

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6364

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: CIVIL DIVISION ADA

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 7 DAY OF MAY, 2020

ORDINANCE TO DECLARE A TAX ADJUDICATED PROPERTY AS SURPLUS PROPERTY AND TO AUTHORIZE ST. TAMMANY PARISH TO PROCEED WITH THE PROCESS FOR THE ADVERTISING AND SALE OF SUCH ADJUDICATED PROPERTY (WARD 9, DISTRICT 14)

WHEREAS, St. Tammany Parish acquired tax adjudication deeds for the site identified as the Treatment Plant and Water Well site in Timber Ridge Subdivision, Phase 2 (the "Property") for unpaid property taxes; and

WHEREAS, the requisite time has passed for the owners of the Property to redeem the Property as per Louisiana Revised Statute 47:2122(11) and Louisiana Constitution Article 7, Section 25; and

WHEREAS, St. Tammany Parish Government seeks to initiate a sale of the Property; and

WHEREAS, the date for the sale shall be set administratively, and Parish shall perform all requisite publications and notifications.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: to declare the parcel identified as the Treatment Plant and Water Well site in Timber Ridge Subdivision, Phase 2 (the "Property") as surplus property and to authorize the advertising and sale of said Property; and

BE IT FURTHER ORDAINED: that pursuant to all applicable provisions of law, the Office of the Parish President is authorized to assess, deem, designate and determine that such Property is surplus; and

BE IT FURTHER ORDAINED: that the Office of the Parish President is authorized to exercise its discretion in the advertising and selling of the Property, together with all agreements and transactions necessary to carry out the intent of this Ordinance; and

BE IT FURTHER ORDAINED: that any and all actions previously taken by the Office of the Parish President in furtherance of the actions contemplated herein are ratified and accepted accordingly.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: _____ SECONDED BY: _____

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 4 DAY OF JUNE, 2020; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, JR., COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: APRIL 29, 2020

Published Adoption: _____, 2020

Delivered to Parish President: _____, 2020 at _____

Returned to Council Clerk: _____, 2020 at _____

Ordinance Administrative Comment

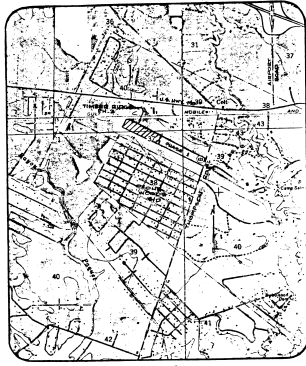
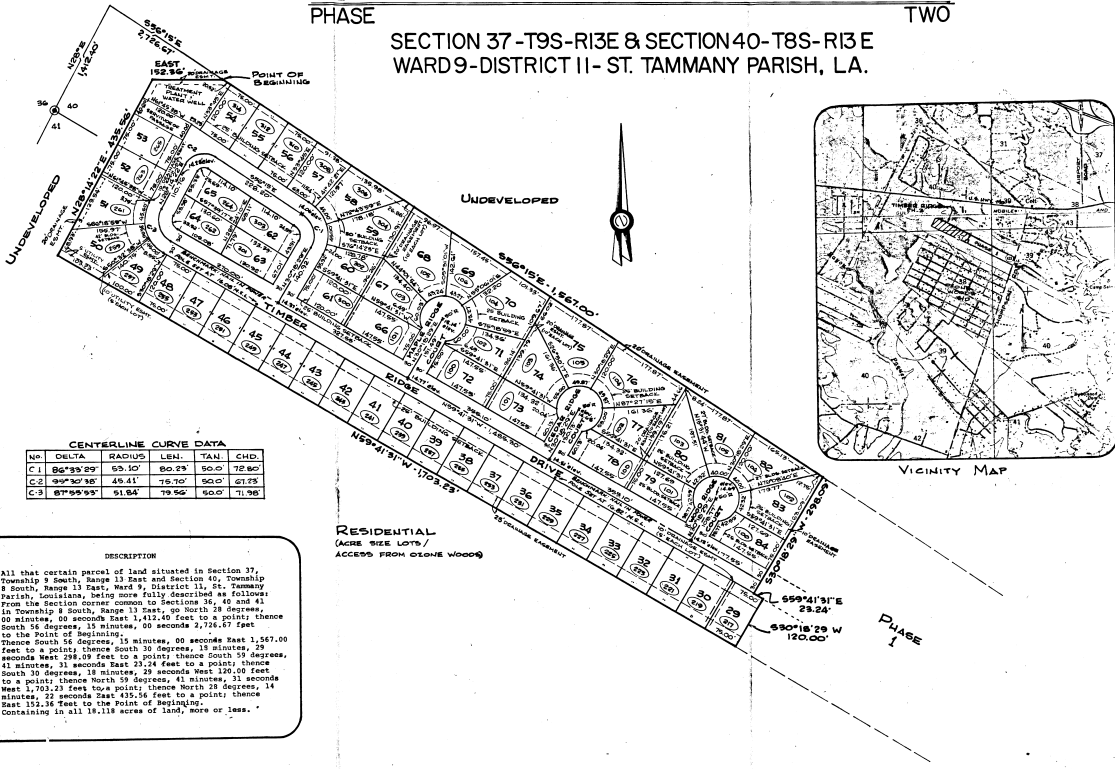
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Parish has received the adjudication deeds for the Treatment Plant and Water Well site in Phase 2 of Timber Ridge Subdivision. The site is described as a parcel measuring 20.52' x 120' x 23.23' x 20' x 120' x 67.09' x 152.36'. It has been adjudicated on two separate occasions for tax years 1987 and 1993 under assessment numbers 22870021/1280707163 and 1281113429. Parish has been contacted by an entity who is acquiring/consolidating water and wastewater systems in St. Tammany Parish. Parish is capable of selling adjudicated properties pursuant to LSA R.S. 47:2196, et seq.

TIMBER RIDGE SUBDIVISION

PHASE TWO

SECTION 37-T9S-R13E & SECTION 40-T8S-R13E
WARD 9-DISTRICT II - ST. TAMMANY PARISH, LA.



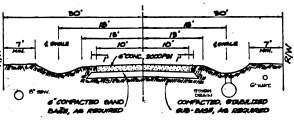
CENTERLINE CURVE DATA

NO.	DELTA	RADIUS	LEN.	TAN	CHD.
C-1	86°33'29"	63.10'	80.23'	50.07'	72.80'
C-2	90°30'36"	49.41'	75.70'	50.07'	21.73'
C-3	87°30'30"	51.54'	79.52'	50.07'	71.98'

RESIDENTIAL
(MORE USE LOTS/
ACCESS FROM OCEAN WOODS)

DESCRIPTION

All that certain parcel of land situated in Section 37, Township 9 South, Range 13 East and Section 40, Township 8 South, Range 13 East, Ward 9, District 11, St. Tammany Parish, Louisiana, being more fully described as follows: From the Section corner common to Sections 36, 40 and 41, in Township 8 South, Range 13 East, go North 28 degrees, 00 minutes, 00 seconds East, 1,412.40 feet, to a point; thence South 56 degrees, 15 minutes, 00 seconds East, 2,724.87 feet to the Point of Beginning; thence South 56 degrees, 15 minutes, 10 seconds, 10 minutes, 29 seconds East, 298.09 feet to a point; thence South 59 degrees, 41 minutes, 21 seconds East, 23.24 feet to a point; thence South 30 degrees, 18 minutes, 29 seconds West, 130.00 feet to a point; thence North 59 degrees, 41 minutes, 21 seconds West, 1,701.21 feet to a point; thence North 28 degrees, 14 minutes, 22 seconds East, 435.36 feet to a point; thence East 132.36 feet to the Point of Beginning. Containing in all 18.118 acres of land, more or less.



- Note:**
- NO PART OF THIS SUBDIVISION IS SUBJECT TO INUNDATION DUE TO NORMAL RAINFALL.
 - DENOTES MUNICIPAL ADDRESS.
 - THIS PROPERTY IS LOCATED IN F.I.A. FLOOD ZONE C.
 - ALL LOTS SUBJECT TO A NO UTILITY EASEMENT AT PROPERTY LINES ADJACENT TO STREET ROW'S.
 - DRIVEWAY CULVERTS TO BE 15' x R.C.P.
 - VERTICAL DATUM: MEAN SEA LEVEL.
 - ALL FRONT SIDE & REAR DRIVES SHALL BE MAINTAINED AT ALL TIMES BY THE PROPERTY OWNERS IN ACCORDANCE WITH THE STANDARDS SET BY THE ST. TAMMANY PARISH POLICE JURORS.

PARISH RESTRICTIVE COVENANTS:

- NO LOT WILL BE MORE THAN ONE DWELLING.
- NO DWELLING MAY BE OCCUPIED BEFORE SEWER AND WATER SYSTEMS ARE INSTALLED.
- FRONT BUILDING SETBACK WILL NOT BE LESS THAN 20' FEET FROM THE FRONT PROPERTY LINE; SIDE BUILDING SETBACK WILL NOT BE LESS THAN 5' FEET FROM THE SIDE PROPERTY LINE; REAR BUILDING SETBACK WILL NOT BE LESS THAN 20% OF LOT DEPTH. HOWEVER, THE DEPTH SHALL BE NOT LESS THAN 15 FEET OF EXCEED 25 FEET.
- CONSTRUCTION OF ANY CURVE IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENTS.
- NO NOISY OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN OBSTACLE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS GARAGE OR STUMP CAR STORAGE.
- THE MINIMUM FINISHED FLOOR ELEVATION REQUIRED IN THIS SUBDIVISION WILL BE 10 FEET ABOVE THE ADJACENT HIGH WATER.
- MOBILE HOMES WILL NOT BE PERMITTED TO OCCUPY LOTS AS RESIDENCES IN THIS SUBDIVISION.
- NO LOT SHALL BE FURTHER SUBDIVIDED WITHOUT PRIOR APPROVAL OF THE BOARD OF HEALTH, PUBLIC HEALTH COMMISSION AND PARISH POLICE JURY.
- ADDITIONAL COVENANTS RECORDED IN C.O.B. #231, Point G, D.
- AS EXCEPTED BY THE RECORD ON FILE.
- THE EXECUTION SHALL BE A COVENANT RUNNING WITH EACH TITLE AND REFERENCE SHALL BE MADE HERETO IN EACH TITLE.

DEDICATION

BE IT RESOLVED, BY THE UNOFFICIAL ORDER OF THE LAND AS SHOWN AND DESCRIBED HERETO, THAT HE DOES DECLARE THAT TO BE A TRUE AND ACCURATE PLAN OF THIS PARISH SUBDIVISION, PHASE TWO.

All street frontage shown on this plan is hereby dedicated to the perpetual use of the public for proper purposes.

Consistency shall be observed for drainage and utilities as indicated herein and no obstruction or improvement shall be allowed that would prevent same from being used for their intended purpose.

BE IT KNOWN, THAT THE ST. TAMMANY PARISH POLICE JURY, ACTING IN LEGAL AND DULY CONSIDERED MANNER, HAS REVIEWED AND APPROVED THE DEDICATION AND DEDICATED THE STREETS AND DRIVEWAYS SHOWN ON THIS PLAN AND ORDERED THAT THE STREETS AND DRIVEWAYS SHOWN BE OPENED INTO THE MAINTENANCE SYSTEM OF ST. TAMMANY PARISH ALL IN ACCORDANCE WITH THE COMPREHENSIVE PLAN FOR ST. TAMMANY PARISH SUBDIVISION REGULATIONS, ORDINANCE #499 AS AMENDED.

DATE: 11/15/85

18.118 ACRES 2,623.06 LIN. FT. 263.06 LIN. FT.

NO. OF LOTS 56 56

STREETS CENTRAL A-4

STREET R/W WIDTH 60' 24'

STREET PAVING WIDTH

THIS PLAN IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

LOUISIANA REGISTERED LAND SURVEYOR

LOUISIANA REGISTERED CIVIL ENGINEER

TIMBER RIDGE, INC.

COMP./INDIVIDUAL

CHAIRMAN: DR. ROBERT U. WEISS

SECRETARY: GARY W. SALVENDY

TREASURER: DR. ROBERT U. WEISS

DATE FILED: 11/15/85

FILE NO.: 899-A

OFFICE OF DISTRICT CLERK

415-C-1141-C-46291

BORSEN ENGINEERING

769 ROBERT ROAD SUDELL, LA.

SCALE: 1" = 100'

DATE: AUG. 15, 1985

TIMBER RIDGE S.D. - PH. 2

MASTER SHEET DRAWN BY: MHEM 38,042

FILED