

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3730

ORDINANCE COUNCIL SERIES NO. 08-

COUNCIL SPONSOR: MR. THOMPSON

PROVIDED BY: LEGAL COUNSEL

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. THOMPSON

ON THE 17TH DAY OF JANUARY, 2008

ORDINANCE CONCURRING IN THE DE-ANNEXATION ORDINANCE OF THE CITY OF COVINGTON, DESCRIBING THE AREA TO BE ANNEXED INTO UNINCORPORATED ST. TAMMANY PARISH AND THE NEW BOUNDARIES THEREOF, AND ALSO CLASSIFYING THE ANNEXED PROPERTY AS A PLANNED UNIT DEVELOPMENT (PUD) DISTRICT. (WARD 3, DISTRICT 3)

WHEREAS, the Parish of St. Tammany has received on file the petition of COVINGTON PLACE COTTAGES, L.L.C. (attached as Exhibit "A"), the owner of the immovable property to be annexed into the unincorporated boundaries of St. Tammany Parish. COVINGTON PLACE COTTAGES, L.L.C. purchased said immovable property by Act of Sale from Janet Hall wife of/and Dale A. Stram and R4 Holdings, L.L.C. on June 29, 2006, St. Tammany Parish Clerk of Court Instrument No. 1561705; and

WHEREAS, the City of Covington has received on file a petition of COVINGTON PLACE COTTAGES, L.L.C., the owner of the immovable property described herein, requesting the de-annexation of said property out of and from the corporate limits of the City of Covington and that it shall be the intent of the Petitioner/Owner and the City of Covington that said de-annexation occur simultaneously with the annexation into the Parish of St. Tammany, to the extent possible; and

WHEREAS, the Zoning Commission of the City of Covington recommended City Council approval of an ordinance to de-annex the herein described property; and

WHEREAS, on December 18, 2007 the City Council unanimously adopted Ordinance Number 2007-41, which was approved by the Mayor on December 20, 2007. Pursuant to said Ordinance (attached as Exhibit "B"), the Mayor and City Council of the City of Covington, Louisiana, ordained that the property described herein after be and is hereby de-annexed and removed from the municipal and corporate limits and boundaries of the City of Covington, Louisiana; and

WHEREAS, the Mayor and the City Council of the City of Covington, Louisiana, further ordained that in order to avoid there being any time period whereby the described property is not within a described boundary, the removal of the above described property from the municipal and corporate limits and boundaries of the City of Covington shall be conditioned upon and effective simultaneously with the annexation of the described property into the boundaries of the Parish of St. Tammany; and

WHEREAS, COVINGTON PLACE COTTAGES, L.L.C. is hereby requesting the annexation of the following described immovable property into the Parish of St. Tammany and that the annexation become effective immediately upon final adoption of this ordinance.

LEGAL DESCRIPTION OF IMMOVABLE PROPERTY

Lot 38, Alpine Village Estates Subdivision, Phase I, and a parcel of land located in Section 42, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from the 4th mile post from the Southwest corner of Township 6 South, Range 11 East, Thence South 40 degrees 59 minutes 57 seconds West 3470.16 feet to a 3/4 inch iron pipe found on the Southern Side of 7th Street and the Eastern Side of Ruby Street and being the POINT OF BEGINNING.

Thence North 75 degrees 40 minutes East 300.64 feet along the southern side of 7th Street to ½ inch iron rod set. Thence North 14 degrees 42 minutes 48 seconds West 40.37 feet along the Western Line of Lot 38, Alpine Village Estates, Phase 1, to a ½ inch iron rod set, Thence North 75 degrees 37 minutes 43 seconds East 279.91 feet along the northern line of said lot to a ½ inch iron rod set. Thence South 14 degrees 40 minutes East 109.42 feet along the eastern line of said lot to a ½ inch iron rod found. Thence North 75 degrees 35 minutes 43 seconds East 253.26 feet along the southern line of Lot 36, Alpine Village Estates, Phase 1, to a ½ inch iron rod found, Thence South 14 degrees 28 minutes 43 seconds East 765.53 feet to a ½ inch iron rod found on the North Side of an Existing 601 Right of Way. Thence South 75 degrees 26 minutes 26 seconds West 834.00 feet along the northern side of said right of way to a ½ inch rod found on the eastern side of Ruby Street, Thence North 14 degrees 28 minutes 43 seconds West 837.37 feet along the eastern side of said street to the POINT OF BEGINNING, containing 15.86 Acres.

WHEREAS, pursuant to City of Covington Ordinance No. 2001-41, Ordinance 2001-24, and City of Covington Zoning Ordinance No. 01-05-03ZA, the herein above mentioned and described property was zoned and designated as PD – Planned District pursuant to the Covington Code of Ordinances, Appendix B Zoning Section 1.1.04. Said classification is consistent with and identical to Parish of St. Tammany zoning classification PUD – Planned Unit Development District and said property shall be designated as such upon execution of this Annexation; and

WHEREAS, the Parish of St. Tammany 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 within the property described above as of the date of the certificate (attached as Exhibit "C"); and

WHEREAS, COVINGTON PLACE COTTAGES, L.L.C. has signed the herein above mentioned petition for the annexation; and

WHEREAS, the City of Covington and Parish of St. Tammany having 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, COVINGTON PLACE COTTAGES, L.L.C., to be the current owner of this property (attached as Exhibits "D" and "E"); 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 of St. Tammany Parish, Louisiana; and

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

WHEREAS, the St. Tammany Parish Council found that it is necessary for the purpose of protecting the health, safety, and general welfare of the Parish of St. Tammany, as well as to maintain the character of the use of the property being annexed into the unincorporated limits of the Parish of St. Tammany, that the property above described be designated in accordance with the zoning classification of Planned Unit Development (PUD) District; 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; and

WHEREAS, there are no registered voters residing within the above described property, it is deemed appropriate to comply with said requirement.

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

SECTION I. The Parish of St. Tammany hereby concurs with City of Covington Ordinance Number 2007-41, de-annexing 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 No. 2001-24, which de-annexation was ordained to become effective simultaneously with the annexation of said property into the boundaries of the Parish of St. Tammany.

SECTION II. The following described property is hereby annexed into the unincorporated boundaries of the Parish of St. Tammany, Louisiana. Accordingly, the boundaries of St. Tammany Parish are hereby increased to include the following described annexed property, to-wit:

Lot 38, Alpine Village Estates Subdivision, Phase 1, and a parcel of land located in Section 42, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from the 4th mile post from the Southwest corner of Township 6 South, Range 11 East, Thence South 40 degrees 59 minutes 57 seconds West 3470.16 feet to a 3/4 inch iron pipe found on the Southern Side of 7th Street and the Eastern Side of Ruby Street and being the POINT OF BEGINNING.

Thence North 75 degrees 40 minutes East 300.64 feet along the southern side of 7th Street to 1/2 inch iron rod set. Thence North 14 degrees 42 minutes 48 seconds West 40.37 feet along the Western Line of Lot 38, Alpine Village Estates, Phase 1, to a 1/2 inch iron rod set. Thence North 75 degrees 37 minutes 43 seconds East 279.91 feet along the northern line of said lot to a 1/2 inch iron rod set. Thence South 14 degrees 40 minutes East 109.42 feet along the eastern line of said lot to a 1/2 inch iron rod found. Thence North 75 degrees 35 minutes 43 seconds East 253.26 feet along the southern line of Lot 36, Alpine Village Estates, Phase 1, to a 1/2 inch iron rod found, Thence South 14 degrees 28 minutes 43 seconds East 765.53 feet to a 1/2 inch iron rod found on the North Side of an Existing 601 Right of Way, Thence South 75 degrees 26 minutes 26 seconds West 834.00 feet along the northern side of said right of way to a 1/2 inch rod found on the eastern side of Ruby Street, Thence North 14 degrees 28 minutes 43 seconds West 837.37 feet along the eastern side of said street to the POINT OF BEGINNING, containing 15.86 Acres.

SECTION III. The zoning classification of the herein above described property is hereby designated as a Planned Unit Development (PUD) District, in accordance with St. Tammany Parish Land Use Zoning Ordinance 523. Accordingly, the official zoning map of the Parish of St. Tammany shall be and is hereby amended to incorporate the zoning classification specified in this Section.

SECTION IV. Prior to applying for a building permit for the construction of any structure within the boundaries of the herein above described property, COVINGTON PLACE COTTAGES, L.L.C., or any subsequent owner, shall obtain Final Plat approval from the St. Tammany Parish Planning Commission.

SECTION V: The herein above described property shall be a part of Council District 3 of the Parish of St. Tammany, consistent with the property surrounding the property described herein above.

SECTION VI: All state and parish roads and/or rights of ways within the above described 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.

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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 upon 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 _____ DAY OF _____ 2008; AND BECOMES ORDINANCE COUNCIL SERIES NO. 08-

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

DIANE HUESCHEN, COUNCIL CLERK

KEVIN DAVIS, PARISH PRESIDENT

Published Introduction: January 10, 2008
Published Adoption: _____, 2008

Delivered to Parish President: _____, 2008 at _____
Returned to Council Clerk: _____, 2008 at _____

WYNNE, GOUX & LOBELLO

ATTORNEYS AT LAW

A LIMITED LIABILITY COMPANY

417 N. THEARD STREET
COVINGTON, LOUISIANA 70433
(985) 898-0504
FAX (985) 898-0840

LOUISIANA
3730
MANDEVILLE OFFICE
2045 HIGHWAY 59
MANDEVILLE, LA 70448
(985) 626-1900
FAX (985) 727-9963

VINCENT F. WYNNE, JR.*
JEREMY D. GOUX*
VINCENT J. LOBELLO**
MARTHA D. BOWDEN*
SHANNON K. LOWRY*
*Limited Liability Company
**Professional Law Corporation

Of Counsel:
SILVIA G. MULLER

REPLY TO: Covington Address

November 26, 2007

St. Tammany Parish Counsel
Attn: Mr. Neil Hall
P.O. Box 628
Covington, LA 70434
neil@stpgov.org

Re: Covington Place Cottages, LLC
Petition for Annexation

Dear Neil,

On behalf of Covington Place Cottages, LLC, I am formally requesting the annexation of the property described herein Attachment I. This legal description is taken from the Act of Sale. I understand the actual annexation into the City of Covington from the Parish, and now, the de-annexation from the City to the Parish has a few differences that are of no substance, I will supplement this correspondence with the actual legal description that should be transposed into any proposed Ordinance.

As you know, Covington Place Cottages, LLC owns immovable property that is a Planned District or PUD as is defined by the Parish of St. Tammany. By Ordinance No. 2001-24 and Zoning Case No. 01-05-03ZA, the Covington Place property is zoned and designated a PD – Planned District pursuant to the Covington Code of Ordinances, Appendix B Zoning Section 1.1.04, and said classification is proper without further requirements. The PD has received tentative approval pending the acceptance of the engineering for water and sewer. It is the applicant's intent to execute agreements with UIL for water and sewer services as they are the nearest utility company to the site. This will satisfy any condition related to water and sewer.

In addition, as per our discussion, Covington Place is willing to carry out any road improvements made within the PUD along 10th street and connecting to the current paved roadway. If you visit the site, you will note there to be at least one block and possibly more that is not paved and is presently surfaced only by gravel. Covington Place will create ditches along 10th street and install culverts where necessary to assist in the drainage of the 10th street area, which is not part of this development, to the present

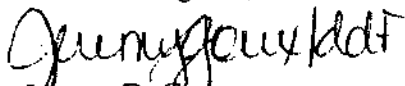
drainage area. Of course, any and all development or improvement to the property described in Attachment 1 will have incorporated therein its own drainage plan whereby it will drain to its retention pond.

Covington Place's proposed ordinance for de-annexation was introduced to the City of Covington Council on November 6, 2007. Covington Place's Petition for De-Annexation is set to be heard before the City of Covington Planning and Zoning Meeting on 12/17/07. Subject to their approval or disapproval, the matter will be heard by the City of Covington Council on December 18, 2007. According to the City attorney, the ordinance does not take effect until January 18, 2007 or thirty days after the date the ordinance passed.

As such, please take the necessary action to schedule the proposal of an ordinance for the annexation of this property within the Parish of St. Tammany. I would greatly appreciate it if it were possible to introduce the ordinance within your January meeting and request approval by the Council within your February meeting. Furthermore, I would like to know the earliest possible time the projects engineers, Richard Lambert and Associates could begin meeting with the Parish in order to prevent any further delays in development. I would like to get any meetings with the Parish engineers out of the way so that when the final ordinance becomes effective the landowner can begin to pull permits and work.

I thank you for your time and attention in this matter. Please advise if you need anything else from me, my office, or my client.

With best regards,



Jeremy D. Goux

JDG.dff

Attachments

ATTACHMENT 1

LEGAL DESCRIPTION OF IMMOVABLE PROPERTY

Lot 38, Alpine Village Estates Subdivision, Phase 1, and a parcel of land located in Section 42, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from the 4th mile post from the Southwest corner of Township 6 South, Range 11 East, Thence South 40 degrees 59 minutes 57 seconds West 3470.16 feet to the South right-of-way of 7th Street and the East right of way of Ruby Street to the POINT OF BEGINNING.

From the Point of Beginning and leaving said right-of-way of Ruby Street and running along said right-of-way of 7th Street North 75 degrees 36 minutes 40 seconds East (title: North 75 degrees 40 minutes 00 seconds East) for a distance of 300.89 feet (title: 300.64 feet) to a point on the East right-of-way of North Harrison Avenue and a point on the West property line of Lot 38 of Alpine Village Estates Phase One; thence leaving said right-of-way 7th Street and running along said right of way and property line North 14 degrees 49 minutes 55 seconds West (title: North 14 degrees 42 minutes 48 seconds West) for a distance of 40.37 feet to the Northwest corner of said Lot 38 of Alpine Village Estates Phase One; thence leaving said right-of-way and run along the North property line of said Lot 38 of Alpine Village Estates Phase One North 75 degrees 34 minutes 49 seconds East (title: North 75 degrees 37 minutes 43 seconds East) for a distance of 279.85 feet (title: 279.91) to the Northeast corner of said Lot 38 of Alpine Village Estates Phase One; thence run along the East property line of said Lot 38 of Alpine Village Estates Phase One South 14 degrees 10 minutes 38 seconds East (title: South 14 degrees 40 minutes 00 seconds East) for a distance of 109.35 feet (title: 109.42 feet) to the Southwest corner of Lot 36 of Alpine Village Estates Phase One; thence leaving said Lot 38 of Alpine Village Estates Phase One and running along the South property line of said Lot 36 of Alpine Village Estates Phase One North 75 degrees 35 minutes 50 seconds East (title: North 75 degrees 35 minutes 43 seconds East) for a distance of 254.91 feet (title: 253.26 feet) to a point; thence leaving said South property line of Lot 36 of Alpine Village Estates Phase One and run South 14 degrees 27 minutes 32 seconds East (title: South 14 degrees 28 minutes 43 seconds East) for a distance of 765.78 feet (title: 765.53 feet) to a point on the North right-of-way of North 10th Street; thence run along said right-of-way South 75 degrees 26 minutes 26 seconds West for a distance of 834.00 to a point; thence leaving said right-of-way run North 14 degrees 19 minutes 36 seconds West (title: North 14 degrees 28 minutes 43 seconds West) for a distance of 837.05 feet (title: 837.37 feet) back to the POINT OF BEGINNING, containing 15.87 acres more or less.

11/19/07 B *11/20/07* *2786*

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CITY OF COVINGTON

ORDINANCE NUMBER 2007-41

AN ORDINANCE 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 COVINGTON PLACE COTTAGES, L.L.C., the owner of the immovable property described herein having purchased said immovable property by Act of Sale from Janet Hall wife of/and Dale A. Stram and R4 Holdings, L.L.C. on June 29, 2006, St. Tammany Parish Clerk of Court Instrument No. 1561705 and Janet Hall wife of/and Dale A. Stram and R4 Holdings, L.L.C. having purchased said immovable property by Act of Sale from FYMM, L.L.C. on June 29, 2006, St. Tammany Parish Clerk of Court Instrument NO. 1561587. COVINGTON PLACE COTTAGES, L.L.C. is hereby requesting the de-annexation of the following described immovable property out of and from the corporate limits of the City of Covington and that it shall be the intent of the Petitioner and the City of Covington that said de-annexation occur simultaneously with the annexation into the Parish of St. Tammany, to the extent possible.

LEGAL DESCRIPTION OF IMMOVABLE PROPERTY

Lot 38, Alpine Village Estates Subdivision, Phase 1, and a parcel of land located in Section 42, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from the 4th mile post from the Southwest Corner of Township 6 South, Range 11 East, Thence South 40 degrees 59 minutes 57 seconds West 3470.16 feet to a 3/4, inch iron pipe found on the Southern Side of 7th Street and the Eastern Side of Ruby Street and being the POINT OF BEGINNING.

Thence North 75 degrees 40 minutes East 300.64 feet along the southern side of 7th Street to 1/2 inch iron rod set. Thence North 14 degrees 42 minutes 48 seconds West 40.37 feet along the Western Line of Lot 38, Alpine Village Estates, Phase 1, to a 1/2 inch iron rod set, Thence North 75 degrees 37 minutes 43 seconds East 279.91 feet along the northern line of said lot to a 1/2 inch iron rod set, Thence South 14 degrees 40 minutes East 109.42 feet along the eastern line of said lot to a 1/2 inch iron rod found, Thence North 75 degrees 35 minutes 43 seconds East 253.26 feet along the southern line of Lot 36, Alpine Village Estates, Phase 1, to a 1/2 inch iron rod found, Thence South 14 degrees 28 minutes 43 seconds East 765.53 feet to a 1/2 inch

Ordinance 2007-41
De-Annexation – See Ordinance 2001-24
Item 2007-11-01
Zoning Case 07-50 ZDEANX
Page 2 of 5

1 iron rod found on the North Side of an Existing 601 Right of Way,
2 Thence South 75 degrees 26 minutes 26 seconds West 834.00 feet
3 along the northern side of said right of way to a ½ inch rod found on
4 the eastern side of Ruby Street, Thence North 14 degrees 28 minutes
5 43 seconds West 837.37 feet along the eastern side of said street to the
6 POINT OF BEGINNING, containing 15.86 Acres.
7

8 **WHEREAS**, by City of Covington Ordinance No. 2001-24 and Zoning
9 Case No. 01-05-03ZA, the hereinabove mentioned and described property is zoned
10 and designated a PD – Planned District pursuant to the Covington Code of
11 Ordinances, Appendix B Zoning Section 1.1.04, said classification is proper
12 without further requirements;

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

17 **WHEREAS**, COVINGTON PLACE COTTAGES, L.L.C. has signed the
18 hereinabove mentioned petition for the de-annexation; and

19 **WHEREAS**, the City of Covington having been submitted a certificate of
20 the duly elected and qualified Assessor for the Parish of St. Tammany, State of
21 Louisiana, showing the above described property owner COVINGTON PLACE
22 COTTAGES, L.L.C. to be the current owner of this property; and

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

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

29 **WHEREAS**, the City Council found that it is necessary for the purpose of
30 protecting the health, safety, and general welfare of the City of Covington, as well
31 as to maintain the character of the use of this property that was annexed into the
32 corporate limits of the City of Covington and now to be de-annexed from the
33 corporate limits of the City of Covington, that the property above described be
34 designated in accordance with the zoning classifications PD- Planned District; and

35 **WHEREAS**, within Ordinance 2001-24 the City Council determined the
36 above described property required to be designated within a specific zoning district

Ordinance 2007-41
De-Annexation - See Ordinance 2001-24
Item 2007-11-01
Zoning Case 07-50 ZDEANX
Page 3 of 5

1 and subsequently designated the voting district as District E, the City Council now
2 requires the de-annexed property be removed from voting District E;

3 **NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND**
4 **CITY COUNCIL OF THE CITY OF COVINGTON, LOUISIANA,** at its

5 regular session convened that the following described property, to-wit:

6 Lot 38, Alpine Village Estates Subdivision, Phase 1, and a parcel of
7 land located in Section 42, Township 7 South, Range 11 East, St.
8 Tammany Parish, Louisiana, and more fully described as follows:

9
10 Commencing from the 4th mile post from the Southwest Corner of
11 Township 6 South, Range 11 East, Thence South 40 degrees 59
12 minutes 57 seconds West 3470.16 feet to a 3/4, inch iron pipe found
13 on the Southern Side of 7th Street and the Eastern Side of Ruby Street
14 and being the POINT OF BEGINNING.

15
16 Thence North 75 degrees 40 minutes East 300.64 feet along the
17 southern side of 7th Street to 1/2 inch iron rod set. Thence North 14
18 degrees 42 minutes 48 seconds West 40.37 feet along the Western
19 Line of Lot 38, Alpine Village Estates, Phase 1, to a 1/2 inch iron rod
20 set, Thence North 75 degrees 37 minutes 43 seconds East 279.91 feet
21 along the northern line of said lot to a 1/2 inch iron rod set, Thence
22 South 14 degrees 40 minutes East 109.42 feet along the eastern line of
23 said lot to a 1/2 inch iron rod found, Thence North 75 degrees 35
24 minutes 43 seconds East 253.26 feet along the southern line of Lot 36,
25 Alpine Village Estates, Phase 1, to a 1/2 inch iron rod found, Thence
26 South 14 degrees 28 minutes 43 seconds East 765.53 feet to a 1/2 inch
27 iron rod found on the North Side of an Existing 601 Right of Way,
28 Thence South 75 degrees 26 minutes 26 seconds West 834.00 feet
29 along the northern side of said right of way to a 1/2 inch rod found on
30 the eastern side of Ruby Street, Thence North 14 degrees 28 minutes
31 43 seconds West 837.37 feet along the eastern side of said street to the
32 POINT OF BEGINNING, containing 15.86 Acres.

33
34 be and is hereby de-annexed and removed from the municipal and corporate limits
35 and boundaries of the City of Covington, Louisiana.

36 **BE IT FURTHER ORDAINED BY THE MAYOR AND THE CITY**
37 **COUNCIL OF THE CITY OF COVINGTON, LOUISIANA,** that:

38 Section 1: The zoning classification of the hereinabove described property
39 was and is hereby designated as PD Planned District pursuant to City of Covington
40 Zoning Ordinance No. 01-05-03ZA and recognized within City of Covington
41 Ordinance No. 2001-24.

42 Section 2: The above described property be hereby removed from the voting
43 District E of the City of Covington.

ST. TAMMANY PARISH
REGISTRAR OF VOTERS

M. DWAYNE WALL, CLERA
REGISTRAR



EXHIBIT "C"

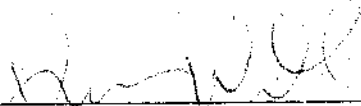
Ord Cal 3730

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 legal description, which is further identified in the survey by John G. Cummings & Associates, Survey Job # 9757G, dated January 25, 2001, and further identified as a parcel of land located in Section 42, T-7-S, R-11-E, Lot 38, Alpine Village Estates, Phase 1, and annexed into the City of Covington by Ordinance 2001-24 on July 26, 2001. This property is now owned by Covington Place Gardenhomes, LLC, who wish to de-annex the area out of the City of Covington as shown on the Petition for De-Annexation and by the legal description, containing approximately 15.86 acres, Covington, LA 70433, and by the records in the Registrar of Voters office, does not have any registered voters within the said property.

In faith whereof, witness my official signature and the impress of my official seal at Covington, Louisiana, on this 20th day of November, 2007.



M. DWAYNE WALL
Registrar of Voters
St. Tammany Parish, Louisiana

Attachments:

Legal description, Survey, and Map



Patricia Schwarz Core

Certified Professional Assessor

St. Tammany Parish, Louisiana

111 North Columbia Street

Covington, Louisiana 70433

EXHIBIT "D"

Ord Cal 3730

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 Covington Place Cottages LLC as owner for the tax year 2007 and whose address is 2029 Christie Lane Covington, Louisiana 70433 and that the following certification is applicable to the property described as follows which is proposed for **de-annexation** from the **City of Covington**:

2007 Tax Roll

Assessment Number 1061294083

**15.86 acs m/l being 14.19 acs Sec 42 7 11 and Lot 38 Alpine Village Sub Ph 1
Inst No 974819 Inst No 1045900 Inst No 1102810 Inst No 1227912 Inst No 1328465
Inst No 1561587 Inst No 1561705**

- I. The total assessed value of all property within the above described area is \$ 2,290.
- II. The total assessed value of the resident property owners within the above described area is \$ _____ and the total assessed value of the property of non-resident property owners is \$ 2,290.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

2007 ASSESSED VALUATION - \$ 2,290

In faith whereof, witness my official signature and the impress of my official seal, at
Covington, Louisiana this the 2nd day of November, 2007.

**PATRICIA SCHWARZ CORE, Assessor
ST. TAMMANY PARISH ASSESSOR**

Debra M. Fendlason
Debra M. Fendlason, Certified Deputy Assessor



Patricia Schwarz Core

*Assessor of the Parish of St. Tammany
1115 Louisiana Street
Covington, Louisiana 70433*

EXHIBIT "E"
Ord. Cal. 3730

CERTIFICATE OF OWNERSHIP AND ASSESSED VALUATION

I, **PATRICIA SCHWARZ CORE**, 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:

2007 TAX ROLL - Assessment Number 1061294083

OWNERS: Covington Place Cottages LLC
2029 Christie Lane
Covington, Louisiana 70433

PROPERTY DESCRIPTION: 2007 TAX ROLL

15.86 acs m/l being 14.19 acs Sec 42 7 11 and Lot 38 Alpine Village Sub Ph 1
Inst No 974819 Inst No 1045900 Inst No 1102810 Inst No 1227912 Inst No
1328465 Inst No 1561587 Inst No 1561705

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

2007 VALUATION:

	Land	- 2,290
	Improvements	<u>0</u>
TOTAL ASSESSED VALUATION		\$ 2,290

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

Covington, Louisiana this the 2nd day of November, 2007.

PATRICIA SCHWARZ CORE, CLA,CRB,CRS,GRI
Certified Louisiana Assessor

Debra M. Fendlason
Debra M. Fendlason, Certified Deputy Assessor

Ordinance 2007-41
De-Annexation - See Ordinance 2001-24
Item 2007-11-01
Zoning Case 07-50 ZDEANX
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1 Section 3: In order to avoid there being any time period whereby the above
2 described property is not within a described boundary, the removal of the above
3 described property from the municipal and corporate limits and boundaries of City
4 of Covington shall be conditioned upon and effective simultaneously with the
5 annexation of the above described property into the boundaries of the Parish of St.
6 Tammany.

7 Section 4: To the extent any state and/or parish roads were annexed into the
8 municipal and corporate limits of the City of Covington by Ordinance no. 2001-24,
9 all state and parish roads and/or rights of ways within the above described property
10 shall be removed and de-annexed from the municipal and corporate limits and
11 boundaries of the City of Covington and revert back to the jurisdiction of the State
12 of Louisiana and/or Parish of St. Tammany.

13 BE IT FURTHER ORDAINED BY THE MAYOR AND CITY COUNCIL
14 of the City of Covington, Louisiana, that the boundaries are hereby decreased to
15 exclude the property previously annexed by Ordinance No. 2001-24 into the City
16 of Covington.

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

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


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

27 Moved for adoption as amended by Romage, seconded by Benoit.

28 YEAS: 6 NAYS: 0
29 ABSTAIN: 0 ABSENT: Alexis

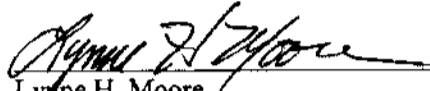
30 PASSED AND ADOPTED this 18th day of December, 2007.

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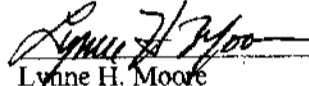

W. T. "Trey" Blackall III
President Of The Council

Ordinance 2007-41
De-Annexation - See Ordinance 2001-24
Item 2007-11-01
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Lynne H. Moore
Clerk To The Council


Presented to the Mayor this 20 day of December 2007, at 3:00 o'clock
__ M.


Lynne H. Moore
Clerk To The Council

Approved or Vetoed by the Mayor on this 20th day of December 2007.


Mayor Candace Watkins

Received from the Mayor this 20th day of December 2007, at 4:00 o'clock P. M.


Lynne H. Moore
Clerk To The Council