

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-4955

COUNCIL SPONSOR: MR. DEAN

PROVIDED BY: COUNCIL OFFICE

RESOLUTION TO VACATE IN PART, THE 6 MONTH MORATORIUM ON PROPERTY LOCATED WITHIN A PORTION OF THE BAYOU DE ZAIRE BASIN AND A PORTION OF THE FLOWERS BAYOU BASIN SOUTH OF I-12 BEING THE STORM SEWER SYSTEM THAT FLOWS INTO THE FLOWERS BAYOU BASIN. (WARD 1, DISTRICT 1)

WHEREAS, on October 5, 2017 the Parish Council adopted Ordinance C.S. No. 17-3797 imposing a six (6) month moratorium on receipt of submissions by the Parish Planning and Zoning Commission for the re-subdivision or re-zoning of property and/or on the issuance of permits by the Parish Department of Planning and Development/Permits for the construction or placement of any building structures on property within a portion of the Bayou De Zaire and a portion of the Flowers Bayou Basin south of I-12 being the storm sewer that flows into the Flowers Bayou Basin; and

WHEREAS, the following property is being released from the moratorium:

3.96 Acres, more or less being 242 Highway 1077, Madisonville, Louisiana (and more fully described in Exhibit A attached)

WHEREAS, it has been determined that construction at this location will not have an adverse affect in this area.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES that pursuant to Chapter 5, Article II, Sec. 5-056.00 of the Code of Ordinances, the Parish Council vacates, in part, the moratorium established by Ordinance C.S. No. 17-3797 and any subsequent extensions thereof, to remove there from the restriction on the issuance of permits for construction or placement of any building structures on:

3.96 Acres, more or less being 242 Highway 1077, Madisonville, Louisiana (and more fully described in Exhibit A attached)

The above mentioned property is located within a portion of the Bayou De Zaire Basin and a portion of the Flowers Bayou Basin south of I-12 being the storm system that flows into the Flowers Bayou Basin, Ware 1, District 1.

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 MARCH , 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

**CASH SALE**

**Sale of Property**

by

**JAMIE LEONHARD HAEUSER,**  
wife of/and  
**ROBERT L. HAEUSER**

to

**H. S. T. COMPANY, L.L.C.**

**UNITED STATES OF AMERICA**

**STATE OF LOUISIANA**

**PARISH OF ST. TAMMANY**

**BE IT KNOWN**, that on the 19th day of November, in the year of our Lord two thousand and fifteen (2015);

**BEFORE ME**, the undersigned, a Notary Public, duly commissioned and qualified in and for the Parish of St. Tammany, State of Louisiana, and in the presence of the witnesses hereinafter named and undersigned:

**PERSONALLY CAME AND APPEARED:**

**JAMIE LEONHARD HAEUSER (SSN XXX-XX-0177), wife of/and ROBERT L. HAEUSER (SSN XXX-XX-2385)**, both persons of the full age of majority and residents of and domiciled in the Parish of Tangipahoa, State of Louisiana, who declared under oath to me, Notary, that they have been married but once and then to each other and are presently living and residing together.

Mailing Address: P.O. Box 730, Robert, LA 70455

hereinafter referred to as "Seller", who declared that he does by these presents grant, bargain, sell, convey, transfer, assign, setover, abandon and deliver with all legal warranties and with full substitution and subrogation in and to all the rights and actions of warranty which, he has or may have against all preceding owners and vendors, unto:

**H. S. T. COMPANY, L.L.C.**, a limited liability company organized and existing under the laws of the State of Louisiana, pursuant to Articles of Organization filed with the Louisiana Secretary of State on November 30, 2000, domiciled and doing business in the Parish of St. Tammany, represented hereby by **TIMOTHY R. HENNING**, its Sole Member and Manager, who declared that he is vested with the authority of said Company by virtue of a Certificate of Authority, the original of which is filed for registry in the Office of the Clerk of Court for St. Tammany Parish as Instrument No. 1987909

Mailing Address: 381 Highway 21, Suite 201, Madisonville, LA 70447

hereinafter referred to as "Purchaser", here present, accepting and purchasing for themselves and their heirs and assigns, and acknowledging due delivery and possession thereof, all and singular, the following described property, to-wit:

St. Tammany Parish 88  
Instrmnt #: 2004060  
Registry #: 2407679 mb2  
11/24/2015 4:04:00 PM  
NB CB X NI UCC

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 44, Township 7 South, Range 10 East, Parish of St. Tammany, State of Louisiana, and being described as follows, to-wit:

From the corner common to Sections 14, 41 and 44, Township 7 South, Range 10 East, run South 01 degrees 17 minutes 13 seconds East (Title - S 00 deg 31' 11" W) , a distance of 210.04 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING run South 00 degrees 50 minutes 45 seconds East (Title - S 00 deg 57' 39" E), a distance of 296.78 feet to a point; thence South 87 degrees 05 minutes 12 seconds West, a distance of 468.85 feet (Title - S 89 deg 01' 37" W, 468.93 feet) to a 1/2-inch iron pipe found; thence South 71 degrees 37 minutes 03 seconds West, a distance of 264.61 feet (Title - S 73 deg 22' 12" W, 264.6 feet) to a point on the north right of way line of Louisiana Highway 1077; thence North 22 degrees 30 minutes 47 seconds West (Title - N 04 deg 49' W), a distance of 159.84 feet to a point; thence North 81 degrees 35 minutes 18 seconds East, a distance of 303.33 feet (Title - N 83 deg 25' 03" E, 303.37 feet) to a bed rail found; thence North 23 degrees 33 minutes 57 seconds East (Title N 25 deg 28' 30" E), a distance of 217.18 feet to a point; thence North 88 degrees 05 minutes 56 seconds East (Title N 89 deg 58' 57" E), a distance of 389.49 feet back to the POINT OF BEGINNING and containing 3.96 acres, more or less.

Said property is more fully shown on map and plat of survey by Land Surveying, Inc., dated March 23, 2000, annexed to Act registered at CIN 1192899 and by current survey by Randall W. Brown & Associates, Inc., dated October 9, 2015, under No. 15997.

Being the same property acquired by Jamie Leonhard Haeuser, wife of/and Robert L. Haeuser from Brenda Chancey Wilson, wife of/and Guy T. Wilson and Thomas S. Wilson by Cash Sale dated October 15, 2014, before Conrad A. Buchler, Notary Public, filed for record October 15, 2014, at CIN 1959234 in the official records of St. Tammany Parish, Louisiana.

**THIS ACT IS MADE AND ACCEPTED SUBJECT TO THE FOLLOWING:**

1. Restrictive covenants, leases, building restrictions, setback requirements and servitudes and any other limitations, covenants, requirements or restrictions as may be contained in the public records and/or plan of subdivision or resubdivision, but deleting any covenant, condition or restriction, if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that such covenants, conditions or restrictions (a) are exempt under Chapter 42, Section 3607 of the United States Code or (b) relate to handicap but do not discriminate against handicapped persons.
2. Misalignment of fences, as shown on survey by Randall W. Brown & Associates, Inc.; dated October 9, 2015.

**TO HAVE AND TO HOLD** the above described property unto the said Purchaser, Purchaser's heirs, successors and assigns forever.

This sale is made and accepted for and in consideration of the price and sum of **ONE HUNDRED THIRTY THOUSAND AND 00/100 (\$ 130,000.00) DOLLARS**, which the said Purchaser has well and truly paid, in ready and current money to the Seller who hereby acknowledges the receipt thereof and grant full acquittance and discharge therefor.

The parties hereto take cognizance of the encroachments, easements, servitudes, common walls and mis-location of fences and other physical facts as are shown on the hereinabove referred survey, and the parties hereto relieve and release the lender, its attorneys, and the undersigned closing Notary of any liability with respect thereto.

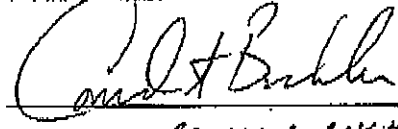
All State, Parish and City taxes up to and including the taxes due and eligible in 2014 are paid, as per Parish and City tax researches. The 2015 taxes have been prorated and are assumed by the Purchaser. The parties acknowledge that the Purchasers at the address set forth above are the proper recipients of all future notices of ad valorem tax bills and special assessments for the above described property, bearing Tax Assessment No. 104-002-5747.

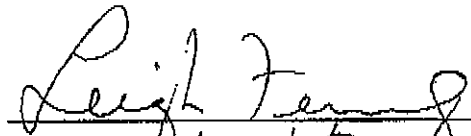
Seller represents and warrants: (1) that no other sale or grant of interest in said property has been, or will be made by Seller, and (2) that said property is not, and will not become subject to any lien or encumbrance by act of omission of Seller, or claim against Seller, except as otherwise noted or excepted.

The masculine pronoun as used herein shall include the feminine; the singular shall include the plural.


**THUS DONE AND PASSED**, in my office at Mandeville, Louisiana on the day, month and year herein first written above, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers, and me, Notary, after reading of the whole.

WITNESSES:

  
Printed Name: CONRAD A. BUCHLER

  
Printed Name: Leigh Fernando

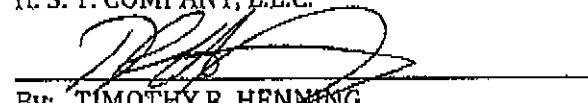
SELLER:

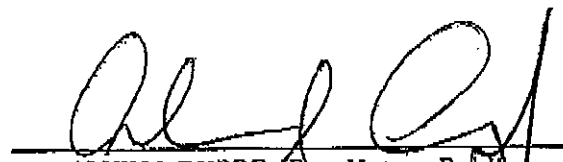
  
ROBERT L. HAEUSER

  
JAMIE LEONHARD HAEUSER

PURCHASER:

H. S. T. COMPANY, L.L.C.

  
By: TIMOTHY R. HENNING  
Its: Sole Member/Manager

  
ALVIN J. DUPRE, JR. ~ Notary Public  
Notary ID: 05208  
Commission is for Life

Title Insurance Producer:

WINTERS TITLE AGENCY, INC. LA License No: 160805  
4990 Highway 22, Suite 200, Mandeville, LA 70471

Title Insurance Underwriter: First American Title Insurance Company of Louisiana

Licensed Attorney Rendering Opinion upon which Title Insurance Policy is Based:

JULIAN J. RODRIGUE, JR. Bar Roll No: LA Bar No. 11373

WINTERS TITLE AGENCY, INC.  
4990 Highway 22 Suite 200  
Mandeville, LA 70471  
(985)845-4557  
File No: WTST 15-0950C

ARBORWALK SUBD.

(S00°57'39"E 296.78'-TITLE)

S00°50'45"E 296.78'

1/2" IRON  
PIPE SET

N88°05'56"E  
(N89°58'57"E-TITLE)

389.49'

3.96  
ACRES

S87°05'12"W

(S89°01'37"W 468.85'-TITLE)

468.85'

217.18'  
N23°33'57"E  
(N25°26'30"E-TITLE)

N81°35'18"E  
(N83°25'03"E 303.37'-TITLE)

303.33'

S71°37'05"W  
(S73°22'12"W 264.61'-TITLE)

264.61'

159.84'

N22°30'47"W  
(N04°49'W-TITLE)

LA. HWY 1077