

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-6519

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

RESOLUTION TO, CONCUR/NOT CONCUR (CIRCLE ONE) WITH THE TOWN OF ABITA SPRINGS ANNEXATION AND REZONING OF 2.10 ACRES, MORE OR LESS, FROM PARISH A-2 SUBURBAN TO TOWN OF ABITA SPRINGS, RESIDENTIAL COMMERCIAL OVERLAY. PROPERTY IS LOCATED AT 23425 HWY 435 SECTIONS 38, TOWNSHIP 6 SOUTH, RANGE 12 EAST, WARD 10, AND DISTRICT 6.

WHEREAS, the Town of Abita Springs is contemplating annexation of 2.10 acres, more or less, owned Angelo V. Quaglino, and is located at 23425 Hwy 435; Sections 38, Township 6 South, Range 12 East, Ward 10, and District 6 (the "Property"), and as fully described below,

FROM THE SECTION CORNER COMMON TO SECTIONS 28, 29, AND 38, GO SOUTH 57 DEGREES 35 MINUTES WEST 2438.9 FEET TO AN IRON ROD; THENCE SOUTH 57 DEGREES 35 MINUTES WEST 287.47 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING, CONTINUE SOUTH 57 DEGREES 35 MINUTES WEST 172.44 FEET TO AN IRON PIPE; THENCE SOUTH 56 DEGREES 31 MINUTES WEST 19.23 FEET TO AN IRON ROD; THENCE SOUTH 33 DEGREES 22 MINUTES 45 SECONDS EAST 435.38 FEET TO AN IRON ROD LOCATED ON THE NORTHERN EDGE OF LOUISIANA HIGHWAY 435; THENCE NORTH 62 DEGREES 45 MINUTES 30 SECONDS EAST 178.54 FEET ALONG THE NORTHERN EDGE OF LOUISIANA HIGHWAY 435 TO AN IRON ROD; THENCE NORTH 23 DEGREES 06 MINUTES 45 SECONDS WEST 293.04 FEET TO AN IRON ROD; AND THE POINT OF BEGINNING, ALL IN ACCORDANCE WITH THAT SURVEY BY THOMAS J. FONTCUBERTA DATED AUGUST 4, 1993 BEARING JOB #933552. SAID PROPERTY CONTAINS 2.10 ACRES.

WHEREAS, the Property, upon annexation, will be rezoned from A-2 Suburban to: Town of Abita Springs Residential Commercial Overlay, a change which is not an intensification of zoning; and

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to concur/not concur (circle one) with the Town of Abita annexation and rezoning of the Property from Parish A-2 Suburban to Town of Abita Residential Commercial Overlay, in accordance with the provisions of the Sales Tax Enhancement Plan.

BE IT FURTHER RESOLVED As of this date, the Parish and Town of Abita Springs have not developed regulatory ordinances to manage the growth areas regarding project design, drainage, traffic, transportation infrastructure, and other regulatory functions as outlined in Article 13 of the 2009 Annexation Agreement between the Town of Abita Springs and St. Tammany Parish. As such, the Town of Abita Springs shall be responsible for reviewing, approving, and permitting any development of this parcel, but shall consult with the Parish on any projects that may have an impact on any Parish property within the defined growth management area including drainage and traffic infrastructure. This site is located within Flood Zone A, which is a Critical Drainage Area and would be required to meet the Parish "no net fill" requirements. Additionally, a Parish drainage lateral is located along the rear (north side) of the subject property. This lateral cannot be modified nor can the drainage burden be increased to it.

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that the Town of Abita shall provide water and sewer services to the Property;

BE IT FURTHER RESOLVED that should the Property be annexed, the St. Tammany Parish Engineer will cooperate with the Town of Abita in the review of development proposals utilizing the applicable Parish or Town Traffic Impact Regulations, whichever is more restrictive and in compliance with the provisions of the Agreement;

BE IT FURTHER RESOLVED The Growth Management and Revenue Sharing Agreement Supplementing and Amending the Sales Tax Enhancement Plan (the "Agreement") was dated December 21, 2006 and executed May 7, 2009. As stated in Article 10 of the Agreement, the Town may annex property in Area One, which is set out in a legal description in Article 8. Since the property is in Area One, the Town shall receive one hundred percent (100%) of all retail sales tax revenue generated in Area One as per Article 10 of the Agreement regardless of annexation.

Per Article 11 of the Agreement, "In Area 1 the Town shall assume all responsibility for infrastructure maintenance and improvements."

The Property does not appear to be contiguous; however, per Article 12 of the Agreement, this is acceptable.

The Agreement does not contain a provision regarding zoning intensification. Article 13 of the Agreement refers to future regulatory ordinances to manage growth areas, but this has not occurred. La. Rev. Stat. 33:172(A)(1)(3) pertains to zoning intensification, and states that:

If property annexed pursuant to Subparagraph (c) is subject to parish zoning regulations applicable to the property and in force at the time of annexation, then for a period of two years subsequent to annexation, the municipal zoning regulations applicable to the property shall not be less restrictive in uses permitted than the applicable parish zoning regulations at the time the area is annexed, unless the parish governing authority consents, by resolution, to such zoning.

The Town of Abita is requesting zoning classification of Residential Commercial Overlay which allows for less restrictive uses than St. Tammany Parish Government's zoning classification of A2, the Parish Council shall consent to the zoning classification change.

According to GIS mapping, the current zoning for the Property is A2. The Town has ordained that the Property be zoned Residential Commercial Overlay. There is no zoning intensification provision in the Agreement; therefore, zoning provisions in the Revised Statutes regarding annexation must be followed, as it is the default per Article 12 of the Agreement.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

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

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

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

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

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

THIS RESOLUTION WAS DECLARED ADOPTED ON THE 7 DAY OF OCTOBER, 2021, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

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MICHAEL R. LORINO, JR., COUNCIL CHAIRMAN

ATTEST:

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KATRINA L. BUCKLEY, COUNCIL CLERK

# Town of Abita Springs



MAYOR  
DANIEL J. CURTIS

March 19, 2020

Ross Liner  
Planning & Development  
St Tammany Parish  
21454 Koop Drive Bldg. B Ste. 1B  
Mandeville, LA 70471

RE: Annexation, 23425 Hwy 435, Abita Springs, LA 70420

Dear Mr. Liner:

Enclosed are documents related to the annexation of the described property included in Zone 1. Please accept this notice according to the terms our 2006 Growth Management and Revenue Sharing Agreement, Supplementing and Amending the Sales Tax Enhancement Plan.

With Kind Regards,

  
Leanne Schaefer

From the personal desk of

Angelo V. Quaglino

P.O. Box 1543 Abita Springs, LA. 70420

1/02/2020

Planning and Zoning Commission  
Town of Abita Springs  
92161 Level St.  
Abita Springs, LA. 70420

Dear Commission Members,

I, Angelo V. Quaglino, the owner of the property located at 23425 Hwy 435 Abita Springs, LA, request the consideration of property described in the attached, be annexed into the municipal corporate limits of the Town of Abita Springs, as it is adjacent to the current city limit. My intent is to open a retail garden center at that address.

Respectfully,

  
Angelo V. Quaglino



**St. Tammany Parish  
Assessor's Office**

St. Tammany Parish Justice Center  
701 North Columbia Street • Covington, Louisiana 70433

**Louis Fitzmorris**  
Assessor

**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 Quaglino, Angelo V as owner for the tax year 2019 and whose address is PO Box 1543, Abita Springs, LA 70420 and that the following certification is applicable to the property described as follows which is proposed for annexation into the **Town of Abita:**

**PROPERTY DESCRIPTION**

**2019 Tax Roll Assessment: Assessment Number 116-116-0338**

2.10 ACS SEC 38 6 12 INST NO 878082 INST NO 904505 INST NO 1019611  
INST NO 1048084 INST NO 1881152 INST NO 1956737

- I. The total assessed value of all property within the above described area is 1,847.  
II. The total assessed value of the resident property owners within the above described area is 0 and the total assessed value of the property of non-resident property owners is 1,847.  
III. I do further certify that the assessed valuation of the above described tract is as follows:

VALUATION:	Land	-	1,847
	Improvements	-	0
	TOTAL ASSESSMENT	-	1,847

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

Covington, Louisiana this the 4th day of March, 2020.

LOUIS FITZMORRIS, Assessor  
TROY DUGAS, Chief Deputy Assessor



**St. Tammany Parish  
Assessor's Office**

St. Tammany Parish Justice Center  
701 North Columbia Street • Covington, Louisiana 70433

**Louis Fitzmorris**  
Assessor

**CERTIFICATE OF OWNERSHIP AND ASSESSED VALUATION**

I, 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:

2019 Tax Roll - Assessment Number 116-116-0338

OWNERS: Angelo V. Qualino  
PO Box 1543  
Abita Springs, LA 70420

**PROPERTY DESCRIPTION: 2019 TAX ROLL**

2.11 ACS SEC 38 6 12 INST NO 878082 INST NO 904505 INST NO 1019611 INST NO  
1048084 INST NO 1881152 INST NO 1956737

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

<b>2019 VALUATION:</b>	Land	-	1,847
	Improvements	-	0
<b>TOTAL ASSESSED VALUATION</b>			<u>1,847</u>

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

Covington, Louisiana this the 4th day of March, 2020.

LOUIS FITZMORRIS, Assessor  
TROY DUGAS, Chief Deputy Assessor

**ST. TAMMANY PARISH  
REGISTRAR OF VOTERS**

M. DWAYNE WALL, CERA  
REGISTRAR



**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 survey by Northlake Engineers & Surveyors, Inc. Survey No. 202372 dated November 27, 2002 and further identified as a certain piece or portion of ground containing 2.10 acres situated in Section 38, Township 6 South, Range 12 East, in St. Tammany Parish, State of Louisiana, and by the records in the Registrar of Voters office has no registered voters within said property.

In faith whereof, witness my official signature and the impress of my official seal at Covington, Louisiana, on this 12<sup>th</sup> day of March 2020.

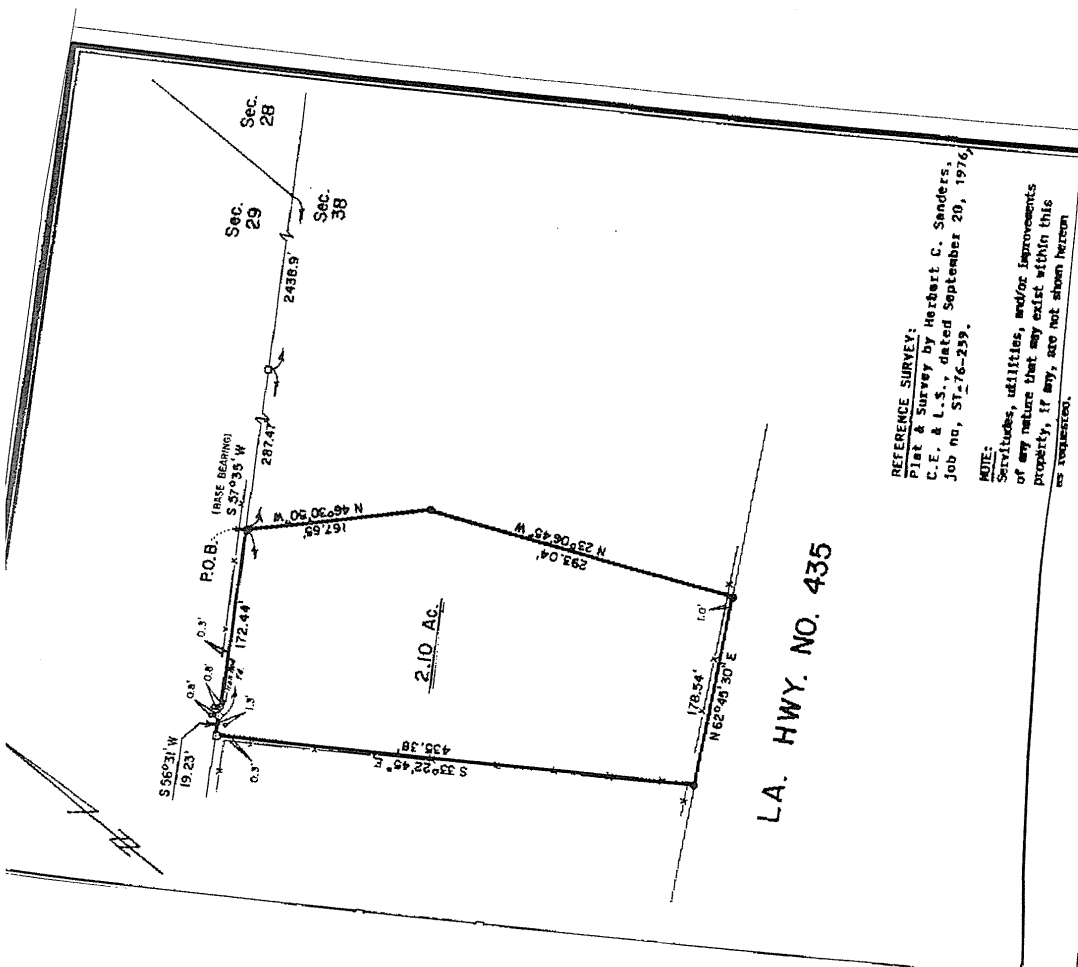
A handwritten signature in black ink, appearing to read "M. Wall", is written over a horizontal line.

M. Dwayne Wall, CERA  
Registrar of Voters  
St. Tammany Parish, Louisiana

Attachments:  
Legal description, Map and Survey

Cc: Lauren Brock, Elections Services, Secretary of State





REFERENCE SURVEY:  
 Plat & Survey by Herbert C. Sanders,  
 C.E. & L.S., dated September 20, 1976,  
 Job no, ST-76-239.

NOTE:  
 Services, utilities, and/or improvements  
 of any nature that may exist within this  
 property, if any, are not shown hereon  
 as indicated.

SURVEY OF A PORTION OF GROUND  
 SITUATED IN  
 SECTION 38  
 T65-R12E  
 ST. TAMMANY PARISH, LA.

RETURNED CORRECT TO:  
 Fred Blend

FONTAUBERT  
**Surveys**  
 NOTARIAL PUBLIC

CERTIFIED CORRECT  
*Thomas J. Fontaubert*  
 T. J. F.

THOMAS J. FONTAUBERT  
 REG. NO. 4372  
 REGISTERED  
 LAND SURVEYOR

DATE 8-04-93  
 SCALE 1" = 100'  
 DRAWN BY T. J. F.  
 CHECKED BY T. J. F.  
 JOB NO. 933582  
 PLAT FILE NO. 124-961

MADE PUBLIC BY 8/11/93 10:00 AM  
 CONVINGTON, LA. 70430  
 (504) 893-7461

8/25/2021 11:25 AM- A. MAYFIELD. (PLANNING)

REVIEWERS. PLEASE BE ADVISED THAT THIS PROPERTY HAS BEEN ANNEXED INTO THE TOWN OF ABITA. PLEASE REVIEW ATTACHMENT "EXECUTED TOWN ORDINANCE" FOR REFERENCE. THE COUNCIL NEEDS TO REVIEW/APPROVE TO COMPLETE THE ANNEXATION PROCESS. PLEASE REVIEW AND HAVE YOUR STAFF IMPACT NOTES COMPLETE BY 9/10/2021.

9/8/2021 8:11 AM- AMHONTIVEROS (DES)

DES HAS NO ISSUES.

9/10/2021 12:28 PM – DHENTON (LEGAL)

THE GROWTH MANAGEMENT AND REVENUE SHARING AGREEMENT SUPPLEMENTING AND AMENDING THE SALES TAX ENHANCEMENT PLAN (THE "AGREEMENT") WAS DATED DECEMBER 21, 2006 AND EXECUTED MAY 7, 2009. AS STATED IN ARTICLE 10 OF THE AGREEMENT, THE TOWN MAY ANNEX PROPERTY IN AREA ONE, WHICH IS SET OUT IN A LEGAL DESCRIPTION IN ARTICLE 8. THE PROPERTY PROPOSED TO BE ANNEXED (THE "PROPERTY") APPEARS TO BE IN AREA ONE. IF THE PROPERTY IS IN AREA ONE, THE TOWN SHALL RECEIVE ONE HUNDRED PERCENT (100%) OF ALL RETAIL SALES TAX REVENUE GENERATED IN AREA ONE COMMENCING JANUARY 1, 2007 PER ARTICLE 10 OF THE AGREEMENT REGARDLESS OF ANNEXATION.

PER ARTICLE 11 OF THE AGREEMENT, "IN AREA 1 THE TOWN SHALL ASSUME ALL RESPONSIBILITY FOR INFRASTRUCTURE MAINTENANCE AND IMPROVEMENTS."

PER ARTICLE 12 OF THE AGREEMENT, THE TOWN MAY ANNEX PROPERTY IN AREA ONE IN ACCORDANCE WITH LA. REV. STAT. 33:171 THROUGH LA. REV. STAT. 33:180. ALSO PER ARTICLE 12, THE SOLE OBLIGATION OF THE TOWN TO THE PARISH IS TO PROVIDE NOTICE TO THE PARISH OF THE INTENT TO ANNEX. THE ANNEXATION SHALL NOT REQUIRE ANY PARISH APPROVALS, AND THE PARISH WILL NOT OBJECT TO THE ANNEXATION OF ANY PROPERTIES THAT ARE NONCONTIGUOUS TO THE BOUNDARIES OF THE TOWN.

THE PROPERTY DOES NOT APPEAR TO BE CONTIGUOUS; HOWEVER, PER ARTICLE 12 OF THE AGREEMENT, THIS IS ACCEPTABLE ASSUMING THE PROPERTY IS IN AREA 1.

THE AGREEMENT DOES NOT CONTAIN A PROVISION REGARDING ZONING INTENSIFICATION. ARTICLE 13 OF THE AGREEMENT REFERS TO FUTURE REGULATORY ORDINANCES TO MANAGE GROWTH AREAS, BUT THIS HAS NOT OCCURRED. LA. REV. STAT. 33:172(A)(1)(3) PERTAINS TO ZONING INTENSIFICATION, AND STATES THAT:

IF PROPERTY ANNEXED PURSUANT TO SUBPARAGRAPH (C) IS SUBJECT TO PARISH ZONING REGULATIONS APPLICABLE TO THE PROPERTY AND IN FORCE AT THE TIME OF ANNEXATION, THEN FOR A PERIOD OF TWO YEARS SUBSEQUENT TO ANNEXATION, THE MUNICIPAL ZONING REGULATIONS APPLICABLE TO THE PROPERTY SHALL NOT BE LESS RESTRICTIVE IN USES PERMITTED THAT THE APPLICABLE PARISH ZONING REGULATIONS AT THE TIME THE AREA IS ANNEXED, UNLESS THE PARISH GOVERNING AUTHORITY CONSENTS, BY RESOLUTION, TO SUCH ZONING.

ACCORDING TO GIS MAPPING, THE CURRENT ZONING FOR THE PROPERTY IS A2. THE TOWN HAS ORDAINED THAT THE PROPERTY BE ZONED RESIDENTIAL COMMERCIAL OVERLAY. THERE IS NO ZONING INTENSIFICATION PROVISION IN THE

AGREEMENT; THEREFORE, ZONING PROVISIONS IN THE REVISED STATUTES REGARDING ANNEXATION MUST BE FOLLOWED, AS IT IS THE DEFAULT PER ARTICLE 12 OF THE AGREEMENT.

IF THE TOWN ZONING OF RESIDENTIAL COMMERCIAL OVERLAY PERMITS LESS RESTRICTIVE USES THAN ST. TAMMANY PARISH GOVERNMENT'S ZONING CLASSIFICATION OF A2, IT WOULD SEEM THAT THE GOVERNING AUTHORITY FOR ST. TAMMANY PARISH GOVERNMENT MUST CONSENT, BY RESOLUTION, TO SUCH ZONING.

9/10/2021 2:19 PM JLOBRANO (PUBLIC WORKS)

NO PUBLIC WORKS ISSUES

9/13/2021 9:24 AM FMSHELDON (FINANCE)

THE DISTRIBUTION OF SALES TAX WILL NOT CHANGE AS A RESULT OF THE ANNEXATION. THE TOWN OF ABITA SHALL RECEIVE 100% OF THE SALES TAX REVENUE REGARDLESS OF ANNEXATION.

9/13/2021 10:52 AM RLINER (PLANNING)

THE TOWN OF ABITA IS REQUESTING ZONING CLASSIFICATION OF RESIDENTIAL COMMERCIAL OVERLAY WHICH ALLOWS FOR LESS RESTRICTIVE USES THAN ST. TAMMANY PARISH GOVERNMENT'S ZONING CLASSIFICATION OF A2, THE PARISH COUNCIL MUST CONSENT TO THE ZONING CLASSIFICATION CHANGE IN A WHEREAS STATEMENT ON THE RESOLUTION.

# Town of Abita Springs



**MAYOR  
DANIEL J. CURTIS**

## ORDINANCE #514

1  
2  
3 AN ORDINANCE TO PROVIDE FOR THE ZONING AND ANNEXATION OF CERTAIN LAND AT 23425 HWY 435  
4 INTO THE CORPORATE LIMITS OF THE TOWN OF ABITA SPRINGS, LOUISIANA AND TO PROVIDE FOR RELATED  
5 MATTERS.  
6

7 IT IS HEREBY ORDAINED by the Board of Aldermen of the Town of Abita Springs that the below described  
8 property be and is hereby annexed into the municipal corporate limits of the Town of Abita Springs, Louisiana, without  
9 the necessity of an election for annexation. Said property is described as follows, to-wit:

10  
11 **ALL THAT CERTAIN LOT OR PORTION OF GROUND**, situated in **Section 38, Township 6 South, Range 12 East,**  
12 **St. Tammany Parish, Louisiana**, and more fully described as follows:  
13

14 From the section corner common to Sections 28, 29, and 38, go South 57 degrees 35 minutes West 2438.9 feet to an  
15 iron rod; thence South 57 degrees 35 minutes West 287.47 feet to the point of beginning. From the point of beginning,  
16 continue South 57 degrees 35 minutes West 172.44 feet to an iron pipe; thence South 56 degrees 31 minutes West  
17 19.23 feet to an iron rod; thence South 33 degrees 22 minutes 45 seconds East 435.38 feet to an iron rod located on  
18 the northern edge of Louisiana Highway 435; thence North 62 degrees 45 minutes 30 seconds East 178.54 feet along  
19 the northern edge of Louisiana Highway 435 to an iron rod; thence North 23 degrees 06 minutes 45 seconds West  
20 293.04 feet to an iron rod, thence North 46 degrees 30 minutes 50 seconds West 167.65' back to the point of beginning.  
21 All in accordance with that survey by Thomas J. Fontcuberta dated August 4, 1993 bearing Job #933552. And further  
22 all as more fully shown on survey of Thomas J. Fontcuberta dated September 17, 1996, a copy of which is annexed  
23 hereto and made part hereof. Said property contains 2.10 acres.  
24

25 The officials of the Town of Abita Springs are hereby authorized and directed to take all necessary actions that are  
26 proper in order to affect the annexation into the corporate limits of the Town of Abita Springs.  
27

28 BE IT FURTHER ORDAINED that the above described property be zoned Residential Commercial Overlay.  
29

30 This Ordinance shall take effect upon signature of the Mayor. Technical Amendments to the property description  
31 contained herein may be made in accordance with the laws of the Town of Abita Springs.  
32

33 Introduced by Alderman Patterson, seconded by Alderman Saussy, on the 21<sup>st</sup> day of January 2020. Adopted on a  
34 motion of Alderman Patterson, seconded by Alderman Saussy on the 18<sup>th</sup> day of February 2020.  
35

36 Vote was:

37 YEAS: 5 Aldermen Curtis, Murphy, Patterson, Randolph, and Saussy

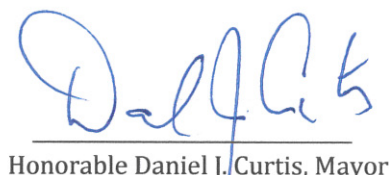
38 NAYS: 0

39 ABSENT: 0

40 ABSTAIN: 0  
41

42 ATTEST

43   
44 Janet Dufrene, Town Clerk

  
45 Honorable Daniel J. Curtis, Mayor

Form RE 1

**CASH SALE****United States of America****STATE OF LOUISIANA****PARISH OF ST. TAMMANY**BE IT KNOWN. That on this 4TH day of OCTOBER, 1993before me, **RICHARD L. REYNOLDS** a Notary Public, duly commissioned and sworn, in and for the Parish above named therein residing, and in the presence of the witnesses hereinafter named and undersigned, **PERSONALLY CAME AND APPEARED,**

MARYLYN DEGRUISE wife of/and FRED J. BLAND, both persons of the full age of majority who declared unto me, Notary, that Marylyn Degruise has been married but twice, first to Herman Roberts from whom she was divorced in 1984, St. Tammany Parish, Louisiana, and then to Fred J. Bland with whom she is currently living and residing; that Fred J. Bland has been married but twice, first to Paula K. Fitzsimmons from whom he was divorced in 1977, St. Louis County, Missouri, and second to Marylyn Degruise with whom he is currently living and residing, their permanent mailing address being P.O. box 304, Mandeville, Louisiana 70470-0304. Her S.S. #438-64-6060, His S.S. #162-43-4637.

who declares that he does by these presents, grant, bargain, sell, convey, transfer, assign, set over and deliver, with all legal warranties and with full substitution and subrogation in and to all rights and action of warranty which he has or may have against all preceding owners and vendors unto

DT. REG # 478,643  
Inst # 878082  
FILED ST. TAMMANY PAR  
10/07/1993 11:14:00AM mur  
COR. MOB. MI.

PATRICIA ROBERTS TRICHE wife of/and ~~JESSE C. TRICHE~~, both persons of the full age of majority who declared unto me, Notary, that Patricia Roberts and Jesse C. Triche have been married but once and then unto each other, they are currently living and residing together, their current mailing address being 1113 Lily Street, LaPlace, Louisiana 70068. Her S.S. #437-39-7132, His S.S. #439-45-3456.

here present and accepting, purchasing for himself, his heirs and assigns, and acknowledging due delivery and possession, thereof, the following described property, to-wit:

All that certain tract or portion of land, 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

A CERTAIN PIECE OR PORTION OF GROUND SITUATED IN SECTION 38, TOWNSHIP 6 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA, AND MORE FULLY DESCRIBED AS FOLLOWS:

FROM THE SECTION CORNER COMMON TO SECTIONS 28, 29, AND 38, GO SOUTH 57 DEGREES 35 MINUTES WEST 2438.9 FEET TO AN IRON ROD; THENCE SOUTH 57 DEGREES 35 MINUTES WEST 287.47 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING, CONTINUE SOUTH 57 DEGREES 35 MINUTES WEST 172.44 FEET TO AN IRON PIPE; THENCE SOUTH 56 DEGREES 31 MINUTES WEST 19.23 FEET TO AN IRON ROD; THENCE SOUTH 33 DEGREES 22 MINUTES 45 SECONDS EAST 435.38 FEET TO AN IRON ROD LOCATED ON THE NORTHERN EDGE OF LOUISIANA HIGHWAY 435; THENCE NORTH 62 DEGREES 45 MINUTES 30 SECONDS EAST 178.54 FEET ALONG THE NORTHERN EDGE OF LOUISIANA HIGHWAY 435 TO AN IRON ROD; THENCE NORTH 23 DEGREES 06 MINUTES 45 SECONDS WEST 293.04 FEET TO AN IRON ROD; AND THE POINT OF BEGINNING, ALL IN ACCORDANCE WITH THAT SURVEY BY THOMAS J. FONTCUBERTA DATED AUGUST 4, 1993 BEARING JOB #933552.  
SAID PROPERTY CONTAINS 2.10 ACRES.

BEING A PORTION OF THE SAME PROPERTY ACQUIRED BY FRED J. BLAND AND MARYLYN DEGRUISE BLAND FROM CATHY WILLIAMS BROWN AND RANDY L. BROWN BY DEED DATED JUNE 5, 1986, RECORDED IN COB 1261, FOLIO 731.

To have and to hold the above described property unto the said purchaser, his heirs and assigns forever.

This sale is made and accepted for and in consideration of the price and sum of TWELVE THOUSAND AND

00/100 (\$12,000.00) DOLLARS cash,

which the said purchaser has well and truly paid, in ready and current money, to the seller who hereby acknowledges the receipt thereof and grants full acquittance and discharge therefor.

All State and Parish Taxes up to and including the taxes due and exigible in 19 92 are paid as per \_\_\_\_\_  
declaration of vendor

Mortgage and conveyance certificates are annexed hereto and are dated the \_\_\_\_\_ day of waived 19 \_\_\_\_\_

at \_\_\_\_\_ o'clock, \_\_\_\_\_ M., and the parties hereto release me, Notary, from responsibility for the alienations and encumbrances and other matters shown thereon, and release me, Notary, from responsibility arising out of the certificates being dated prior to this sale on the date hereinabove shown.

Whenever used herein the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THUS DONE AND PASSED, on the day, month and year herein first above written, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers and me, Notary, after reading of the whole.

WITNESSES

[Signature]  
[Signature]

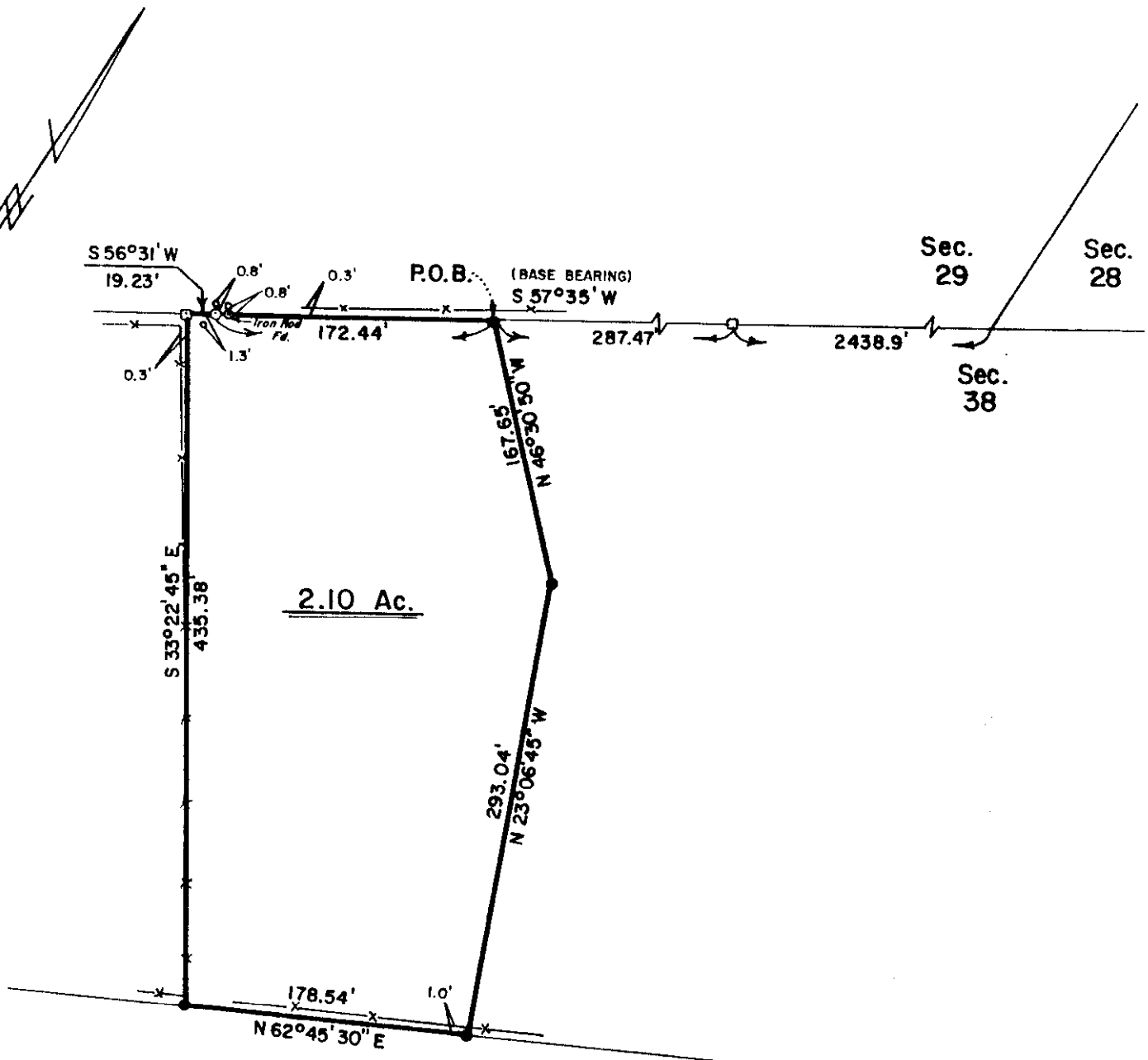
Marilyn Degruise Bland  
MARYLYN DEGRUISE BLAND (SELLER)  
[Signature]  
FRED J. BLAND (SELLER)

[Signature]  
PATRICIA ROBERTS TRICHE (BUYER)

[Signature]  
JESSE C. TRICHE (BUYER)

[Signature]  
NOTARY PUBLIC  
RICHARD L. REYNOLDS

AF 21800



2.10 Ac.

LA. HWY. NO. 435

**REFERENCE SURVEY:**  
 Plat & Survey by Herbert C. Sanders,  
 C.E. & L.S., dated September 20, 1976,  
 Job no, ST-76-259.

**NOTE:**  
 Servitudes, utilities, and/or improvements  
 of any nature that may exist within this  
 property, if any, are not shown hereon  
 as requested.

SURVEY OF A PORTION OF GROUND  
 SITUATED IN  
 SECTION 38  
 T6S-R12E  
 ST. TAMMANY PARISH, LA.

---

CERTIFIED CORRECT TO:

Fred Bland



FONTCUBERTA  
*Surveys*  
 INCORPORATED

CERTIFIED CORRECT

*Thomas J. Fontcuberta*  
 SURVEYOR

DATE	SCALE	□ = SQUARE ROD FOUND	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
8-04-93	1" = 100'	○ = IRON PIPE FOUND	R.L.F.	T.J.F.	933552	124-961
		● = IRON ROD SET				

ACT OF CORRECTION  
 BY: ANGELO V. QUAGLINO  
 and KATHLEEN HAYNES QUAGLINO

UNITED STATES OF AMERICA  
 STATE OF LOUISIANA

PARISH OF ST. TAMMANY

BEFORE ME, the undersigned Notary Public,

PERSONALLY CAME AND APPEARED:

KATHLEEN HAYNES QUAGLINO and ANGELO V. QUAGLINO, who declared that they entered in to a Community Property Partition on November 14, 2012, in which Community Property Partition the said Kathleen Haynes Quaglino transferred her interest in and to the following described property unto Angelo V. Quaglino, said property described therein as 2.10 acres in Section 38, Township 6 South, Range 12 East, St. Tammany Parish, State of Louisiana, Municipal No. 23425 Highway 435, Abita Springs, Louisiana 70420, as more fully described hereinafter, which Community Property Partition is recorded in CIN 1881152 in the conveyance records of the Parish of St. Tammany, State of Louisiana.

That an error was committed in said Community Property Partition in that the legal was stated as:

**A CERTAIN PIECE OR PORTION OF GROUND**, situated in **Section 38, Township 6 South, Range 12 East, St. Tammany Parish**, Louisiana, and more fully described as follows:

From the section corner common to Sections 28, 29 and 38, go South 57 degrees 35 minutes West 2438.9 feet to an iron rod; thence South 57 degrees 35 minutes West 287.47 feet to the point of beginning. From the point of beginning, continue South 57 degrees 35 minutes West 172.44 feet to an iron pipe; thence South 56 degrees 31 minutes West 19.23 feet to an iron rod; thence South 33 degrees 22 minutes 45 seconds East 435.38 feet to an iron rod located on the northern edge of Louisiana Highway 435; thence North 62 degrees 45 minutes 30 seconds East 178.54 feet along the northern edge of Louisiana Highway 435 to an iron rod; thence North 23 degrees 06 minutes 45 seconds West 293.04 feet to an iron rod, and the point of beginning All in accordance with that survey by Thomas J. Fontcuberta dated August 4, 1993 bearing Job #933552. And further all as more fully shown on survey of Thomas J. Fontcuberta dated September 17, 1996.

Said property contains 2.10 acres.

In truth and in fact, the legal should have been stated as:

**A CERTAIN PIECE OR PORTION OF GROUND**, situated in **Section 38, Township 6 South, Range 12 East, St. Tammany Parish**, Louisiana, and more fully described as follows:

From the section corner common to Sections 28, 29 and 38, go South 57 degrees 35 minutes West 2438.9 feet to an iron rod; thence South 57 degrees 35 minutes West 287.47 feet to the point of beginning. From the point of beginning, continue South 57 degrees 35 minutes West 172.44 feet to an iron pipe; thence South 56 degrees 31 minutes West 19.23 feet to an iron rod; thence South 33 degrees 22 minutes 45 seconds East 435.38 feet to an iron rod located on the northern edge of Louisiana Highway 435; thence North 62 degrees 45 minutes 30 seconds East 178.54 feet along the northern edge of Louisiana Highway 435 to an iron rod; thence North 23 degrees 06 minutes 45 seconds West 293.04 feet to an iron rod, thence North 46 degrees 30 minutes 50 seconds West 167.65' back to the point of beginning All in accordance with that survey by Thomas J. Fontcuberta dated August 4, 1993 bearing Job #933552. And further all as more fully shown on survey of Thomas J. Fontcuberta dated September 17, 1996.

Said property contains 2.10 acres.

That Appearers hereby correct said Community Property Partition to state the correct legal as stated hereinabove, and request that Clerk of Court for St. Tammany Parish make mention of this Act of Correction in the conveyance records of St. Tammany Parish, Louisiana at CIN 1881152 to serve as occasion may require.

St. Tammany Parish 2231  
 Instrmnt #: 1956737  
 Registry #: 2332955 bdf  
 09/22/2014 9:55:00 AM  
 ME X CB X MI UCC



THUS DONE AND PASSED, before me, W.W. Young, III a Notary Public, duly commissioned and qualified in and for the Parish of St. Tammany, State of Louisiana, on the \_\_\_ day of September, 2014.

WITNESSES:

[Signature]  
Print name: ALON F. BERNARD

[Signature]  
ANGELO V. QUAGLINO

[Signature]  
Print name: Cindy Lauderdale

[Signature]  
NOTARY PUBLIC #13767

THUS DONE AND PASSED, before me, Mandi L. Teoulet Notary Public, duly commissioned and qualified in and for the Parish of St. Tammany, State of Louisiana, on the 18<sup>th</sup> day of September, 2014.

WITNESSES:

[Signature]  
Print name: Cindy Lauderdale

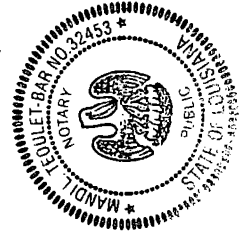
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KATHLEEN HAYNES QUAGLINO

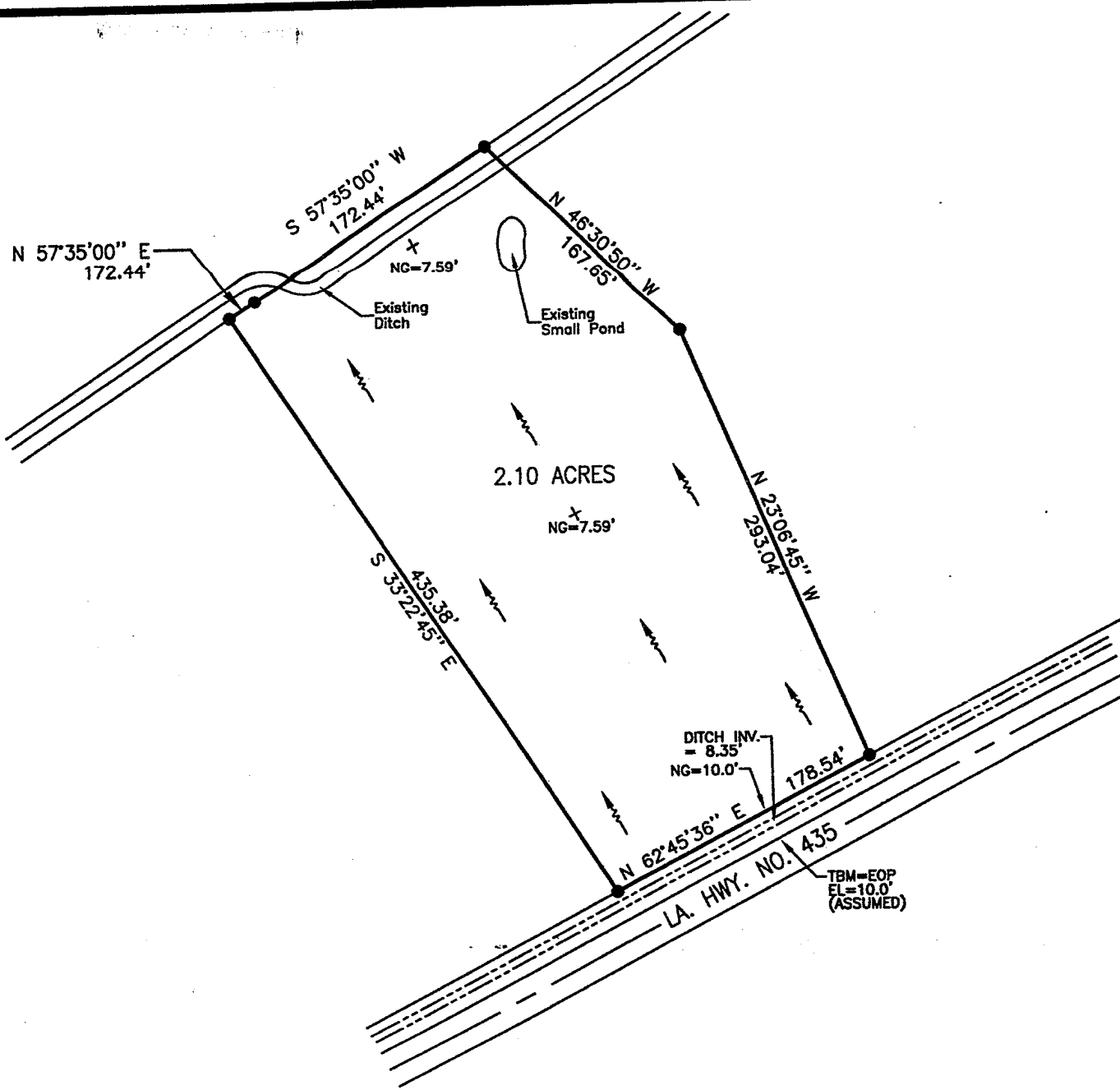
[Signature]  
Print name: F. STARRA FLAMINIO

[Signature]  
NOTARY PUBLIC



Mandi L. Teoulet  
Bar No. 32453  
State of Louisiana  
My Commission is for Life





**1. EXISTING SITE FEATURES MAP**  
 Scale: 1" = 100'

PROJECT FOR:  
**ANGELO QUAGLINO**

DESCRIPTION DRAINAGE STUDY FOR A 2.10 ACRE TRACT OF LAND SITUATED  
 IN SECTION 38, TOWNSHIP 6 SOUTH, RANGE 12 EAST, ST. TAMMANY  
 PARISH, LOUISIANA

JOB NO.: 202372    DATE: 11/27/02    SCALE: 1"=100'    DRAWN BY: RMK



**Northlake Engineers & Surveyors, Inc.**  
 Professional Engineering & Surveying  
 1011 N. Causeway Blvd.-Suite 36, Mandeville, Louisiana 70471  
 Ph.: (985) 626-0809-Fax (985) 626-0057-Email: david@northlake-eng.net

**Exhibit "C"**

**Page C1**

COMMERCIAL TRUST FID.

TO HAVE AND TO HOLD unto the said ANGELO QUAGLINO as heir, legatee,  
administrator, executor and or assigns forever

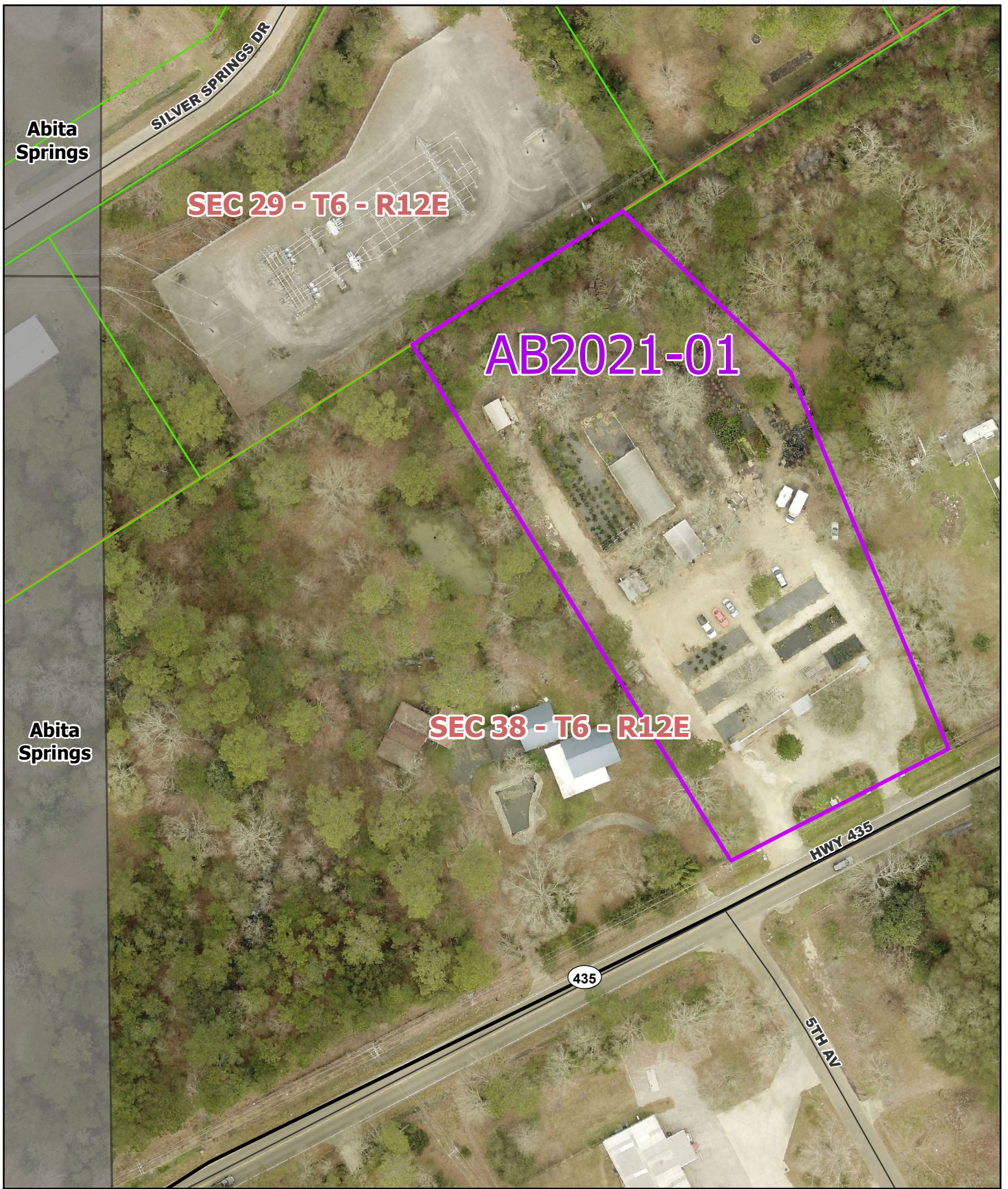
IT IS FURTHER ORDERED, ADJUDGED AND DECREED that KATHLEEN  
HAYNES QUAGLINO does hereby convey, transfer, set over, assign and deliver unto  
ANGELO QUAGLINO, all of his right, title, claim or interest in and to the following described  
immovable property, to-wit:

A CERTAIN PIECE OR PORTION OF GROUND, SITUATED  
IN SECTION 38, TOWNSHIP 6 SOUTH, RANGE 12 EAST, ST.  
TAMMANY PARISH, LOUISIANA, AND MORE FULLY  
DESCRIBED AS FOLLOWS:

From the section corner common to Sections 28, 29, and 38, go  
South 57 degrees 35 minutes West 287.47 feet to the point of  
beginning. From the point of beginning, continue South 57  
degrees 35 minutes West 172.44 feet to an iron pipe; thence South  
56 degrees 31 minutes West 19.23 feet to an iron rod; thence South  
33 degrees 22 minutes 45 seconds East 435.38 feet to an iron rod  
located on the northern edge of Louisiana Highway 435; thence  
North 62 degrees 45 minutes 51 seconds East 178.54 feet along  
northern edge of Louisiana Highway 435 to an iron rod; thence  
North 23 degrees 06 minutes 45 seconds West 293.04 feet to an  
iron rod; and the point of beginning. All in accordance with that  
survey by Thomas J. Fontcuberta dated August 4, 1993 bearing Job  
#933552. And further all as more fully shown on survey of  
Thomas J. Fontcuberta dated September 17, 1996, a copy of which  
is annexed hereto and made part hereof.

Said property contains 2.10 acres.

Being the same property acquired by Patricia Roberts Triche, wife  
of/and Jesse C. Triche from Marylyn Degruise, wife of/and Fred J.  
Bland by act before Richard L. Reynolds, N.P., dated October 4,  
1993, recorded in Instrument No. 878082

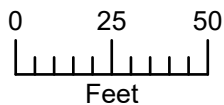


## Abita Springs Annexation AB2021-01 Aerial



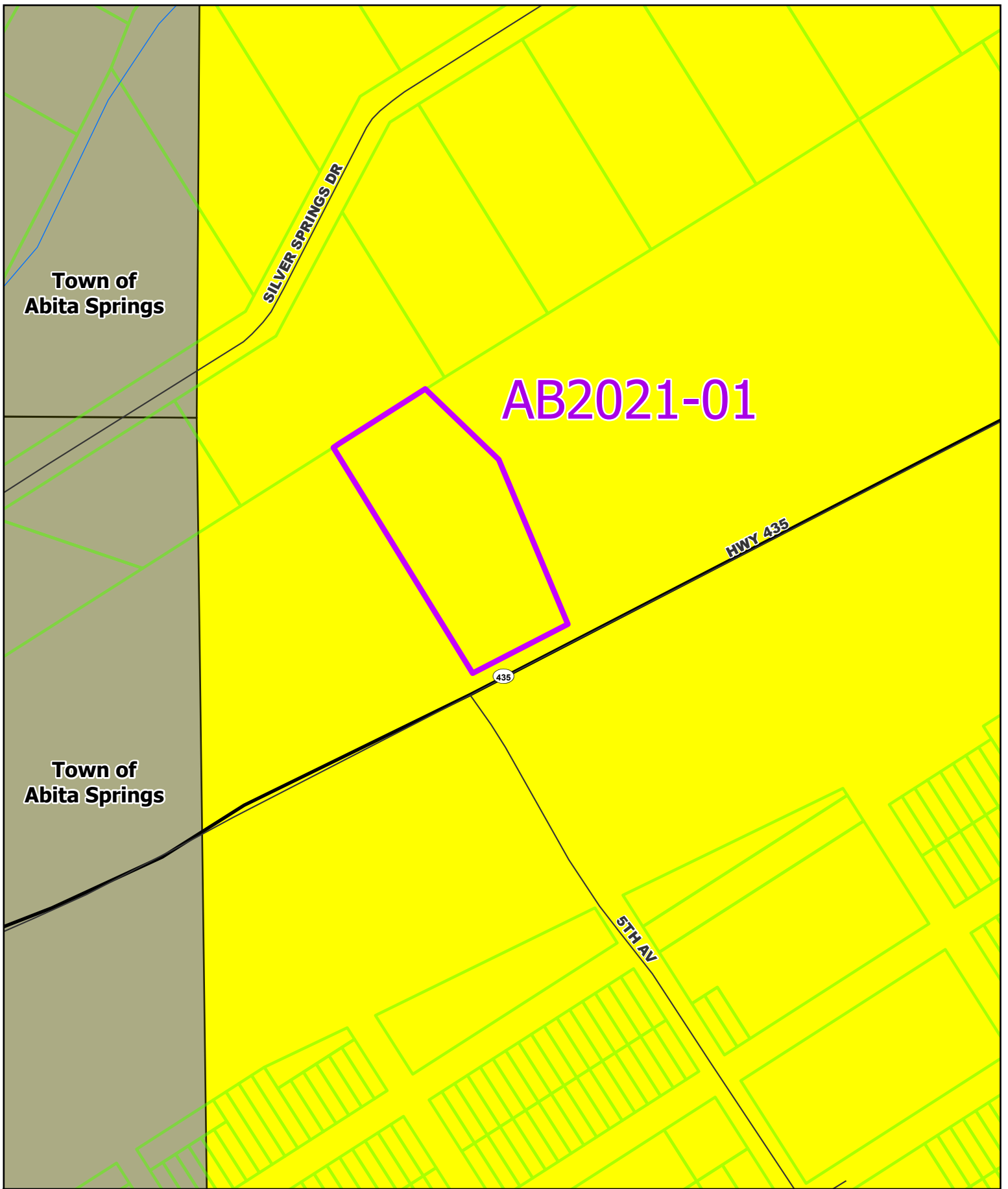
St. Tammany Parish Government  
P.O. Box 628  
Covington, LA 70434

- AB2021-01
- Roads
- Major Roads
- GEOGRAPHY**
- ASSESSOR\_PARCEL\_MASTER
- Township-Range
- Section
- Abita\_Springs



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Map ID: 2021-cde-608      Date: 8/26/2021

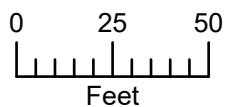


## Abita Springs Annexation AB2021-01 GMA



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

- Rivers
- Roads
- Major Roads
- Assessor Parcels
- Town of Abita Springs
- Area 1
- AB2021-01



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Map ID: 2021-cde-609 Date: 9/10/2021

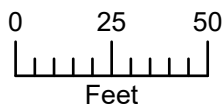


## Abita Springs Annexation AB2021-01 Political



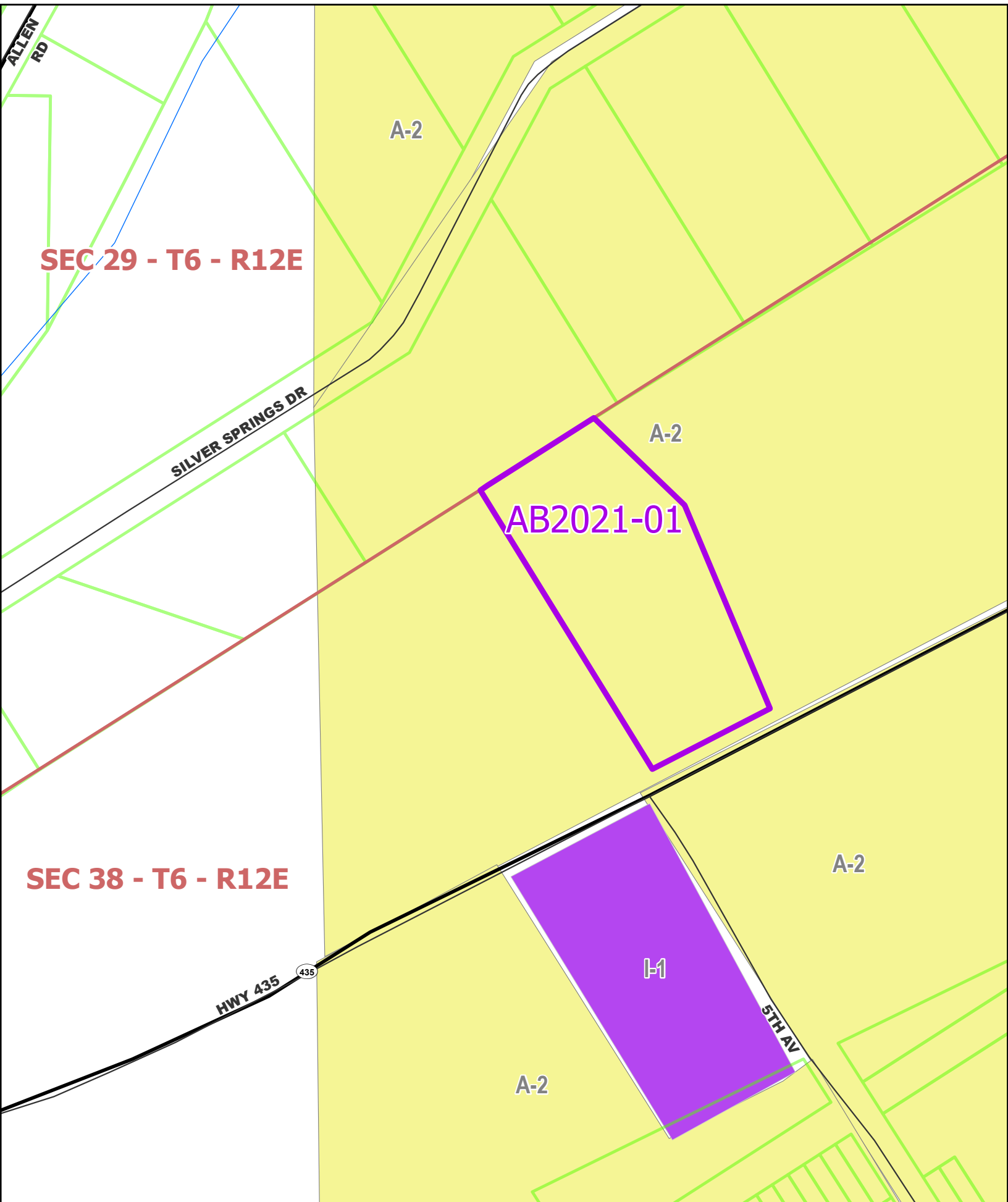
St. Tammany Parish Government  
P.O. Box 628  
Covington, LA 70434

- Roads
- Major Roads
- ▭ Township-Range
- ▭ Section
- ▭ Council Districts
- ▭ Wards
- ▭ Assessor Parcels
- ▭ Abita\_Springs



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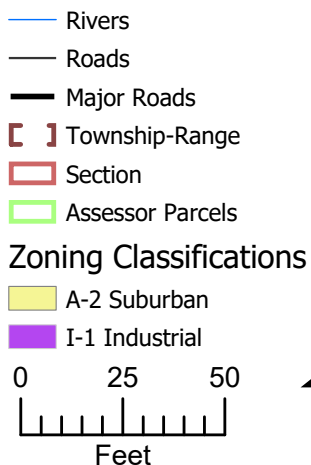
Map ID: 2021-cde-610    Date: 8/26/2021



## Abita Springs Annexation AB2021-01 Zoning



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



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Map ID: 2021-cde-611      Date: 8/26/2021