

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-4765

COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: DATA MANAGEMENT

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF COVINGTON ANNEXATION AND REZONING OF 0.6612 ACRES OF LAND MORE OR LESS FROM PARISH MD-1 MEDICAL RESIDENTIAL DISTRICT TO COVINGTON IH-MEDICAL SERVICES DISTRICT WHICH PROPERTY IS LOCATED AT PROPERTY IS LOCATED AT 19375 FOURTH STREET, BETWEEN SQUARES 42 & 59, TOWN OF MAILLEVILLE, SECTION 42, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST TAMMANY PARISH, LOUISIANA, WARD 3, DISTRICT 2.

WHEREAS, Covington is contemplating annexation of 0.6612 Acres and more or less owned by J.S. Akula, LLC, and located at Property is located at 19375 Fourth Street, between Squares 42 & 59, Town of Mailleville, Section 42, Township 7 South, Range 11 East, St Tammany Parish, Louisiana, Ward 3, District 2 (see attachments for complete description); and WHEREAS, the proposed annexation is consistent with the Annexation Agreement entered into by Covington and St. Tammany Parish effective November 27, 2006; and WHEREAS, the property requires rezoning from Parish MD-1 Medical Residential District to Covington IH-Medical Services District which is not an intensification of zoning.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to Concur/Not Concur with the Covington annexation and rezoning of 0.6612 Acres of land more or less, located at Property is located at 19375 Fourth Street, between Squares 42 & 59, Town of Mailleville, Section 42, Township 7 South, Range 11 East, St Tammany Parish, Louisiana from Parish MD-1 Medical Residential District to Covington IH-Medical Services District in accordance with the November 27, 2006 Annexation Agreement between the Parish and Covington. BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that the City of Covington review development proposals utilizing the applicable Parish Drainage Model and comply with Parish Drainage Regulations. BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that the City of Covington maintain the section of Edna Street that is being annexed, this thoroughfare shall remain open for public use and that St. Tammany Parish shall remove this portion of Edna Street from STP road inventory. BE IT FURTHER RESOLVED that the St. Tammany Parish Council requires that the City of Covington performs a Traffic Impact Analysis 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 1 DAY OF JANUARY, 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



**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](mailto:Thompson@stpgov.org)

Re: Administrative Comment

Date: January 11, 2017

Annexation staff #:CO2017-01

*The City of Covington is contemplating annexing 0.6612 acres, owned by J.S. Akula, LLC, located at 19375 4<sup>th</sup> Street, between Squares 42 & 59, Town of Mailleville, Section 42, Township 7 South, Range 11 East, St Tammany Parish, State of Louisiana, Ward 3, District 2.*

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







# St. Tammany Parish Government

Government that Works

## Annexation

City: Covington City Case No: 16-11-03Annex Staff Reference CO2017-01

Notification Date: 11/22/2016  Dead Line 1/11/2017  Priority 9 



Owner: J.S. Akula, LLC Ward 3 Council District: 2  Map

Location: Property is located at 19375 Fourth Street, between Squares 42 & 59, Town of Mailleville, Section 42, Township 7 South, Range 11 East, St Tammany Parish, Louisiana Parish Zoning MD-1 Medical Residential City Zoning: IH-Medical Services Subdivision: Mailleville

Existing Use: Not commercially develop  Developed  Intensification  Concur w/ City  Concur: \_\_\_\_\_

Size: 0.6612 Acres Population: \_\_\_\_\_

STR: Section 42, T-7-S, R-11 Annex Status: \_\_\_\_\_ Sales Tax: \_\_\_\_\_

Ordinance: \_\_\_\_\_ City Date: 12  Resolution: \_\_\_\_\_ Council Date: 12 

### City Actions

### Council Actions

CO2017-01 Notes Summary

**Public Works: Joey Lobrano**

The City of Covington shall maintain the section of Edna St. that is being annex and St Tammany Parish shall remove it from its inventory. The City of Covington shall keep the road open to public traffic.

**Engineering: Holly Thomas**

- No fill or drainage issues. Not in a critical drainage area.

No **Engineering/ Environmental Services: Jay Watson**

- No DES issues.
- Parish traffic requirements will apply for future developments.

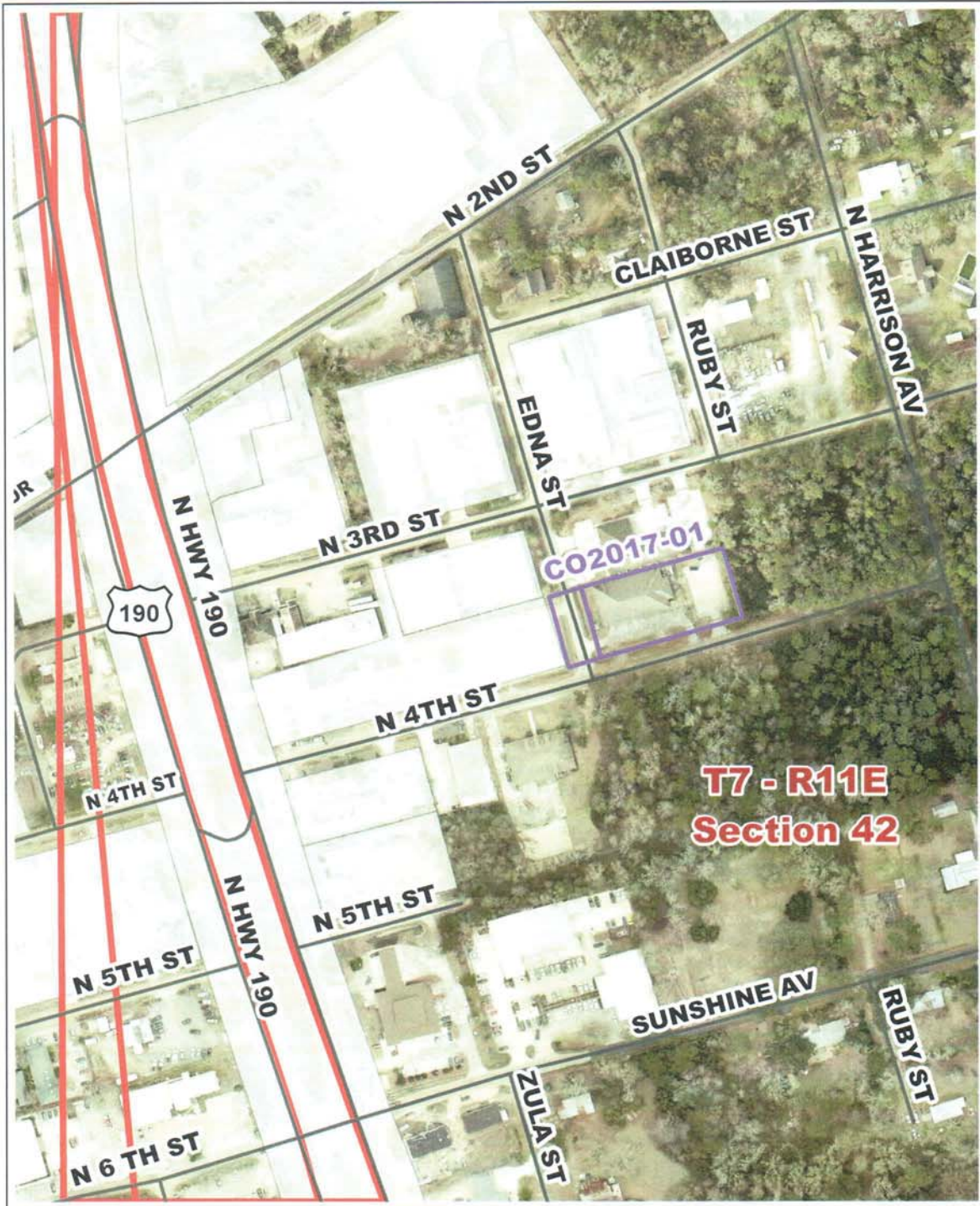
**Data Management: Bob Thompson**

Property is located in Covington GMA Area 3. There is a building located on the property, our vendor records indicate that no sales tax revenue has ever been generated on the property. If STP Council concurs with Annexation request and future Sales Tax revenue is generated, 100% of revenue shall be remitted to the City of Covington.

**Planning: Sidney Fontenot**

- The proposal is consistent with the Louisiana revised Statutes relative to annexation.
- The proposal is consistent with the applicable Sales tax and Growth management Agreements with the City of Covington.
- As no zoning classification is being applied to the right of way, the language of the resolution should be amended.



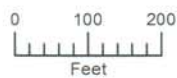


Covington Annexation  
CO2017-01



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

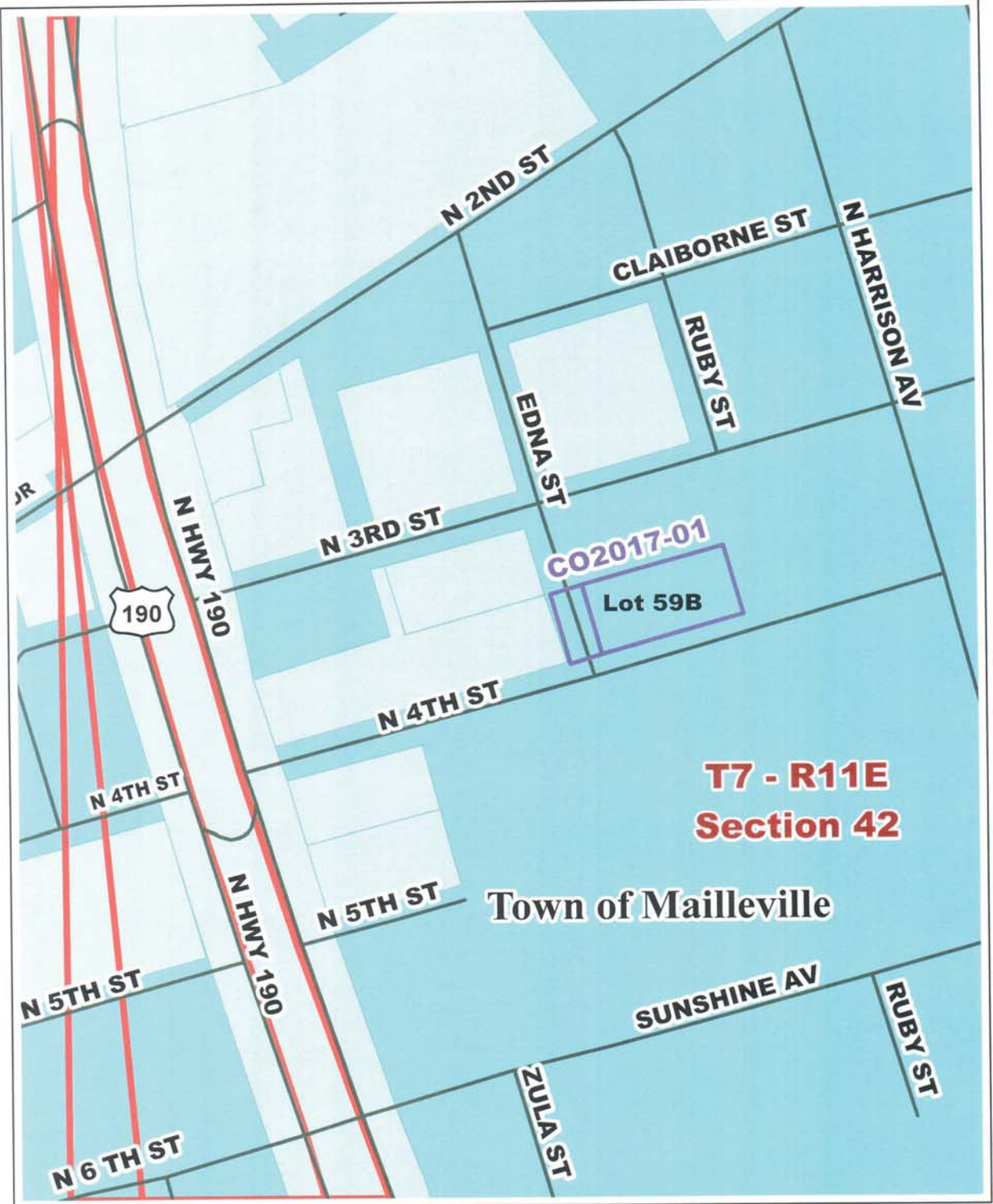
- Streets
- Streams
- Major Roads
- T/R Sections
- CO2017-01
- Covington



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) 2016. St. Tammany Parish, La. All rights Reserved.

Map Number: 2016abg-119 Date: 11/23/2016.



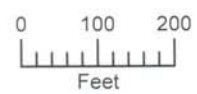


**Covington Annexation  
CO2017-01**



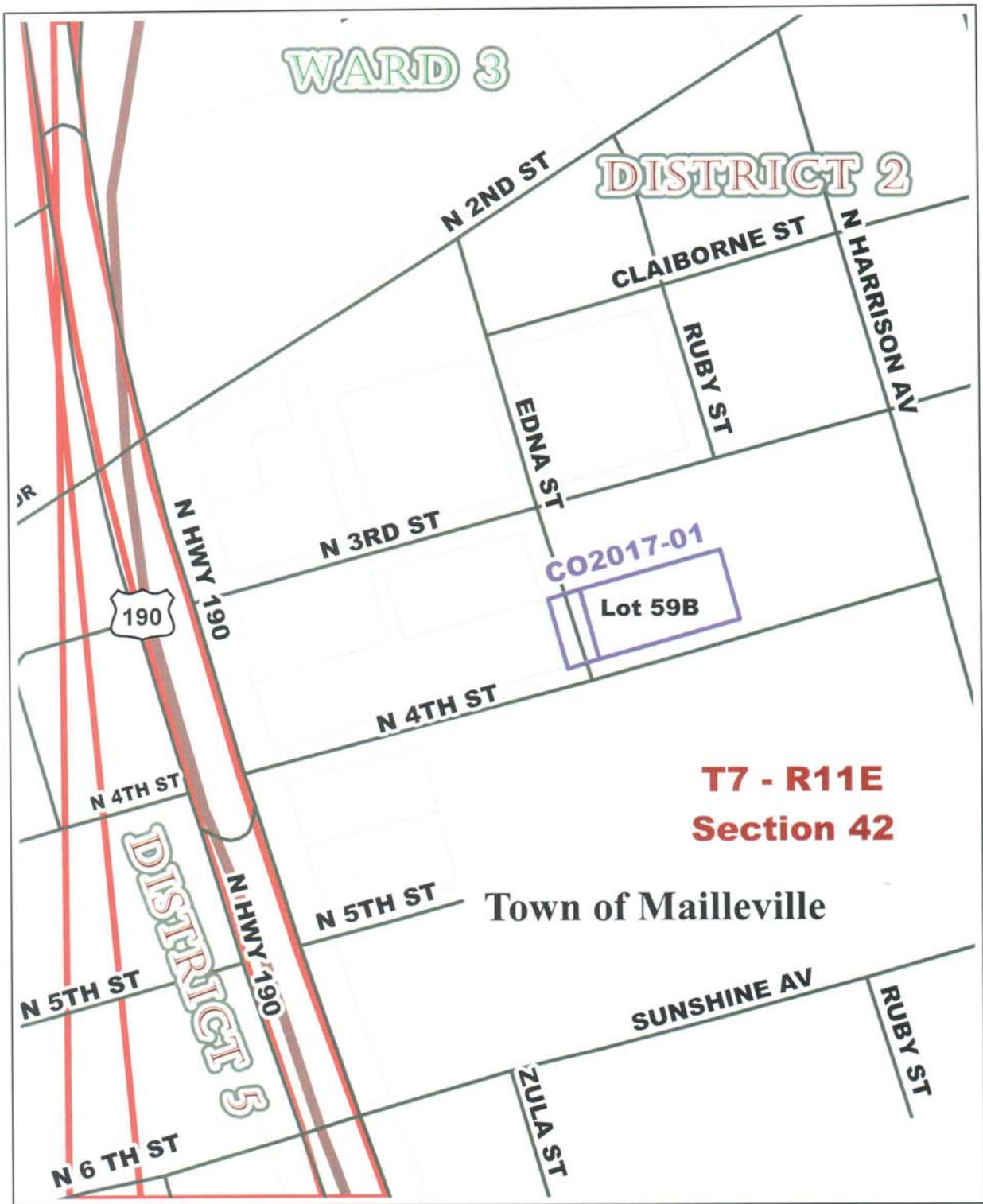
St. Tammany Parish Government  
P.O. Box 628  
Covington, LA 70434

- Streets
- Streams
- Major Roads
- T/R Sections
- CO2017-01
- Covington
- Covington GMA**
- Area 1
- Area 2
- Area 3



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Map Number: 2016abg-121 Date: 11/23/2016.

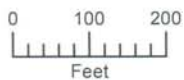


**Covington Annexation  
CO2017-01**



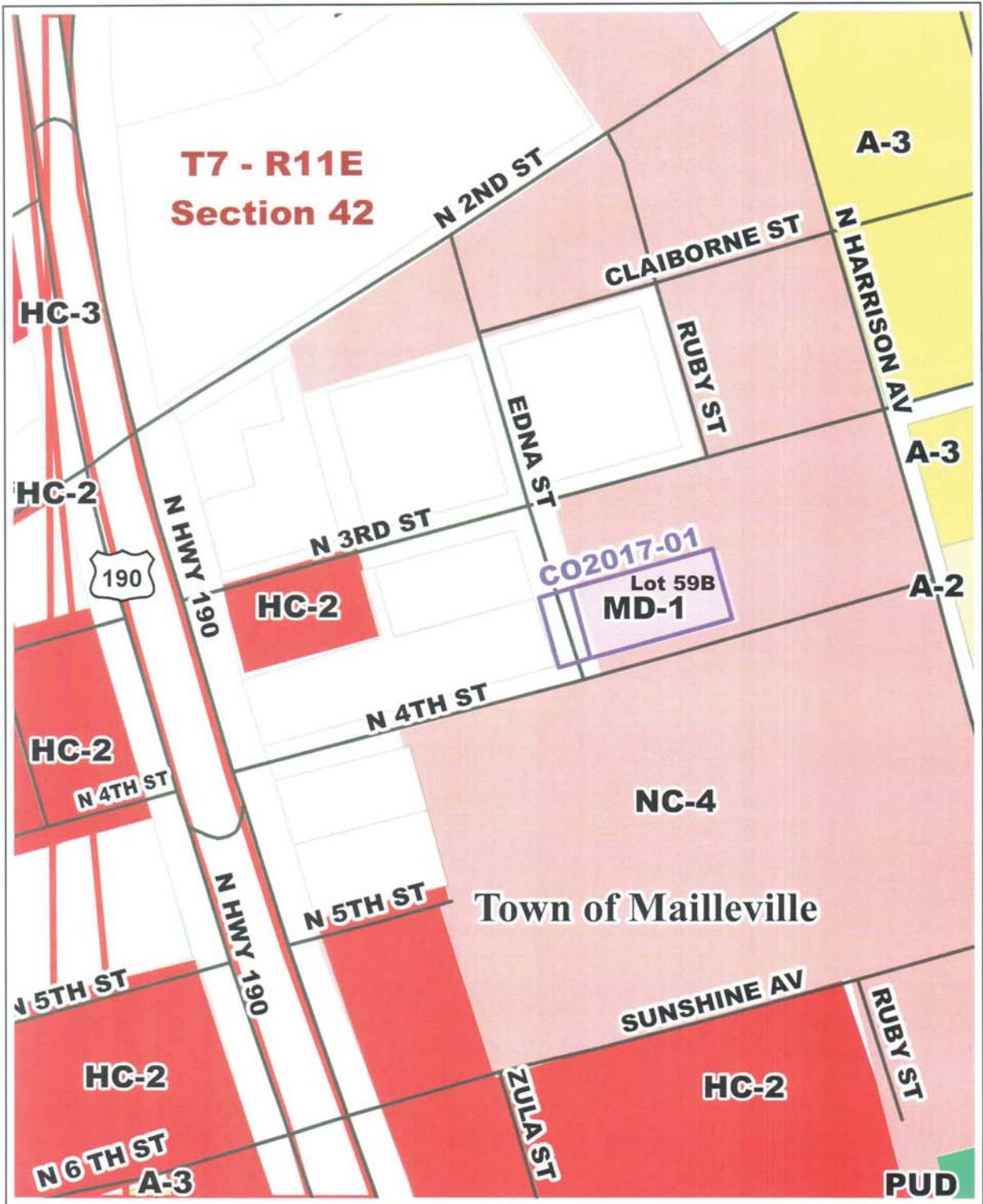
St. Tammany Parish Government  
P.O. Box 628  
Covington, LA 70434

- Streams
- Streets
- Major Roads
- T/R Sections
- Council Districts
- Wards
- CO2017-01
- Covington



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Map Number: 2016abg-120 Date: 11/23/2016.





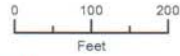
**Covington Annexation  
CO2017-01**



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

- Streams
- Streets
- Major Roads

- T/R Sections
- CO2017-01
- Covington



Map Number: 2016abg-122 Date: 11/23/2016.

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



MIKE COOPER  
Mayor

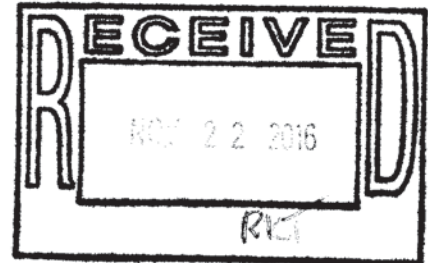
November 7, 2016

002017-01  
**CITY OF COVINGTON**

317 North Jefferson Avenue  
Post Office Box 778  
Covington, Louisiana 70434  
phone 985.892.1811  
fax 985.898.4723  
www.covla.com

**CERTIFIED MAIL**  
**7013 1090 0002 4348 0785**  
**RETURN RECEIPT REQUESTED**

Sidney Fontenot  
St. Tammany Parish  
Planning Director  
21490 Koop Drive  
Mandeville, LA 70471



Re: Notice of Receipt of Annexation Petition  
Property Owner – JS Akula, LLC.  
Zoning Case No. 16-11-03ANNEX

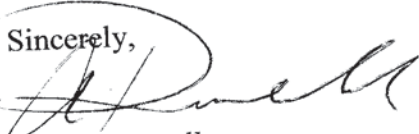
Dear Mr. Fontenot:

Attached please find copies of the application, survey, legal description, tax bill, and the Certificate of Registrar of Voters.

The annexation request is scheduled to be on the Zoning Commission's agenda for November 21, 2016

If you have any questions, please feel free to contact our office at (985) 867-1214.

Sincerely,

  
Ashley Russell  
Planning and Zoning Department

Attachments

cc: Robert Thompson, Special Revenue Manager  
Donald Henderson, Council Administrator  
James A. "Red" Thompson, District 3  
Darrell Guillot, Chief, St. Tammany Fire District #12  
Bonnie D. Champagne, Council Clerk

JERRY L. CONER  
Councilman, District "B"

MARK WRIGHT  
Councilman, District "C"

LARRY ROLLING  
Councilman, District "D"

RICK SMITH  
Councilman, District "E"

LEE S. ALEXIUS  
Councilman-at-Large

R. S. "SAM" O'KEEFE  
Councilman-at-Large

JOHN CALLAHAN  
Councilman, District "A"



## ANNEXATION REQUEST APPLICATION

City of Covington

### Petition for Annexation

Name JS Akula, L.L.C.

Mailing Address P.O. Box 850715, New Orleans, LA 70185

Address of Property Proposed for Annexation 19375 Fourth Street

Covington, LA 70433

Current Zoning of Property Proposed for Annexation MD-1 Medical Residential District

Current Status of Property: Check all that apply.

Resident Property Owner       Renter  
 Non-Resident Property Owner       Registered Voter

Names of all registered voters in your household:

N/A

Voting Location (School Name, fire station number, etc.)  
N/A

General Zoning Preference: Please indicate the zoning classification(s) requested. For example - CN- Neighborhood Commercial District. IH-Medical Services

Proposed land use for annexation property (Check one or more):

Single-Family Residential       Institutional  
 Multi-Family Residential       Industrial  
 Commercial       Planned District





# ANNEXATION REQUEST APPLICATION

## City of Covington

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 Non-Resident Property Owner       Registered Voter

Names of all registered voters in your household:

N/A

Voting Location (School Name, fire station number, etc.)  
N/A

General Zoning Preference: Please indicate the zoning classification(s) requested. For example - CN- Neighborhood Commercial District. IH-Medical Services

Proposed land use for annexation property (Check one or more):

Single-Family Residential       Institutional  
 Multi-Family Residential       Industrial  
 Commercial       Planned District



## ANNEXATION REQUEST APPLICATION

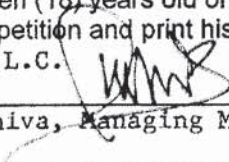
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I hereby petition to have the property owned and/or occupied by me to be annexed into the City of Covington and subsequently zoned.

Everyone eighteen (18) years old or older in your household in favor of annexation should sign this petition and print his/her name next to his/her signature.

JS Akula, L.L.C.

By:

  
\_\_\_\_\_  
Dr. Akula Shiva, Managing Member

(If a corporation owns the property sought to be annexed, attach a corporate resolution authorizing the person signing the petition for annexation and provide the name and address of the registered agent for service of process of the corporation.)

04-01-11

**JOHN G. CUMMINGS & ASSOCIATES**  
**PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI**  
**503 NORTH JEFFERSON AVENUE**  
**COVINGTON, LA 70433**  
**(985) 892-1549 OFFICE** **(985) 892-9250 FAX**

**DESCRIPTION**  
**Edna Street**

A portion of Edna Street located between Squares 42 & 59, Town of Mailleville, located in Section 42, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from a ½ inch iron rod set the intersection of the North Side of 4<sup>th</sup> Street and the East side of Edna Street at the Southwest Corner of Square 59 being the **POINT OF BEGINNING**,

Thence South 73 degrees 06 minutes 48 seconds West 53.86 feet to a ½ inch iron rod found at the Southeast Corner of Square 42 on the West Side of Edna Street,  
Thence North 15 degrees 02 minutes 10 seconds West 120.30 feet along the East Line of Square 42 and the West Side of Edna Street to a 1 inch iron pipe found,  
Thence North 73 degrees 27 minutes 02 seconds East 54.49 feet to a ½ inch iron rod found on the West Line of Square 59 and East Side of Edna Street,  
Thence South 14 degrees 43 minutes 49 seconds East 120.0 feet along the West Line of Square 59 and the East Side of Edna Street to the **POINT OF BEGINNING**, containing 6,505 Square Feet.

  
\_\_\_\_\_  
John G. Cummings, P.L.S.



16265-ES



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

Louis Fitzmorris  
Assessor

St. Tammany Parish Justice Center  
781 North Columbia Street • Covington, Louisiana 70438

**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:

2015 Tax Roll - Assessment Number 107-011-3190

OWNERS: JS AKULA, LLA  
P.O. Box 850715  
New Orleans, LA 70185

PROPERTY DESCRIPTION: **2015 TAX ROLL**

LOT 59B a/k/a S. ½ SQ 59 MAILLEVILLE CB 1068 241  
INST NO 937436 INST NO 1062010 INST NO 1063403 INST NO  
1063602 INST NO 1434568 INST NO 1436805 INST NO 1436807  
INST NO 1442165 INST NO 1437254 INST NO 1437256 INST NO  
1437258 INST NO 1438444 INST NO 1449451 INST NO 1438466  
INST NO 1438456 INST NO 1439285 INST NO 1439598 INST NO  
1439601 INST NO 1449443 INST NO 1580170 INST NO 1442664  
INST NO 1514268 INST NO 1751758 INST NO 1754967 INST NO  
1754970

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

<b>2015 VALUATION:</b>	Land	-	12,000
	Improvements	-	<u>58,195</u>
<b>TOTAL ASSESSED VALUATION</b>			<b>70,195</b>

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

Covington, Louisiana this the 27th day of January, 2016.

LOUIS FITZMORRIS, Assessor  
TROY DUGAS, Chief Deputy Assessor

**ST. TAMMANY PARISH  
REGISTRAR OF VOTERS**



M. DWAYNE WALL, CERA  
REGISTRAR

**STATE OF LOUISIANA  
PARISH OF ST. TAMMANY**

**CERTIFICATE OF REGISTRAR OF VOTERS**

I, the undersigned Registrar of Voters for the Parish of St. Tammany, State of Louisiana, do hereby certify that the property described in the attached Survey by D & S Surveyors, Inc., Survey Job No. 97120A dated November 17, 1997 and further identified as that certain piece or parcel of ground, together with all the buildings, component parts therein and improvements containing 28,800 sq. ft. The property is also known as LOT 59-B of the South Half of Square Number Fifty-Nine (59) fronting on the Northside of 4<sup>th</sup> Street situated in Sections 42, 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 2<sup>nd</sup> day of February, 2016.

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

**Attachments:**

Legal description, Map and Survey

Cc: Joanne Reed





MIKE COOPER  
Mayor

**CITY OF COVINGTON**  
PLANNING AND ZONING OFFICE  
317 North Jefferson Avenue  
Post Office Box 778  
Covington, Louisiana 70434  
phone 985.867.1214  
fax 985.273.3014  
email P&Z@covla.com  
website www.covla.com

## OWNERSHIP CERTIFICATION

STATE OF LOUISIANA, PARISH OF ST. TAMMANY

BE IT KNOWN, that on this \_\_\_\_ day of September, in the year of Our Lord two thousand and sixteen ( 2016 ),

BEFORE ME, the undersigned notary public, duly commissioned and qualified in and for the Parish and State aforesaid, and in the presence of the witnesses hereinafter named and undersigned,

**PERSONALLY CAME AND APPEARED:**

JS Akula, L.L.C., appearing herein AND \_\_\_\_\_  
through Shiva Akula, Managing Member

Who declared to me, Notary, that it \_\_\_\_\_ is (are) the registered owner(s) of Lot, ~~Square~~ 59-B, the same having been acquired by act of sale dated various 08 / 2012, and recorded in Instrument # 1870598, Registry # 2170553 of the records of St. Tammany Parish, Louisiana.

Affiant(s) further declared to me, Notary, that \_\_\_\_\_ is (are) the registered owner(s) of Lot, Square \_\_\_\_\_, the same having been acquired by act of sale dated \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_, and recorded in Instrument # \_\_\_\_\_, Registry # \_\_\_\_\_ of the records of St. Tammany Parish, Louisiana.

Affiant(s) further declared that ~~they reside on their respective property and that~~ all of the information contained in the City of Covington Application titled Annexation Request filed by JS Akula, L.L.C. is true and correct to the best of their knowledge. Application

THUS DONE AND SIGNED at New Orleans, Louisiana, in the presence of the undersigned competent witnesses, who have hereunto signed their names with the parties, and me, Notary, the day, month and year first above written.

**WITNESSES:**

Lindsay M. Reynolds  
Lindsay M. Reynolds  
[Signature]  
[Signature]

By: JS Akula, L.L.C.  
[Signature]  
Property Owner  
Dr. Shiva Akula, Managing Member

Property Owner  
[Signature]  
ATTORNEY/NOTARY PUBLIC

**ANNEXATION REQUEST APPLICATION**

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Dr. Akula Shiva, Managing Member

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04-01-11

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**PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI**  
**503 NORTH JEFFERSON AVENUE**  
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John G. Cummings, P.L.S.



16265-ES



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

Louis Fitzmorris  
Assessor

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

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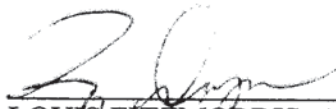
LOT 59B a/k/a S. 1/2 SQ 59 MAILLEVILLE CB 1068 241  
INST NO 937436 INST NO 1062010 INST NO 1063403 INST NO  
1063602 INST NO 1434568 INST NO 1436805 INST NO 1436807  
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INST NO 1438456 INST NO 1439285 INST NO 1439598 INST NO  
1439601 INST NO 1449443 INST NO 1580170 INST NO 1442664  
INST NO 1514268 INST NO 1751758 INST NO 1754967 INST NO  
1754970

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

<b>2015 VALUATION:</b>	Land	-	12,000
	Improvements	-	<u>58,195</u>
<b>TOTAL ASSESSED VALUATION</b>			<b>70,195</b>

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

Covington, Louisiana this the 27th day of January, 2016.

  
\_\_\_\_\_  
LOUIS FITZMORRIS, Assessor  
TROY DUGAS, Chief Deputy Assessor



**ST. TAMMANY PARISH  
REGISTRAR OF VOTERS**



M. DWAYNE WALL, CERA  
REGISTRAR

**STATE OF LOUISIANA  
PARISH OF ST. TAMMANY**

**CERTIFICATE OF REGISTRAR OF VOTERS**

I, the undersigned Registrar of Voters for the Parish of St. Tammany, State of Louisiana, do hereby certify that the property described in the attached Survey by D & S Surveyors, Inc., Survey Job No. 97120A dated November 17, 1997 and further identified as that certain piece or parcel of ground, together with all the buildings, component parts therein and improvements containing 28,800 sq. ft. The property is also known as LOT 59-B of the South Half of Square Number Fifty-Nine (59) fronting on the Northside of 4<sup>th</sup> Street situated in Sections 42, 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 2<sup>nd</sup> day of February, 2016.

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: Joanne Reed



MIKE COOPER  
Mayor

**CITY OF COVINGTON**  
PLANNING AND ZONING OFFICE  
317 North Jefferson Avenue  
Post Office Box 778  
Covington, Louisiana 70434  
phone 985.867.1214  
fax 985.273.3014  
email P&Z@covla.com  
website www.covla.com

## OWNERSHIP CERTIFICATION

STATE OF LOUISIANA, PARISH OF ST. TAMMANY

BE IT KNOWN, that on this \_\_\_\_ day of September, in the year of Our Lord two thousand and sixteen ( 2016 ),

BEFORE ME, the undersigned notary public, duly commissioned and qualified in and for the Parish and State aforesaid, and in the presence of the witnesses hereinafter named and undersigned,

**PERSONALLY CAME AND APPEARED:**

JS Akula, L.L.C., appearing herein AND \_\_\_\_\_  
through Shiva Akula, Managing Member

Who declared to me, Notary, that it \_\_\_\_\_ is (are) the registered owner(s) of Lot, ~~Square~~ 59-B, the same having been acquired by act of sale dated various 08 / 2012, and recorded in Instrument # 1870598, Registry # 2170553 of the records of St. Tammany Parish, Louisiana.

Affiant(s) further declared to me, Notary, that \_\_\_\_\_ is (are) the registered owner(s) of Lot, Square \_\_\_\_\_, the same having been acquired by act of sale dated \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_, and recorded in Instrument # \_\_\_\_\_, Registry # \_\_\_\_\_ of the records of St. Tammany Parish, Louisiana.

Affiant(s) further declared that ~~they reside on their respective property and that~~ all of the information contained in the City of Covington Application titled Annexation Request filed by JS Akula, L.L.C. is true and correct to the best of their knowledge. Application

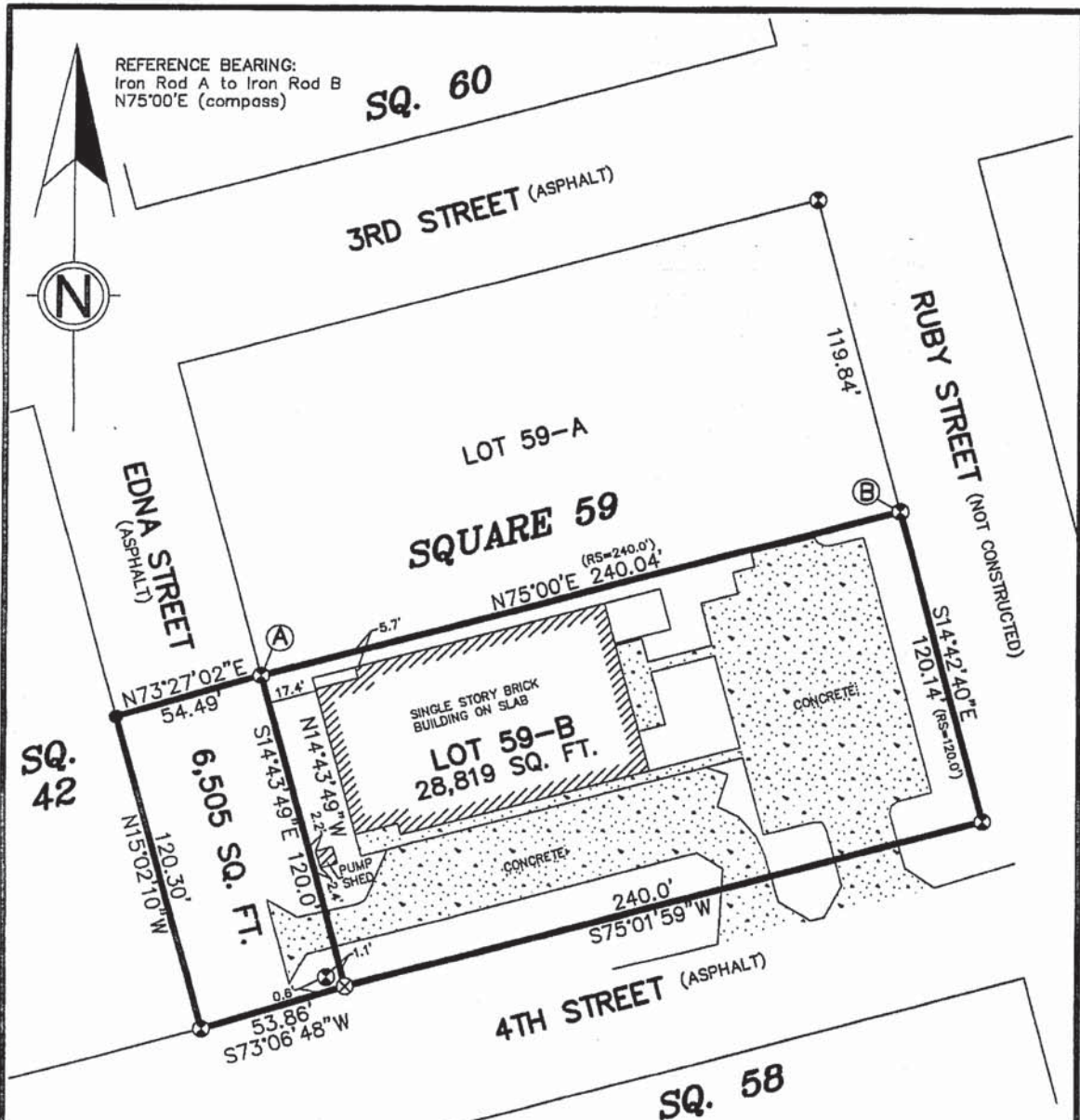
**THUS DONE AND SIGNED** at New Orleans, Louisiana, in the presence of the undersigned competent witnesses, who have hereunto signed their names with the parties, and me, Notary, the day, month and year first above written.

**WITNESSES:**

Lindsay M. Reynolds  
Lindsay M. Reynolds  
[Signature]  
[Signature]

By: [Signature]  
JS Akula, L.L.C.  
**Property Owner**  
Dr. Shiva Akula, Managing Member

[Signature]  
**Property Owner**  
**ATTORNEY/NOTARY PUBLIC**



NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0230 C, dated October 17, 1989.
2. Building Setback Lines must be verified by St. Tammany Parish Planning Department.

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.

- LEGEND
- = 1" IRON PIPE FOUND
  - ⊙ = 1/2" IRON ROD FOUND
  - ⊗ = 1/2" IRON ROD SET
  - RS = REFERENCE SURVEY

REFERENCE SURVEY:

Survey for Welch Properties, Inc. by Wayne R. Simkin, Surveyor, dated November 17, 1997, filed St. Tammany Parish Clerk of Court Map File No. 1577.

(985) 892-1549

**John G. Cummings and Associates**  
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: *JS Akula, LLC*

SHOWING A SURVEY OF: LOT 59-B, SQUARE 59 AND A PORTION OF EDNA STREET, TOWN OF MAILLEVILLE, LOCATED IN SECTION 42, TOWNSHIP 7 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 IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

*John G. Cummings*  
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 50'

JOB NO. 16265

DATE: 9-12-2016

REVISED: