

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-6081

COUNCIL SPONSOR: LORINO/BRISTER

PROVIDED BY: DATA MANAGEMENT

RESOLUTION TO CONCUR/NOT CONCUR WITH THE TOWN OF ABITA SPRINGS ANNEXATION AND REZONING OF 0.82 ACRES OF LAND, MORE OR LESS, FROM PARISH A-3 (SUBURBAN DISTRICT) TO THE TOWN OF ABITA SPRINGS R (RESIDENTIAL DISTRICT), PROPERTY IS LOCATED AT 21331 HEINTZ ST., SECTION 1, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, WARD 10, DISTRICT 2.

WHEREAS, the Town of Abita Springs is contemplating annexation of 0.82 acres of land, more or less, owned by Maurice & Christine McCance, property is located at 21331 Heintz Street, Section 1, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, Ward 10, Council District 2 (See attachments for complete description); and

WHEREAS, the proposed annexation is consistent with the Annexation Agreement entered into by the Town of Abita Springs and St. Tammany Parish, effective December 21, 2006; and

WHEREAS, the property requires rezoning from St Tammany Parish A-3 (Suburban District) to Town of Abita Springs R (Residential 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, if in the future, Sales Tax Revenue is generated, it should accrue to the Town of Abita Springs.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to Concur/Not Concur with the annexation and rezoning of 0.82 acres of land, more or less, located at 21331 Heintz St., Section 1, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana.

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that the Town of Abita Springs review development proposals utilizing the applicable Parish Drainage Model and comply with Parish Drainage Regulations.

BE IT FURTHER RESOLVED Per the 2006 Growth Management and Revenue Sharing Agreement Supplementing and Amending the Sales Tax Enhancement Plan; Article 11 of the Agreement, the Town shall assume all responsibility for infrastructure maintenance and improvements, including roads and drainage, in Area 1, including the entirety of Heintz Street.

BE IT FURTHER RESOLVED that the St. Tammany Parish Council requires that The Town of Abita Springs require a Traffic Impact Analysis be performed and that the St. Tammany 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 MARCH , 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 31, 2019

Annexation staff #:AB2019-01

The Town of Abita Springs annexed and rezoned .82 Acres of land, more or less, from Parish A3: Suburban District to Town of Abita R: Residential District, which is located at 21331 Heintz St., Section 1, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana

Robert K. Thompson

Special Revenue Manager

Phone: (985) 898-2865



St. Tammany Parish Government
Government that Works

Annexation

City:	Abita Springs	City Case No:	2018-007	Staff Reference	AB2019-01
Notification Date:	1/2/2019	Dead Line	2/12/2019	Priority	1
Owner:	Maurice & Christine McCance	Ward	10	Council District:	2
Location:	Property is located at 21331 Heintz St., Abita Springs, LA 70420 Section 1, Township - 7 - South, Range - 11 - East, St. Tammany Parish, Louisiana Property is located in GMA Area1	Parish Zoning	A-3: Suburban		
		City Zoning:	R: Residential		
		Subdivision:			
Existing Use:	Undeveloped	<input type="checkbox"/> Developed	<input type="checkbox"/> Intensification	<input type="checkbox"/> Concur w/ City	
Size:	.82 Acres	Population:		Concur:	
STR:	Sect 1. T-7-S, R-11-E	Annex Status:		Sales Tax:	

City Actions

Ordinance: City Date:

Council Actions

Resolution: Council Date:

Department	Originator	Note
Engineering	H Thomas	BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that the City of Abita Springs be aware that this property is in a critical drainage area and requires the review of development proposals utilizing the applicable Parish Drainage Model and comply with Parish Drainage Regulations.
Public Works	J Lobrano	Property abuts approx. 270 feet of Heintz St a parish maintained road. The Parish will need to consult with our Civil Division to see how to proceed
Engineering	J Watson	Parish traffic requirements must be followed.
Environmental Services	J Watson	There are no DES issues.
Data Management	B Thompson	Property is located in Growth Management Agreement Area 1. If council concurs all sales tax revenue will accrue to the Town of Abita Springs. Currently there is no Sales Tax Revenue being generated on this property.
Planning	S Fontenot	The property is not consistent with Louisiana Revised Statutes relative to annexation as it is not contiguous to the Town of Abita Springs. The proposal does not seem to be an intensification of zoning. The proposal is consistent with the annexation agreements with the Town of Abita.
Legal	D Henton	Property is located in Area 1 per the 2006 Growth Management and Revenue Sharing Agreement Supplementing and Amending the Sales Tax Enhancement Plan (the "Agreement"). The Town of Abita Springs (the "Town") may annex in this area per Article 10 of the Agreement. The Town shall receive one hundred percent (100%) of all retail sales tax revenue generated in Area 1 per Article 10 of the Agreement. Per Article 11 of the Agreement, the Town shall assume all responsibility for infrastructure maintenance and improvements, including roads and drainage, in Area 1. Therefore, the Town should be responsible for all road and drainage infrastructure in Area 1, including the entirety of Heintz Street.

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. _____

COUNCIL SPONSOR: MICHAEL LORINO/ PAT BRISTER PROVIDED BY: DATA MANAGEMENT

RESOLUTION TO CONCUR/NOT CONCUR WITH THE TOWN OF ABITA SPRINGS ANNEXATION AND REZONING OF .82 ACRES OF LAND, MORE OR LESS, FROM PARISH A-3 SUBURBAN DISTRICT TO THE TOWN OF ABITA SPRINGS RESIDENTIAL DISTRICT, PROPERTY IS LOCATED AT 21331 HEINTZ ST., SECTION 1, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, WARD 10, DISTRICT 2.

WHEREAS, the Town of Abita Springs is contemplating annexation of .82 Acres of land, more or less, owned by Maurice & Christine McCance, property is located at 21331 Heintz St., Section 1, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, Ward 10, Council District 2 (See attachments for complete description); and

WHEREAS, the proposed annexation **is/is not** consistent with the Annexation Agreement entered into by the Town of Abita Springs and St. Tammany Parish, effective December 21, 2006; and

WHEREAS, the property requires rezoning from St Tammany Parish A-3 Suburban District to Town of Abita Springs Residential District which **is not** an intensification of zoning; and

WHEREAS, the property **is not** commercially developed and no Sales Tax Revenue is not being generated from this property, If in the future, Sales Tax Revenue is generated it should accrue to the Town of Abita Springs.

ST. TAMMANY PARISH HEREBY RESOLVES to **Concur/Not Concur** with the annexation and rezoning of .82 Acres of land, more or less, located at 21331 Heintz St., Section 1, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana.

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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, COUNCIL CHAIRMAN

ATTEST:

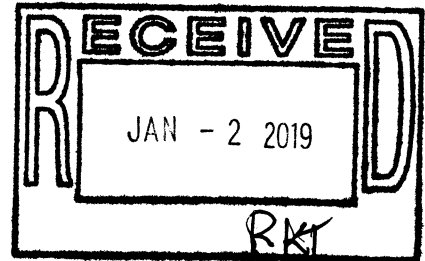
THERESA L. FORD, CLERK OF COUNCIL (AB2019-01)

AB2019-01

Leanne Schaefer

Subject: FW: Abita Springs Annexation - Maurice and Christine McCance

From: Leanne Schaefer
Sent: Wednesday, December 26, 2018 12:35 PM
To: 'Robert K. Thompson' <bthompson@stpgov.org>
Cc: Greg Lemons <greg.lemons@townofabitasprings.com>
Subject: Abita Springs Annexation - Maurice and Christine McCance



Bob,

I've mailed to you today, a complete annexation packet with registrar and assessor certificates, (as we discussed on October 23rd.) The subject annexation is the Maurice and Christine McCance property at 21331 Heintz St., Abita Springs, LA 70420. It is located Growth Management Area 1. Rykert Toledano will be receiving the packet certified mail and I have also copied Sidney Fontenot. Upon receipt, please process accordingly. Thank you for your kind assistance.

With Best Regards,
Leanne

Town of Abita Springs

TOWN CLERK /
CLERK OF COURT
KATHY ARMAND

FINANCIAL DIRECTOR
NIKI MENDOW

INTERGOVERNMENTAL AFFAIRS
LEANNE SCHAEFER

ATTORNEY
EDWARD DE'ANO

CERTIFIED BUILDING OFFICIAL
DAVID CHATELAIN

PUBLIC WORKS DIRECTOR
JOHNNY CLAY

PUBLIC WORKS CLERK
KRISTIN TORTORICH



**MAYOR
GREG LEMONS**

ALDERMEN
GINA KILPATRICK HARPER
(MAYOR PRO-TEM)

PATRICK BERRIGAN
DANIEL J. CURTIS
RYAN MURPHY
LESLIE BLITCH WELLS

UTILITY MANAGER
DEBRA MACLEAN

UTILITY CLERK II
LINDA MEERER

PLANNING & ZONING DIRECTOR
CINDY CHATELAIN

TOWN MARSHAL
MIKE SLEMMER

December 26, 2018

Mr. Rykert Toledano
St. Tammany Parish – District 5 Councilman
21490 Koop Dr.
Mandeville, LA 70471

RE: Annexation - Growth Management and Revenue Sharing Agreement, Area 1
Maurice and Christine McCance Property, 21331 Heintz St., Abita Springs, LA 70420

Dear Mr. Toledano:

Please allow this correspondence to satisfy the Town of Abita Springs' obligation to provide notice of its intent to annex property described in the Growth Management and Revenue Sharing Agreement as being part of Area 1. Enclosed you will find documents relative to the annexation of the property described therein. If you need additional information, please advise.

Best Regards,

Leanne Schaefer
Director of Intergovernmental Affairs

cc: Greg Lemons, Town of Abita Springs, Mayor
Robert Thompson, St. Tammany Parish Special Revenue Management, Data Management
Sidney Fontenot, Director of Planning & Development - Engineering

2 of 15

P. O. BOX 461, ABITA SPRINGS, SPRINGS, LA 70420 PHONE 985-892-0711

Town of Abita Springs

TOWN CLERK/
CLERK OF COURT
KATHY ARMAND

FINANCIAL DIRECTOR
NIKI MENDOW

INTERGOVERNMENTAL AFFAIRS DIRECTOR
LEANNE SCHAEFER

ATTORNEY
EDWARD DEANO

CERTIFIED BUILDING OFFICIAL
DAVID CHATELAIN

PUBLIC WORKS DIRECTOR
JOHNNY CLAY

PUBLIC WORKS CLERK
KRISTIN TORTORICH



**MAYOR
GREG LEMONS**

ALDERMEN
GINA KILPATRICK HARPER
(MAYOR PRO-TEM)

PATRICK BERRIGAN
DANIEL J. CURTIS
RYAN MURPHY
LESLIE BLITCH-WELLIVER

UTILITY MANAGER
DEBRA MACLEAN

UTILITY CLERK II
LINDA MEEKER

PLANNING & ZONING DIRECTOR
CINDY CHATELAIN

TOWN MARSHAL
MIKE SLEMMER

INSTRUMENT 2018-007

AN ORDINANCE TO PROVIDE FOR THE ZONING AND ANNEXATION OF CERTAIN LAND
INTO THE CORPORATE LIMITS OF THE TOWN OF ABITA SPRINGS, LOUISIANA AND TO
PROVIDE FOR RELATED MATTERS.

IT IS HEREBY ORDAINED by the Board of Aldermen of the Town of Abita Springs that the
below described property be and is hereby annexed into the municipal corporate limits of the Town of Abita
Springs, Louisiana, without the necessity of an election for annexation. Said property is described as
follows, to-wit:

ALL THAT CERTAIN LOT OR PORTION OF GROUND, together with all the buildings, and
improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions,
appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 1,
Township 7 South, Range 11 East, St Tammany Parish, Louisiana, and more fully described as follows,
to-wit:

Commencing from the Quarter Section Corner common to Section 36, Township 6 South, Range 11
East, and Section 1, Township 7 South, Range 11 East, thence go South 965.6 feet to a point; thence go
South 89 degrees 27 minutes 00 seconds East 684.43 feet to a point; thence go South 04 degrees 01
minute 00 seconds West 479.25 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING, thence go North 80 degrees 33 minutes 34 seconds East 308.88 feet
to an iron rod found; thence go South 00 degrees 04 minutes 00 seconds West 150.0 feet to an iron pipe
found on the north right of way on Heintz Street; thence go along said right of way South 89 degrees 59
minutes West 259.23 feet to an iron rod found, thence leaving said right of way go North 24 degrees 30
minutes 00 seconds West 109.24 feet back to the POINT OF BEGINNING.

All is more fully shown on survey by John C. Cummings and Associates, PLS dated March 31, 1998,
Job No. 9856, a copy of which is attached to Instrument No 1909970 as Page 4 and on current survey
of Fontcuberta Surveys, Incorporated, dated June 5, 2014, Job No. 514690, a copy of which is attached
hereto and made a part hereof.

Being the same property acquired by Christine Babin McCance wife of/and Maurice M. McCance in act
dated July 17, 2014 before Martha Jumonville, Notary Public and recorded with the Clerk of Court, St
Tammany Parish as COB Instrument No. 1948564

The officials of the Town of Abita Springs are hereby authorized and directed to take all necessary actions
that are proper in order to effect the annexation into the corporate limits of the Town of Abita Springs.

BE IT FURTHER ORDAINED that the above described property be zoned Residential.

This Ordinance shall take effect upon signature of the Mayor. Technical Amendments to the property
description contained herein may be made in accordance with the laws of the Town of Abita Springs.

Introduced by Alderman Kilpatrick-Harper, seconded by Alderman Murphy on the 16th day of October
2018. Adopted on a motion of Alderman Murphy, seconded by Alderman Kilpatrick-Harper on the 27th
day of November 2018.

Vote was:

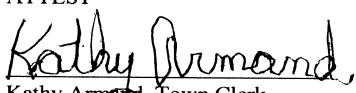
YEAS: 5, Alderman Berrigan, Curtis, Kilpatrick-Harper, Murphy, and Blitch Welliver

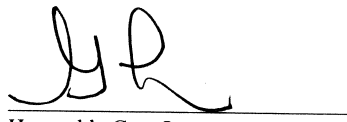
NAYS: 0

ABSENT: 0

ABSTAIN: 0

ATTEST


Kathy Armand, Town Clerk


Honorable Greg Lemons, Mayor



St. Tammany Parish Assessor's Office

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

Louis Fitzmorris
Assessor

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 116-112-9961

OWNERS: McCance, Maurice M, Jr. Etux
1140 Dove Park Rd.
Covington, LA 70433

PROPERTY DESCRIPTION: 2018 TAX ROLL

.82 ACS SEC 1 7 11 CB 1543 677 INST NO 954992 INST NO 1063615 INST NO 1061875
INST NO 1090780 INST NO 1256475 INST NO 1909970 INST NO 1948564

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

2018 VALUATION:	Land	-	2,236
	Improvements	-	0
TOTAL ASSESSED VALUATION			2,236

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

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



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor

4 of 15



St. Tammany Parish Assessor's Office

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

Louis Fitzmorris
Assessor

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 **McCance, Maurice M Jr., Etux** as owner for the tax year **2018** and whose address is **1140 Dove Park Rd., Covington, LA 70433**, and that the following certification is applicable to the property described as follows which is proposed for annexation into the
Town of Abita:

PROPERTY DESCRIPTION


2018 Tax Roll Assessment: Assessment Number: 116-112-9961

.82 ACS SEC 1 7 11 CB 1543 677 INST NO 954992 INST NO 1063615 INST NO 1061875
INST NO 1090780 INST NO 1256475 INST NO 1909970 INST NO 1948564

- I. The total assessed value of all property within the above described area is \$ 2,236.
- 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 \$ 2,236.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

2018 ASSESSED VALUATION : \$ 2,236

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 9th day of November, 2018.



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor

5 of 15

**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 Fontcuberta Surveys Incorporated Survey No. 514690 dated June 5, 2014 and further identified as that certain lot or portion of ground containing 0.82 acres situated in Section 1, 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 26th day of November 2018.

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

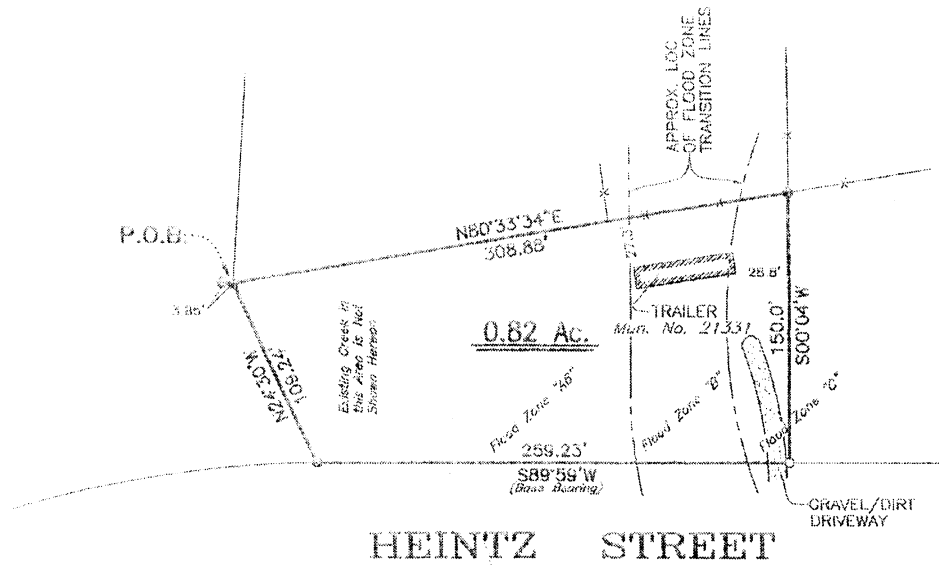
Attachments:

Legal description, Map and Survey

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

6 of 15

THE P.O.B. SHOWN HEREON IS REPORTED AS BEING
 LOCATED SOUTH, 955.6'; S89°27'E, 684.43'; AND
 S0°10'10"W, 479.25' FROM THE QUARTER CORNER
 COMMON TO SECTION 36, T6S-R11E AND SECTION
 1, T7S-R11E



HEINTZ STREET

LEGEND

- = IRON ROD FOUND
- = IRON PIPE FOUND

REFERENCE SURVEY AND BASIS FOR BEARINGS:

PLAT OF SURVEY BY JOHN CUMMINGS
 & ASSOCIATES, DATED 3-31-1992,
 889 No. 9856.

NOTE:

EXISTING DECK, DOG PEN AND CREEK WITHIN
 THIS PROPERTY ARE NOT SHOWN HEREON.
 ANY UTILITIES, DITCHES, AND/OR SERVITUDES
 THAT MAY EXIST WITHIN THIS PROPERTY, IF
 ANY, ARE NOT SHOWN HEREON.

I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE
 RATE MAPS AND FIND THAT THE SUBJECT PROPERTY
 IS LOCATED IN FLOOD ZONES "a", "b", & "c" PER
 PANEL NUMBER 225205 0235 C, DATED 10-17-89,
 AS SHOWN HEREON.

THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE
 ON THE GROUND UNDER THE DIRECT SUPERVISION
 OF THE UNDERSIGNED AND IS IN ACCORDANCE WITH
 THE LOUISIANA STANDARDS OF PRACTICE FOR
 BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

SURVEY OF
 A PARCEL OF LAND
 LOCATED IN SECTION 1
 TOWNSHIP 7 SOUTH
 RANGE 11 EAST
 ST. TAMMANY PARISH, LA

Fontcuberta
Surveys
 INCORPORATED

PROFESSIONAL
 LAND SURVEYORS

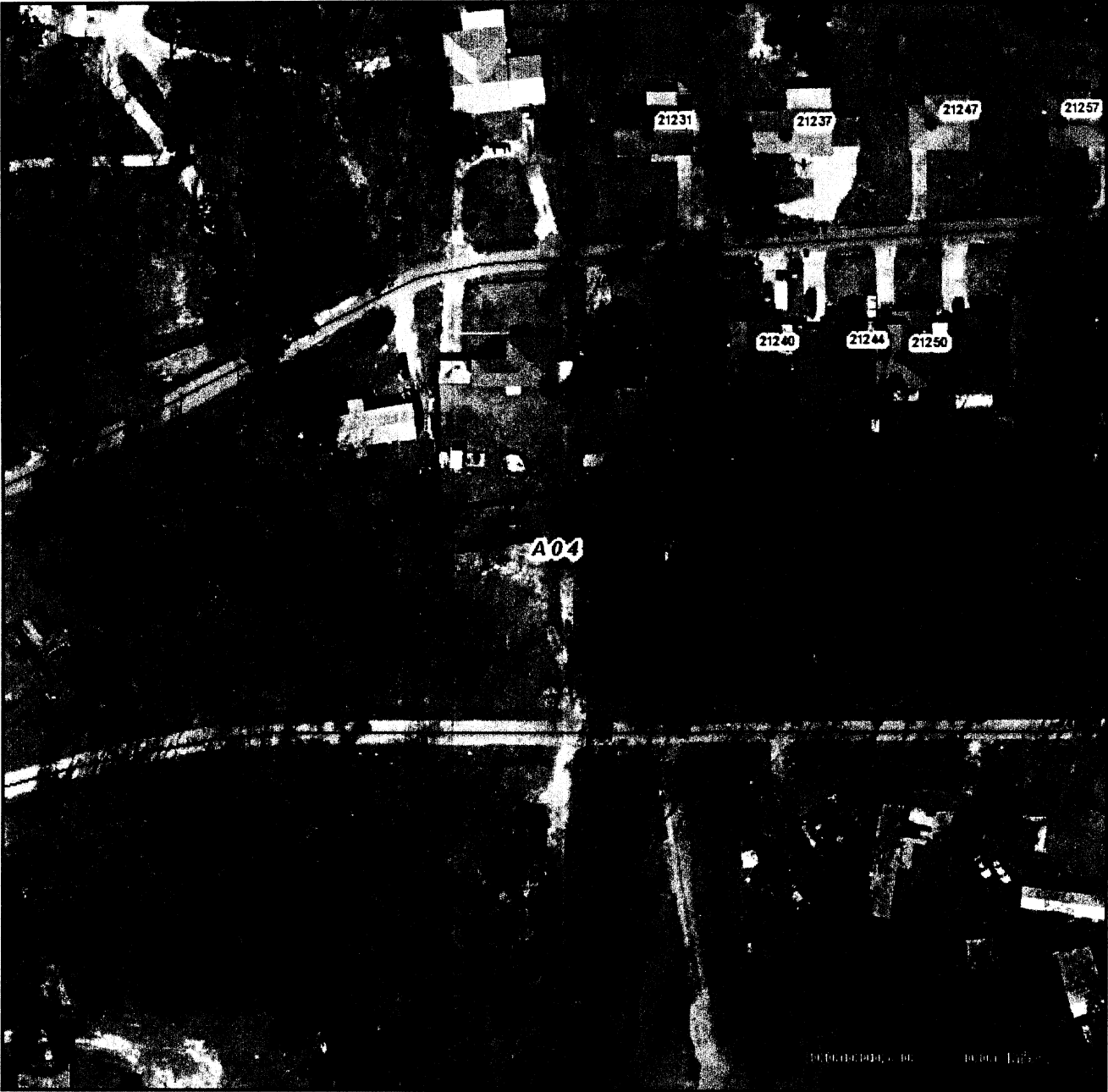
PREPARED FOR:

CHRISTINE BABIN MCCANCE, wife of/and
 MAURICE M. MCCANCE

James J. Fontcuberta
 SURVEYOR

DATE	SCALE	P.O. BOX 1792 COVINGTON, LA. 70434 PHONE: (985) 853-7461	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
6-05-2014	1" = 80'		JDF	TJF	514690	131-571

Map



Address
●
Major Roads
—

Streets
—
Cities
■

Precincts 2014
■

Copyright
STPBasicMap
MIS/GIS Department

8 of 15

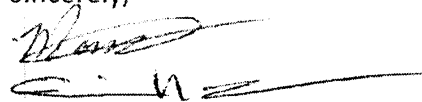
September 26, 2018

REF: 21331 Heintz St.
Abita Springs, LA 70420

Dear Town of Abita Springs,

We are requesting for our property located at 21331 Heintz St. Abita Springs, LA 70420 to be annexed into the Town of Abita Springs city limits. Our plans are to build one single family residential home.

Sincerely,



Maurice and Christine McCance
1140 Dove Park Rd.
Covington, LA 70433

Maurice 985.966.6798
Christine 985.966.6797

9 of 15

CASH SALE

Sale of Property

BY

MELISSA ANTHONY BRIDGES,
wife of/and
LYNN DEAN BRIDGES

TO

CHRISTINE BABIN McCANCE,
wife of/and
MAURICE M. McCANCE

United States of America

14-0049

State of Louisiana

Parish of St. Tammany

Be It Known, That on this **17th** day of **July**
in the year of our Lord Two Thousand Fourteen
(2014)

BEFORE ME, **Martha L. Jumonville**, a
Notary Public, duly commissioned in and for the
Parish of and qualified in the Parish and State
aforesaid, in the presence of the undersigned
competent witnesses,

Personally Came and Appeared,

MELISSA ANTHONY BRIDGES (S.S. #***-**-8833), wife of/and **LYNN DEAN BRIDGES** (S.S. #***-**-4915), both persons of the full age of majority and residents of St. Tammany Parish, Louisiana, who declared unto me, Notary, that she has been married but once and then to Lynn Dean Bridges; and he has been married twice, first to Laura Lee Ancoin from whom he was divorced December 7, 1990 in St. Tammany Parish, Louisiana, and second to Melissa Anthony Bridges, they are presently living and residing together and their mailing address is P.O. Box 729, Abita Springs, Louisiana 70402.

hereinafter referred to as "Vendor" who declared that they do 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:

CHRISTINE BABIN McCANCE (S.S. #***-**-1690), wife of/and **MAURICE M. McCANCE, JR.** (S.S. #***-**-3043), both persons of the full age of majority and residents of St. Tammany Parish, Louisiana, who declared unto me, Notary, that she has been married but once and then to Maurice M. McCance, Jr.; and he has been married twice, first to Joycelyn Hoffman from whom he is divorced by Judgment rendered in Proceedings No. 47919, 22nd Judicial District Court for the Parish of St. Tammany, Louisiana, and second to Christine Babin McCance, they are presently living and residing together, and their mailing address is 1140 Dove Park Road, Covington, Louisiana 70433.

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:

ALL THAT CERTAIN LOT OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 1, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows, to-wit:

Commencing from the Quarter Section Corner common to Section 36, Township 6 South, Range 11 East, and Section 1, Township 7 South, Range 11 East, thence go South 965.6 feet to a point; thence go South 89 degrees 27 minutes 00 seconds East 684.43 feet to a point; thence go South 04 degrees 01 minute 00 seconds West 479.25 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING, thence go North 80 degrees 33 minutes 34 seconds East 308.88 feet to an iron rod found; thence go South 00 degrees 04 minutes 00 seconds West 150.0 feet to an iron pipe found on the north right of way of Heintz Street; thence go along said right of way South 89 degrees 59 minutes West 259.23 feet to an iron rod found; thence leaving said right of way go North 24 degrees 30 minutes 00 seconds West 109.24 feet back to the POINT OF BEGINNING.

All as more fully shown on survey by John C. Cummings and Associates, PLS., dated March 31, 1998, Job No. 9856, a copy of which is attached to Instrument No. 1909970 as Page 4 and on the current survey of Fontenberta Surveys, Incorporated, dated June 5, 2014, Job No. 514690, the original of which is attached hereto and made a part hereof.

The subject property bears Municipal Address 21331 Heintz Street, Abita Springs, Louisiana 70420.

Being the same property acquired by vendors herein in act dated July 30, 2013 before Robert John Comeaux, Notary Public, recorded with the Clerk of Court, St. Tammany Parish, Louisiana as COB Instrument No. 1909970.

To have and to hold the above described property unto the said purchaser, their heirs and assigns forever.

This sale is made and accepted for and in consideration of the price and sum of **TWENTY-FOUR THOUSAND AND NO/100 (\$24,000.00) DOLLARS** cash, which the said purchaser has well and truly paid in ready and current money to the vendor who hereby acknowledges the receipt thereof and grants full acquittance and discharge therefor.

All taxes up to and including the taxes due and exigible in 2013 are paid, and taxes for the current year have been prorated between the parties hereto.

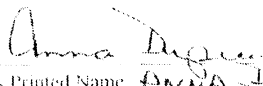
It does not appear that the said property has been heretofore alienated by vendor, or that it is subject to any encumbrances whatsoever.

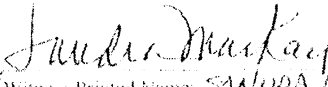
EXCEPT: NONE


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

THIS DONE AND PASSED, in my office in the aforesaid parish and state on the day, month and year herein first above written, 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

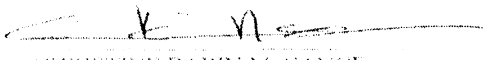
WITNESSES



Witness Printed Name: ANNA DUGUEY


Witness Printed Name: SANDRA MACKAY


MELISSA ANTHONY BRIDGES


LYNN DEAN BRIDGES


CHRISTINE BABIN McCANCE
Not being required by law to sign did not do so
MAURICE M. McCANCE


MARTHA L. JUMONVILLE, LA BAR #7592
Notary Public
My Commission Is For Life
Title Insurance Producer and Examining Attorney
9 Starbush Circle - Suite 101
Covington, Louisiana 70433
Louisiana License #103679
First American Title Insurance Company

File No. 14-00049

TAX RESEARCH CERTIFICATE

Covington, Louisiana

I, Polly Honeycutt, Auditor for, do hereby certify that upon an examination of the Tax Rolls of St. Tammany Parish, I find that all taxes assessed appear:

.82 ac. Sec 1-7-11

have been paid for the following years:

Year	Assessment Number	Assessed in the Name of
2013	1161129961	Horchhoff, Dennis et ux
2012	1161129961	Horchhoff, Dennis et ux
2011	1161129961	Horchhoff, Dennis et ux

State and Parish taxes for the years:

2013 2012 2011 have been paid

have not been paid

have been paid by virtue of Homestead Exemption

Amount	Year	Paid	Not Paid	Homestead Exemption	Date
	2013	273.00			2/3/14 Melissa Bridges
	2012	269.54			12/10/12
	2011	412.53			1/31/12

2013 Assessed Valuation

*1795

Total Paid

273.00

Total Exempt

Total Due

Polly Honeycutt
Polly Honeycutt, Auditor for
and Notary Public
Covington, Louisiana 70330

4446

14 of 15

Louisiana Secretary of State
Street Address List

For Parish ST. TAMMANY - 52 AND Ward <ALL> AND Precinct <ALL> AND City <ALL> AND Street <ALL> HEINTZ ST FROM 21331 TO 21331 ALL

City	Zip	Street	Apt	Ward	Prct	CT	SB	TX	JP	House#	R	Stat	Reg #	Name
Report Count: 0														

15 of 15



**Mandeville Annexation
AB2019-01**



- | | |
|--------------------|-------------------|
| — Roads | Council Districts |
| — Major Roads | Wards |
| — Streams & Rivers | AB2019-01 |
| T/R/S | Abita Springs |

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



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Map ID: 2019-EG-03 Date: 01/03/2019



Mandeville Annexation AB2019-01



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

- Streams & Rivers
- Roads
- Major Roads
- T/R/S
- AB2019-01
- Abita Springs



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Map : 2019-EG-01

Date: 01/03/2019



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

— Roads
— Major Roads
— Streams & Rivers



T/R/S
AB2019-01
Abita Springs



Map ID: 2019-EG-04 Date: 01/03/2019

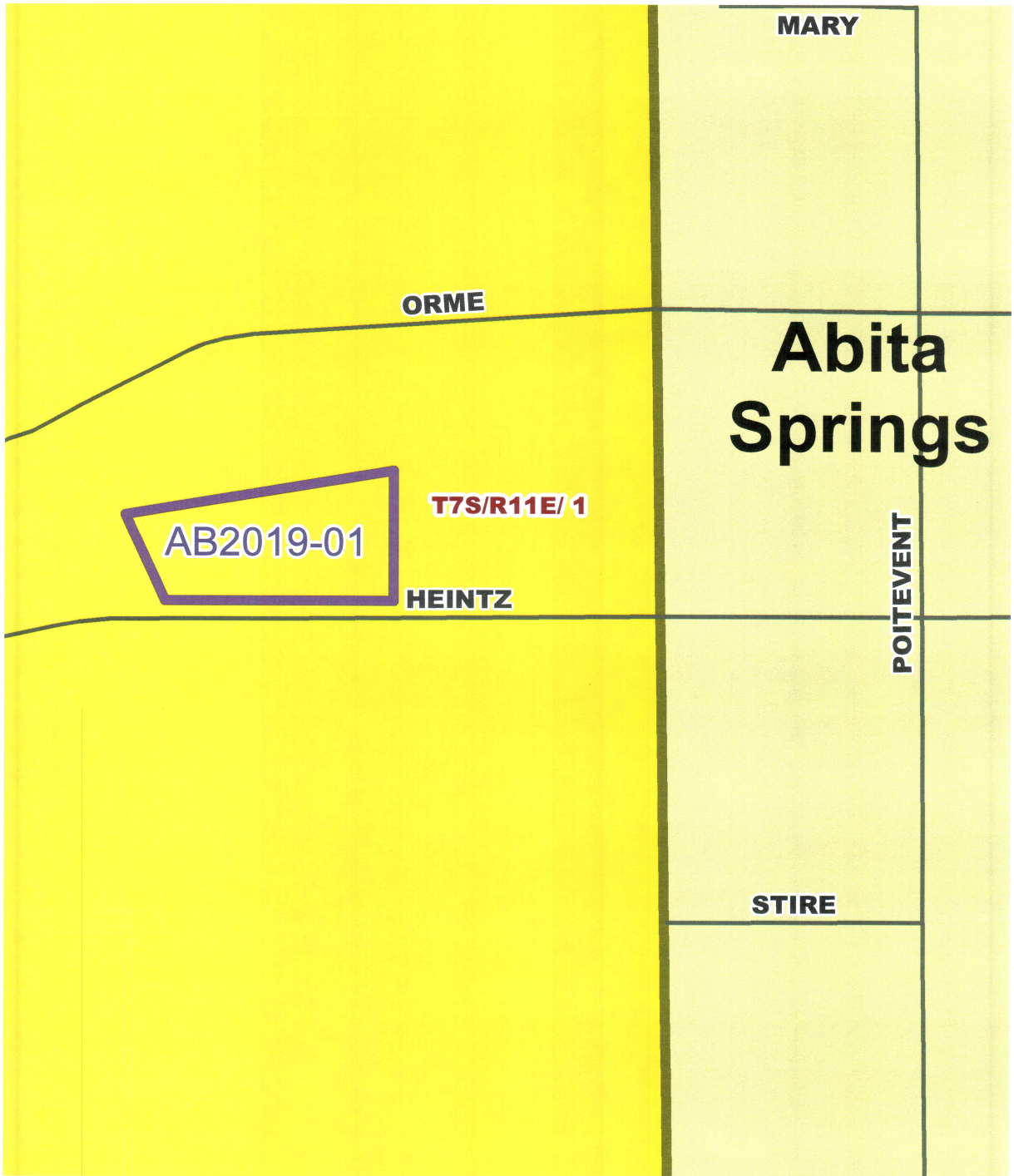
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Mandeville Annexation AB2019-01

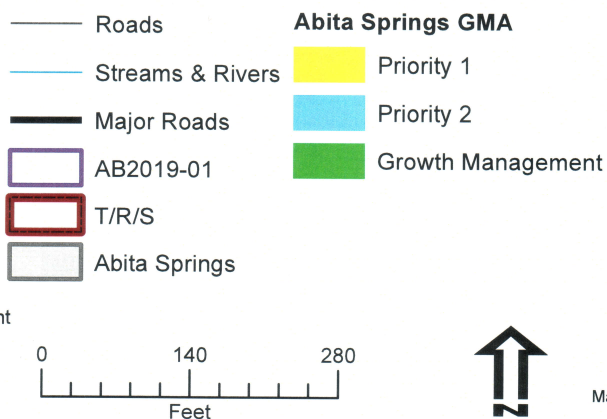
- | | | |
|---------------------------------|--|--|
| E-1 Estate | NC-5 Retail and Service | MD-2 Medical Clinical |
| E-2 Estate | NC-6 Public, Cultural and Recreational | MD-3 Medical Facility |
| E-3 Estate | PBC-1 Planned Business Campus | MD-4 Medical Research |
| E-4 Estate | PBC-2 Planned Business 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 |



Mandeville Annexation AB2019-01



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Map ID: 2019-EG-02

Date: 01/03/2019