

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-4360

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DATA MANAGEMENT

RESOLUTION TO CONCUR/NOT CONCUR WITH THE MANDEVILLE ANNEXATION AND REZONING OF 0.69 ACRES OF LAND MORE OR LESS FROM PARISH HC2 HIGHWAY COMMERCIAL DISTRICT TO MANDEVILLE B2 HIGHWAY COMMERCIAL DISTRICT, PROPERTY IS DESIGNATED AS A 0.38 ACRE PARCEL OF LAND AND A 0.31 ACRE PARCEL DESCRIBED AS LOT "X", BOTH SITUATED IN SQUARE 113, TOWNSHIP 8 SOUTH, RANGE 11 EAST CITY OF MANDEVILLE, ST. TAMMANY PARISH, LOUISIANA, WARD 4, DISTRICT 10.

WHEREAS, Mandeville is contemplating annexation of 0.69 Acres more or less, owned by Florida 59, LLC, and property is designated as a 0.38 Acre parcel of land and a 0.31 Acre parcel described as LOT "x", both situated in Square 113, Township 8 South, Range 11 East City of Mandeville, St. Tammany Parish, Louisiana, Ward 4, District 10 (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 April 1, 2003; and

WHEREAS, the property requires rezoning from Parish HC2 Highway Commercial District to Mandeville B2 Highway Commercial District which is not an intensification of zoning; and

WHEREAS, the property is 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 Mandeville.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to Concur/Not Concur with the City of Mandeville annexation and rezoning of 0.69 Acres of land more or less, and property is designated as a 0.38 Acre parcel of land and a 0.31 Acre parcel described as LOT "x", both situated in Square 113, Township 8 South, Range 11 East City of Mandeville, St. Tammany Parish, Louisiana from Parish HC2 Highway Commercial District to Mandeville B2 Highway Commercial District in accordance with the April 1, 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 the City of 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 the City of 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 4 DAY OF JULY , 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: April 7, 2015

Annexation staff #: MN2015-02

The City of Mandeville is contemplating annexation of 0.69 Acres owned by Florida 59, LLC. Property is located at Square 113, TOWNSHIP 7 SOUTH, and RANGE 11 EAST, ST. TAMMANY PARISH.

Robert K. Thompson
Special Revenue Manager
Phone: (985) 898-2865

MN2015-02: STP Department notes:

Date	Department	Originator	Note
5/1/2015	Planning	S Fontenot	<p>Proposal is consistent with the Louisiana Revised Statutes relative to annexation if the property is contiguous to the US Highway 190 and La Highway 59 rights of way. This is not apparent on the maps supplied.</p> <p>Proposal is consistent with the Annexation and development agreements between the St. Tammany Parish Government and the City of Mandeville</p> <p>Proposal is not an intensification of land uses.</p>
4/7/2015	Engineering	P Carrol	All construction must meet Parish drainage requirements. Site is a critical drainage area and the vicinity has a history of structures and parking lots flooding.
5/4/2015	Public Works	J Lobrano	No Public Works Issues
5/5/2015	Environmental Services	J Watson	No DES Issues
5/5/2015	Engineering	J Watson	Parish traffic requirements must be followed.

Annexation Package Files Audit Trail Notes History



St. Tammany Parish Government
Government that Works

Annexation

City: Mandeville City Case No: 15-08 Staff Reference: MN2015-02

Priority 1

Date:

Line

Location: 0.38 Acre parcel of land and 0.31 Acre described as LOT "x", both situated in Square 113, Town of Mandeville, St. Tammany Parish, Louisiana

District:
Parish Zoning: HC2 Highway Commercial
City Zoning: B2 Highway Commercial
Subdivision:

Existing Use: Commercial

Developed Intensification Concur w/ City

Size: 0.69 Acres

Population: Concur:

STR: Sq 113, T-S-8, R-11-E

Annex Status: Sales Tax:

Attach Files Add Notes Annexation Update Send to GIS



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 0.69 ACRES OF LAND MORE OR LESS FROM PARISH HC2 HIGHWAY COMMERCIAL DISTRICT TO MANDEVILLE B2 HIGHWAY COMMERCIAL DISTRICT, PROPERTY IS DESIGNATED AS A 0.38 ACRE PARCEL OF LAND AND A 0.31 ACRE PARCEL DESCRIBED AS LOT "x", BOTH SITUATED IN SQUARE 113, TOWNSHIP 8 SOUTH, RANGE 11 EAST CITY OF MANDEVILLE, ST. TAMMANY PARISH, LOUISIANA, WARD 4, DISTRICT 10.

WHEREAS, Mandeville is contemplating annexation of 0.69 Acres more or less, owned by Florida 59, LLC, and property is designated as a 0.38 Acre parcel of land and a 0.31 Acre parcel described as LOT "x", both situated in Square 113, Township 8 South, Range 11 East City of Mandeville, St. Tammany Parish, Louisiana, Ward 4, District 10 (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 April 1, 2003; and

WHEREAS, the property requires rezoning from Parish HC2 Highway Commercial District to Mandeville B2 Highway Commercial District which **is not** an intensification of zoning; and

WHEREAS, the property **is** 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 Mandeville.*

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to **Concur/Not Concur** with the City of Mandeville annexation and rezoning of 0.69 Acres of land more or less, and property is designated as a 0.38 Acre parcel of land and a 0.31 Acre parcel described as LOT "x", both situated in Square 113, Township 8 South, Range 11 East City of Mandeville, St. Tammany Parish, Louisiana from Parish HC2 Highway Commercial District to Mandeville B2 Highway Commercial District in accordance with *the April 1, 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 the City of 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 the City of 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 FORD, CLERK OF COUNCIL (MN2015-02)

**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



March 31, 2015

MEMBERS

MICHAEL BLACHE
REN CLARK
SCOTT QUILLIN
SIMMIE FAIRLEY
REBECCA BUSH

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Councilwoman Maureen O'Brien
St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

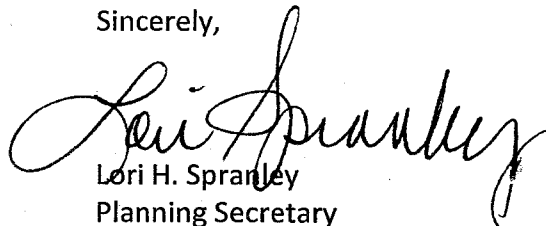
RE: Annexation Request

Dear Councilwoman O'Brien:

Under the provisions of the City of Mandeville's Annexation/Growth Plan adopted by St. Tammany Parish in March, 2003, attached is a copy of Ordinance 15-08 requesting the annexation of two parcels of land containing approximately 0.31 and 0.38 acres of land at the corner of Highway 59 and Florida Street to be known as 2041 Florida Street, and assigning a zoning designation as a B-2, Highway Business District zoning designation. Ordinance 15-08 will be introduced at the City Council meeting of April 9, 2015. The Planning and Zoning Commission has scheduled the ordinance to be included on their public hearing agenda for the April 14, 2015 meeting. At that time, it is anticipated that the ordinance will be placed on the City Council agenda of April 23, 2015 for adoption.

If you have any questions, please call me.

Sincerely,



Lori H. Sprantley
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. 15-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE TO EFFECT THE ANNEXATION OF LOT X CONTAINING 0.31 ACRES AND A PARCEL OF GROUND CONTAINING 0.38 ACES IN SQUARE 113, TOWN OF MANDEVILLE, ST. TAMMANY PARISH, LOUISIANA INTO THE CORPORATE LIMITS OF THE CITY OF MANDEVILLE DESIGNATING AND ASSIGNING THE PROPERTY FOR PURPOSES OF ZONING AS B-2 HWY BUSINESS DISTRICT AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the City Council has received a petition seeking the annexation into the corporate limits of the City of Mandeville; and

WHEREAS, the said petition is made and signed by all of the owners of the said property and there are no registered voters residing on the said property; and

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

WHEREAS, the proposed annexation will serve the best interests of the City of Mandeville and of its citizens by providing enhanced development of a major commercial area of the City, promoting additional tax revenues for the City and employment opportunity for area citizens; and

WHEREAS, the City Council has received _____ recommendations from the Mandeville Planning Commission regarding the proposed annexation and _____ recommendations of the Mandeville Zoning Board regarding the zoning designation of the property; and

WHEREAS, the Mandeville Comprehensive Land Use Plan adopted August 1, 1989, states annexation of certain areas as an objective of the City's Growth Management Plan and this annexation does comply with that objective and is identified as a priority one area, and;

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.

A certain parcel of land being 0.38 aces and situated in Square 113, Town of Mandeville, St. Tammany Parish, Louisiana, being more fully described as follows:

BEGINNING at the intersection of the westerly right-of-way of Gerard Street (Girod Street or La. Hwy. 59) and the northerly right-of-way of Florida Boulevard (Florides Street or U.S. Hwy. 190) leaving said westerly right-of-way, run along said northerly right-of-way north 59 degrees 58 minutes 34 seconds west for a distance of 100.80 feet to a point; thence leaving said northerly right-of-way, run north 29 degrees 56 minutes 29 seconds east for a distance of 130.08 feet to a point; thence run south 59 degrees 59 minutes 21 seconds east for a distance of 138.64 feet to a point on the westerly right-of-way line of Gerard Street (Girod Street or La. Hwy. 59); thence run along said westerly right-of-way line south 29 degrees 05 minutes 00 seconds west for a distance of 18.50 feet to a point; thence run south 35 degrees 50 minutes 53 seconds west for a distance of 60.41 feet to a point; thence run south 61 degrees 44 minutes 24 seconds west for a distance of 60.54 feet back to the POINT OF BEGINNING.

Said Parcel contains 0.38 acres more or less.

A certain parcel of land being Lot "X" and situated in Square 113, Town of Mandeville, St. Tammany Parish, Louisiana, being more fully described as follows:

COMMENCING at the intersection of the westerly right-of-way of Gerard Street (Girod Street or La. Hwy. 59) and the northerly right-of-way of Florida Boulevard (Florides Street or U.S. Hwy. 190) leaving said westerly right-of-way, run along said northerly right-of-way north 59 degrees 58 minutes 34 seconds west for a distance of 100.80 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING, continue along said northerly right-of-way line north 63 degrees 39 minutes 20 seconds west for a distance of 102.43 feet to a point; thence leaving said northerly right-of-way, run north 29 degrees 56 minutes 03 seconds east for a distance of 136.09 feet to a point; thence run south 60 degrees 17 minutes 30 seconds east for a distance of 102.22 feet to a point; thence run south 29 degrees 56 minutes 29 seconds west for a distance of 130.08 feet back to the POINT OF BEGINNING.

Said parcel contains 0.31 acres 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 B-2, Highway Business District, as defined and regulated by the provisions of The Comprehensive Land Use Regulations Ordinance of the City of Mandeville.

BE IT FURTHER ORDAINED, that following the annexation of the above described immovable property into the corporate limits of the City of Mandeville that the boundaries of the City of Mandeville shall thereafter be as set forth and described on the proces verbal attached hereto and made a part hereof.

BE IT FURTHER ORDAINED, that all sections and provisions of this ordinance be deemed separate and severable, and that in the event that any one or more of the provisions of this ordinance be deemed unenforceable or unconstitutional by any final judgment, order, or decree of any court of competent jurisdiction, that such finding shall have no effect on the remaining sections and provisions of this ordinance.

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.

BE IT FURTHER ORDAINED that this ordinance becomes effective upon the signature of the Mayor.

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 _____, 20__

Kristine Scherer
Clerk of Council

Rick Danielson
Mayor Pro Tem

SUBMITTAL TO MAYOR

The foregoing Ordinance was SUBMITTED by me to the Mayor of the City of Mandeville this _____ day of _____, 20__ at _____ o'clock a.m.

CLERK OF COUNCIL

APPROVAL OF ORDINANCE

The foregoing Ordinance is by me hereby APPROVED, this _____ day of _____, 20__ at _____ o'clock a.m.

DONALD J. VILLERE, MAYOR

VETO OF ORDINANCE

The foregoing Ordinance is by me hereby VETOED, this _____ day of _____, 20__, 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 _____, 20____ at _____ o'clock a.m.

CLERK OF COUNCIL

CERTIFICATE

I, THE UNDERSIGNED Clerk of the City Council of the City of Mandeville do hereby certify that the foregoing is a true and correct copy of an ordinance adopted by the City Council of the City of Mandeville at a duly noticed, called and convened meeting of said City Council held on the _____ day of _____, 20____, at which a quorum was present and voting. I do further certify that said Ordinance has not thereafter been altered, amended, rescinded, or repealed.

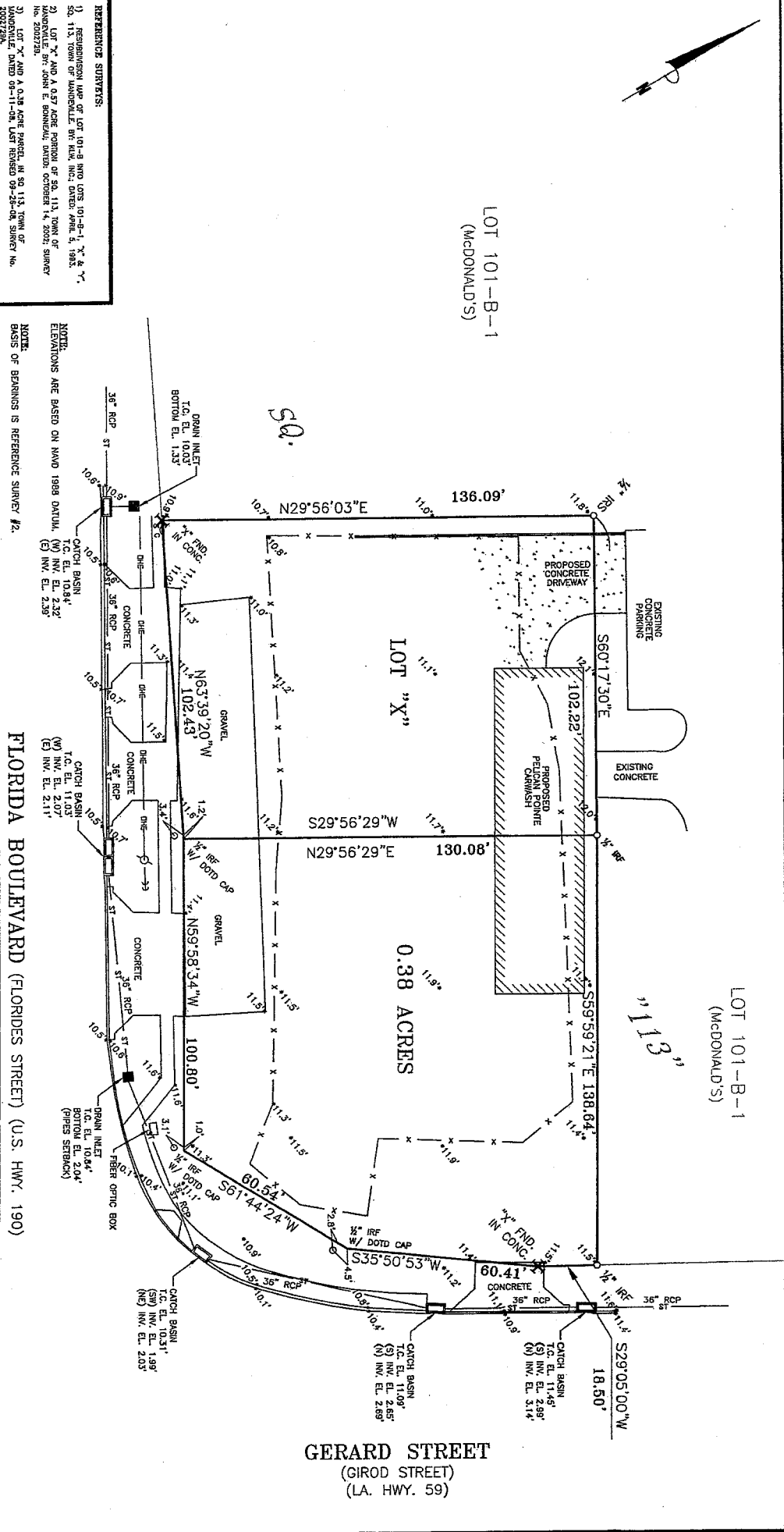
WITNESS MY HAND and the seal of the City of Mandeville this _____ day of _____, 20____.

CLERK OF COUNCIL



LOT 101-B-1
(MCDONALD'S)

LOT 101-B-1
(MCDONALD'S)



REFERENCE SURVEYS:
 1) RESUBDIVISION MAP OF LOT 101-B AND LOTS 101-B-1, X & Y, 50.113, TOWN OF MANDEVILLE, ST. TAMMANY PARISH, L.S. 1989;
 2) LOT X AND A 0.37 ACRE PORTION OF 50.113, TOWN OF MANDEVILLE, ST. TAMMANY PARISH, L.S. 2002 SURVEY NO. 2002724;
 3) LOT X AND A 0.38 ACRE PARCEL IN 50.113, TOWN OF MANDEVILLE, PARISH OF ST. TAMMANY, L.S. 2002 SURVEY NO. 2002724.

NOTE:
ELEVATIONS ARE BASED ON NAD 1989 DATUM.
 NOTE:
BASIS OF BEARINGS IS REFERENCE SURVEY #2.

SURVEY MAP OF
 LOT "X" AND A 0.38 ACRE PARCEL
 SITUATED IN SQUARE 113

In Town of Mandeville
 (Not Within Corporate Limits)
 St. Tammany Parish, Louisiana
 for
RONNIE BONNER

FLORIDA BOULEVARD (FLORIDES STREET) (U.S. HWY. 190)

GERARD STREET
 (GIROD STREET)
 (LA. HWY. 59)

Note: This is to certify that I have consulted the Federal Insurance Administration, Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" and with a Base Flood Elevation of N/A. In accordance with Community Panel No. 225205 0360 C
 Revised: APRIL 2, 1991

Survey No. 2002 729 C
 Date: SEPTEMBER 09, 2014
 Drawn by: JBM/SPH
 Revised:

JOHN E. BONNEAU & ASSOCIATES, INC.
 Professional Land Surveyors
 Planners and Consultants

420 HWY. 1085, EXIT 57, MADISONVILLE, LA. 70447
 (985) 845-1012 * (985) 845-1013 * (985) 845-1351 * FAX No.: (985) 845-1778
 www.jebollandsurveying.com * e-mail: jebon@jebolland.net

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL, AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE YEAR 2002.

Scale: 1" = 30'
 NOTE: Setback lines shall be verified by owner and construction, as an obstruct has not been performed by the undersigned.

NOTE: Setback lines shall be verified by owner and construction, as an obstruct has not been performed by the undersigned.
 NOTE: Servitudes shown hereon are not necessarily exclusive. Servitudes as shown on the opinion of the surveyor are not performed any title search or abstract.

JOHN E. BONNEAU
 License No. 4423
 Registered Professional Land Surveyor
 State of Louisiana



Florida 59, LLC
2500 David Drive
Metairie, LA 70003

March 30, 2015

City Of Mandeville
3101 East Causeway Approach
Mandeville, LA 70448

Dear City Of Mandeville:

Florida 59, LLC is requesting that our property located at 2041 Florida Street, Mandeville LA 70448 is to be Annexed into the City Of Mandeville. Please accept this letter as our formal request.

Below is the legal description of the property:

City Of Mandeville

March 30, 2015

Page 3

Sincerely,

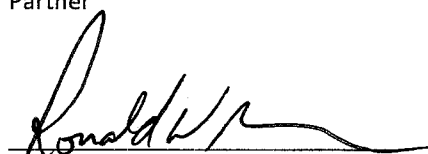
Todd Heiden

Partner



Ronnie Bonner

Partner



City Of Mandeville

March 30, 2015

Page 2

**LEGAL DESCRIPTION OF
A 0.38 ACRE PARCEL OF LAND SITUATED IN SQUARE 113, TOWN OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA**

A CERTAIN PARCEL OF LAND BEING 0.38 ACRES AND SITUATED IN SQUARE 113, TOWN OF MANDEVILLE, ST. TAMMANY PARISH, LOUISIANA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF GERARD STREET (GIROD STREET OR LA. HWY. 59) AND THE NORTHERLY RIGHT-OF-WAY OF FLORIDA BOULEVARD (FLORIDES STREET OR U.S. HWY. 190) LEAVING SAID WESTERLY RIGHT-OF-WAY, RUN ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 59 DEGREES 58 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 100.80 FEET TO A POINT; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY, RUN NORTH 29 DEGREES 56 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 130.08 FEET TO A POINT; THENCE RUN SOUTH 59 DEGREES 59 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 138.64 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF GERARD STREET (GIROD STREET OR LA. HWY. 59); THENCE RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 29 DEGREES 05 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 18.50 FEET TO A POINT; THENCE RUN SOUTH 35 DEGREES 50 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 60.41 FEET TO A POINT; THENCE RUN SOUTH 61 DEGREES 44 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 60.54 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.38 ACRES MORE OR LESS.

**LEGAL DESCRIPTION OF
LOT "X" SITUATED IN SQUARE 113, TOWN OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA**

A CERTAIN PARCEL OF LAND BEING LOT "X" AND SITUATED IN SQUARE 113, TOWN OF MANDEVILLE, ST. TAMMANY PARISH, LOUISIANA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF GERARD STREET (GIROD STREET OR LA. HWY. 59) AND THE NORTHERLY RIGHT-OF-WAY OF FLORIDA BOULEVARD (FLORIDES STREET OR U.S. HWY. 190) LEAVING SAID WESTERLY RIGHT-OF-WAY, RUN ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 59 DEGREES 58 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 100.80 FEET TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING, CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 63 DEGREES 39 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 102.43 FEET TO A POINT; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY, RUN NORTH 29 DEGREES 56 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 136.09 FEET TO A POINT; THENCE RUN SOUTH 60 DEGREES 17 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 102.22 FEET TO A POINT; THENCE RUN SOUTH 29 DEGREES 56 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 130.08 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.31 ACRES MORE OR LESS.

EXHIBIT TO UNANIMOUS CONSENT
OF
FLORIDA 59, LLC
DATED MARCH 20, 2015

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all of the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the TOWN OF MANDEVILLE, PARISH OF ST. TAMMANY, STATE OF LOUISIANA, as shown on resubdivision plat by P. Daniel Wiggins, RLS, dated April 5, 1993, filed as Plat No. 1119 in the official records of St. Tammany Parish, Louisiana, and being more fully described as follows, to-wit:

LOT X, SQUARE 113, TOWN OF MANDEVILLE, measures 102.2 feet on the front or south side along Florida Boulevard (U.S. Highway 190), by a depth of 156.31 feet along Lot 101-B-1 or west side, 156.83 feet on the east side and 102.22 feet in the rear or north side. All in accordance with a survey of John E. Bonneau & Associates, Inc., dated October 14, 2002.

Further in accordance with a plat of survey by John E. Bonneau & Associates, Inc., PLS, dated September 9, 2014, a copy of which is annexed hereto and made a part hereof said Lot X, Square 113, Town of Mandeville is shown to measure 102.43 feet on the front or south side along Florida Boulevard (U.S. Highway 190), by a depth of 136.09 feet along Lot 101-B-1 or west side, 130.08 feet on the east side and 102.22 feet in the rear or north side.

AND

PARCEL 2:

A CERTAIN PARCEL OF LAND being 0.38 acres, together with all of the buildings and improvements thereon and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the SQUARE 113, TOWN OF MANDEVILLE, PARISH OF ST. TAMMANY, STATE OF LOUISIANA, being more fully described as follows, to-wit:

Beginning at the intersection of the westerly right-of-way of Gerard Street (Girod Street or LA. Hwy. 59) and the northerly right-of-way of Florida Boulevard (Florides Street or U.S. Hwy. 190) leaving said westerly right-of-way, run along said northerly right-of-way North 59 degrees 58 minutes 34 seconds West for a distance of 100.80 feet to a point; thence leaving said northerly right-of-way, run North 29 degrees 56 minutes 29 seconds East for a distance of 130.08 feet to a point; thence run South 59 degrees 59 minutes 21 seconds East for a distance of 138.64 feet to a point on the westerly right-of-way line of Gerard Street (Girod Street or LA. Hwy. 59); thence run along said westerly right-of-way line South 29 degrees 05 minutes 00 seconds West for a distance of 18.50 feet to a point; thence run South 35 degrees 50 minutes 53 seconds West for a distance of 60.41 feet to a point; thence run South 61 degrees 44 minutes 24 seconds West for a distance of 60.54 feet back to the point of beginning. Said parcel contains 0.38 acres more or less.

Louisiana Secretary of State

Street Address List

For Parish ST. TAMMANY - 52 AND Ward 00 AND Precinct 403 AND City <ALL> AND Street <ALL> hwy 190 FROM 2041 TO 2041 ALL

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

Report Count: 0



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

Louis Fitzmorris
Assessor

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

ASSESSOR'S CERTIFICATE OF OWNERSHIP

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property will be assessed in the name RORELORY-MANDEVILLE, LLC as owner for the tax year 2014 and whose address is 1916 Butternut Avenue, Metairie, Louisiana 70001 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: 112-019-6770

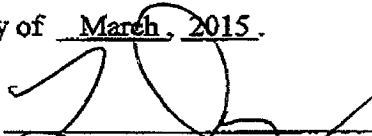
Parcel Meas. 16,703 Sq. 113 Mandeville CB 1428 341 812 CB 1191 551 Inst. No. 1146693 Pt. Sold to State

- I. The total assessed value of all property within the above described area is 11,356.
- 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 11,356.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

VALUATION:	Land	-	11,356
	Improvements	-	
	TOTAL ASSESSMENT	-	<u>11,356</u>

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

Covington, Louisiana this the 30th day of March, 2015.



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor

Apr. 7. 2015 3:35PM

No. 7024 P. 2



St. Tammany Parish Assessor's Office

Louis Fitzmorris
Assessor

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

CERTIFICATE OF OWNERSHIP AND ASSESSED VALUATION

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

2014 Tax Roll - Assessment Number: 112-019-6770

OWNERS: RORELORY-MANDEVILLE, LLC
1916 Butternut Avenue
Metairie, Louisiana 70001

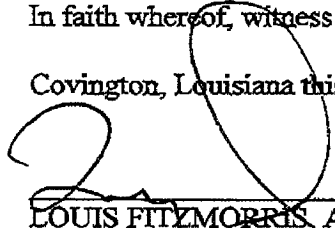
PROPERTY DESCRIPTION: 2014 TAX ROLL

Parcel Meas. 16,703 Sq. 113 Mandeville CB 1428 341 812 CB 1191 551 Inst. No. 1146693 Pt. Sold to State

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

2014 VALUATION:	Land	-	11,356
	Improvements	-	<u>0</u>
TOTAL ASSESSED VALUATION			11,356

In faith whereof, witness my official signature and the impress of my official seal, at
Covington, Louisiana this the 30th day of March, 2015.



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor

Apr. 7. 2015 3:36PM
Monday 30-Mar-2015 2:47 PM
history/hst5

No.7024 P. 3 Page 1
USER:Frannie

Assessor Louis Fitzmorris
St. Tammany Parish
Property Owner's Parcel Report

NOTE: This HISTORICAL Data is For TAX YEAR: 2014

Parcel #	112-019-6770	City Mills	0.00
Name	RORELORY-MANDEVILLE LLC	Parish Mills	141.98
C/O		Ward	04R
Addr	1916 BUTTERNUT AV	Subdivision	VAC12
City	METAIRIE, LA 70001	VACANT LAND DIST	12
		Total Assessed Value	11,356
Prior Owner	NYE, HENRY J III ETUX	Land	11,356
		Improvements	0
Phys Address	HWY 190 @ GIROD ST	Est. City	\$0.00
		Est. Parish	\$1,612.32
		Estimated Tax	\$1,612.32

	Code	Qty	Value	Description
Assmnt 1	10	1.0	11,356	COUNTRY LOTS-NO IMP

----- p r o p e r t y d e s c r i p t i o n -----
PARCEL MEAS 16,703 SF IN SQ 113 MANDEVILLE CB 1428 341
812 CB 1191 551 INST NO 1146693 PT SOLD STATE HWY



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

Louis Fitzmorris
Assessor

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

CERTIFICATE OF OWNERSHIP AND ASSESSED VALUATION

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

2014 Tax Roll - Assessment Number: 112-101-6504

OWNERS: **RORELORY-MANDEVILLE, LLC**
1916 Butternut Avenue
Metairie, Louisiana 70001

PROPERTY DESCRIPTION: 2014 TAX ROLL

Pt. Lot X Meas. 14,374 sq. ft. of Sq. 113 Mandeville CB 1334 382 CB 1467 353 Inst. No 1344798 Pt Sold State Hwy.

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

2014 VALUATION:	Land	-	11,200
	Improvements	-	0
TOTAL ASSESSED VALUATION			11,200

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

Covington, Louisiana this the 30th day of March, 2015.

LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor



St. Tammany Parish Assessor's Office

Louis Fitzmorris
Assessor

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

ASSESSOR'S CERTIFICATE OF OWNERSHIP

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property will be assessed in the name RORELORY-MANDEVILLE, LLC as owner for the tax year 2014 and whose address is 1916 Butternut Avenue, Metairie, Louisiana 70001 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: 112-101-6504

Pt. Lot X Meas. 14,374 sq. ft. of Sq. 113 Mandeville CB 1334 382 CB 1467 353 Inst. No. 1344798 Pt Sold to State

- I. The total assessed value of all property within the above described area is 11,200.
- 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 11,200.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

VALUATION:	Land	-	11,200
	Improvements	-	
	TOTAL ASSESSMENT	-	<u>11,200</u>

In faith whereof, witness my official signature and the impress of my official seal, at
Covington, Louisiana this the 30th day of March, 2015.



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor

Assessor Louis Fitzmorris
St. Tammany Parish
Property Owner's Parcel Report

NOTE: This HISTORICAL Data is For TAX YEAR: 2014

Parcel #	112-101-6504	City Mills	0.00
Name	RORELORY-MANDEVILLE LLC	Parish Mills	141.98
C/O		Ward	04R
Addr	1916 BUTTERNUT AV	Subdivision	VAC14
City	METAIRIE, LA 70001	VACANT LAND DIST	14
		Total Assessed Value	11,200
Prior Owner	PUCKETT, JEFFREY C ETUX	Land	11,200
		Improvements	0
		Est. City	\$0.00
		Est. Parish	\$1,590.18
		Estimated Tax	\$1,590.18

	Code	Qty	Value	Description
Assmnt 1	10	1.0	11,200	COUNTRY LOTS-NO IMP

----- p r o p e r t y d e s c r i p t i o n -----
PT LOT X MEAS 14,374 SF OF SQ 113 MANDEVILLE CB 1334
382 CB 1467 353 INST NO 1344798 PT SOLD STATE HWY

Map



Major Roads



Streets



Streams & Rivers



Cities



Wards



Precincts 2014



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STPBasicMap
MIS/GIS Department



3/30/2015

2041 Florida St - Google Maps

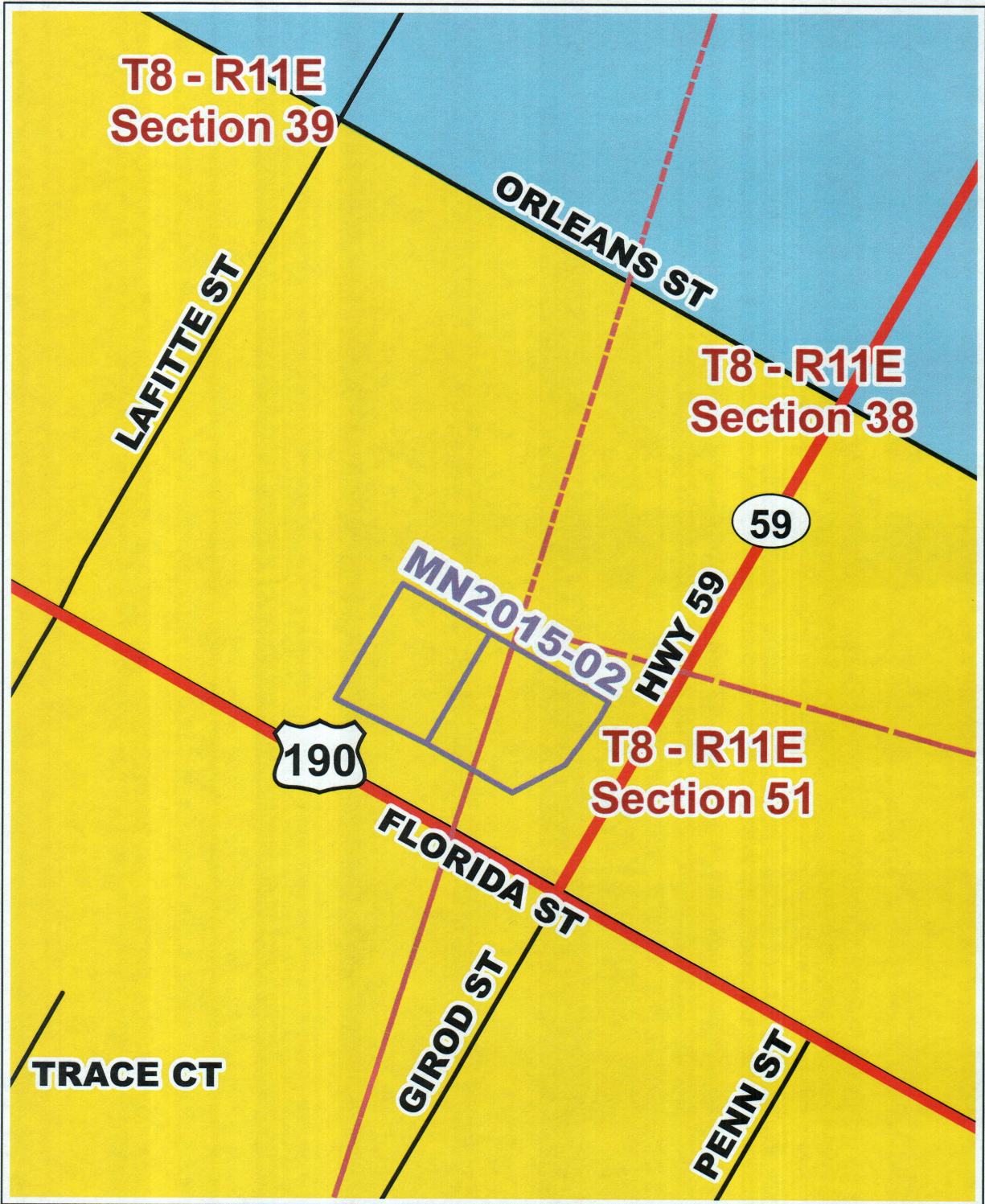


Map



- | | | |
|-----------------------|-------------------|---------------------|
| Major Roads
— | Subdivisions
□ | Wards
□ |
| Streets
— | SD Parcels
□ | Precincts 2014
□ |
| Streams & Rivers
— | Land Parcels
□ | |
| Township/Range
□ | Cities
■ | |

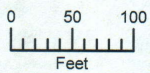
Copyright



**Mandeville Annexation
MN2015-01**



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



Legend

- | | |
|--------------|-----------------------|
| Streams | Mandeville GMA |
| Major Roads | Infill Area 1 |
| Streets | Infill Area 2 |
| T/R Sections | Area 1 |
| Mandeville | Area 2 |
| MN2015-02 | Growth Management |

Map Number:2015abg-053 Date:04/07/2015.







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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.
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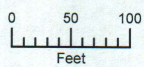


**Mandeville Annexation
MN2015-02**



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

-  Streams
-  Streets
-  Major Roads
-  T/R Sections
-  Mandeville
-  MN2015-02



Map Number: 2015abg-055 Date: 04/07/2015.

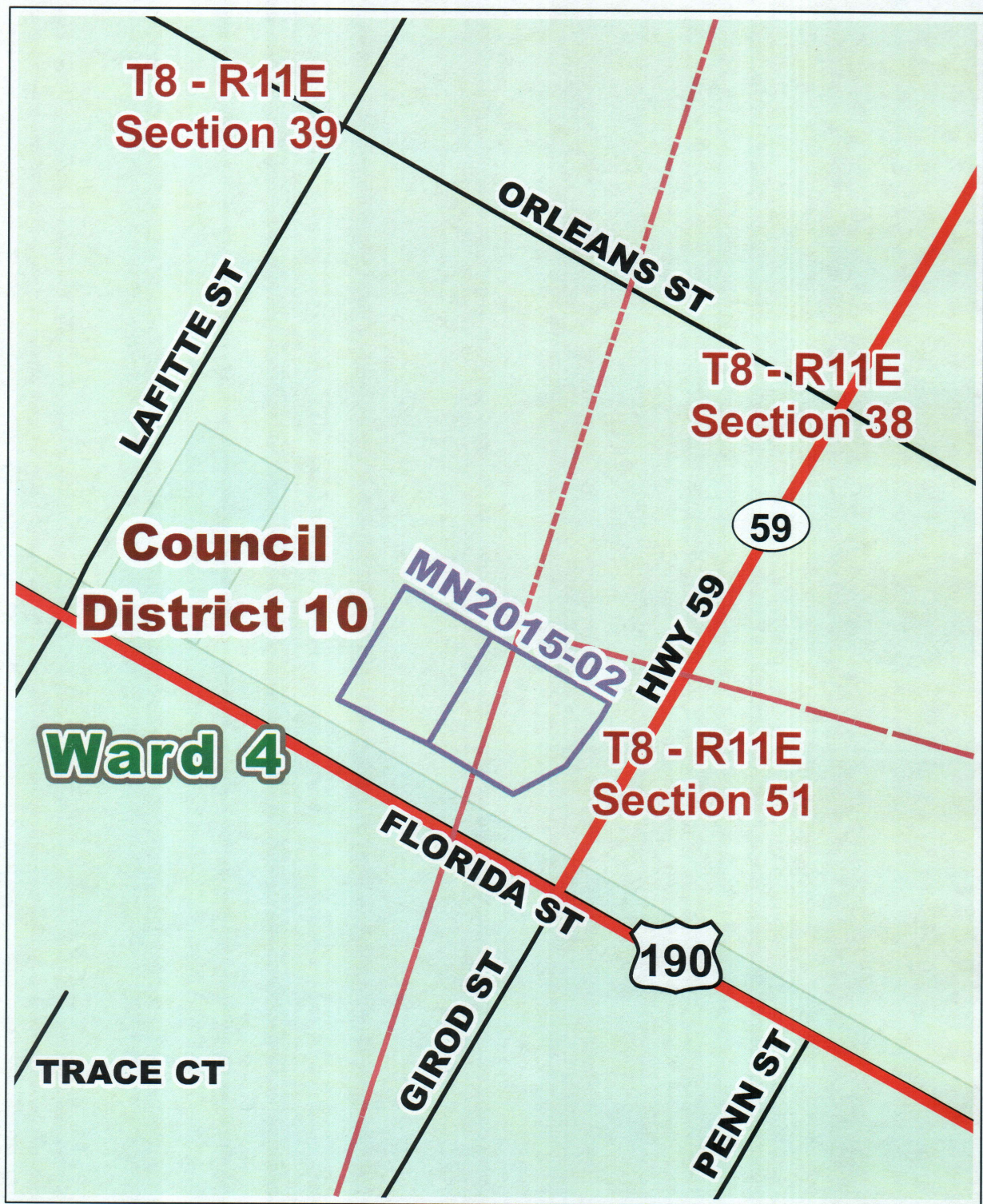
This map was produced by St. Tammany Parish Information Services.

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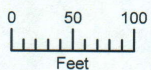
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**Mandeville Annexation
MN2015-02**



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

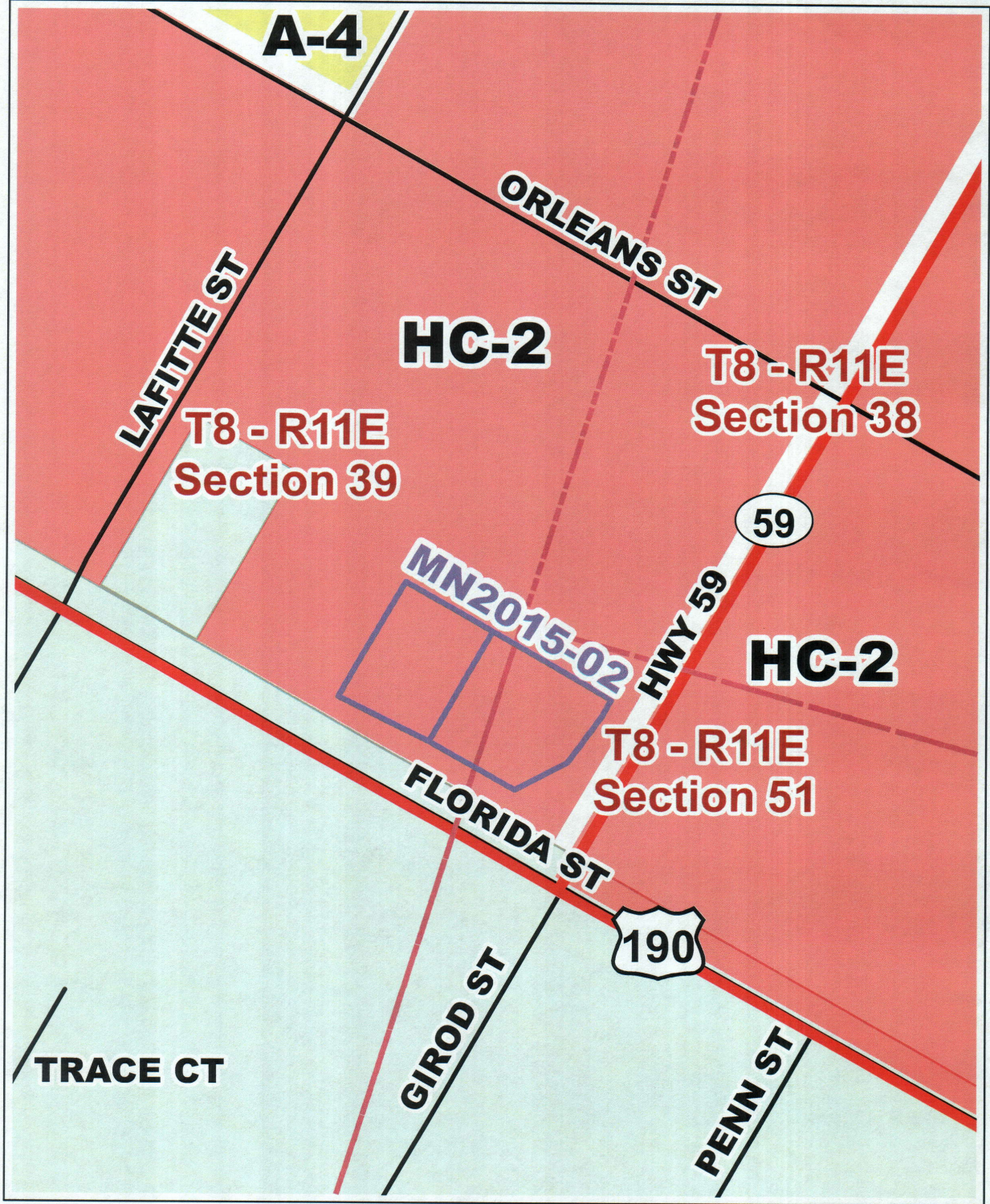


Legend

- Streams
- Major Roads
- Streets
- T/R Sections
- Mandeville
- MN2015-02
- Wards
- Council Districts

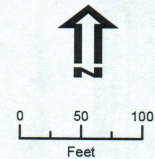
Map Number: 2015abg-054 Date: 04/07/2015.

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

- Streams
- Streets
- Major Roads



- T/R Sections
- Mandeville
- MN2015-02

Map Number: 2015abg-052 Date: 04/07/2015.
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Mandeville Annexation MN2015-02

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