

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-4943

COUNCIL SPONSOR: MR. TOLEDANO

PROVIDED BY: COUNCIL ATTY/DATA MANAGE

RESOLUTION TO AMEND AND RATIFY AS AMENDED CONCURRING RESOLUTIONS C-1864, ADOPTED OCTOBER 05, 2006, AND C-4822, ADOPTED MAY 04, 2017, TO REFLECT A CORRECTION IN THE BOUNDARY DESCRIPTION OF PROPERTY ANNEXED BY THE TOWN OF ABITA SPRINGS TO BE KNOWN AS ABITA MEADOWS SUBDIVISION, WARDS 4 AND 10, DISTRICT 5.

WHEREAS, it is necessary to correct a boundary description for properties annexed by the Town of Abita Springs after an error in the original legal description of the proposed Abita Meadows Subdivision was recently discovered; and

WHEREAS, the correction is being made in order to assure accuracy in mapping parish and municipality boundary lines for property ownership, services and taxation purposes; and

WHEREAS, the Town of Abita Springs has acted to correct the boundary description for Abita Meadows Subdivision, making it entirely within its municipal limits; and

WHEREAS, amendment of two previously adopted parish council resolutions concurring with annexation is necessary to correct the required correction by the parish; and

WHEREAS, this correction reflects the total acreage of the annexed property being 181.26 acres, instead of the originally stated and approved 180.65 acres.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to amend and ratify as amended concurring Resolutions C-1864, adopted October 05, 2006, and C-4822, adopted May 04, 2017, to reflect a correction in the boundary description of property annexed by the Town of Abita Springs to be known as Abita Meadows Subdivision, and as further described in the legal description and other documents attached hereto.

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 1 DAY OF FEBRUARY, 2018, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

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S. MICHELE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

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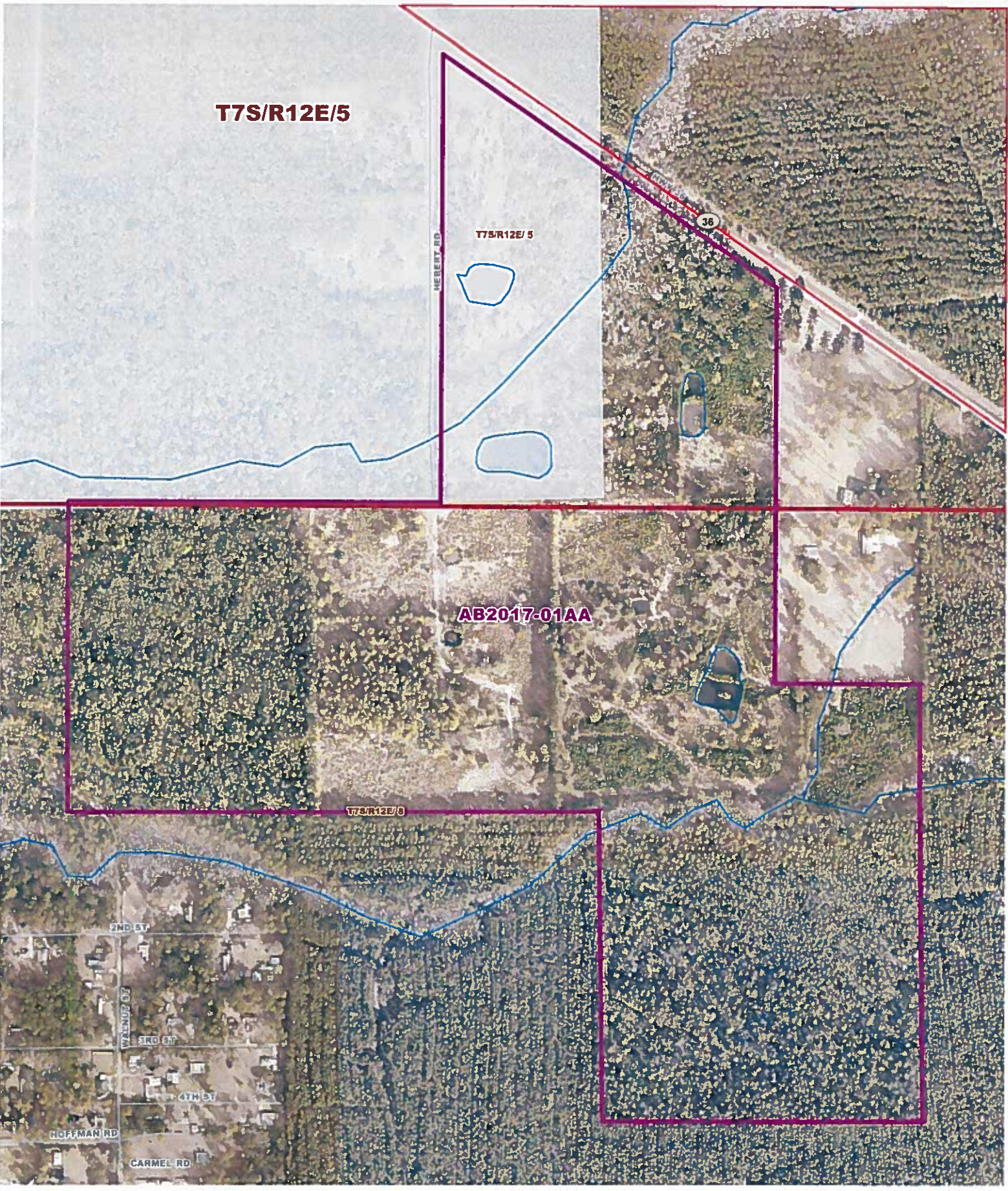
THERESA L. FORD, COUNCIL CLERK

Amended Legal Description of Abita Meadows Subdivision as annexed by the Town of Abita Springs 2006/2017.

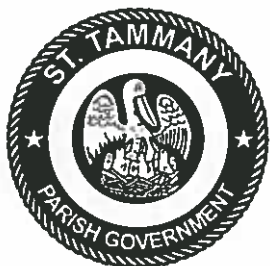
A certain tract or parcel of land being comprised of a 40± Acre Tract, Lots 8 & 9, and the remaining portions of Lots 5, 6, and 7 being located in Sections 5 & 8, T-7-S, R-12-E, Greensburg Land District of Louisiana, City of Abita Springs, Parish of St. Tammany, Louisiana, and being displayed on plat titled: "MAP SHOWING SURVEY OF A 40± ACRE TRACT, THE REMAINDERS OF LOTS 5, 6, & 7 AND LOTS 8 & 9 ..." BY Bradley J. Roberts P.L.S., dated 4/18/17. Said tract being shown thereon and being more particularly described as follows:

Commence at a found carriage bolt located on the southwesterly right of way of La Hwy. 36 and being the northeasterly corner of a 20± Ac. Tr.: thence proceed N54°23'57"W(M), N54°23'00"W(R), a distance of 738.07' to a point and corner marked by a found ½" iron rod and being the POINT OF BEGINNING; thence proceed S0°00'32"W(M), SOUTH(R), a distance of 1662.18'(M), 1662.45'(R), to a point and corner marked by a found ½" iron rod; thence proceed S89°57'34"E(M), EAST(R), a distance of 603.95' to a point and corner marked by a found ½" iron rod; thence proceed S0°12'55"E a distance of 536.67' to a point and corner marked by a found ½" iron rod; thence proceed S0°25'50"E(M), S00°41'E(R), a distance of 1302.98'(M), 1306.6'(R), to a point and corner marked by a found wood stob; thence proceed N89°52'01"W(M), S89°57'W(R), a distance of 1343.63'(M), 1337.0'(R), to a point and corner marked by a found wood stob; thence proceed N0°12'16"W(M), N00°45'W(R), a distance of 1304.70' to a point and corner marked by a set ½" iron pipe; thence proceed S89°27'07"W a distance of 197.35' to a point and corner marked by a found ¾" iron pipe; thence proceed S89°44'46"W(M), S89°50'W(R), a distance of 1010.00' to a point and corner marked by a found ¾" iron pipe; thence proceed N88°51'38"W(M), S89°52'W(R), a distance of 1012.97'(M), 1010'(R), to a point and corner marked by a found ¾" iron pipe; thence proceed N0°05'50"E(M), NORTH(R), a distance of 1306.36'(M), 1302.0'(R), to a point and corner marked by a found ½" iron pipe; thence proceed S89°47'12"E(M), EAST(R), a distance of 1007.56'(M), 1010.0'(R), to a point and corner marked by a set ½" iron pipe; thence proceed S89°44'10"E(M), EAST(R), a distance of 541.54' to a point and corner marked by a set ½" iron pipe; thence proceed N0°00'04"W(M), NORTH(R), a distance of 1884.59' to a point and corner on the southwesterly right of way of La Hwy. 36 marked by a set ½" iron pipe; thence proceed S54°23'00"E a distance of 1724.15'(M) to a point and corner being the POINT OF BEGINNING.

**Said property containing 181.26± acres.**



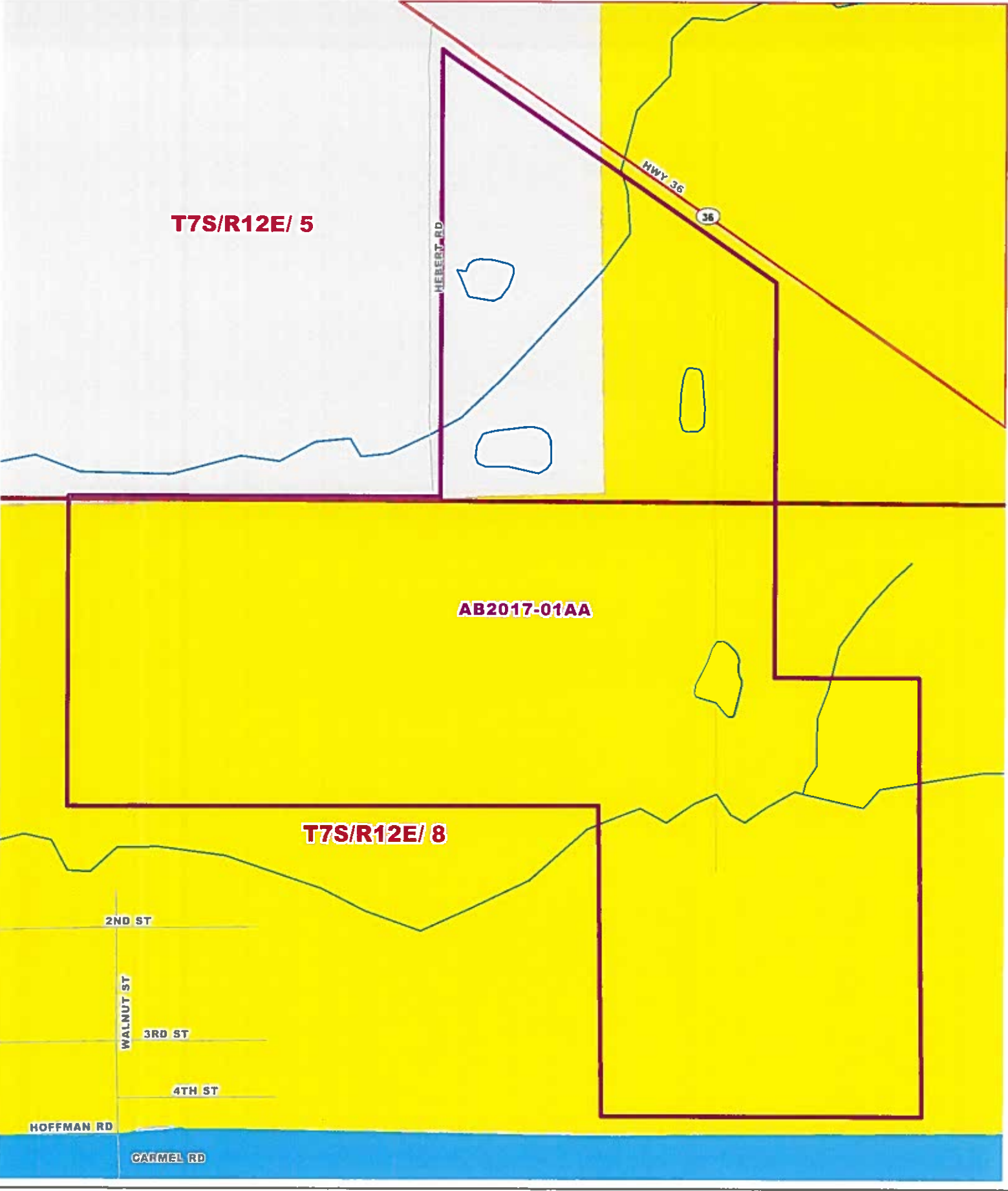
## Abita Springs Annexation AB2017-01AA



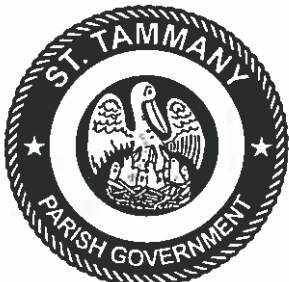
- Rivers
- Streets
- Major Roads
- T/R/S
- AB2017-01AA
- Abita Springs, Pre 1986



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## Abita Springs Annexation AB2017-01AA



- |             |                          |
|-------------|--------------------------|
| Streets     | Abita Springs, Pre 1986  |
| Major Roads | <b>Abita Springs GMA</b> |
| Rivers      | Priority 1               |
| T/R/S       | Priority 2               |
| AB2017-01AA | Growth Management        |

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Map Number: 2018-003 Date: 01/04/2018.

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



## RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1864COUNCIL SPONSOR: STEFANCIK/DAVISPROVIDED BY: CAO

RESOLUTION TO CONCUR WITH TOWN OF ABITA SPRINGS ANNEXATION AND REZONING OF 150.45 ACRES OF LAND MORE OR LESS FROM PARISH RURAL & SA SUBURBAN AGRICULTURE DISTRICT TO TOWN OF ABITA SPRINGS HIGHWAY COMMERCIAL & HISTORIC RESIDENTIAL PUD DISTRICT WHICH PROPERTY IS LOCATED IN SECTIONS 5 & 8, TOWNSHIP 7-S, RANGE 12-E, WARDS 10 & 4, DISTRICT 7.

WHEREAS, the Town of Abita Springs is contemplating annexation of 150.45 acres of land more or less, owned by Mr. & Mrs. Gerald Loyd, and located in Sections 5 & 8, Township 7S, Range 12E, Ward 10 & 4, District 7 (see attachments for complete description); and

WHEREAS, the proposed annexation is not consistent with the Annexation Agreement entered into by the Town of Abita Springs and St. Tammany Parish effective April 1, 2003; and

WHEREAS, the property requires rezoning from Parish RURAL & SA SUBURBAN AGRICULTURE District to Town of Abita Springs COMMERCIAL & HISTORIC RESIDENTIAL PUD District which is an intensification of zoning; and

WHEREAS, the property is not developed and the proposed annexation would not result in a split of the sales tax revenues, *all sales tax revenue accrues to the Parish of St. Tammany.*

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to Concur with the Town of Abita Springs annexation and rezoning of 150.45 acres of land more or less, located in Sections 5 & 8, Township 7S, Range 12E, Wards 10 & 4, District 7, from PARISH RURAL & SA SUBURBAN AGRICULTURE District to TOWN OF ABITA SPRINGS HIGHWAY COMMERCIAL & HISTORIC RESIDENTIAL PUD District in accordance with *the April 1, 2003 Annexation Agreement between the Parish and the The Town of Abita Springs.*

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that the Town of Abita Springs review development proposals utilizing the applicable Parish and Gravity Drainage District #5 Drainage Models and compliance with Parish Drainage Regulations and Drainage District requirements. Any costs of development review incurred by the Drainage District is to be reimbursed by the property owner.

BE IT FURTHER RESOLVED that the St. Tammany Parish Council requires that the Town of Abita Springs require 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 MR. GOULD, SECONDED BY MR. DEAN

YEAS: DEAN, THOMPSON, BRISTER, GOULD, SINGLETARY, CANULETTE, BILLIOT, STEFANCIK, BINDER, THOMAS, BURKHALTER (11)

NAYS: (0)

ABSTAIN: (0)

ABSENT: FITZMORRIS, IMPASTATO, BAGERT (3)

THIS RESOLUTION WAS DECLARED ADOPTED ON THE 5TH DAY OF OCTOBER 2006, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

ATTEST:

*Diane Hueschen*

*Steve Stefanik*  
STEVE STEFANCIK, COUNCIL CHAIRMAN

DIANE HUESCHEN, CLERK OF COUNCIL  
(AB2006-01)

C-1864



**Kelly McHugh**  
& Associates, Inc.

**LEGAL DESCRIPTION  
OF  
13.41 ACRES  
(COMMERCIAL AREA)**

A certain parcel of land situated in Sections 5 and 8, Township 7 South, Range 12 East, St. Tammany Parish, Louisiana and more fully described as follows.

Commence at the Section Corner common to Sections 5, 6, 7 and 8, Township 7 South, Range 12 East and measure South 89 degrees 30 minutes 00 seconds East a distance of 2,010.00 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING run NORTH a distance of 1,400.65 feet; thence South 54 degrees 23 minutes 00 seconds East a distance of 931.54 feet; thence South 36 degrees 07 minutes 27 seconds West a distance of 147.54 feet; thence South 35 degrees 11 minutes 24 seconds West a distance of 209.02 feet; thence South 29 degrees 58 minutes 27 seconds West a distance of 238.81 feet; thence South 41 degrees 46 minutes 00 seconds West a distance of 186.43 feet; thence South 48 degrees 51 minutes 58 seconds West a distance of 143.34 feet; thence South 56 degrees 16 minutes 57 seconds West a distance of 143.18 feet; thence South 58 degrees 33 minutes 41 seconds West a distance of 92.94 feet to the POINT OF BEGINNING, and containing 13.41 acres of land, more or less.

F:\RFD\My Documents\Legisl\TABITA MEADOWS-COMMERCIAL.doc

845 Galvez Street • P.O. Box 1207 • Mandeville, LA 70448 • (985) 626-5611

Civil Engineers

Land Surveyors

C-1864



**Kelly McHugh**  
& Associates, Inc.

LEGAL DESCRIPTION  
—OF  
137.04 ACRES  
(RESIDENTIAL AREA)

A certain parcel of land situated in Sections 5 and 8, Township 7 South, Range 12 East, St. Tammany Parish, Louisiana and more fully described as follows.

Commence at the Section Corner common to Sections 5, 6, 7 and 8, Township 7 South, Range 12 East and measure South 89 degrees 30 minutes 00 seconds East a distance of 2,010.00 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING run NORTH a distance of 481.35 feet; thence North 58 degrees 33 minutes 41 seconds East a distance of 92.94 feet; thence North 56 degrees 16 minutes 57 seconds East a distance of 143.18 feet; thence North 48 degrees 51 minutes 58 seconds East a distance of 143.34 feet; thence North 41 degrees 46 minutes 00 seconds East a distance of 186.43 feet; thence North 29 degrees 58 minutes 27 seconds East a distance of 238.81 feet; thence North 35 degrees 11 minutes 24 seconds East a distance of 209.02 feet; thence North 36 degrees 07 minutes 27 seconds East a distance of 147.54 feet; thence South 54 degrees 23 minutes 00 seconds East a distance of 293.26 feet; thence South 54 degrees 32 minutes 00 seconds East a distance of 583.50 feet; thence South 00 degrees 26 minutes 16 seconds East a distance of 1,847.84 feet; thence North 89 degrees 52 minutes 00 seconds East a distance of 520.62 feet; thence South 00 degrees 11 minutes 50 seconds East a distance of 300.86 feet; thence South 00 degrees 41 minutes 00 seconds East a distance of 1,303.60 feet; thence South 89 degrees 57 minutes 00 seconds West a distance of 1,337.00 feet; thence North 00 degrees 45 minutes 00 seconds West a distance of 1,304.70 feet; thence South 89 degrees 50 minutes 00 seconds West a distance of 202.59 feet; thence South 89 degrees 52 minutes 00 seconds West a distance of 1,010.00 feet; thence NORTH a distance of 1,305.00 feet; thence EAST a distance of 1,008.00 feet; thence NORTH a distance of 20.00 feet; thence North 89 degrees 32 minutes 00 seconds West a distance of 466.80 feet to the POINT OF BEGINNING, and containing 137.04 acres of land, more or less.

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845 Galvez Street • P.O. Box 1207 • Mandeville, LA 70448 • (985) 626-5611

Civil Engineers

Land Surveyors



ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-4822

COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: DATA MANAGEMENT

RESOLUTION TO CONCUR WITH THE ABITA SPRINGS ANNEXATION AND REZONING OF 30.2 ACRES OF LAND, MORE OR LESS, FROM PARISH A-1A: SUBURBAN DISTRICT TO ABITA SPRINGS: PLANNED UNIT DEVELOPMENT DISTRICT, PROPERTY LOCATION IS DESCRIBED AS LOT 9, SECTION 8, TOWNSHIP 7 SOUTH, RANGE 12 EAST, ST TAMMANY PARISH, LOUISIANA, WARD 4, DISTRICT 5.

WHEREAS, Abita Springs is contemplating annexation of 30.2 Acres, more or less, owned by Abita Meadows LLC, and located at Lot 9, Section 8, Township 7 South, Range 12 East, St Tammany Parish, Louisiana, Ward 4, District 5 (see attachments for complete description); and WHEREAS, the proposed annexation is consistent with the Annexation Agreement entered into by Abita Springs and St. Tammany Parish effective December 21, 2006; and

WHEREAS, the property requires rezoning from Parish A-1A Suburban District to Abita Springs Planned Unit Development District which is an intensification of zoning; and

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to Concur with the Abita Springs annexation and rezoning of 30.2 Acres of land, more or less, located at Lot 9, Section 8, Township 7 South, Range 12 East, St Tammany Parish, Louisiana from Parish A-1A Suburban District to Abita Springs Planned Unit Development District in accordance with the December 21, 2006 Annexation Agreement between the Parish and Abita Springs.

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that Abita Springs 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 Abita Springs 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: MR. TOLEDANO SECONDED BY: MR. THOMPSON

YEAS: DEAN, SHARP, THOMPSON, TOLEDANO, TANNER, GROBY, CANULETTE, BELLISARIO, O'BRIEN, STEFANCIK, BINDER, SMITH (12)

NAYS: (0)

ABSTAIN: (0)

ABSENT: LORINO, BLANCHARD (2)

THIS RESOLUTION WAS DECLARED ADOPTED ON THE 4 DAY OF MAY, 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, COUNCIL CLERK

RESOLUTION C.S. NO. C- 4822



**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

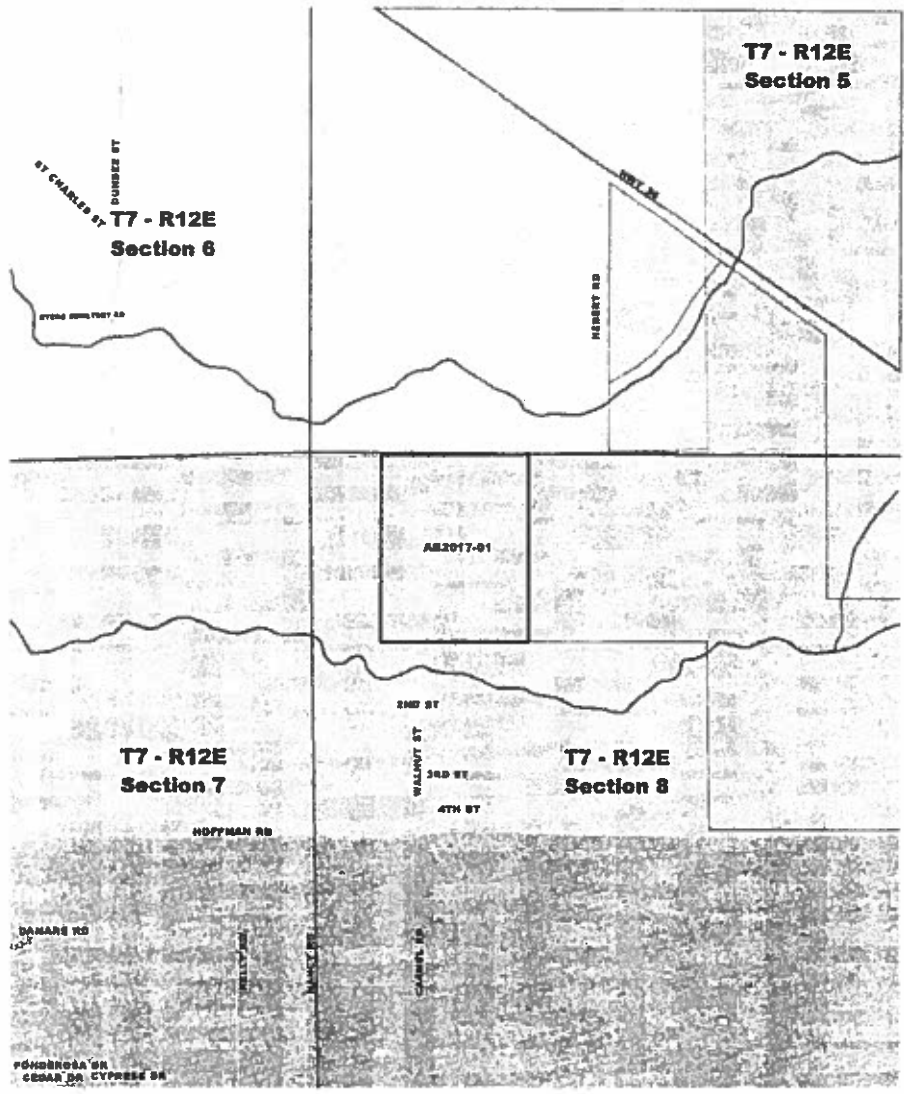
Date: April 11, 2017

Annexation staff #: AB2017-01

The Town of Abita Springs is contemplating annexation of 30.2 Acres, more or less, owned by Abita Meadows LLC, and located at Lot 9, Section 8, Township 7 South, Range 12 East, St Tammany Parish, Louisiana, Ward 4, District 5.

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

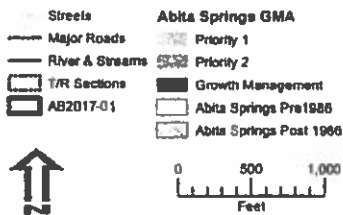
C-4822



**Abita Springs Annexation**  
**AB2017-01**



St. Tammany Parish Government  
 P.O. Box 626  
 Covington, LA 70434



Map Number: 2017abg-030 Date: 03/31/2017.  
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C-4822

**Legal Description of 30.2 Acres owned by Abita Meadows, L.L.C.**

All that certain piece or portion of ground situated in St. Tammany Parish, Louisiana, in Section 8, Township 7 South, Range 12 East, bounded on the North by a 20 foot road, on the East by Lot 8, on the West by Lot 10 and on the South by the remaining portion of Section 8 and measures 1,010 feet on the North line, 1,302 feet on the West line, 1,010 feet on the South line and 1,305 feet on the East line. Said land constitutes 30.2 acres and is described as Lot 9 on a map of survey made by E. Landry, Civil Engineer and Surveyor, Gretna, Louisiana, dated March, 1922, which is recorded with the Clerk of Court, St. Tammany Parish, LA as Map 242B.

Being the same property acquired by Abita Meadows, L.L.C. by act recorded with the Clerk of Court, St. Tammany Parish, La. as COB Instrument No. 1949392.