

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-4921

COUNCIL SPONSOR: STEVE STEFANCIK/ PAT BRISTER

PROVIDED BY: DATA MANAGEMENT

RESOLUTION TO CONCUR WITH THE CITY OF MANDEVILLE ANNEXATION AND REZONING OF 0.55 ACRES OF LAND, MORE OR LESS, FROM PARISH HC-2 HIGHWAY COMMERCIAL DISTRICT TO CITY OF MANDEVILLE R-1X DISTRICT, SAID LOTS DESIGNATED AS FOLLOWS: LOTS 3-A, 4-A, AND 5-A SITUATED IN THE NORTHEAST 1/4 OF SQUARE 117, IN SECTION 51, T8S, R11E., 1616, 1634, AND 1648 ORLEANS STREET, WARD 4, DISTRICT 10.

WHEREAS, the City of Mandeville is contemplating annexation of 0.55 acres and more or less owned by J & J Builders North shore Inc., said lots designated as, Lots 3-A, 4-A, and 5-A situated in the Northeast 1/4 of square 117, in Section 51, T8S, R11E., 1616, 1634, and 1648 Orleans Street, Ward 4, District 10 (see attachments for complete description); and

WHEREAS, the proposed annexation is consistent with the Annexation Agreement entered into by City of Mandeville and St. Tammany Parish effective March 26, 2003; and

WHEREAS, the property requires rezoning from Parish HC-2 Highway Commercial District to City of Mandeville R-1X District which is not an intensification of zoning; and WHEREAS, the property is not commercially developed and the proposed annexation is located in Area one of Growth Management Agreement.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES RESOLVES to Concur with the City of Mandeville annexation and rezoning of 0.55 acres of land more or less, designated as Lots 3-A, 4-A, and 5-A situated in the Northeast 1/4 of square 117, in Section 51, T8S, R11E., 1616, 1634, and 1648 Orleans Street from Parish HC-2 Highway Commercial District to CITY OF MANDEVILLE R-1X District in accordance with the March 26, 2003 Annexation Agreement between the Parish and City of Mandeville.

BE IT FURTHER RESOLVED that pursuant to La. R.S. 33:224 and should this property be annexed, the St. Tammany Parish Council requires that the City of Mandeville share in the responsibility of maintaining the section of Orleans Avenue which adjoins the property. This thoroughfare shall remain open for public use.

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that the City of Mandeville review development proposals utilizing the applicable Parish Drainage Model and comply with Parish Drainage Regulations. BE IT FURTHER RESOLVED that the St. Tammany Parish Council requires that the City of Mandeville requires a Traffic Impact Analysis be performed and that the Parish Department of Engineering be consulted on the traffic and access impacts of any proposed development.

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

MOVED FOR ADOPTION BY: MS. O'BRIEN SECONDED BY: MR. BELLISARIO

YEAS: FITZGERALD, THOMPSON, LORINO, TOLEDANO, TANNER, GROBY, CANULETTE, BELLISARIO, O'BRIEN, STEFANCIK, BLANCHARD, SMITH (12)

NAYS: (0)

ABSTAIN: (0)

ABSENT: DEAN, BINDER (2)

THIS RESOLUTION WAS DECLARED ADOPTED ON THE 7 DAY OF DECEMBER , 2017,
AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING
PRESENT AND VOTING.

S. MICHELE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK



Pat Brister
Parish President

St. Tammany Parish Government

Assistant Chief Administrative Office

Data Management

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2865

Fax: (985) 898-5238

Email: Thompson@stpgov.org

Re: Administrative Comment

Date: November 1, 2017

Annexation staff #:MN2017-03

the City of Mandeville is contemplating annexation of 0.55 acres and more or less owned by J & J Builders North shore Inc., said lots designated as, Lots 3-A, 4-A, and 5-A situated in the Northeast 1/4 of square 117, in Section 51, T8S, R11E,, 1616, 1634, and 1648 Orleans Street, Ward 4, District 10.

Robert K. Thompson
Special Revenue Manager
Phone: (985) 898-2865

MN2017-02 Notes Summary

- **Planning: Sidney Fontenot:**
 - The proposal does not meet the Louisiana Revised Statutes relative to the property being contiguous to the municipality.
 - The proposal is consistent with the Growth Management agreements with the City of Mandeville.
 - The proposal does not increase the intensity of the zoning.
- **Public Works: Joey Lobrano:**
 - 10/10/17: Property is next to two parish maintained roads Orleans and Clausel, in which they may have to share in the cost of maintenance.
- **Engineering: Holly Thomas:**
 - This annexation is not in a critical drainage area. There are drainage concerns with the proximity to Little Bayou Castine and the overall drainage in the Town of Mandeville.
- **Engineering/ Environmental Services: Jay Watson:**
 - There are no DES issues.
 - There are no Traffic issues.
- **Data Management: Bob Thompson:**
 - Property is located in Area 1 of Growth Management Agreement. Currently there is no Sales Tax Revenue being generated from this property. (Not commercially developed).
- **Council: Mike Sevante:**
 - Consider adding an additional resolution provision:
 - BE IT FURTHER RESOLVED that pursuant to La. R.S. 33:224 and should this property be annexed, the St. Tammany Parish Council requires that the City of Mandeville share in the responsibility of maintaining the section of Orleans Avenue which adjoins the property. This thoroughfare shall remain open for public use.

Annexation

City:	Mandeville	City Case No:	17-32	Staff Reference	MN2017-03
Notification Date:	10/3/2017	Dead Line	11/8/2017	Priority	1
Owner:	J & J Builders Northshore Inc	Ward	4	Council District:	10
Location:	Lots 3-A, 4-A, and 5-A situated in the Northeast 1/4 of square 117, in Section 51, T8S, R11E, 1616, 1634, and 1648 Orleans Street				
Existing Use:	Residence	<input type="checkbox"/> Developed <input type="checkbox"/> Intensification <input type="checkbox"/> Concur w/ City			
Size:	0.55 acres	Population:	Concur:		
STR:	Sect 51, T-8-D, R-11-E	Annex Status:	Sales Tax:		
City Actions		Council Actions			
Ordinance:		City Date:		Resolution:	
				Council Date:	

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. _____

COUNCIL SPONSOR: STEVE STEFANCIK/ PAT BRISTER PROVIDED BY: DATA MANAGEMENT

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF MANDEVILLE ANNEXATION AND REZONING OF 0.55 ACRES OF LAND, MORE OR LESS, FROM PARISH HC-2 HIGHWAY COMMERCIAL DISTRICT TO CITY OF MANDEVILLE R-1X DISTRICT, SAID LOTS DESIGNATED AS FOLLOWS: LOTS 3-A, 4-A, AND 5-A SITUATED IN THE NORTHEAST 1/4 OF SQUARE 117, IN SECTION 51, T8S, R11E., 1616, 1634, AND 1648 ORLEANS STREET, WARD 4, DISTRICT 10.

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WHEREAS, the property is **not** commercially developed and the proposed annexation is located in Area one of Growth Management Agreement.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to **Concur/Not Concur** with the City of Mandeville annexation and rezoning of 0.55 acres of land more or less, designated as Lots 3-A, 4-A, and 5-A situated in the Northeast 1/4 of square 117, in Section 51, T8S, R11E., 1616, 1634, and 1648 Orleans Street from Parish HC-2 Highway Commercial District to CITY OF MANDEVILLE R-1X District in accordance with *the March 26, 2003 Annexation Agreement between the Parish and City of Mandeville*.

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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 ____ DAY OF _____, 2017, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, CLERK OF COUNCIL (MN2017-03)



Mandeville Annexation MN2017-03



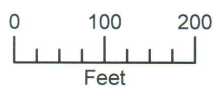
St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434

- Streets
- Major Roads
- T/R/S
- Rivers
- MN2017-03
- Mandeville

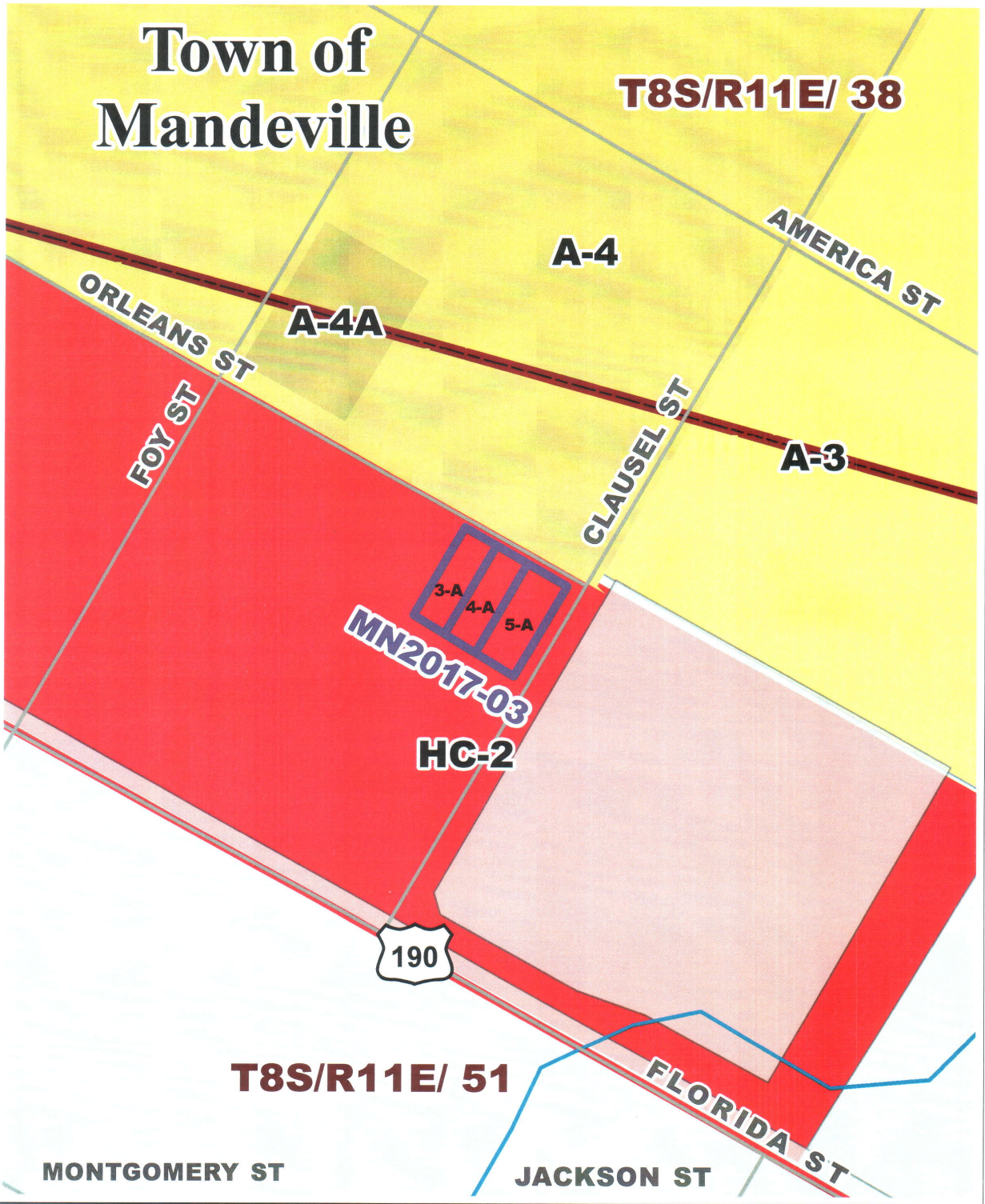


Mandeville GMA

- Growth Management
- ▨ Infill Area 1
- ▨ Infill Area 2
- Priority 1
- Priority 2



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Mandeville Annexation MN2017-03



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

Streets
Major Roads
Rivers

T/R/S
MN2017-03
Mandeville

Map Number: 2017abg-129 Date: 10/10/2017.

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0 75 150
Feet

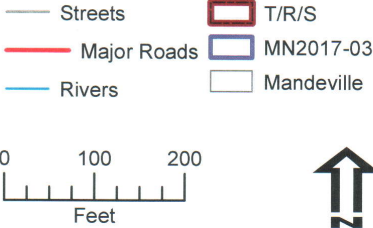
E-1 Estate	NC-5 Retail and Service	MD-2 Medical Clinical
E-2 Estate	NC-6 Public, Cultural and Recreational	MD-3 Medical Facility
E-3 Estate	PBC-1 Planned Business Campus	MD-4 Medical Research
E-4 Estate	PBC-2 Planned Business Campus	PF-1 Public Facilities
A-1 Suburban	HC-1 Highway Commercial	PF-2 Public Facilities
A-1A Suburban	HC-2 Highway Commercial	CB-1 Community Based Facilities
A-2 Suburban	HC-2A Highway Commercial	ED-1 Primary Education
A-3 Suburban	HC-3 Highway Commercial	ED-2 Higher Education
A-4 Single Family Residential	HC-4 Highway Commercial	AT-1 Animal Training/Housing
A-4A Single Family Residential	HC-5 Highway Commercial	RBG Riverboat Gaming District
A-5 Two Family Residential	I-1 Industrial	PUD Planned Unit Development
A-6 Multiple Family Residential	I-2 Industrial	AAO Abita Airport Overlay
A-7 Multiple Family Residential	I-3 Heavy Industrial	MHO Manufactured Housing Overlay
A-8 Multiple Family Residential	I-4 Heavy Industrial	RO Rural Overlay
NC-1 Professional Office	Advanced Manufacturing & Logistics	TND-1 Traditional Neighborhood Development
NC-2 Indoor Retail Service	SWM-1 Solid Waste Management	TND-2 Traditional Neighborhood Development
NC-3 Lodging	SWM-2 Solid Waste Management	EO Entertainment Overlay
NC-4 Neighborhood Institutional	MD-1 Medical Residential	RBCO Regional Business Center Overlay



Mandeville Annexation MN2017-03



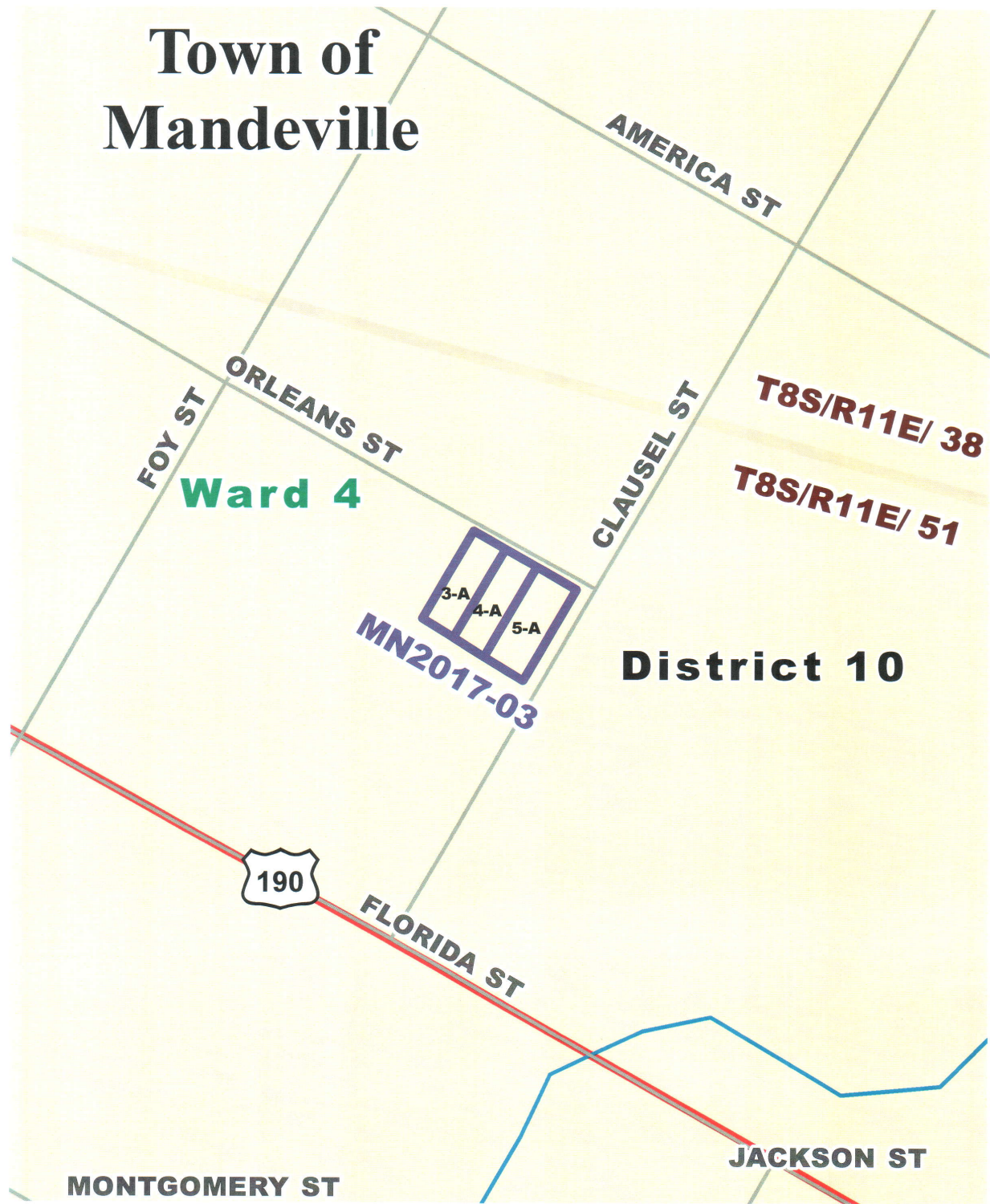
St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434



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Map Number: 2017abg-127 Date:10/10/2017.

Town of Mandeville

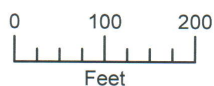


Mandeville Annexation MN2017-03



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

- | | |
|-------------|-------------------|
| Streets | Council Districts |
| Major Roads | Wards |
| Rivers | MN2017-03 |
| T/R/S | Mandeville |



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Map Number: 2017abg-128 Date: 10/10/2017.

**City of Mandeville
Planning and Zoning Commission**

REBECCA BUSH, CHAIRWOMAN
PLANNING COMMISSION

NIXON ADAMS, CHAIRMAN
ZONING COMMISSION

LOUISETTE LEONARD SCOTT, AICP, CFM
DIRECTOR, DEPT. OF PLANNING &
DEVELOPMENT



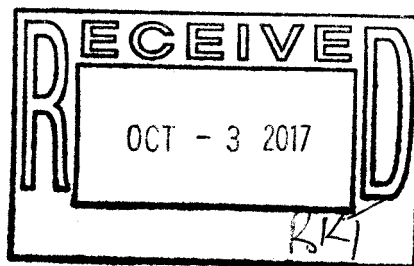
MEMBERS

DENNIS THOMAS
MICHAEL BLACHE
REN CLARK
SIMMIE FAIRLEY
WILLIAM SONES

September 28, 2017

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Councilwoman Maureen O'Brien
St. Tammany Parish Council
P.O. Box 577
Mandeville, LA 70470



RE: Annexation Request

Dear Councilwoman O'Brien;

Under the provisions of the City of Mandeville's Annexation/Growth Plan adopted by St. Tammany Parish in March, 2003, attached please find a copy of Ordinance 17-32 requesting the annexation of lots 3-A, 4-A, and 5-A situated in the northeast ¼ of square 117, in Section 51, T8S, R11E, 1616, 1634 and 1648 Orleans Street 4376 a residence on each lot and assigning a zoning designation as R-1X, Single Family Residential District. Ordinance 17-32 will be introduced at the City Council meeting of September 28, 2017. The Planning and Zoning Commission has scheduled the ordinance to be included on their agenda for the October 10 and October 24, 2017 meetings. At that time, it is anticipated that the ordinance will be placed on the City Council's November, 2017 agenda for adoption.

If you have any questions, please call me.

Sincerely,

Lori H. Spranley
Planning Secretary

cc: Sidney Fontenot
Bob Thompson
Donald Henderson, Jr.

3101 EAST CAUSEWAY APPROACH MANDEVILLE, LOUISIANA 70448 (985) 624-3103 Fax (985) 626-7929

**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 John G. Cummings and Associates, Survey No. 06361A-3A dated March 18, 2010 and further identified as Lot 3-A, located in the NE $\frac{1}{4}$ of Square 117, Town of Mandeville and situated in Section 51, Township 8 South, Range 11 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 14th day of September, 2017.

A handwritten signature in black ink, appearing to read "M. Dwayne 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: Erin Delany, Director of Elections Services, Secretary of State

P17-1010 / 217-10-05

THE FOLLOWING ORDINANCE WAS MOVED FOR INTRODUCTION BY COUNCIL MEMBER _____; SECONDED FOR INTRODUCTION BY COUNCIL MEMBER _____
ORDINANCE NO. 17-32

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE TO EFFECT THE ANNEXATION OF A LOTS 3-1, 4-1 AND 5-A SITUATED IN THE NORTHEAST ¼ OF SQUARE 117, SECTION 51, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA INTO THE CORPORATE LIMITS OF THE CITY OF MANDEVILLE DESIGNATING AND DESIGNATING AND ASSIGNING THE PROPERTY FOR PURPOSES OF ZONING AS A R-1X, SINGLE FAMILY RESIDENTIAL DISTRICT AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the City Council has received a petition seeking the annexation into the corporate limits of the City of Mandeville; and

WHEREAS, the said petition is made and signed by the owners of the said property and there are no registered voters currently residing on the said property; and

WHEREAS, the property is contiguous to the present boundaries of the City of Mandeville; and

WHEREAS, the proposed annexation will serve the best interests of the City of Mandeville and of its citizens by providing enhanced development of a major commercial area of the City, promoting additional tax revenues for the City and employment opportunity for area citizens; and

WHEREAS, the City Council has received _____ recommendations from the Mandeville Planning Commission regarding the proposed annexation and _____ recommendations of the Mandeville Zoning Board regarding the zoning designation of the property; and

WHEREAS, the Mandeville Comprehensive Land Use Plan adopted August 1, 1989, states annexation of certain areas as an objective of the City's Growth Management Plan and this annexation does comply with that objective.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mandeville that the municipal limits of the City of Mandeville be and they are hereby enlarged to include the below described immovable property which is hereby annexed into the City of Mandeville.

Three certain lots of ground, together with all the buildings and improvements thereon, situated in the Parish of St. Tammany, State of Louisiana, in the Town of Mandeville, Square 117 thereof, and designed on the official plan of resubdivision thereof, on file and record in the office of the Clerk and Recorder of the parish of St. Tammany, State of Louisiana as Map File No. 4498A, said LOTS designed at LOTS 3-A, 4-A, AND 5-A; said lots measuring as follows: LOT 3-A commences at a distance of 113.14' from the

corner of Clausel and Orleans Streets, measures thence 50.55' front on Orleans Street, a width in the rear of 50.57' by a depth of 141.82' on its sideline adjoining LOT 2-A, and a depth of 143.27' on the sideline adjoining LOT 4-A; LOT 4-A commences at a distance of 63.17' from the corner of Clausel and Orleans Streets, measures thence 49.97' front on Orleans Street, a width in the rear of 50', by a depth of 143.27' on its sideline adjoining LOT 3-A, and a depth of 44.90' on its opposite sideline adjoining LOT 5-A, LOT 5-A forms the corner of Clausel and Orleans Streets and measures 63.17' front on Orleans Street, a width in the rear of 63.10', by a depth of 114.90' on its sideline adjoining LOT 4-A, and a depth and front on Clausel Street of 146.97'. The side lots are subject to such servitudes and restrictions as are more particularly shown on said map.

Being the same property acquired by vendor herein by Act of Sheriff Sale recorded in CIN 1753846 dated November 18, 2009, Parish of St. Tammany, State of Louisiana.

The said property is sold, conveyed and accepted subject to any and all valid restrictions, servitudes, mineral conveyances and/or reservations of record affect same, if any.

1. Any and all restrictive covenants, easements, servitudes, mineral reservations and/or servitudes and rights of way on file and of record in the office of the Clerk and Recorder of said Parish and State, and subsequent years.
2. 15' front utility servitude.

BE IT FURTHER ORDAINED, that upon annexation into the municipal limits of the City of Mandeville the above described property be designated for purposes of zoning as a R-1X, Single Family Residential District, as defined and regulated by the provisions of The Comprehensive Land Use Regulations Ordinance of the City of Mandeville.

BE IT FURTHER ORDAINED, that following the annexation of the above described immovable property into the corporate limits of the City of Mandeville that the boundaries of the City of Mandeville shall thereafter be as set forth and described on the proces verbal attached hereto and made a part hereof.

BE IT FURTHER ORDAINED, that all generated Sales Tax Revenues shall be split 50%-50% between the City of Mandeville and St. Tammany Parish in accordance with Ordinance No. 90-10 and that certain Sales Tax Enhancement Plan entered into by and between the City of Mandeville and the Parish of St. Tammany on September 20, 1990, or as modified by written agreement between the Parish of St. Tammany and the City of Mandeville by subsequent Annexation Growth Plan(s).

BE IT FURTHER ORDAINED, that all sections and provisions of this ordinance be deemed separate and severable, and that in the event that any one or more of the provisions of this ordinance be deemed unenforceable or unconstitutional by any final judgment, order, or decree of any court of competent jurisdiction, that such finding shall have no effect on the remaining sections and provisions of this ordinance.

BE IT FURTHER ORDAINED that the Clerk of this Council be and she is hereby authorized and empowered to take any and all actions which she, in the exercise of her discretion, deems necessary to promulgate the provisions of this ordinance.

The ordinance being submitted to a vote, the vote thereon was as follows:

AYES:

NAY:

ABSTENTIONS:

ABSENT:

and the Ordinance was declared adopted this _____ day of _____, 2017

Kristine Scherer
Clerk of Council

Laure' Sica
Council Chairman

SUBMITTAL TO MAYOR

The foregoing Ordinance was SUBMITTED by me to the Mayor of the City of Mandeville this ____ day of _____, 2017 at ____ o'clock a.m.

CLERK OF COUNCIL

APPROVAL OF ORDINANCE

The foregoing Ordinance is by me hereby APPROVED, this ____ day of _____, 2017 at ____ o'clock a.m.

DONALD J. VILLERE, MAYOR

VETO OF ORDINANCE

The foregoing Ordinance is by me hereby VETOED, this ____ day of _____, 2017, at ____ o'clock ____m.

DONALD J. VILLERE, MAYOR

RECEIPT FROM MAYOR

The foregoing Ordinance was RECEIVED by me from the Mayor of the City of Mandeville this ____ day of _____, 2017 at ____ o'clock a.m.

CLERK OF COUNCIL

CERTIFICATE

I, THE UNDERSIGNED Clerk of the City Council of the City of Mandeville do hereby certify that the foregoing is a true and correct copy of an ordinance adopted by the City Council of the City of Mandeville at a duly noticed, called and convened meeting of said City Council held on the _____ day of _____, 2017, at which a quorum was present and voting. I do further certify that said Ordinance has not thereafter been altered, amended, rescinded, or repealed.

WITNESS MY HAND and the seal of the City of Mandeville this _____ day of _____, 2017.

CLERK OF COUNCIL

Lori Spranley

From: Josie Adams <josie@latterblum.com>
Sent: Thursday, September 21, 2017 9:51 PM
To: Lori Spranley
Subject: New Survey with a 19 ft servitude instead of a 15 ft servitude
Attachments: New servitude 19 ft.pdf

Please replace in the documents.

Expect The Best,

Josie Adams, Broker Associate
Cell: (985)789-2121
Fax: (985)246-3454
Email: josie@latterblum.com
Website: www.josieadams.latter-blum.com

Latter & Blum Inc/Realtors
1151 N. Causeway Blvd
Mandeville, LA 70448

Like my Facebook Page!

PETITION REQUESTING ANNEXATION

TO: The Mayor and City Council, City of Mandeville

DATE: 9/14/17

We, the undersigned, being all of the owners of the below described immovable property hereby request, pursuant to the Constitution and laws of the State of Louisiana, including, specifically, La. Revised Statutes 33:171, et seq., that the following described immovable property be annexed by the City of Mandeville and become a part of the corporate limits of the City of Mandeville.

Legal Description

Three (3) certain lots of ground, together with all the buildings and improvements thereon, situated in the Parish of St. Tammany, State of Louisiana, in the town of Mandeville, Square 117 thereof, and designated on the official plan of resubdivision thereof, on file and of record in the office of the Clerk and Recorder of the Parish of St. Tammany, State of Louisiana, as Map File No. 4492A, said LOTS designated as LOTS 3-A, 4-A, and 5-A; said lots measuring as follows: LOT 3-A commences at a distance of 113.14' from the corner of Clausel and Orleans Streets, measures thence 50.55' front on Orleans Street, a width in the rear of 50.57' by a depth of 141.62' on its sideline adjoining LOT 2-A, and a depth of 143.27' on its sideline adjoining LOT 4-A; LOT 4-A commences at a distance of 63.17' from the corner of Clausel and Orleans Streets, measures thence 49.97' front on Orleans Street, a width in the rear of 50', by a depth of 143.27' on its sideline adjoining LOT 3-A, and a depth of 44.90' on its opposite sideline adjoining LOT 5-A; LOT 5-A forms the corner of Clausel and Orleans Streets and measures 63.17' front on Orleans Street, a width in the rear of 63.10', by a depth of 144.80' on its sideline adjoining LOT 4-A, and a depth and front on Clausel Street of 146.97'. The said lots are subject to such servitudes and restrictions as are more particularly shown on said map.

By:

J + J Builders Northshore, Inc
Jose Adams

CASH SALE

STATE OF LOUISIANA
PARISH OF St. Tammany

10-0191CRD

BY: First American Bank and Trust

TO: J & J Builders Northshore Inc.

Be it known, that on this 29th day of March, 2010;

Before me, the undersigned Notary Public, duly commissioned and qualified within and for the above County/Parish and State, and in the presence of the undersigned competent witnesses, personally came and appeared as Seller:

First American Bank and Trust, (TIN: 72-0125095) a Louisiana banking association domiciled in the State of Louisiana, appearing herein through Wil Kinler, pursuant to a Resolution of the Board of Directors, dated March 12, 2010 (hereinafter sometimes referred to as "Seller")

Mailing Address: P.O. Box 550, Vacherie, Louisiana 70090

Who, declared that for the price of **Ninety-Two Thousand Four Hundred and 00/100 (\$92,400.00)**, cash in hand paid, receipt of which is hereby acknowledged, Seller does hereby sell and deliver, without full warranty of title but with subrogation to all rights and actions of warranty Seller may have unto Buyers:

J & J Builders Northshore Inc., authorized to do and doing business in the State of Louisiana, appearing herein through Josephine Orlando Adams, President, pursuant to a Resolution of its Board of Directors;

Mailing Address: 551 Evergreen Drive, Mandeville, LA 70448

who acknowledge delivery and possession of the following described property:

Three (3) certain lots of ground, together with all the buildings and improvements thereon, situated in the Parish of St. Tammany, State of Louisiana, in the town of Mandeville, Square 117 thereof, and designated on the official plan of resubdivision thereof, on file and of record in the office of the Clerk and Recorder of the Parish of St. Tammany, State of Louisiana, as Map File No. 4488A, said LOTS designated as LOTS 3-A, 4-A, and 5-A; said lots measuring as follows: LOT 3-A commences at a distance of 113.14' from the corner of Clausel and Orleans Streets, measures thence 50.55' front on Orleans Street, a width in the rear of 50.57' by a depth of 141.62' on its sideline adjoining LOT 2-A, and a depth of 143.27' on its sideline adjoining LOT 4-A; LOT 4-A commences at a distance of 63.17' from the corner of Clausel and Orleans Streets, measures thence 49.97' front on Orleans Street, a width in the rear of 50', by a depth of 143.27' on its sideline adjoining LOT 3-A, and a depth of 44.90' on its opposite sideline adjoining LOT 5-A; LOT 5-A forms the corner of Clausel and Orleans Streets and measures 63.17' front on Orleans Street, a width in the rear of 63.10', by a depth of 144.90' on its sideline adjoining LOT 4-A, and a depth and front on Clausel Street of 146.97'. The said lots are subject to such servitudes and restrictions as are more particularly shown on said map.

Being the same property acquired by vendor herein by Act of Sheriff Sale recorded in CIN 1753846 dated November 18, 2009, Parish of St. Tammany, State of Louisiana.

The said property is sold, conveyed and accepted subject to any and all valid restrictions, servitudes, mineral conveyances and/or reservations of record affecting same, if any.

1. Any and all restrictive covenants, easements, servitudes, mineral reservations and/or servitudes and rights of way on file and of record in the office of the Clerk and Recorder of said Parish and State, and subsequent years.

2.. 15' front utility servitude.

To have and to hold said property unto Buyers, Buyers' heirs, successors and assigns, forever.

All parties signing the within instrument, either as parties or as witnesses, have declared themselves to be of full legal capacity.

All agreements and stipulations, and all of the obligations herein assumed shall inure to the benefit of and be binding upon the heirs, successors and assigns of the respective parties. The production of mortgage, conveyance and/or tax certificates are dispensed with by the parties hereto.

All taxes assessed against the property herein conveyed have been prorated as of the date of sale.

THE parties hereto take cognizance of the fact that no survey has been ordered or requested on the described property and hereby relieve and release me, Notary, Equity Closing, its title insurance underwriter, and any and all of its employees and agents from any liability in connection therewith.

SELLER makes no warranties, either expressed or implied, as to the condition of the property. PURCHASER accepts the property in its "AS IS" condition and SELLER'S responsibility for the condition of the property is relieved at closing.

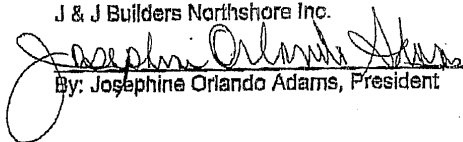
Any mortgage, conveyance and tax research certificates which may be required by law are hereby waived by the parties hereto, who covenant to hold me, Notary, harmless from non-production thereof. All taxes assessed against the property herein conveyed have been prorated as of the date of sale.

We have read, understand and agree to be bound by the above waiver described above.

PURCHASER hereby acknowledges and recognizes that this is a sale of property in its "AS IS" condition, and accordingly, PURCHASER hereby relieves and releases SELLER and all previous owners from any and all claims for any vices or defects in said property, whether obvious or latent, known or unknown easily discoverable or hidden, and particularly for any claim or cause of action for redhibition pursuant to Louisiana Civil Code Articles 2520, et seq., or for reduction of the purchase price pursuant to Louisiana Civil Code Articles 2541, et seq. PURCHASER acknowledges that Louisiana redhibition law enables the PURCHASER to hold the SELLER responsible for any obvious or hidden defects in the property existing on the act of sale date, and that PURCHASER is hereby waiving that right.

We have read, understand and agree to be bound by the above waiver of warranty.

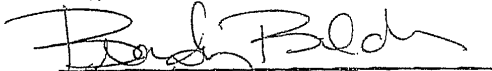

J & J Builders Northshore Inc.


By: Josephine Orlando Adams, President

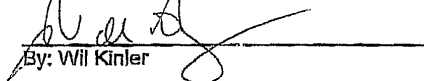
3/29/10
Date

Thus done and signed at my office in the Parish of St. Tammany, State of Louisiana, on the 29th day of March, 2010, in the presence of the undersigned competent witnesses and me, Notary, after due reading of the whole.

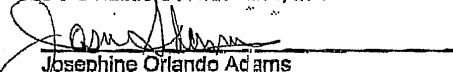
WITNESSES:



Brandy Bildner

CHRISTINA BODENHEIMER

First American Bank and Trust


By: Wil Kinler

J & J Builders Northshore, Inc.


Josephine Orlando Adams


Notary Public

Louisiana Secretary of State
Street Address List

For Parish ST. TAMMANY - 52 AND Ward <ALL> AND Precinct <ALL> AND City <ALL> AND Street <ALL> ORLEANS st FROM 1648 TO 1648 ALL

City	Zip	Street	Apt	Ward	Prct	CT	SB	TX	JP	House#	R	Stat	Reg #	Name
Report Count: 0														

**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 John G. Cummings and Associates, Survey No. 06361A-4A dated March 18, 2010 and further identified as Lot 4-A, located in the NE ¼ of Square 117, Town of Mandeville and situated in Section 51, Township 8 South, Range 11 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 14th day of September, 2017.

A handwritten signature in black ink, appearing to read "M. Dwayne 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: Erin Delany, Director of Elections Services, Secretary of State

CASH SALE

STATE OF LOUISIANA
PARISH OF St. Tammany

10-0181CRD

BY: First American Bank and Trust

TO: J & J Builders Northshore Inc.

Be it known, that on this 29th day of March, 2010;

Before me, the undersigned Notary Public, duly commissioned and qualified within and for the above County/Parish and State, and in the presence of the undersigned competent witnesses, personally came and appeared as Seller:

First American Bank and Trust, (TIN: 72-0125095) a Louisiana banking association domiciled in the State of Louisiana, appearing herein through Will Kinler, pursuant to a Resolution of the Board of Directors, dated March 12, 2010 (hereinafter sometimes referred to as "Seller")

Mailing Address: P.O. Box 550, Vacherie, Louisiana 70090

Who, declared that for the price of **Ninety-Two Thousand Four Hundred and 00/100 (\$92,400.00)**, cash in hand paid, receipt of which is hereby acknowledged, Seller does hereby sell and deliver, without full warranty of title but with subrogation to all rights and actions of warranty Seller may have unto Buyers:

J & J Builders Northshore Inc., authorized to do and doing business in the State of Louisiana, appearing herein through Josephine Orlando Adams, President, pursuant to a Resolution of its Board of Directors;

Mailing Address: 551 Evergreen Drive, Mandeville, LA 70448

who acknowledge delivery and possession of the following described property:

Three (3) certain lots of ground, together with all the buildings and improvements thereon, situated in the Parish of St. Tammany, State of Louisiana, in the town of Mandeville, Square 117 thereof, and designated on the official plan of resubdivision thereof, on file and of record in the office of the Clerk and Recorder of the Parish of St. Tammany, State of Louisiana, as Map File No. 4498A, said LOTS designated as LOTS 3-A, 4-A, and 5-A; said lots measuring as follows: LOT 3-A commences at a distance of 113.14' from the corner of Clausel and Orleans Streets, measures thence 50.55' front on Orleans Street, a width in the rear of 50.57' by a depth of 141.62' on its sideline adjoining LOT 2-A, and a depth of 143.27' on its sideline adjoining LOT 4-A; LOT 4-A commences at a distance of 63.17' from the corner of Clausel and Orleans Streets, measures thence 49.97' front on Orleans Street, a width in the rear of 50', by a depth of 143.27' on its sideline adjoining LOT 3-A, and a depth of 144.90' on its opposite sideline adjoining LOT 5-A; LOT 5-A forms the corner of Clausel and Orleans Streets and measures 63.17' front on Orleans Street, a width in the rear of 63.10', by a depth of 144.90' on its sideline adjoining LOT 4-A, and a depth and front on Clausel Street of 146.97'. The said lots are subject to such servitudes and restrictions as are more particularly shown on said map.

Being the same property acquired by vendor herein by Act of Sheriff Sale recorded in CIN 1753846 dated November 18, 2009, Parish of St. Tammany, State of Louisiana.

The said property is sold, conveyed and accepted subject to any and all valid restrictions, servitudes, mineral conveyances and/or reservations of record affecting same, if any.

1. Any and all restrictive covenants, easements, servitudes, mineral reservations and/or servitudes and rights of way on file and of record in the office of the Clerk and Recorder of said Parish and State, and subsequent years.

2.. 15' front utility servitude.

To have and to hold said property unto Buyers, Buyers' heirs, successors and assigns, forever.

All parties signing the within instrument, either as parties or as witnesses, have declared themselves to be of full legal capacity.

All agreements and stipulations, and all of the obligations herein assumed shall inure to the benefit of and be binding upon the heirs, successors and assigns of the respective parties. The production of mortgage, conveyance and/or tax certificates are dispensed with by the parties hereto.

All taxes assessed against the property herein conveyed have been prorated as of the date of sale.

THE parties hereto take cognizance of the fact that no survey has been ordered or requested on the described property and hereby relieve and release me, Notary, Equity Closing, its title insurance underwriter, and any and all of its employees and agents from any liability in connection therewith.

SELLER makes no warranties, either expressed or implied, as to the condition of the property. PURCHASER accepts the property in its "AS IS" condition and SELLER'S responsibility for the condition of the property is relieved at closing.

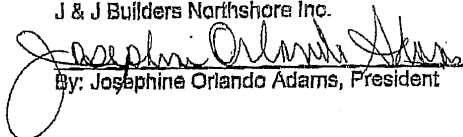
Any mortgage, conveyance and tax research certificates which may be required by law are hereby waived by the parties hereto, who covenant to hold me, Notary, harmless from non-production thereof. All taxes assessed against the property herein conveyed have been prorated as of the date of sale.

We have read, understand and agree to be bound by the above waiver described above.

PURCHASER hereby acknowledges and recognizes that this is a sale of property in its "AS IS" condition, and accordingly, PURCHASER hereby relieves and releases SELLER and all previous owners from any and all claims for any vices or defects in said property, whether obvious or latent, known or unknown, easily discoverable or hidden, and particularly for any claim or cause of action for redhibition pursuant to Louisiana Civil Code Articles 2520, et seq., or for reduction of the purchase price pursuant to Louisiana Civil Code Articles 2541, et seq. PURCHASER acknowledges that Louisiana redhibition law enables the PURCHASER to hold the SELLER responsible for any obvious or hidden defects in the property existing on the act of sale date, and that PURCHASER is hereby waiving that right.

We have read, understand and agree to be bound by the above waiver of warranty.

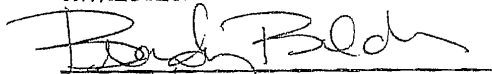
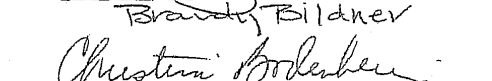
J & J Builders Northshore Inc.


By: Josephine Orlando Adams, President

3/29/10
Date

Thus done and signed at my office in the Parish of St. Tammany, State of Louisiana, on the 29th day of March, 2010, in the presence of the undersigned competent witnesses and me, Notary, after due reading of the whole.

WITNESSES:



Randy Bildner

Christina Borden
CHRISTINA BORDEN

First American Bank and Trust


By: Wil Kinler

J & J Builders Northshore, Inc.


Josephine Orlando Adams


Notary Public

Louisiana Secretary of State

Street Address List

For Parish ST. TAMMANY - 52 AND Ward <ALL> AND Precinct <ALL> AND City <ALL> AND Street <ALL> orleans st FROM 1634 TO 1634 ALL

City	Zip	Street	Apt	Ward	Prct	CT	SB	TX	JP	House#	R	Stat	Reg #	Name
Report Count: 0														

**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 John G. Cummings and Associates, Survey No. 06361A-5A dated March 18, 2010 and further identified as Lot 5-A, located in the NE $\frac{1}{4}$ of Square 117, Town of Mandeville and situated in Section 51, Township 8 South, Range 11 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 14th day of September, 2017.

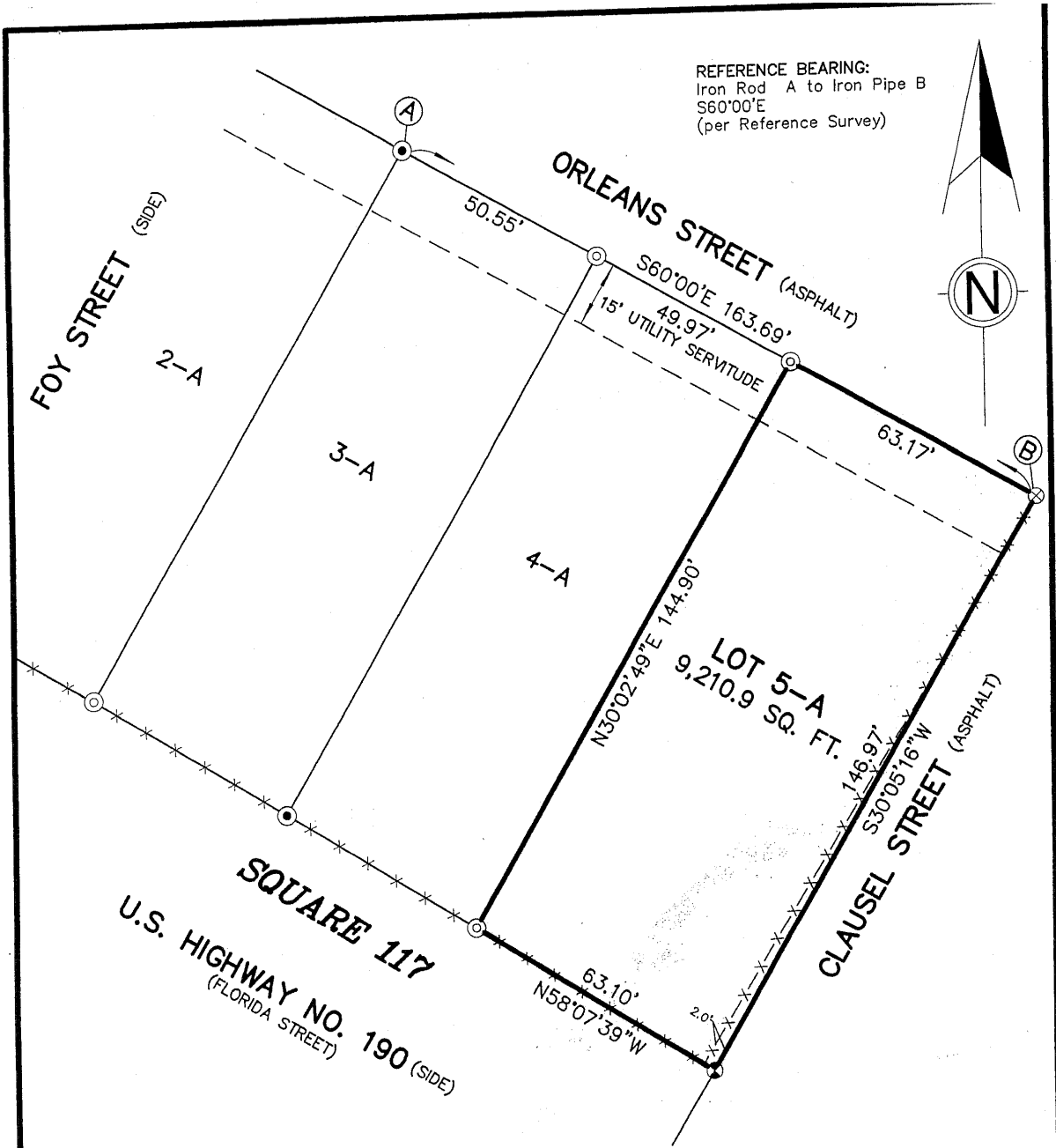
A handwritten signature in black ink, appearing to read "M. Dwayne Wall", is written over a horizontal line.

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

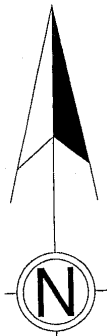
Attachments:

Legal description, Map and Survey

Cc: Erin Delany, Director of Elections Services, Secretary of State



REFERENCE BEARING:
Iron Rod A to Iron Pipe B
S60°00'E
(per Reference Survey)



NOTE:

This property is located in Flood Zone C,
per F.E.M.A. Map No. 225205 0360 C,
dated April 2, 1991.

LEGEND

- ⊗ = 1" IRON PIPE FOUND
- ⊙ = 1/2" IRON PIPE FOUND
- ⊖ = 1/2" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD SET

REFERENCE SURVEY:

Survey for ARGA, LLC by John G. Cummings, Surveyor,
dated 6-12-07, Job No. 06361A, filed St. Tammany
Parish Clerk of Court Map File No. 4498A.

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

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250
COVINGTON, LA 70433

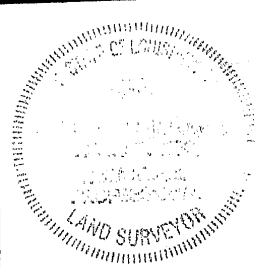
503 N. JEFFERSON AVENUE

PLAT PREPARED FOR: *J & J Builders Northshore, Inc.*

SHOWING A SURVEY OF: LOT 5-A, LOCATED IN THE NE 1/4 OF SQUARE
117, TOWN OF MANDEVILLE, SECTION 51, TOWNSHIP
8 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH,
LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON
THE GROUND BY ME, OR THOSE UNDER MY DIRECTION,
AND CONFORMS TO THE MINIMUM STANDARDS FOR
PROPERTY BOUNDARY SURVEYS FOR THE STATE OF
LOUISIANA AND BEARS A CLASS C SURVEY.

John G. Cummings
PROFESSIONAL LAND SURVEYOR



PLAT NO. 06361A-5A

DATE: 3-18-2010

REVISED:

CASH SALE

**STATE OF LOUISIANA
PARISH OF St. Tammany**

10-0191CRD

BY: First American Bank and Trust

TO: J & J Builders Northshore Inc.

Be it known, that on this 29th day of March, 2010;

Before me, the undersigned Notary Public, duly commissioned and qualified within and for the above County/Parish and State, and in the presence of the undersigned competent witnesses, personally came and appeared as Seller:

First American Bank and Trust, (TIN: 72-0125095) a Louisiana banking association domiciled in the State of Louisiana, appearing herein through Will Kinler, pursuant to a Resolution of the Board of Directors, dated March 12, 2010 (hereinafter sometimes referred to as "Seller")

Mailing Address: P.O. Box 550, Vacherie, Louisiana 70090

Who, declared that for the price of **Ninety-Two Thousand Four Hundred and 00/100 (\$92,400.00)**, cash in hand paid, receipt of which is hereby acknowledged, Seller does hereby sell and deliver, without full warranty of title but with subrogation to all rights and actions of warranty Seller may have unto Buyers:

J & J Builders Northshore Inc., authorized to do and doing business in the State of Louisiana, appearing herein through Josephine Orlando Adams, President, pursuant to a Resolution of its Board of Directors;

Mailing Address: 551 Evergreen Drive, Mandeville, LA 70448

who acknowledge delivery and possession of the following described property:

Three (3) certain lots of ground, together with all the buildings and improvements thereon, situated in the Parish of St. Tammany, State of Louisiana, in the town of Mandeville, Square 117 thereof, and designated on the official plan of resubdivision thereof, on file and of record in the office of the Clerk and Recorder of the Parish of St. Tammany, State of Louisiana, as Map File No. 4498A, said LOTS designated as LOTS 3-A, 4-A, and 5-A; said lots measuring as follows: LOT 3-A commences at a distance of 113.14' from the corner of Clausel and Orleans Streets, measures thence 50.55' front on Orleans Street, a width in the rear of 50.57' by a depth of 141.62' on its sideline adjoining LOT 2-A, and a depth of 143.27' on its sideline adjoining LOT 4-A; LOT 4-A commences at a distance of 63.17' from the corner of Clausel and Orleans Streets, measures thence 49.97' front on Orleans Street, a width in the rear of 50' by a depth of 143.27' on its sideline adjoining LOT 3-A, and a depth of 144.90' on its opposite sideline adjoining LOT 5-A; LOT 5-A forms the corner of Clausel and Orleans Streets and measures 63.17' front on Orleans Street, a width in the rear of 63.10', by a depth of 144.90' on its sideline adjoining LOT 4-A, and a depth and front on Clausel Street of 146.97'. The said lots are subject to such servitudes and restrictions as are more particularly shown on said map.

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2.. 15' front utility servitude.

To have and to hold said property unto Buyers, Buyers' heirs, successors and assigns, forever.

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THE parties hereto take cognizance of the fact that no survey has been ordered or requested on the described property and hereby relieve and release me, Notary, Equity Closing, its title insurance underwriter, and any and all of its employees and agents from any liability in connection therewith.

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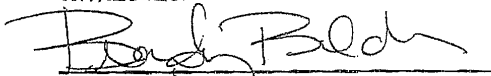
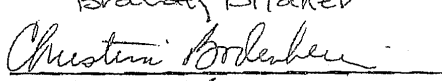
J & J Builders Northshore Inc.


By: Josephine Orlando Adams, President

3/29/10
Date

Thus done and signed at my office in the Parish of St. Tammany, State of Louisiana, on the 29th day of March, 2010, in the presence of the undersigned competent witnesses and me, Notary, after due reading of the whole.

WITNESSES:


Brandy Bildner

CHRISTINA BOUDREAU

First American Bank and Trust


By: Wil Kinler

J & J Builders Northshore, Inc.


Josephine Orlando Adams


Notary Public

Louisiana Secretary of State
Street Address List

For Parish ST. TAMMANY - 52 AND Ward <ALL> AND Precinct <ALL> AND City <ALL> AND Street <ALL> orleans st FROM 1616 TO 1616 ALL

City	Zip	Street	Apt	Ward	Prcct	CT	SB	TX	JP	House#	R	Stat	Reg #	Name
Report Count: 0														



St. Tammany Parish Assessor's Office

Louis Fitzmorris
Assessor

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

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:

2016 Tax Roll - Assessment Number 112-022-9725

OWNERS: J J Builders Northshore, Inc.
253 Delta Drive
Mandeville, LA 70448

PROPERTY DESCRIPTION: 2016 TAX ROLL

Parcel meas 147 x 266.7 x 138.6 x 266.45 in Sq 117 being Lots 3A 4A 5A Sq 117 Mandeville
CB 1392 594 Inst No 1330814 Inst No 1517768 Inst No 1564405 Inst No 1639403 Inst No
1655934 Inst No 1762876 Inst No 1753846 Inst No 1764751 Inst No 1764754 (4 Units)

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

2016 VALUATION:	Land	-	5,400
	Improvements	-	0
TOTAL ASSESSED VALUATION			5,400

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

Covington, Louisiana this the 14th day of September, 2017.

LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor



St. Tammany Parish Assessor's Office

Louis Fitzmorris
Assessor

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

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 J J Builders Northshore, Inc. as owner for the tax year 2016 and whose address is 253 Delta Drive, Mandeville, Louisiana 70448 and that the following certification is applicable to the property described as follows which is proposed for annexation into the **City of Mandeville**:

PROPERTY DESCRIPTION

2016 Tax Roll Assessment: Assessment Number 112-022-9725

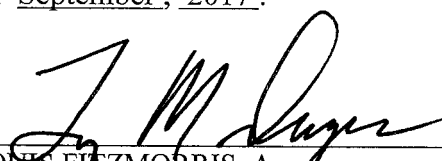
Parcel meas 147 X 266.7 x 138.6 x 266.45 in Sq 117 being Lots 3A 4A 5A Sq 117
Mandeville CB 1392 594 Inst No 1330814 Inst No 1517768 Inst No 1564405 Inst No
1639403 Inst No 1655934 Inst No 1762876 Inst No 1753846 Inst No 1764751 Inst No
1764754 (4Units)

- I. The total assessed value of all property within the above described area is 5,400.
- 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 5,400.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

VALUATION:	Land	-	5,400
	Improvements	-	0

TOTAL ASSESSMENT	-	<u>5,400</u>
------------------	---	--------------

In faith whereof, witness my official signature and the impress of my official seal, at
Covington, Louisiana this the 14th day of September, 2017.



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor

Assessor Louis Fitzmorris
St. Tammany Parish
Property Owner's Parcel Report

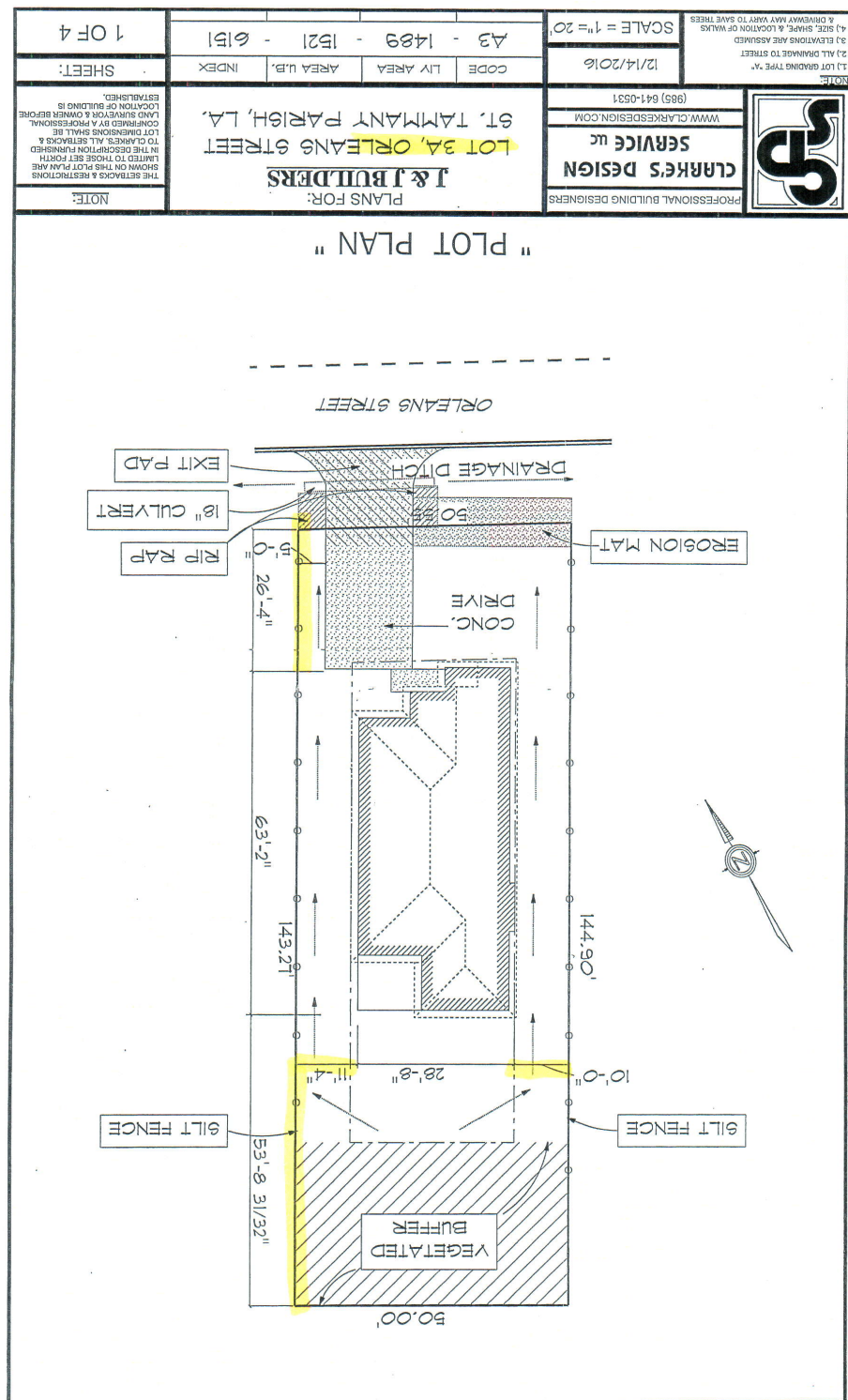
NOTE: This HISTORICAL Data is For TAX YEAR: 2016

Parcel #	112-022-9725	City Mills	0.00
Name	J & J BUILDERS NORTHSORE INC	Parish Mills	139.66
		Ward	04R
		Subdivision	VAC12
C/O		VACANT LAND TAX DISTRICT	1
2			
Addr	253 DELTA DR		
City	MANDEVILLE, LA 70448	Total Assessed Value	
			5,400
Prior Owner	FIRST AMERICAN BANK & TRUST	Land	5,400
		Improvements	0
		Est. City	\$0.00
		Est. Parish	\$754.16
		Estimated Tax	\$754.16

	Code	Qty	Value	Description
Assmnt 1	10	3.0	5,400	COUNTRY LOTS-NO IMP
			Value	Description
Spcl 44			0.00	Lighting Dist 6

----- p r o p e r t y d e s c r i p t i o n -----

PARCEL MEAS 147 X 266.7 X 138.6 X 266.45 IN SQ 117
BEING LOTS 3A 4A 5A SQ 117 MANDEVILLE CB 1392 594 INST
NO 1330814 INST NO 1517768 INST NO 1564405 INST NO
1639403 INST NO 1655934 INST NO 1762876 INST NO
1753846 INST NO 1764751 INST NO 1764754 (4 UNITS)

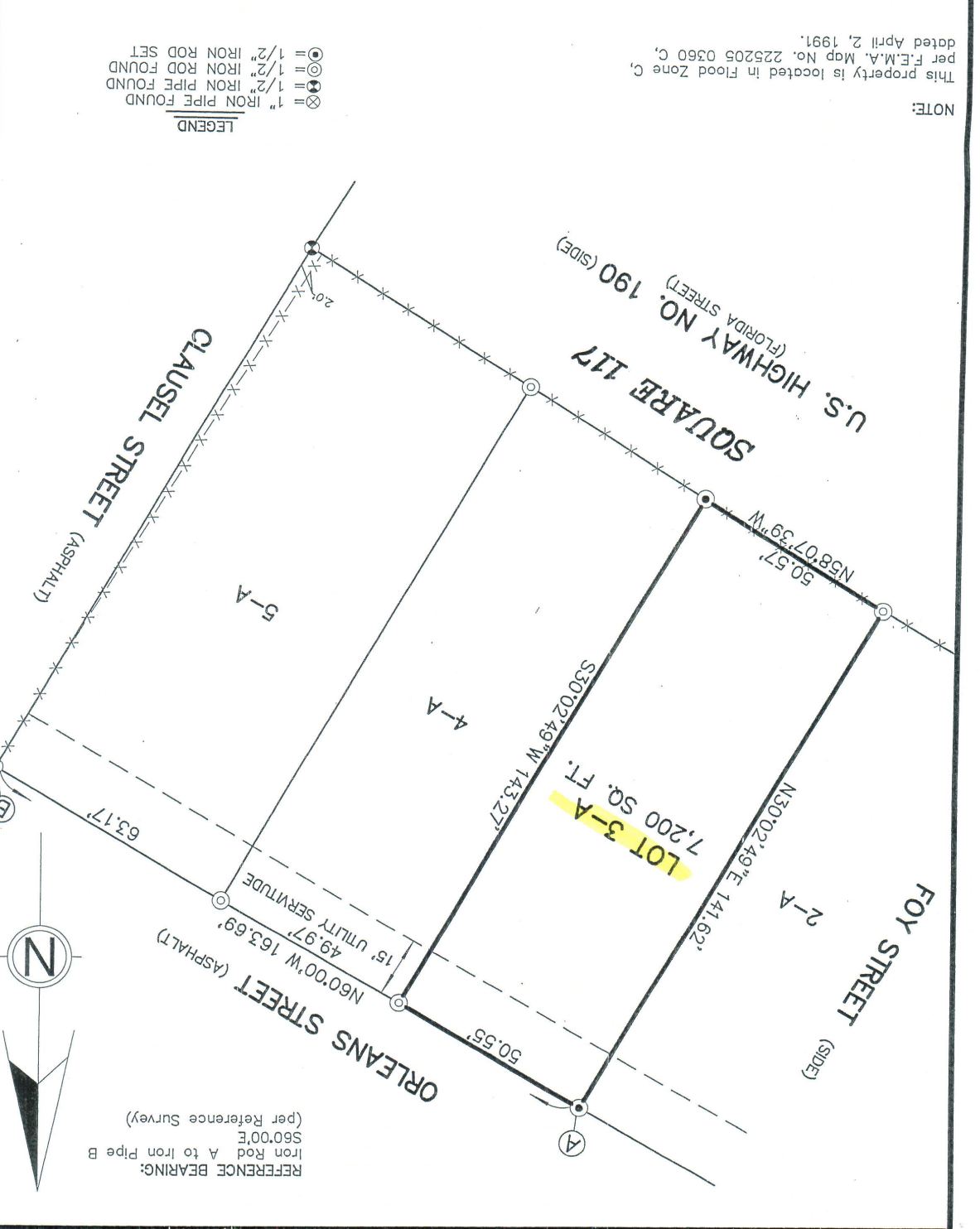


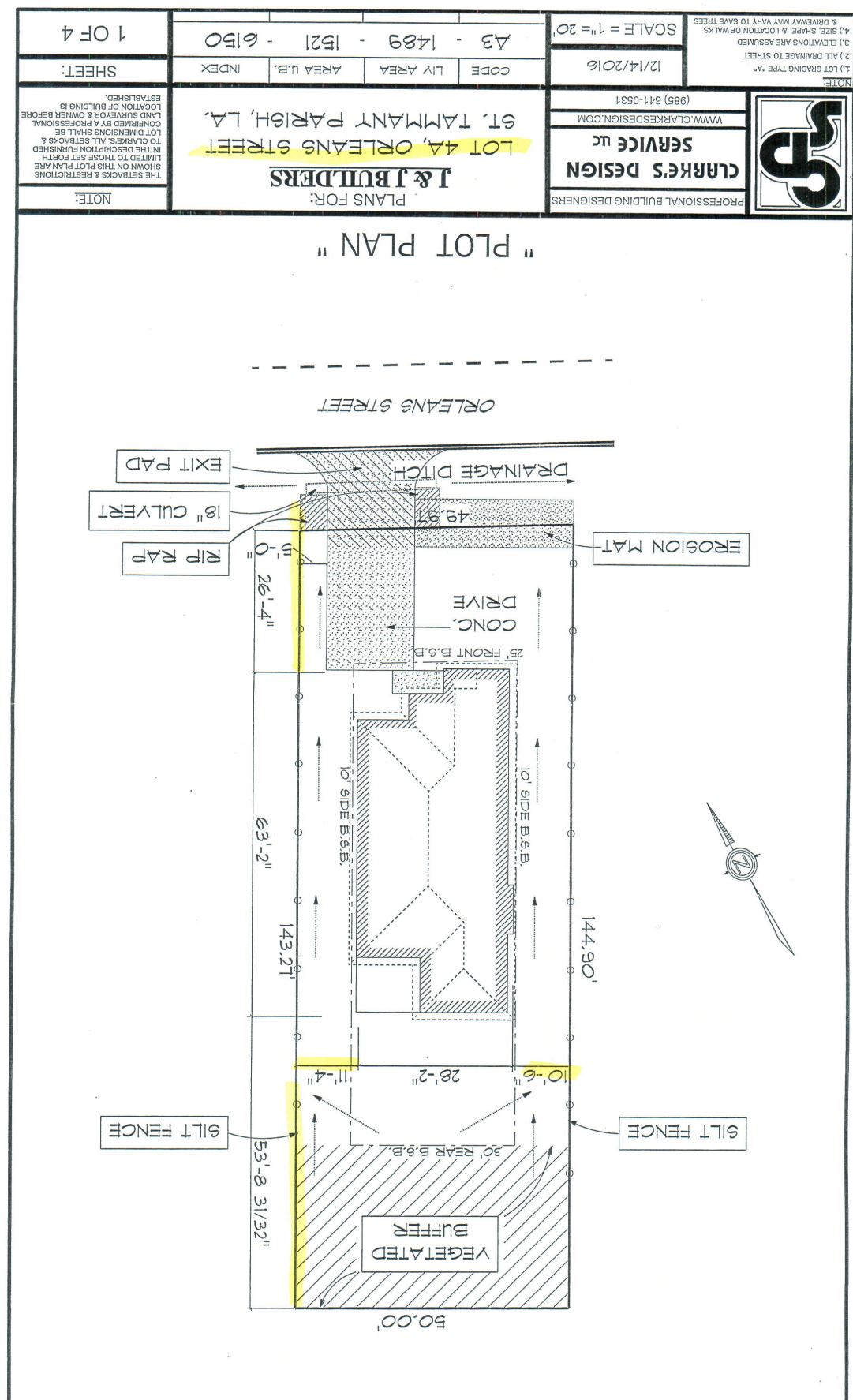
SCALE: 1" = 30'	JOB NO. 06361A-3A	DATE: 3-18-2010	REVISED:
THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND CONFORMS TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR THE STATE OF LOUISIANA AND BEARS A CLASS C SURVEY.			
PROFESSIONAL LAND SURVEYOR			
<i>John G. Cummings</i>			
SHOWING A SURVEY OF: LOT 3-A, LOCATED IN THE NE 1/4 OF SQUARE 117, TOWN OF MANDEVILLE, SECTION 51, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.			
PLAT PREPARED FOR: J & J Builders Northshore, Inc.			

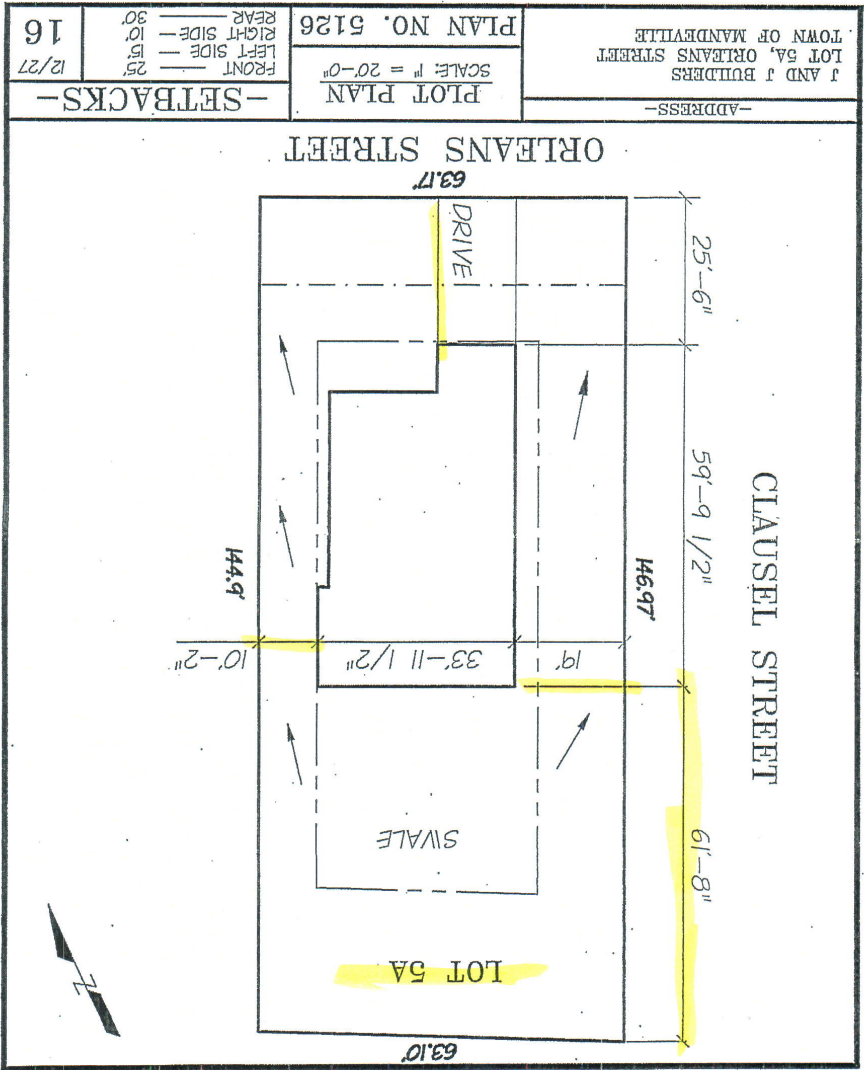
503 N. JEFFERSON AVENUE
(985) 892-1549
John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS
COVINGTON, LA 70433
FAX (985) 892-9250

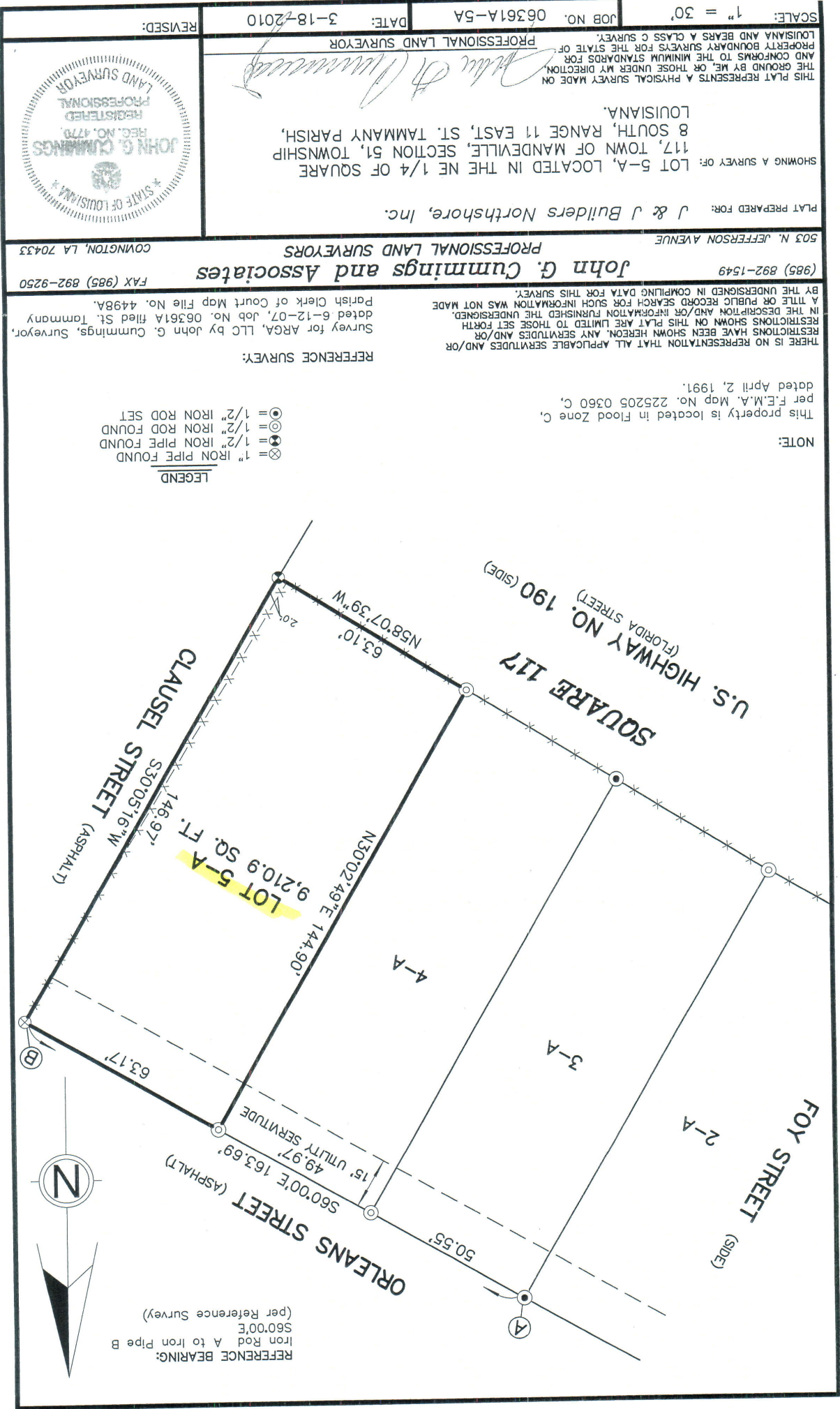
Survey for ARGA, LLC by John G. Cummings, Surveyor, dated 6-12-07, Job No. 06361A filed St. Tammany Parish Clerk of Court Map File No. 4498A.


REFERENCE SURVEY:









SCALE: 1" = 30'	JOB NO. 06361A-3A	DATE: 3-18-2010	REVISED:
THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND CONFORMS TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR THE STATE OF LOUISIANA AND BEARS A CLASS C SURVEY.			
PROFESSIONAL LAND SURVEYOR			
			
SHOWING A SURVEY OF: LOT 3-A, LOCATED IN THE NE 1/4 OF SQUARE 117, TOWN OF MANDEVILLE, SECTION 51, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.			
PLAT PREPARED FOR: J & J Builders Northshore, Inc.			

503 N. JEFFERSON AVENUE
John G. Cummings and Associates
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COVINGTON, LA 70433
(985) 892-1549
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Survey for ARGA, LLC by John G. Cummings, Surveyor, dated 6-12-07, Job No. 06361A filed St. Tammany Parish Clerk of Court Map File No. 4498A.

RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED, BY THE UNDERSIGNED IN COMPLYING DATA FOR THIS SURVEY.

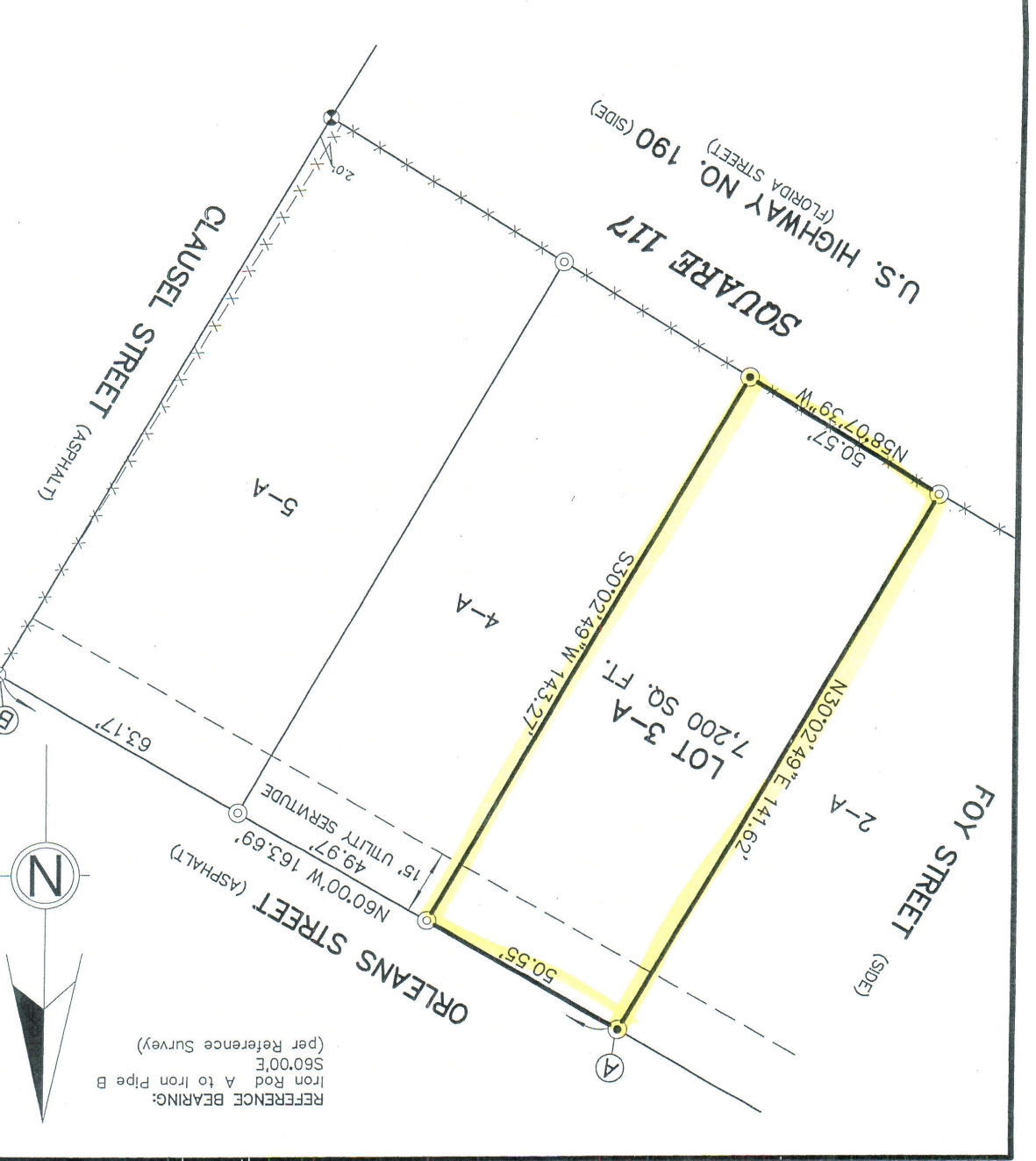
THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR

NOTE: This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0360 C, dated April 2, 1991.

REFERENCE SURVEY:

LEGEND

- ⊗ = 1" IRON PIPE FOUND
- ⊙ = 1/2" IRON PIPE FOUND
- ⊙ = 1/2" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD SET



THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND CONFORMS TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR THE STATE OF LOUISIANA AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR

DATE: 3-18-2010

REVISID:

503 N. JEFFERSON AVENUE

John G. Cummings and Associates

PROFESSIONAL LAND SURVEYORS

CONNINGTON, LA 70433

FAX (985) 892-9250

(985) 892-1549

PLAT PREPARED FOR: J & J Builders Northshore, Inc.

SHOWING A SURVEY OF: LOT 4-A, LOCATED IN THE NE 1/4 OF SQUARE 117, TOWN OF MANDEVILLE, SECTION 51, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

NOTE: This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0360 C, dated April 2, 1991.

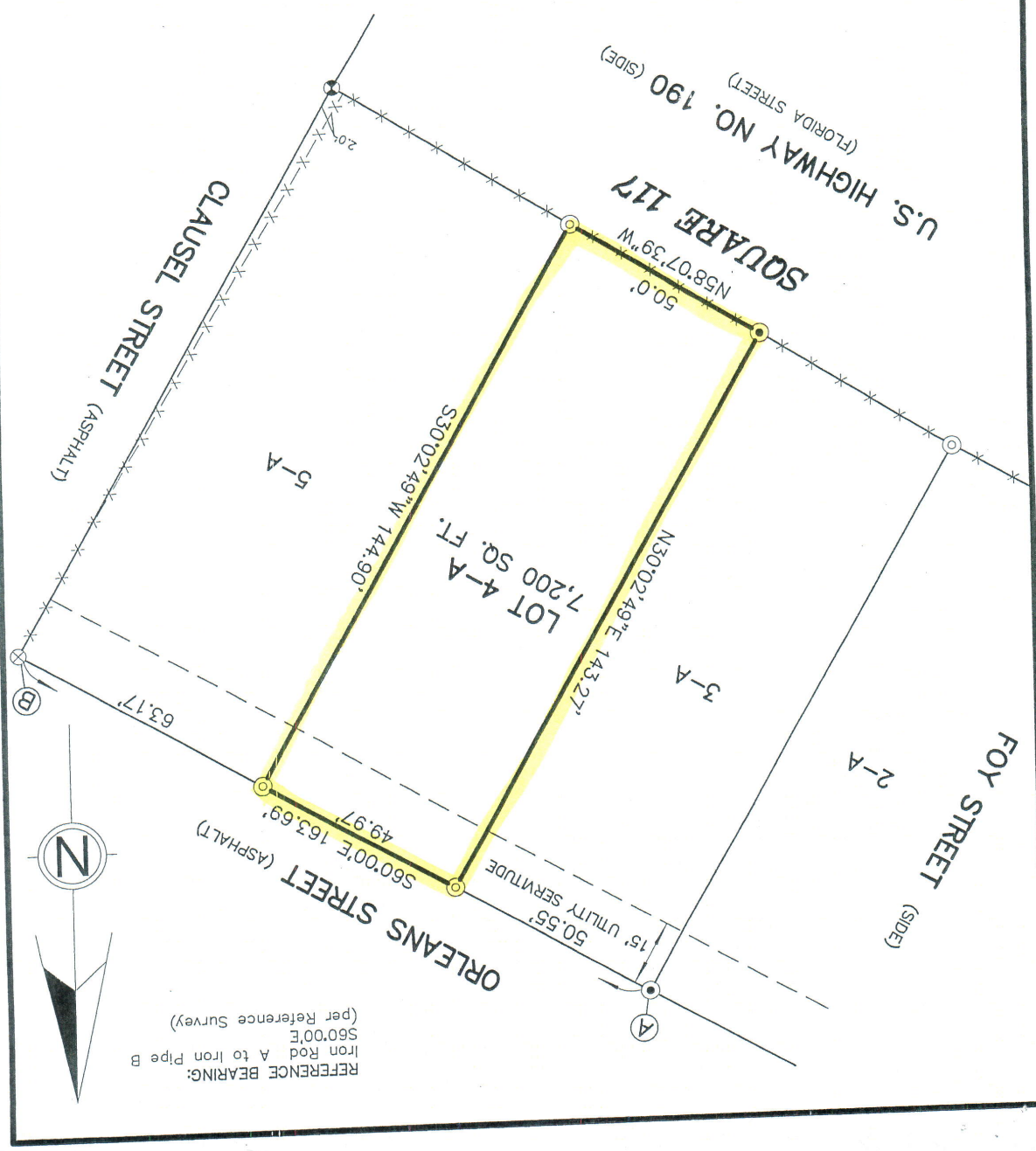
RESTRICTIONS HAVE BEEN SHOWN HEREON, ANY SERVITUDES AND/OR IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPLYING DATA FOR THIS SURVEY.

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Map



Map



Precincts 2014

Streets

Cities

Major Roads

Address

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MIS/GIS Department

Address

Major Roads

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STBasicMap
MIS/GIS Department

