

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-4897

COUNCIL SPONSOR: STEVE STEFANCIK/PAT BRISTER PROVIDED BY: DATA MANAGEMENT

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF COVINGTON ANNEXATION AND REZONING OF 3.12 ACRES OF LAND, MORE OR LESS, FROM PARISH HC-1 HIGHWAY COMMERCIAL DISTRICT TO CITY OF COVINGTON CR-REGIONAL COMMERCIAL DISTRICT WHICH PROPERTY IS LOCATED AT SECTION 42, TOWNSHIPS 6 & 7 SOUTH, RANGE 11 EAST, GREENBURG DISTRICT, ST TAMMANY PARISH, LOUISIANA, WARD 3, DISTRICT 5.

WHEREAS, The City of Covington is contemplating annexation of 3.12 acres, more or less, owned by the Estates of Hardie & Josephine Rogers, represented by Theresa Rogers Anzalone, Independent Executrix and applicant, and is located in Section 42, Townships 6 & 7 South, Range 11 East, Greenburg District, St Tammany Parish, Louisiana, Ward 3, District 5 (see attachments for complete description); and WHEREAS, the proposed annexation is consistent with the Annexation Agreement entered into by the City of Covington and St. Tammany Parish effective November 27, 2006; and WHEREAS, the proposed annexation is consistent with the Louisiana Revised Statutes relative to annexations. WHEREAS, the property requires rezoning from Parish HC-1 Highway Commercial District to City of Covington CR- Regional Commercial District, which is not an intensification of zoning; and WHEREAS, the property is not commercially developed and the proposed annexation is not currently generating Sales Tax Revenue.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to Concur/Not Concur with the City of Covington annexation and rezoning of 3.12 acres of land, more or less, located in Section 42, Townships 6 & 7 South, Range 11 East, Greenburg District, St Tammany Parish, Louisiana from Parish HC-1 Highway Commercial District to The City of Covington CR- Regional Commercial District in accordance with the November 27, 2006 Annexation Agreement between the Parish and The City of Covington. BE IT FURTHER RESOLVED that should this property be annexed, and because it is located within a critical drainage area of the parish, the St. Tammany Parish Council requires the City of Covington review development proposals utilizing the applicable Parish Drainage Model and Parish Drainage Regulations, including no net fill. BE IT FURTHER RESOLVED that any future development which may impact the Bogue Falaya River must comply with state regulations and restrictions.

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 2 DAY OF NOVEMBER, 2017, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK



Pat Brister
Parish President

St. Tammany Parish Government

Assistant Chief Administrative Office

Data Management

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2865

Fax: (985) 898-5238

Email: Thompson@stpgov.org

Re: Administrative Comment

Date: October 2, 2017

Annexation staff #:CO2017-02

The City of Covington is contemplating annexing 3.12 acres, owned by , owned by the Estates of Hardie & Josephine Rogers, represented by Theresa Rogers Anzalone, Independent Executrix and applicant and is located in Section 42, Townships 6 & 7 South, Range 11 East, Greenburg District, St Tammany Parish, Louisiana, Ward 3, District 5.

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



St. Tammany Parish Government

Government that Works

Annexation

City:	Covington	City Case No:		Staff Reference	CO2017-02
Notification Date:	8/22/2017	Dead Line	10/13/2017	Priority	9
Owner:	Theresa Rogers Anzalone, Executrix of Hardie & Joseph		Ward	3	Council District: 5
Location:	Section 42, Township 7 South, Range 11 East, Greenburg District, St Tammany Parish, Louisiana		Parish Zoning	HC-1 Highway Commercial	
			City Zoning:	CR- Regional Commercial	
			Subdivision:	Greenburg	
Existing Use:	Commercially undeveloped		<input type="checkbox"/> Developed	<input type="checkbox"/> Intensification	<input type="checkbox"/> Concur w/ City
Size:	3.12 acres		Population:		Concur:
STR:	Sect 42, T-7-S, R-11-E		Annex Status:		Sales Tax:
City Actions			Council Actions		
Ordinance:		City Date:		Resolution:	
					Council Date:

CO2017-02 Notes Summary

Public Works: Joey Lobrano: No Public Works Issues

Engineering: Holly Thomas:

This annexation is located in a critical drainage area. Parish drainage and fill requirements will apply to any future developments, including no net fill. The Bogue Falaya River is adjacent to the site. The Bogue Falaya River is not classified as a scenic river at this location, however development must comply with state regulations and restrictions. There is a 50 foot fill and clearing requirement buffer within the limits of the ordinary low water mark and any new discharges are prohibited without a state permit.

Engineering/ Environmental Services: Jay Watson: There are no traffic issues.

Dept of Environmental Services: Jay Watson: There are no DES issues.

Engineering: Jay Watson: There are no Traffic issues.

Data Management: Bob Thompson:

Property is commercially undeveloped.

Property is located in Covington GMA Area 3.

There is a building located on the property, vendor records indicate that no sales tax revenue has ever been generated on the property.

Planning: Sidney Fontenot:

Proposal is consistent with the Louisiana Revised Statutes relative to annexation

Proposal is consistent with the Covington Growth Management Agreement

Proposal is not an increase in zoning intensification.

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. _____

COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: DATA MANAGEMENT

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF COVINGTON ANNEXATION AND REZONING OF 3.12 ACRES OF LAND, MORE OR LESS, FROM PARISH HC-1 HIGHWAY COMMERCIAL DISTRICT TO CITY OF COVINGTON CR-REGIONAL COMMERCIAL DISTRICT WHICH PROPERTY IS LOCATED AT SECTION 42, TOWNSHIPS 6 & 7 SOUTH, RANGE 11 EAST, GREENBURG DISTRICT, ST TAMMANY PARISH, LOUISIANA, WARD 3, DISTRICT 5.

WHEREAS, The City of Covington is contemplating annexation of 3.12 acres, more or less, owned by the Estates of Hardie & Josephine Rogers, represented by Theresa Rogers Anzalone, Independent Executrix and applicant, and is located in Section 42, Townships 6 & 7 South, Range 11 East, Greenburg District, St Tammany Parish, Louisiana, Ward 3, District 5 (see attachments for complete description); and

WHEREAS, the proposed annexation is consistent with the Annexation Agreement entered into by the City of Covington and St. Tammany Parish effective November 27, 2006; and

WHEREAS, the proposed annexation is consistent with the Louisiana Revised Statutes relative to annexations.

WHEREAS, the property requires rezoning from Parish HC-1 Highway Commercial District to City of Covington CR-Regional Commercial District, which is **not** an intensification of zoning; and

WHEREAS, the property is **not** commercially developed and the proposed annexation is not currently generating Sales Tax Revenue.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to Concur/Not Concur with the City of Covington annexation and rezoning of 3.12 acres of land, more or less, located in Section 42, Townships 6 & 7 South, Range 11 East, Greenburg District, St Tammany Parish, Louisiana from Parish HC-1 Highway Commercial District to The City of Covington CR-Regional Commercial District in accordance with *the November 27, 2006 Annexation Agreement between the Parish and The City of Covington*.

BE IT FURTHER RESOLVED that should this property be annexed, and because it is located within a critical drainage area of the parish, the St. Tammany Parish Council requires the City of Covington review development proposals utilizing the applicable Parish Drainage Model and Parish Drainage Regulations, including no net fill.

BE IT FURTHER RESOLVED that any future development which may impact the Bogue Falaya River must comply with state regulations and restrictions.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY _____, SECONDED BY _____

YEAS:

NAYS:

ABSTAIN:

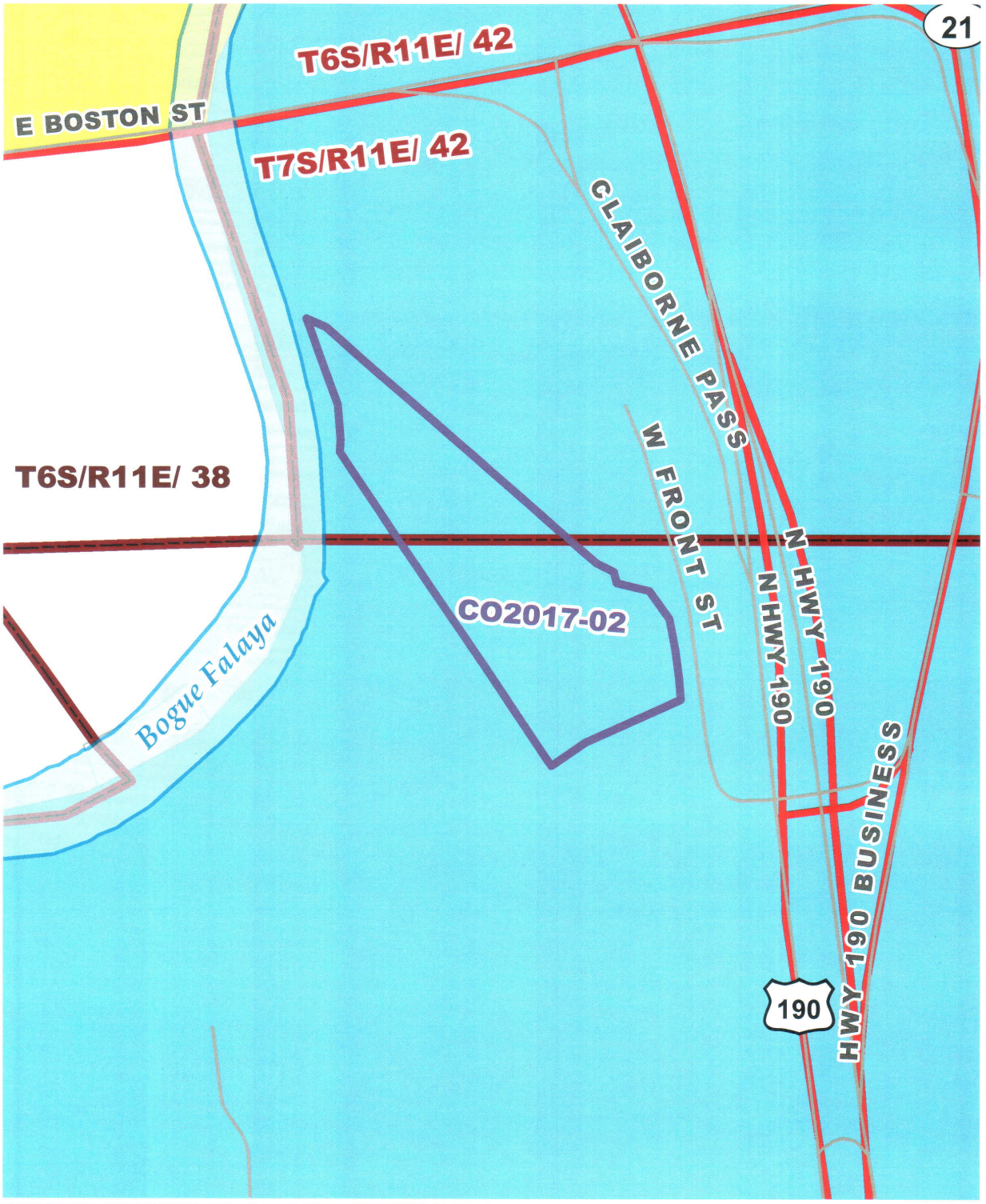
ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED ON THE ____ DAY OF _____, 2017, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

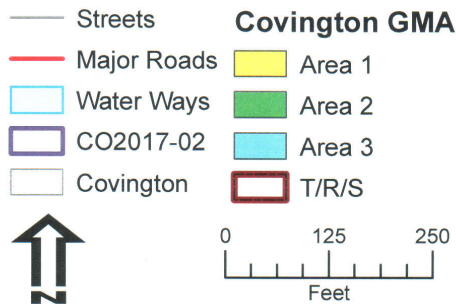
THERESA L. FORD, CLERK OF COUNCIL (CO2017-02)



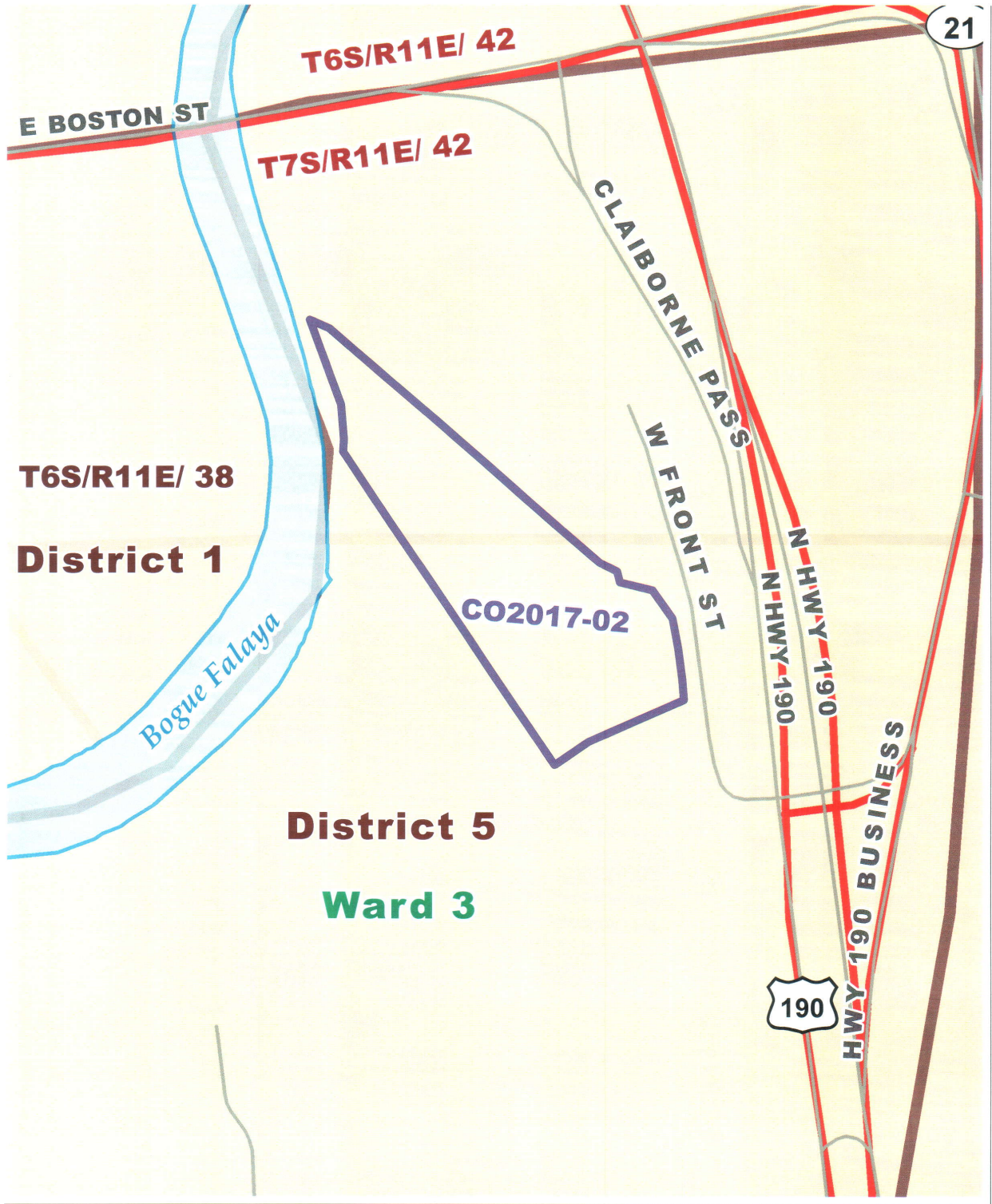
**Covington Annexation
CO2017-02**



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



This map was produced by the GIS Section of the Department of Technology of St. Tammany Parish. It is for planning purposes only. It is not a legally recorded plan, survey, official tax map or engineering schematic, and it is not intended to be used as such. Map layers were created from different sources at different scales, and the actual or relative geographic position of any feature is only as accurate as the source information. Copyright (c) 2017. St. Tammany Parish, Louisiana. All rights Reserved. Map Number: 2017abg-107 Date: 08/30/2017.



**Covington Annexation
CO2017-02**

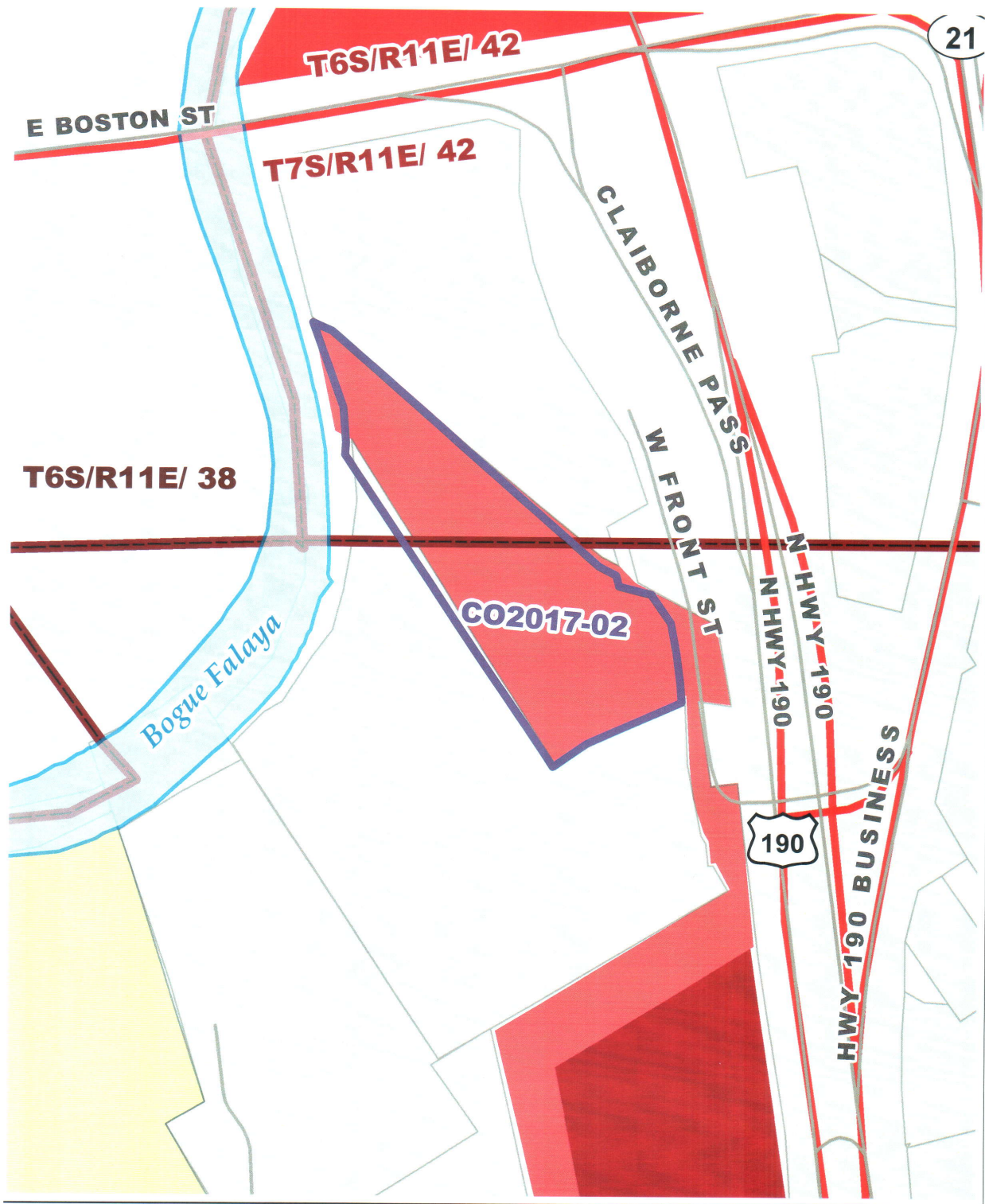


St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434

- Streets
- Major Roads
- Water Ways
- T/R/S
- Council Districts
- Wards
- CO2017-02
- Covington



This map was produced by the GIS Division of the Department of Technology of St. Tammany Parish. It is for planning purposes only. It is not a legally recorded plan, survey, official tax map or engineering schematic, and it is not intended to be used as such. Map layers were created from different sources at different scales, and the actual or relative geographic position of any feature is only as accurate as the source information. Copyright (c) 2017, St. Tammany Parish, La. All rights Reserved.
Map Number: 2017abg-105 Date: 08/30/2017

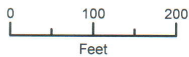


Covington Annexation CO2017-02



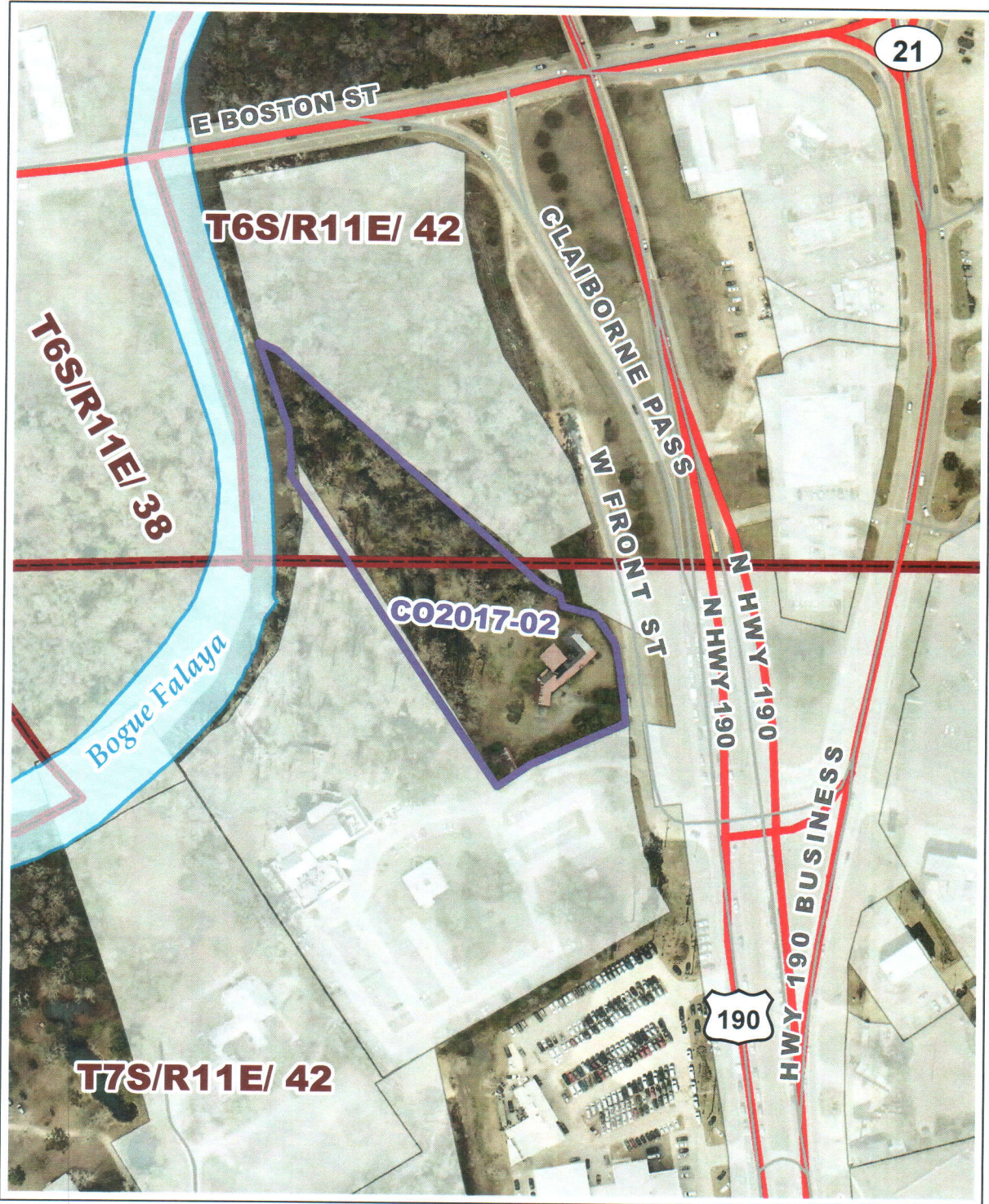
St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434

- Streets
- Major Roads
- Water Ways
- T/R/S
- CO2017-02
- Covington



Map Number: 2017abg-0106 Date: 08/30/2017.
This map was produced by the GIS Division of the Department of Technology of St. Tammany Parish. It is for planning purposes only. It is not a legally recorded plan, survey, official tax map or engineering schematic and it is not intended to be used as such. Map layers were created from different sources at different scales, and the actual or relative geographic position of any feature is only as accurate as the source information. Copyright (c) 2017. 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-2-3 Lodging	SWM-2 Solid Waste Management	EO Entertainment Overlay
NC-3 Lodging	MD-1 Medical Residential	RBCO Regional Business Center Overlay
NC-4 Neighborhood Institutional		

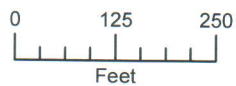


**Covington Annexation
CO2017-02**



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

- | | |
|-------------|-----------|
| Streets | T/R/S |
| Major Roads | CO2017-02 |
| Water Ways | Covington |



This map was produced by the GIS Division of the Department of Technology of St. Tammany Parish. It is for planning purposes only. It is not a legally recorded plan, survey, official tax map or engineering schematic, and it is not intended to be used as such. Map layers were created from different sources at different scales, and the actual or relative geographic position of any feature is only as accurate as the source information. Copyright (c) 2017. St. Tammany Parish, La. All rights Reserved.

Map Number: 2017abg-104 Date:08/30/2017.

02017-02

LIVAUDAIS AND LIVAUDAIS
ATTORNEYS AT LAW
4600 HIGHWAY 22 - SUITE 9
MANDEVILLE, LOUISIANA 70471-2891

F. Pierre Livaudais, P.C.*
Marian M. Livaudais

* a Professional Corporation

Email: plivaudais@bellsouth.net

Telephone (985) 626-1144
Fax: (985) 626-1184

PLEASE RESPOND TO:
P. O. Box 367
Covington, LA. 70434-0367

August 9, 2017

 FILE COPY

Ms. Nahketah Bagby
Planning and Zoning Director
City of Covington
317 North Jefferson Street
Covington, Louisiana

HAND DELIVERED

RE: Annexation of Property of Josephine Williams Rogers, wife of/and
Hardie Rogers, Jr. - St. Tammany Parish, Louisiana

Dear Ms. Bagby:

In connection with the above referenced matter, I am providing you with the following documentation:

1. Formal Request for Annexation Application signed by Theresa Rogers Anzalone in her capacity as Independent Executrix of the Succession of Hardie Rogers, Jr. And the succession of Josephine Williams Rogers.

2. Letter requesting annexation including the following Exhibits:
- Letters of Independent Executorship in the Succession of Hardie Rogers, Jr. and the Succession of Josephine Williams Rogers
 - Photocopy of the Sale of Property by Anthony P. Musso to Josephine Williams, wife of/and Hardie Rogers, Jr. dated July 10, 1967, and recorded as Instrument No. 245851 of the records of St. Tammany Parish, Louisiana

Photocopy of the Order of Expropriation in the matter entitled *State of Louisiana, Department of Transportation & Development vs. Hardie Rogers, Jr., et ux*, Proceeding No. 8915984 on the docket of the 22nd Judicial District Court for the Parish of St. Tammany, Louisiana, and recorded as Instrument No. 733580 of the records of St. Tammany Parish, Louisiana

Boundary Agreement and Recognition of title by and between Eighteen18, L.L.C. and Josephine Williams Rogers and Succession of Hardie Rogers, recorded as Instrument No. 1905833 of the records of St. Tammany Parish, Louisiana

Ms. Nahketah Bagby
Planning and Zoning Director
August 9, 2017
Page -2-

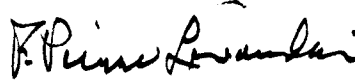
- c. Ownership Certification
 - d. Assessor's Certificate of Ownership
 - e. 2014 - 2015 and 2016 Tax Statements issued by St. Tammany Parish Tax Collector
3. City of Covington, Building Department / Department of Public Works *Determinations (Water, Sewer, Culvert/Drainage)*
 4. Photocopies of correspondence to Center Point Energy and Central Louisiana Electric Company, Inc. requesting written confirmation that each company currently provides service to the Rogers' property.
 5. Email correspondence from Cara L. Bartholomew, Land Use Planner, Parish of St. Tammany, confirming that the Rogers' property is currently zoned HC-1 Highway Commercial.
 6. Fifteen (15) copies of the survey prepared by Bruce M. Butler, III, Registered Land Surveyor.

Lastly, I am enclosing our escrow check, payable to the City of Covington, in the amount of \$450.00 representing payment of the Annexation Request Application Fee of \$250.00 and the advertising fee of \$200.00.

After you have had an opportunity to review the enclosed documentation, please feel free to contact me with any questions you may have. I will be happy to meet with you if you feel that such a meeting would be in order.

Thank you for your assistance.

Yours very truly,



F. Pierre Livaudais

FPL:gbk
Enclosures

**FORMAL REQUEST FOR ANNEXATION APPLICATION
FOR
Annexation by Petition and Ordinance - 33:172(A), (B); 33:173**

City of Covington
Louisiana
317 North Jefferson Street
P. O. Box 778
Covington, Louisiana 70434
(985) 867-1214
Fax (985) 898-4723

Name: Theresa Rogers Anzalone
Independent Executrix of the Succession of Hardie Rogers, Jr.
Independent Executrix of the Succession of Josephine Williams Rogers

Mailing Address: 14 Rathbone Place
Grosse Pointe, Michigan 48230

Address of Property Proposed for Annexation: 2933 Highway 190
Covington, Louisiana 70433

Current Zoning of Property Proposed for Annexation: HC-1 - Highway Commercial

Current Status of Property: Check all that apply

Resident Property Owner Renter
 Non-Resident Property Owner Registered Voter

Names of all registered voters in your household: Not Applicable

Voting Location (School Name, fire station number, etc.): Not Applicable

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

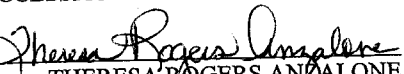
Proposed land use for annexation property (check one or more):

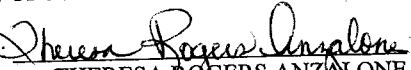
Single-Family Residential Institutional
 Multi-Family Residential Industrial
 Commercial Planned District

**FORMAL REQUEST FOR ANNEXATION APPLICATION
FOR
Annexation by Petition and Ordinance - 33:172(A), (B); 33:173**

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

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

SUCCESSION OF HARDIE ROGERS, JR.
BY: 
THERESA ROGERS ANZALONE
Independent Executrix

SUCCESSION OF JOSEPHINE WILLIAMS ROGERS
BY: 
THERESA ROGERS ANZALONE
Independent Executrix

THERESA ROGERS ANZALONE
14 Rathbone Place
Grosse Pointe, Michigan 48230

July 24, 2017

Ms. Nahketah Bagby
Planning and Zoning Director
City of Covington
317 North Jefferson Street
Covington, Louisiana

RE: Annexation of Property of Josephine Williams Rogers, wife of/and
Hardie Rogers, Jr. - St. Tammany Parish, Louisiana

Dear Ms. Bagby:

I am the qualified Independent Executrix for both the *Succession of Hardie Rogers, Jr.*, Proceedings No. 2013-30312 on the docket of the 22nd Judicial District Court for the Parish of St. Tammany, State of Louisiana and the *Succession of Josephine Williams Rogers*, Proceedings No. 2013-30794 on the docket of the 22nd Judicial District Court for the Parish of St. Tammany, State of Louisiana. Attached are copies of the updated Letters of Independent Executorship issued in each succession proceeding (marked collectively as Exhibit "A").

My parents were the sole owners of a parcel of land containing 3.00 acres, more or less, in Section 42, Township 6 South, Range 11 East, and Section 42, Township 7 South, Range 11 East, Greensburg District, St. Tammany Parish, Louisiana, having acquired the same by act of sale dated July 10, 1967 and recorded in COB 465 folio 336 (Instrument No. 245851) of the conveyance records of St. Tammany Parish, Louisiana, less and except two tracts of land identified as Parcel Nos. 2-3 and 2-4 as more fully described in the Order of Expropriation dated October 17, 1989, rendered in the matter entitled *State of Louisiana, Department of Transportation and Development versus Hardie Rogers, Jr., et ux*, Proceedings No. 8915084, and recorded in COB 1401, folio 478 (Instrument No. 733580) of the conveyance records of St. Tammany Parish, Louisiana, and further acquired by Boundary Agreement and Recognition of Title by and between Eighteen18, L.L.C. and Josephine Williams Rogers and Succession of Hardie Rogers, Jr., dated June 19, 2013 and June 21, 2013 and recorded as Instrument No. 1905833 of the conveyance records of St. Tammany Parish, Louisiana (marked collectively as Exhibit "B").

In my capacity as Independent Executrix of my parents' respective succession proceedings, I am formally requesting annexation of the Rogers' property into the corporate limits of the City of Covington.

I am requesting a zoning classification of **CR - Regional Commercial District**. The intended use of the property is as a restaurant and bar. At the present time, the square footage of the project

Ms. Nahketah Bagby

Page -2-

is not available. There will be no residential units.

The utility services will be provided by Central Louisiana Electric Company (CLECO), Center Point Energy and the City of Covington. I have requested written confirmation from each of these companies that utilities will be provided to the property.

Mr. Bruce M. Butler, III, Registered Land Surveyor, will provide information relative to drainage and how traffic will be handled.

I have requested an estimate of all water sewer impact fees from the City's Engineer and Public Works Departments.

Attached is an Ownership Certificate Form which has been signed by me in my capacity as Independent Executrix of the *Succession of Hardie Rogers, Jr.*, and the *Succession of Josephine Williams Rogers* (marked as Exhibit "C").

The St. Tammany Parish Assessor's Office tax rolls show the property owner as:

Hardie Rogers, Jr.
2933 Highway 190
Covington, Louisiana 70433

My mailing address is:

Mrs. Theresa Rogers Anzalone
14 Rathbone Place
Grosse Pointe, Michigan 48230

My telephone number is: 832-482-5793

I have attached a copy of the *Certificate of Ownership and Assessed Valuation* issued by Troy Dugas, Chief Deputy Assessor for the Parish of St. Tammany (marked as Exhibit "D").

Since both Mr. and Mrs. Rogers are deceased, neither of them are listed as registered voters in the parish and the requirement for the Registrar of Voters Certificate is not applicable.

I have attached copies of the property tax statements for calendar years 2014, 2015 and 2016 along with a copy of the deed by which my parents acquired the property subject to this annexation request (marked as Exhibit "E").

I have attached 15 copies of the revised survey prepared by Bruce M. Butler, III showing the

Ms. Nahketah Bagby
Page -3-

perimeter of the property subject to this annexation request.

Lastly, I am enclosing a check payable to the City of Covington in the amount of \$450.00 to cover the Annexation Request Application Fee of \$250.00 and the Advertising costs of \$200.00.

Thank you for your attention to this matter.

Yours very truly,


Theresa Rogers Anzalone

Enclosures

CITY OF COVINGTON
PLANNING AND ZONING OFFICE
317 North Jefferson Avenue
P. O. Box 778
Covington, Louisiana 70434
Phone: 985.867.1214
Fax: 985.273.3014
email: P&Z@covla.com
Website: www.covla.com

OWNERSHIP CERTIFICATION

STATE OF MICHIGAN

COUNTY OF Wayne

BE IT KNOWN that on this 26th day of July, in the year of Our Lord two thousand seventeen (2017),

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

PERSONALLY CAME AND APPEARED:

SUCCESSION OF HARDIE ROGERS, JR. (TIN: XXX-XX-7067), represented herein by Theresa Rogers Anzalone, its duly qualified Independent Executrix pursuant to Letters of Independent Executorship rendered in the Succession of Hardie Rogers, Jr., Proceedings No. 2013-30312 on the docket of the 22nd Judicial District Court for the Parish of St. Tammany, State of Louisiana, a certified copy of which is attached hereto and made part hereof; whose current mailing address is 14 Rathbone Place, Grosse Pointe, Michigan 48230;

AND

SUCCESSION OF JOSEPHINE WILLIAMS ROGERS (TIN: XXX-XX-8341), represented herein by Theresa Rogers Anzalone, its duly qualified Independent Executrix pursuant to Letters of Independent Executorship rendered in the Succession of Josephine Williams Rogers, Proceedings No. 2013-30794 on the docket of the 22nd Judicial District Court for the Parish of St. Tammany, State of Louisiana, a certified copy of which is attached hereto and made part hereof; whose current mailing address is 14 Rathbone Place, Grosse Pointe, Michigan 48230;



who declared to me, Notary, that the *Succession of Hardie Rogers, Jr.* and the *Succession of Josephine Williams Rogers* are the registered owners of a parcel of land containing 3.00 acres, more or less, in Section 42, Township 6 South, Range 11 East, and Section 42, Township 7 South, Range 11 East, Greensburg District, St. Tammany Parish, Louisiana, having acquired the same by act of sale dated July 10, 1967 and recorded in COB 465 folio 336 (Instrument No. 245851) of the conveyance records of St. Tammany Parish, Louisiana, less and except two tracts of land identified as Parcel Nos. 2-3 and 2-4 as more fully described in the Order of Expropriation dated October 17, 1989, rendered in the matter entitled *State of Louisiana, Department of Transportation and Development versus Hardie Rogers, Jr., et ux*, Proceedings No. 8915084, and recorded in COB 1401, folio 478 (Instrument No. 733580) of the conveyance records of St. Tammany Parish, Louisiana, and further acquired by Boundary Agreement and Recognition of Title by and between Eighteen18, L.L.C. and Josephine Williams Rogers and Succession of Hardie Rogers, Jr., dated June 19, 2013 and June 21, 2013 and recorded as Instrument No. 1905833 of the conveyance records of St. Tammany Parish, Louisiana.

Affiant further declared to me, Notary, that her parents resided on their property up until the times of their respective deaths and that all of the information contained in the City of Covington Application titled *FORMAL REQUEST FOR ANNEXATION APPLICATION* filed by me in my capacity as Independent Executrix is true and correct to the best of affiant's knowledge.

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

WITNESSES:

Sydney LaRosa
 PRINTED NAME: Sydney LaRosa
Joseph J. Semmes
 PRINTED NAME: Joseph J Semmes

SUCCESSION OF JOSEPHINE WILLIAM ROGERS

BY: Theresa Rogers Anzalone
THERESA ROGERS ANZALONE
 Independent Executrix

SUCCESSION OF HARDIE ROGERS, JR.

BY: Theresa Rogers Anzalone
THERESA ROGERS ANZALONE
 Independent Executrix

Michael Dagnese
 PRINTED NAME: Michael Dagnese
 NOTARY PUBLIC (ID # _____)
 MY COMMISSION EXPIRES:

FEB 26, 2023

MICHAEL DAGNESE
 NOTARY PUBLIC - STATE OF MICHIGAN
 COUNTY OF WAYNE
 MY COMMISSION EXPIRES FEBRUARY 26, 2023
 ACTING IN THE COUNTY OF Wayne

LAND SURVEYING, LLC
518 N. COLUMBIA STREET
COVINGTON, LA 70433

Bruce M. Butler, III
PROFESSIONAL SURVEYOR

TELEPHONE: (985) 892-6277
FAX: (985) 898-0355
landsurl@bellsouth.net

August 16, 2017

Description of Property for

Succession of Hardie Rogers, Jr.
Succession of Josephine Williams Rogers
Rothschild Developments, LLC

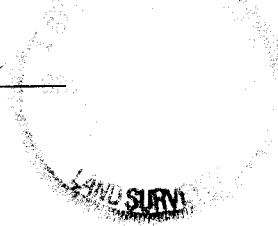
Located in Section 42 Township 6 South Range 11 East and Section 42 Township 7 South Range 11 East, St. Tammany Parish, Louisiana.

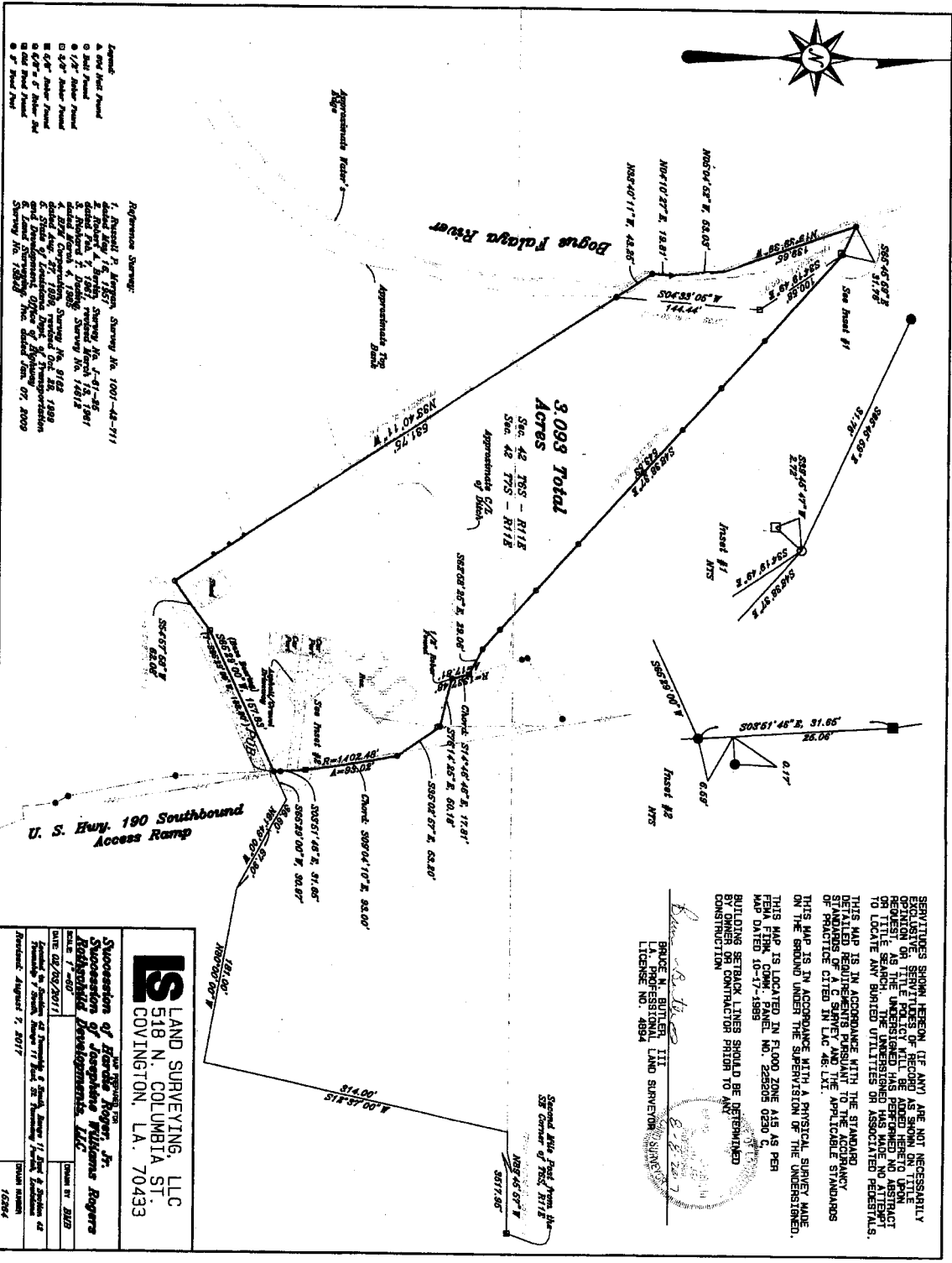
From the Second Mile Post from the Southeast Corner of Township 6 South Range 11 East run North 89 degrees 45 minutes 57 seconds West, 3517.95 feet to a point; thence South 12 degrees 37 minutes 00 seconds West, 314.00 feet to a point; thence North 80 degrees 00 minutes 00 seconds West, 181.00 feet to a point; thence North 61 degrees 49 minutes 00 seconds West, 67.90 feet to a point; thence continue North 61 degrees 49 minutes 00 seconds West, 36.60 feet to a point; thence South 65 degrees 29 minutes 00 seconds West, 30.97 feet to the Point of Beginning.

From the Point of Beginning continue South 65 degrees 29 minutes 00 seconds West, 157.83 feet to a point; thence South 54 degrees 57 minutes 58 seconds West, 62.08 feet to a point; thence North 33 degrees 40 minutes 11 seconds West, 531.75 feet to a point; thence continue North 33 degrees 40 minutes 11 seconds West, 43.25 feet to a point on the left descending bank of the Bogue Falaya River; thence follow said bank North 04 degrees 10 minutes 27 seconds East, 19.81 feet to a point; thence North 05 degrees 04 minutes 52 seconds West, 53.03 feet to a point; thence North 19 degrees 39 minutes 39 seconds West, 139.65 feet to a point; thence South 65 degrees 45 minutes 59 seconds East, 31.76 feet to a point; thence South 48 degrees 38 minutes 37 seconds East, 543.53 feet to a point; thence South 62 degrees 58 minutes 25 seconds East, 29.06 feet to a point; thence with a curve to the right having a Radius of 1337.48 feet and an Arc of 17.81 feet, Chord: South 14 degrees 46 minutes 46 seconds East, 17.81 feet to a point; thence South 76 degrees 14 minutes 25 seconds East, 50.18 feet to a point; thence South 35 degrees 02 minutes 57 seconds East, 53.20 feet to a point; thence with a curve to the right having a Radius of 1402.48 feet and an Arc of 93.02 feet, Chord: South 09 degrees 04 minutes 10 seconds East, 93.00 feet to a point; thence South 03 degrees 51 minutes 46 seconds East, 31.65 feet back to the Point of Beginning.

This tract contains 3.093 Total Acres as per survey prepared by this firm dated February 3, 2011 revised August 7, 2017 Survey No. 15264.


Bruce M. Butler, III





Legend:
 As Shown
 As Surveyed
 As Proposed

Reference Surveys:
 1. Howard T. Frazier, Survey No. 1007-42-711
 2. Robert A. Smith, Survey No. 1-41-86
 3. Robert A. Smith, Survey No. 1-41-86
 4. Robert A. Smith, Survey No. 1-41-86
 5. Robert A. Smith, Survey No. 1-41-86
 6. Robert A. Smith, Survey No. 1-41-86
 7. Robert A. Smith, Survey No. 1-41-86
 8. Robert A. Smith, Survey No. 1-41-86
 9. Robert A. Smith, Survey No. 1-41-86
 10. Robert A. Smith, Survey No. 1-41-86

LS LAND SURVEYING, LLC
 518 N. COLUMBIA ST.
 COVINGTON, LA. 70433

Succession of Howard Rogers, Jr.
 Succession of Josephine Williams Rogers
 Rudolph Development, LLC

DATE: 02/02/2011
 DRAWN BY: BJB
 CHECKED BY: BJB
 PREPARED BY: BJB
 PROJECT: 190 Southbound Access Ramp
 DRAWN NUMBER: 15284

BRUCE N. BUTLER, III
 LICENSE NO. 4934

THIS MAP IS LOCATED IN FLOOD ZONE A1E AS PER FEMA FIRM COMM. PANEL NO. 220205 0200 C, MAP DATED 10-17-1989. BUILDING SETBACK LINES SHOULD BE DETERMINED BY OWNER OR CONTRACTOR PRIOR TO ANY CONSTRUCTION.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD PRACTICE CITED IN LAC 48:151. DETAILED REQUIREMENTS PERTAINING TO THE STANDARDS OF PRACTICE CITED IN LAC 48:151. THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

SERVICES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE SERVICES OF SECOND AS SHOWN HEREON. OPINION ON TITLE POLICY WILL BE RENDERED HERE TO UPON REQUEST. AS AND THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OF TITLE AS AND HAS NOT BEEN ADVISED OF ANY UNRECORDED INTERESTS OR BURIED UTILITIES OR ASSOCIATED PERMITALS. TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PERMITALS.



**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 will be assessed in the name Hardie Rogers, Jr. as owner for the tax year 2016 and whose address is 2933 Hwy 190 Covington, Louisiana 70433 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

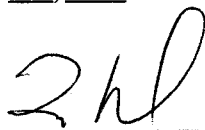
2016 Tax Roll Assessment: Assessment Number 107-013-1326

3.12 Acs Sc 42 7 11 CB 465 336 Les pt to hwy

- I. The total assessed value of all property within the above described area is 7,062.
- II. The total assessed value of the resident property owners within the above described area is \$7,062 and the total assessed value of the property of non-resident property owners is 0.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

VALUATION:	Land	-	1,012
	Improvements	-	6,050
	TOTAL ASSESSMENT	-	<u>7,062</u>

In faith whereof, witness my official signature and the impress of my official seal, at
Covington, Louisiana this the 29th day of June, 2017.



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor





**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:

2016 Tax Roll - Assessment Number 107-013-1326

OWNERS: Hardie Rogers, Jr.
2933 Hwy 190
Covington, LA 70433

PROPERTY DESCRIPTION: **2016 TAX ROLL**

3.12 Acs Sec 42 7 11 CB 465 336 Les Pt to hwy

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

2016 VALUATION:	Land	-	1,012
	Improvements	-	6,050
TOTAL ASSESSED VALUATION			<u>7,062</u>

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

Covington, Louisiana this the 29th day of June, 2017.

LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor



St. Tammany Parish Tax Collector
State of Louisiana

2014 Tax Statement Real Estate

Retain this portion for your records.

Due Date
11/21/2014

Bill Number	Bill Date	Account Number	Parcel Number	Property Location
00107122	11/21/2014	000369337	1070131326	2933 N HWY 190

ROGERS, HARDIE JR
2933 HWY 190
COVINGTON LA 70433

This is your Tax Notice. If a mortgage company is responsible or if you have sold the property, please forward to the responsible party.

3.12 ACS SEC 42 7 11 CB 465 336 LESS PT TO HWY			City Rate: 0.00		Homestead Assessment: 7,062.00
Book / Page			School Rate: 0.00		Land Assessment: 1,012.00
Jurisdiction Code: 07 Description: 3 RURAL Deed Date:			County Rate: 0.00		Bldg Assessment: 6,050.00
Classification Code: RE Description: REAL ESTATE			Utility Rate: 0.00		Net Assessment: 0.00
					Total Assessment: 7,062.00
Description	Rate	Base Tax	Description	Rate	Base Tax
LAW ENFORC	11.660000		COUNCIL ON	1.6900	
SCHOOL DIS	17.900000		CORONER'S	2.9600	
SCHOOL CON	3.780000		ALIMONY 1	3.0000	
SCHOOL MAI	4.810000		FIRE DIST	24.8800	
SCHOOL BLD	3.420000		MOSQUITO D	4.3000	
OPERATION	35.270000				
SCH ADD II	3.000000				
FLORIDA PA	2.750000				
DRAINAGE M	1.830000				
LIBRARY	5.350000				
PARISH SPE	2.690000				
PUBLIC HEA	1.830000				
ANIMAL SHE	.850000				
			Sub Total		
Penalty	Interest 01/01/2015	Payments	Current Charge	Total	
			\$ 0.00	\$ 0.00	

1% interest per month when delinquent.

DO NOT MAIL PAYMENT WITH THIS CHANGE OF ADDRESS NOTICE.

Change of Address Notification: If you are still the owner of the above described property and your address has changed, you are requested to complete and detach this section and mail it to: St. Tammany Assessor, 701 N. Columbia St., Covington, LA 70433

Name: _____ Bill Number: 00107122
 Address: _____ Changes require signature of all owners Parcel Number: 1070131326
 City: _____ State: _____ Signature: _____ Date: _____
 Zip: _____ Phone: _____ Signature: _____ Date: _____

Detach and mail this portion with your payment

Bill Number	Bill Date	Due Date
00107122	11/21/2014	11/21/2014
Parcel Number	Property Location	
1070131326	2933 N HWY 190	

2014 Tax Statement

Real Estate

000369337
ROGERS, HARDIE JR
2933 HWY 190
COVINGTON LA 70433

Make Check or Money order payable to:
St. Tammany Parish Tax Collector
P.O. Box 608
70434-0608

Penalty	
Interest	
Payments	
Current Charge	\$ 0.00
Total	\$ 0.00
Amount Remitted	

3.12 ACS SEC 42 7 11 CB 465 336 LESS PT TO HWY



00002082014900107122400000000000



St. Tammany Parish Tax Collector
State of Louisiana

2015 Tax Statement

Real Estate

Retain this portion for your records.

Due Date
11/23/2015

Bill Number	Bill Date	Account Number	Parcel Number	Property Location
00115258	11/23/2015	000369337	1070131326	2933 HWY 190

ROGERS, HARDIE JR
2933 HWY 190
COVINGTON LA 70433

This is your Tax Notice. If a mortgage company is responsible or if you have sold the property, please forward to the responsible party.

3.12 ACS SEC 42 7 11 CB 465 336 LESS PT TO HWY			City Rate: 0.00		Homestead Assessment: 7,062.00
Book / Page			School Rate: 0.00		Land Assessment: 1,012.00
Jurisdiction Code: 07 Description: 3 RURAL Deed Date:			County Rate: 0.00		Bldg Assessment: 6,050.00
Classification Code: RE Description: REAL ESTATE			Utility Rate: 0.00		Net Assessment: 0.00
					Total Assessment: 7,062.00
Description	Rate	Base Tax	Description	Rate	Base Tax
LAW ENFORC	11.660000		COUNCIL ON	1.9900	
SCHOOL DIS	17.900000		CORONER'S	3.3800	
SCHOOL CON	3.780000		ALIMONY 1	3.0000	
SCHOOL ADD	4.810000		FIRE DIST	24.8800	
SCHOOL BLD	3.420000		MOSQUITO D	4.2000	
OPERATION	35.270000				
SCH ADD II	3.000000				
FLORIDA PA	2.750000				
DRAINAGE M	1.830000				
LIBRARY	6.290000				
ASSESSMENT	2.690000				
PUBLIC HEA	1.830000				
ANIMAL SHE	.850000				
				Sub Total	
Penalty	Interest 01/02/2016	Payments	Current Charge	Total	
			\$ 0.00	\$ 0.00	

1% interest per month when delinquent.

✂ DO NOT MAIL PAYMENT WITH THIS CHANGE OF ADDRESS NOTICE. ✂

Change of Address Notification: If you are still the owner of the above described property and your address has changed, you are requested to complete and detach this section and mail it to: St. Tammany Assessor, 701 N. Columbia St., Covington, LA 70433

Name: _____ Bill Number: 00115258
 Address: _____ Changes require signature of all owners
 City: _____ State: _____ Signature: _____ Date: _____
 Zip: _____ Phone: _____ Signature: _____ Date: _____

✂ Detach and mail this portion with your payment ✂

Bill Number	Bill Date	Due Date	2015 Tax Statement	
00115258	11/23/2015	11/23/2015		
Parcel Number	Property Location			
1070131326	2933 HWY 190			

000369337
ROGERS, HARDIE JR
2933 HWY 190
COVINGTON LA 70433

Make Check or Money order payable to:
St. Tammany Parish Tax Collector
P.O. Box 608
Covington, LA 70434-0608

Real Estate

Penalty		
Interest		
Payments		
Current Charge	\$	0.00
Total	\$	0.00
Amount Remitted		

3.12 ACS SEC 42 7 11 CB 465 336 LESS PT TO HWY

00002082015600115258600000000000



St. Tammany Parish Tax Collector
State of Louisiana

2016 Tax Statement Real Estate

Retain this portion for your records.

Due Date
11/21/2016

Bill Number	Bill Date	Account Number	Parcel Number	Property Location
00139490	11/21/2016	000369337	1070131326	2933 HWY 190

ROGERS, HARDIE JR
2933 HWY 190
COVINGTON LA 70433

This is your Tax Notice. If a mortgage company is responsible or if you have sold the property, please forward to the responsible party.

3.12 ACS SEC 42 7 11 CB 465 336 LESS PT TO HWY		City Rate: 0.00	Homestead Assesment: 7,062.00		
Book / Page	Deed Date:	School Rate: 0.00	Land Assessment: 1,012.00		
Jurisdiction Code: 07	Description: 3 RURAL	County Rate: 0.00	Bldg Assessment: 6,050.00		
Classification Code: RE	Description: REAL ESTATE	Utility Rate: 0.00	Net Assessment: 0.00		
			Total Assessment: 7,062.00		
Description	Rate	Base Tax	Description	Rate	Base Tax
LAW ENFORC	11.250000		COUNCIL ON	1.9200	
SCHOOL DIS	17.900000		CORONER'S	3.2600	
SCHOOL CON	3.650000		ALIMONY 1	2.8900	
SCHOOL MAI	4.640000		FIRE DIST	24.9500	
SCHOOL BLD	3.300000		MOSQUITO D	4.0500	
OPERATION	34.030000				
SCH ADD II	2.890000				
FLORIDA PA	2.750000				
DRAINAGE M	1.770000				
LIBRARY	6.070000				
PARISH SPE	2.600000				
PUBLIC HEA	1.770000				
ANIMAL SHE	.820000				
			Sub Total		
Penalty	Interest 01/04/2017	Payments	Current Charge	Total	
			\$ 0.00	\$ 0.00	

1% interest per month when delinquent.

DO NOT MAIL PAYMENT WITH THIS CHANGE OF ADDRESS NOTICE.

Change of Address Notification: If you are still the owner of the above described property and your address has changed, you are requested to complete and detach this section and mail it to: St. Tammany Assessor, 701 N. Columbia St., Covington, LA 70433

Name: _____ Bill Number: 00139490
 Address: _____ Changes require signature of all owners Parcel Number: 1070131326
 City: _____ State: _____ Signature: _____ Date: _____
 Zip: _____ Phone: _____ Signature: _____ Date: _____

Detach and mail this portion with your payment

Bill Number	Bill Date	Due Date	2016 Tax Statement	
00139490	11/21/2016	11/21/2016		
Parcel Number	Property Location		Real Estate	
1070131326	2933 HWY 190			

000369337
ROGERS, HARDIE JR
2933 HWY 190
COVINGTON LA 70433

Make Check or Money order payable to:
St. Tammany Parish Tax Collector
P.O. Box 608
Covington, LA 70434-0608

Penalty	
Interest	
Payments	
Current Charge	\$ 0.00
Total	\$ 0.00
Amount Remitted	

3.12 ACS SEC 42 7 11 CB 465 336 LESS PT TO HWY

00002082016400139490700000000000

Gayle Ketry

From: Cara L. Bartholomew [clbartholomew@stpgov.org]
Sent: Tuesday, July 25, 2017 3:59 PM
To: Gayle Ketry
Subject: RE: Property of Hardie Rogers
Attachments: Capture.JPG

Gayle,
This property is within the Parish's' jurisdiction. The property is located to the North of the Chimes property not to the south as was explained to me in our earlier conversation. The property is zone HC-1 Highway Commercial.
Thanks



Cara L. Bartholomew
Land Use Planner, Department of Planning and
Development
St. Tammany Parish Government
21490 Koop Drive Suite 1B
p: 985.898.2529 e: clbartholomew@stpgov.org
www.stpgov.org

From: Gayle Ketry [<mailto:gayleketry@bellsouth.net>]
Sent: Tuesday, July 25, 2017 3:47 PM
To: Cara L. Bartholomew <clbartholomew@stpgov.org>
Subject: Property of Hardie Rogers

Dear Cara,

We are assisting the Rogers' family with the annexation of their 3 + acres into the corporate limits of the City of Covington and need confirmation of the current zoning on their property.

Ms. Bagby with the City suggested that I provide you with a map showing the location of the Rogers' property along with a copy of the information from the Assessor's office which shows that the Rogers are not currently paying any City property taxes.

I would appreciate it if you would review this matter and confirm the current zoning classification.

Should you require any additional information, please feel free to contact me.

Cordially,

Gayle B. Ketry, Paralegal
Livaudais and Livaudais
Attorneys at Law
4600 Highway 22 - Suite 9
Mandeville, Louisiana 70471-2891
Telephone: (985) 626-1144
Facsimile: (985) 626-1184
E-mail: gayleketry@bellsouth.net

This e-mail transmission, and any documents, files or e-mail messages attached to it, may contain confidential information that is attorney work product or legally privileged. If you are not the intended recipient, or the person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please notify us by telephone at 985-626-1144 (fax 985-626-1184) immediately, and destroy the original transmission and its attachments without reading them.



LAND SURVEYING, LLC
518 N. COLUMBIA STREET
COVINGTON, LA 70433

Bruce M. Butler, III
PROFESSIONAL SURVEYOR

TELEPHONE: (985) 892-6277
FAX: (985) 898-0355
landsuri@bellsouth.net

August 16, 2017

Description of Property for

Succession of Hardie Rogers, Jr.
Succession of Josephine Williams Rogers
Rothschild Developments, LLC

Located in Section 42 Township 6 South Range 11 East and Section 42 Township 7 South Range 11 East, St. Tammany Parish, Louisiana.

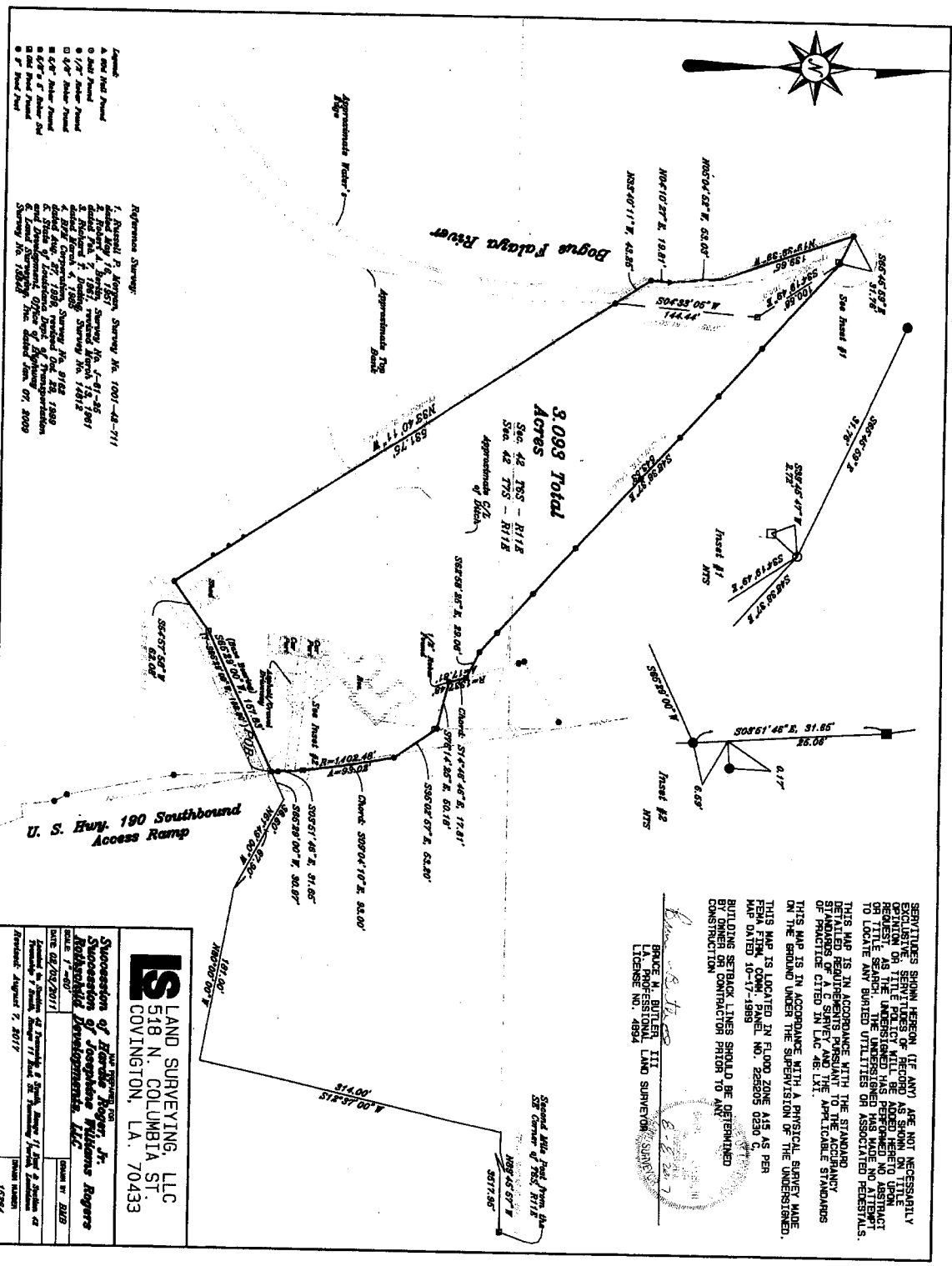
From the Second Mile Post from the Southeast Corner of Township 6 South Range 11 East run North 89 degrees 45 minutes 57 seconds West, 3517.95 feet to a point; thence South 12 degrees 37 minutes 00 seconds West, 314.00 feet to a point; thence North 80 degrees 00 minutes 00 seconds West, 181.00 feet to a point; thence North 61 degrees 49 minutes 00 seconds West, 67.90 feet to a point; thence continue North 61 degrees 49 minutes 00 seconds West, 36.60 feet to a point; thence South 65 degrees 29 minutes 00 seconds West, 30.97 feet to the Point of Beginning.

From the Point of Beginning continue South 65 degrees 29 minutes 00 seconds West, 157.83 feet to a point; thence South 54 degrees 57 minutes 58 seconds West, 62.08 feet to a point; thence North 33 degrees 40 minutes 11 seconds West, 531.75 feet to a point; thence continue North 33 degrees 40 minutes 11 seconds West, 43.25 feet to a point on the left descending bank of the Bogue Falaya River; thence follow said bank North 04 degrees 10 minutes 27 seconds East, 19.81 feet to a point; thence North 05 degrees 04 minutes 52 seconds West, 53.03 feet to a point; thence North 19 degrees 39 minutes 39 seconds West, 139.65 feet to a point; thence South 65 degrees 45 minutes 59 seconds East, 31.76 feet to a point; thence South 48 degrees 38 minutes 37 seconds East, 543.53 feet to a point; thence South 62 degrees 58 minutes 25 seconds East, 29.06 feet to a point; thence with a curve to the right having a Radius of 1337.48 feet and an Arc of 17.81 feet, Chord: South 14 degrees 46 minutes 46 seconds East, 17.81 feet to a point; thence South 76 degrees 14 minutes 25 seconds East, 50.18 feet to a point; thence South 35 degrees 02 minutes 57 seconds East, 53.20 feet to a point; thence with a curve to the right having a Radius of 1402.48 feet and an Arc of 93.02 feet, Chord: South 09 degrees 04 minutes 10 seconds East, 93.00 feet to a point; thence South 03 degrees 51 minutes 46 seconds East, 31.65 feet back to the Point of Beginning.

This tract contains 3.093 Total Acres as per survey prepared by this firm dated February 3, 2011 revised August 7, 2017 Survey No. 15264.


Bruce M. Butler, III





3.093 Total Acres
 Sec. 42 T9S - R11E
 Sec. 42 T9S - R11E
 Approximately 5/8 of Block

- Legend**
- A Red Iron Pin
 - O Red Pin
 - 1/4" Red Pin
 - 1/8" Red Pin
 - 1/2" Red Pin
 - 3/4" Red Pin
 - 1" Red Pin
 - 2" Red Pin
 - 3" Red Pin
 - 4" Red Pin
 - 5" Red Pin
 - 6" Red Pin
 - 7" Red Pin
 - 8" Red Pin
 - 9" Red Pin
 - 10" Red Pin
 - 11" Red Pin
 - 12" Red Pin
 - 13" Red Pin
 - 14" Red Pin
 - 15" Red Pin
 - 16" Red Pin
 - 17" Red Pin
 - 18" Red Pin
 - 19" Red Pin
 - 20" Red Pin
- Adjacent Surveys:**
- 1. Russell P. Rogers, Survey No. 1001-48-711
 - 2. Russell P. Rogers, Survey No. 1001-48-711
 - 3. Russell P. Rogers, Survey No. 1001-48-711
 - 4. Russell P. Rogers, Survey No. 1001-48-711
 - 5. Russell P. Rogers, Survey No. 1001-48-711
 - 6. Russell P. Rogers, Survey No. 1001-48-711
 - 7. Russell P. Rogers, Survey No. 1001-48-711
 - 8. Russell P. Rogers, Survey No. 1001-48-711
 - 9. Russell P. Rogers, Survey No. 1001-48-711
 - 10. Russell P. Rogers, Survey No. 1001-48-711
 - 11. Russell P. Rogers, Survey No. 1001-48-711
 - 12. Russell P. Rogers, Survey No. 1001-48-711
 - 13. Russell P. Rogers, Survey No. 1001-48-711
 - 14. Russell P. Rogers, Survey No. 1001-48-711
 - 15. Russell P. Rogers, Survey No. 1001-48-711
 - 16. Russell P. Rogers, Survey No. 1001-48-711
 - 17. Russell P. Rogers, Survey No. 1001-48-711
 - 18. Russell P. Rogers, Survey No. 1001-48-711
 - 19. Russell P. Rogers, Survey No. 1001-48-711
 - 20. Russell P. Rogers, Survey No. 1001-48-711

SERVICES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVICES OF RECORD AS SHOWN ON TITLE RECORDS OR THE PUBLIC WILL BE ADDED HEREON UPON REQUEST. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED DEVICES. THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY OF MEASUREMENTS OF A C.S. SURVEY AND THE APPLICABLE STANDARDS THEREOF. THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE BY THE UNDERSIGNED AND THE APPLICABLE STANDARDS THEREOF. THIS MAP IS LOCATED IN FLOOD ZONE A15 AS PER FEMA FIRM, COMM. PANEL NO. 225205 0250 C, MAP DATED 10-17-1989. BUILDING SETBACK LINES SHOULD BE DETERMINED BY THE OWNER OR CONTRACTOR PRIOR TO ANY CONSTRUCTION.

Robert S. Rogers
 ROBERT S. ROGERS, L.L.C.
 LAND SURVEYOR
 LICENSE NO. 4894

LS LAND SURVEYING, LLC
 518 N. COLUMBIA ST.
 COVINGTON, LA. 70433

Successors of Everett Rogers, Jr.
Successors of Josephine Williams Rogers
Rogers/Williams Developments, LLC

DATE: 02/02/2017
 DRAWN BY: BLS
 APPROVED BY: [Signature]
 APPROVED: August 7, 2017

SEE MAP FILE # 5190A

**BOUNDARY AGREEMENT AND
RECOGNITION OF TITLE**

UNITED STATES OF AMERICA

BY AND BETWEEN

EIGHTEEN18, L.L.C.

STATE OF LOUISIANA

AND

**JOSEPHINE WILLIAMS ROGERS
AND
SUCCESSION OF HARDIE ROGERS, JR.**

PARISH OF ST. TAMMANY

BE IT KNOWN, that on the dates hereinafter set forth and before the undersigned Notaries Public, duly commissioned and qualified in and for the State and Parish below named, and in the presence of the witnesses hereinafter named and undersigned:

PERSONALLY CAME AND APPEARED:

EIGHTEEN18, L.L.C. (TIN: XX-XXX3816), a limited liability company organized under the laws of the State of Louisiana, herein represented by Timothy Allen Hood, its Manager, duly authorized by virtue of the Certificate of Authority dated June 20, 2013, an original of which is attached hereto and made part hereof; whose current mailing address is 3357 Highland Road, Baton Rouge, Louisiana 70802-7923;

AND

JOSEPHINE WILLIAMS ROGERS (TIN: XXX-XX-8341), a person of the full age of majority and a resident of and domiciled in the Parish of St. Tammany, State of Louisiana, represented herein by Theresa Rogers Anzalone by virtue of a Power of Attorney dated July 2, 2010, a certified copy of which is attached hereto and made part hereof; whose current mailing address is 2933 N. Highway 190, Covington, Louisiana 70433;

AND

SUCCESSION OF HARDIE ROGERS, JR. (TIN: XXX-XX-7067), represented herein by Theresa Rogers Anzalone, its duly qualified Independent Executrix pursuant to Letters of Independent Executorship rendered in the Succession of Hardie Rogers, Jr., Proceedings No. 2013-30312 on the docket of the 22nd Judicial District Court for the Parish of St. Tammany, State of Louisiana, a certified copy of which is attached hereto and made part hereof; whose current mailing address is 16107 Lockdale Lane, Cypress, Texas 77429;

who, after being duly sworn, did depose and say that by Cash Sale dated October 30, 2008, and recorded as Instrument No. 1704230 of the conveyance records of St. Tammany Parish, Louisiana, **EIGHTEEN18, L.L.C.** acquired from Byrne R. Lobdell and Robin Lobdell Beeman, the property

St. Tammany Parish 46
Instrmnt #: 1905833
Registry #: 2240104 mb2
06/28/2013 9:18:00 AM
MB CB X MI UCC

described as follows, to-wit:

A certain tract or parcel of ground known as the Katherine Byrne Lobdell Property, containing 7.263 acres, located in **Section 42, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana**, described according to a survey by Landsource Incorporated dated October 3, 2008, a copy of which is recorded as Map File No. 4750 of the public records of St. Tammany Parish, Louisiana, being more fully described as follows:

Commencing at the 2nd mile post from the southeast corner of Section 42, Township 6 South, Range 11 East, thence North 89 degrees 45 minutes 00 seconds West a distance of 3801.00 feet to a point and corner; thence South 05 degrees 12 minutes 00 seconds East a distance of 605.70 feet to a point and corner; thence South 59 degrees 53 minutes 00 seconds West a distance of 48.90 feet to a point and corner; thence 13.25 feet along an arc to the right having a chord bearing of North 06 degrees 23 minutes 49 seconds West a distance of 13.25 feet and having a radius of 3919.72 feet to a point and corner; thence North 06 degrees 18 minutes 00 seconds West a distance of 41.23 feet to a point and corner; thence North 28 degrees 29 minutes 49 seconds West a distance of 48.61 feet to the said point, being the POINT OF BEGINNING.

Thence South 59 degrees 33 minutes 33 seconds West a distance of 508.66 feet to a point and corner; thence North 32 degrees 48 minutes 32 seconds West a distance of 575.70 feet to a point and corner on the right descending bank of the Bogue Falaya River; thence along said river bank North 43 degrees 57 minutes 25 seconds East a distance of 68.38 feet to a point and corner; thence North 59 degrees 18 minutes 07 seconds East a distance of 32.95 feet to a point and corner; thence North 32 degrees 40 minutes 51 seconds East a distance of 84.57 feet to a point and corner; thence North 36 degrees 56 minutes 15 seconds East a distance of 50.07 feet to a point and corner; thence North 15 degrees 22 minutes 11 seconds East a distance of 63.70 feet to a point and corner; thence North 10 degrees 20 minutes 57 seconds East a distance of 57.83 feet to a point and corner; thence North 07 degrees 10 minutes 37 seconds East a distance of 82.54 feet to a point and corner; thence North 05 degrees 13 minutes 30 seconds West a distance of 95.72 feet to a point and corner; thence leaving the river bank, thence South 31 degrees 39 minutes 29 seconds East a distance of 590.75 feet to a point and corner; thence North 55 degrees 42 minutes 24 seconds East a distance of 61.89 feet to a point and corner; thence North 64 degrees 08 minutes 29 seconds East a distance of 160.56 feet to a point and corner; thence South 02 degrees 07 minutes 04 seconds East a distance of 105.09 feet to a point and corner; thence South 10 degrees 49 minutes 26 seconds East a distance of 109.45 feet to a point and corner; thence South 28 degrees 06 minutes 37 seconds East a distance of 14.52 feet to a point and corner; thence South 05 degrees 55 minutes 31 seconds East a distance of 35.02 feet to a point and corner; thence North 84 degrees 04 minutes 29 seconds East a distance of 7.32 feet to a point and corner; thence South 28 degrees 06 minutes 37 seconds East a distance of 47.15 feet to the POINT OF BEGINNING.

Included in the referenced act of sale was all riparian rights and all rights to the bed and bank of the Bogue Falaya River.

AND who, after being duly sworn, did depose and say that by an act of Sale of Property dated July 10, 1967, and recorded in COB 465, folio 336 (Instrument No. 245851) of the conveyance records of St. Tammany Parish, Louisiana, **JOSEPHINE WILLIAMS ROGERS, WIFE OF/AND HARDIE ROGERS, JR.** acquired from Antoinette Giacona, wife of/and Anthony P. Muso, the

property described as follows, to-wit:

That portion of ground, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages hereunto belonging or in anywise appertaining, situated in **Section 42, Township 7 South, Range 11 East, Greensburg District, Louisiana**, more fully described as follows, to-wit:

From the second mile post from the southeast corner Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, measure North 89 degrees 45 minutes West 3519.0 feet to a point; thence South 12 degrees 37 minutes West 314.0 feet to a point; thence North 80 degrees 00 minutes West 181.0 feet to a point; thence North 61 degrees 49 minutes West 67.9 feet to an iron post, the POINT OF BEGINNING.

From the POINT OF BEGINNING measure North 61 degrees 49 minutes West 36.6 feet along the westerly right of way line of Louisiana State Highway No. 25; leaving said right of way line at a distance of 30.29 feet to an iron post; thence South 65 degrees 29 minutes West 188.8 feet to an iron post; thence South 55 degrees 48 minutes West 62.1 feet to an iron post; thence North 32 degrees 02 minutes West 527.0 feet to an iron post on the left bank of Bogue Falaya River; thence upstream with the meanders of said band North 03 degrees 49 minutes East 150.0 feet to an iron post and North 32 degrees 44 minutes West 100.0 feet to an iron post; thence departing from said River, South 49 degrees 15 minutes East 540.0 feet to an iron post; thence South 58 degrees 30 minutes East 136.19 feet to an iron post in the westerly right of way line of Louisiana State Highway No. 25; thence with said right of way line South 58 degrees 30 minutes East 30.31 feet to an iron post; thence South 52 degrees 12 minutes East 36.17 feet to an iron post; thence South 08 degrees 18 minutes East 114.76 feet to an iron post the POINT OF BEGINNING.

This tract contains 3.12 acres. All as per survey of Robert A. Berlin, Surveyor, dated February 7, 1961.

The above described property is subject to:

- (1) A right of way for drainage purposes granted by Abram B. Pendleton to the Parish of St. Tammany dated April 4, 1950, and recorded in COB 195, folio 423 of the records of St. Tammany Parish, Louisiana.
- (2) Further stipulations more fully described and set forth in the above mentioned Act.

LESS AND EXCEPT

Two certain tracts or parcels of land situated in the Parish of St. Tammany, State of Louisiana, in **Section 42, Township 7 South, Range 11 East, Greensburg Land District**, identified as **Parcel Nos. 2-3 and 2-4** on a white print of a plat of survey consisting of Sheet No. 2A, made by Lance J. LaBorde and Lawrence L. Kyzar, Registered Land Surveyors, dated February 17 1987, revised, annexed to the proceedings entitled *State of Louisiana, Department of Transportation and Development versus Hardie Rogers, Jr., et ux*, Proceedings No. 8915084 on the docket of the 22nd Judicial District Court for the Parish of St. Tammany, State of Louisiana, all as more fully described in the Order of Expropriation dated October 17, 1989, and recorded in COB 1401, folio 478, (Instrument No. 733580) of the conveyance records of St. Tammany Parish, Louisiana.

AND MORE RECENTLY DESCRIBED AS FOLLOWS. TO-WIT:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, and its component parts, together with all buildings and improvements thereon; also, all rights, ways, means, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining thereto designated and described as lying and being situated in Section 42, Township 6 South, Range 11 East and Section 42, Township 7 South, Range 11 East St. Tammany Parish, Louisiana, and being more fully described as follows:

From the second mile post from the southeast corner Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, measure North 89 degrees 45 minutes 57 seconds West 3517.95 feet (Title - North 89 degrees 45 minutes West 3519.0 feet) to a point; thence South 12 degrees 37 minutes 00 seconds West 314.00 feet to a point; thence North 80 degrees 00 minutes 00 seconds West 181.00 feet to a point; thence North 61 degrees 49 minutes 00 seconds West 67.90 feet to a point; thence continue North 61 degrees 49 minutes 00 seconds West 36.60 feet to a point; thence run South 65 degrees 29 minutes 00 seconds West 30.97 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING run South 65 degrees 29 minutes 00 seconds West 157.82 feet (Title - South 65 degrees 29 minutes 00 seconds West 188.80 feet) to a 3/8 inch rebar found; thence run South 54 degrees 57 minutes 58 seconds West 62.08 feet (Title - South 55 degrees 48 minutes West 62.1 feet) to a bolt found; thence run North 33 degrees 40 minutes 11 seconds West (Title - North 32 degrees 02 minutes West) 527.0 feet to a 5/8 inch x 5' rebar set; thence run North 33 degrees 40 minutes West 43.25 feet to a 5/8 inch x 5' rebar set on the approximate water's edge of the Bogue Falaya River; thence run along the approximate water's edge of the Bogue Falaya River North 04 degrees 10 minutes 27 seconds East 19.81 feet to a 60d nail found; thence run North 05 degrees 04 minutes 52 seconds West 53.03 feet to a point; thence run North 19 degrees 39 minutes 39 seconds West 139.65 feet to a 1/2 inch rebar found; thence leaving the approximate water's edge of the Bogue Falaya River run South 65 degrees 45 minutes 59 seconds East 31.76 feet to a bolt found; thence run South 48 degrees 38 minutes 37 seconds East 543.53 feet (Title - South 49 degrees 15 minutes East 540.0 feet) to a 1/2 inch rebar found; thence run South 62 degrees 58 minutes 25 seconds East (Title - South 58 degrees 30 minutes East) 29.06 feet to an 1/2 inch rebar found; thence along a curve to the right having a radius of 1377.48 feet and an arc of 17.81 feet to an 1/2 inch rebar found; thence run South 76 degrees 14 minutes 25 seconds East 50.18 feet to an 1/2 inch rebar found; thence run South 35 degrees 02 minutes 57 seconds East 53.20 feet to an 1/2 inch rebar found; thence run South 09 degrees 04 minutes 10 seconds East 93.00 feet to an 5/8 inch rebar found; thence South 03 degrees 51 minutes 46 seconds East 31.65 feet to an 1/2 inch rebar found; thence continue South 03 degrees 51 minutes 46 seconds East 6.59 feet to an 1/2 inch rebar found and the POINT OF BEGINNING.

This tract contains 3.093 total acres. All as more fully shown on the survey of Land Surveying, L.L.C., Bruce M. Butler, III, Professional Land Surveyor, dated February 3, 2011, an original of which is attached hereto and made part hereof.

Apparers further declared that the hereinabove described properties are adjacent and contiguous, but differences have arisen among Apparers as to the correct location and boundaries between their respective properties, and in order to settle said differences, Josephine Williams Rogers and the Succession of Hardie Rogers, Jr. have caused the said properties to be surveyed by Land Surveying, LLC, Bruce M. Butler, III, Professional Land Surveyor, all as will more fully appear

by reference to the Proces Verbal dated May 2, 2013, the original of which is attached hereto and made part hereof.

Apparers now declare that in order to make an amicable settlement and compromise of their differences without being obliged to resort to legal proceedings, and to fix the boundaries of said properties so that there may be hereafter no further dispute or misunderstanding, and so that the same may be forever fixed, they do hereby declare and agree that the correct boundary line separating their aforesaid properties are as shown on the Proces Verbal prepared by Bruce M. Butler, III, Professional Land Surveyor, dated May 2, 2013 and is described as follows, to-wit:

That portion of ground situated in Section 42, Township 6 South, Range 11 East and Section 42, Township 7 South, Range 11 East, Greensburg District, Louisiana, more fully described as follows, to-wit:

From the Second Mile Post from the Southeast corner of Township 6 South, Range 11 East, said corner being an Old Wood Found, run North 89 degrees 45 minutes 57 seconds West 3517.95 feet to a point; thence South 12 degrees 37 minutes 00 seconds West 314.00 feet to a point; thence North 80 degrees 00 minutes 00 seconds West 181.00 feet to as point; thence North 61 degrees 49 minutes 00 seconds West 67.90 feet to a point; thence continue North 61 degrees 49 minutes 00 seconds West 36.60 feet to a point; thence South 65 degrees 29 minutes 00 seconds West 30.97 feet to an 1/2 inch rebar found; thence continue South 65 degrees 29 minutes 00 seconds West 157.83 feet to a 3/8 inch rebar found; thence South 54 degrees 57 minutes 58 seconds West 62.08 feet to a bolt found and the POINT OF BEGINNING.

From the POINT OF BEGINNING run North 33 degrees 40 minutes 11 seconds West 531.75 feet to an 1/2 inch rebar found; thence continue North 33 degrees 40 minutes 11 seconds West 43.25 feet to a 3/8 inch X 5 foot rebar set and the termination of said property line as per survey prepared by Land Surveying, LLC dated February 3, 2011, Survey No. 15264.

THUS DONE AND SIGNED at Covington, Louisiana, on the 21st day of June, 2013, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearer and me, Notary, after reading of the whole.

WITNESSES:

Rachel L. Miller
PRINTED NAME: Rachel L. Miller
Michelle N. Scott
PRINTED NAME: Michelle N. Scott

EIGHTEEN18, L.L.C.
BY: Timothy Allen Hood
TIMOTHY ALLEN HOOD
MANAGER

Wendie J. Daigle
PRINTED NAME: Wendie J. Daigle
NOTARY PUBLIC (ID # 004624)