

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-6594

COUNCIL SPONSOR: MR. T. SMITH

PROVIDED BY: COUNCIL OFFICE

RESOLUTION TO VACATE, IN PART, THE MORATORIUM ESTABLISHED BY ORDINANCE C.S. NO. 22-4802 ON THE RECEIPT OF SUBMISSIONS BY THE PARISH ZONING AND PLANNING COMMISSIONS FOR THE RE-ZONING OR RE-SUBDIVISION OF PROPERTY AND/OR ON THE ISSUANCE OF PERMITS FOR CONSTRUCTION OR PLACEMENT OF ANY BUILDING STRUCTURES ON PROPERTY SOUTH OF INTERSTATE 12, NORTH OF HIGHWAY 190, WEST OF HIGHWAY 11, AND EAST OF THE PRECINCT S19 BOUNDARY LINE WITHIN UNINCORPORATED BOUNDARIES OF WARD 9 IN DISTRICT 14, SPECIFICALLY LOTS 50, 51, AND 52, NORTH END ADDITION OF SLIDELL, ST. TAMMANY PARISH, LA (WARD 9, DISTRICT 14). (T. SMITH)

WHEREAS, at the Council meeting of March 3, 2022, the St. Tammany Parish Council adopted Ordinance C.S. No. 22-4802, extending a six (6) month moratorium on the receipt of submissions by the Parish zoning and planning commissions for the rezoning or re-subdivision of property and/or on the issuance of permits for construction or placement of any building structures on property south of interstate 12, north of highway 10, west of highway 11, and east of the precinct S19 boundary line within unincorporated boundaries of ward 9 in district 14; and

WHEREAS, the moratorium was created to protect and preserve the health, safety and property interests of residents from the adverse effects of traffic and flooding hazards resulting from intensification of development within a certain portion of, to include the North Slidell revitalization Project (NSRP), of Ward 9, District 14 of St. Tammany Parish; and

WHEREAS, the owner of Lots 50, 51, And 52, North End Addition of Slidell, St. Tammany Parish, LA, more fully described in the attached survey and documents, has requested that the moratorium be lifted; and

WHEREAS, it has been determined that the removal of the aforementioned lots would not contribute to the traffic and flooding hazards in the area.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES that the Parish Council vacates, in part, the moratorium established by Ordinance C.S. No. 22-4802, and any amendments and extensions thereof, on the receipt of submissions by the Parish zoning and planning commissions for the rezoning or re-subdivision of property and/or on the issuance of permits for construction or placement of any building structures on property south of interstate 12, north of highway 10, west of highway 11, and east of the precinct S19 boundary line within unincorporated boundaries of ward 9 in district 14 to remove Lots 50, 51, And 52, North End Addition of Slidell, St. Tammany Parish, LA, more fully described in the attached survey and documents from the restrictions established by the moratorium.

BE IT FURTHER RESOLVED that the moratorium shall continue to be in full force and effect for the remainder of the area as established by Ordinance C.S. No. 22-4802.

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 APRIL , 2022, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

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JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

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KATRINA L. BUCKLEY, COUNCIL CLERK

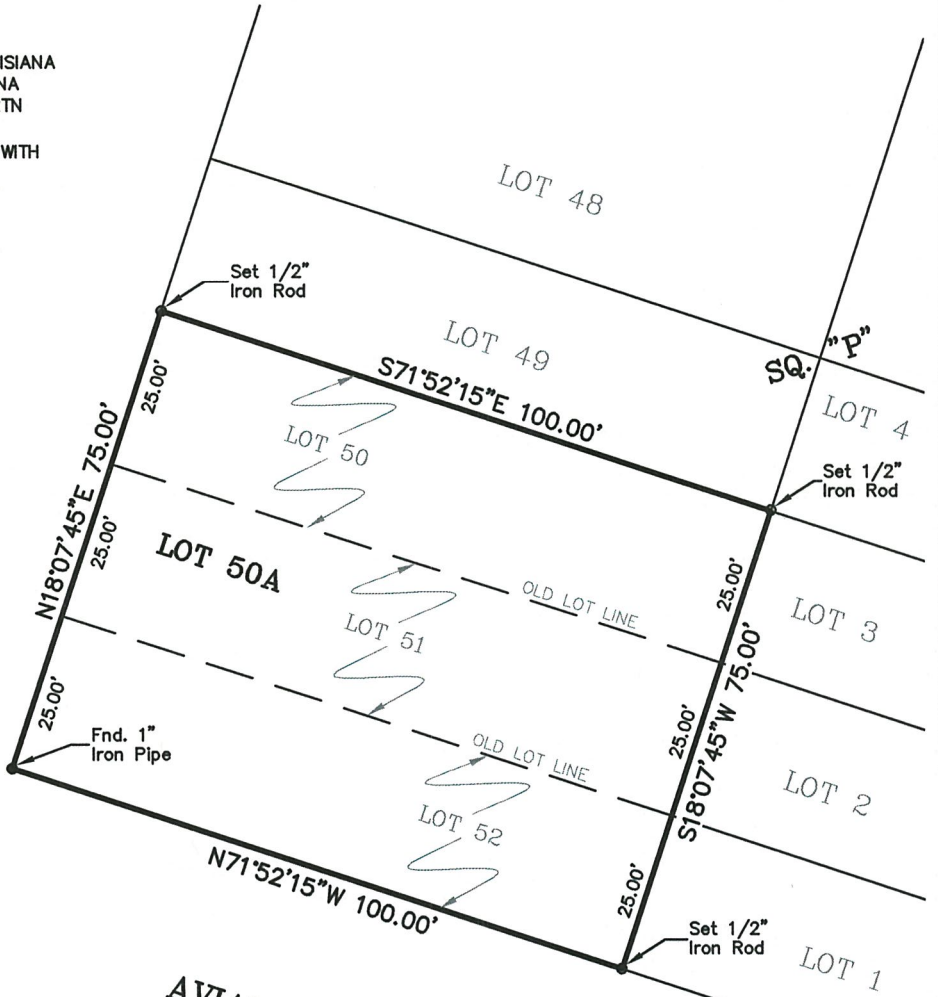
NOTE: BEARINGS SHOWN REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702) BASED ON NAD83 WITH GPS RTN ACCESSED ON 03/08/2022.

NOTE: THE PROPERTY IS IN FLOOD ZONE AE WITH A BFE OF 12' PER PRELIMINARY FLOOD MAP 22103C0495F DATED 04/30/2008 (NOT YET ADOPTED BY ST. TAMMANY PARISH)



SQ. "O"

6TH STREET  
(GRAVEL/DIRT)  
50' ROW



Fnd. 1/2" Iron Pipe

(ASPHALT ROADWAY)  
50' ROW

Fnd. 1/2" Iron Rod

AVIATOR STREET  
(ASPHALT ROADWAY)  
50' ROW

Fnd. 1/2" Iron Rod

**APPROVED:**

SECRETARY OF PLANNING COMMISSION DATE

DIRECTOR OF ENGINEERING DATE

CLERK OF COURT DATE

DATE FILED FILE NO.

TOTAL AREA: 7,500 SQ. FT. OR 0.172 ACRES

REFERENCE SURVEY

1. NORTH END ADDITION TO SLIDELL, LA BY BLYTHE CO INC. OWNERS, DATED 11/02/1927, FILE NO. #5162, FILED 11/19/1927, PRE-1985 INST. #19848

LEGEND

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊕ Cross
- x-x- Fence
- #-#- Power Line
- ⊗ Power Pole

GRAPHIC SCALE



( IN FEET )  
1 INCH = 30 FEET

BUILDING SETBACKS  
(\* Verify Prior to Construction)

- Front Setback.....\*
- Side Setback.....\*
- Rear Setback.....\*

ADDRESS: AVIATOR STREET

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205 0420 E  
F.I.R.M. Date 04/21/1999  
ZN: A1 B.F.E. 12'  
\* Verify prior to construction with Local Governing Body.

DRAWING NO.  
**20220051**

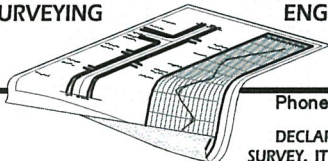
DATE:  
**03/08/2022**

**J.V. Burkes & Associates, Inc.**

SURVEYING ENGINEERING • ENVIRONMENTAL  
1805 Shortcut Highway  
Slidell, Louisiana 70458  
E-mail: [jvbassoc@jvburkes.com](mailto:jvbassoc@jvburkes.com)

DRAWN BY: **BJA** CHECKED BY: **DJP**

SCALE:  
**1" = 30'**



Phone: 985-649-0075 Fax: 985-649-0154

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

**A RESUBDIVISION PLAT OF LOTS 50 THRU 52, INTO LOT 50A, SQ. "P", NORTH END ADDITION OF SLIDELL, IN SEC. 3, T-9-S, R-14-E GREENSBURG LAND DISTRICT ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: ROSA RENARDO

STATE OF LOUISIANA  
DANIEL J. POCHE  
License No. 5066  
DANIEL J. POCHE  
LA. REG. No. 5066

**CASH SALE**

**STATE OF LOUISIANA**

This Agreement may be executed in counterparts, each of which shall be deemed to be an original but all of which taken together shall constitute one and the same agreement, before each Notary Public in and for the mentioned state and in the presence of the subscribing witnesses, personally appeared:

**CHRIS JOSEPH BOUDREAUX, JR. and MELISSA FLOREZ BOUDREAUX,** both persons of the full age of majority, residents of/and domiciled in the Parish of St. Tammany, State of Louisiana, who after being duly sworn did declare unto me, Notary, that they have each been married but once and then to each other and are presently living and residing together. The said **CHRIS JOSEPH BOUDREAUX, JR.** is appearing herein through **MELISSA FLOREZ BOUDREAUX,** his duly authorized Attorney in Fact by virtue of that Power of Attorney dated 11-1-2018, the original of which is attached hereto and made a part hereof. The agent who is acting under the Power of Attorney has declared that said power is still in full force and effect, that the principal is still alive, has not been judicially interdicted, and has not filed bankruptcy. The agent must also fully set forth the full marital status of the principal in any act of sale or mortgage to be executed. Mailing address: 19189 TOWNSHIP RD. COVINGTON, LA 70435

herein called SELLER(S), who declared that for the price and sum of Seven Thousand Dollars and 00/100 (\$7,000.00) cash, receipt of which is acknowledged, SELLER(S) hereby sells and delivers with full warranty of title and subrogation to all rights and actions of warranty SELLER may have, unto:

**LUIS E. RIVERA-MUNGUIA and ROSA AMALIA PUERTO-GARRIDO,** both persons of the full age of majority, residents of/and domiciled in the Parish of St. Tammany, State of Louisiana, who after being duly sworn did declare unto me, Notary, that they have each been married but once and then to each other and are presently living and residing together. Mailing address: 210 4TH ST, SLIDELL, LA 70460

herein called BUYER(S), here present and accepting, purchasing for themselves, their heirs and assigns, the following described property, the possession and delivery of which BUYER(S) acknowledges:

**THAT CERTAIN PIECE OR PORTION OF GROUND,** together with all buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Square P, Lots Fifty (50), Fifty-One (51), Fifty-Two (52), North End Addition of Slidell, Parish of St. Tammany, State of Louisiana, shown on the official subdivision map at Map File No. 119-A of the official records of St. Tammany Parish Clerk's office.

**FOR INFORMATIONAL PURPOSES ONLY:**

Being the same property acquired by Vendor herein by act dated 07/02/2004 and filed for record at CIN 1442280 in the official records of the Clerk of Court for the Parish of St. Tammany, State of Louisiana.

The improvements thereon bear the Municipal Number: LOTS 50, 51, 52-NORTH END ADDITION OF SLIDELL, SLIDELL, LA,

To have and to hold the above described property unto said vendee, and vendee's heirs, successors and assigns forever.

**MINERAL RIGHTS:** If SELLER(S) owns any mineral rights, they are to be conveyed without warranty to BUYER(S).

**NOTE: SALE "AS IS" WITHOUT WARRANTIES:** SELLER(S) and BUYER(S) hereby acknowledge and recognize that the Property being sold and purchased is to be transferred in "as is" condition and further BUYER(S) does hereby waive, relieve and release SELLER(S) from any claims or causes of action for redhibition pursuant to Louisiana Civil Code Article 2520, *et seq.* and Article 2541, *et seq.* or for reduction of Sales Price pursuant to Louisiana Civil Code Article 2541, *et seq.* Additionally, BUYER acknowledges that this sale is made without warranty of fitness for ordinary or particular use pursuant to Louisiana Civil Code Article 2524. SELLER(S) and BUYER(S) acknowledge that they have read the above and sought their own legal counsel and they hereby release and relieve Allegiance Title & Land Services, L.L.C. and/or Notary Public from any and all liability in connection therewith.

**SELLERS(S) INITIALS:**

MFB


**THIS SALE IS SUBJECT TO THE FOLLOWING:**

1. Any restrictions, covenants, easements, rights of way, servitudes, setback lines recorded in the official records of the Parish of St. Tammany and restrictions recorded on the plan of subdivision and in Chain of title but omitting any covenants or restrictions, if any based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
2. Subdivision Map No. 119-A

Taxes were pro-rated to the date of the Act of Sale based on the 2017 tax amount, which is the only information available to us at the time of closing. Buyer(s) will be responsible for obtaining and paying the tax bill for the 2018 tax year. Any further pro-rations which may be needed once the tax bill is released are to be settled between the Buyer(s) and Seller(s) and they hereby release and relieve Allegiance Title & Land Services, LLC and/or Notary Public from any and all liability in connection herewith.

In accordance with Louisiana Law the tax bill for the current year will be the responsibility of LUIS E. RIVERA-MUNGUIA, LOTS 50, 51, 52- NORTH END ADDITION OF SLIDELL, SLIDELL, LA.

**SELLERS(S):**

  
MELISSA FLOREZ BOUDREAUX,  
Individually and as Attorney-In-Fact for  
CHRIS JOSEPH BOUDREAUX, JR.

Mortgage and Conveyance Certificates are waived by the parties hereto, who hereby exonerate me, Notary, from any and all liability on account of non-production of same.

The parties hereto acknowledge that no survey has been done in connection with this sale and hereby release and relieve me, Notary, from any and all liability in connection therewith.

All agreements and stipulations herein, and all obligations herein assumed shall inure to the benefit of and be binding upon the heirs, successors, and assigns of the respective parties, and the BUYER, his heirs and assigns shall have and hold the described property in full ownership forever.

**NOTE: SALE "AS IS" WITHOUT WARRANTIES:** SELLER(S) and BUYER(S) hereby acknowledge and recognize that the Property being sold and purchased is to be transferred in "as is" condition and further BUYER(S) does hereby waive, relieve and release SELLER(S) from any claims or causes of action for redhibition pursuant to Louisiana Civil Code Article 2520, *et seq.* and Article 2541, *et seq.* or for reduction of Sales Price pursuant to Louisiana Civil Code Article 2541, *et seq.* Additionally, BUYER acknowledges that this sale is made without warranty of fitness for ordinary or particular use pursuant to Louisiana Civil Code Article 2524. SELLER(S) and BUYER(S) acknowledge that they have read the above and sought their own legal counsel and they hereby release and relieve Allegiance Title & Land Services, L.L.C. and/or Notary Public from any and all liability in connection therewith.

**PURCHASER(S) INITIALS:**

L. R. M.      R. P.

**THIS SALE IS SUBJECT TO THE FOLLOWING:**

1. Any restrictions, covenants, easements, rights of way, servitudes, setback lines recorded in the official records of the Parish of St. Tammany and restrictions recorded on the plan of subdivision and in Chain of title but omitting any covenants or restrictions, if any based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
2. Subdivision Map No. 119-A

Taxes were pro-rated to the date of the Act of Sale based on the **2017** tax amount, which is the only information available to us at the time of closing. Buyer(s) will be responsible for obtaining and paying the tax bill for the **2018** tax year. Any further pro-rations which may be needed once the tax bill is released are to be settled between the Buyer(s) and Seller(s) and they hereby release and relieve Allegiance Title & Land Services, LLC and/or Notary Public from any and all liability in connection herewith.

In accordance with Louisiana Law the tax bill for the current year will be the responsibility of LUIS E. RIVERA-MUNGUIA, LOTS 50, 51, 52- NORTH END ADDITION OF SLIDELL, SLIDELL, LA.

**PURCHASER(S):**

  
LUIS E. RIVERA-MUNGUIA

ROSA Puerto  
ROSA AMALIA PUERTO-GARRIDO

Mortgage and Conveyance Certificates are waived by the parties hereto, who hereby exonerate me, Notary, from any and all liability on account of non-production of same.

The parties hereto acknowledge that no survey has been done in connection with this sale and hereby release and relieve me, Notary, from any and all liability in connection therewith.

All agreements and stipulations herein, and all obligations herein assumed shall inure to the benefit of/and be binding upon the heirs, successors, and assigns of the respective parties, and the BUYER, his heirs and assigns shall have and hold the described property in full ownership forever.

THUS DONE AND PASSED in counterpart by the parties hereto in MANDEVILLE, State of Louisiana, on this 1 day of November, 2018, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers and me, Notary, after due reading of the whole.

WITNESSES:

Cheryl Miller  
SIGNATURE CHERYL MILLER

PRINTED NAME

[Signature]  
SIGNATURE

KEJ ROSS  
PRINTED NAME

SELLER(S):

Melissa Florez Boudreaux  
MELISSA FLOREZ BOUDREAUX,  
Individually and as Attorney-In-Fact for CHRIS  
JOSEPH BOUDREAUX, JR.

Sharon G. Cappony  
NOTARY PUBLIC  
NOTARY ID/BAR ROLL NO. 41744  
MY COMMISSION IS FOR LIFE

TITLE INSURANCE PRODUCER:  
ALLEGIANCE TITLE & LAND SERVICES, LLC  
PRODUCER LICENSE #597751  
TITLE INSURANCE UNDERWRITER:  
FIRST AMERICAN TITLE INSURANCE COMPANY  
TITLE OPINION BY: BLAKE E. HARVESTON, JR.  
LA BAR ROLL# 06664  
FILE NO.: 18-5702



THUS DONE AND PASSED in counterpart by the parties hereto in Slidell, State of Louisiana, on this 31 day of October, 2018, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers and me, Notary, after due reading of the whole.

WITNESSES:

PURCHASER(S):

Oles R Sanchez  
SIGNATURE

Luis E. Rivera-Munguia  
LUIS E. RIVERA-MUNGUIA

OLES R SANCHEZ  
PRINTED NAME

ROSA AMALIA PUERTO-GARRIDO  
ROSA AMALIA PUERTO-GARRIDO

Dana Trapani  
SIGNATURE

Dana Trapani  
PRINTED NAME

[Signature]  
NOTARY PUBLIC  
NOTARY ID/BAR ROLL NO: 35623  
MY COMMISSION IS FOR LIFE

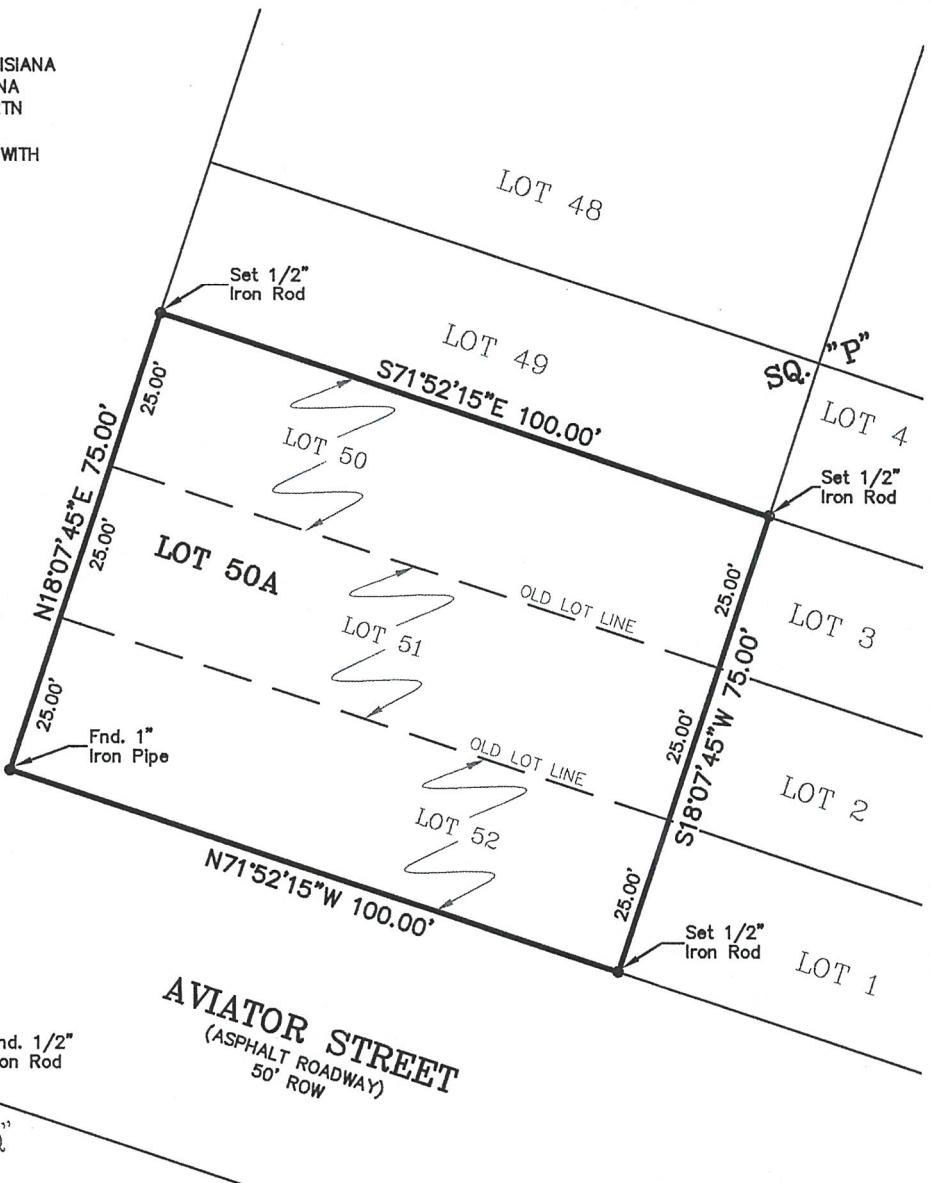
TITLE INSURANCE PRODUCER:  
ALLEGIANCE TITLE & LAND SERVICES, LLC  
PRODUCER LICENSE #597751  
TITLE INSURANCE UNDERWRITER:  
FIRST AMERICAN TITLE INSURANCE COMPANY  
TITLE OPINION BY: BLAKE E. HARVESTON, JR.  
LA BAR ROLL# 06664  
FILE NO.: 18-5702



STEPHANN ALKER  
NOTARY PUBLIC  
STATE OF LOUISIANA  
35623  
MY COMMISSION IS FOR LIFE



NOTE: BEARINGS SHOWN REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702) BASED ON NAD83 WITH GPS RTN ACCESSED ON 03/08/2022.  
 NOTE: THE PROPERTY IS IN FLOOD ZONE AE WITH A BFE OF 12' PER PRELIMINARY FLOOD MAP 22103C0495F DATED 04/30/2008 (NOT YET ADOPTED BY ST. TAMMANY PARISH)



**APPROVED:**

SECRETARY OF PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

CLERK OF COURT \_\_\_\_\_ DATE \_\_\_\_\_

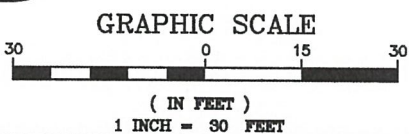
DATE FILED \_\_\_\_\_ FILE NO. \_\_\_\_\_

TOTAL AREA: 7,500 SQ. FT. OR 0.172 ACRES

REFERENCE SURVEY  
 1. NORTH END ADDITION TO SLIDELL, LA BY BLYTHE CO INC. OWNERS, DATED 11/02/1927, FILE NO. #5162, FILED 11/19/1927, PRE-1985 INST. #19848

**LEGEND**

○ 1/2" Iron Rod Set	—X—X— Fence
● 1/2" Iron Rod Found	—//— Power Line
⊕ Cross	⊗ Power Pole



**BUILDING SETBACKS**  
 (\* Verify Prior to Construction)

Front Setback.....\*

Side Setback.....\*

Rear Setback.....\*

ADDRESS: AVIATOR STREET

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

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F.I.R.M. No. 225205 0420 E  
 F.I.R.M. Date 04/21/1999  
 ZN: A1 B.F.E. 12'  
 \*Verify prior to construction with Local Governing Body.

DRAWING NO.  
 20220051

DATE:  
 03/08/2022

**J.V. Burkes & Associates, Inc.**

SURVEYING ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway  
 Slidell, Louisiana 70458  
 E-mail: jvbassoc@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154

DRAWN BY: BJA  
 CHECKED BY: DJP

SCALE: 1" = 30'

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

**A RESUBDIVISION PLAT OF LOTS 50 THRU 52, INTO LOT 50A, SQ. "P", NORTH END ADDITION OF SLIDELL, IN SEC. 3, T-9-S, R-14-E GREENSBURG LAND DISTRICT ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: ROSA RENARDO

DANIEL J. POCHÉ  
 License No. 5066  
 DANIEL J. POCHÉ  
 LA. REG. No. 5066