

[Signature]
ATTORNEY/NOTARY PUBLIC

25788

REAGAN CROSSING, LLC
301 N. Columbia Street
Covington, Louisiana 70433

May 2, 2013

Ms. Nahketah R. Bagby
Office of Planning and Zoning
City of Covington
P.O. Box 778
Covington, Louisiana 70434

05-03-13P02:41 RCVD

Re: Proposed Development

Dear Ms. Bagby:

As you are aware Reagan Crossing, LLC has petitioned the City of Covington to annex its 18 acres (comprised of Lots 1, 2 and 3) located along U.S. Highway 190 Bypass, north of the City. In accordance with our annexation request, we are requesting that Lot 1 be zoned RM-2 for multi-family use and Lots 2 and 3 be zoned CR for future commercial uses. In addition, we are also requesting a Planned Combined Use District Overlay for the property.

Given the Property's location and its proximity to the City and the City owned utilities, we believe annexation is appropriate and inevitable. Given the surrounding uses and zoning of those parcels adjacent to the subject property, we believe the multi-family component and highway commercial parcels are directly compatible with the area.


As you will see attached to our Petition for Annexation, our site plan for the multi-family parcel provides approximately 280 units. While this density is higher than that allowed under the RM-2 zoning, it is consistent with the mid-level multi-family zoning in the unincorporated areas of the Parish. While we could pursue the same density in the unincorporated area, we believe that this property is better suited to be a part of the City and that rather than developing it under the Parish guidelines and subsequently seeking the annexation, that annexing it on the front end is in the best interest of not only the development, but also the City of Covington.

As set forth on the site plan, we have taken care to avoid as much of the wetlands on site as possible. We are also preserving ample greenspace for this type of development. Finally, I would note that we are proposing to set aside additional right-of-way for the future widening Regina Coeli Road. While there are no definitive plans for the use of the commercial parcels along the bypass, we are proposing that those uses and

the development requirements under the CR zone apply. We will start with the multi-family component and allow the market to dictate the best uses for the commercial parcels.

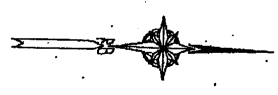
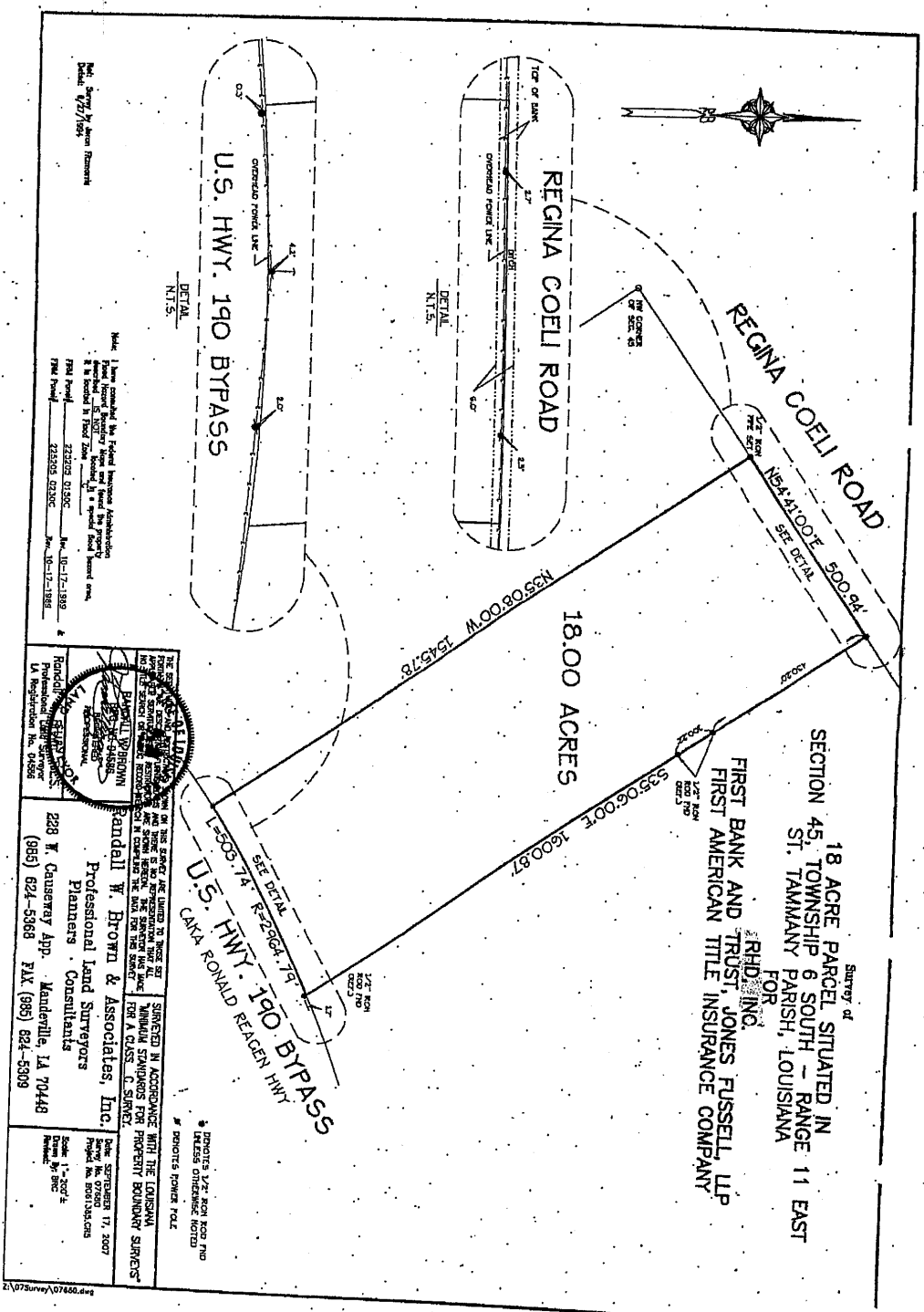
Thank you for your assistance in this matter and for processing our application. Should you have any other questions, please feel free to contact me or our counsel, Mr. Paul J. Mayronne.

REAGAN CROSSING, LLC

By: 
Brett K. Oubre, Manager

05-03-13P02:41 RCVD

2/3



REGINA COELI ROAD
 1/2 ACRES
 N54°12'00\"/>

REGINA COELI ROAD
 1/2 ACRES
 DETAIL
 N.T.S.

U.S. HWY. 190 BYPASS
 DETAIL
 N.T.S.

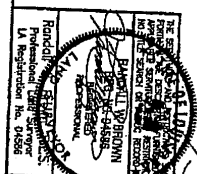
Survey of
18 ACRE PARCEL SITUATED IN
SECTION 45, TOWNSHIP 8 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA
 FOR
RHD, INC.
FIRST BANK AND TRUST, JONES FUSSELL, LLP
FIRST AMERICAN TITLE INSURANCE COMPANY

18.00 ACRES

U.S. HWY. 190 BYPASS
 CACA RONALD REAGEN HWY.
 SEE DETAIL
 L203°14' R2-262.7 FT.
 1/2 ACRES
 1/2 ACRES
 1/2 ACRES

Made Survey by Adam Edwards
 Date: 9/27/1985

Note: I have consulted the Federal Highway Administration
 and the Louisiana Department of Transportation and Development
 and they have advised that the proposed road is a special road
 and should be located in a special road district.
 1984 Parcel: 222529 0359C Ave. 10-12-1988
 1984 Parcel: 222529 0359C Ave. 10-12-1988



Daniel W. Brown & Associates, Inc.
 Professional Land Surveyors
 Planners · Consultants
 228 W. Causeway App. Mandeville, LA 70448
 (985) 624-5368 FAX (985) 624-5309

Surveyed in accordance with the Louisiana
 Surveying Act of 1984.
 Surveyed on September 17, 2007
 Scale: 1" = 200'
 Project No. 0001343038

**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 Drawing # 07680, dated September 17, 2007 and further identified as a certain piece or parcel of land containing 18 acres, situated in Section 45, Township 6 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 17th day of April, 2013.

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

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

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

LEGAL DESCRIPTION:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 45, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, and being more particularly described as follows, to-wit:

From the Northwest corner of Section 45, Township 6 South, Range 11 East, go North 54 degrees 41 minutes East 477.40 feet to the Point of Beginning.

From the Point of Beginning, continue North 54 degrees 41 minutes East 500.94 feet to a point; thence go South 35 degrees 06 minutes East 1600.87 feet to the north right-of-way of U.S. Highway 190 By-Pass; thence run along said right-of-way with a curve to the left having a radius of 2,964.79 feet and an arc of 503.74 feet to a point; thence North 35 degrees 08 minutes West 1545.78 feet to the Point of Beginning, all in accordance with survey by Randall W. Brown & Associates, Inc. dated September 17, 2007.

This tract contains 18.00 acres .

Google

To see all the details that are visible on the screen, use the "Print" link next to the map.



Map



- | | | |
|------------------|----------------|--------------|
| Address | Township/Range | Wards |
| ● | ▣ | ▣ |
| Building_Permits | Subdivisions | Water Bodies |
| ○ | ▣ | ▣ |
| major_roads | SD_Parcels | parish_land |
| — | ▣ | ▣ |
| Streets | Land_Parcels | |
| — | ▣ | |
| Streams & Rivers | Cities | |
| — | ▣ | |

Copyright
STPBasicMap
MIS/GIS Department



Pat Brister
Parish President

St. Tammany Parish Government

Department of Planning
P. O. Box 628
Covington, LA 70434
Phone: (985) 898-2529
Fax: (985) 898-3003
e-mail: planning@stpgov.org

April 11, 2013

To Whom It May Concern,

The object of this letter is to confirm that the 18 acre parcel of land (see attached survey) located on the north side of US Hwy 190/Ronald Reagen Hwy and on the south side of Regina Coeli Road, in Section 45, Township 8 South, Range 11 East, is zoned HC-2 Highway Commercial District, according to the St. Tammany Parish Zoning Map (see attached zoning map).

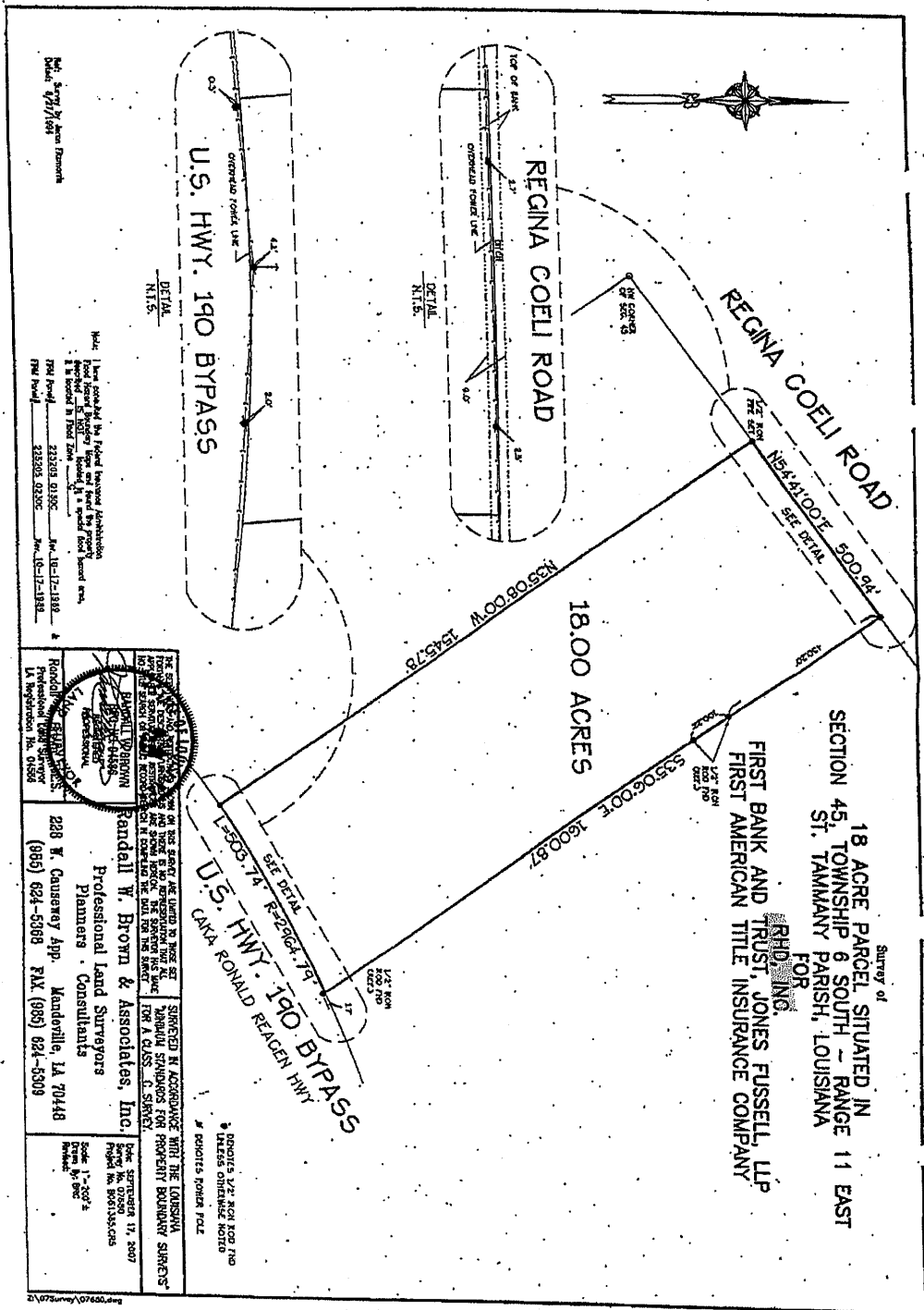
Should you have any questions, please call me at (985) 898-2529.

Sincerely,

A handwritten signature in cursive script, appearing to read "Helen Lambert".

Helen Lambert
Assistant Director

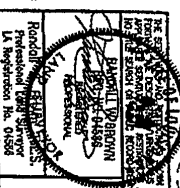
2/3



Map Surveyed by James Brantley

Note: I have accepted the Public Land Survey Administration's description of the boundary lines and points of the property described in this plat, and I am not making any warranty, expressed or implied, as to the accuracy of the same.

Map No. 423293 023502
 Plat No. 423293 023502
 Date: 12-12-1988
 Plat No. 423293 023502
 Date: 12-12-1988



Professional Land Surveyors
Planners & Consultants
 228 W. Causeway App. Mandeville, LA 70448
 (985) 624-5388 FAX (985) 624-5309

REGISTERED PROFESSIONAL LAND SURVEYOR WITH THE LOUISIANA BOARD OF SURVEYING AND MAPPING
 RANDELL W. BROWN
 STATE OF LOUISIANA
 REGISTRATION NO. 07250
 EXPIRES 12-31-2007

Survey of
18 ACRE PARCEL SITUATED IN
SECTION 45, TOWNSHIP 6 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA
FOR
FIRST BANK AND TRUST, JONES FUSSELL, LLP
FIRST AMERICAN TITLE INSURANCE COMPANY

LEGAL DESCRIPTION:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 45, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, and being more particularly described as follows, to-wit:

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From the Point of Beginning, continue North 54 degrees 41 minutes East 500.94 feet to a point; thence go South 35 degrees 06 minutes East 1600.87 feet to the north right-of-way of U.S. Highway 190 By-Pass; thence run along said right-of-way with a curve to the left having a radius of 2,964.79 feet and an arc of 503.74 feet to a point; thence North 35 degrees 08 minutes West 1545.78 feet to the Point of Beginning, all in accordance with survey by Randall W. Brown & Associates, Inc. dated September 17, 2007.

This tract contains 18.00 acres .



ACT OF SALE

UNITED STATES OF AMERICA

BY: JARED J. CARUSO-RIECKE

STATE OF LOUISIANA

TO: REAGAN CROSSING, LLC

PARISH OF ST. TAMMANY

BE IT KNOWN, that on this 2nd day of May, 2013, before me, the undersigned authority, a Notary Public, duly commissioned and qualified, in and for the State and Parish aforesaid, therein residing, and in the presence of the witnesses hereinafter named and undersigned:

PERSONALLY CAME AND APPEARED:

JARED J. CARUSO-RIECKE, a person of the full age of majority, who declared unto me, Notary, that he has been married but once and then to Jeanine Elizabeth Addison, with whom he resides and from whom he is separate in property pursuant to a Marriage Contract dated September 9, 1998, and filed at Instrument No. 1113974, with the Clerk of Court for the Parish of St. Tammany, State of Louisiana; his mailing address being 301 N. Columbia Street, Covington, Louisiana 70433;

hereinafter designated as "vendor" who declared that for the consideration and upon the terms and conditions hereinafter expressed, said vendor has bargained and sold, and does by these presents grant, bargain, sell, assign, transfer, deliver, and abandon and set over under all lawful warranties and with substitution and subrogation to all rights and actions of warranty against all preceding owners and vendors, unto

REAGAN CROSSING, LLC, a Louisiana limited liability company doing business in the Parish of St. Tammany, State of Louisiana, herein represented by its duly authorized sole Manager, Brett K. Oubre, pursuant to a Certificate of Authority attached hereto; its mailing address being 301 N. Columbia Street, Covington, Louisiana 70433;

hereinafter designated as "purchaser", here present, accepting and purchasing and acknowledging delivery and possession of the following described property, to-wit:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 45, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, and being more particularly described as follows, to-wit:

From the Northwest corner of Section 45, Township 6 South, Range 11 East, go North 54 degrees 41 minutes East 477.40 feet to the Point of Beginning.

From the Point of Beginning, continue North 54 degrees 41 minutes East 500.94 feet to a point; thence go South 35 degrees 06 minutes East 1600.87 feet to the north right-of-way of U.S. Highway 190 By-Pass; thence run along said right-of-way with a curve to the left having a radius of 2,964.79 feet and an arc of 503.74 feet to a point; thence North 35 degrees 08 minutes West 1545.78 feet to the Point of Beginning, all in accordance with survey by Randall W. Brown & Associates, Inc. dated September 17, 2007.

This tract contains 18.00 acres.

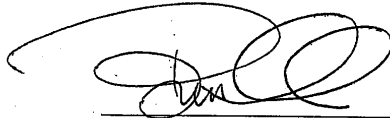
TO HAVE AND TO HOLD the said property unto the said purchaser forever.

**CERTIFICATE OF AUTHORITY FOR
REAGAN CROSSING, LLC**

The undersigned, Brett K. Oubre, the certifying official of Reagan Crossing, LLC (hereinafter the "Company"), pursuant to the Articles of Organization on file with the Louisiana Secretary of State, hereby certifies that Brett K. Oubre is, and has been, duly authorized by the Company and its Members to act on behalf of the Company in the following respects:

1. To execute any and all documents necessary to accept certain property located in St. Tammany Parish from Jared J. Caruso-Riecke, as a capital contribution, all upon such terms and conditions and containing such clauses as Brett K. Oubre shall deem appropriate in his sole discretion; and
2. To take any and all action and execute any and all other documents necessary to effectuate the foregoing.

THUS DONE in Covington, Louisiana, this 1 day of May, 2013.



**BRETT K. OUBRE, CERTIFYING OFFICIAL OF
REAGAN CROSSING, LLC**

This sale and conveyance is made as a capital contribution by Vendor in favor of Purchaser, Reagan Crossing, LLC

Whenever the word "vendor" is used in this act, it shall be construed to include "vendors", and whenever the word "purchaser" is used it shall be construed to include "purchasers".

All the agreements and stipulations herein contained, and all the obligations herein assumed shall inure to the benefit of and be binding upon the heirs, successors, and assigns of the respective parties hereto.

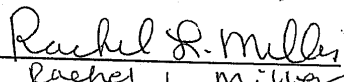
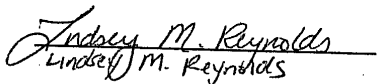
The parties hereto agree to dispense with the Certificates required by Article 3364, of the Revised Civil Code of this State and to exonerate me, said Notary, from all liability on account of its non-production, and said parties declare that all taxes against said Property are paid up to and including taxes for the year 2012. Taxes for the year 2013 and future ad valorem property taxes shall be paid by the Purchaser.

The certificates of mortgage and conveyance as required by Article 3364 of the revised Civil Code of Louisiana are waived.

Vendor and Purchaser hereto acknowledge that this Act of Sale has been prepared and passed without the benefit of a survey and/or title examination or title insurance and that all parties hereto agree to and do indemnify and save and hold harmless Notary from any and all liabilities resulting from or in connection with this Act of Sale.

THUS DONE AND PASSED in Covington, Louisiana, on the day, month and year first hereinabove written, in the presence of the undersigned competent witnesses, and me, Notary, after due reading of the whole.

WITNESSES:



Rachel L. Miller

Lindsey M. Reynolds

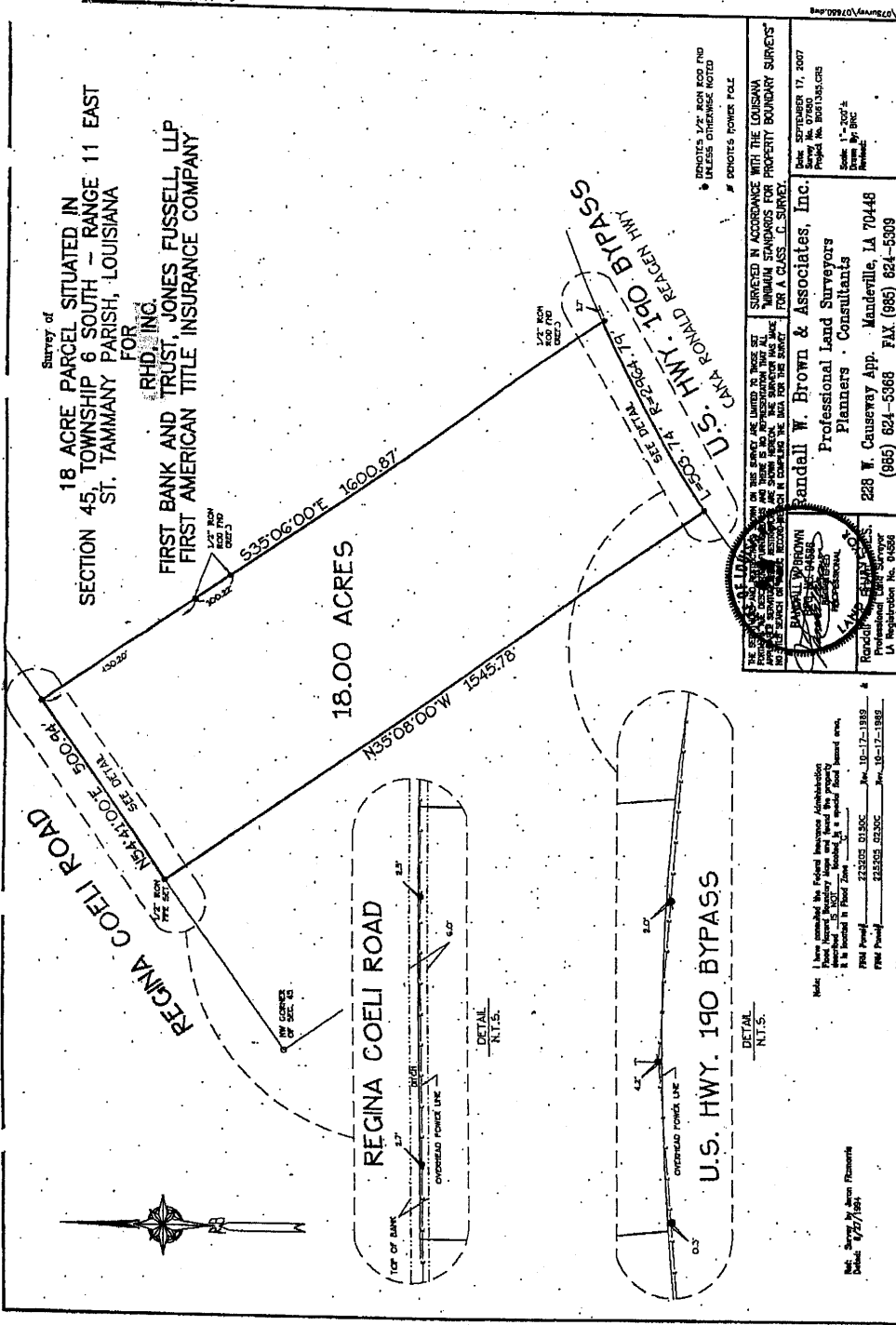
VENDOR:


JARED J. CARUSO-RIECKE

PURCHASER:
REAGAN CROSSING, LLC

By: 
BRETT K. OUBRE, MANAGER


PAUL J. MAYRONNE NOTARY PUBLIC
LA BAR NO. 25788



Survey of
**18 ACRE PARCEL SITUATED IN
 SECTION 45, TOWNSHIP 6 SOUTH - RANGE 11 EAST
 ST. TAMMANY PARISH, LOUISIANA**
 FOR
RHD, INC.
FIRST BANK AND TRUST, JONES FUSSELL, LLP
FIRST AMERICAN TITLE INSURANCE COMPANY

RHD, INC.
FIRST BANK AND TRUST, JONES FUSSELL, LLP
FIRST AMERICAN TITLE INSURANCE COMPANY

18.00 ACRES

REGINA COELI ROAD

REGINA COELI ROAD

U.S. HWY. 190 BYPASS

U.S. HWY. 190 BYPASS



DETAIL
 N.T.S.

DETAIL
 N.T.S.

POINTS 1/2" AND 1/8" AND 1/4" UNLESS OTHERWISE NOTED
 * denotes power pole

ALL SERVICES ARE LIMITED TO THOSE SET FORTH IN THIS SURVEY AND THESE ARE NOT REPRESENTATIVE OF ALL SERVICES WHICH MAY BE AVAILABLE AT AN ADDITIONAL CHARGE TO THE CLIENT.

RANDALL W. BROWN
Professional Land Surveyors
Planners • Consultants
228 W. Causeway App. Mandeville, LA 70448
(985) 624-5368 FAX (985) 624-5309

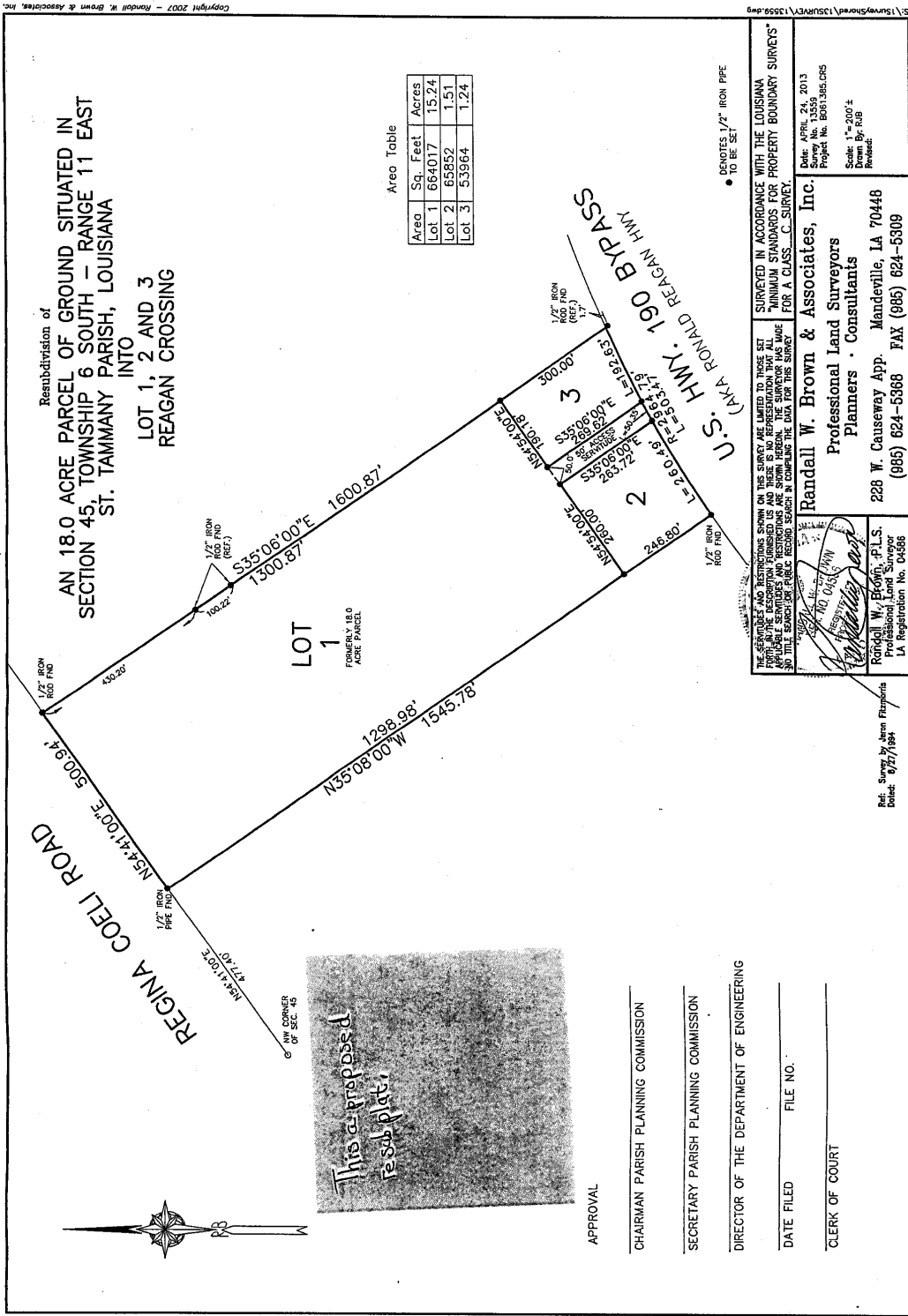
RANDALL W. BROWN
Professional Land Surveyor
 LA Registration No. 94586

Survey 17, 2007
Survey No. 07500
Project No. 0061345.CHS
Scale 1" = 200'
Drawn by BNC
Reviewed

Note: I have furnished the field notes and all other data necessary to reproduce this map and warrant the accuracy of the same to the best of my knowledge and belief. It is issued in final form.

REG. 22305 0130C Exp. 10-17-1999
REG. 22305 0230C Exp. 10-17-1999

Date: 7/27/04
 Drawn by: Ryan Plummer



Reestablishment of
**AN 18.0 ACRE PARCEL OF GROUND SITUATED IN
 SECTION 45, TOWNSHIP 6 SOUTH - RANGE 11 EAST
 ST. TAMMANY PARISH, LOUISIANA
 INTO
 LOT 1, 2 AND 3
 REAGAN CROSSING**

Area Table

Area	Sq. Feet	Acres
Lot 1	664017	15.24
Lot 2	65852	1.51
Lot 3	53964	1.24

LOT 1
 FORMERLY 18.0
 ACRE PARCEL



APPROVAL _____
 CHAIRMAN PARISH PLANNING COMMISSION
 SECRETARY PARISH PLANNING COMMISSION
 DIRECTOR OF THE DEPARTMENT OF ENGINEERING
 DATE FILED _____ FILE NO. _____
 CLERK OF COURT _____

U.S. HWY. 190 BYPASS
 (AKA RONALD REAGAN HWY)

1/2" IRON ROD FND (REF.)
 1/2" IRON ROD FND (REF.)
 1/2" IRON ROD FND (REF.)
 1/2" IRON ROD FND (REF.)
 1/2" IRON ROD FND (REF.)
 1/2" IRON ROD FND (REF.)

• DENOTES 1/2" IRON PPE TO BE SET

THE SERVICES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION OR WARRANTY BY THIS SURVEYOR AS TO THE ACCURACY OF THE DATA FOR THIS SURVEY. THE SURVEYOR HAS CONDUCTED A REASONABLE SEARCH OF THE PUBLIC RECORDS TO DETERMINE THE EXISTENCE OF ANY UNRECORDED INTERESTS IN THE PROPERTY SURVEYED.

Randall W. Brown & Associates, Inc.
 Professional Land Surveyors
 Planners - Consultants
 228 W. Causeway App. Mandeville, LA 70448
 (986) 624-5368 FAX (986) 624-5309

Date: APRIL 24, 2013
 Survey No. 13556
 Project No. 808196L.CS
 Scale: 1"=200'-0"
 Drawn By: RAB
 Revised:

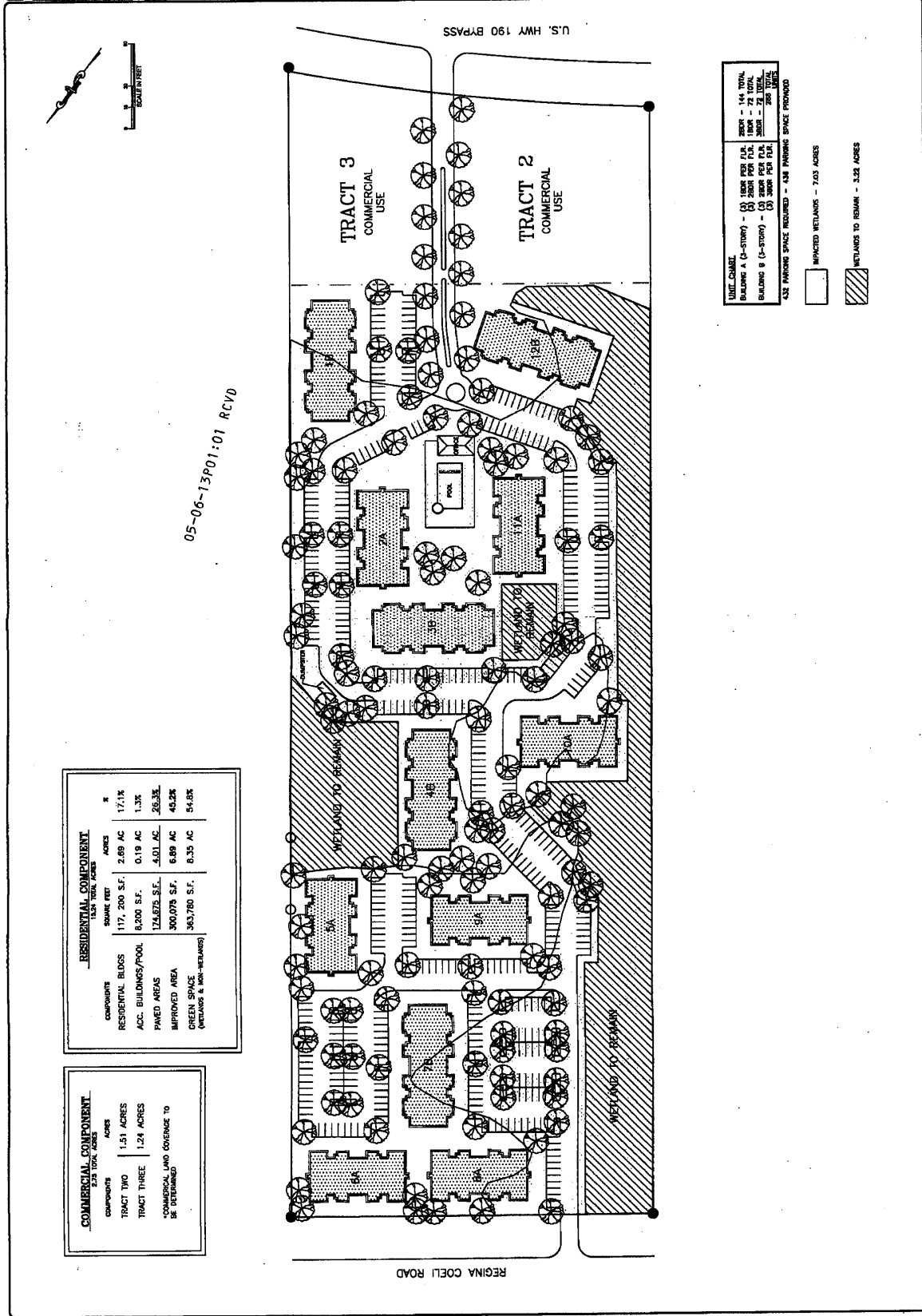
Randall W. Brown, P.L.S.
 Professional Land Surveyor
 LA Registration No. 04586

Set. Survey by Iron Placements
 Date: 9/27/2011

<p style="text-align: center;">DATE: 05-06-15 SCALE: AS SHOWN DRAWN BY: [blank] CHECKED BY: [blank] DATE: 05-06-15</p>	<p>REAGAN CROSSING P.U.D. U.S. HIGHWAY 190 COMMINGTON, LA A PLANNED COMMUNITY USE DISTRICT SITE PLAN</p>	<p style="text-align: center;">DATE: [blank] SCALE: [blank] DRAWN BY: [blank] CHECKED BY: [blank] DATE: [blank]</p>	<p style="text-align: center;">DATE: [blank] SCALE: [blank] DRAWN BY: [blank] CHECKED BY: [blank] DATE: [blank]</p>	<p style="text-align: center;">DATE: [blank] SCALE: [blank] DRAWN BY: [blank] CHECKED BY: [blank] DATE: [blank]</p>
--	---	---	---	---

Kyle Associates, LLC

1111 W. HIGHWAY 190, SUITE 100, COMMINGTON, LA 70521
PH: 337-266-8681 FAX: 337-266-8682
WWW.KYLEASSOCIATES.COM



RESIDENTIAL COMPONENT
15.75 TOTAL ACRES

COMPONENTS	SQUARE FEET	ACRES	%
RESIDENTIAL BLDGS	117,200 S.F.	2.69 AC	17.1%
ACC. BLDINGS/POOL	8,200 S.F.	0.19 AC	1.3%
PAVED AREAS	124,625 S.F.	2.83 AC	18.0%
IMPROVED AREA	300,079 S.F.	6.89 AC	43.8%
GREEN SPACE (WETLANDS & NON-WETLANDS)	363,780 S.F.	8.35 AC	53.1%

COMMERCIAL COMPONENT
2.25 TOTAL ACRES

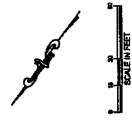
COMPONENTS	ACRES
TRACT TWO	1.51 ACRES
TRACT THREE	1.24 ACRES

*COMMERCIAL LAND COVERAGE TO BE DETERMINED

USE CONSTRAINTS

BUILDING A (3-STORY) - (3) 1,000 PER P.L.R.	TRUCK - 144 TOTAL
BUILDING B (3-STORY) - (3) 2,000 PER P.L.R.	TRUCK - 72 TOTAL
BUILDING C (3-STORY) - (3) 3,000 PER P.L.R.	TRUCK - 72 TOTAL
432 PARKING SPACE REQUIRED - 432 PARKING SPACE PROVIDED	TRUCK - 288 TOTAL

IMPACTED WETLANDS - 7.03 ACRES
 WETLANDS TO REMAIN - 3.32 ACRES



05-06-15P01:01 RCVD



MIKE COOPER
Mayor

CITY OF COVINGTON

317 North Jefferson Avenue
Post Office Box 778
Covington, Louisiana 70434
phone 985.892.1811
fax 985.898.4723
www.cityofcovingtonla.com

May 15, 2013

CERTIFIED MAIL
7009 2820 0002 8275 2918
RETURN RECEIPT REQUESTED

Sidney Fontenot
St. Tammany Parish
Planning Director
21490 Koop Drive
Mandeville, LA 70471

Re: Notice of Receipt of Annexation Petition
Property Owner –Reagan Crossing, LLC/Brett K.Oubre (Manager)
Zoning Case No. 13-06-01ANNEX

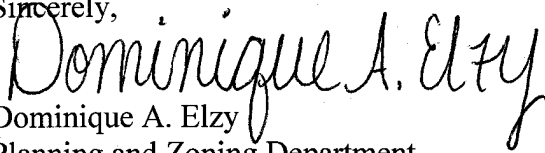
Dear Mr. Fontenot:

Attached please find copies of the application, survey, legal description, tax bill, and the Certificate of Registrar of Voters.

The annexation request is scheduled to be on the Planning and Zoning Commission's agenda for June 17, 2013.

If you have any questions, please feel free to contact our office at (985) 867-1214.

Sincerely,


Dominique A. Elzy
Planning and Zoning Department

Attachments

cc: Robert Thompson, Special Revenue Manager
Donald Henderson, Council Administrator
Sidney Fontenot, Planning Director
Darrell Guillott, Chief, St. Tammany Fire District #12
Bonnie D. Champagne, Council Clerk

LEE S. ALEXIUS
Councilman-at-Large

R. S. "SAM" O'KEEFE
Councilman-at-Large

JOHN CALLAHAN
Councilman, District "A"

JERRY CONER
Councilman, District "B"

MARK WRIGHT
Councilman, District "C"

LARRY ROLLING
Councilman, District "D"

RICK SMITH
Councilman, District "E"

City Council Office: 985.898.4722 • Fax: 985.898.4723 • Email: council@covla.com



ANNEXATION REQUEST APPLICATION

City of Covington

Petition for Annexation

Name Reagan Crossing, LLC

Mailing Address 301 North Columbia Street, Covington, LA 70433

Address of Property Proposed for Annexation No municipal address assigned.
18 acres located in Section 45, Township 6 South, Range 11 East, St. Tammany Parish.

Current Zoning of Property Proposed for Annexation HC-2 Highway Commercial

Current Status of Property: Check all that apply.

- Resident Property Owner
Non-Resident Property Owner
Renter
Registered Voter

Names of all registered voters in your household:
N/A

Voting Location (School Name, fire station number, etc.)
N/A

General Zoning Preference: Please indicate the zoning classification(s) requested. For example - CN- Neighborhood Commercial District. RM-2 Multi-Family and CR-Commercial with a Planned Combined Use Overlay

- Proposed land use for annexation property (Check one or more):
Single-Family Residential
Multi-Family Residential
Commercial
Institutional
Industrial
Planned District

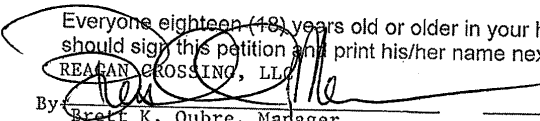
05-03-13P02:40 RCVD

04-01-11

ANNEXATION REQUEST APPLICATION

I hereby petition to have the property owned and/or occupied by me to be annexed into the City of Covington and subsequently zoned.

Everyone eighteen (18) years old or older in your household in favor of annexation should sign this petition and print his/her name next to his/her signature.

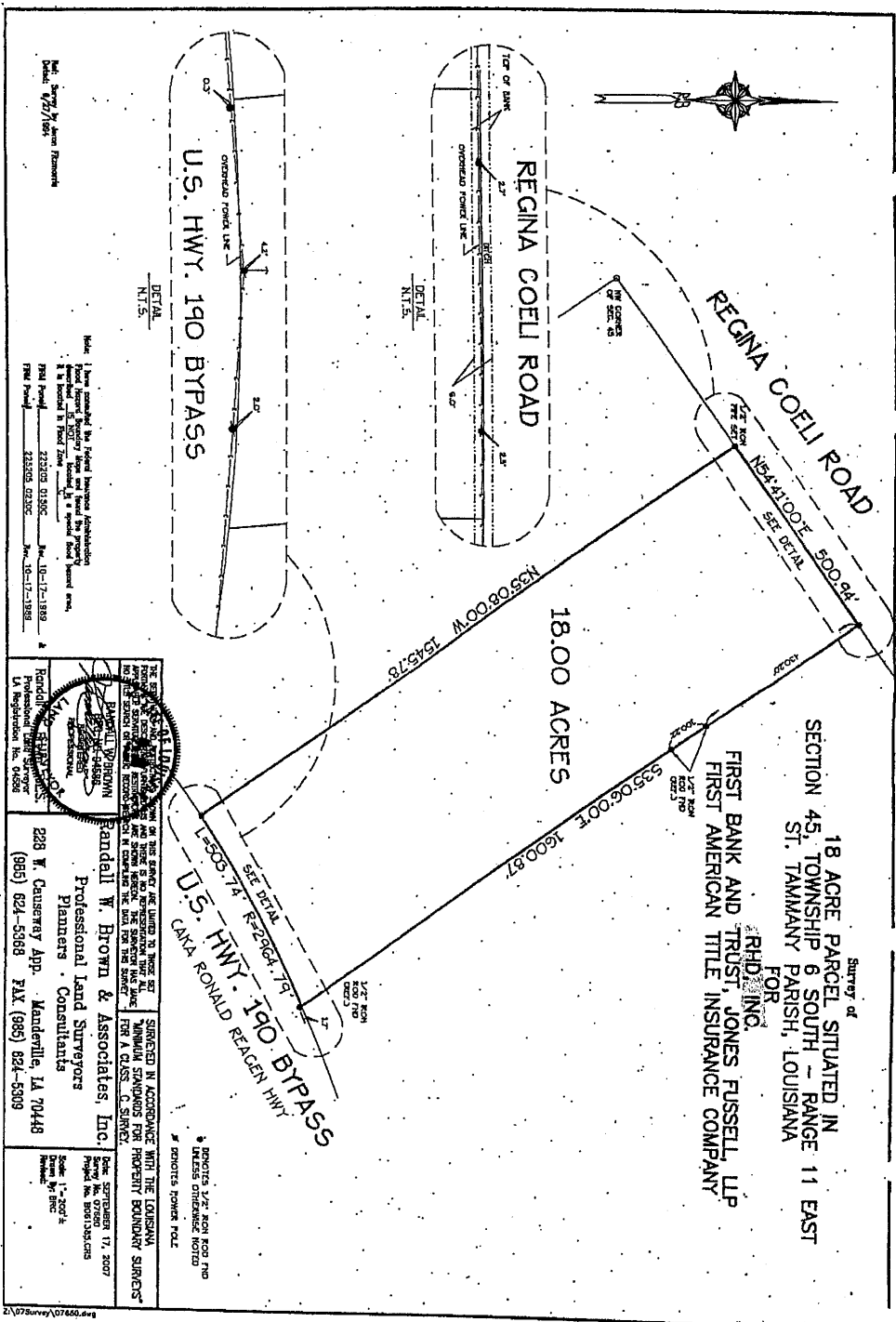

By Brett K. Oubre, Manager
REAR CROSSING, LLC

(If a corporation owns the property sought to be annexed, attach a corporate resolution authorizing the person signing the petition for annexation and provide the name and address of the registered agent for service of process of the corporation.)

05-03-13P02:40 RCVD

04-01-11

2/3



Survey of
 18 ACRE PARCEL SITUATED IN
 SECTION 45, TOWNSHIP 6 SOUTH - RANGE 11 EAST
 ST. TAMMANY PARISH, LOUISIANA
 FOR
 RHD, INC.
 FIRST BANK AND TRUST, JONES FUSSELL, LLP
 FIRST AMERICAN TITLE INSURANCE COMPANY

RAHND, INC.
 228 W. Causeway App. Mandeville, LA 70448
 (985) 624-5368 FAX (985) 624-5309

Randell W. Brown & Associates, Inc.
 Professional Land Surveyors
 Planners - Consultants
 228 W. Causeway App. Mandeville, LA 70448
 (985) 624-5368 FAX (985) 624-5309

Note: I have conducted the Federal Boundary Reestablishment
 Survey, Report, Property Maps and Bound the property
 as shown in Field Notes
 223205 0330C Per: 10-17-1989
 223205 0330C Per: 10-17-1989

2\075Survey\07660.dwg

Copyright 2007 - Randall W. Brown



MIKE COOPER
Mayor

CITY OF COVINGTON

PLANNING AND ZONING OFFICE

317 North Jefferson Avenue

Post Office Box 778

Covington, Louisiana 70434

phone 985.867.1214

fax 985.273.3014

email P&Z@covla.com

website www.covla.com

05-03-13P02:41 KLVU

OWNERSHIP CERTIFICATION

STATE OF LOUISIANA, PARISH OF ST. TAMMANY

BE IT KNOWN, that on this ____ day of April, in the year of Our Lord two thousand and thirteen (2013),

BEFORE ME, the undersigned notary public, duly commissioned and qualified in and for the Parish and State aforesaid, and in the presence of the witnesses hereinafter named and undersigned,

PERSONALLY CAME AND APPEARED:

REAGAN CROSSING, LLC, appearing ~~XXX~~ herein through Brett K. Oubre, Manager

Who declared to me, Notary, that it is (are) the registered owner(s) of Lot/Square 18 acres, the same having been acquired by act of sale dated ____/____/____, and recorded in Instrument # _____, Registry # _____ of the records of St. Tammany Parish, Louisiana.

Affiant(s) further declared to me, Notary, that _____ is (are) the registered owner(s) of Lot, Square _____, the same having been acquired by act of sale dated ____/____/____, and recorded in Instrument # _____, Registry # _____ of the records of St. Tammany Parish, Louisiana.

Affiant(s) further declared that ~~they reside on their respective property and that~~ all of the information contained in the City of Covington Application titled Petition for filed by Reagan Crossing, LLC is true and correct to the best of their knowledge. Annexation

THUS DONE AND SIGNED at Covington, Louisiana, in the presence of the undersigned competent witnesses, who have hereunto signed their names with the parties, and me, Notary, the day, month and year first above written.

WITNESSES:

Rachel L. Miller
Rachel L. Miller

Lindsey M. Reynolds
Lindsey M. Reynolds

REAGAN CROSSING, LLC

By: [Signature]
Property Owner Brett K. Oubre, Manager

Property Owner

[Signature]
ATTORNEY/NOTARY PUBLIC
25788

REAGAN CROSSING, LLC
301 N. Columbia Street
Covington, Louisiana 70433

May 2, 2013

Ms. Nahketah R. Bagby
Office of Planning and Zoning
City of Covington
P.O. Box 778
Covington, Louisiana 70434

05-03-13P02:41 RCVD

Re: Proposed Development

Dear Ms. Bagby:

As you are aware Reagan Crossing, LLC has petitioned the City of Covington to annex its 18 acres (comprised of Lots 1, 2 and 3) located along U.S. Highway 190 Bypass, north of the City. In accordance with our annexation request, we are requesting that Lot 1 be zoned RM-2 for multi-family use and Lots 2 and 3 be zoned CR for future commercial uses. In addition, we are also requesting a Planned Combined Use District Overlay for the property.

Given the Property's location and its proximity to the City and the City owned utilities, we believe annexation is appropriate and inevitable. Given the surrounding uses and zoning of those parcels adjacent to the subject property, we believe the multi-family component and highway commercial parcels are directly compatible with the area.


As you will see attached to our Petition for Annexation, our site plan for the multi-family parcel provides approximately 280 units. While this density is higher than that allowed under the RM-2 zoning, it is consistent with the mid-level multi-family zoning in the unincorporated areas of the Parish. While we could pursue the same density in the unincorporated area, we believe that this property is better suited to be a part of the City and that rather than developing it under the Parish guidelines and subsequently seeking the annexation, that annexing it on the front end is in the best interest of not only the development, but also the City of Covington.

As set forth on the site plan, we have taken care to avoid as much of the wetlands on site as possible. We are also preserving ample greenspace for this type of development. Finally, I would note that we are proposing to set aside additional right-of-way for the future widening Regina Coeli Road. While there are no definitive plans for the use of the commercial parcels along the bypass, we are proposing that those uses and

the development requirements under the CR zone apply. We will start with the multi-family component and allow the market to dictate the best uses for the commercial parcels.

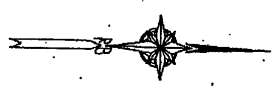
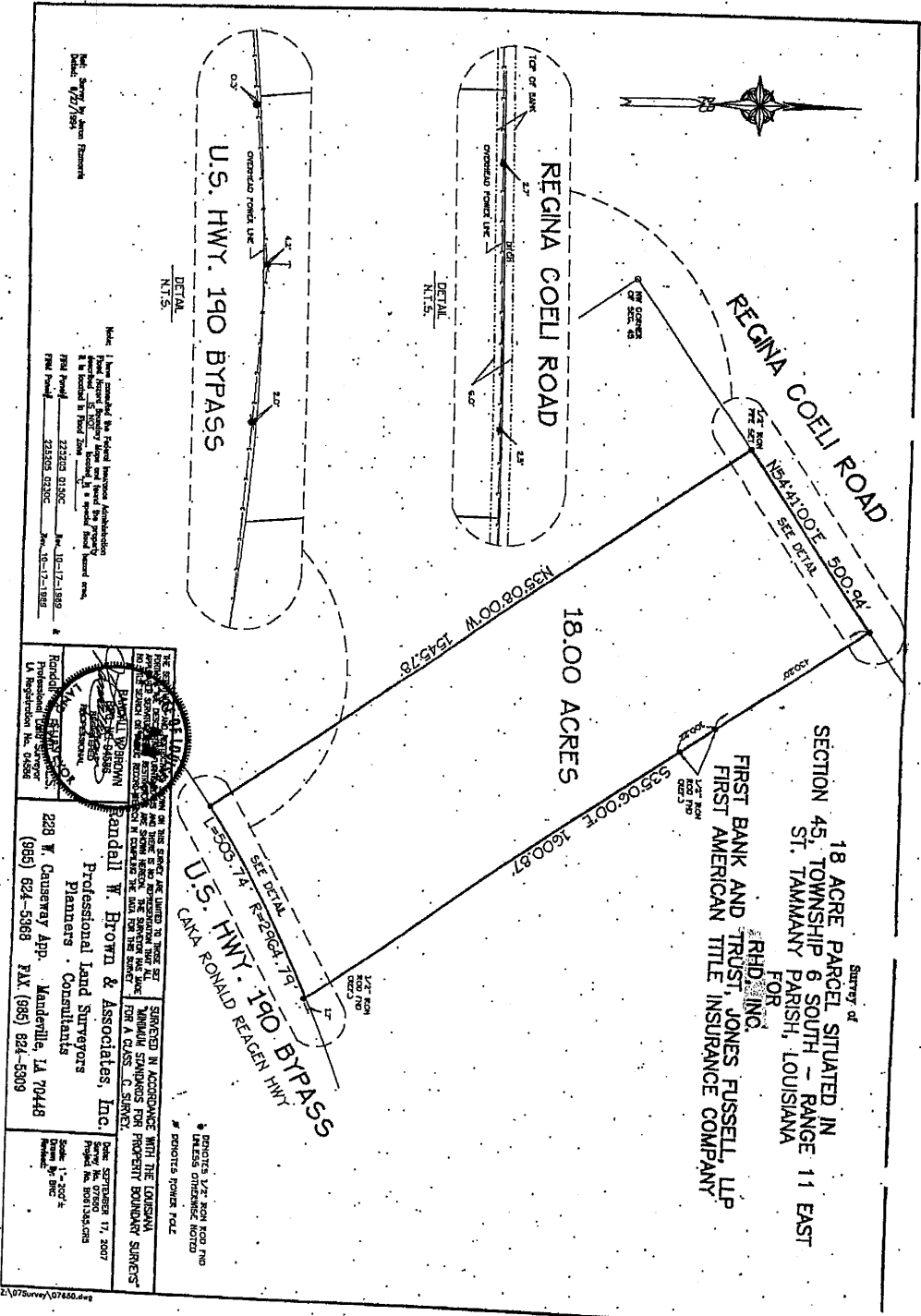
Thank you for your assistance in this matter and for processing our application. Should you have any other questions, please feel free to contact me or our counsel, Mr. Paul J. Mayronne.

REAGAN CROSSING, LLC

By: 
Brett K. Oubre, Manager

05-03-13P02:41 RCVD

1/3



REGINA COELI ROAD
 1/2 ACRES
 N35°08'00\"/>

18.00 ACRES

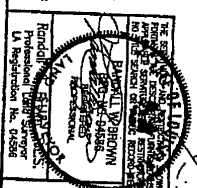
Survey of
 18 ACRE PARCEL SITUATED IN
 SECTION 45, TOWNSHIP 8 SOUTH - RANGE 11 EAST
 ST. TAMMANY PARISH, LOUISIANA
 FOR
 RHD, INC.
 FIRST BANK AND TRUST, JONES FUSSELL, LLP
 FIRST AMERICAN TITLE INSURANCE COMPANY

U.S. HWY. 190 BYPASS
 1/2 ACRES
 N35°08'00\"/>

Map Surveyed by James Finamore
 Date: 4/22/1981

Note: I have compared the original instrument with the
 Final Record and find that the same is correct and true
 as it is recorded in Final Record. I have also compared
 the original instrument with the original Final Record and
 find that the same is correct and true as it is recorded
 in Final Record.

Final Record: 225201 0130C Date: 10-17-1989
 Final Record: 225201 0130C Date: 05-17-1989



Randall W. Brown
 Professional Land Surveyors
 Planners & Consultants
 228 W. Causeway App. Mandeville, LA 70448
 (985) 624-5368 FAX (985) 624-5309

REGISTERED IN ACCORDANCE WITH THE LOUISIANA
 SURVEYING ACT OF 1967 AND THE SURVEYING
 BOARD'S REGULATIONS FOR PROFESSIONAL SURVEYORS

EA\076\Survey\076860.dwg

**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 Drawing # 07680, dated September 17, 2007 and further identified as a certain piece or parcel of land containing 18 acres, situated in Section 45, Township 6 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 17th day of April, 2013.

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

A handwritten signature in black ink, appearing to read "M. Dwayne Wall", is written over a faint circular stamp.

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

LEGAL DESCRIPTION:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 45, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, and being more particularly described as follows, to-wit:

From the Northwest corner of Section 45, Township 6 South, Range 11 East, go North 54 degrees 41 minutes East 477.40 feet to the Point of Beginning.

From the Point of Beginning, continue North 54 degrees 41 minutes East 500.94 feet to a point; thence go South 35 degrees 06 minutes East 1600.87 feet to the north right-of-way of U.S. Highway 190 By-Pass; thence run along said right-of-way with a curve to the left having a radius of 2,964.79 feet and an arc of 503.74 feet to a point; thence North 35 degrees 08 minutes West 1545.78 feet to the Point of Beginning, all in accordance with survey by Randall W. Brown & Associates, Inc. dated September 17, 2007.

This tract contains 18.00 acres .

Google

To see all the details that are visible on the screen, use the "Print" link next to the map.



Map



Address	Township/Range	Wards
Building Permits	Subdivisions	Water Bodies
major_roads	SD_Parcels	parish_land
Streets	Land_Parcels	
Streams & Rivers	Cities	

Copyright
STPBasicMap
MIS/GIS Department

<http://gispub.stpgov.org:8645/StTammanyGIS/WebResource.axd?d=2u8dpQXasWvvTThR...> 4/17/2013



Rodney J. Strain, Jr.
 Sheriff & Ex-Officio Tax Collector
 Parish of St. Tammany
 State of Louisiana

2012 Tax Statement

Real Estate

Retain this portion for your records.

11/30/2012

Bill Number	Bill Date	Account Number	Parcel Number	Property Location
00023928	11/30/2012	000525971	1071187686	

RHD INC
 301 N COLUMBIA ST
 COVINGTON LA 70433

This is your Tax Notice. If a mortgage company is responsible or if you have sold the property, please forward to the responsible party.

18 ACS M/L SEC 45 6 11 CB 1452 481 INST NO 912450		City Rate: 0.00	Homestead Assessment: 0.00		
Book / Page	Deed Date:	School Rate: 0.00	Land Assessment: 494.00		
Jurisdiction Code: 07	Description: 3 RURAL	County Rate: 0.00	Bldg Assessment: 0.00		
Classification Code: RE	Description: REAL ESTATE	Utility Rate: 0.00	Net Assessment: 494.00		
			Total Assessment: 494.00		
Description	Rate	Area	Description	Rate	Assessm
LAW ENFORC	11.660000	5.78	CORONER'S	3.3800	1.67
SCHOOL DIS	20.900000	10.32	ALIMONY 1	3.0000	1.48
SCHOOL CON	3.780000	1.87	FIRE DIST	24.8800	12.29
SCHOOL MAI	4.810000	2.38	MOSQUITO D	4.5000	2.22
SCHOOL BLD	3.420000	1.69	TIMBERLAND		1.44
OPERATION	35.270000	17.42			
FLORIDA PA	2.750000	1.36			
DRAINAGE M	1.830000	.90			
LIBRARY	5.350000	2.64			
PARISH SPE	2.710000	1.34			
PUBLIC HEA	1.830000	.90			
ANIMAL SHE	.850000	.42			
COUNCIL ON	1.690000	.83			
			Sub Total		66.95
Penalty	Interest	Payments	Current Charge		
		66.97	\$ 66.95		\$ 0.00

1% interest per month when delinquent.

DO NOT MAIL PAYMENT WITH THIS CHANGE OF ADDRESS NOTICE.

Change of Address Notification: If you are still the owner of the above described property and your address has changed, you are requested to complete and detach this section and mail it to: St. Tammany Assessor, 701 N. Columbia St., Covington, LA 70433

Name: _____ Bill Number: 00023928
 Address: _____ Parcel Number: 1071187686
 City: _____ State: _____ Signature: _____ Date: _____
 Zip: _____ Phone: _____ Signature: _____ Date: _____

Changes require signature of all owners

Detach and mail this portion with your payment

00023928	11/30/2012	11/30/2012	2012 Tax Statement	Real Estate
1071187686			Penalty	
000525971			Interest	
RHD INC			Payments	66.97
301 N COLUMBIA ST			Current Charge	\$ 66.95
COVINGTON LA 70433				\$ 0.00
18 ACS M/L SEC 45 6 11 CB 1452 481 INST NO 912450			Amount Required	

Make Check or Money order payable to:
 St. Tammany Parish Tax Collector
 P.O. Box 608
 Covington, LA 70434-0608

000020&201230002392&500000000000



Pat Brister
Parish President

St. Tammany Parish Government

Department of Planning
P. O. Box 628
Covington, LA 70434
Phone: (985) 898-2529
Fax: (985) 898-3003
e-mail: planning@stpgov.org

April 11, 2013

To Whom It May Concern,

The object of this letter is to confirm that the 18 acre parcel of land (see attached survey) located on the north side of US Hwy 190/Ronald Reagen Hwy and on the south side of Regina Coeli Road, in Section 45, Township 8 South, Range 11 East, is zoned HC-2 Highway Commercial District, according to the St. Tammany Parish Zoning Map (see attached zoning map).

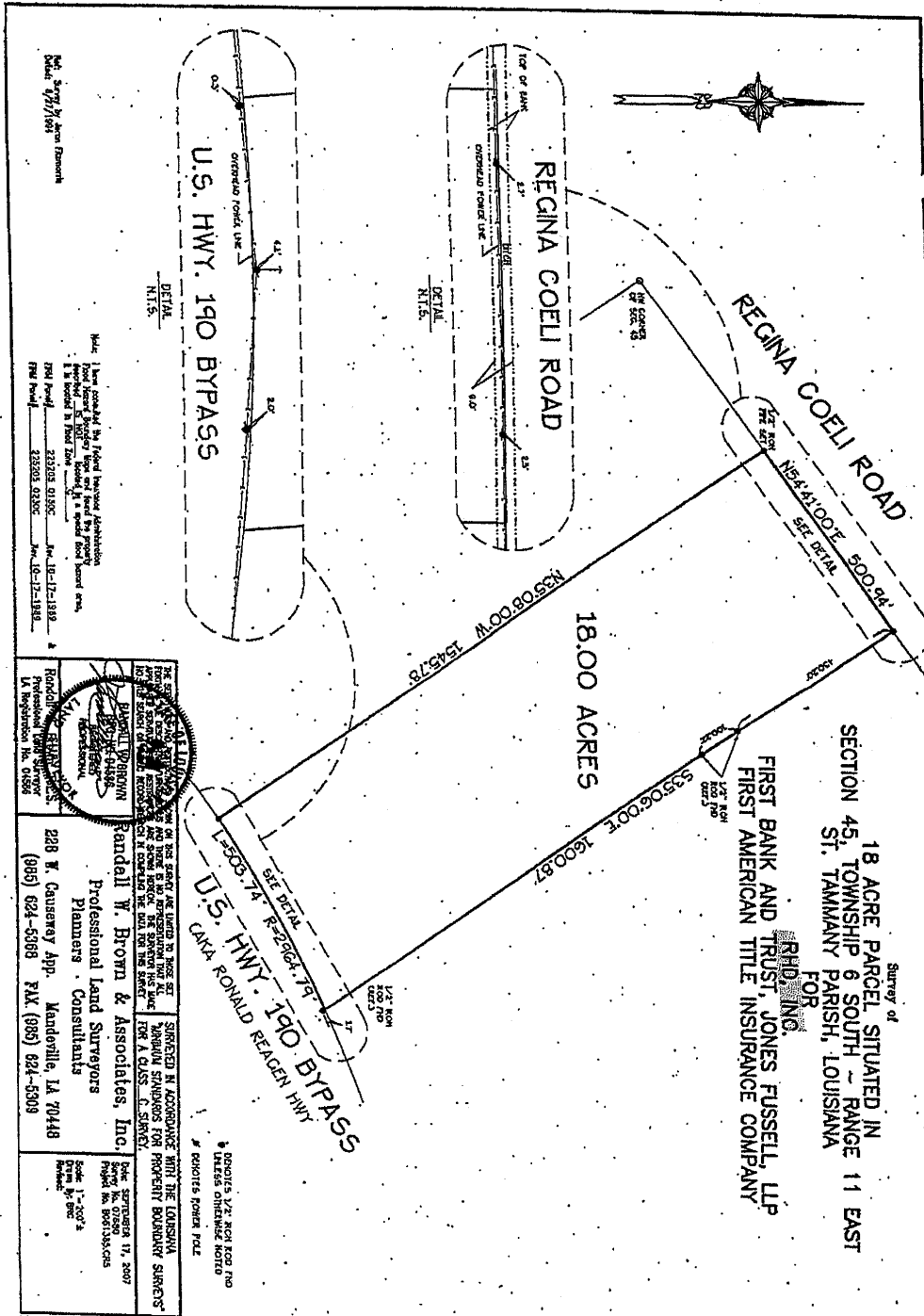
Should you have any questions, please call me at (985) 898-2529.

Sincerely,

A handwritten signature in cursive script, appearing to read "H. Lambert", is written over the typed name.

Helen Lambert
Assistant Director

1/3



Survey of
 18 ACRE PARCEL SITUATED IN
 SECTION 45, TOWNSHIP 6 SOUTH - RANGE 11 EAST
 ST. TAMMANY PARISH, LOUISIANA
 FOR
 RND, INC.
 FIRST BANK AND TRUST, JONES FUSSELL, LLP
 FIRST AMERICAN TITLE INSURANCE COMPANY

18.00 ACRES

Map Survey by John Diamond
 Date: 4/27/1993

Note: I have conducted the field boundary determination for this survey in accordance with the Louisiana Surveying Code, Title 48, Chapter 11, Article 1101, which requires that a survey be conducted in accordance with the Louisiana Surveying Code, Title 48, Chapter 11, Article 1101, which requires that a survey be conducted in accordance with the Louisiana Surveying Code, Title 48, Chapter 11, Article 1101.

Field Book: 22308 0190C
 Job No: 10-12-1988
 Plot No: 22308 0280C

RANDALL W. BROWN
 Professional Land Surveyors
 Planners & Consultants
 228 W. Causeway App. Mandeville, LA 70448
 (985) 624-5398 FAX (985) 624-5309

Surveyed in accordance with the Louisiana Surveying Code, Title 48, Chapter 11, Article 1101, which requires that a survey be conducted in accordance with the Louisiana Surveying Code, Title 48, Chapter 11, Article 1101, which requires that a survey be conducted in accordance with the Louisiana Surveying Code, Title 48, Chapter 11, Article 1101.

DATE: SEPTEMBER 17, 2007
 SCALE: 1"=200'
 PROJECT NO. 08013545CS

210729mwy107460.dwg

LEGAL DESCRIPTION:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 45, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, and being more particularly described as follows, to-wit:

From the Northwest corner of Section 45, Township 6 South, Range 11 East, go North 54 degrees 41 minutes East 477.40 feet to the Point of Beginning.

From the Point of Beginning, continue North 54 degrees 41 minutes East 500.94 feet to a point; thence go South 35 degrees 06 minutes East 1600.87 feet to the north right-of-way of U.S. Highway 190 By-Pass; thence run along said right-of-way with a curve to the left having a radius of 2,964.79 feet and an arc of 503.74 feet to a point; thence North 35 degrees 08 minutes West 1545.78 feet to the Point of Beginning, all in accordance with survey by Randall W. Brown & Associates, Inc. dated September 17, 2007.

This tract contains 18.00 acres .



ACT OF SALE

UNITED STATES OF AMERICA

BY: JARED J. CARUSO-RIECKE

STATE OF LOUISIANA

TO: REAGAN CROSSING, LLC

PARISH OF ST. TAMMANY

BE IT KNOWN, that on this 2nd day of May, 2013, before me, the undersigned authority, a Notary Public, duly commissioned and qualified, in and for the State and Parish aforesaid, therein residing, and in the presence of the witnesses hereinafter named and undersigned:

PERSONALLY CAME AND APPEARED:

JARED J. CARUSO-RIECKE, a person of the full age of majority, who declared unto me, Notary, that he has been married but once and then to Jeanine Elizabeth Addison, with whom he resides and from whom he is separate in property pursuant to a Marriage Contract dated September 9, 1998, and filed at Instrument No. 1113974, with the Clerk of Court for the Parish of St. Tammany, State of Louisiana; his mailing address being 301 N. Columbia Street, Covington, Louisiana 70433;

hereinafter designated as "vendor" who declared that for the consideration and upon the terms and conditions hereinafter expressed, said vendor has bargained and sold, and does by these presents grant, bargain, sell, assign, transfer, deliver, and abandon and set over under all lawful warranties and with substitution and subrogation to all rights and actions of warranty against all preceding owners and vendors, unto

REAGAN CROSSING, LLC, a Louisiana limited liability company doing business in the Parish of St. Tammany, State of Louisiana, herein represented by its duly authorized sole Manager, Brett K. Oubre, pursuant to a Certificate of Authority attached hereto; its mailing address being 301 N. Columbia Street, Covington, Louisiana 70433;

hereinafter designated as "purchaser", here present, accepting and purchasing and acknowledging delivery and possession of the following described property, to-wit:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 45, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, and being more particularly described as follows, to-wit:

From the Northwest corner of Section 45, Township 6 South, Range 11 East, go North 54 degrees 41 minutes East 477.40 feet to the Point of Beginning.

From the Point of Beginning, continue North 54 degrees 41 minutes East 500.94 feet to a point; thence go South 35 degrees 06 minutes East 1600.87 feet to the north right-of-way of U.S. Highway 190 By-Pass; thence run along said right-of-way with a curve to the left having a radius of 2,964.79 feet and an arc of 503.74 feet to a point; thence North 35 degrees 08 minutes West 1545.78 feet to the Point of Beginning, all in accordance with survey by Randall W. Brown & Associates, Inc. dated September 17, 2007.

This tract contains 18.00 acres.

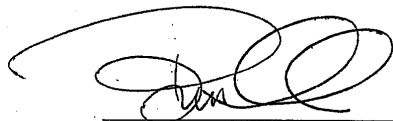
TO HAVE AND TO HOLD the said property unto the said purchaser forever.

**CERTIFICATE OF AUTHORITY FOR
REAGAN CROSSING, LLC**

The undersigned, Brett K. Oubre, the certifying official of Reagan Crossing, LLC (hereinafter the "Company"), pursuant to the Articles of Organization on file with the Louisiana Secretary of State, hereby certifies that Brett K. Oubre is, and has been, duly authorized by the Company and its Members to act on behalf of the Company in the following respects:

1. To execute any and all documents necessary to accept certain property located in St. Tammany Parish from Jared J. Caruso-Riecke, as a capital contribution, all upon such terms and conditions and containing such clauses as Brett K. Oubre shall deem appropriate in his sole discretion; and
2. To take any and all action and execute any and all other documents necessary to effectuate the foregoing.

THUS DONE in Covington, Louisiana, this 1 day of May, 2013.



**BRETT K. OUBRE, CERTIFYING OFFICIAL OF
REAGAN CROSSING, LLC**

This sale and conveyance is made as a capital contribution by Vendor in favor of Purchaser, Reagan Crossing, LLC

Whenever the word "vendor" is used in this act, it shall be construed to include "vendors", and whenever the word "purchaser" is used it shall be construed to include "purchasers".

All the agreements and stipulations herein contained, and all the obligations herein assumed shall inure to the benefit of and be binding upon the heirs, successors, and assigns of the respective parties hereto.

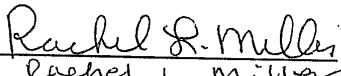
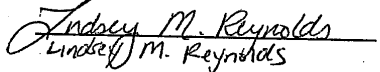
The parties hereto agree to dispense with the Certificates required by Article 3364, of the Revised Civil Code of this State and to exonerate me, said Notary, from all liability on account of its non-production, and said parties declare that all taxes against said Property are paid up to and including taxes for the year 2012. Taxes for the year 2013 and future ad valorem property taxes shall be paid by the Purchaser.

The certificates of mortgage and conveyance as required by Article 3364 of the revised Civil Code of Louisiana are waived.

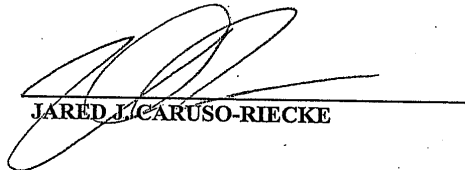
Vendor and Purchaser hereto acknowledge that this Act of Sale has been prepared and passed without the benefit of a survey and/or title examination or title insurance and that all parties hereto agree to and do indemnify and save and hold harmless Notary from any and all liabilities resulting from or in connection with this Act of Sale.

THUS DONE AND PASSED in Covington, Louisiana, on the day, month and year first hereinabove written, in the presence of the undersigned competent witnesses, and me, Notary, after due reading of the whole.

WITNESSES:



Rachel L. Miller

Lindsey M. Reynolds

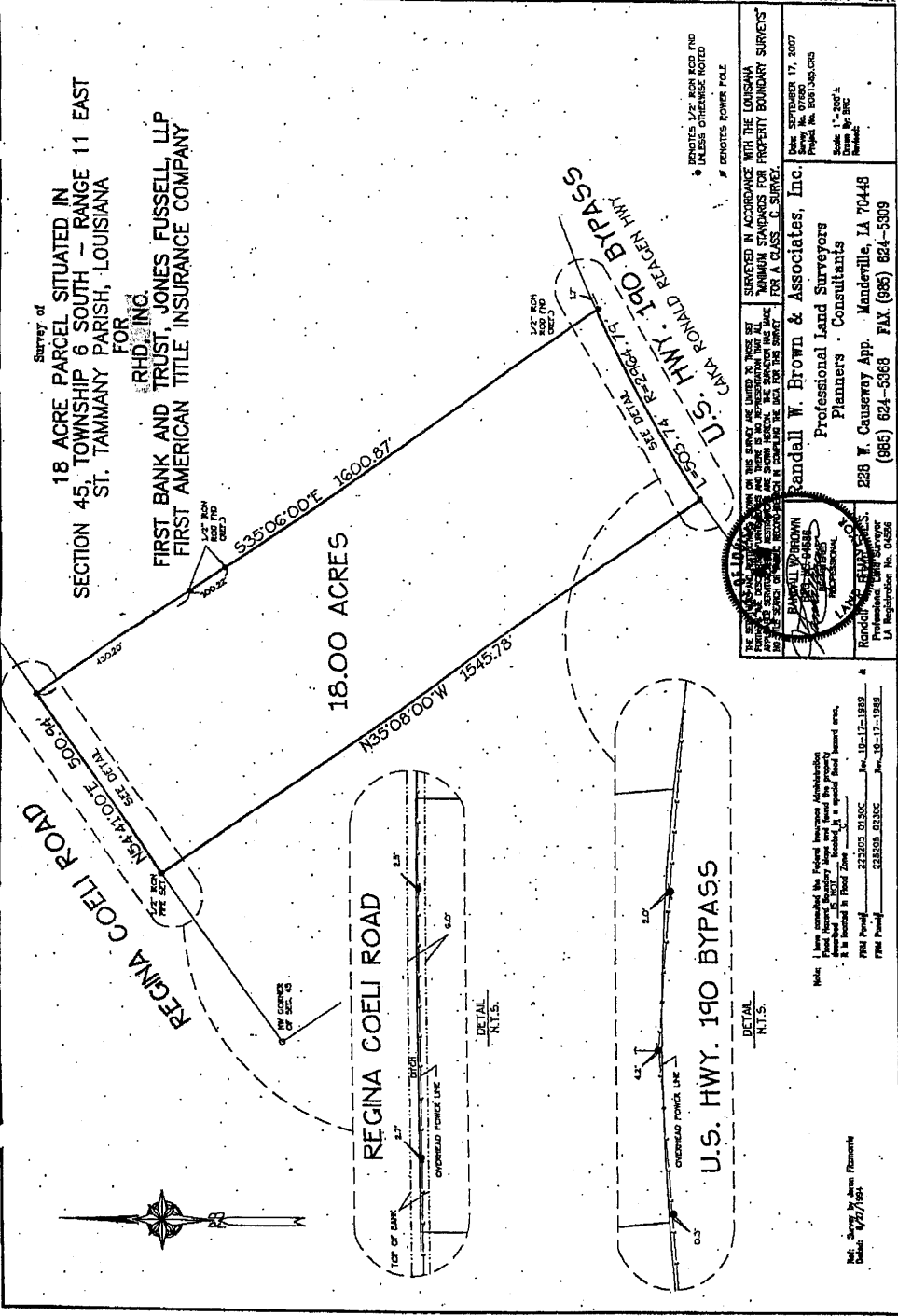
VENDOR:


JARED J. CARUSO-RIECKE

PURCHASER:
REAGAN CROSSING, LLC

By: 
BRETT K. OUBRE, MANAGER

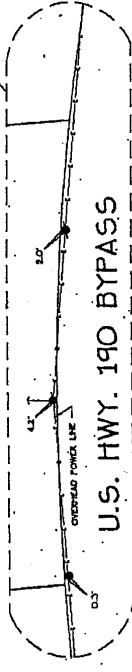

PAUL J. MAYRONNE NOTARY PUBLIC
LA BAR NO. 25788



Survey of
**18 ACRE PARCEL SITUATED IN
 SECTION 45, TOWNSHIP 6 SOUTH - RANGE 11 EAST
 ST. TAMMANY PARISH, LOUISIANA**
 FOR
**RHD, INC.
 FIRST BANK AND TRUST, JONES FUSSELL, LLP
 FIRST AMERICAN TITLE INSURANCE COMPANY**

18.00 ACRES

REGINA COELI ROAD
 154.100'± SEE DETAIL
 500.94'



U.S. HWY. 190 BYPASS
 1539.74' SEE DETAIL
 782.264'± SEE DETAIL
 1545.78'

1/2" FOR
 1" FOR
 2" FOR
 UNLESS OTHERWISE NOTED
 # DENOTES POWER POLE

WE HEREBY CERTIFY THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE LOUISIANA SURVEYING ACT AND THAT WE ARE A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF LOUISIANA. THIS SURVEY IS A CLASS "C" SURVEY.

RANDALL W. BROWN
 PROFESSIONAL LAND SURVEYOR
 License No. 01566

RANDALL W. BROWN & ASSOCIATES, INC.
 Professional Land Surveyors
 Planners • Consultants
 228 W. Causeway App. Mandeville, LA 70448
 (985) 624-5368 FAX (985) 624-5309

Date: SEPTEMBER 17, 2007
 Survey No. 07500
 Project No. 0011051005
 Scale: 1"=200'
 Drawn By: BJC
 Checked:

Note: I have examined the Federal Insurance Administration Flood Hazard Map for the area shown on this map and find that it is located in Flood Zone #1. It is located in Flood Zone #1.

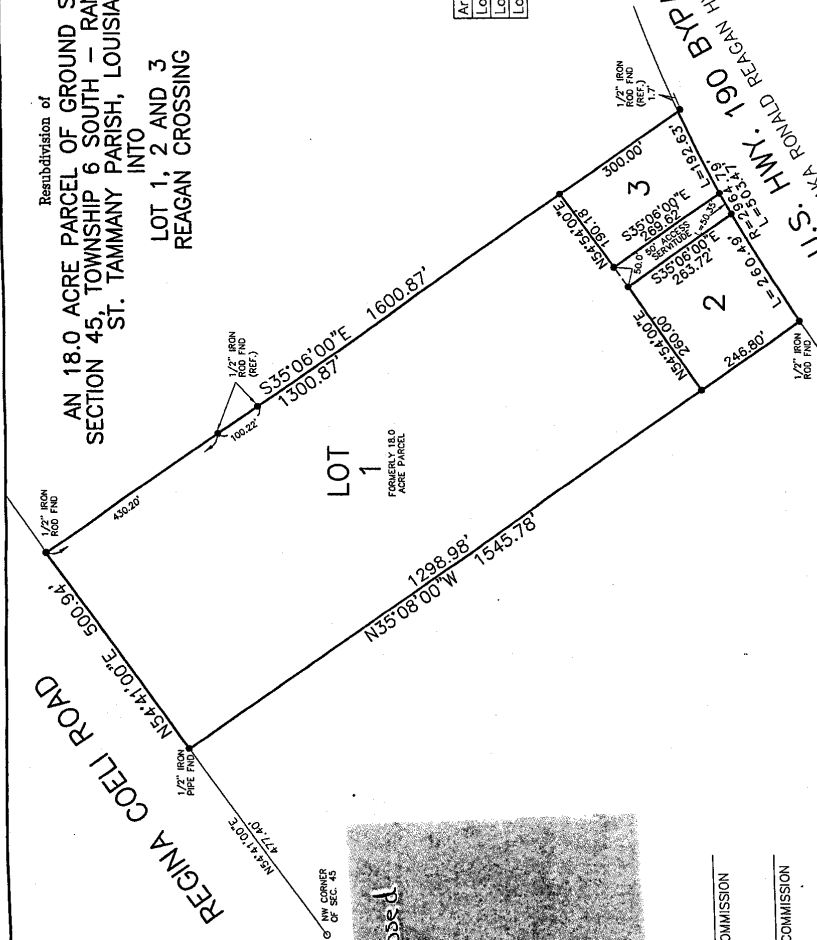
FIRM Permit: 223205 0180C Rev. 10-17-1998
 223205 0230C Rev. 10-17-1998

Met. Survey by Jason Fitzmorris
 Date: 9/27/07

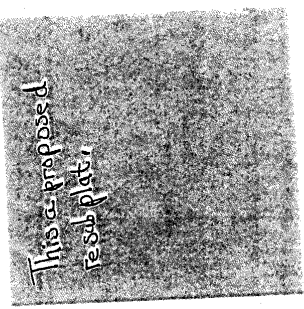
Restribution of
**AN 18.0 ACRE PARCEL OF GROUND SITUATED IN
 SECTION 45, TOWNSHIP 6 SOUTH - RANGE 11 EAST
 ST. TAMMANY PARISH, LOUISIANA**
 INTO
**LOT 1, 2 AND 3
 REAGAN CROSSING**

Area Table

Area	Sq. Feet	Acres
Lot 1	664017	15.24
Lot 2	65852	1.51
Lot 3	53864	1.24



• REMOTES 1/2" IRON PIPE TO BE SET



APPROVAL

 CHAIRMAN PARISH PLANNING COMMISSION

 SECRETARY PARISH PLANNING COMMISSION

 DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED _____ FILE NO. _____

CLERK OF COURT _____

THE REMOTES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION OR WARRANTY AS TO THE ACCURACY OF THE DATA FOR THIS SURVEY.

U.S. HWY. 190 BYPASS
 (AKA RONALD REAGAN HWY)

Randall W. Brown & Associates, Inc.
 Professional Land Surveyors
 Planners - Consultants
 228 W Causeway App. Mandeville, LA 70448
 (985) 624-5366 FAX (985) 624-5309

Date: APRIL 24, 2013
 Survey No. 18001385.CDS
 Project No. 18001385.CDS
 Scale: 1"=200'
 Drawn By: RJB
 Revised:

Ref. Survey by Arno Fitzhums
 Dated: 6/27/1994