

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3459 AS AMENDED ORDINANCE COUNCIL SERIES NO. 07-
COUNCIL SPONSOR MR. DEAN PROVIDED BY PLANNING DEPT
REINTRODUCED BY MR. DEAN SECONDED BY MR. BURKHALTER
ON THE 5TH DAY OF APRIL 2007

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located at the end of Indian Trace, south of LA Highway 22 and which property comprises a total of 41.087 acres of land more or less, from its present R (Rural) District to an A-4 (Single Family Residential) District, Ward 1, District 1. (ZC06-11-110)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-11-110, 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 an A-4 (Single Family Residential) 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-4 (Single Family Residential) 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-4 (Single Family Residential) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

3459 AA

EXHIBIT "A"

ZC06-11-110

**LEGAL DESCRIPTION
OF 41.087 ACRES
SECTION 19, T-7-S, R-10-E**

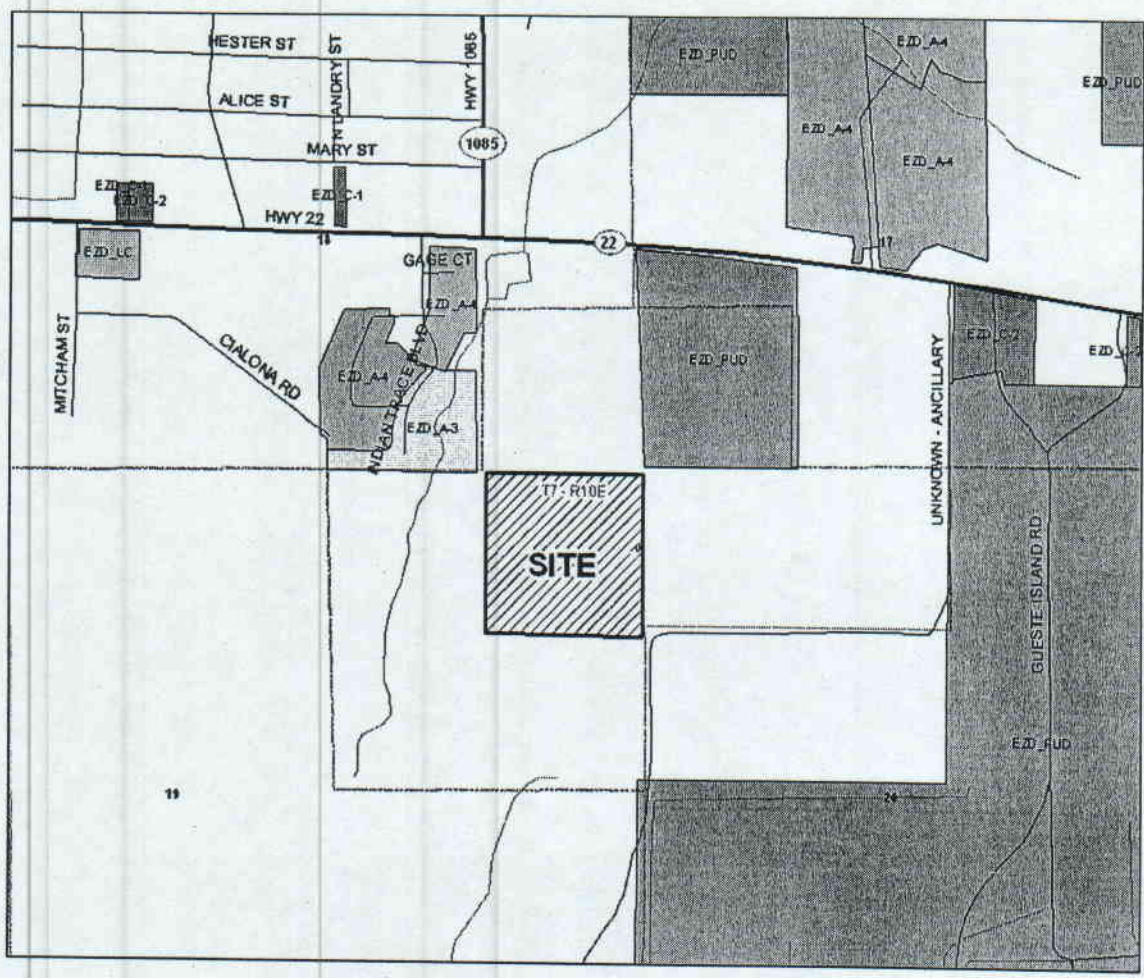
The Northeast Quarter of the Northeast Quarter of Section 19, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, more fully described as follows.

Commence at the Section corner common to Sections 17, 18, 19, and 20, T-7-S, R-10-E, St. Tammany Parish, Louisiana, said point being the POINT OF BEGINNING.

From the POINT OF BEGINNING run South 00 degrees 08 minutes 22 seconds East a distance of 1329.99 feet; thence North 89 degrees 27 minutes 10 seconds West a distance of 1354.96 feet; thence North 00 degrees 15 minutes 26 seconds East a distance of 1320.88 feet; thence South 89 degrees 50 minutes 14 seconds East a distance of 1345.73 feet to the POINT OF BEGINNING, containing 41.087 Acres.

3459 AA

CASE NO.: ZC06-11-110
PETITIONER: MMD, LLC
OWNER: Marigny Trace Development
REQUESTED CHANGE: From R (Rural) District to A-4 (Single Family Residential) District
LOCATION: Parcel located at the end of Indian Trace, south of LA Highway 22;
S20, T7S, R10E; Ward 1, District 1
SIZE: 41.087 acres



3459AA
MITCHAM ROAD

1. N 89°03'00" E 266.53'
2. S 84°33'00" E 237.35'
3. S 88°07'00" E 273.16'
4. S 55°22'00" E 263.61'
5. S 00°32'21" E 256.88'
6. N 00°32'21" W 225.92'
7. N 56°22'00" W 246.05'
8. N 88°07'00" W 263.60'
9. N 84°33'00" W 236.26'
10. S 89°03'00" W 267.14'

SERVITUDE OF PASSAGE AS SHOWN ON A SURVEY 86-43-0 BY FRED L. TILLEY, DATED MAY 9, 1962, NUMBER 86-43-0 AND RECORDED IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH, INSTRUMENT #853003.

SERVITUDE OF PASSAGE AS SHOWN ON A SURVEY 86-43-0 BY FRED L. TILLEY, DATED MAY 9, 1962, NUMBER 86-43-0 AND RECORDED IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH, INSTRUMENT #853003.



NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY ENCLAVE SERVITUDES OF RECORD AS SHOWN ON TITLE RECORD OR TITLE POLICY WILL BE ADDED HERE TO UPON REQUEST AS SERVITUDE HAS NOT BEEN PERFORMED ANY TITLE SEARCH ON MAPS OF LOUISIANA.

KELLY J. MCHUGH REG. NO. 4443
CENTRED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND CORRECTED WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SHOWS CORRECT FLAT.

SURVEY OF:
40.607 AC. & 41.087 AC. LOCATED IN SECTION 19, T-7-S, R-10-E ST. TAMMANY PARISH, LOUISIANA

MADE FOR:
M.M.D., L.L.C.; LANDMARK TITLE; AND FIRST AMERICAN TITLE INSURANCE CO.

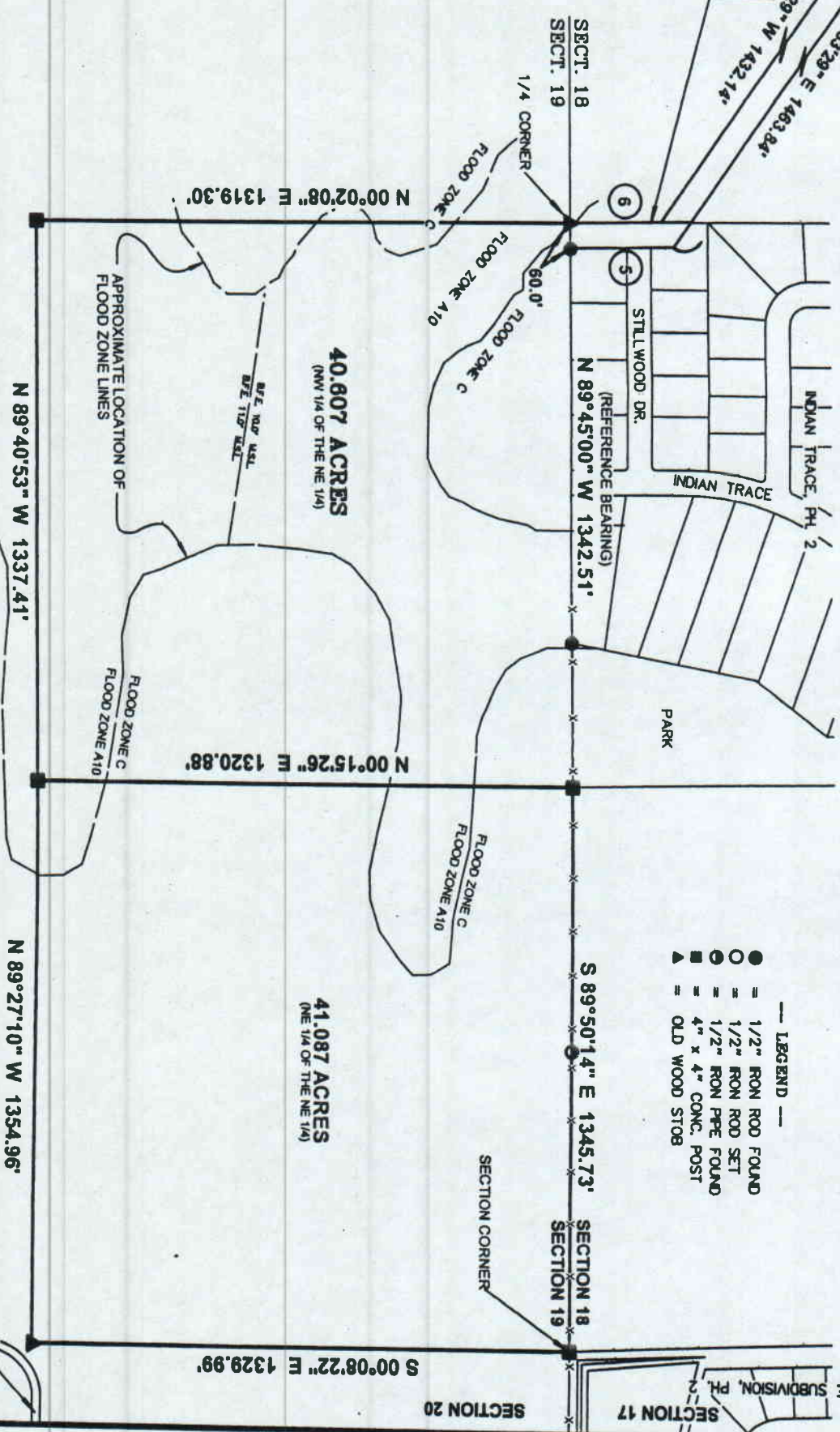
KELLY J. MCHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST. WADEVILLE, LA. 676-5611
1" = 300'
DATE: 9-13-06
JOB NO.: 03-362, 06-355
BWM

LA. HWY 22 (SIDE)

REFERENCE:
1. BOUNDARY SURVEY BY THIS FIRM OF 40.66 AC., DATED 9-19-03 AND REVISED 9-12-06, JOB NO. 03-362, FROM WHICH SERVITUDES AND BASIS OF BEARING WERE TAKEN.
2. BOUNDARY SURVEY BY THIS FIRM OF 41.087 AC., DATED 9-12-06, JOB NO. 06-355.

THIS PROPERTY IS LOCATED IN FLOOD ZONE A10 & C; BASE FLOOD ELEV. 10.0' & 11.0'; FIRM PANEL NO. 225205-0215 C; REV. 4-2-1991.

- LEGEND
- = 1/2" IRON ROD FOUND
 - = 1/2" IRON ROD SET
 - ⊙ = 1/2" IRON PIPE FOUND
 - = 4" x 4" CONC. POST
 - ▲ = OLD WOOD STOB



PINE ISLAND ROAD (PRIVATE DRIVE)