

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5279

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: FALCONER/BRISTER

PROVIDED BY: COUNCIL ATTORNEY

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

ON THE 2 DAY OF OCTOBER , 2014

ORDINANCE CONCURRING IN THE DE-ANNEXATION ORDINANCE OF THE CITY OF COVINGTON, DESCRIBING THE AREA TO BE ANNEXED INTO THE UNINCORPORATED PARISH OF ST. TAMMANY AND THE NEW BOUNDARIES THEREOF. (WARD 1, DISTRICT 1).

WHEREAS, the Parish of St. Tammany has received on file a petition of the City of Covington proposing de-annexation of highway right-of-way, and to be annexed into the unincorporated boundaries of the Parish of St. Tammany. The said immovable property was annexed into the City of Covington in Ordinance Number 96-36, adopted by the City Council of the City of Covington on November 12, 1996, recorded November 25, 1996 at Instrument Number 1025099 of the official records of the Clerk of Court, St. Tammany Parish, Louisiana, a copy of which is attached hereto as Exhibit "A"; and

WHEREAS, the City of Covington is proposing the de-annexation of said highway right-of-way out of and from the corporate limits of the City of Covington and that said de-annexation occur simultaneously with the annexation into the Parish of St. Tammany, to the extent possible; and

WHEREAS, on June 17, 2014 the City Council of the City of Covington introduced an Ordinance, Item Number 2014-06-07, a copy of which is attached hereto as Exhibit "B", describing the highway right-of-way immovable property to be de-annexed and removed from the corporate limits and boundaries of the City of Covington; and

WHEREAS, the Parish of St. Tammany is hereby approving the annexation of the following described highway right-of-way immovable property, as shown on the map attached hereto as Exhibit "C", into the Parish of St. Tammany and that the annexation become effective immediately upon final adoption of this ordinance:

LEGAL DESCRIPTION OF IMMOVABLE PROPERTY

That certain portion of Louisiana Highway 1085 (a.k.a Bootlegger Road) described as follows:

That certain piece or portion of land situated in the Parish of St. Tammany, State of Louisiana, and more fully described as follows:

From the intersection of the West right-of-way line of Louisiana Highway 21 and the South right-of-way line of Louisiana Highway 1085 and the Point of Beginning, thence run along said right-of-way line in a northwesterly and westerly direction to the Range Line dividing Township 7 South, Range 10 East and Township 7 South, Range 11 East; thence run along said Range Line northerly to the North right-of-way line of Louisiana Highway 1085; thence run along said right-of-way line in a easterly and southeasterly direction to the West right-of-way line of Louisiana Highway 21; thence southerly along the West right-of-way line of Louisiana Highway 21 to the South right-of-way line of Louisiana Highway 1085 back to the Point of Beginning.

AND

That certain portion of Louisiana Highway 21 more fully described as follows:

From the intersection of the Northwest corner of Lot 301 Flower Estates Subdivision, the Northeast corner of Lot 302 Flower Estates Subdivision and the East right-of-way line of Louisiana Highway 21 and the Point of Beginning, go North 55 degrees 08 minutes 30 seconds West to the West right-of-way line of Louisiana Highway 21; thence recommence at the Point of Beginning and run along the East right-of-way line of Louisiana Highway 21 in a southerly direction to the Southwest corner of Lot 411 -

A Flower Estates Subdivision; thence run perpendicular to said right-of-way in a northwesterly direction to the West right-of-way line of Louisiana Highway 21; thence run along the said West right-of-way line of Louisiana Highway 21 northeasterly to the point heretofore set; and

WHEREAS, the herein above described property is designated as a public roadway and right-of-way and said property shall be designated as such upon execution of this Annexation; and

WHEREAS, notice of the filing of this petition by the City of Covington and opportunity for a public hearing was given by publication in the St. Tammany Farmer, the official journal of the Parish of St. Tammany, Louisiana; and

WHEREAS, no written objection and/or opposition to the proposed annexation has been received; and

WHEREAS, the St. Tammany Parish Council has found that it is necessary for the purpose of protecting the health, safety, and general welfare of the Parish of St. Tammany to annex the property into the unincorporated boundaries of the Parish of St. Tammany; and

WHEREAS, the Charter of the Parish of St. Tammany requires that any property annexed into the boundaries of the Parish of St. Tammany be designated within a specific Parish Council district.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, in regular session convened, that the Parish of St. Tammany hereby concurs with the City of Covington Ordinance Number 2014-\_\_\_\_, Item Number 2014-06-07, introduced by the City Council of the City of Covington on June 17, 2014, proposing the de-annexation of the property described therein and decreasing the boundaries of the City of Covington to exclude the property previously annexed into the City of Covington by Ordinance Number 96-36, and that the de-annexation become effective simultaneously with the annexation of said property into the boundaries of the Parish of St. Tammany.

BE IT FURTHER ORDAINED that the following described property is hereby annexed into the unincorporated boundaries of the Parish of St. Tammany, Louisiana. Accordingly, the boundaries of the Parish of St. Tammany are hereby increased to include the following described annexed property, to-wit:

That certain portion of Louisiana Highway 1085 (a.k.a Bootlegger Road) described as follows:

That certain piece or portion of land situated in the Parish of St. Tammany, State of Louisiana, and more fully described as follows:

From the intersection of the West right-of-way line of Louisiana Highway 21 and the South right-of-way line of Louisiana Highway 1085 and the Point of Beginning, thence run along said right-of-way line in a northwesterly and westerly direction to the Range Line dividing Township 7 South, Range 10 East and Township 7 South, Range 11 East; thence run along said Range Line northerly to the North right-of-way line of Louisiana Highway 1085; thence run along said right-of-way line in a easterly and southeasterly direction to the West right-of-way line of Louisiana Highway 21; thence southerly along the West right-of-way line of Louisiana Highway 21 to the South right-of-way line of Louisiana Highway 1085 back to the Point of Beginning.

AND

That certain portion of Louisiana Highway 21 more fully described as follows:

From the intersection of the Northwest corner of Lot 301 Flower Estates Subdivision, the Northeast corner of Lot 302 Flower Estates Subdivision and the East right-of-way line of Louisiana Highway 21 and the Point of Beginning, go North 55 degrees 08 minutes 30 seconds West to the West right-of-way line of Louisiana Highway 21; thence recommence at the Point of Beginning and run along the East right-of-way line of Louisiana Highway 21 in a southerly direction to the Southwest corner of Lot 411 - A Flower Estates Subdivision; thence run perpendicular to said right-of-way in a northwesterly direction to the West right-of-way line of Louisiana Highway 21; thence run along the said West right-of-way line of Louisiana Highway 21 northeasterly to the point heretofore set.

BE IT FURTHER ORDAINED that the herein above described property shall be a part of Council District 1 of the Parish of St. Tammany, consistent with the property surrounding the property described herein above.

BE IT FURTHER ORDAINED that the above described highway right-of-way property shall be annexed into the boundaries of the Parish of St. Tammany and revert back to the jurisdiction of the State of Louisiana and/or Parish of St. Tammany.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective immediately after final adoption.

MOVED FOR ADOPTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 6 DAY OF NOVEMBER , 2014 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: SEPTEMBER 25 , 2014

Published Adoption: \_\_\_\_\_ , 2014

Delivered to Parish President: \_\_\_\_\_ , 2014 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_ , 2014 at \_\_\_\_\_

EXHIBIT "A"

ORDINANCE # 96-36  
 INTRODUCED BY Amey Com  
 DATE INTRODUCED 03 Sept 96  
 ITEM NUMBER 96-09-07  
 PUBLIC HEARING 16 Nov 96  
 ADOPTED/TABLED 18 Nov 96  
 EFFECTIVE 21 Dec 96  
 BOOK # 38 PAGE # \_\_\_\_\_  
 RECORDED BY \_\_\_\_\_  
 INDEXED BY \_\_\_\_\_  
 DATE RECORDED \_\_\_\_\_

ORDINANCE NUMBER 96-36

AN ORDINANCE ENLARGING THE BOUNDARIES OF THE CITY OF COVINGTON, LOUISIANA DESCRIBING THE AREA TO BE ANNEXED AND ADDED THERETO, AND DESCRIBING THE NEW BOUNDARIES OF SAID MUNICIPALITY AND ALSO CLASSIFYING THE PROPERTY UNDER THE ZONING LAWS OF THE CITY OF COVINGTON

WHEREAS, the City of Covington has received on file a petition by Grace M. Stumpf, Heather Barranger Case, Mary Kay Molinaro and American Legion Post No. 16 requesting the annexation of the following described property into the corporate limits of the City of Covington:

See attached Exhibit A

WHEREAS, the City of Covington has been submitted a certificate by the duly appointed Registrar of Voters for the Parish of St. Tammany, State of Louisiana, showing that there are no registered voters residing with the property described above as of the date of the certificate; and

WHEREAS, the City of Covington has been submitted a certificate of the duly elected and qualified assessor for the Parish of St. Tammany, State of Louisiana, showing the above described property owner to be the current and sole owner of this property and further certifying to the estimated assessed valuation of said property for the year 1995; and

WHEREAS, notice of the filing of this petition by the above described property owner and opportunity for a public hearing was given by publication in the St. Tammany Farmer, the official journal for the City of Covington, St. Tammany Parish, Louisiana; and

WHEREAS, no written objection and/or opposition to the proposed annexation has been received; and

WHEREAS, the City Council has found that it is necessary for the purpose of protecting the health, safety, and general welfare of the City of Covington, as well as to maintain the character of the use of this property that will be annexed into the corporate

**Keep**  
 DT REG # 700,539  
 Inst # 1025099  
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 11/25/1996 02:35:00PM tbt  
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limits of the City of Covington, that the property above described be designated in accordance with the zoning classifications recommended by the Planning and Zoning Commission as described hereinabove; and

WHEREAS, the Charter of the City of Covington requires that any property annexed into the corporate limits be designated a specific voting district; and

WHEREAS, although there are no registered voters in the district, it is deemed appropriate to comply with said requirement;

NOW, THEREFORE, be it ordained by the City Council of the City of Covington, at its regular session convened, that the following described property, to-wit:

See attached Exhibit A

be and is hereby incorporated into the municipal and corporate limits and boundaries of the City of Covington, Louisiana.

BE IT FURTHER ORDAINED by the Mayor and City Council of the City of Covington, Louisiana, that:

SECTION 1: The zoning classification of the hereinabove described property is hereby designated as follows:

- Lot 288                    C-4
- Lot 289                    C-4
- Lot 164                    C-2
- Lots 293-297            C-4
- Lots 298-301            A-2

SECTION 2: The official zoning map of the City of Covington shall incorporate the zoning classification specified in Section 1 hereof.

SECTION 3: The voting district of the hereinabove described property shall be a part of District E of the City of Covington.

SECTION 4: All state and parish roads and/or right-of-ways within the above described property shall be a part of, and included within, the municipal and corporate limits and boundaries

of the City of Covington.

BE IT FURTHER ORDAINED by the Mayor and City Council of the City of Covington, Louisiana, that the boundaries of the City of Covington, Louisiana, are and shall henceforth be as follows, to-wit:

EXHIBIT A

This ordinance shall become effective thirty (30) days after publication of same in the St. Tammany Farmer, the official journal of the municipality.

This Ordinance shall become effective December 21, 1996  
MOVED FOR ADOPTION BY Jenkins SECONDED BY O'Keefe  
WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: 6  
NAYS: 0  
ABSTAIN: 0  
ABSENT: Boylina

PASSED AND ADOPTED at Covington, Louisiana, on this 12th day of November, 1996.

M. M. "Mark" Dec  
PRESIDENT OF THE COUNCIL  
James J. Moore  
CLERK OF THE COUNCIL

Presented to the Mayor this 15th day of November, 1996, at 9:30 o'clock A.M.

James J. Moore  
CLERK OF THE COUNCIL

Approved  or Vetoed \_\_\_\_\_ by the Mayor on this 15 day of November, 1996.

Jim  
MAYOR

Received from the Mayor this 15 day of November 1996, at 11:50 o'clock A.M.

James J. Moore  
CLERK OF THE COUNCIL

TEL:

Exhibit A

From the Southwest Corner of Forest Manor Nursing Home (annex under Ordinance 94-65) and the Southerly Right-of-way of La. Hwy. 21 run Southwesterly along the South Right-of-way of La. Hwy. 21 to the Northeast Corner of Lot 164, Flowers Estates Subdivision; thence Southwesterly along Lot 164 to the Southeast Corner of Lot 164; thence run along the rear of Lot 164 to the Southwest Corner of said Lot; thence Northerly along the West property line of Lot 164 to the South Right-of-way line of La. Hwy. 21; thence Westerly along the South Right-of-way of said Hwy. to the Northeast Corner of Lot 288, Flowers Estates Subdivision; thence run Southerly to the Southeast Corner of Lot 288; thence along the rear of Lots 288 and 289 to a point common to the Southeast Corner of Lot 290; thence run Northwesterly along the line common to Lot 289 and 290, Flowers Estates Subdivision to the Northeast Corner of Lot 290, said point being on the South Right-of-way of La. Hwy. 21; thence run along said Right-of-way in a Southwesterly direction to the Northwest Corner of Lot 292; thence run Southeasterly along the line common to Lot 292 and 293, Flowers Estates Subdivision to the Southwest Corner of Lot 292; thence along the rear of Lots 293, 294, 295, 296, 297, 298, 299, 300 and 301 to a point common to Lot 302; thence Northwesterly along lot line common to Lots 301 and 302 to the East Right-of-way of La. Hwy. 21; thence run along said Right-of-way to the Southwest Corner of Lot 411-A (as per Resubdivision Map file no. 2-995-A, St. Tammany Clerk of Court); thence run perpendicular to said Right-of-way in a Northwesterly direction to the West Right-of-way of La. Hwy. 21; thence run along said Right-of-way Northeasterly to the South Right-of-way of La. Hwy. 1085; thence run along said Right-of-way in a Northwesterly and Westerly direction to the Range line dividing Township 7 South, Range 10 East and Township 7 South, Range 11 East; thence run along said Range line Northerly to the North Right-of-way of La. Hwy. 1085; thence run along said Right-of-way in an Easterly and Southeasterly direction to the West Right-of-way of La. Hwy. 21; thence run along said Right-of-way in a Northeasterly and Easterly direction to a point on the North Right-of-way of La. Hwy. 21 as per Ordinance 64-95 City of Covington; thence perpendicular to La. Hwy. 21 Southeasterly, 80 feet more or less back to the Point of Beginning.

TOTAL P. 01



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**LAND SURVEYING INC**  
513 NORTH COLUMBIA STREET  
COVINGTON LA 70433

**JERON R FITZMORRIS**  
REGISTERED SURVEYOR

TELEPHONE: (504) 892-6277

October 31, 1996

**Description of Property for**

**City of Covington**

Located in Sections 21, 22, 29, 30, 31, 32, 37, 38, 40, 41, 42 and 45 Township 6 South, Range 11 East; Sections 25, 36 and 37 Township 6 South, Range 10 East and Sections 6, 42, 44 and 45 Township 7 South, Range 11 East, St. Tammany Parish, Louisiana.

From the Section Corner common to Sections 31 and 40 Township 6 South, Range 11 East and Sections 6 and 45 Township 7 South, Range 11 East, St. Tammany Parish, Louisiana measure 1,102 feet, more or less, Southwesterly along the line common to said Sections 6 and 45 to a point on the left bank of the Tchefuncta River and the Point of Beginning.

From the Point of Beginning measure upstream, generally Northwest, along said bank through Section 6 Township 7 South, Range 11 East, Section 31 Township 6 South, Range 11 East and Sections 36 and 37 Township 6 South, Range 10 East to a point; thence South 89 degrees 30 minutes East, 1,090 feet, more or less, to the Quarter Corner on line common to Sections 25 and 36 Township 6 South, Range 10 East; thence North 00 degrees 35 minutes 00 seconds East, 1,270 feet, more or less along the Westerly perimeter of Blocks 9 and 12, River Forest Subdivision to the Southerly Right-of-way line of U. S. Hwy. 190; thence along said line, South 85 degrees 30 minutes 00 seconds East, 2,700 feet, more or less to the line common to Section 25 Township 6 South, Range 10 East and Section 30 Township 6 South, Range 11 East; thence continue Southeasterly along the Southerly Right-of-way line of U. S. Hwy. 190, 2,680 feet, more or less to a point on the East line of the West Half of Section 30 Township 6 South, Range 11 East; thence North 00 degrees 07 minutes 00 seconds West to the North Right-of-way of U. S. Hwy. 190; thence continue North 00 degrees 07 minutes 00 seconds West, 973.3 feet to a point; thence North 89 degrees 40 minutes West, 285.6 feet to a point; thence North 00 degrees 15 minutes East, 1858.3 feet to a point; thence South 89 degrees 40 minutes East, 277.0 feet to a



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point; thence South 00 degrees 01 minutes East, 539.6 feet to a point; thence South 89 degrees 45 minutes 00 seconds East, 1328.6 feet to an iron corner; thence South 00 degrees 53 minutes 00 seconds East, 780 feet to an iron corner; thence South 08 degrees 55 minutes 00 seconds West, 702.7 feet to a point; thence West, 368 feet to a point; thence South 00 degrees 07 minutes 00 seconds East, 693.3 feet to an iron corner on the North Right-of-way of U. S. Hwy. 190; thence run along the North Right-of-way of U. S. Hwy. 190 Bypass in an Easterly direction to intersect the West Right-of-way of La. Hwy. 25; thence run along the West Right-of-way of La. Hwy. 25 in a southerly direction to intersect the South Right-of-way of U. S. Hwy. 190 Bypass; thence run along the South Right-of-way of U. S. Hwy. 190 Bypass in a Westerly direction to a point; thence South 04 degrees 28 minutes East, 11.65 feet to a point; thence with arcs of curves easterly and southeasterly to a point in the center of Crown Zellerbach Railroad (abandoned) and the Northerly Right-of-way of U. S. Hwy. 190 Business; thence South 85 degrees 20 minutes East, 372.6 feet to a point; thence run South 04 degrees 40 minutes West, 50 feet to a point; thence South 25 degrees 57 minutes West, 118.8 feet to a point; thence South 59 degrees 28 minutes East, 837 feet more or less to a 5/8 inch iron rod located on the Northerly Right-of-way line of U. S. Hwy. 190 Business; thence go North 11 degrees 15 minutes East, 520.3 feet to a 5/8 inch iron rod; thence go South 85 degrees 33 minutes 9 seconds East, 1,156.02 feet to a point; thence South 01 degrees 18 minutes West, 499.83 feet to a point; thence South 00 degrees 15 minutes West, 725 feet to a point on the Northerly Right-of-way line of U. S. Hwy. 190 Business (21st Avenue); thence continuing with the said Right-of-way line Southeasterly, 475 feet, more or less; thence North 34 degrees 00 minutes East, 850.4 feet; thence East, 368.3 feet to a point; thence South 29 degrees 15 minutes West, 1089.4 feet to the North Right-of-way of U. S. Hwy. 190 Business (21st Avenue); thence Southeasterly along the North Right-of-way of said Hwy., 394.8 feet; thence North 28 degrees 30 minutes East, 256.0 feet; thence North 60 degrees 45 minutes West, 160.2 feet to the East Right-of-way line of Pine Air Drive; thence North 29 degrees 15 minutes East along said Right-of-way, 513.60 feet to a point on a cul-de-sac; thence along Pine Air Drive with a curve to the left having a radius of 50 feet and an arc of 111.98 feet to a point; thence North 29 degrees 15 minutes East, 3.40 feet; thence South, 560.7 feet to the South Right-of-way line of Oak Street; thence Southeasterly along the South Right-of-way line of Oak Street, 500.4 feet; thence Southwesterly along the line dividing Lot 5, 6, 9 and 10, Block 3 of the Division of J. H. Warner Estate, 400 feet to the North Right-of-way of U. S. Hwy. 190 Business (21st Avenue); thence Southeasterly along the North Right-of-way line of U. S. Hwy. 190 Business (21st Avenue) to the line common to Sections 32 and 41 Township 6 South, Range 11 East; thence with said line, North 54 degrees 00 minutes 00 seconds East, 2073.0 feet to a point; thence North 37 degrees 52 minutes West, 519.0 feet to a point; thence South 49 degrees 53 minutes West, 26.2 feet to a point; thence North 56 degrees 00 minutes West, 917.1 feet to a point; thence with a curve to the left having a radius of 2864.81 feet and an arc of 636.0 feet to a point; thence North 21 degrees 17 minutes East, 100.0 feet to a point; thence with a curve to the right having a radius of 2964.81 feet and an arc of 258.2 feet to a point; thence North 23 degrees 00 minutes West, 3250 feet to a point;

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thence North 67 degrees 30 minutes West, 3105.5 feet to a point; thence North 00 degrees 40 minutes West, 1014.5 feet to the Section Corner common to Sections 19, 20, 29 and 30 Township 6 South, Range 11 East; thence North, 667.3 feet to a point; thence North 89 degrees 45 minutes East, 1502 feet to a point; thence South 05 degrees East, 660.0 feet to a point; thence North 89 degrees 30 minutes East, 1201 to an iron post on the West Right-of-way of an abandoned railroad; thence along said Right-of-way South 28 degrees East, 781.5 feet to a point; thence South 54 degrees 30 minutes West, 462 feet to the Northwest Corner of Section 45; thence South 35 degrees 15 minutes East, 2836.7 feet to the Southwest Corner of Section 45; thence North 30 degrees East, 115 feet; thence South 26 degrees 30 minutes East, 1358.8 feet to a point; thence North 51 degrees 17 minutes East, 128.8 feet to a point; thence North 26 degrees 17 minutes West, 343.8 feet to a point; thence North 56 degrees 48 minutes East, 151.17 feet to a point; thence South 27 degrees 41 minutes East, 540.0 feet to a point; thence South 29 degrees 18 minutes East, 411.65 feet to a point; thence South 43 degrees 41 minutes West, 8.34 feet to a point; thence South 35 degrees 08 minutes East, 208.04 feet to a point; thence South 35 degrees 54 minutes East, 74.14 feet to a point; thence South 56 degrees 02 minutes West, 24.0 feet to a point; thence South 36 degrees 03 minutes East, 91.88 feet to a point; thence South 50 degrees 42 minutes West, 205.7 feet to a point; thence South 17 degrees 00 minutes East, 93.7 feet to a point; thence South 10 degrees 45 minutes East, 132.0 feet to a point; thence South 02 degrees 56 minutes East, 130.0 feet to a point; thence South 49 degrees 52 minutes West, 347.4 feet to a point; thence with a curve to the left having a radius of 1417.53 feet and an arc of 546.6 feet to a point on the section line common to Sections 38 and 41 Township 6 South, Range 11 East; thence North 54 degrees 00 minutes 00 seconds East, 1009 feet, more or less to the Easterly or left bank of Mile Branch; thence upstream with said bank, Northerly and Easterly, 2010 feet, more or less to the Westerly Right-of-way line of Columbia Street; thence North 32 degrees 00 minutes West, 230 feet, more or less to intersect the South Right-of-way of Polders Lane; thence along said Right-of-way South 59 degrees 13 minutes West, 475.9 feet; thence South 36 degrees West, 177.0 feet; thence South 57 degrees 30 minutes West, 60.0 feet; thence North 36 degrees West, 177 feet to a point on the South Right-of-way of Polders Lane; thence South 59 degrees 13 minutes West, along Polders Lane 42 feet; thence South 07 degrees 59 minutes West, 109.5 feet; thence South 36 degrees 45 minutes East, 395.07 feet; thence South 05 degrees 13 minutes 41 seconds West, 173.84 feet; thence South 03 degrees 04 minutes 46 seconds West, 119.44 feet; thence South 20 degrees 30 minutes West, 89.1 feet; thence South 85 degrees 00 minutes 05 seconds West, 82.95 feet; thence North 30 degrees 15 minutes 30 seconds East, 300 feet, more or less to a point on Polders Lane; thence South 50 degrees 00 minutes West, 180.0 feet more or less to Thomas C. McLeob Northeast Corner on Polders Lane; thence South 29 degrees 38 minutes East, 67.2 feet; thence South 45 degrees 20 minutes West, 374.73 feet; thence North 40 degrees 45 minutes West, 193.45 feet to a point on the South side of Polders Lane; thence South 46 degrees 35 minutes West along the South side of Polders Lane, 376.0 feet; thence South 36 degrees 25 minutes East along 29th Avenue, 110 feet; thence North 53 degrees 35 minutes West, 25.0 feet to cross said Avenue; thence

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South 49 degrees 40 minutes West, 72.3 feet; thence North 29 degrees 20 minutes West, 50.0 feet; thence North 50 degrees East, 66.0 feet; thence North 36 degrees 03 minutes West, 91.88 feet; thence North 56 degrees 02 minutes East, 24.0 feet; thence North 36 degrees 25 minutes West, 74.3 feet; thence North 35 degrees 44 minutes West, 207.75 feet; thence North 45 degrees 42 minutes 13 seconds East, 138.11 feet; thence South 42 degrees 42 minutes 13 seconds East, 282.34 feet; thence South 46 degrees 35 minutes West, 172.0 feet; thence South 56 degrees 02 minutes West, 24.0 feet; thence South 36 degrees 03 minutes East, 91.88 feet; thence South 36 degrees 30 minutes East, 50.0 feet; thence South 53 degrees 35 minutes East, 25.0 feet; thence North 36 degrees 25 minutes West, 110 feet; thence North 46 degrees 35 minutes East, 376.0 feet; thence North 44 degrees 47 minutes East, 87.06 feet; thence North 52 degrees 05 minutes East, 119.0 feet; thence North 81 degrees 48 minutes East, 190.5 feet; thence North 50 degrees 00 minutes East, 20.0 feet; thence continue North 50 degrees 00 minutes East, 180.0 feet; thence North 30 degrees 15 minutes 30 seconds East along the East Right-of-way of Polders Lane, 104.86 feet; thence North 06 degrees 45 minutes 28 seconds East, 60.0 feet; thence North 81 degrees 43 minutes West, 36.3 feet; thence South 59 degrees 59 minutes 42 seconds West, 40.3 feet; thence North 26 degrees 57 minutes 52 seconds West, 291.5 feet; thence South 46 degrees 42 minutes 20 seconds West, 981.1 feet; thence North 28 degrees 31 minutes 26 seconds West, 411.52 feet; thence North 46 degrees 31 minutes 10 seconds East, 653.47 feet; thence North 44 degrees 12 minutes 58 seconds East, 598.94 feet; thence South 34 degrees 30 minutes 18 seconds East, 50.0 feet more or less along the West side of Mossy Street to intersect the Southern boundary of Champagne Street; thence North 49 degrees East, 35.0 feet more or less; thence continue North 49 degrees East along the South Right-of-way of Champagne Street, 65.0 feet; thence South 36 degrees 00 minutes East, 169.92 feet; thence South 49 degrees West, 65.0 feet to the East Right-of-way of Mossy Street; thence along said Right-of-way, North 36 degrees 00 minutes West, 169.92 feet; thence South 49 degrees West, 35.0 feet more or less to the West Right-of-way of Mossy Street; thence South 34 degrees 30 minutes 18 seconds East along the West Right-of-way of Mossy Street, 392.01 feet; thence South 79 degrees 31 minutes East, 48.9 feet; thence North 57 degrees 37 minutes East, 118.9 feet; thence North 59 degrees 13 minutes East, 420.8 feet to the Westerly Right-of-way of Columbia Street; thence along said Right-of-way South 30 degrees 17 minutes East, 28.8 feet; thence continue along Columbia Street, South 32 degrees 00 minutes East, 230 feet, more or less to a point in the centerline of Mile Branch; thence Northeasterly along the centerline of Mile Branch to the Easterly Right-of-way of Columbia Street; thence continue along the centerline of said Branch along the following two courses: North 85 degrees 51 minutes East, 185.52 feet to a point; thence North 67 degrees 58 minutes East, 242.0 feet to a point; thence South 35 degrees 23 minutes East, 12.46 feet to a point; thence South 63 degrees 37 minutes West, 3.0 feet to a point; thence South 31 degrees 47 minutes East 908.39 feet to a point; thence South 31 degrees 18 minutes East, 59.65 feet to a point on the extension of the line common to Sections 38 and 41 Township 6 South, Range 11 East; thence North 54 degrees East, 81.3 feet to a point on the Section Line common to Sections 37 and 38 Township 6 South, Range 11 East;



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thence run along said Section line, North 35 degrees 30 minutes 00 seconds West, 3,141 feet, more or less to the Section Corner common to Sections 45 and 38 (the most Northeasterly Corner of Section 38) Township 6 South, Range 11 East; thence South 54 degrees 25 minutes 32 seconds West, 299.6 feet to a point; thence South 31 degrees 41 minutes East, 46.0 feet to an iron located on the Western Right-of-way of Old Columbia Road; thence continue South 31 degrees 41 minutes East, 270.13 feet along said Right-of-way to a point; thence continue South 31 degrees 41 minutes East, 262.52 feet to a point; thence continue South 31 degrees 41 minutes East, 467.37 feet to a point; thence leaving the Westerly Right-of-way of North Columbia Street measure South 56 degrees 59 minutes West, 550.15 feet to a point; thence North 31 degrees 41 minutes West, 504.78 feet to a point; thence North 54 degrees 29 minutes 50 seconds East, 341.7 feet to a point; thence in a Northeasterly direction along the arc of a curve to the right having a radius of 300.0 feet, a distance of 120.13 feet to a point; thence North 77 degrees 26 minutes 26 seconds East, 96.1 feet to a point; thence North 31 degrees 41 minutes West, 262.52 feet to a point; thence South 60 degrees 09 minutes West, 299.02 feet to a point; thence North 32 degrees 04 minutes West, 285.13 feet to a point; thence North 54 degrees 22 minutes East, 150.93 feet to a point; thence South 31 degrees 48 minutes East, 31.17 feet to a point; thence North 59 degrees 59 minutes East, 150.09 feet to a point; thence North 31 degrees 41 minutes East, 46.0 feet to a point; thence North 33 degrees 39 minutes 27 seconds West, 150.08 feet to a point; thence South 54 degrees 25 minutes 32 seconds West, 445.68 feet to a point; thence South 35 degrees 34 minutes 28 seconds East, 20.0 feet to a point; thence South 54 degrees 25 minutes 32 seconds West, 1065.80 feet to a point; thence North 35 degrees 28 minutes 00 seconds West, 1090.0 feet to a point on the South Right-of-way of U. S. Hwy. 190 Bypass; thence run along said Right-of-way with a curve to the right having a radius of 2764.79 feet and an arc of 1429.25 feet to a point; thence North 82 degrees 25 minutes 30 seconds East, 468.82 feet to a point; thence South 64 degrees 17 minutes 24 seconds East, 345.86 feet to a point; thence South 33 degrees 39 minutes 27 seconds East, 16.22 feet to a point; thence South 33 degrees 39 minutes 27 seconds East, 150.08 feet to a point; thence North 54 degrees 25 minutes 32 seconds East, 299.6 feet to the Section Corner common to Sections 38 and 45 Township 6 South, Range 11 East; thence South 35 degrees 30 minutes 00 seconds East, 2917 feet more or less to the Section Corner common to Sections 37, 38 and 45 Township 6 South, Range 11 East; thence from said Section Corner run North 35 degrees 17 minutes West, 1859.2 feet to a point; thence South 57 degrees 23 minutes West, 308.33 feet to a point on the East side of Columbia Street; thence run along the East side of said street, North 31 degrees 32 minutes East, 278.00 feet to a point; thence North 58 degrees 43 minutes East, 372.15 feet to a point on the West side of Collins Blvd.; thence run along the West side of Collins Blvd., South 64 degrees 55 minutes East, 303.45 feet to a point; thence South 54 degrees 14 minutes West, 231.5 feet to a point; thence recommence at the Section Corner common to Sections 37, 38 and 45 Township 6 South, Range 11 East and run North 35 degrees 45 minutes West, 693.14 feet; thence North 35 degrees 59 minutes 15 seconds West, 211.0 feet to a point; thence North 18 degrees 38 minutes 40 seconds East, 663.80 feet to a point located on the Westerly Right-of-way line of

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La. Hwy. 25 (Collins Blvd.); thence go along the Westerly Right-of-way line of said Hwy., North 64 degrees 57 minutes 30 seconds West, 454.93 feet; thence South 57 degrees 48 minutes 30 seconds West, 323.47 feet; thence South 38 degrees 04 minutes East, 49.81 feet; thence South 35 degrees 59 minutes 15 seconds East, 34.61 feet; thence North 57 degrees 48 minutes 30 seconds East, 370.20 feet to a point on the West Right-of-way of La. Hwy. 25 (Collins Blvd.); thence recommence at the Section Corner common to Sections 37, 38 and 45 Township 6 South, Range 11 East and run South 35 degrees 30 minutes 00 seconds East, 224 feet more or less to a point on the extension Northeasterly of the line common to Sections 38 and 41 Township 6 South, Range 11 East; thence North 54 degrees 00 minutes 00 seconds East, 1070 feet, more or less to a point on the West Right-of-way of Covington Bypass (Collins Blvd.); thence North 43 degrees 00 minutes 00 seconds West, 305 feet, more or less to a point on the West Right-of-way of Covington Bypass (Collins Blvd.); thence in a Southwesterly direction along the line dividing Lots 1 and 4, Block 94, Ozone Place Annex Subdivision, 120 feet to a point; thence with a curve to the left having a Radius of 1,689.86 feet and an Arc of 192.00 feet to a point being the Southwest corner of Lot 8, Ozone Place Annex Subdivision; thence in a Northeasterly direction along the line dividing Lots 8 and 10, Block 94, Ozone Place Annex Subdivision, 120.33 feet to a point on the West Right-of-way of Covington Bypass (Collins Blvd.); thence Northwesterly along said Right-of-way of Collins Boulevard (U. S. Hwy. 190 - La. Hwy. 25) to a point South of the extension of the East Right-of-way of Airport Road; thence North to a point on the East Right-of-way of La. Hwy. 25 and the East Right-of-way of Airport Road; thence North, 1478 feet; thence North 89 degrees 46 minutes East, 1120.0 feet; thence North, 117.0 feet; thence North 89 degrees 45 minutes East, 67.50 feet; thence South, 725.0 feet; thence North 89 degrees 45 minutes East, 1200.0 feet; thence South, 968.8 feet; thence West, 1037.0 feet; thence South, 642.0 feet to the North Right-of-way of Industry Lane (Parish Gravel Road); thence West, 767.0 feet along said Right-of-way to the East Right-of-way of Collins Boulevard (La. Hwy. 25); thence Southerly along said Right-of-way, 60.0 feet to the South Right-of-way of Industry Lane; thence North 89 degrees 29 minutes East, 2122.0 feet to the Northwest Corner of Section 37 and 45 Township 6 South, Range 11 East; thence South, 675.8 feet to a point in the center of canal; thence along the center of canal Northwesterly and Northerly 847.3 feet more or less; thence South 54 degrees 30 minutes West, 649.0 feet more or less to the East Right-of-way of Collins Boulevard (U. S. Hwy. 190 - La. Hwy. 25); thence Southeasterly along said Right-of-way to a point on the Extension of a line common to Section 38 and 41 Township 6 South, Range 11 East; thence North 54 degrees 00 minutes East, 680.0 feet, more or less to a point (said point being the intersection of the Northeasterly extension of the line common to Sections 38 and 41 Township 6 South, Range 11 East and the line common to Lots 3 and 4, Block 100, Ozone Place Annex); thence North 11 degrees 20 minutes West, 125.53 feet to a point; thence South 78 degrees 38 minutes West, 179.91 feet to a point; thence South 11 degrees 20 minutes East, 207.17 feet to a point; thence South 54 degrees 14 minutes West, 65.9 feet to a point; thence North 11 degrees 20 minutes West, 129.9 feet to a point; thence with a curve to the left having a radius of 2040.0 feet and an arc of 143.48

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feet to the lot line dividing Lots 3 and 5 Block 98, Ozone Place Annex; thence run in a southwesterly direction along the line dividing Lots 3 and 5, of said Square 120.0 feet to a point; thence run in a northwesterly direction along the line dividing Lots 5, 7 and 9, Square 98, 192.0 feet to a point; thence run in a northeasterly direction along the line dividing Lots 9 and 11, Square 98, 120.0 feet to a point on the West Right-of-way of Ozone Road (North Street); thence with a curve to the right having a radius of 2040.0 feet and an arc of 136.00 feet to a point; thence with a curve to the right having a radius of 60.0 feet and an arc of 124.52 feet to a point; thence North 54 degrees 13 minutes West, 86.34 feet to a point; thence North 89 degrees 30 minutes East, 94.23 feet to a point; thence North 00 degrees 15 minutes West, 170.0 feet to a point; thence North 89 degrees 30 minutes East, 166.66 feet to a point; thence South 00 degrees 15 minutes East, 170.0 feet to point; thence North 89 degrees 30 minutes East, 205.24 feet to a point; thence North 00 degrees 15 minutes West, 170.0 feet to a point; thence North 89 degrees 30 minutes East, 128.0 feet to a point; thence North 00 degrees 15 minutes West, 60.0 feet to a point; thence South 89 degrees 30 minutes West, 500.0 feet to a point; thence South 89 degrees 27 minutes 28 seconds West, 234.73 feet to a point; thence North 09 degrees 28 minutes 28 seconds East, 38.46 feet to a point; thence North 29 degrees 21 minutes East, 139.8 feet to a point; thence North 89 degrees 54 minutes West, 373.64 feet to a point on the Easterly Right-of-way line of road; thence North 00 degrees 01 minutes West along said Right-of-way a distance of 193.60 feet to a point; thence along said Right-of-way line with a curve to the right having a radius of 15 feet and an arc of 12.09 feet to a point; thence continue along said Right-of-way with a curve to the left having a radius of 50.0 feet and an arc of 118.84 feet to a point; thence North, 50.0 feet to a point; thence North 63 degrees 29 minutes West, 75.0 feet to a point; thence North 88 degrees 38 minutes West, 191.60 feet to a point; thence North 65 degrees 23 minutes West, 188.0 feet to a point; thence North 00 degrees 00 minutes 39 seconds West, 676.17 feet to a point; thence North 89 degrees 32 minutes 08 seconds East, 79.8 feet to a point; thence North 00 degrees 27 minutes West, 1466.0 feet to a point; thence North, 980.5 feet to a point; thence North 89 degrees 45 minutes East, 2530.7 feet to a point; thence North 89 degrees 30 minutes East, 1061.3 feet to a point on the West Right-of-way line of River Road; thence along said Right-of-way line, South 20 degrees 00 minutes East, 400.0 feet to a point; thence continue along said Right-of-way, South 16 degrees 00 minutes East, 200.0 feet to point; thence South 89 degrees 30 minutes West, 1000.0 feet to a point; thence South 12 degrees 45 minutes East, 256.81 feet to a point; thence South 89 degrees 45 minutes West, 225.0 feet to a point; thence South 00 degrees 05 minutes East, 161.7 feet to a point; thence South 89 degrees 45 minutes West, 1970.26 feet to a point; thence South 00 degrees 27 minutes East, 194.27 feet to a point; thence South 87 degrees 38 minutes East, 40.0 feet to a point; thence South 00 degrees 46 minutes East, 60.24 feet to a point; thence North 86 degrees 04 minutes East, 40.0 feet to a point; South 00 degrees 27 minutes East, 436.37 feet to a point; thence South 86 degrees 58 minutes East, 257.59 feet to a point; thence South 03 degrees 20 minutes East, 60.3 feet to a point; thence South 02 degrees 26 minutes East, 393.93 feet to a point; thence South 00 degrees 36 minutes East, 60.07 feet to a point; thence North 89 degrees 32 minutes 08 seconds



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East, 2386.99 feet to a point; thence South 00 degrees 16 minutes 28 seconds West, 287.86 feet to a point; thence along the arc of a curve to the right having a radius of 629.48 feet, a distance of 188.57 feet to a point; thence South 55 degrees 10 minutes 46 seconds East, 45.10 feet to a point; thence along the arc of a curve to the left having a radius of 57.17 feet, a distance of 80.65 feet to a point; thence North 44 degrees 44 minutes 47 seconds East, 7.00 feet to a point; thence along the arc of a curve to the right having a radius of 116.85 feet a distance of 123.69 feet to a point; thence South 74 degrees 36 minutes 21 seconds East, 41.97 feet to a point on the West Right-of-way line of River Road; thence East 40.0 feet to the East Right-of-way of River Road; thence Northeasterly along the East Right-of-way of River Road, 450 feet more or less to the line common to Sections 37 and 45 Township 6 South, Range 11 East; thence North 15 degrees East, 354.0 feet; thence North 04 degrees 15 minutes West, 394.8 feet; thence Northwesterly 200.0 feet; thence North 89 degrees 30 minutes East, 520 feet to the Bogue Falaya River; thence Southwesterly along said River, 200 feet more or less; thence South 89 degrees 30 minutes West, 435.5 feet to a point on the East Right-of-way of River Road; thence South 04 degrees 15 minutes East, 394.8 feet; thence South 15 degrees West, 354.0 feet; thence Southwesterly 450.0 feet; thence West, 40 feet to the West Right-of-way of River Road; thence along said Westerly Right-of-way line, South 14 degrees 43 minutes 41 seconds West, 80.00 feet to a point; thence North 74 degrees 43 minutes 21 seconds West, 42.67 feet to a point; thence along the arc of a curve to the left having a radius of 36.85 feet, a distance of 39.01 feet to a point; thence South 44 degrees 44 minutes 47 seconds West, 7.00 feet to a point; thence along the arc of the curve to the right having a radius of 137.71 feet a distance of 192.46 feet to a point; thence North 55 degrees 10 minutes 46 seconds West, 45.10 feet to a point; thence along the arc of a curve to the left having a radius of 549.48 feet, a distance of 140.66 feet to a point; thence North 74 degrees 13 minutes 14 seconds West, 197.27 feet to a point; thence along the arc of a curve concave to the Southeast having a radius of 569.48 feet, a distance of 87.05 feet to a point; thence South 81 degrees 01 minute 24 seconds West, 108.18 feet to a point; thence South 00 degrees 07 minutes 52 seconds West, 497.50 feet to a point; thence South 89 degrees 24 minutes 12 seconds West, 343.40 feet to a point; thence South 04 degrees 19 minutes 42 seconds West, 233.07 feet to a point; thence North 83 degrees 20 minutes 15 seconds West, 477.22 feet to a point; thence South 00 degrees 30 minutes 00 seconds East, 120.00 feet to a point; thence South 89 degrees 15 minutes 00 seconds West, 221.25 feet to a point; thence South 00 degrees 15 minutes 00 seconds East, 400.00 feet to a point; thence North 89 degrees 30 minutes East, 205.77 feet to a point, (said point being the intersection of the Northeasterly extension of the line common to Sections 38 and 41 Township 6 South, Range 11 East and the North boundary line of Ozone Place Annex Subdivision); thence continue along the extended Section line, North 54 degrees 00 minutes East, 400.0 feet, more or less to a point where a line extended Northwesterly from the Northerly Right-of-way line of former Butternut Street, of Sulphur Springs Addition intersects said bearing; thence South 82 degrees 45 minutes 00 seconds East, 3269 feet, more or less along the Northerly Right-of-way line of Butternut Street to a point on the Right bank of the Bogue Falaya River; thence downstream



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with said bank to a point on the South Right-of-way of U. S. Hwy. 190 Business; thence with the South Right-of-way of U. S. Hwy. 190 Business Northeasterly to intersect the East Right-of-way of U. S. Hwy. 190 Overpass; thence go across U. S. Hwy. 190 Business, North 17 degrees 16 minutes 00 seconds West, 80.05 feet to an iron corner on the East line of the Right-of-way of U. S. Hwy. 190 Bypass and the North line of the Right-of-way of U. S. Hwy. 190 Business; thence North 21 degrees 17 minutes 00 seconds West, 150.4 feet to an iron corner set in the East line of said Right-of-way and the South line of the Right-of-way of G. M. & O. Railroad; thence go in an Easterly direction along the South line of said Railroad Right-of-way, 39.7 feet to an iron corner; thence go South 19 degrees 00 minutes 00 seconds East, 144.20 feet along the line separating the property of Barkley M. Smith Estate from the property formerly known as Circle Tavern to an iron corner set in the North line of the Right-of-way of U. S. Hwy. 190 Business; thence go along the North line of said Right-of-way, South 80 degrees 21 minutes 00 seconds West, 33.00 feet to an iron corner; thence South 17 degrees 16 minutes 00 seconds East, 80.05 feet to a point on the South Right-of-way of U. S. Hwy. 190 Business and the East Right-of-way of U. S. Hwy. 190 Bypass; thence go along the South line of the Right-of-way of U. S. Hwy. 190 Business North 80 degrees 21 minutes 00 seconds East, 188.0 feet to an iron corner in the South Right-of-way; thence go along the South and West line of said Hwy. along a 20 degree curve, 228.0 feet to an iron corner on the West Right-of-way line of said Hwy.; thence go South 11 degrees 50 minutes 00 seconds East along the West line of said Hwy. 100.0 feet to an iron corner; thence continue along said Right-of-way South 07 degrees 30 minutes 00 seconds East, 100.0 feet to an iron corner; thence go South 02 degrees 05 minutes 00 seconds West, 107.5 feet to an iron corner; thence South 09 degrees 30 minutes 00 seconds West, 377.0 feet to a point; thence North 86 degrees 53 minutes 00 seconds East, 89.9 feet to a point; thence North 58 degrees 13 minutes 00 seconds East, 501.4 feet actual measurement (title measurement, 504.75 feet) to a point on the South Right-of-way line of Front Street in the center of what was formerly Live Oak Street; thence go along the Southerly Right-of-way of Front Street, North 57 degrees 15 minutes 00 seconds East, 123.15 feet to a point; thence South 32 degrees 45 minutes 00 seconds East, 332.50 feet to the Northerly Right-of-way line of Second Street (undeveloped); thence along said Right-of-way South 57 degrees 15 minutes 00 seconds West, 123.15 feet to the center line of Live Oak Street (revoked); thence continue along the North Right-of-way line of Second Street, South 58 degrees 23 minutes 00 seconds West, 37.97 feet to the point formed by the intersection of what was formerly the West Right-of-way line of Live Oak Street and the North Right-of-way line of Second Street, being the Southeast corner of Lot No. 98; thence go along the West Right-of-way line of Lee Street, South 31 degrees 31 minutes 00 seconds East, 421.10 feet to a point formed by the intersection of the West Right-of-way line of Lee Street and the North Right-of-way line of Third Street, Lot No. 80; thence go along the North Right-of-way line of Third Street in two courses: South 57 degrees 57 minutes 00 seconds West, 412.60 feet to an 1/2 inch iron rod; thence South 60 degrees 18 minutes 00 seconds West, 345.00 feet to a point formed by the intersection of the East Right-of-way line of Cherry Street and the North Right-of-way line of Third Street; thence continue

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South 60 degrees 18 minutes 00 seconds West, 40 feet more or less to a point; thence North 33 degrees 32 minutes 31 seconds West, 132.42 feet to a point; thence South 56 degrees 27 minutes 29 seconds West, 102.69 feet to a point; thence North 33 degrees 32 minutes 31 seconds West, 148.44 feet to a point on the East Right-of-way of U. S. Hwy. 190; thence with a curve to the right having a Radius of 1095.92 feet and an Arc of 71.44 feet to a point; thence North 59 degrees 09 minutes 27 seconds East, 58.83 feet to a point; thence South 33 degrees 32 minutes 31 seconds East, 200.00 feet; thence continue South 33 degrees 32 minutes 31 seconds East, 132.42 feet to a point on the North Right-of-way of Third Street; thence North 60 degrees 18 minutes 00 seconds East, 40 feet more or less to a point on the East Right-of-way line of Cherry Street, North 31 degrees 53 minutes 00 seconds West, 148.00 feet to the point where Cherry Street widens; thence go along the said line of Cherry Street where it widens, which is also the Northerly line of Lot No. 77, North 63 degrees 58 minutes 00 seconds West, 14.50 feet to a point; thence continue along the East Right-of-way line in two courses: North 31 degrees 56 minutes 00 seconds West, 185.80 feet to an 1/2 inch iron rod; thence North 31 degrees 50 minutes 00 seconds West, 98.52 feet to a point formed by the intersection of the East Right-of-way line of Cherry Street and the East Right-of-way line of U. S. Hwy. 190 as widened; thence run Southerly along the East Right-of-way of U. S. Hwy. 190 to a point that dividing the North Half from the South Half of Square 38 of the subdivision known as Mailleville; thence run Northeasterly along said line, 235.55 feet; thence at a right angle Northerly 120.0 feet to a point on the South Right-of-way of 3rd Street; thence continue Northerly to the Southeast Corner of Square 39 formed by the intersection of Zula Street and 3rd Street run along 3rd Street South 74 degrees 15 minutes 12 seconds West, 202.46 feet to a point on U. S. Hwy 190 (formerly Mandeville Street); thence run along the East Right-of-way of U. S. Hwy. 190 North 15 degrees 20 minutes 48 seconds West, 85.45 feet to a point; thence continue along the East Right-of-way of U. S. Hwy. 190 North 14 degrees 41 minutes 6 seconds West, 34.9 feet to a point; thence North 69 degrees 49 minutes 52 seconds East, 11.00 feet to a point; thence North 31 degrees 28 minutes 41 seconds East, 5.61 feet to a point; thence North 74 degrees 15 minutes 12 seconds East, 75.43 feet to a point; thence North 13 degrees 27 minutes 28 seconds West, 93.67 feet to a point; thence North 76 degrees 32 minutes 32 seconds East, 70.00 feet to a point; thence North 13 degrees 27 minutes 28 seconds West, 87.71 feet to a point on 4th Street (designated as 1st Street in original map of subdivision recorded in Map File 14 A dated May 15, 19091); thence North 58 degrees 34 minutes 12 seconds East, 38.97 feet to a point at the intersection of 4th Street and Zula Street; thence South 15 degrees 01 minutes East, 314.0 feet to a point at the intersection of Zula Street and 3rd Street; thence Southerly to the South Right-of-way of 3rd Street; thence Easterly along the said Right-of-way, 30.0 feet; thence at a right angle Southerly, 120.0 feet; thence at a right angle Easterly, 240.0 feet to a point on the West Right-of-way of Edna Street; thence at a right angle Southerly along said Right-of-way 120.0 feet; thence at a right angle Westerly along the North Right-of-way of 4th Street, 504.25 feet to the East Right-of-way of U. S. Hwy. 190; thence Southerly along the East Right-of-way of U. S. Hwy. 190 to the South Right-of-way of 10th Street, Mailleville; thence

following the Extension of the South Right-of-way of 10th Street Westerly to the West Right-of-way of U. S. Hwy. 190 to the Township Line between Township 6 South, Range 11 East and Township 7 South, Range 11 East; thence East along said Township Line to intersect the East Right-of-way of U. S. Hwy. 190 Business; thence Southerly along U. S. Hwy. 190 to the intersection of the East Right-of-way of Cherry Street and the East Right-of-way of U. S. Hwy. 190; thence along the East Right-of-way line of U. S. Hwy. 190 in three courses: North 12 degrees 56 minutes 23 seconds East, 227.23 feet actual measurement (223.96 feet according to plan) to a point; thence North 05 degrees 11 minutes 13 seconds West, 68.39 feet plan and actual measurement to a point on the original East Right-of-way line of U. S. Hwy. 190; thence along said original Easterly line North 12 degrees 57 minutes East, 126.47 feet to a point; thence South 86 degrees 53 minutes West, 89.9 feet to a point; thence along the West Right-of-way line of U. S. Hwy. 190 Business, South 12 degrees 14 minutes West, 93.4 feet to a concrete Right-of-way Marker; thence go North 76 degrees 18 minutes West, 109.8 feet to a concrete Right-of-way Marker on the East Right-of-way line of U. S. Hwy. 190 Bypass; thence go along the East Right-of-way line North 06 degrees 18 minutes West, 72.9 feet to an iron corner; thence North 04 degrees 47 minutes 14 seconds West, 129.36 feet to an iron rod; (A portion of the above described land is comprised of Lots No.'s 77, 78, 79, 80, 85, 86, 87, 88, 95, 96, 97, 98, 103, 104, 105 and 106 of the Town of Claiborne and the West Half of Live Oak Street, now closed from its intersection with the South Right-of-way line of Front Street to the North Right-of-way line of Second Street; Second Street now closed from its intersection with the East line of Cherry Street to its intersection with the West line of Lee Street and Apricot Street, now closed from its intersection with the South line of Front Street to its intersection with the North line of Third Street, all as more fully shown by reference to the map and plat of survey by R. L. Schumann and Associates, Land Surveyors, which has been recertified correct as of November 21, 1972.); thence along a tangent curve to the left having a radius of 3,919.51 feet, a distance of 102.61 feet to a point, the point of tangency; thence North 07 degrees 11 minutes 29 seconds West, 2.59 feet to a point; thence continue North 07 degrees 11 minutes 29 seconds West, 55.89 feet to an iron rod; thence North 82 degrees 2 minutes 31 seconds East, 41.33 feet to a point; thence North 8 degrees 7 minutes 29 seconds West, 18.70 feet to a point with an iron rod; thence North 09 degrees 37 minutes West, 38.02 feet to an iron corner; thence Northwesterly, 97.8 feet along a curve to the left having a radius of 3,004.79 feet to an iron corner; thence North 15 degrees 32 minutes West, 160.8 feet to an iron corner; thence South 75 degrees 06 minutes West, 80.0 feet to an iron corner; thence North 16 degrees 30 minutes West, 164.64 feet to an iron corner in the South Right-of-way of U. S. Hwy. 190 Business and the East Right-of-way of U. S. Hwy. 190 Bypass; thence along the South Right-of-way of U. S. Hwy. 190 Business Southwesterly to a point on the right bank of the Bogue Falaya River; thence downstream with said bank to the confluence of the Bogue Falaya River and Tchefuncta River; thence upstream with the left bank of the Tchefuncta River to intersect the East Right-of-way of Tyler Street (La. Hwy. 21); thence Southwesterly along said La. Hwy. 21 to the Northeast Corner of Brown-McGhee Property;

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thence South 00 degrees 57 minutes West, 819.3 feet; thence North 89 degrees 02 minutes West, 830.0 feet; thence with a curve Northwesterly having a radius of 80.2 feet and an arc of 101.29 feet to the Southeasterly Right-of-way of La. Hwy. 21; thence along the Southerly Right-of-way of La. Hwy. 21 run Southwesterly along the South Right-of-way of La. Hwy. 21 to the Northeast Corner of Lot 164, Flowers Estates Subdivision; thence Southwesterly along the lot line of Lot 164 to the Southeast Corner of Lot 164; thence run along the rear of Lot 164 to the Southwest Corner of said Lot; thence Northerly along the West property line of Lot 164 to the South Right-of-way line of La. Hwy. 21; thence Westerly along the South Right-of-way of said Hwy. to the Northeast Corner of Lot 288, Flowers Estates Subdivision; thence run Southerly to the Southeast Corner of Lot 288; thence along the rear of Lots 288 and 289 to a point common to the Southeast Corner of Lot 290; thence run Northwesterly along the line common to Lots 289 and 290, Flowers Estates Subdivision to the Northeast Corner of Lot 290, said point being on the South Right-of-way of La. Hwy. 21; thence run along said Right-of-way in a Southwesterly direction to the Northwest Corner of Lot 292; thence run Southeasterly along the line common to Lots 292 and 293, Flowers Estates Subdivision to the Southwest Corner of Lot 292; thence along the rear of Lots 293, 294, 295, 296, 297, 298, 299, 300 and 301 to a point common to Lot 302; thence Northwesterly along lot line common to Lots 301 and 302 to the East Right-of-way of La. Hwy. 21; thence run along said Right-of-way to the Southwest Corner of Lot 411-A (as per Resubdivision Map File No. 2-995-A, St. Tammany Clerk of Court); thence run perpendicular to said Right-of-way in a Northwesterly direction to the West Right-of-way of La. Hwy. 21; thence run along said Right-of-way Northeasterly to the South Right-of-way of La. Hwy. 1085; thence run along said Right-of-way in a Northwesterly and Westerly direction to the Range line dividing Township 7 South, Range 10 East and Township 7 South, Range 11 East; thence run along said Rangeline Northerly to the North Right-of-way of La. Hwy. 1085; thence run along said Right-of-way in an Easterly and Southeasterly direction to the West Right-of-way of La. Hwy. 21; thence Easterly and Northeasterly along the Right-of-way of La. Hwy. 21 to the North bank of the Tchefuncta River and the Westerly Right-of-way of Tyler Street (La. Hwy. 21); thence continue upstream of said River back to the Point of Beginning.

---

Jeron R. Fitzmorris



EXHIBIT "B"

ORDINANCE # 2014-  
INTRODUCED BY Alexius  
DATE INTRODUCED 6/17/14  
ITEM NUMBER 2014-06-07  
PUBLIC HEARING \_\_\_\_\_  
ADOPTED/TABLED \_\_\_\_\_  
EFFECTIVE 2  
BOOK # 3 PAGE # \_\_\_\_\_  
RECORDATION # \_\_\_\_\_  
AMENDED BY ORDINANCE # \_\_\_\_\_  
DATE AMENDED 5

INTRODUCTION

CITY OF COVINGTON  
STATE OF LOUISIANA

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ORDINANCE NUMBER 2014-\_\_\_\_

AN ORDINANCE OF THE CITY OF COVINGTON  
DECREASING THE BOUNDARIES OF THE CITY OF  
COVINGTON, LOUISIANA, DESCRIBING THE AREA TO BE  
DE-ANNEXED AND REMOVED THERETO, AND DESCRIBING  
THE BOUNDARIES TO BE EXCLUDED FROM SAID  
MUNICIPALITY

WHEREAS, the City of Covington has received on file a petition of the City of Covington, the owner of the immovable property described herein, annexed into the City of Covington in Ordinance 96-36, hereby requesting the de-annexation of the following described immovable property out of and from the corporate limits of the City of Covington.

LEGAL DESCRIPTION OF IMMOVABLE PROPERTY

That certain portion of Louisiana Highway 1085 described as follows:

That certain piece of portion of land situated in the Parish of St. Tammany, State of Louisiana and more fully described as follows:  
From the intersection of the West right of way line of Louisiana Highway 21 and the south right-of-way line of Louisiana Highway 1085 and the Point of Beginning, thence run along said right-of-way line in a northwesterly and westerly direction to the Range Line dividing Township 7 South, Range 10 East and Township 7 South, Range 11 East; thence run along said Range Line northerly to the North right-of-way line of Louisiana Highway 1085; thence run along said right-of-way line in a easterly and southeasterly direction to the west right-of-way line of Louisiana Highway 21; thence southerly along the West right-of-way line of Louisiana Highway 21 to the South right-of-way line of Louisiana Highway 1085 back to the Point of Beginning.

AND

That certain portion of Louisiana Highway 21 more fully described as follows:

From the intersection of the Northwest corner of Lot 301 Flower Estates Subdivision, the Northeast corner of Lot 302 Flower Estates Subdivision and the East right-of-way line of Louisiana Highway 21 and the Point of Beginning, go North 55° 08 min. 30 seconds West to the West right-of-way line of Louisiana Highway 21; thence recommence at the Point of Beginning

1 and run along the East right-of-way line of Louisiana Highway 21 in a  
2 southerly direction to the Southwest corner of Lot 411 – A Flower Estates  
3 Subdivision; thence run perpendicular to said right-of-way in a  
4 northwesterly direction to the West right of way line of Louisiana  
5 Highway 21; thence run along the said West right-of-way line of  
6 Louisiana Highway 21 Northeasterly to the point heretofore set.  
7

8 **WHEREAS**, notice of the filing of this petition by the above described  
9 property owner and opportunity for a public hearing was given by publication in  
10 the St. Tammany Farmer, the official journal of the City of Covington, St.  
11 Tammany Parish, Louisiana; and

12 **WHEREAS**, no written objection and/or opposition to the proposed de-  
13 annexation has been received; and

14 **WHEREAS**, the City Council found that it is necessary for the purpose of  
15 protecting the health, safety, and general welfare of the City of Covington to de-  
16 annex the property from the corporate limits of the City of Covington .

17 **NOW THEREFORE BE IT ORDAINED** by the City Council of the City  
18 of Covington, Louisiana, at its regular session convened, that the following  
19 described property, to-wit:

20 That certain portion of Louisiana Highway 1085 described as follows:

21  
22 That certain piece of portion of land situated in the Parish of St.  
23 Tammany, State of Louisiana and more fully described as follows:  
24 From the intersection of the West right of way line of  
25 Louisiana Highway 21 and the south right-of-way line of Louisiana  
26 Highway 1085 and the Point of Beginning, thence run along said  
27 right-of-way line in a northwesterly and westerly direction to  
28 the Range Line dividing Township 7 South, Range 10 East and  
29 Township 7 South, Range 11 East; thence run along said Range Line  
30 northerly to the North right-of-way line of Louisiana Highway 1085;  
31 thence run along said right-of-way line in a easterly and southeasterly  
32 direction to the west right-of-way line of Louisiana Highway 21;  
33 thence southerly along the West right-of-way line of Louisiana  
34 Highway 21 to the South right-of-way line of Louisiana Highway  
35 1085 back to the Point of Beginning.  
36

37 **AND**

38  
39 That certain portion of Louisiana Highway 21 more fully described as  
40 follows:  
41

42 From the intersection of the Northwest corner of Lot 301 Flower Estates  
43 Subdivision, the Northeast corner of Lot 302 Flower Estates Subdivision and  
44 the East right-of-way line of Louisiana Highway 21 and the Point of  
45 Beginning, go North 55° 08 min. 30 seconds West to the West right-of-way  
46 line of Louisiana Highway 21; thence recommence at the Point of Beginning

1 and run along the East right-of-way line of Louisiana Highway 21 in a  
2 southerly direction to the Southwest corner of Lot 411 – A Flower Estates  
3 Subdivision; thence run perpendicular to said right-of-way in a  
4 northwesterly direction to the West right of way line of Louisiana  
5 Highway 21; thence run along the said West right-of-way line of  
6 Louisiana Highway 21 Northeasterly to the point heretofore set.  
7

8 be and is hereby de-annexed and removed from the municipal and corporate limits  
9 and boundaries of the City of Covington, Louisiana.

10 **BE IT FURTHER ORDAINED** by the City Council of the City of  
11 Covington, Louisiana, that:

12 To the extent the property is a roadway, said property shall revert back to the  
13 jurisdiction of the State of Louisiana and/or Parish of St. Tammany.

14 **BE IT FURTHER ORDAINED** by the City Council of the City of  
15 Covington, Louisiana, that the boundaries are hereby decreased to exclude the  
16 property described herein.

17 **BE IT FURTHER ORDAINED** that this ordinance shall become effective  
18 thirty (30) days after publication of same in the St. Tammany Farmer, the official  
19 journal of the municipality.

20 **BE IT FURTHER ORDAINED** that if any provision of this ordinance  
21 shall be held to be invalid, such invalidity shall not affect other provisions herein  
22 which can be given effect without the invalid provision and to this end the  
23 provisions of this ordinance are hereby declared to be severable.

24 This ordinance having been submitted in writing, having been read by title  
25 and adopted at a public meeting of the City Council of the City of Covington, State  
26 of Louisiana, was then submitted to an official vote as a whole, the vote thereon  
27 being as follows.

28 **MOVED FOR ADOPTION** by \_\_\_\_\_, seconded by \_\_\_\_\_.

29 **YEAS:** **ABSENT:**

30 **NAYS:** **ABSTAIN:**

31 **PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2014.  
32  
33

34  
35 \_\_\_\_\_  
36 R.S. "SAM" O'KEEFE  
37 COUNCIL PRESIDENT  
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\_\_\_\_\_  
BONNIE D. CHAMPAGNE  
CLERK TO THE COUNCIL

Presented to the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2014, at \_\_\_\_\_ o'clock \_\_.M.

\_\_\_\_\_  
BONNIE D. CHAMPAGNE  
CLERK TO THE COUNCIL

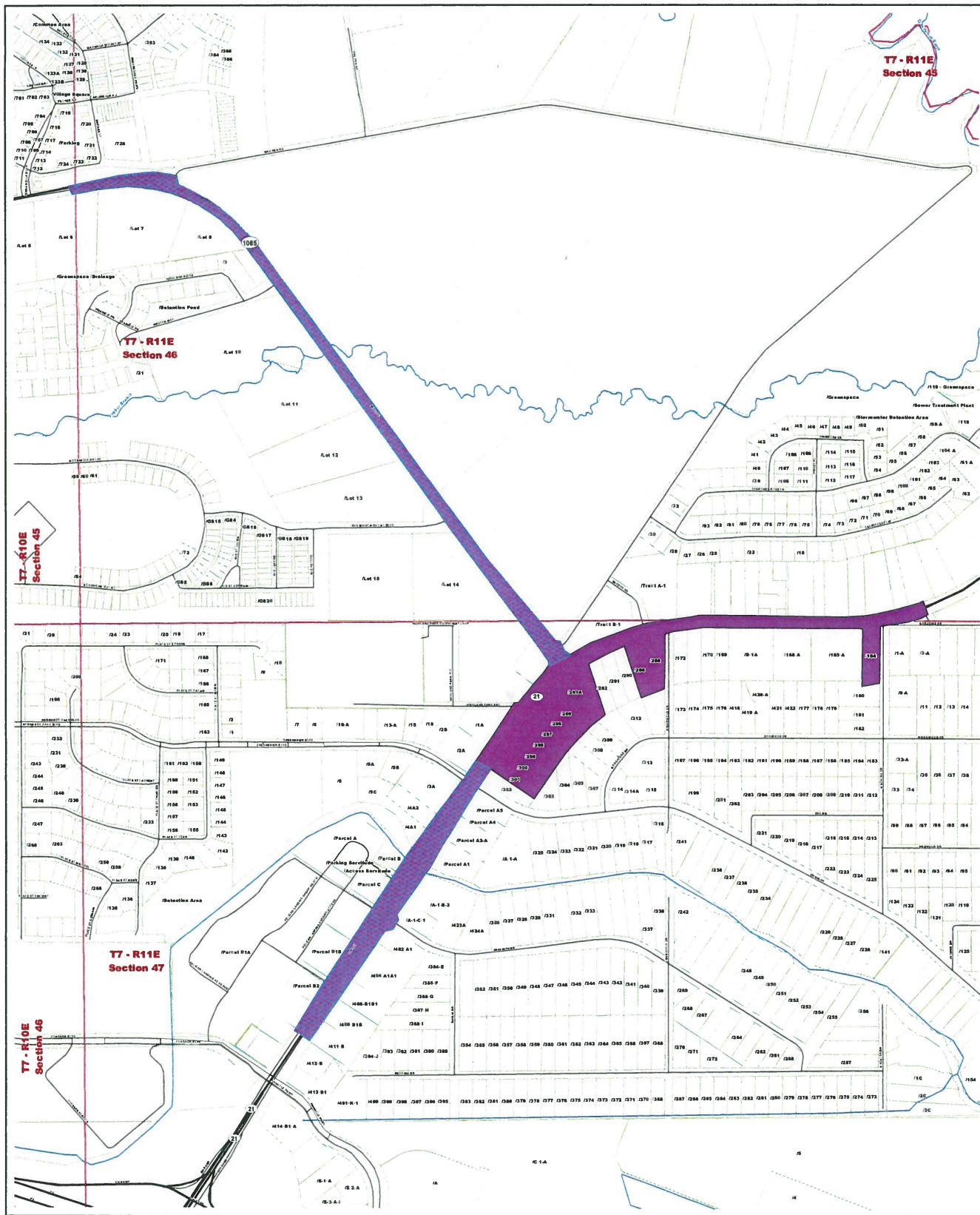
Approved \_\_\_ or Vetoed \_\_\_ by the Mayor on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
MICHAEL B. COOPER  
MAYOR

Received from the Mayor on the \_\_\_\_\_ day of \_\_\_\_\_, 2014, at \_\_\_\_\_  
o'clock \_\_.M.

\_\_\_\_\_  
BONNIE D. CHAMPAGNE  
CLERK TO THE COUNCIL

EXHIBIT "C"

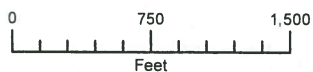


Covington De-Annexation  
STP2014-01



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

-  Streams
-  Streets
-  T/R Sections
-  Parish Parcels
-  97-8282-AA/96-36
-  Proposed De-Annexation



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

Note:  
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Map Number: 2014abg-132 Date:08/25/2014.

### **Ordinance Administrative Comment**

ORDINANCE CONCURRING IN THE DE-ANNEXATION ORDINANCE OF THE CITY OF COVINGTON, DESCRIBING THE AREA TO BE ANNEXED INTO THE UNINCORPORATED PARISH OF ST. TAMMANY AND THE NEW BOUNDARIES THEREOF. (WARD 1, DISTRICT 1).

The City of Covington is proposing the de-annexation of highway right-of-way immovable property out of and from the corporate limits of the City of Covington and annexation into the unincorporated boundaries of the Parish of St. Tammany. The highway right-of-way immovable property is located along a certain portion of Louisiana Highway 1085 (a.k.a Bootlegger Road) and a certain portion of Louisiana Highway 21.