

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-6063

COUNCIL SPONSOR: LORIN0/BRISTER

PROVIDED BY: DATA MANAGEMENT

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF MANDEVILLE ANNEXATION AND REZONING OF 1.0280 ACRES OF LAND, MORE OR LESS, FROM PARISH HC-1 (HIGHWAY COMMERCIAL DISTRICT) TO CITY OF MANDEVILLE B-2 (HIGHWAY COMMERCIAL DISTRICT) WHICH PROPERTY IS LOCATED AT PARCEL 39B-1 BEAU CHENE. (WARD 4, DISTRICT 4)

WHEREAS, City of Mandeville is contemplating annexation of 1.0280 acres, more or less, owned by Marla Redmann Garvey, and located at Parcel 39B-1, Beau Chene, Ward 4, District 4 (see attachments for complete description); and

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

WHEREAS, the property requires rezoning from Parish HC-1 (Highway Commercial District) to City of Mandeville B-2 (Highway Commercial District) which is not an intensification of zoning; and

WHEREAS, the property is not commercially developed, and no Sales Tax Revenue is being generated from this property.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to Concur/Not Concur with the City of Mandeville annexation and rezoning of 1.0280 acres of land more or less, located at Parcel 39B-1, Beau Chene from Parish HC-1 (Highway Commercial District) to City of Mandeville B-2 (Highway Commercial District) in accordance with the March 26, 2003 Annexation Agreement between the Parish and City of Mandeville.

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 City of Mandeville 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: _____ SECONDED BY: _____

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

THIS RESOLUTION WAS DECLARED ADOPTED ON THE 7 DAY OF FEBRUARY , 2019, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

MICHAEL R. LORINO, JR. , 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: January 4, 2019

Annexation staff #:MN2019-02

WHEREAS, City of Mandeville is contemplating annexation of 1.0280 acres, more or less, owned by Marla Redmann Garvey, and located at Parcel 39B-1 Beau Chene, Ward 4, District 4.

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

MN2019-02 Notes Summary

- **Planning: Sidney Fontenot:**
 - The proposal is consistent with the Louisiana Revised Statutes relative to annexation
 - The proposal is consistent with the annexation/growth management agreements with the City of Mandeville.
 - The proposal is not an intensification of Zoning
- **Engineering: Holly Thomas:**
 - 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 including the Flood Zone V regulations and the Coastal zone Management Regulations.
- **Engineering/ Environmental Services: Jay Watson:**
 - There are no DES issues.
 - There are no traffic issues.
- **Data Management: Bob Thompson:**
 - Currently land is not developed and no Sales Tax revenue is being generated on this property.
- **Public Works: Joey Lobrano:**
 - No Public Works Issues



St. Tammany Parish Government
Government that Works

Annexation

City:	Mandeville	City Case No:	P19-01-01/Z19-01-01	Staff Reference:	MN2019-02
Notification Date:	12/11/2018	Dead Line:	1/9/2019	Priority:	1
Owner:	Marla Redmann Garvey	Ward:	4	Council District:	4
Location:	Parcel 39B-1 Beau Chene	Parish Zoning:	HC-1 Highway Commercial District	Map	
		City Zoning:	B-2 Hwy Commercial District		
		Subdivision:			
Existing Use:	vacant	Developed:		Intensification:	
Size:	1.0280 acres	Population:		Concur:	
STR:	Parcels 1,2,3, Sect 54, 1	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: MICHAEL LORINO, JR./ PAT BRISTER PROVIDED BY: DATA MANAGEMENT

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF MANDEVILLE ANNEXATION AND REZONING OF 1.0280 ACRES OF LAND, MORE OR LESS, FROM PARISH HC-1 HIGHWAY COMMERCIAL DISTRICT TO CITY OF MANDEVILLE B-2 HIGHWAY COMMERCIAL DISTRICT WHICH PROPERTY IS LOCATED AT PARCEL 39,B-1 BEAU CHENE, , WARD 4, AND DISTRICT 4, ST. TAMMANY PARISH, LOUISIANA

WHEREAS, City of Mandeville is contemplating annexation of 1.0280 acres, more or less, owned by Marla Redmann Garvey, and located at Parcel 39B-1 Beau Chene, Ward 4, District 4 (see attachments for complete description); and

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

WHEREAS, the property requires rezoning from Parish HC-1: Highway Commercial District to City of Mandeville B-2: Highway Commercial District which is not an intensification of zoning; and

WHEREAS, the property is not commercially developed, no Sales Tax Revenue is being generated from this property.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to **Concur/Not Concur** with the City of Mandeville annexation and rezoning of 1.0280 acres of land more or less, located at Parcel 39B-1 Beau Chene from Parish HC-1 Highway Commercial District to City of Mandeville B-2 Highway Commercial District in accordance with *the March 26, 2003 Annexation Agreement between the Parish and City of Mandeville.*

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 City of Mandeville 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 _____, SECONDED BY _____

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED ON THE _____ DAY OF _____, 2019, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

MICHAEL LORINO JR., COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, CLERK OF COUNCIL (MN2019-02)

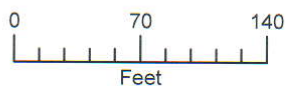


**Mandeville Annexation
MN2019-02**



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

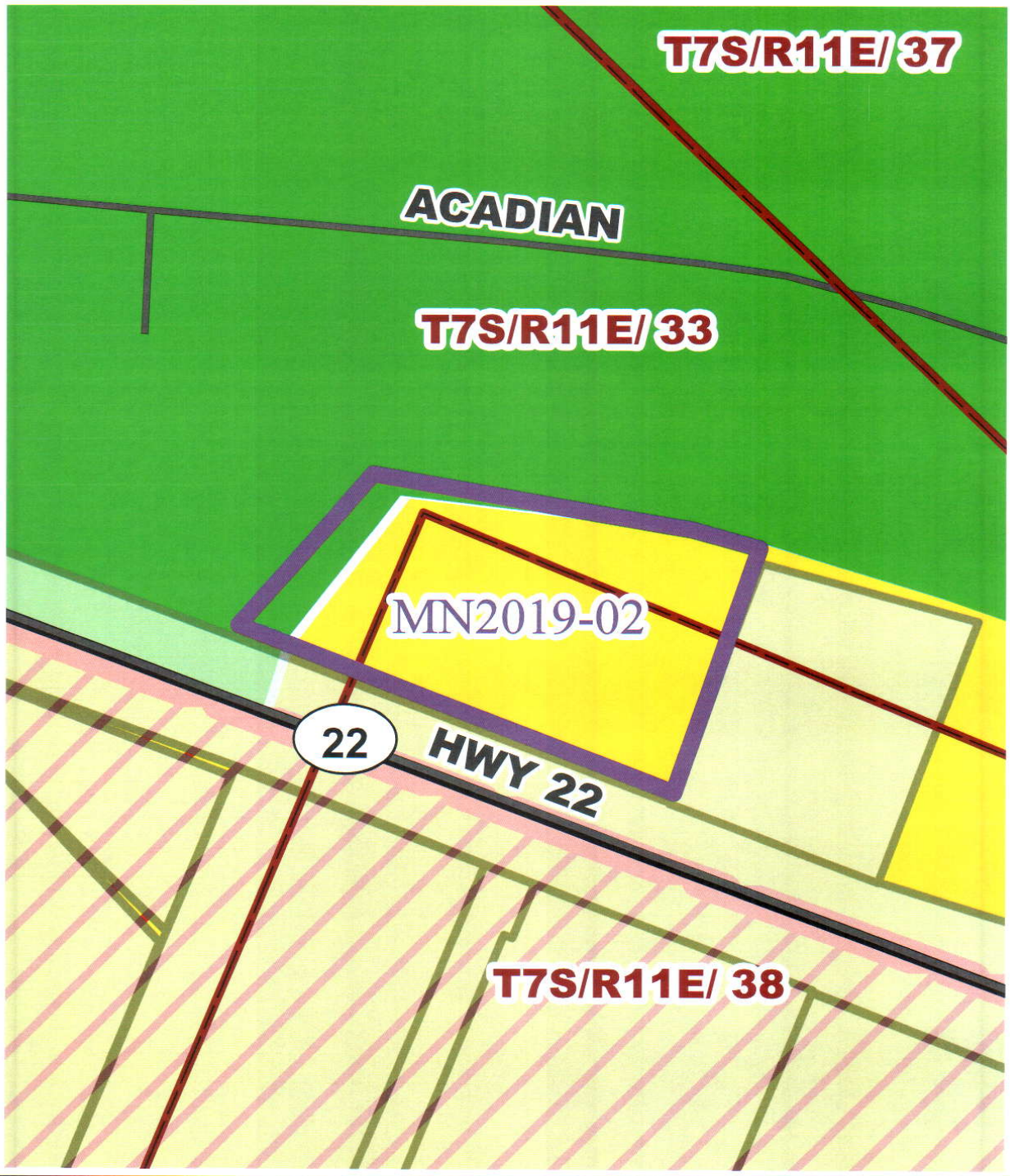
-  Roads
-  Major Roads
-  T/R/S
-  MN2019-02
-  Mandeville



This map was produced by the GIS Division of the Department of Technology of St. Tammany Parish. It is for planning purposes only. It is not a legally recorded plan, survey, official tax map or engineering schematic, and it is not intended to be used as such. Map layers were created from different sources at different scales, and the actual or relative geographic position of any feature is only as accurate as the source information. Copyright (c) 2018. St. Tammany Parish, La. All rights Reserved.

Map : 2018-EG-25

Date: 12/21/2018

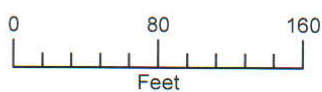


**Mandeville Annexation
MN2019-02**



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

- | | |
|---------------|-----------------------|
| — Roads | Mandeville GMA |
| — Major Roads | Infill Area 1 |
| MN2019-02 | Infill Area 2 |
| T/R/S | Priority 1 |
| Mandeville | Priority 2 |
| | GMA |



This map was produced by the GIS Section of the Department of Technology of St. Tammany Parish. It is for planning purposes only. It is not a legally recorded plan, survey, official tax map or engineering schematic, and it is not intended to be used as such. Map layers were created from different sources at different scales, and the actual or relative geographic position of any feature is only as accurate as the source information. Copyright (c) 2018. St. Tammany Parish, Louisiana. All rights Reserved.

Map ID: 2018-EG-26

Date: 12/21/2018

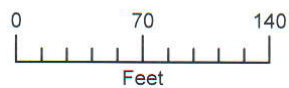


**Mandeville Annexation
MN2019-02**



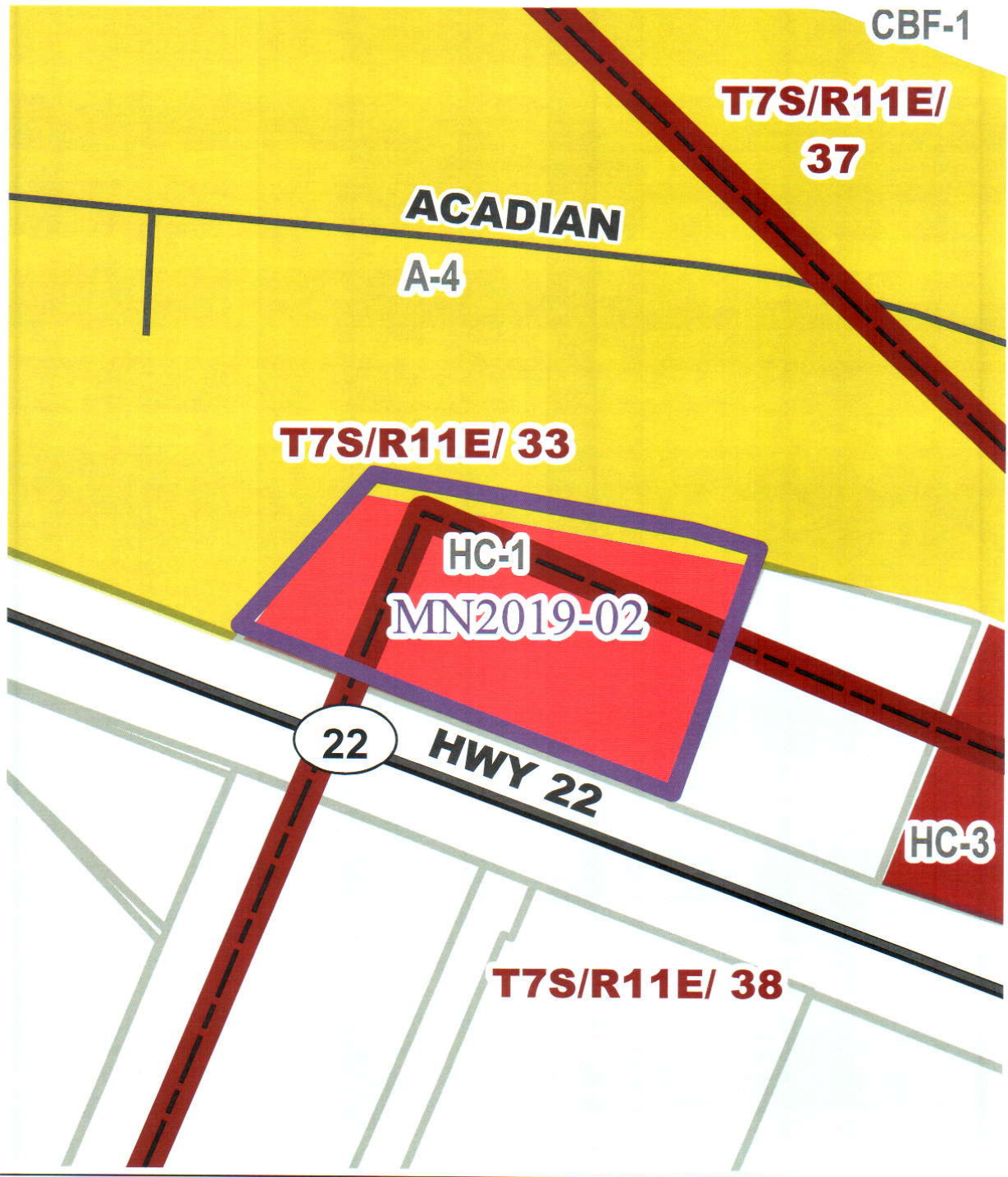
St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434

- Roads
- Major Roads
- T/R/S
- Council Districts
- Wards
- Mandeville

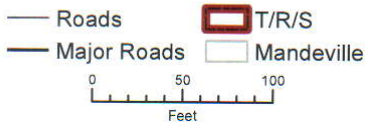


This map was produced by the GIS Division of the Department of Technology of St. Tammany Parish. It is for planning purposes only. It is not a legally recorded plan, survey, official tax map or engineering schematic, and it is not intended to be used as such. Map layers were created from different sources at different scales, and the actual or relative geographic position of any feature is only as accurate as the source information. Copyright (c) 2018. St. Tammany Parish, La. All rights Reserved.

Map ID: 2018-EG-27 Date: 12/21/2018



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



Map ID: 2018-EG-28 Date: 12/21/2018

This map was produced by the GIS Division of the Department of Technology of St. Tammany Parish. It is for planning purposes only. It is not a legally recorded plan, survey, official tax map or engineering schematic and it is not intended to be used as such.

Map layers were created from different sources at different scales and the actual or relative geographic position of any feature is only as accurate as the source information.
Copyright (c) 2018. St. Tammany Parish, Louisiana.

Mandeville Annexation MN2019-02

- | | | |
|---------------------------------|--|--|
| 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 |

PETITION REQUESTING ANNEXATION

TO: The Mayor and City Council, City of Mandeville

DATE: November 30, 2018

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

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining situated in Beau Chene Subdivision and being located in Sections 33 and 38, Township 7 South, Range 11 East, St. Tammany Parish, and being Lot 39B-1 BEAU CHENE SUBDIVISION, being a resubdivision of Parcel 39B as originally established on Map File No. 1071-B and in accordance with resubdivision map and plat of Roy P. Anslem, Inc. Registered Land Surveyor dated April 6, 1994, recorded in St. Tammany Parish as Map File No. 1223, furthermore particularly described according to a current survey of John E. Bonneau & Associates, Inc., dated March 6, 1996.

By: 
MARLA REDMANN GARVEY

1 **THE FOLLOWING ORDINANCE WAS MOVED FOR INTRODUCTION BY COUNCIL**
2 **MEMBER ELLIS; SECONDED FOR INTRODUCTION BY COUNCIL MEMBER**
3 **PULASKI.**

4
5 **ORDINANCE NO. 18-41**
6

7 **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE TO**
8 **EFFECT THE ANNEXATION OF A PORTION OF GROUND SITUATED ON LA HWY. 22**
9 **BEING LOT 39B-1 OF THE COMMERCIAL PORTION OF BEAU CHENE SUBDIVISION**
10 **INTO THE CORPORATE LIMITS OF THE CITY OF MANDEVILLE DESIGNATING**
11 **AND ASSIGNING THE PROPERTY FOR PURPOSES OF ZONING AS A B-2 HIGHWAY**
12 **BUSINESS DISTRICT AND PROVIDING FOR OTHER MATTERS IN CONNECTION**
13 **THEREWITH**

14
15 **WHEREAS**, the City Council has received a petition seeking the annexation into the
16 corporate limits of the City of Mandeville; and

17
18 **WHEREAS**, the said petition is made and signed by all of the owners of the said
19 property and there are no registered voters residing on the said property; and

20
21 **WHEREAS**, the property is contiguous to the present boundaries of the City of
22 Mandeville; and

23
24 **WHEREAS**, the proposed annexation will serve the best interests of the City of
25 Mandeville and of its citizens by providing enhanced development of a major commercial area of
26 the City, promoting additional tax revenues for the City and employment opportunity for area
27 citizens; and

28
29 **WHEREAS**, the City Council has received _____ recommendations from the
30 Mandeville Planning Commission regarding the proposed annexation and _____
31 recommendations of the Mandeville Zoning Board regarding the zoning designation of the
32 property; and

33
34 **WHEREAS**, the Mandeville Comprehensive Land Use Plan adopted August 1, 1989,
35 states annexation of certain areas as an objective of the City's Growth Management Plan and this
36 annexation does comply with that objective.

37
38 **NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of
39 Mandeville that the municipal limits of the City of Mandeville be and they are hereby enlarged to
40 include the below described immovable property which is hereby annexed into the City of
41 Mandeville.

42
43
44 **ALL THAT CERTAIN PIECE OR PORTION OF GROUND**, together with
45 all the buildings and improvements thereon, and all the rights, ways, means,
46 privileges, servitudes and appurtenances thereunto belonging or in anywise

47 appertaining situated in Beau Chene Subdivision and being located in Sections 33
48 and 38, Township 7 South, Range 11 East, St. Tammany Parish, and being Lot
49 39B-1 BEAU CHENE SUBDIVISION, being a resubdivision of Parcel 39B as
50 originally established on Map File No. 1071-B and in accordance with
51 resubdivision map and plat of Roy P. Anslem, Inc. Registered Land Surveyor
52 dated April 6, 1994, recorded in St. Tammany Parish as Map File No. 1223,
53 furthermore particularly described according to a current survey of John E.
54 Bonneau & Associates, Inc., dated March 6, 1996.

55 **BE IT FURTHER ORDAINED**, that upon annexation into the municipal limits of the
56 City of Mandeville the above described property be designated for purposes of zoning as a B-2
57 Highway Business District, as defined and regulated by the provisions of The Comprehensive
58 Land Use Regulations Ordinance of the City of Mandeville.

59
60 **BE IT FURTHER ORDAINED**, that following the annexation of the above described
61 immovable property into the corporate limits of the City of Mandeville that the boundaries of the
62 City of Mandeville shall thereafter be as set forth and described on the proces verbal attached
63 hereto and made a part hereof.

64
65 **BE IT FURTHER ORDAINED**, that all generated Sales Tax Revenues shall be split
66 80%-20% between the City of Mandeville and St. Tammany Parish in accordance with
67 Ordinance No. 90-10 and that certain Sales Tax Enhancement Plan entered into by and between
68 the City of Mandeville and the Parish of St. Tammany on September 20, 1990, or as modified by
69 written agreement between the Parish of St. Tammany and the City of Mandeville by subsequent
70 Annexation Growth Plan(s).

71
72 **BE IT FURTHER ORDAINED**, that all sections and provisions of this ordinance be
73 deemed separate and severable, and that in the event that any one or more of the provisions of
74 this ordinance be deemed unenforceable or unconstitutional by any final judgment, order, or
75 decree of any court of competent jurisdiction, that such finding shall have no effect on the
76 remaining sections and provisions of this ordinance.

77
78 **BE IT FURTHER ORDAINED** that the Clerk of this Council be and she is hereby
79 authorized and empowered to take any and all actions which she, in the exercise of her
80 discretion, deems necessary to promulgate the provisions of this ordinance.

81
82 The ordinance being submitted to a vote, the vote thereon was as follows:

83
84 AYES:
85 NAY:
86 ABSTENTIONS:
87 ABSENT:

88
89 and the Ordinance was declared adopted this _____ day of _____ ,
90 20____

91
92

93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138

Kristine Scherer
Clerk of Council

Clay Madden
Council Chairman

SUBMITTAL TO MAYOR

The foregoing Ordinance was SUBMITTED by me to the Mayor of the City of Mandeville this _____ day of _____, 20____ at _____ o'clock a.m.

CLERK OF COUNCIL

APPROVAL OF ORDINANCE

The foregoing Ordinance is by me hereby APPROVED, this _____ day of _____, 20____ at _____ o'clock a.m.

DONALD J. VILLERE, MAYOR

VETO OF ORDINANCE

The foregoing Ordinance is by me hereby VETOED, this _____ day of _____, 20____ at _____ o'clock a.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 _____, 20____ 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

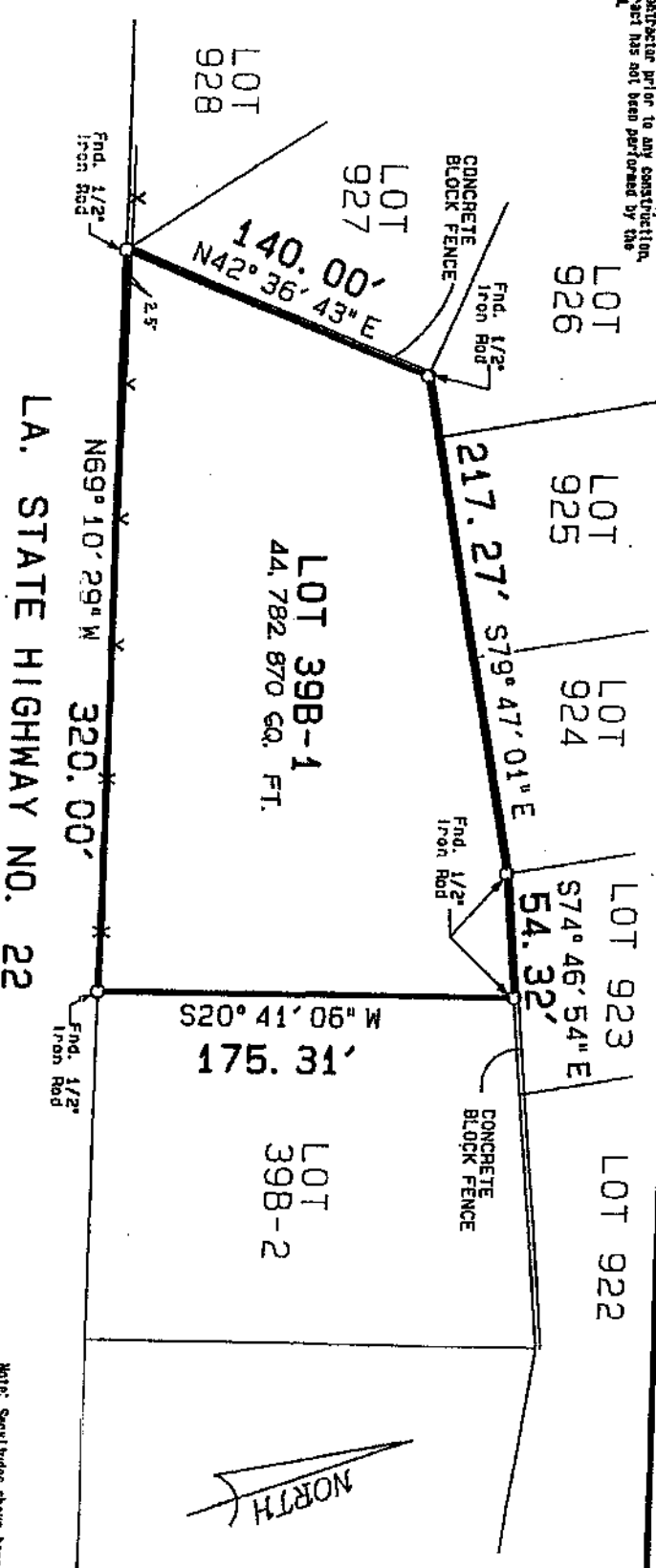
139 of the City of Mandeville at a duly noticed, called and convened meeting of said City Council
140 held on the _____ day of _____, 20____, at which a quorum was
141 present and voting. I do further certify that said Ordinance has not thereafter been altered,
142 amended, rescinded, or repealed.

143
144 WITNESS MY HAND and the seal of the City of Mandeville this _____ day of
145 _____, 20 ____.

146
147
148
149
150

CLERK OF COUNCIL

NOTE: Setback lines shall be verified by owner or contractor prior to any construction. An abstract has not been performed by the undersigned.



LA. STATE HIGHWAY NO. 22

**SURVEY MAP OF
LOT 398-1, BEAU CHENE SUBDIVISION
(RESUBDIVISION OF PARCEL 398 - SECT. 4)**

St. Tammany Parish, Louisiana
for
**MARLA REDMANN GARVEY, LAWRENCE D.
GARVEY AND FIRST AMERICAN TITLE
INSURANCE COMPANY**

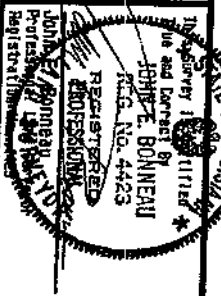
NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone 1. Base Elevation of 7'4" in accordance with Community Parcel No. 225205 0240 E. Revised: AUGUST 18, 1995. File No. 96, 0056

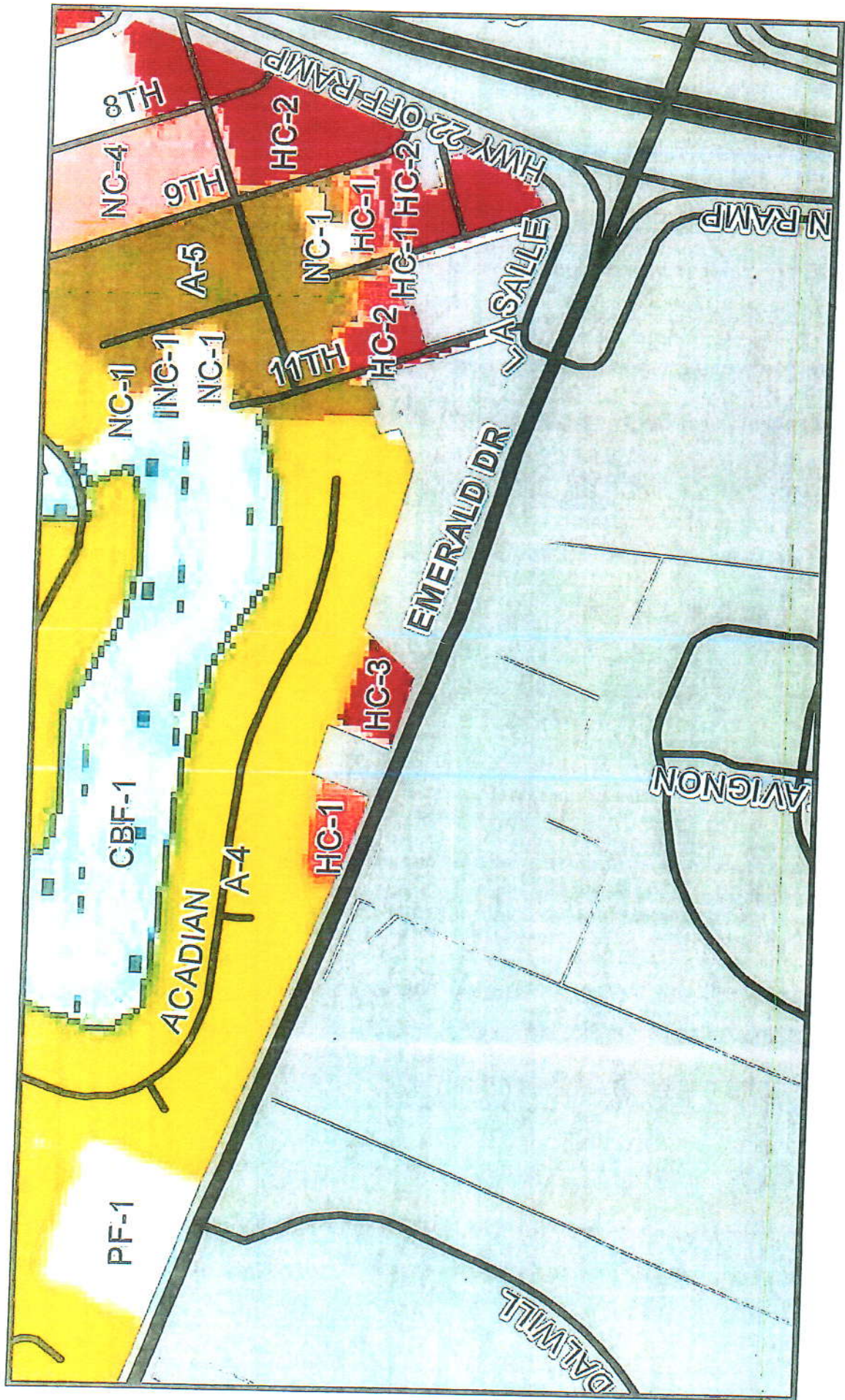
NOTE: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search on abstract.

This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

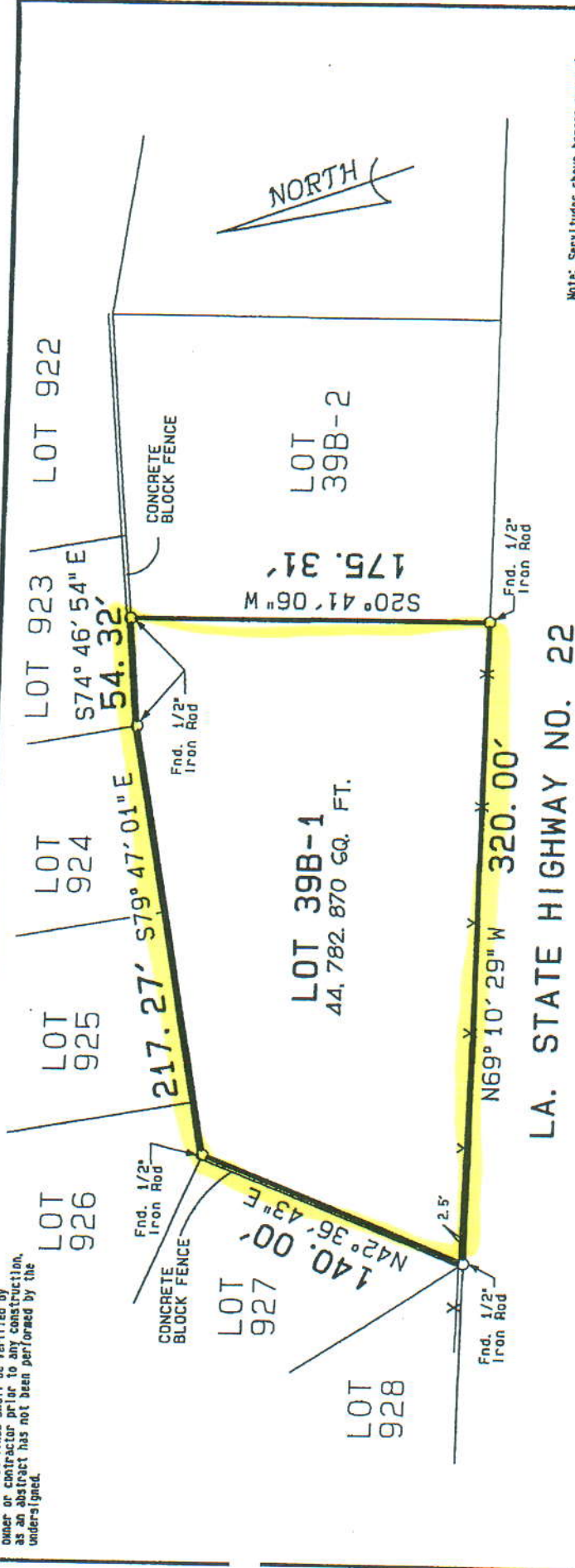
THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL, AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY SURVEYS AS ADOPTED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "A" SURVEY.

Survey No. 96193 Date: MARCH 5, 1996
Drawn by: JES
Revised:
Scale: 1" = 60'
JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors • Planners and Consultants
1011 N. CAUSEWAY BLVD., SUITE 34 • HANDEVILLE, LA. 70471 (504) 626-0809
SLIDELL (504) 643-2508 • HANDEVILLE (504) 626-3546 • N. O. (504) 456-2042
FAX NO. (504) 626-0957





NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.



SURVEY MAP OF
LOT 398-1, BEAU CHENE SUBDIVISION
 (RESUBDIVISION OF PARCEL 398 - SECT. 4)

in
 St. Tammany Parish, Louisiana

for
MARLA REDMANN GARVEY, LAWRENCE D. GARVEY AND FIRST AMERICAN TITLE INSURANCE COMPANY

Note: Servitudes shown herein are not necessarily exclusive. Servitudes 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.

This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) _____ with a Base Flood Elevation of: N/A in accordance with Community Panel No. 225205 0240 E ; Revised: AUGUST 16, 1995

Fila No. 96.0056

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL, AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "A" SURVEY.



Survey No. 96193
 Date: MARCH 6, 1996
 Drawn by: JEB
 Revised:

Scale: 1" = 60'

JOHN E. BONNEAU & ASSOCIATES, INC.
 Professional Land Surveyors • Planners and Consultants
 1011 N. CAUSEWAY BLVD. - SUITE 34 • MANDEVILLE, LA. 70471 (504) 626-0808
 SLIDELL (504) 643-2508 • MANDEVILLE (504) 626-3546 • N. D. (504) 455-2042
 FAX NO. (504) 626-0057



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:

2018 Tax Roll - Assessment Number 112-018-4098

OWNERS: GARVEY, MARLA REDMANN
140 W OAKRIDGE PARK
METAIRIE, LA 70005

PROPERTY DESCRIPTION: **2018 TAX ROLL**

PARCEL 39B-1 BEAU CHENE CB 932 459 CB 1115 239 CB 1166 640 INST NO 989120
INST NO 1863074

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

2018 VALUATION:	Land	-	29,903
	Improvements	-	0
TOTAL ASSESSED VALUATION			<u>29,903</u>

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

Covington, Louisiana this the 30th day of November, 2018.

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 is assessed in the name **GARVEY, MARLA REDMANN** as owner for the tax year **2018** and whose address is **140 W OAKRIDGE PARK, METAIRIE, LA 70005**, 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


2018 Tax Roll Assessment: Assessment Number: 112-018-4098

PARCEL 39B-1 BEAU CHENE CB 932 459 CB 1115 239 CB 1166 640
INST NO 989120 INST NO 1863074

- I. The total assessed value of all property within the above described area is **\$ 29,903.**
- 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 **\$ 29,903**.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

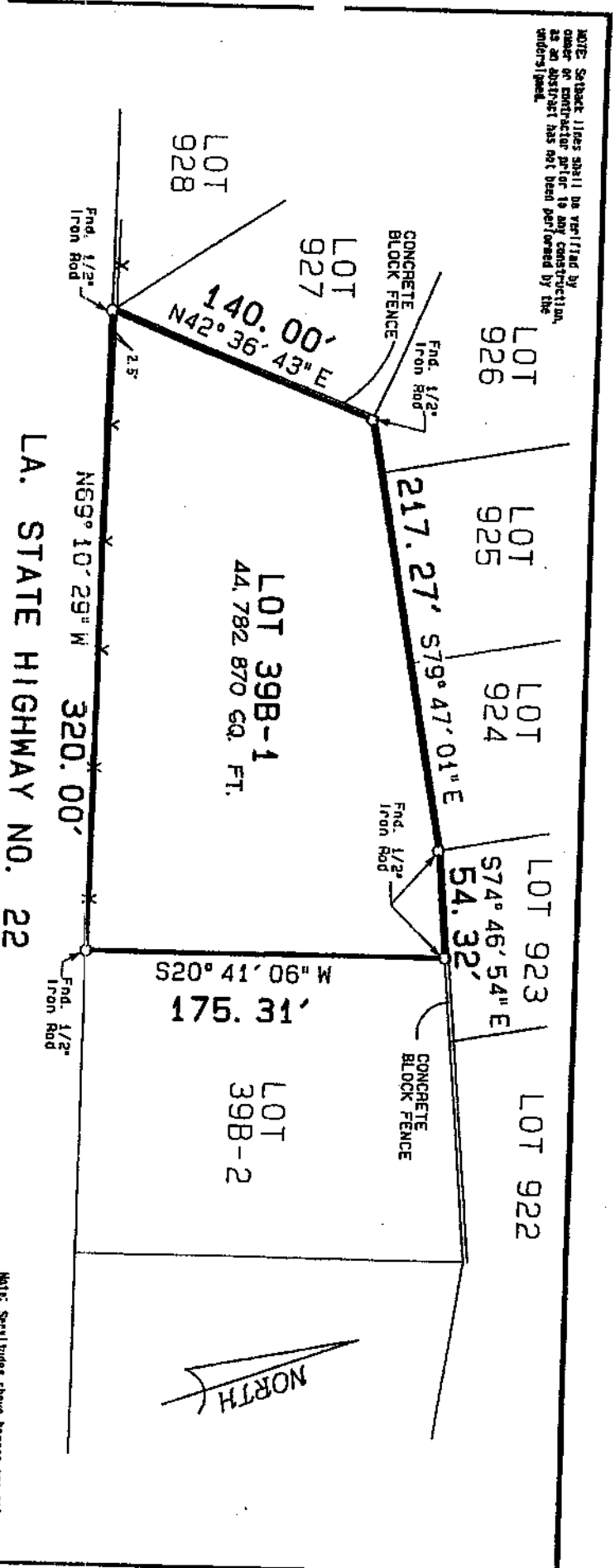
2018 ASSESSED VALUATION : **\$ 29,903**

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 30th day of NOVEMBER, 2018.



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.



SURVEY MAP OF
LOT 398-1, BEAU CHENE SUBDIVISION
 (RESUBDIVISION OF PARCEL 398 - SECT. 4)
 in
St. Tammany Parish, Louisiana
 for
MARLA REDMANN GARVEY, LAWRENCE D. GARVEY AND FIRST AMERICAN TITLE INSURANCE COMPANY

NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described herein is located in Flood Zone(s) _____ in accordance with the Flood Elevation of N/A _____ in accordance with Community Panel No. 225205 D240 E _____; Revised: AUGUST 16, 1995 File No. 96,0056

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL, AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE STATE OF LOUISIANA, DIVISION OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "A" SURVEY.

Drawn by: JEB
 Date: MARCH 6, 1996
 Revised:
 Scale: 1" = 80'

JOHN E. BONNEAU & ASSOCIATES, INC.
 Professional Land Surveyors • Planners and Consultants
 1011 N. CAUSEWAY BLVD., SUITE 34 • HANCOCKVILLE, LA. 70471 (504) 628-0808
 SLIDELL (504) 643-2508 • HANCOCKVILLE (504) 628-3546 • N. O. (504) 455-2042
 FAX NO. (504) 628-0057

JOHN E. BONNEAU
 Registered Professional Land Surveyor
 REG. NO. 4423
 STATE OF LOUISIANA

NOTE: Setback lines shown hereon are not necessarily exclusive. Setbacks 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.

This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.



**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 E. Bonneau & Associates, Inc. Survey No. 96193 dated March 6, 1996 and further identified as all that certain piece or portion of ground being Lot 39B-1 Beau Chene Subdivision located in Sections 33 and 38, Township 7 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 3rd day of December 2018.

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

Attachments:

Legal description, Map and Survey

Cc: Erin St. Pierre, Elections Division, Secretary of State

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining situated in Beau Chene Subdivision and being located in Sections 33 and 38, Township 7 South, Range 11 East, St. Tammany Parish, and being Lot 39B-1 BEAU CHENE SUBDIVISION, being a resubdivision of Parcel 39B as originally established on Map File No. 1071-B and in accordance with resubdivision map and plat of Roy P. Anslem, Inc. Registered Land Surveyor dated April 6, 1994, recorded in St. Tammany Parish as Map File No. 1223, furthermore particularly described according to a current survey of John E. Bonneau & Associates, Inc., dated March 6, 1996.