

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3185 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR STEFANCIK/PRESIDENT PROVIDED BY: PLANNING

INTRODUCED BY: _____ SECONDED BY: _____

ON THE _____ DAY OF _____, 2005

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the south side of Koepp Road & LA Highway 22, west of Black River and which property comprises a total of 16.33 acres of land more or less, from its present R (Rural) District to an A-3 (Suburban) District, Ward 1, District 1. (ZC05-09-057)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC05-09-057, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area be changed from its present R (Rural) District to a A-3 (Suburban) District (see Exhibit "A") for complete boundaries.

Whereas, the St. Tammany Parish Council has held its public hearing in accordance with law:

Whereas, the St. Tammany Parish Council has found it necessary for the purpose of protecting the public health, safety and general welfare, to designate the above described property as A-3 (Suburban) District.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, in regular session convened that:

SECTION I: The zoning classification of the above described property is hereby changed from its present R (Rural) District to an A-3 (Suburban) District.

SECTION II: The official zoning map of the Parish of St. Tammany shall be and is hereby amended to incorporate the zoning reclassification specified in Section I hereof.

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: _____, SECONDED BY: _____

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

YEAS:

NAYS:

ABSTAIN:

ABSENT:

ZCO5-09-057

THAT CERTAIN TRACT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances, and advantages thereunto belonging or in anywise appertaining, situated in Section 37, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, and more fully described as follows, to-wit:

Commencing at the point of beginning which is 580.80 feet South 76 degrees, 00 minutes East of the Northwest corner of Lot 9 in said Section 37, Township 7 South, Range 10 East, proceed South 76 degrees 00 minutes East 795.79 feet to the center of Black River; thence following the meander of said Black River in the following courses: South 21 degrees 06 minutes West 87.69 feet; South 38 degrees 41 minutes 43 seconds East 114.36 feet; South 51 degrees 16 minutes 18 seconds West 165.90 feet; South 37 degrees 11 minutes 05 seconds West 109.20 feet; South 14 degrees 02 minutes 11 seconds West 107.20 feet; South 38 degrees 39 minutes 35 seconds West 192.09 feet; South 29 degrees 21 minutes 28 seconds West 146.86 feet; South 33 degrees 41 minutes 24 seconds West 79.32 feet; South 82 degrees 14 minutes 05 seconds West 66.61 feet; North 79 degrees 55 minutes 10 seconds West 91.41 feet; South 63 degrees 41 minutes 46 seconds West 196.33 feet; South 40 degrees 06 minutes 03 seconds West 99.36 feet; South 74 degrees 03 minutes 17 seconds West 37.40 feet; North 73 degrees 46 minutes 47 seconds West 114.56 feet; South 79 degrees 48 minutes 37 seconds West 77.76 feet to a point in the center of Black River; thence North 12 degrees 52 minutes 29 seconds East 1179.80 feet to the point of beginning. All in accordance with plan of survey by Ansil M. Bickford, Registered Land Surveyor, dated September 22, 1980.

All of which is more fully shown on the plan of survey by Jeron R. Fitzmorris, Registered Land Surveyor, dated June 23, 1993, except that the property is described as follows:

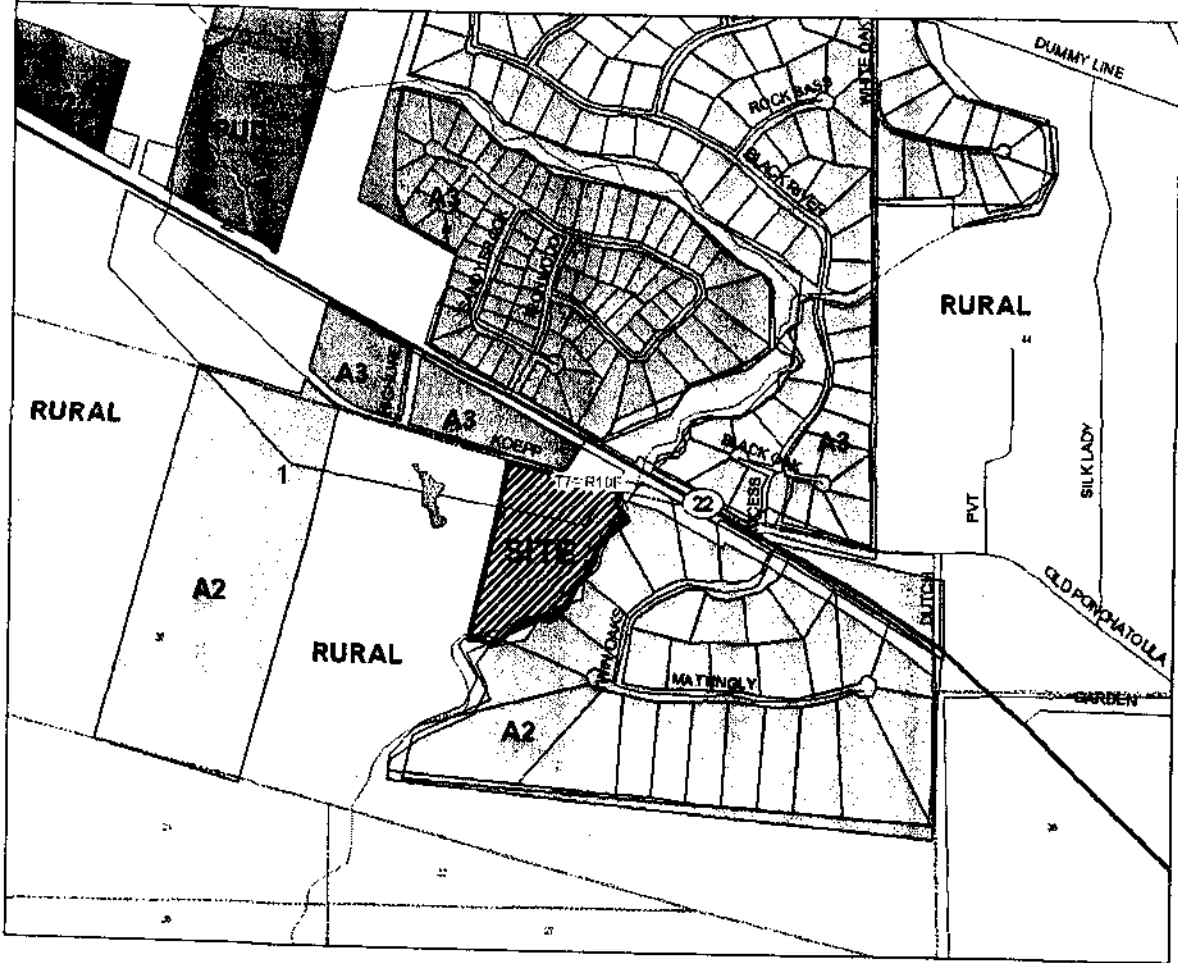
Located in Section 37 Township 7 South, Range 10 East, St. Tammany Parish, Louisiana.

From the Northwest Corner of Lot 9, Section 37 Township 7 South, Range 10 East, St. Tammany Parish, Louisiana run South 76 degrees 00 minutes 00 seconds East, 580.80 feet to the Point of Beginning.

From the Point of Beginning continue South 76 degrees 00 minutes 00 seconds East, 792.31 feet; thence South 21 degrees 06 minutes 00 seconds West, 87.69 feet; thence South 38 degrees 41 minutes 43 seconds East, 114.36 feet; thence South 51 degrees 16 minutes 18 seconds West, 165.90 feet; thence South 37 degrees 11 minutes 05 seconds West, 109.20 feet; thence South 14 degrees 02 minutes 11 seconds West, 107.20 feet; thence South 38 degrees 39 minutes 35 seconds West, 192.90 feet; thence South 29 degrees 21 minutes 28 seconds West, 146.86 feet; thence South 33 degrees 41 minutes 24 seconds West, 79.32 feet; thence South 82 degrees 14 minutes 05 seconds West, 66.61 feet; thence North 79 degrees 55 minutes 10 seconds West, 91.41 feet; thence South 63 degrees 41 minutes 46 seconds West, 196.33 feet; thence South 40 degrees 06 minutes 03 seconds West, 99.36 feet; thence South 74 degrees 03 minutes 17 seconds West, 36.40 feet; thence North 73 degrees 46 minutes 47 seconds West, 114.56 feet; thence South 79 degrees 48 minutes 37 seconds West, 62.01 feet; thence North 12 degrees 20 minutes 12 seconds East, 1173.60 feet back to the Point of Beginning. This tract contains 16.33 Acres.

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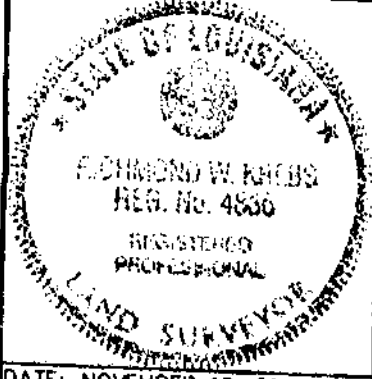
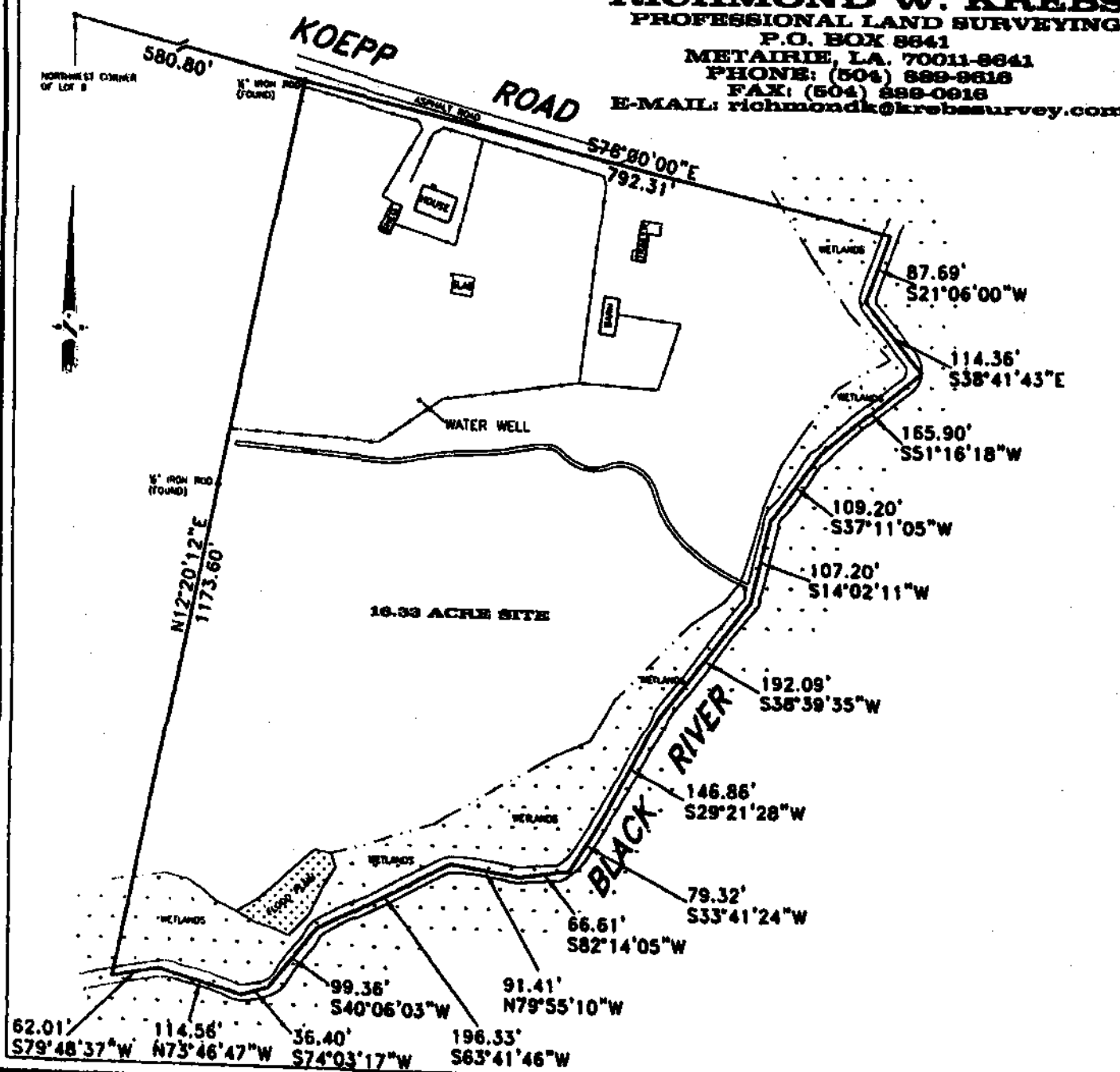
CASE NO.: ZC05-09-057
PETITIONER: Jeffrey D. Schoen
OWNER: Raymond I. & Marcia B. Smith
REQUESTED CHANGE: From R (Rural) District to A-3 (Suburban) District
LOCATION: Parcel located on the south side of Koepp Road & LA Highway 22, west of Black River; S37, T7S, R10E; Ward 1, District 1
SIZE: 16.33 acres



2005-09-057

3/85

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GENERAL NOTES

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1
 REFERENCE PLAN #1: PLAN OF SURVEY BY LAND SURVEYING, INC., DATED JUNE 23, 1993
 THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPIING THE DATA FOR THIS SURVEY.
 THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

ELEVATION NOTES

THIS IS TO CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED APRIL 2, 1991 FLOOD ZONE: "C" & "A10"
 BASIC FLOOD ELEVATION: N/A & 11.8' COMMUNITY PANEL #: 225205 0215 C

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 48:116, CHAPTER 25 FOR A CLASS "C" (SUBURBAN) SURVEY

MADE AT THE REQUEST OF TOOPEN CONSTRUCTION COMPANY & RAYMOND L. SMITH

BY: *Richmond W. Krebs*

**BOUNDARY SURVEY OF
 A 16.33 ACRE SITE
 SECTION 37
 T7S - R10E
 ST. TAMMANY PARISH, LA**

DATE: NOVEMBER 10, 2004
 SCALE: 1" = 200'
 JOB #: 040648
 DRAWN BY: R.W.K.