

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-4340

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

RESOLUTION TO CONCUR/ NOT CONCUR WITH THE MANDEVILLE ANNEXATION AND REZONING OF 0.70 ACRES OF LAND FROM PARISH NC-5 RETAIL AND SERVICE DISTRICT TO MANDEVILLE B-2 HIGHWAY BUSINESS DISTRICT, PROPERTY IS IDENTIFIED AS A 0.37 ACRE TRACT OF LAND DESIGNATED AS PARCEL ONE AND A 0.33 ACRE TRACT OF LAND DESIGNATED AS PARCEL TWO WHICH IS LOCATED IN SECTION 54, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST TAMMANY PARISH, LOUISIANA, WARD 4, DISTRICT 10.

WHEREAS, Mandeville is contemplating annexation of 0.70 acres owned by Daniel Sinclair Jr, and identified as a 0.37 acre tract of land and designated as a parcel one and a 0.33 acre tract of land designated as parcel two located in Section 54, Township 7 South, Range 11 East, 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 NC-5 Retail and Service District to Mandeville B-2 Highway Business 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.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to Concur/Not Concur with the Mandeville annexation and rezoning of .70 acres of land, identified as 0.37 acre tract of land designated as parcel one and as a 0.33 acre tract of land designated as parcel two located in Section 54, Township 7 South, Range 11 East, St Tammany Parish, Louisiana from Parish NC-5 Retail and Service District to Mandeville B-2 Highway Business 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 Mandeville review development proposals utilizing the applicable Parish Drainage Model and comply with Parish Drainage Regulations.

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

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

MOVED FOR ADOPTION BY: _____ SECONDED BY: _____

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

THIS RESOLUTION WAS DECLARED ADOPTED ON THE 7 DAY OF MAY , 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 2, 2015

Annexation staff #:MN2015-01

The City of Mandeville is contemplating annexation of 0.70 Acres owned by Daniel Sinclair Jr. Property is located at SECTION 54, TOWNSHIP 7 SOUTH, and RANGE 11 EAST, ST. TAMMANY PARISH.

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

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C- MN2015-01

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

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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 1 DAY OF JANUARY , 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

MN2015-01: STP Department notes:

Date	Department	Originator	Note
4/1/2015	Planning	S Fontenot	<p>Proposal is consistent with the Louisiana Revised Statutes relative to annexation</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>
3/24/2014	Engineering	P Carrol	Parish drainage requirements must be followed.
3/20/2015	Public Works	J Lobrano	No Public Works Issues
3/24/2015	Environmental Services	J Watson	No DES Issues
3/31/2015	Engineering	J Watson	Parish traffic requirements must be followed.



St. Tammany Parish Government
Government that Works

Annexation

City: City Case No: Staff Reference:

Notification Date: Dead Line: Priority:

Owner: Ward: Council District: Map

Location: Parish Zoning:

City Zoning:

Subdivision:

Existing Use: Developed Intensification Concur w/ City

Size: Population: Concur:

STR: Annex Status: Sales Tax:

City Actions

Ordinance: City Date:

Council Actions

Resolution: Council Date:



**Mandeville Annexation
MN2015-01**







Map Number: 2015abg-044 Date: 03/24/2015.

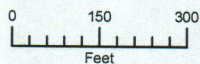
This map was produced by
St. Tammany Parish Information Services.

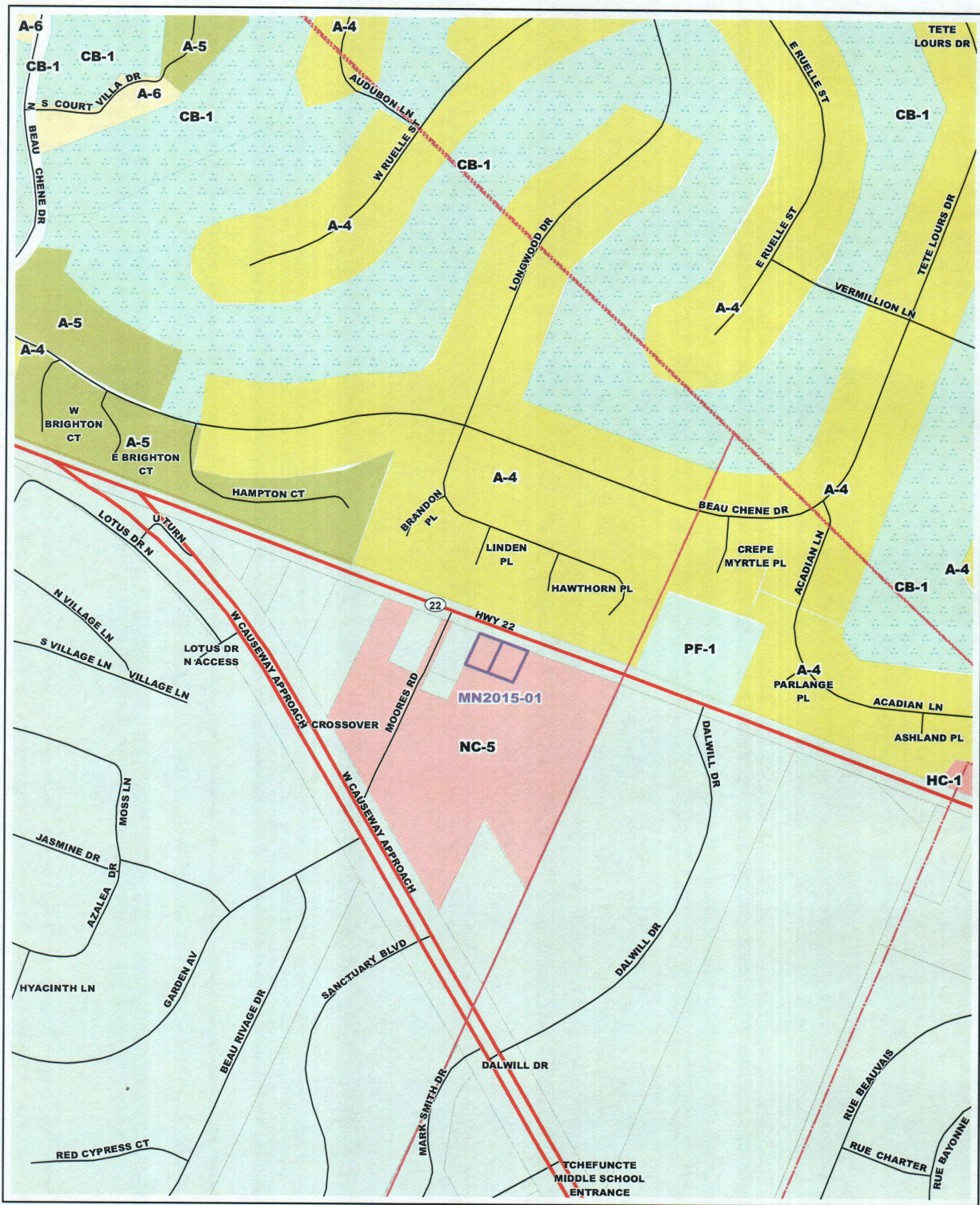
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Map layers were created from different
sources at different scales, and the
actual or relative geographic position of
any feature is only as accurate as the
source information.
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St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434

-  Streams
-  Streets
-  Major Roads
-  T/R Sections
-  MN2015-01
-  Mandeville





Mandeville Annexation MN2015-01



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



0 200 400
Feet

— Streams
— Streets
— Major Roads

--- T/R Sections
■ MN2015-01
■ Mandeville

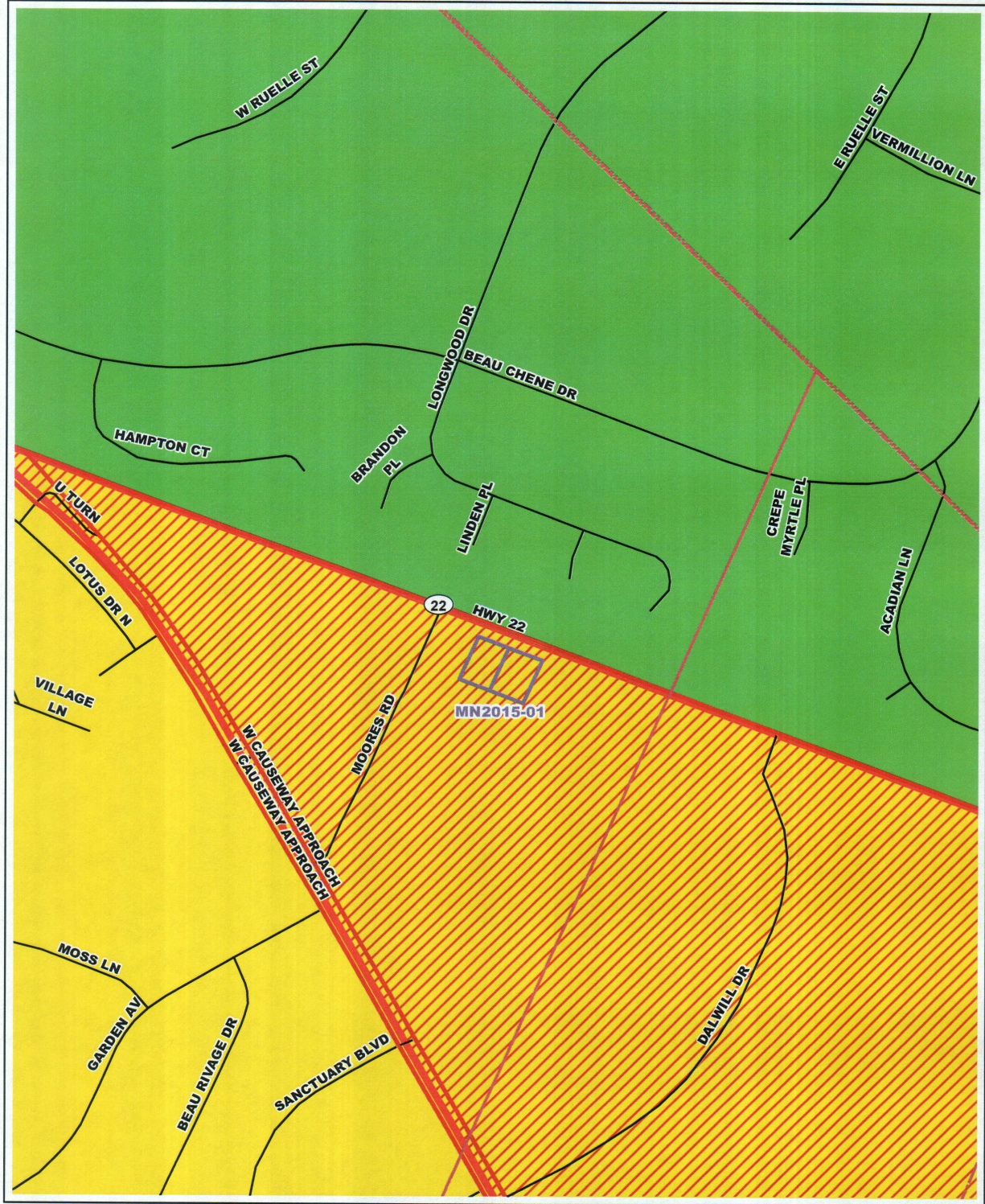
Map Number: 2015abg-041 Date: 03/24/2015.

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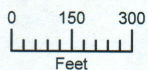
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E-1 Estate	NC-4 Neighborhood Institutional	MD-1 Medical Residential
E-2 Estate	NC-5 Retail and Service	MD-2 Medical Clinical
E-3 Estate	NC-6 Public, Cultural and Recreational	MD-3 Medical Facility
E-4 Estate	PBC-1 Planned Business Campus	MD-4 Medical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



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



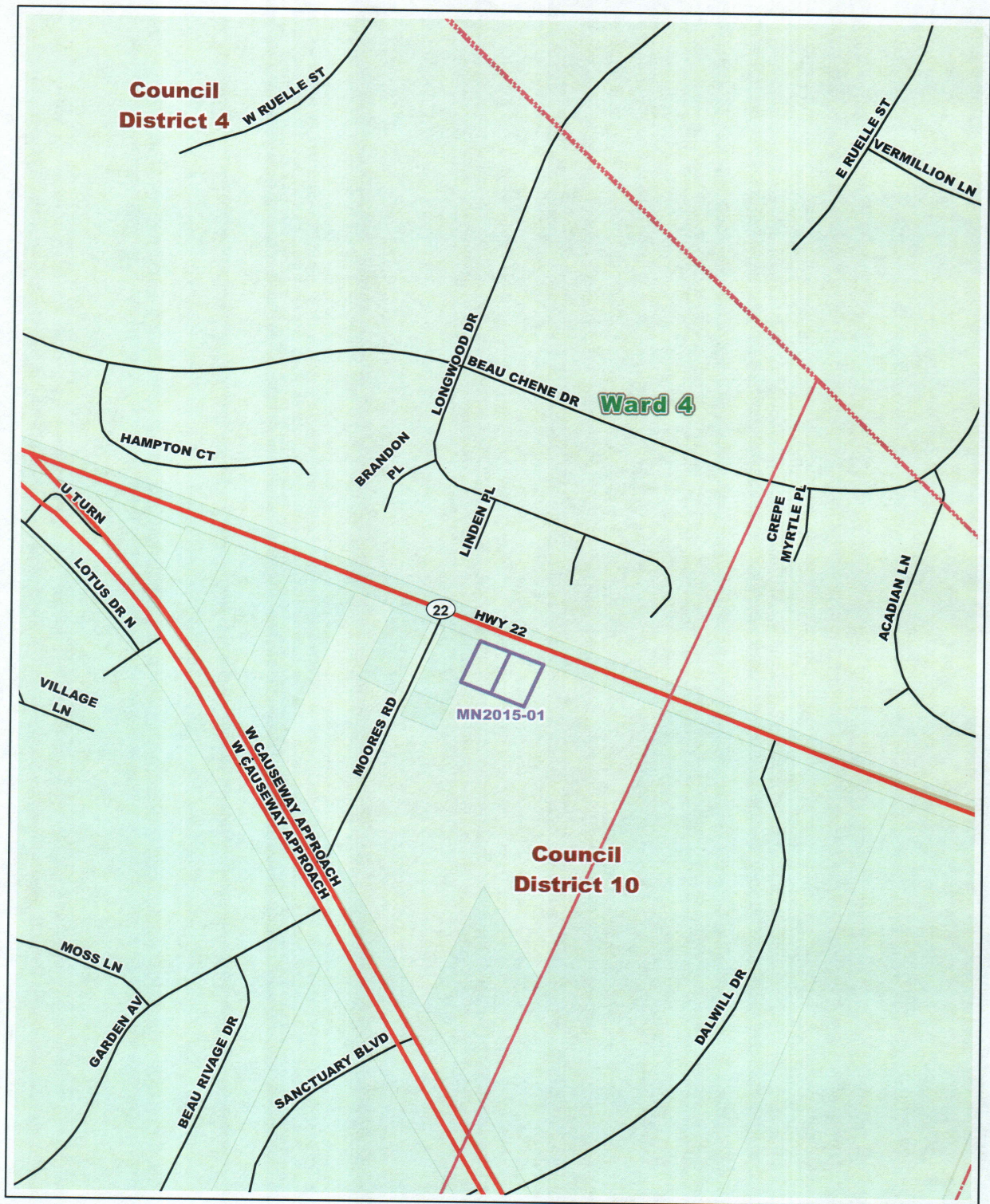
Mandeville Annexation MN2015-01

Legend

Streams	Mandeville GMA
Major Roads	Infill Area 1
Streets	Infill Area 2
T/R Sections	Area 1
MN2015-01	Area 2
Mandeville	Growth Management

Map Number: 2015abg-042 Date: 03/24/2015.









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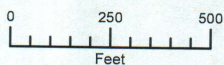


Mandeville Annexation MN2015-01



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

-  Streams
-  Streets
-  Major Roads
-  T/R Sections
-  MN2015-01
-  Mandeville
-  Wards
-  Council Districts



Map Number: 2015abg-043 Date: 03/24/2015.

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**City of Mandeville
Planning and Zoning Commission**

DENNIS THOMAS, CHAIRMAN
PLANNING COMMISSION

NIXON ADAMS, CHAIRMAN
ZONING COMMISSION

LOUISETTE L. KIDD, AICP, CFM
DIRECTOR, DEPT. OF PLANNING &
DEVELOPMENT



MEMBERS

MICHAEL BLACHE
REN CLARK
SCOTT QUILLIN
SIMMIE FAIRLEY
REBECCA BUSH

March 6, 2015

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

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

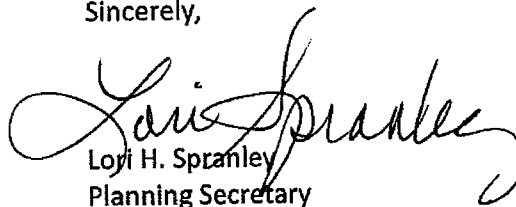
RE: Annexation Request

Dear Councilman Falconer:

Under the provisions of the City of Mandeville's Annexation/Growth Plan adopted by St. Tammany Parish in March, 2003, attached please find a copy of Ordinance 15-05 requesting the annexation of two parcels of ground containing approximately 0.33 and 0.37 acres of land in Sections 54, 4450 Highway 22, and assigning a zoning designation as a B-2, Highway Business District zoning designation. Ordinance 15-05 will be introduced at the City Council meeting of March 12, 2015. The Planning and Zoning Commission has scheduled the ordinance to be included on their agenda for the March 24 and April 14, 2015 meetings. 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. Spranley
Planning Secretary

attachment

cc: Sidney Fontenot
Bob Thompson

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. 15-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE TO EFFECT THE ANNEXATION OF A 0.33 ACRES TRACT OF LAND DESIGNATED AS PARCEL ONE AND A 0.37 ACE TRACT OF LAND DESIGNATED AS PARCEL TWO LOCATED IN SECTION 54, T7S, R11E, 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.

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes,

prescriptions, appurtenances thereunto applying or in anywise appertaining, situated in Section 54 , Township 7 South, Range 11 East, Greenburg District, St. Tammany Parish, Louisiana, and more fully described on a map and plat of survey of Robert A. Berlin, Registered Surveyor, dated November 26, 1965, as follows:

From the Northwest corner of Section 38, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, measure South 21 degrees 57 minutes West 189.1 feet to a point in U.S. Highway 190; thence North 66 degrees 41 minutes West 1795.5 feet to a point; thence South 19 degrees 46 minutes West 32.9 feet to an iron post in the South right-of-way of said U.S. Highway 190, the POINT OF BEGINNING.

From the POINT OF BEGINNING measure South 25 degrees 12 minutes West 145.3 feet to an iron post; thence North 68 degrees 35 minutes West 100.0 feet to an iron post; thence North 25 degrees 12 minutes East 144.8 feet to an iron post in the South right-of-way line of U.S. Highway 190; thence with said right-of-way line South 68 degrees 51 minutes East 100.0 feet to the POINT OF BEGINNING, this tract contains 0.33 acres. (Also referenced as Parcel Two)

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon, and all the rights, way, privileges, servitudes, prescriptions, appurtenances and advantages thereunto beginning or in any wise appertaining, situated in Section 54 , Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:

From the Northwest corner of Section 38, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, measure South 21 degrees 57 minutes West 189.1 feet to a point in U. S. Highway 190; thence North 66 degrees 41 minutes West, 1795.5 feet to a point; thence South 19 degrees 46 minutes West 32.9 feet to an iron post in the South right-of-way line of said U. S. Highway 190, the POINT OF BEGINNING.

From the POINT OF BEGINNING measure South 25 degrees, 12 minutes West, 146. feet to an iron post; thence North 68 degrees, 35 minutes West, 111.1 feet to an iron post; thence North 25 degrees, 12 minutes East, 145.3 feet to an iron post in the South right-of-way line of U.S. Highway 190; thence with said right-of-way line south 068 degrees, 51 minutes East, 112.5 feet to the POINT OF BEGINNING.

This tract contains 0.37 acres. (Also referenced as Parcel One)

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 _____, 2015

Lorraine Chotin
Clerk of Council

Rick S. Danielson
Council Chairman

SUBMITTAL TO MAYOR

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

CLERK OF COUNCIL

APPROVAL OF ORDINANCE

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

DONALD J. VILLERE, MAYOR

VETO OF ORDINANCE

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

DONALD J. VILLERE, MAYOR

RECEIPT FROM MAYOR

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

CLERK OF COUNCIL

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

~~-SAMPLE-~~

PETITION REQUESTING ANNEXATION

TO: The Mayor and City Council, City of Mandeville

DATE: FEB. 6, 2015

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

Legal Description ATTACHED

By: DANIEL S. SINCLAIR, JR.

**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 Surveys by John E. Bonneau & Associates, Inc., Survey No. 2010234 dated July 17, 2010 and further identified as a certain piece or portion of land being Parcel "One" containing 0.37 acres and a certain piece or portion of land being Parcel "Two" containing 0.33 acres, both parcels situated in Section 54, Township 7 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 10th day of March, 2015.

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

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

Attachments:

Legal description, Map and Survey

Cc: Joanne Reed

701 N. COLUMBIA ST. • COVINGTON, LOUISIANA 70433 • 985-809-5500
520 OLD SPANISH TRAIL • SUITE 4C • SLIDELL, LOUISIANA 70461 • 985-646-4125
FAX NUMBER 985-809-5508



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

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

Louis Fitzmorris
Assessor

CERTIFICATE OF OWNERSHIP AND ASSESSED VALUATION

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

2014 Tax Roll - Assessment Number 112-021-9762

OWNERS: Morein, Joan Smith
c/o Sinclair, Daniel Stirling
594 Asbury Drive, Suite D
Mandeville, Louisiana 70471

PROPERTY DESCRIPTION: 2014 TAX ROLL

Parcel containing 0.33 ac 145.3 x 100 x 144.8 Sec 54 7 11 CB 510 386

* This parcel sold to Daniel Stirling Sinclair, Jr. Inst No 1930847 on Feb 5, 2014

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

2014 VALUATION:	Land	-	9,344
	Improvements	-	1,823
TOTAL ASSESSED VALUATION			<u>11,167</u>

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

Covington, Louisiana this the 12th 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 Joan Smith Morein as owner for the tax year 2014 and whose address is c/o Sinclair, Daniel Stirling, 594 Asbury Drive, Suite D, Mandeville, LA 70471 and that the following certification is applicable to the property described as follows which is proposed for annexation into the City of Mandeville:

2014 Tax Roll

Assessment Number: 112-021-9762

Parcel Cont .33 ac 145.3 x 100 x 144.8 Sec 54 7 11 CB 510 386 Inst No 1930847

- I. The total assessed value of all property within the above described area is \$ 11,167.
- 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 \$ 11,167.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

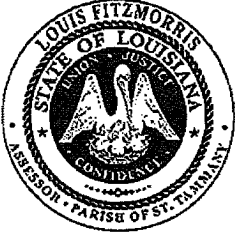
ESTIMATED 2014 ASSESSED VALUATION - \$ 11,167

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

Covington, Louisiana this the 12th 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

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 112-023-4990

OWNERS: DSS Holdings, LLC
594 Asbury Drive, Suite C
Mandeville, Louisiana 70471

PROPERTY DESCRIPTION: 2014 TAX ROLL

0.37 acres Sec 54 7 11 CB 703 796 CB 1319 439 Inst No 1700669 Inst No 1702886

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

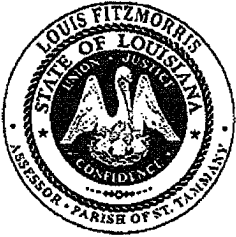
2014 VALUATION:	Land	-	334
	Improvements	-	<u>9,670</u>
TOTAL ASSESSED VALUATION			10,004

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

Covington, Louisiana this the 12th 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 is assessed in the name DSS Holdings, LLC as owner for the tax year 2014 and whose address is 594 Asbury Drive, Suite C, Mandeville, LA 70471, 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: 112-023-4990

0.37 acres Sec 54 7 11 CB 703 796 CB 1319 439 Inst No 1700669 Inst No
1702886

- I. The total assessed value of all property within the above described area is \$ 10,004.
- 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 \$ 10,004.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

2014 ASSESSED VALUATION : \$ 10,004

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 12th day of March, 2015.



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor



Pat Brister
Parish President

St. Tammany Parish Government

Department of Development

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2574

Fax: (985) 898-2785

March 4, 2015

To Whom It May Concern:

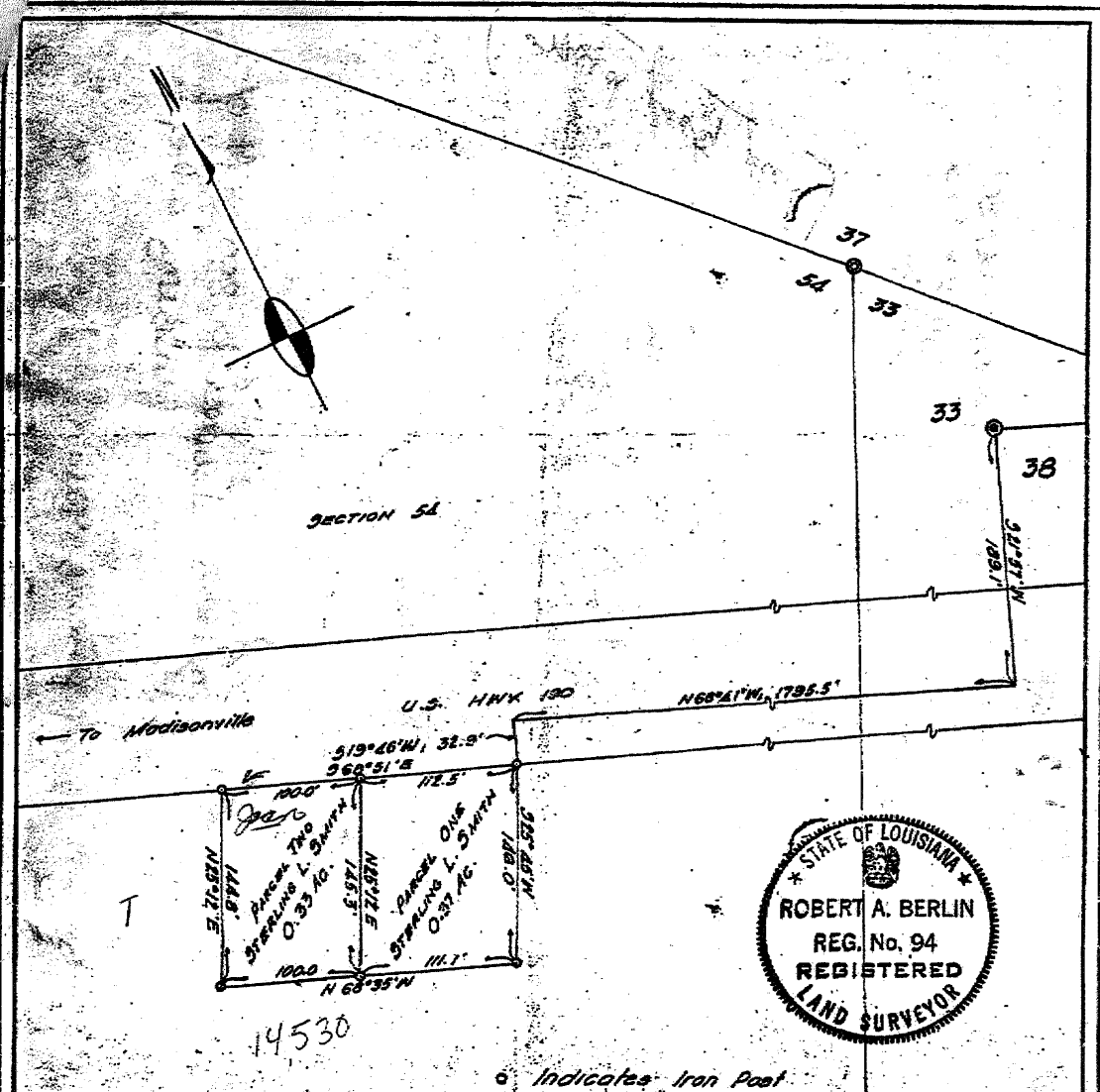
As per your request the property located at 4444 Hwy 22 in Mandeville, LA is not located in a special flood hazard area. This property is located in flood zone "C" and can be found on FEMA map panel 225205 0240-E dated August 16, 1995.

If I can be of any further assistance please feel free to contact me at 985-898-2532.

Sincerely,

A handwritten signature in cursive script, appearing to read "Alan D. Pelegrin".

Alan D. Pelegrin, CFM
Floodplain Administrator
St. Tammany Parish Government



MAP PREPARED FOR THE EXCLUSIVE USE OF
MR. STERLING L. SMITH
 SHOWING A SURVEY MADE OF PROPERTY LOCATED IN
 Section 54, Township 7 South, Range 11 East,
 St. Tammany Parish, La.

THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE
 WITH A PHYSICAL SURVEY MADE BY THE SURVEYOR OF THE WORK HEREON
 Robert A. Berlin

SCALE: 1" = 100' DATE: May 26, 1965 NUMBER:

LAND ENGINEERING SERVICES, INC., COVINGTON, LOUISIANA

Map



Address



Major Roads



Streets



Streams & Rivers



Cities



Precincts 2014



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STPBasicMap
MIS/GIS Department



