

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-5014

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: DATA MANGEMENT

RESOLUTION TO CONCUR/NOT CONCUR WITH THE VILLAGE OF FOLSOM ANNEXATION AND REZONING OF 40.76 ACRES OF LAND, MORE OR LESS, FROM PARISH A-1 (SUBURBAN DISTRICT) TO VILLAGE OF FOLSOM A-2 (LOW DENSITY RESIDENTIAL DISTRICT) WHICH PROPERTY IS LOCATED AT SECTION 9, TOWNSHIP 5 SOUTH, RANGE 10 EAST, ST TAMMANY PARISH, LOUISIANA, WARD 2, DISTRICT 3. FO2018-01

WHEREAS, the Village of Folsom is contemplating annexation of 40.76 Acres and more or less owned by Jack Menheim, and located at Section 9, Township 5 South, Range 10 East, St Tammany Parish, Louisiana, Ward 2, District 3 (see attachments for complete description); and

WHEREAS, the proposed annexation is consistent with the Annexation Agreement entered into by the Village of Folsom and St. Tammany Parish effective April 1, 2013; and WHEREAS, the property requires rezoning from Parish A-1 (Suburban District) to Village of Folsom A-2 (Low Density Residential District) which is not an intensification of zoning; and

WHEREAS, the property is currently undeveloped and is located in Sales Tax District 3, Area 1 of the Growth Management and Revenue Sharing Agreement.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to Concur/Not Concur with the Village of Folsom annexation and rezoning of 40.76 Acres of land more or less, located at Section 9, Township 5 South, Range 10 East, St Tammany Parish, Louisiana from Parish A-1 (Suburban District) to Village of Folsom A-2 (Low Density Residential District) in accordance with the April 1, 2013 Annexation Agreement between the Parish and the Village of Folsom.

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that the Village of Folsom be aware that the property is in a Flood Zone for the Morgan Branch of the Bogue Falaya River and requires review of development proposals utilizing the applicable Drainage Model and compliance with the Parish Drainage Regulations.

BE IT FURTHER RESOLVED that the St. Tammany Parish Council requires that the Village of Folsom 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.

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that the Village of Folsom share in the cost of maintaining portions N Morgan Road (R02G010), Quaglino Road Lateral (D02GW01013) and half frontage on Blue Bird Lane (R02G019).

BE IT FURTHER RESOLVED that the St. Tammany Parish Council recognizes that there are no current concerns regarding traffic issues, however future development may require that the Village of Folsom perform 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 7 DAY OF JUNE , 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



**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:

[rthompson@stpgov.org](mailto:rthompson@stpgov.org)

Re: Administrative Comment

Date: 5/14/2018

Annexation staff #: FO2018-01

**The village of Folsom** is contemplating annexation of **40.76** Acres owned by **Jack MenHeim**. Property is located at **Section 9 Township -5- South, Range -10-East.**

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



**St. Tammany Parish Government**  
Government that Works

**Annexation**

City:	Folsom	City Case No:		Staff Reference	FO2018-01
Notification Date:	4/25/2018	Dead Line	5/16/2018	Priority	1
Owner:	Jack Menheim	Ward	2	Council District:	3
Location:	Section 9, Township 5 South, Range 10 East, St Tammany Parish, Louisiana	Parish Zoning	A-1 Suburban		
		City Zoning:	A-2: Low Density Residential		
		Subdivision:			
Existing Use:	Unimproved	<input type="checkbox"/> Developed	<input type="checkbox"/> Intensification	<input type="checkbox"/> Concur w/ City	
Size:	40.76 Acres	Population:		Concur:	
STR:	Sect 9, T-5-S, R-10-E	Annex Status:		Sales Tax:	
<b>City Actions</b>			<b>Council Actions</b>		
Ordinance:		City Date:		Resolution:	
				Council Date:	

FO2018-01: STP Department notes:

Date	Department	Originator	Note
5/11	Planning	S Fontenot	<p>The proposal is consistent with the Louisiana Revised Statutes relative to annexation.</p> <p>The proposal is consistent with the Folsom Annexation and Growth Management Agreements</p> <p>The proposal is not an intensification of zoning.</p>
5/11	Public Works	J Lobrano	<p>This annexation abuts 4 items in parishes Maintenance system and with this annexation the Town of Folsom will have majority frontage on N Morgan Rd R02G010, Quaglino Rd R02G013, Quaglino Rd Lateral D02GW01013 and half frontage on Blue Bird Ln R02G019. we need to discuss how they will share or completely take these roads in their system</p>
5/8/2018	Engineering	H Thomas	<p>Should this property be annexed, the St. Tammany Parish Council request that the City of Folsom be aware that the property is in a Flood Zone for the Morgan Branch of the Bogue Falaya River and require review of development proposals utilizing the applicable Drainage Model and compliance with the Parish Drainage Regulations.</p>
5/7/2018	Engineering	J Watson	<p>There are no traffic issues.</p>
5/7/2018	Environmental	J Watson	<p>There are no DES issues.</p>
5/9/2018	Data management	B Thompson	<p>Note: Property is located in Area1 of GMA. Property is currently undeveloped, if in the future, it is ever commercially developed (retail business generating Sales Tax Revenue) all sales tax District 3 Sales Tax Revenue will be remitted 100% to the Village of Folsom (Per GMA Agreement).</p>
5/7/2018	Legal	T Taranto	<p>Noticed there is no assessor or registrar certificates of registered voters/property owners as referenced in La R.S. 33:172, et seq. However, given the nature of the property, I am assuming that there are no resident property owners or registered votes in the area, and section A(1)(c) of the statute would apply ("so long as the petition contains the written assent of each nonresident property owner of each tract, lot, or parcel in the area proposed for annexation").</p> <p>Also, is the stream shown on the GIS map in our maintenance system?</p>

5/8/2018		B Thompson	Informed owner and village of Folsom that processing of Annexation is on hold until assessor and Voter registration documents are received.
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ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. **FO2018-01**

COUNCIL SPONSOR: S. MICHELE BLANCHARD/ PAT BRISTER PROVIDED BY: DATA MANAGEMENT

RESOLUTION TO CONCUR/NOT CONCUR WITH THE VILLAGE OF FOLSOM ANNEXATION AND REZONING OF 40.76 ACRES OF LAND MORE OR LESS FROM PARISH A-1 SUBURBAN DISTRICT TO VILLAGE OF FOLSOM A-2: LOW DENSITY RESIDENTIAL DISTRICT WHICH PROPERTY IS LOCATED AT SECTION 9, TOWNSHIP 5 SOUTH, RANGE 10 EAST, ST TAMMANY PARISH, LOUISIANA, WARD 2, DISTRICT 3.

WHEREAS, the Village of Folsom is contemplating annexation of 40.76 Acres and more or less owned by Jack Menheim, and located at Section 9, Township 5 South, Range 10 East, St Tammany Parish, Louisiana, Ward 2, District 3 (see attachments for complete description); and

WHEREAS, the proposed annexation **is/is not** consistent with the Annexation Agreement entered into by the Village of Folsom and St. Tammany Parish effective April 1, 2013; and

WHEREAS, the property requires rezoning from Parish A-1 Suburban District to Village of Folsom A-2: Low Density Residential District which **is not** 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 Village of Folsom.*

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to **Concur/Not Concur** with the Village of Folsom annexation and rezoning of 40.76 Acres of land more or less, located at Section 9, Township 5 South, Range 10 East, St Tammany Parish, Louisiana from Parish A-1 Suburban District to Village of Folsom A-2: Low Density Residential District in accordance with *the April 1, 2013 Annexation Agreement between the Parish and the Village of Folsom.*

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that the Village of Folsom be aware that the property is in a Flood Zone for the Morgan Branch of the Bogue Falaya River and requires review of development proposals utilizing the applicable Drainage Model and compliance with the Parish Drainage Regulations.

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BE IT FURTHER RESOLVED that the St. Tammany Parish Council recognizes that there are no current concerns regarding traffic issues, however future development may require that the Village of Folsom perform 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:

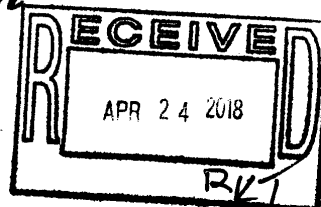
THIS RESOLUTION WAS DECLARED ADOPTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

\_\_\_\_\_  
S. MICHELE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, CLERK OF COUNCIL (FO2018-01)

*Village of Folsom*



*Mayor - Lance Willie*

*Alderwoman - Paulette Lee  
Alderwoman - Jill Mathies  
Ronnie "Beau" Killingsworth -  
Chief of Police*

*Andree Core - Municipal Clerk  
Delbert Talley - Village Attorney  
Alderman - George Garrett*

March 2, 2018

Councilman James A. Thompson  
Attn: Don Henderson, Council Administrator  
P. O. Box 628  
Mandeville, LA 70434

CC: Robert K. Thompson, Special Revenue Manager  
CC: Sidney Fontenot, Planning Director

Dear Councilman Thompson,

The Village of Folsom is requesting annexation of the following property:  
40.76 total acres with 37.04 acres for development on west side of the Village off Hwy 40  
between N. Morgan Road, Quaglino Road, and Bluebird Road.

Owner proposes to have property zoned as A-2 for 3 - 5 acre "Mini Farms" (included in  
Information for Proposed Annexation), property description, survey, and proof of ownership.

Sincerely,

Lance Willie, Mayor

*An Equal Opportunity Employer*

82378 June Street, Folsom, Louisiana 70437

985-796-5607 / 985-796-5017 Fax



CASH SALE DEED

UNITED STATES OF AMERICA \* BPG FARM, LLC
\*
STATE OF LOUISIANA \* TO
\*
PARISH OF ST. TAMMANY \* 110 CAPITAL POOL 1, LLC
\*

\*\*\*\*\*

BE IT KNOWN, that on the dates hereinafter setforth.

BEFORE the undersigned Notaries Public, duly commissioned and qualified, and in the presence of the witnesses hereinafter named and undersigned, personally came and appeared:

BPG FARM, LLC (TIN#XX-XXX-\_\_\_\_), a Louisiana Limited Liability Company, appearing herein through Susan Q. Cortello, its duly authorized Sole Member, pursuant to certificate of authority attached hereto, its mailing address being: 1728 30th Avenue Drive NE Hickory, NC 28601

hereinafter designated as "vendor" who declared that for the consideration and upon the terms and conditions hereinafter expressed, said vendor has bargained and sold, and does by these presents grant, bargain sell, assign, transfer, deliver, and abandon and set over under all lawful warranties and with substitution and subrogation to all rights and actions of warranty against all preceding owners and vendors, unto:

110 CAPITAL POOL 1, LLC, (TIN#XX-XXX4006) a Louisiana Limited Liability Company, appearing herein through Jack J. Mendheim, its duly authorized Member, pursuant to Certificate of Authority recorded at COB Instrument No. 1801993 of the records of St. Tammany Parish, its mailing address being: 221 St. Ann Drive, Suite 1, Mandeville, Louisiana 70471

hereinafter designated as "purchaser", here present, accepting and purchasing for themselves, their heirs, successors and/or assigns, and acknowledging delivery and possession of the following described property, to-wit:

THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions and appurtenances thereunto belonging or in anywise appertaining being situated in Section 9, Township 5 South, Range 10 East, St. Tammany Parish, Louisiana, as shown on the survey by John G. Cummings & Associates dated September 22, 2017 and more fully described as follows:

From the Quarter Section Corner common to Sections 9 and 10 of the above Township and Range, go South 00 degrees 19 min. 05 seconds East 60.91 feet to the Point of Beginning.

From the Point of Beginning, continue South 00 degrees 19 min. 05 seconds East 599.73 feet; thence South 32 degrees 16 min. West 2666.82 feet to a 5/8 inch iron rod; thence North 00 degrees 30 min. 09 seconds West 624.01 feet to a 1/2 inch iron rod; thence North 89 degrees 12 min. 56 seconds East 545.31 feet to an iron rod; thence South 78 degrees 46 min. 59 seconds East 109.93 feet to an iron rod; thence North 89 degrees 32 min. 46 seconds East 2000.28 feet to the Point of Beginning.

St. Tammany Parish 33
Instrument #: 2086854
Registry #: 2531991 bde
11/13/2017 3:06:00 PM
ME CB X MI UCC

Being a portion of the same property acquired by BPG Farm, LLC from PJQ Farm, LLC by Act of Transfer dated November 15, 2006 of record at CIN 1605651 of the records of St. Tammany Parish.

**VENDOR RESERVES ALL MINERAL RIGHTS IN AND TO THE SUBJECT PROPERTY BUT WAIVES ALL SURFACE RIGHTS.**

And for the same consideration recited herein, the Vendor has bargained and sold, and does by these presents grant, bargain sell, quitclaim, assign, transfer, deliver, and abandon and set over without warranty of title, but with substitution and subrogation to all rights and actions of warranty against all preceding owners and vendors, unto purchaser, the following described property, to-wit:

**A CERTAIN PIECE OR PORTION OF GROUND, situated in Section 9, Township 5 South, Range 10 East, St. Tammany Parish, Louisiana, and more fully described as follows:**

From an iron pipe located at the Quarter Section Corner common to Sections 9 and 10, Township 5 South, Range 10 East, which is the Point of Beginning, go South 00 degrees 19 min. 05 seconds East 60.91 feet; thence South 89 degrees 32 min. 46 seconds West 2014.52 feet; thence North 78 degrees 46 min. 59 seconds West 109.93 feet; thence South 89 degrees 12 min. 56 seconds East 545.31 feet; thence North 73 degrees 17 min. 08 seconds West 16.26 feet; thence North 00° 30 min. 09 seconds West 60.0 feet to the North line of Quagfino Road; thence recommence at the Point of Beginning and go South 89 degrees 45 min. West 1334.1 feet; thence South 89 degrees 43 min. West 666.35 feet; North 20 degrees 33 min. West 24.1 feet; thence South 89 degrees 27 min. West 644.33 feet; thence North 71 degrees 51 min. West 423.44 feet more or less to the point heretofore set on the North line of Quagfino Road.

Being a portion of the road dedicated according to the survey by Land Surveying, Inc. date January 23, 1980, Map File 69GB of the records of St. Tammany Parish.

**VENDOR RESERVES ALL MINERAL RIGHTS IN AND TO THE SUBJECT PROPERTY BUT WAIVES ALL SURFACE RIGHTS.**

**"AS IS" WAIVER OF REDHIRTION**

"As a material and integral consideration for the execution of this act of sale by Vendor, Purchaser waives and releases Vendor from any and all claims and/or causes of action to which Purchaser may have or hereafter may be otherwise entitled, based on vices or defects in the Property or any improvements or component parts, 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 the diminution of purchase price pursuant to Louisiana Civil Code Articles 2541, et seq., or fit fitness for Purchaser's ordinary use pursuant to Civil Code Article 2524, et seq. Purchaser further assumes the risk of all vices and defects in the Property and all improvements and component parts thereof, whether these vices or defects are latent or not discoverable upon simple inspection, and including those vices or defects, knowledge of which would deter Purchaser from making this purchase.

Purchaser further acknowledges that Purchaser (a) had ample opportunity to fully inspect the Property, (b) has fully examined and inspected the Property prior to the execution hereof, (c) knows and is satisfied with the physical condition of the Property in all respects, including but not limited to any visible or hidden termite infestation and resultant damage therefrom, (d) is not relying upon any representations, statements or warranties that have at any time been made by Vendor or Vendor's agents as to the physical condition or state of repair of the Property in any respect, (e) accepts the Property "AS IS", (f) acknowledges that the purchase price takes into consideration the condition of the Property, (g) does hereby purchase the Property in its present

condition, (1) does hereby purchase the Property subject to any physical encroachments on the Property and any physical encroachments onto adjacent property by improvements located on the Property, and (2) to the fullest extent permitted by law waives and relinquishes any and all rights to void the sale or for a reduction of the purchase price on account of some latent or apparent vice or defect in the Property.

Purchaser acknowledges that the foregoing waivers have been called to Purchaser's attention and read and explained to Purchaser and that they are a material and integral consideration for this act of sale."

**WE ACKNOWLEDGE THAT THE ABOVE HAS BEEN EXPLAINED TO US, THAT WE HAVE READ AND UNDERSTAND THE TERMS AND AGREE TO BE BOUND BY THIS WAIVER OF WARRANTY.**

  
Purchaser

**ASSESSMENT NO. 1650631882**

To have and to hold the said property unto the said purchaser forever.

This present sale and conveyance is made and accepted for and in consideration of the sum and price of **THREE HUNDRED SEVENTY THOUSAND FOUR HUNDRED AND NO/100 (\$378,400.00) DOLLARS**, lawful current money of the United States of America, which amount the said purchaser has paid in ready **CASH**, receipt of which is hereby acknowledged by the vendor, and full discharge and acquittance granted therefore.

Whenever the word "vendor" is used in this act, it shall be construed to include "vendors" and whenever the word "purchaser" is used it shall be construed to include "purchasers."

All of the agreements and stipulations herein contained 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 hereto.

The certificate of mortgage required by Article 3364 of the Revised Civil Code of Louisiana have been waived by the parties hereto. All taxes assessed against the property herein conveyed have been paid. The year of 2017 State, Parish and City taxes to be paid by **PURCHASER**.

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THIS DONE, READ AND PASSED on the 9 day of April, 2017 at my office in Covington, Louisiana, in the presence of the undersigned competent witnesses, who have hereto signed their names with the vendor and me, said Notary, the day, month and year first above written.

WITNESSES:

110 CAPITAL POOL I, LLC

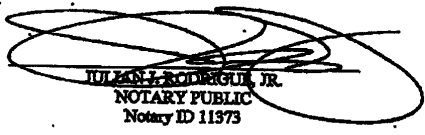
  
(Signature) MARY B. RODRIGUE

By:   
JACK J. MENDEHEIM, Member

(Printed Name)

  
(Signature)

LEIGH LUCAS  
(Printed Name)

  
JULIAN J. RODRIGUE, JR.  
NOTARY PUBLIC  
Notary ID 11973

L-12219  
110 CAPITAL POOL I, LLC  
JULIAN J. RODRIGUE, JR., LICENSE NO. 12977  
804 EAST HOLLAND STREET  
COVINGTON, LOUISIANA 70429  
FIRST AMERICAN TITLE INSURANCE COMPANY  
THIS EXAMINER - JULIAN J. RODRIGUE, JR. #11973

CERTIFICATE OF AUTHORITY

FOR

BPG FARM, LLC

Susan Q. Gallwey, is the Sole Member of BPG FARM, LLC, does hereby certify that she is duly authorized and empowered for and on behalf of and in the name of this L.L.C., to sign any and all documents in connection with the business affairs of the said L.L.C., including those concerning all movable and immovable property, including the power to buy, sell, or mortgage or execute boundary agreements on such terms and conditions and for such price as she may deem appropriate in her sole discretion, to execute contracts for and on behalf of and in the name of the L.L.C., and is further authorized and empowered to execute any and all documents and other instruments, in writing, necessary for the operation of the business of the said L.L.C.

The said Member shall have and does have full and complete power and authority to act for and on behalf of the L.L.C. in all matters of any and all businesses conducted by the said L.L.C.

I hereby certify that the foregoing is a true and accurate recital of the authority of Susan Q. Gallwey as set forth in the Operating Agreement of the said L.L.C.

THUS DONE AND SIGNED, at Catawba County North Carolina, this 6<sup>th</sup> day of November, 2017.

BPG FARM, LLC

By: Susan Q. Cortello  
Susan Q. Cortello, Sole Member

THUS DONE, READ AND PASSED on this 6 day of November  
2017 at my office in Montezuma, North Carolina, in the presence of the  
undersigned competent witnesses, who have heretofore signed their names with the vendor and me,  
said Notary, the day, month and year first above written.

WITNESSES:

BPG FARM, LLC

Shawn E. Geiser  
(Signature)

Shawn E. Geiser  
(Printed Name)

Erin Bailey  
(Signature)

Erin Bailey  
(Printed Name)

By: Susan G. Cortello  
SUSAN G. CORTELLO, Sole Member  
sec

Beth N. Blanton  
NOTARY PUBLIC

Beth N. Blanton  
PRINTED NAME OF NOTARY



My Commission expires on April 01, 2022



VILLAGE OF FOLSOM  
Information for Proposed Annexation

1. General description of property to be considered for annexation: (Location)  
PARCEL OF LAND ON THE WEST SIDE OF THE VILLAGE LYING  
BETWEEN N. MORGAN ROAD, QUAILMAN ROAD, AND BLUEBIRD ROAD
2. Number of acres involved: 40.76  
37.04 ACRES
3. Present use(s) of property: RURAL/AGRICULTURAL CURRENTLY  
UNIMPROVED PROPERTY
4. Proposed use(s) of property: DEVELOPMENT INTO 3-5 ACRES  
"MINI FARMS"
5. Zoning classification(s) requested for proposed annexation:  
A-2
6. Number of existing residential units/commercial structures in proposed area to be annexed:
  - a. Existing single-family structures: 0
  - b. Existing multi-family structures: 0
  - c. Existing multi-family housing units: 0
  - d. Existing commercial structure: 0
7. Existing services and infrastructure in area requesting annexation:
 

**WATER**

  - a. What type(s) of water systems serve the area?  
NONE CURRENTLY / PRIVATE
  - b. Who owns and maintains the system?  
N/A

c. What are the minimum and maximum size water lines in area (on public right-of-way)?

NONE CURRENTLY

**SEWER**

a. What type of sewer system serves the area? NONE CURRENTLY / UNKNOWN

b. Who owns and maintains the system? N/A

c. What are the minimum and maximum size sewer lines in area (in public right-of-way)? NONE

**STREETS**

a. Approximately how many linear feet of street/road are in the area?  
2600 - 3200 FEET

b. Who maintains the streets? ST. TAMMANY PARISH

c. What is the present street right-of-way width? WHATEVER IS MAINTAINED BY THE PARISH

d. Are any streets less than 50 feet in width (r.o.w.)? NO

e. With what material are the streets paved? (May check more than one below):

- concrete
- gravel
- dirt
- asphalt
- other

**LIGHTING**

a. Is there any street lighting in area? NO

b. Who maintains street lighting? N/A

**SANITATION**

a. How is garbage and trash collection handled? UNKNOWN



8. What are the major streets presently used for vehicular access to the area?

N. MORGAN ROAD, GUNAWIND ROAD

9. Are any new streets proposed to be built for access to the area? NO

10. If public water and sewer service is not available in any or all parts of the area under consideration, how will these services be paid for and by whom?

UNDER CONSIDERATION

11. Is a map indicating the location and boundaries of the proposed annexation attached here? YES If not, please attach one.

12. What portions of the proposed annexation are contiguous with present Village of Folsom boundaries?

THE NORTHERN BOUNDARY, AND EASTERN BOUNDARY ARE CONTIGUOUS TO VILLAGE OF FOLSOM. THE PROPOSED

ANNEXATION AREA IS WITHIN THE "ANNEXATION AREA" AS

DEPICTED ON THE "FOLSOM FUTURE LAND USE WITH ANNEXATION AREA" - MAP 5 OF THE COMPREHENSIVE MASTER PLAN. - SEE ATTACHMENT.

13. Please attach a petition and legal description of the area that you would like to annex.

Name and phone number of each person requesting annexation. (Or attach a list.)

110 CAPITAL POOL 1, LLC

NAMES

PHONE NUMBERS

By: JACK J. MENDHAM

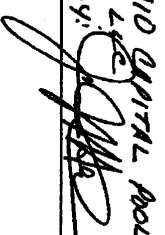
(985) 801-9811

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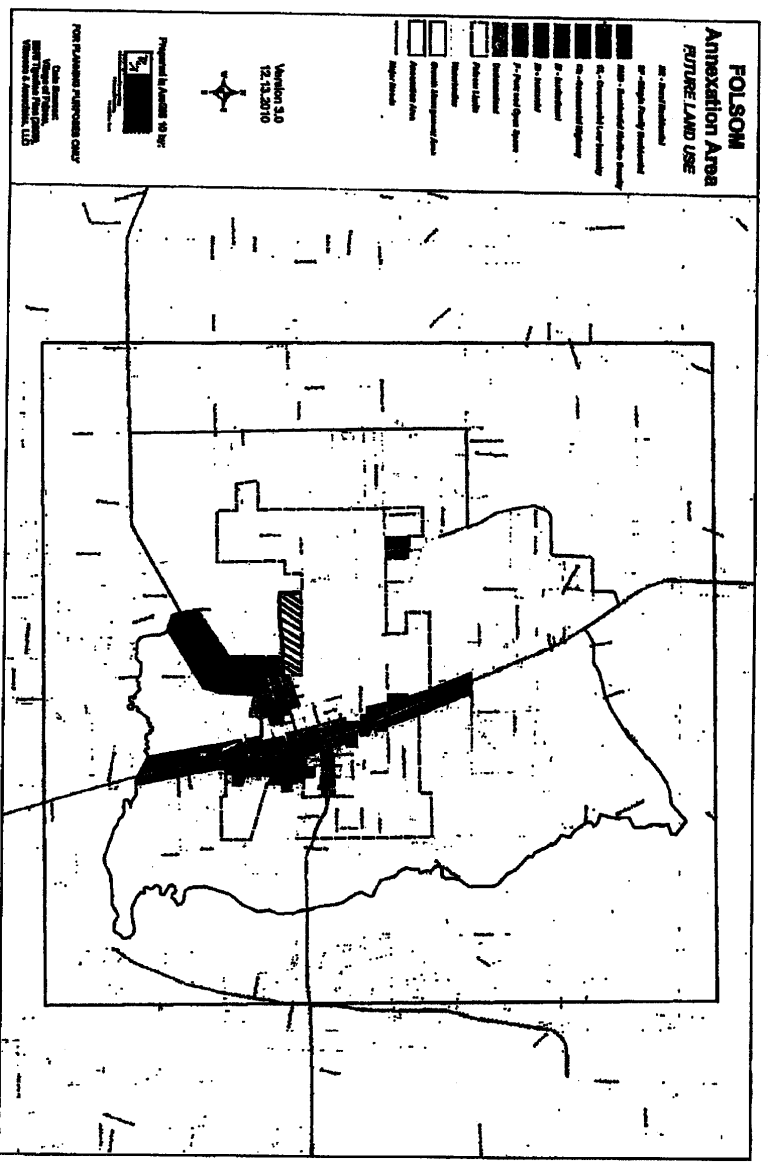
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**ANNEXATION FORM**

*We, the undersigned, do hereby petition the Village of Folsom for annexation of our properties into the corporate limits of Folsom.  
We are registered voters in St. Tammany Parish and/or owners of the property to be annexed.*

Property Owner/Voter Name (Please Print)	Physical Address or Property to Be Annexed	Mailing Address of Owner	Assessment #	Signature of Owner(s)
JACK J. MADDEN	37.04 Acres	P.O. Box 658 Folsom, LA 70437	1050051802	110 CAPITAL AVE, LA BY: 

Map 5: Folsom Future Land Use with Annexation Area



Village of Folsom, LA

**Comprehensive Master Plan**

*Diagonal lines* = Proposed Annexation Area

*LEGAL DESCRIPTION OF PROPOSED ANNEXATION AREA*

**JOHN G. CUMMINGS & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI  
503 NORTH JEFFERSON AVENUE  
COVINGTON, LA 70433  
johncumings108@charter.net  
(985) 892-1549 OFFICE (985) 892-9250 FAX

**DESCRIPTION**

Quaglino Road and a parcel of land located in Section 9, Township 5 South, Range 10 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from a 1 inch iron pipe found in N. Morgan Lane at the Quarter Section Corner common to Sections 9 & 10, in said township and range being the **POINT OF BEGINNING**,

Thence South 00 degrees 19 minutes 05 seconds East 660.64 feet to a point in N. Morgan Lane,

Thence South 89 degrees 32 minutes 16 seconds West 2,666.82 feet to a 5/8 inch iron rod found,

Thence North 00 degrees 30 minutes 09 seconds West 624.01 feet to a 1/2 inch iron rod set on the South Side of Quaglino Road,

Thence North 00 degrees 30 minutes 09 seconds West 60.61 feet to a point on the North Side of Quaglino Road,

Thence South 72 degrees 04 minutes 08 seconds East 17.20 feet along the north side of said road to a point,

Thence North 89 degrees 13 minutes 54 seconds East 644.53 feet along the north side of said road to a point,

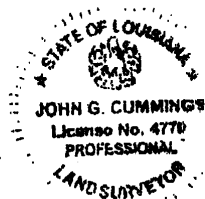
Thence South 20 degrees 46 minutes 05 seconds East 24.10 feet along the north side of said road to a point,

Thence North 89 degrees 29 minutes 54 seconds East 666.35 feet along the north side of said road to a point,

Thence North 89 degrees 31 minutes 54 seconds East 1333.41 feet along the north side of said road to the **POINT OF BEGINNING**, containing 40.76 Acres.

  
John G. Cummings, P.L.S.

11-3-2017



17244-PR

110 CAPITAL POOL 1 LLC  
221 ST ANN DRIVE SUITE 1  
MANDERVILLE, LA 70471

DATE 11-13-17

001003

PAY TO THE  
ORDER OF

Village of Folsom

\$ 300<sup>00</sup>

Three hundred and 00/100

DOLLARS

Florida Parishes Bank

MEMO Association



⑆265470242⑆ ⑆ 240945⑆ 0003

NOTES

# RECEIPT

DATE 2-26-18 NO. 674585


RECEIVED FROM Jack Mendheim / 110 Capital Pool

ADDRESS

Three hundred and 00/100 \$ 300.00

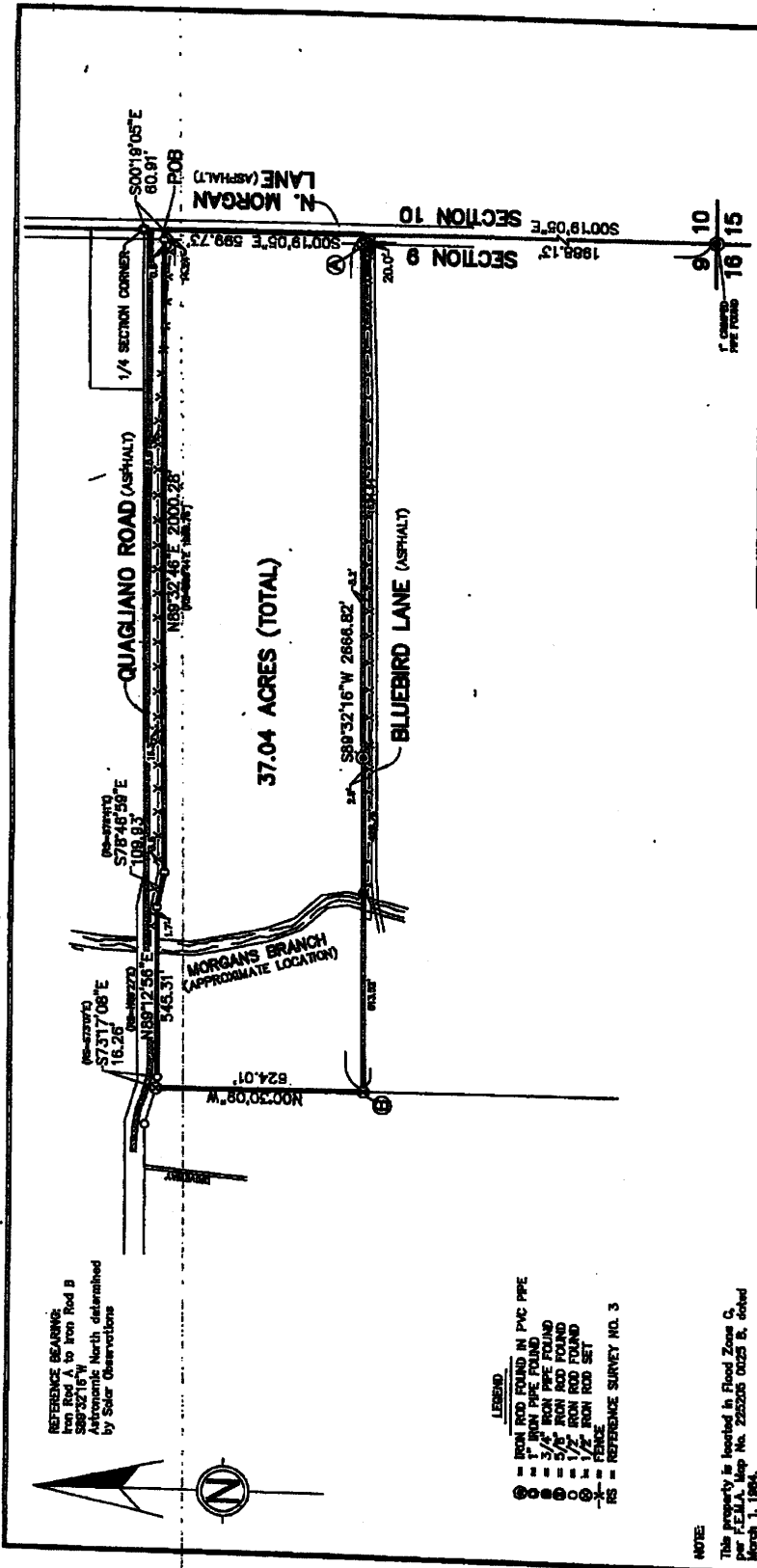
FOR Association - Quailina + Blushard Ln - 0111 Hwy 20

ACCOUNT		HOW PAID	
CHECK	CASH	CHECK	CASH
300	00	955	003
BALANCE	0000	MONET	0000

BY: 

©2005 BANCORP • 81810

SECTION 9 AND 10 TOWNSHIP 5 SOUTH RANGE 10 EAST ST. TAMMANY PARISH, LOUISIANA



REFERENCE BEARING:  
 on Rod A to Iron Rod B  
 S 22°10'00" E  
 Azimuth North determined  
 by Solar Observations



- LEGEND**
- ⊙ - IRON ROD FOUND IN PVC PIPE
  - ⊙ - 1" IRON PIPE FOUND
  - ⊙ - 3/4" IRON PIPE FOUND
  - ⊙ - 1/2" IRON PIPE FOUND
  - ⊙ - 1/4" IRON PIPE FOUND
  - ⊙ - 1/8" IRON PIPE FOUND
  - ⊙ - FENCE
  - RS - REFERENCE SURVEY NO. 3

**NOTE:**  
 This property is located in Flood Zone C,  
 per FEMA, Map No. 225205 0025 B, dated  
 March 1, 1984.

- REFERENCE SURVEYS:**
1. Survey for Philip Quaglio, Jr. by Russell P. Morgan, Surveyor, dated December 28, 1957.
  2. Survey for Philip Quaglio by C.R. Schultz, Surveyor, dated March 24, 1961.
  3. Survey for St. Tammany Parish by James R. Fitzmaurice, Surveyor, dated January 23, 1960, filed St. Tammany Parish Clerk of Court Map No. 898-B.



NOTE: IN NO EVENT SHALL THE SURVEYOR BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS MADE IN THIS SURVEY, NOR FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS SURVEY, NOR FOR ANY LIABILITY INCURRED BY ANY PARTY USING THIS SURVEY.

PREPARED BY: **John G. Cummings & Associates** Phone (504) 885-4848  
 PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI Fax (504) 885-4848

PLAT PREPARED FOR: **Jack Mendheim**

SHOWS A SURVEY OF A PARCEL OF LAND LOCATED IN SECTION 9,  
 TOWNSHIP 5 SOUTH, RANGE 10 EAST,  
 ST. TAMMANY PARISH, LOUISIANA.

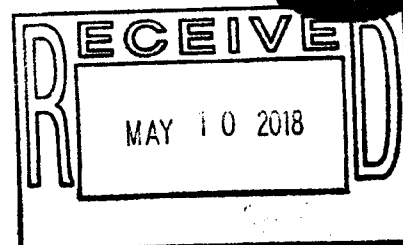
THIS PLAT REPRESENTS A FINAL SURVEY MADE ON THE BASIS OF THE SURVEY DATA AND FIELD OBSERVATIONS OF THE SURVEYOR AND THE DATA OF THE SURVEYOR'S FIELD BOOKS AND FIELD NOTES.

*John G. Cummings*  
 PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 300' DATE: 9-22-2017 JOB NO. 17444A

**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 made by John G. Cummings & Associates Survey No. 17244A dated September 22, 2017 and further identified as Quaglino Road and a parcel of land located in Section 9, Township 5 South, Range 10 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 8<sup>th</sup> day of May 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

# Map

5/8/2018

Map



Major Roads

Streets

Copyright

STBasicMap

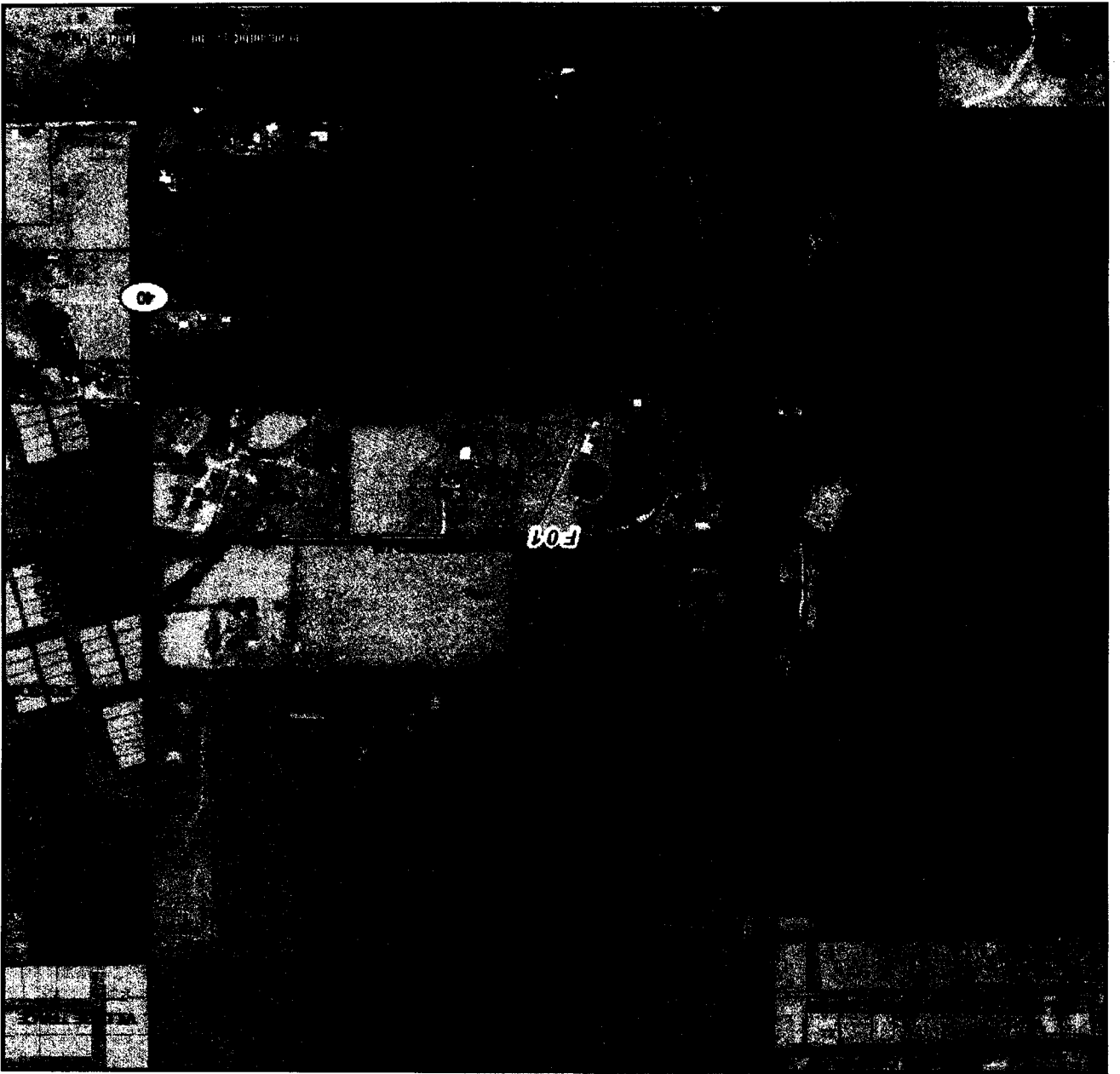
MIS/GIS Department

Cities




Precincts 2014






# Map



 Cities  
 Precincts 2014

 Subdivisions  
 SD Parcels  
 Land Parcels

 Major Roads  
 Streets  
 Township/Range

**Copyright**  
**STBaselMap**  
 MIS/GIS Department



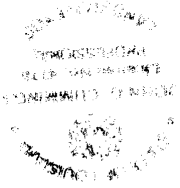
**JOHN G. CUMMINGS & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI  
 503 NORTH JEFFERSON AVENUE  
 COVINGTON, LA 70433  
 johncumming108@charter.net  
 (985) 892-1549 OFFICE (985) 892-9250 FAX

**DESCRIPTION**

Quaglino Road and a parcel of land located in Section 9, Township 5 South, Range 10 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from a 1 inch iron pipe found in N. Morgan Lane at the Quarter Section Corner common to Sections 9 & 10, in said township and range being the **POINT OF BEGINNING,**

Thence South 00 degrees 19 minutes 05 seconds East 660.64 feet to a point in N. Morgan Lane,  
 Thence South 89 degrees 32 minutes 16 seconds West 2,666.82 feet to a 5/8 inch iron rod found,  
 Thence North 00 degrees 30 minutes 09 seconds West 624.01 feet to a 1/2 inch iron rod set on the South Side of Quaglino Road,  
 Thence North 00 degrees 30 minutes 09 seconds West 60.61 feet to a point on the North Side of Quaglino Road,  
 Thence South 72 degrees 04 minutes 08 seconds East 17.20 feet along the north side of said road to a point,  
 Thence North 89 degrees 13 minutes 54 seconds East 644.53 feet along the north side of said road to a point,  
 Thence South 20 degrees 46 minutes 05 seconds East 24.10 feet along the north side of said road to a point,  
 Thence North 89 degrees 29 minutes 54 seconds East 666.35 feet along the north side of said road to a point,  
 Thence North 89 degrees 31 minutes 54 seconds East 1333.41 feet along the north side of said road to the **POINT OF BEGINNING,** containing 40.76 Acres.

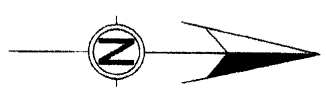


*John G. Cummings*  
 John G. Cummings, P.L.S.  
 11-3-2017

17244-PR

REMITTEE SURVEY

REFERENCE BEARING:  
Iron Rod A to Iron Rod B  
S89°32'16"W  
Astronomic North determined  
by Solar Observations



- LEGEND**
- ⊙ = IRON ROD FOUND IN PVC PIPE
  - = 1" IRON PIPE FOUND
  - = 3/4" IRON PIPE FOUND
  - ⊙ = 5/8" IRON ROD FOUND
  - = 1/2" IRON ROD FOUND
  - ⊗ = 1/2" IRON ROD SET
  - X- = FENCE
  - RS = REFERENCE SURVEY NO. 3

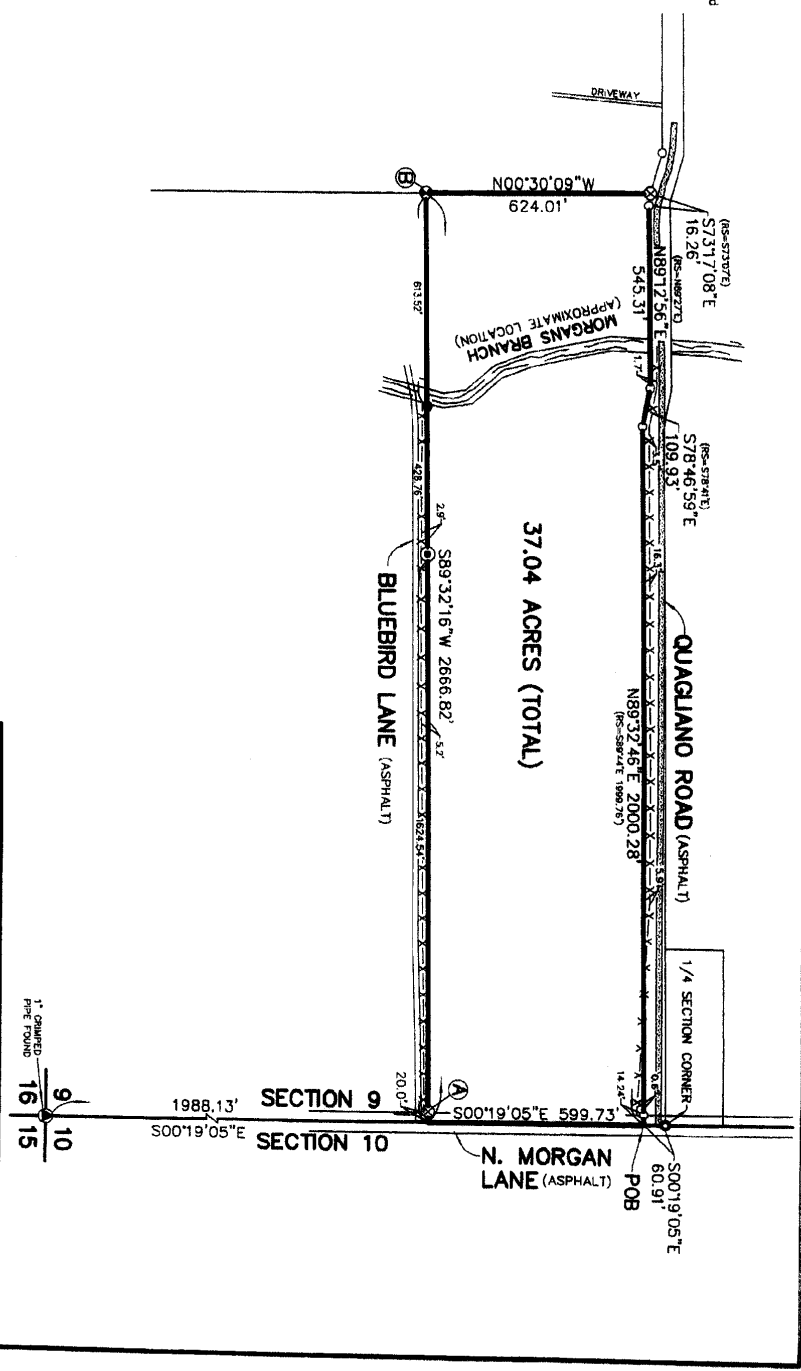
**NOTE:**  
This property is located in Flood Zone C  
per FEMA Map No. 225205 0025 B, dated  
March 1, 1984.

**REFERENCE SURVEYS:**

1. Survey for Philip Quagline, Jr. by Russell F. Morgan, Surveyor, dated December 28, 1997.
2. Survey for Philip Quagline by C.R. Schultz, Surveyor, dated March 24, 1961
3. Survey for St. Tammany Parish by Jeron R. Fitzmorris, Surveyor, dated January 23, 1990, filed St. Tammany Parish Clerk of Court Map File No. 696-B.

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

JOHN G. CUMMINGS  
Professional Land Surveyor  
No. 4770  
REC'D 10/10/17  
10/10/17



602 R. JEFFERSON AVE CORYDONIA, LA 70443	<b>John G. Cummings &amp; Associates</b> PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI	Phone (800) 588-1648 Fax (800) 988-8200
PLAT PREPARED FOR:	<b>Jack Mendheim</b>	
SHOWING A SURVEY OF: <b>A PARCEL OF LAND LOCATED IN SECTION 9, TOWNSHIP 5 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.</b>		
THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE BY ME OR THOSE UNDER MY DIRECTION AND IS IN ACCORDANCE WITH THE APPLICABLE STATUTES AND/OR RESTRICTIONS OF THE STATE OF LOUISIANA AND BEARS A CROSS BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY. PROFESSIONAL LAND SURVEYOR		
SCALE: 1" = 300'	DATE: 9-22-2017	JOB NO. 17444A



**FULSUM**  
**Annexation Area**  
**FUTURE LAND USE**

- RR - Rural Residential
- SF - Single Family Residential
- RMD - Residential Medium Density
- CL - Commercial Low Intensity
- Ch - Commercial Highway
- IS - Institutional
- ID - Industrial
- P - Park and Open Space
- Undetermined
- Folsom Limits
- Waterbodies
- Growth Management Area
- Annexation Area
- Major Roads

Version 3.0  
 12.13.2010

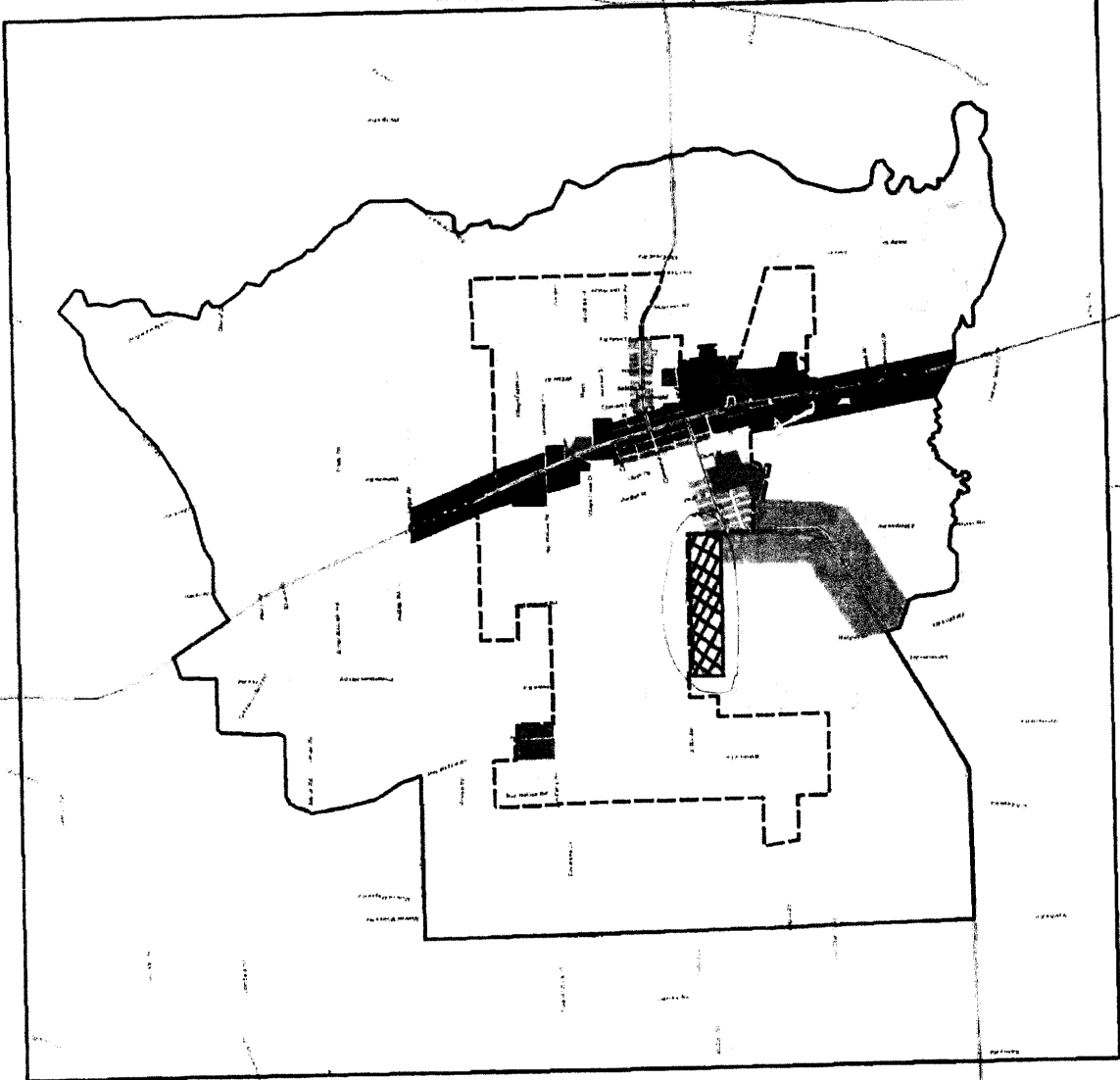


Prepared in ArcGIS 10 by:



FOR PLANNING PURPOSES ONLY

Data Sources:  
 Village of Folsom  
 ESRI Tigerline Files (2009)

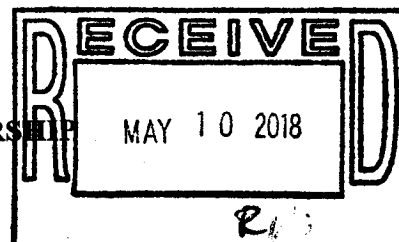




**St. Tammany Parish  
Assessor's Office**

**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 **BPG FARM LLC, ATTN: SUSAN O GALLWEY** as owner for the tax year 2017 and whose address is 1728 30<sup>th</sup> AVE. DR NE, HICKORY, NC 28601, and that the following certification is applicable to the property described as follows which is proposed for annexation into the **City of Covington:**

**PROPERTY DESCRIPTION**

**2017 Tax Roll Assessment: Assessment Number: 105-005-1802**

40.51 ACS BEING 38.13 ACS N .5 OF N .5 LOT 1 IN SEC 9 5 10 & 1.83 ACS  
SEC 9 5 10 CB 82 117 CB 259 126 INST NO 1470654 INST NO 1605651

**\*NOTE 37.04 ACS TO BE ANNEXED**

- I. The total assessed value of all property within the above described area is \$ 1,346.
- 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 \$ 1,346.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

2017 ASSESSED VALUATION : \$ 1,346

**\*LAND VALUE IS BASED ON A SPECIAL ASSESSMENT FOR AN  
AGRICULTURAL ASSESSMENT\***

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 9th day of May, 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

**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:

2017 Tax Roll - Assessment Number 105-005-1802

OWNERS: BPG FARM LLC  
ATTN: SUSAN Q. GALLWEY  
1728 30<sup>th</sup> AVE. DR NE  
HICKORY, NC 28601

PROPERTY DESCRIPTION: **2017 TAX ROLL**

40.51 ACS BEING 38.13 ACS N .5 OF N .5 LOT 1 IN SE SEC 9 5 10 & 1.83 ACS SEC 9 5 10  
CB 82 117 CB 259 126 INST NO 1470654 INST NO 1605651

**\*NOTE 37.04 ACS TO BE ANNEXED\***

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

<b>2017 VALUATION:</b>	Land	-	1,346
	Improvements	-	<u>0</u>
	<b>TOTAL ASSESSED VALUATION</b>		<b>1,346</b>

**\*LAND VALUE IS BASED ON A SPECIAL ASSESSMENT FOR AN AGRICULTURAL ASSESSMENT\***

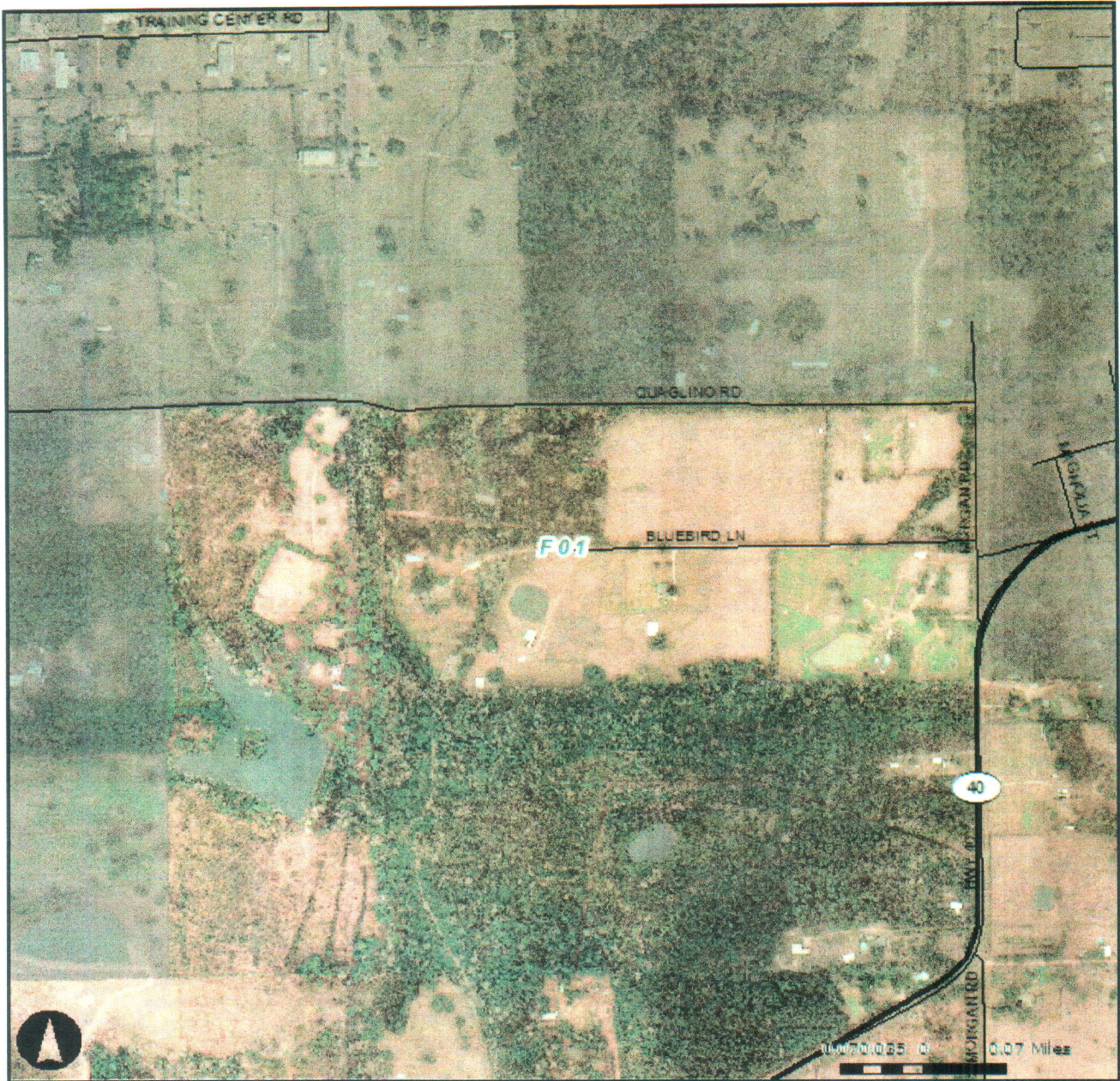
In faith whereof, witness my official signature and the impress of my official seal, at

Covington, Louisiana this the 9th day of May, 2018.

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



# Map



Major Roads



Streets



Cities



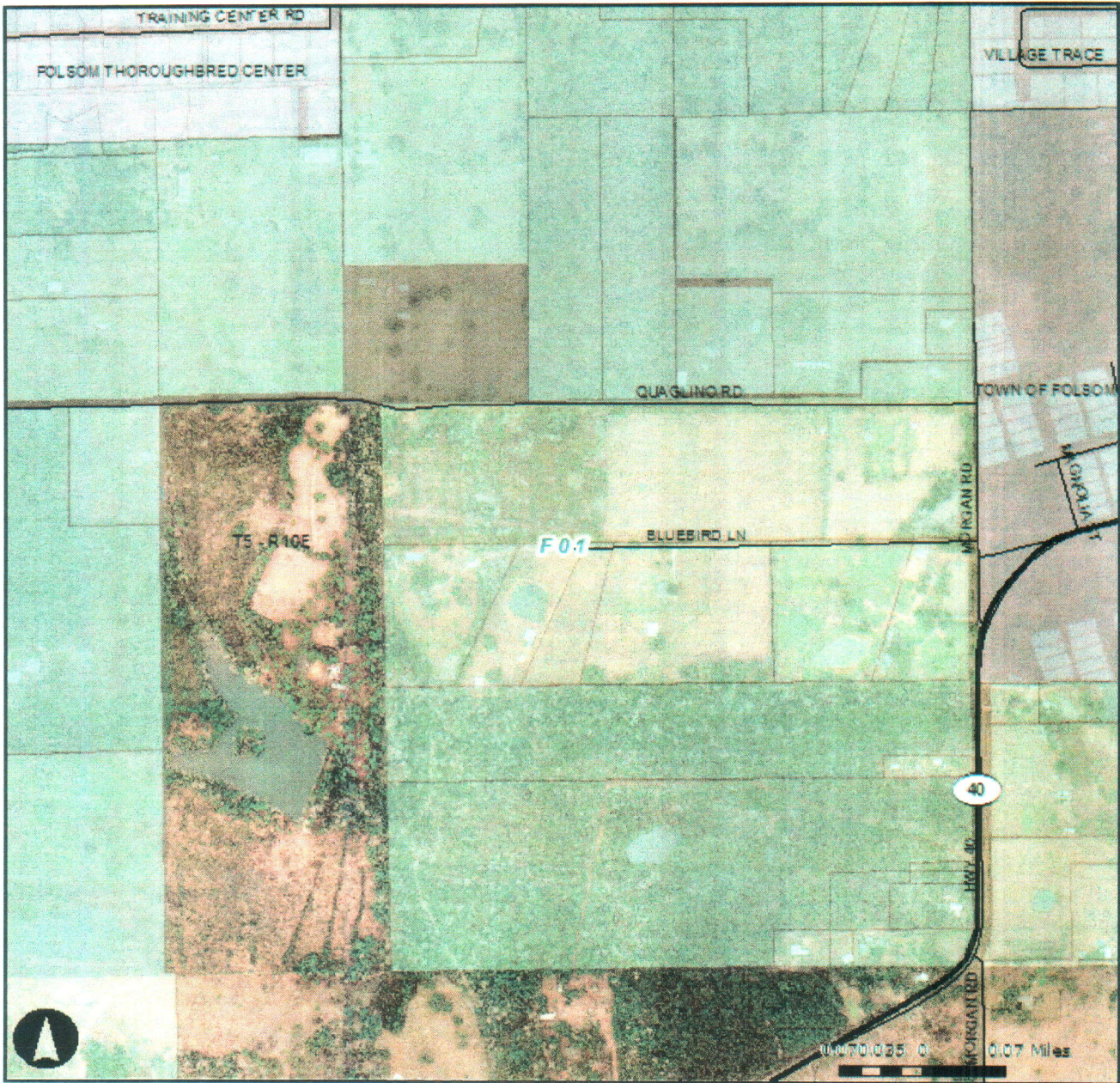
Precincts 2014



### Copyright

STPBasicMap  
MIS/GIS Department

# Map



Major Roads



Streets



Township/Range



Subdivisions



SD Parcels



Land Parcels



Cities

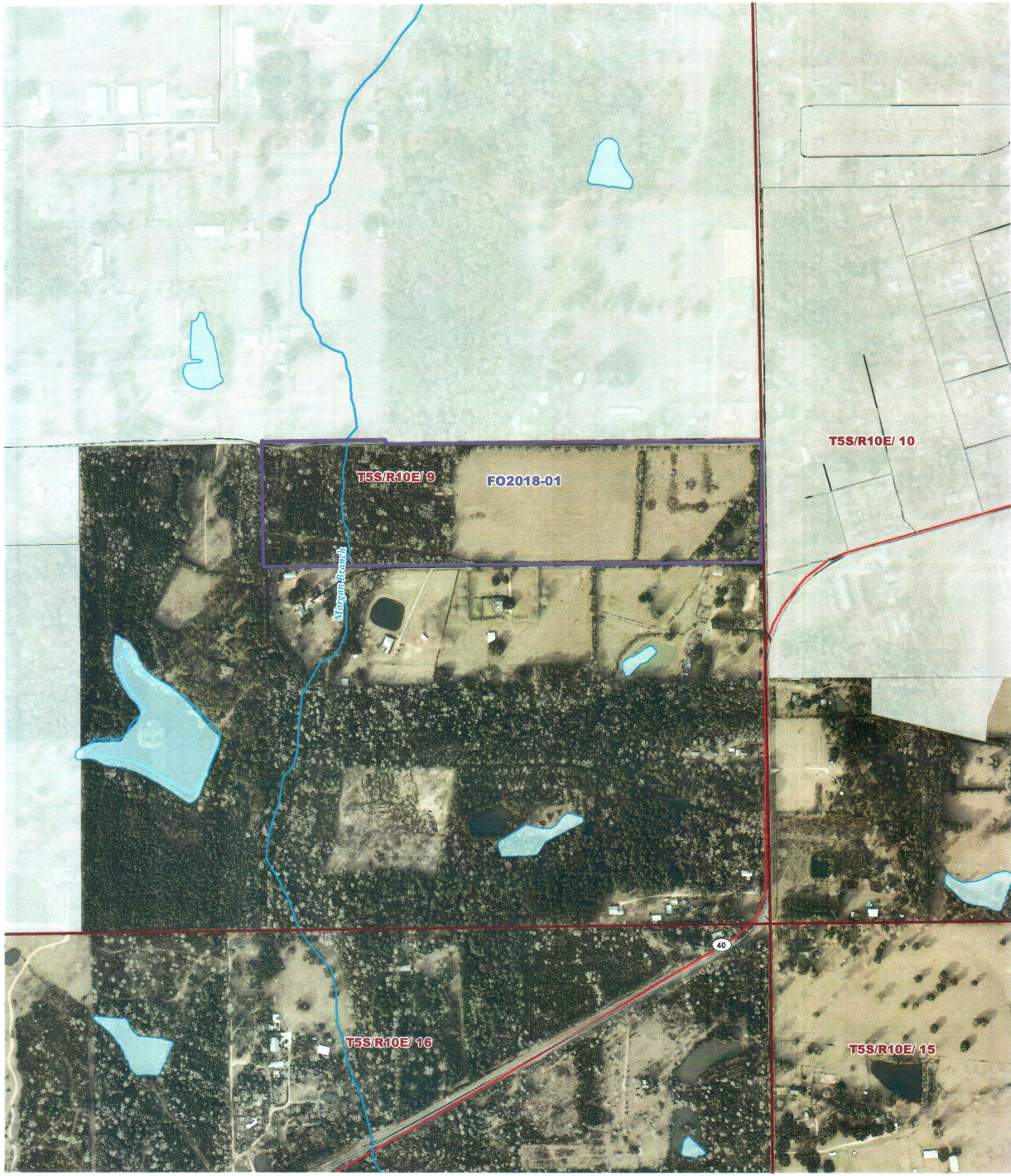


Precincts 2014



### Copyright

STPBasicMap  
MIS/GIS Department



## Folsom Annexation FO2018-01



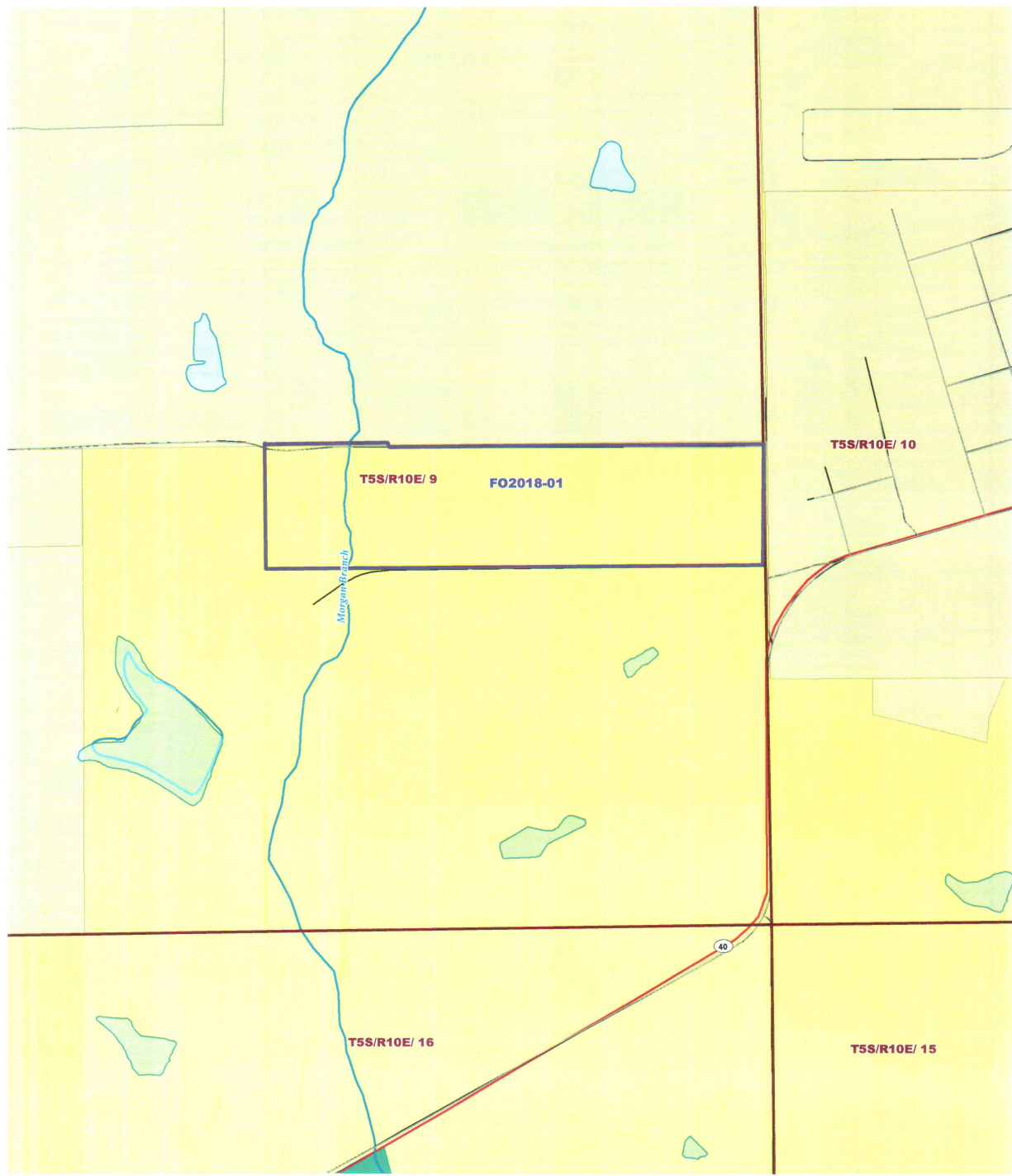
St. Tammany Parish Government  
P.O. Box 628  
Covington, LA 70434

- |   |   |
|---|---|
|  Major Roads |  T/R/S     |
|  Streams     |  FO2018-01 |
|  Streets     |  Folsom    |



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Map : 2018-abg-030      Date: 04/30/2018.

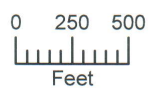


### Folsom Annexation FO2018-01



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

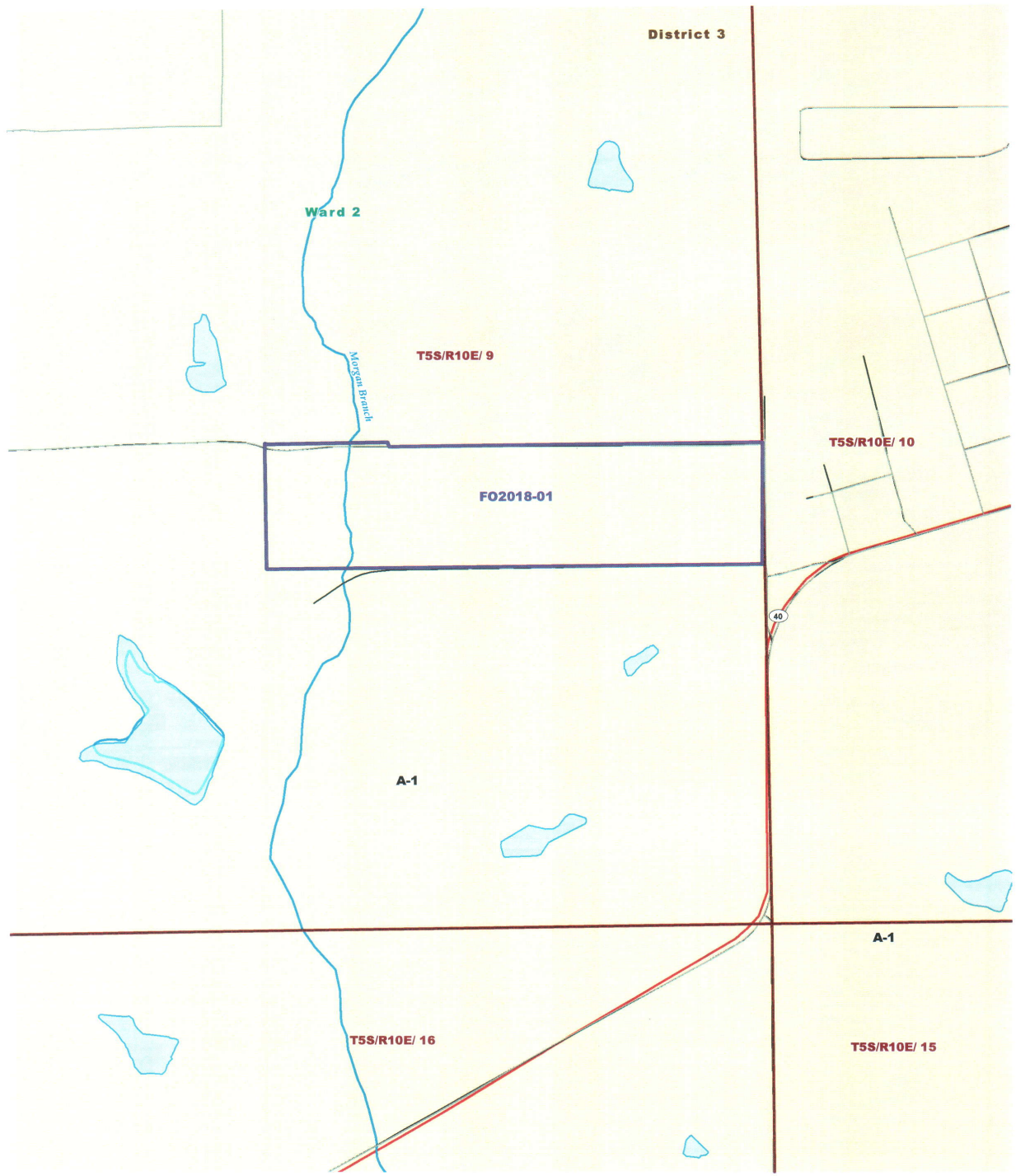
- |             |                   |
|-------------|-------------------|
| Major Roads | <b>Folsom GMA</b> |
| Streams     | Area 1            |
| Streets     | Area 2            |
| T/R/S       | Growth Management |
| FO2018-01   | Folsom            |



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Map ID: 2018-abg-033

Date: 04/30/2018

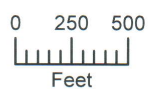


**Folsom Annexation  
FO2018-01**

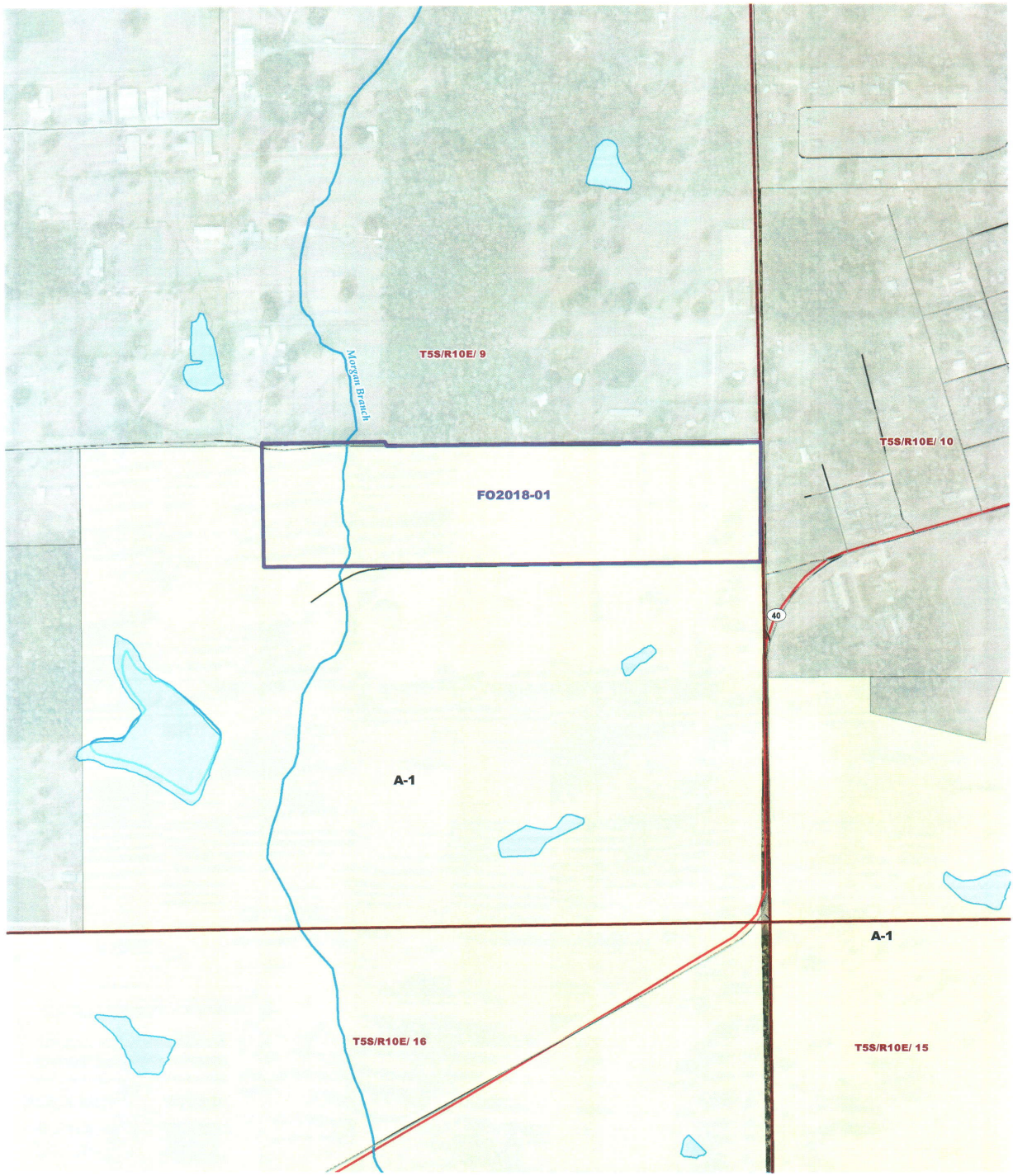


St. Tammany Parish Government  
P.O. Box 628  
Covington, LA 70434

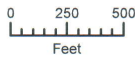
- Streams
- Streets
- Major Roads
- Tammany Trace
- T/R/S
- Council Districts
- Wards
- FO2018-01
- Folsom



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Map ID: 2018-abg-031 Date: 04/30/2018.



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



## Folsom Annexation FO2018-01

- Major Roads
- Streets
- Streams
- T/R/S
- FO2018-01
- Folsom

Map ID: 2018-abg-032

Date: 04/30/2018.

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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.

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