

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3522

ORDINANCE COUNCIL SERIES NO. 07-

COUNCIL SPONSOR BAGERT/DAVIS

PROVIDED BY: PLANNING DEPT

INTRODUCED BY: MR. BURKHALTER

SECONDED BY: MR. STEFANCIK

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 on the north side of LA Highway 40, west of Jerry Willis Road and which property comprises a total of 213.65 acres of land more or less, from its present R (Rural) District to an A-1 (Suburban) District, Ward 5, District 2. (ZC07-02-009)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC07-02-009, 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 n A-1 (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-1 (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-1 (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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

EXHIBIT "A"

ZC07-02-009

A parcel of land located in Sections 39 and 40, Township 5 South, Range 12 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from a Wood Corner found at the Southwest Corner of Section 40, of said township and range,

Thence North 24 degrees 07 minutes East 1586.73 feet to point on the North Side of Louisiana Highway No. 40 and the POINT OF BEGINNING,

Thence North 23 degrees 38 minutes 25 seconds East 1346.89 feet to a Wood Corner found,
Thence North 24 degrees 02 minutes 40 seconds East 3964.05 feet to a 1/2 inch iron rod set,
Thence South 65 degrees 29 minutes 31 seconds East 356.91 feet to a 2 inch iron pipe found,

Thence South 24 degrees 00 minutes 32 seconds West 931.28 feet to a fence corner post found,

Thence South 65 degrees 46 minutes 33 seconds East 1510.72 feet to a concrete monument found,

Thence South 24 degrees 24 minutes West 648.58 feet to a fence corner post found,

Thence North 53 degrees 05 minutes 34 seconds West 224.68 feet to a fence corner post found,

Thence South 59 degrees 04 minutes 21 seconds West 117.82 feet to a 1/2 inch iron rod set,

Thence South 70 degrees 41 minutes 52 seconds West 72.60 feet to a 1/2 inch iron rod found on the South Side of Williams-Galloway Cemetery Road,

Thence North 54 degrees 47 minutes West 28.05 feet to an iron found under asphalt in said road,

Thence South 74 degrees 18 minutes 11 seconds West 90.65 feet to an iron found under asphalt in said road,

Thence South 53 degrees 49 minutes 32 seconds East 446.06 feet to a 1/2 inch iron rod found,

Thence South 65 degrees 44 minutes 35 seconds East 399.51 feet to a wood post found,

Thence South 24 degrees 47 minutes 12 seconds West 794.68 feet to a wood post found,

Thence South 66 degrees 33 minutes East 419.84 feet to a wood post found,

Thence South 25 degrees 09 minutes 17 seconds West 1439.55 feet to a point,

Thence West 150.0 feet to a point,

Thence North 731.0 feet to a point,

Thence West 763.01 feet to a point on the East Side of Williams-Galloway Cemetery Road,

Thence North 05 degrees 20 minutes 21 seconds East 60.58 feet to a point on the East Side of said road,

Thence North 02 degrees 39 minutes 49 seconds East 57.0 feet to a point on the East Side of said road,

Thence North 00 degrees 24 minutes 09 seconds East 59.89 feet to a point on the East Side of said road,

Thence North 01 degrees 21 minutes 17 seconds West 32.87 feet to a point on the East Side of said road,

Thence West 436.14 feet to a point,

Thence South 1272.0 feet to a point,

Thence South 80 degrees 00 minutes East 1112.0 feet to a point,

Thence South 25 degrees 09 minutes 17 seconds West 520.0 feet to a 1/2 inch iron rod set on the North Side of Louisiana Highway Number 40,

Thence run Westerly along a curve on the North Side of Louisiana Highway Number 40 having a Radius of 1954.86 feet and an Arc Length of 323.68 feet to a 1/2 inch iron rod set,

Thence North 74 degrees 43 minutes 13 seconds West 1192.19 feet along the North Side of said highway to a 1/2 inch iron rod set,

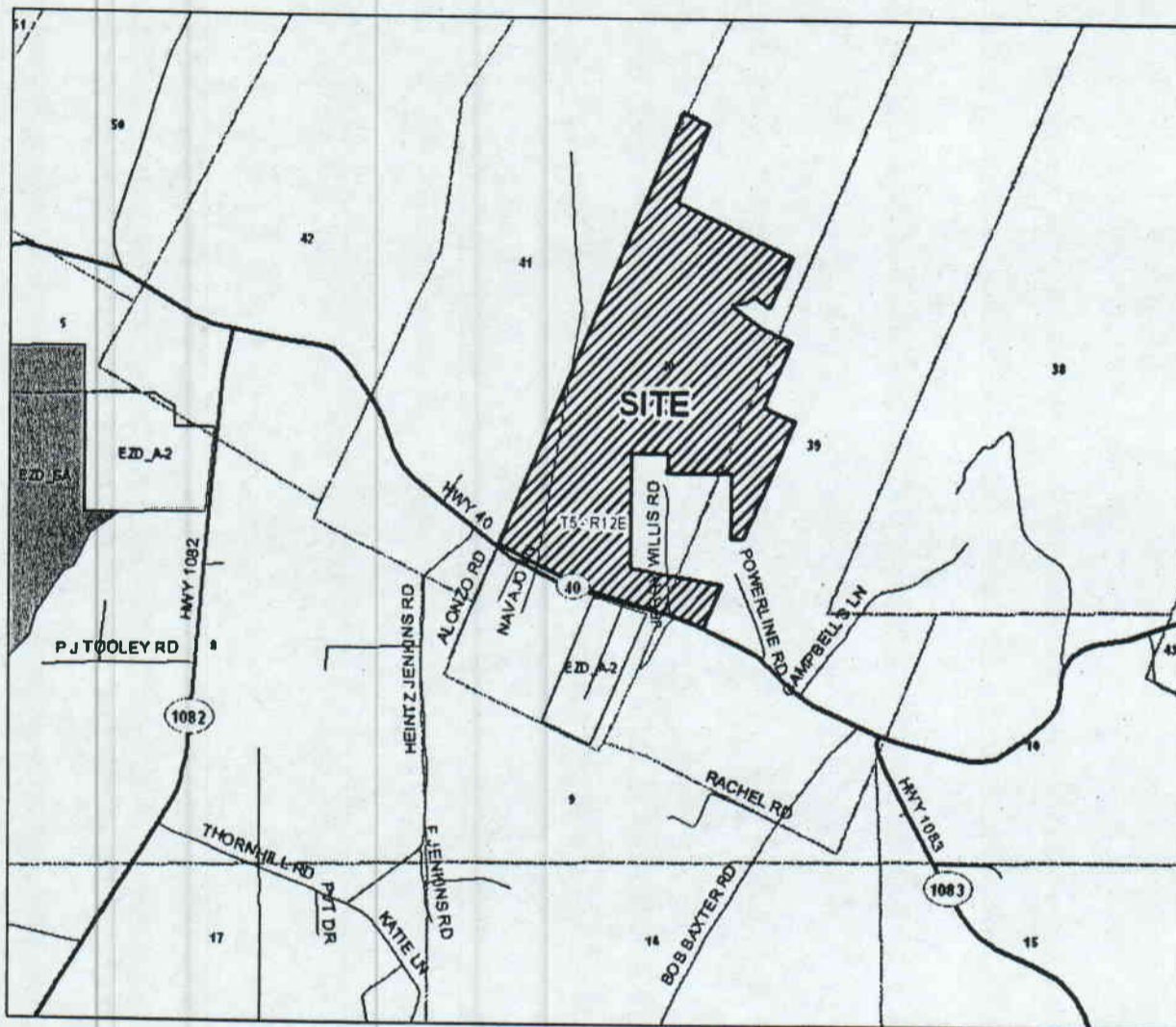
Thence run Westerly along a curve on the North Side of Louisiana Highway Number 40 having a Radius of 2822.78 feet and an Arc Length of 1099.40 feet to a L.D.H. concrete monument found,

Thence North 52 degrees 20 minutes West 22.33 feet along the North Side of said highway to the POINT OF BEGINNING, containing 213.65 Acres.

CASE NO.:
PETITIONER:
OWNER:
REQUESTED CHANGE:
LOCATION:
SIZE:

ZC07-02-009
Leroy Cooper
David Aymond/Aymond Development, LLC
From R (Rural) District to A-1 (Suburban) District
Parcel located on the north side of LA Highway 40, west of Jerry Willis Road; S39 & 40, T5S, R12E; Ward 5, District 2
213.65 acres

3522



3522

ZC07-02-009

John G. Cummings & Associates
 PROFESSIONAL LAND SURVEYORS
 803 N. JEFFERSON AVE. COVINGTON, LOUISIANA 70433 (504)892-1549

PLAT PREPARED FOR: *Aymond Development, L.L.C., Lazy Creek Development, Inc., Northlake Title, & Resource Bank.*

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTIONS 39 AND 40, TOWNSHIP 5 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

| JOB NO. | SCALE | DATE | REVISED |
|---------|-----------|----------|---------|
| 06092-1 | 1" = 300' | 11/30/06 | |

THIS IS NO REPRESENTATION THAT ALL APPLICABLE REFERENCES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY REFERENCES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED TO THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR EACH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPLETING DATA FOR THIS SURVEY.

- REFERENCE SURVEYS:
- Survey for Rau Realty by C.R. Schmitt, Surveyor, dated April 2, 1943.
 - Survey for Thompson Heirs by Lowell E. Cummings, Surveyor, dated March 7, 1957.
 - Survey for Galloway Cemetery by Russell P. Morgan, Surveyor, dated October 3, 1957.
 - Survey for Leroy, Buford, Lee, & Allen Jenkins by Robert A. Berlin, Surveyor, dated May 15, 1965.
 - Survey for Erna Jenkins by Jeron R. Fitzmorris, Surveyor, dated July 8, 1968.
 - Survey for Thomas F. Gruber by Ned R. Wilson, Surveyor, dated August 10, 1961.
 - Survey for Ruth Rowe and Joyce Burns by Robert G. Bortolucci, Surveyor, dated November 4, 1967.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME OR THOSE UNDER MY SUPERVISION AND CONFORMS TO ALL APPLICABLE STANDARDS SET FORTH BY THE STATE OF LOUISIANA AND BEING A CLASS 6 SURVEY.

JOHN G. CUMMINGS, P.L.S.

LEGEND
 □ = L.D.M. CONC. MONUMENT FOUND
 RS= REFERENCE SURVEY NO.1

REFERENCE BEARING:
 ASTRONOMIC NORTH
 DETERMINED BY G.P.S. OBSERVATIONS.

