

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-6000

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: DATA MANAGEMENT

RESOLUTION TO CONCUR/NOT CONCUR WITH THE TOWN OF ABITA SPRINGS ANNEXATION AND REZONING OF 3.466 ACRES OF LAND, MORE OR LESS, FROM PARISH A2: SUBURBAN DISTRICT TO TOWN OF ABITA SPRINGS R: RESIDENTIAL DISTRICT, WHICH INCLUDES LOT 5, LONG BRANCH SUBDIVISION, LOCATED IN SECTION 25, TOWNSHIP 6 SOUTH, RANGE 11 EAST, TOWN OF ABITA SPRINGS, ST. TAMMANY PARISH, LOUISIANA, WARD 10, DISTRICT 6.

WHEREAS, the Town of Abita Springs (the "Town") is contemplating annexation of 3.466 Acres, more or less (the "Property"), owned by Christopher and Tasha Arnett, which is Lot 5, Long Branch Subdivision, located in Section 25, Township 6 South, Range 11 East, a portion of which is in the Town of Abita Springs, St Tammany Parish, Louisiana, Ward 10, District 6 (see attachments for complete description); and

WHEREAS, the proposed annexation is not consistent with the Growth Management Agreement(s) entered into by the Town and St. Tammany Parish Government (the "Parish"), because: (1) a portion of the Property is located within Area One as defined in the 2006/2009 Growth Management and Revenue Sharing Agreement(s) between the Town and the Parish; (2) a second portion of the Property is located within Sales Tax District No. 3, outside of the area(s) subject to annexation by the Town pursuant to the foregoing Growth Management Agreement(s); and (3) a third portion is located in incorporated Abita Springs as of July 1986 (the "1986 Abita Springs municipal boundaries"); and WHEREAS, the property requires rezoning from Parish A2: Suburban District to Town of Abita Springs R: Residential District which is not an intensification of zoning; and

WHEREAS, the property is not developed and appears to be intended for residential use, and will not be commercially developed. If in the future the property is commercially developed, potential sales tax revenue may be split between the Parish and the Town.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to Concur/Not Concur with the Town of Abita Springs annexation and rezoning of 3.466 Acres of, land, more or less, which is Lot 5, Long Branch Subdivision, located in Section 25, Township 6 South, Range 11 East, a portion of which is in the Town of Abita Springs, St Tammany Parish, Louisiana, from Parish A2: Suburban District to Town of Abita Springs R: Residential District.

BE IT FURTHER RESOLVED that should the Property be annexed, the St. Tammany Parish Council requires that the Town of Abita Springs follow Parish ordinances regarding critical drainage area, fill requirements, and a fifty foot (50') no cut buffer from mean low water along Long Branch; review development proposals utilizing the applicable Parish Drainage Model; and comply with Parish Drainage Regulations.

BE IT FURTHER RESOLVED Per the mandate of La. R.S. 33:224, the Town of Abita Springs and St. Tammany Parish Government shall equally share the maintenance of that portion of Clear Creek Drive located in STD#3, assigned Parish Road Identification No. R10D019. The maintenance, improvement, etc. of the remainder of Clear Creek Drive, which is located within the 1986 Abita Springs municipal boundaries, will continue to be the responsibility of the Town of Abita Springs.

BE IT FURTHER RESOLVED that the St. Tammany Parish Council requires that the Town of Abita Springs require that a Traffic Impact Analysis be performed, and that the Parish Department of Engineering be consulted on the traffic and access impacts of any proposed development.

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

MOVED FOR ADOPTION BY: _____ SECONDED BY: _____

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

THIS RESOLUTION WAS DECLARED ADOPTED ON THE 1 DAY OF NOVEMBER, 2018,
AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING
PRESENT AND VOTING.

S. MICHELE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, 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: August 24, 2018

Annexation staff #:AB2018-01

The Town of Abita Springs Annexed and rezoned 3.466 Acres of land, more or less, from Parish A2: Suburban District to Town of Abita R: Residential District, which includes Lot 5, Long Branch Subdivision, Located in Section 25, Township 6 South, Range 11 East, Town of Abita Springs, St. Tammany Parish, Louisiana, WARD 10, DISTRICT 6.

The Town of Abita annexed property into the corporate limits of the Town of Abita Springs prior to St Tammany Parish Council review and approval of the proposed annexation.

Robert K. Thompson

Special Revenue Manager

Phone: (985) 898-2865

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 follow the ordinances regarding critical drainage area, fill requirements, a 50' no cut buffer from mean low water along <u>Long Branch</u> , and to review development proposals utilizing the applicable Parish Drainage Model and comply with Parish Drainage Regulations.
Public Works	J Lobrano	Property abuts Clear Creek Dr. R10D019 and Lenel Rd lateral ditch D10C W02007, Town may have to enter a revenue sharing agreement with legal for the lateral and take over 100% of the maintenance for Clear Creek Dr for the road will be 100% in their boundaries.
Engineering	J Watson	There are no traffic issues, but future development must be in compliance with STP traffic requirements.
Environmental Services	J Watson	There are no DES issues.
Data Management	B Thompson	Received original Annexation Request from Abita on 7/11/18; request did not include assessor or voter registrar certificates. I notified Abita of issue and put request on hold pending receipt of required documents. Received requested documents on 7/30/18. Initiated processing request on 7/30.
Data Management	B Thompson	Portions of property being annexed include areas outside of the GMA and a portion of the City Boundary established prior to 11/86. Requested Legal support regarding this issue. See attached email (ework) sent to Todd Toranto (Legal).
Planning	S Fontenot	Proposal is consistent with Louisiana Revised Statutes relative to annexation. Proposal is partially consistent with the Abita Springs Growth Management agreements as the property is Partially within Annexation Area #1. Proposal is not an intensification of zoning.
Legal	T Toranto	CIVIL DIVISION ADA comment (revised): The property that is the subject of the proposed annexation (the "Property") is located in three (3) distinct areas: (1) Area 1 as defined in Paragraph 8 of the 2006/2009 Growth Management and Revenue Sharing Agreement Supplementing and Amending the Sales Tax Enhancement Plan (the "2006/2009 Agreement"); (2) Sales Tax District No. 3; and (3) incorporated Abita Springs as of July 1986 (the "1986 municipal boundaries"). Article 2 of the 2003 Growth Management and Revenue Sharing Agreement Supplementing and Amending the 1990 Sales Tax Enhancement Plan (the "2003 Agreement," and together with the 2006/2009 Agreement, collectively referenced herein as the "Agreement") provides that only defined annexation areas are subject to annexation by the Town of Abita Springs (the "Town"). There is no provision in the Agreement for annexation of property located in Sales Tax District No. 3 or that extends across the boundaries of multiple areas. Therefore, to the extent that the Property lies in Sales Tax District No. 3, the proposed annexation appears to be in contravention of the Agreement. Documentation submitted by the Town regarding the proposed annexation indicates that the Property is not currently developed and the owner intends to develop the property as residential. However, there is no provision in the Agreement for the division of sales tax proceeds for property that extends across boundaries of multiple areas. Because the Property extends into the boundaries of three (3) areas, each of which allocates sales tax proceeds differently, a potential conflict exists in the correct division of sales tax proceeds if the property is commercially developed. In the event that the Property becomes commercially developed property and a boundary line divides a commercial building such that a portion of the building is Sales Tax District No. 3, sales tax proceeds shall be evenly shared between the Town and the Parish. Per the mandate of La. R.S. 33:224, the Town and Parish shall equally share the maintenance of that portion of Clear Creek Drive located in Sales Tax District No. 3, assigned Parish Road Identification No. R10D019. The maintenance, improvement, etc. of the remainder of Clear Creek Drive, which is located within the 1986 municipal boundaries, will continue to be the responsibility of the Town.
Data Management	B Thompson	Legal notified regarding Town Of Abita annexation of property into City Boundary, prior to STP Council Reviewing and passing resolution.






St. Tammany Parish Government

Government that Works

Annexation

City: Abita Springs City Case No: _____ Staff Reference AB2018-01

Notification Date: 8/31/2018  Dead Line 9/12/2018  Priority 



Owner: Christopher and Tasha Arnett Ward 10 Council District: 6 Map _____

Location: Lot 5, Long Branch Subdivision, Located in Section 25, Township 6 South, Range 11 East, and a portion in the Town of Abita Springs, St Tammany Parish, Louisiana Parish Zoning A2: Suburban City Zoning: R: Residential Subdivision: Long Branch

Existing Use: undeveloped Developed _____ Intensification _____ Concur w/ City _____

Size: 3.466 Acres Population: _____ Concur: _____

STR: Sect 25, T-6-S, R-11-E Annex Status: _____ Sales Tax: _____

Ordinance: 489 City Date: 7/23/2018  Resolution: _____ Council Date: _____ 

City Actions

Council Actions

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. _____

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

RESOLUTION TO concur/ not concur with the Town of Abita Springs annexation and rezoning of 3.466 Acres of land, more or less, From Parish A2: Suburban district to Town of Abita Springs R: Residential district, which includes Lot 5, Long Branch Subdivision, Located in Section 25, Township 6 South, Range 11 East, Town of Abita Springs, St. Tammany Parish, Louisiana, ward 10, district 6.

WHEREAS, the Town of Abita Springs (the "Town") is contemplating annexation of 3.466 Acres, more or less (the "Property"), owned by Christopher and Tasha Arnett, which is Lot 5, Long Branch Subdivision, located in Section 25, Township 6 South, Range 11 East, a portion of which is in the Town of Abita Springs, St Tammany Parish, Louisiana, Ward 10, District 6 (see attachments for complete description); and

WHEREAS, the proposed annexation is **not** consistent with the Growth Management Agreement(s) entered into by the Town and St. Tammany Parish Government (the "Parish"), because: (1) a portion of the Property is located within Area One as defined in the 2006/2009 Growth Management and Revenue Sharing Agreement(s) between the Town and the Parish; (2) a second portion of the Property is located within Sales Tax District No. 3, outside of the area(s) subject to annexation by the Town pursuant to the foregoing Growth Management Agreement(s); and (3) a third portion is located in incorporated Abita Springs as of July 1986 (the "1986 Abita Springs municipal boundaries"); and

WHEREAS, the property requires rezoning from St. Tammany Parish A2: Suburban District to Town of Abita Springs R: Residential District which is **not** an intensification of zoning; and

WHEREAS, the property is **not** developed and appears to be intended for residential use, and will not be commercially developed. If in the future the property is commercially developed, potential sales tax revenue may be split between the Parish and the Town.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to **Concur/Not Concur** with the Town of Abita Springs annexation and rezoning of 3.466 Acres of land, more or less, from St. Tammany Parish A2: Suburban District to Town of Abita Springs R: Residential District, which is described as Lot 5, Long Branch Subdivision, located in Section 25, Township 6 South, Range 11 East, a portion of which is in the Town of Abita Springs, St Tammany Parish, Louisiana,

BE IT FURTHER RESOLVED that should the Property be annexed, the St. Tammany Parish Council requires that the Town of Abita Springs follow Parish ordinances regarding critical drainage area, fill requirements, and a fifty foot (50') no cut buffer from mean low water along Long Branch; review development proposals utilizing the applicable Parish Drainage Model; and comply with Parish Drainage Regulations.

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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 _____, 2018, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

S. MICHELE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, CLERK OF COUNCIL (AB2018-01)



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



- Roads
- Major Roads
- Streams & Rivers
- T/R/S
- AB2018-01
- Abita Springs



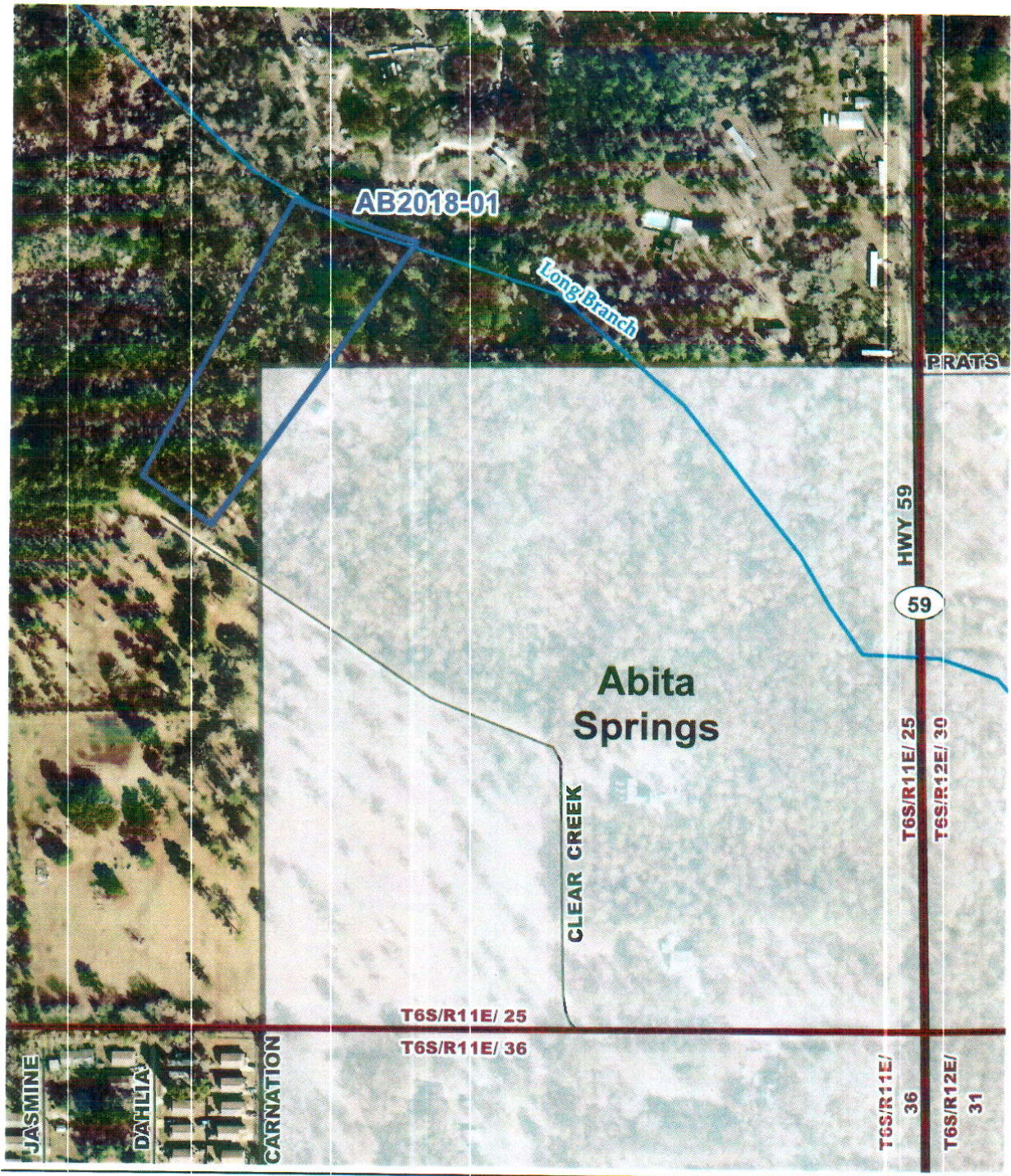
Map ID: 2018-EG-018 Date: 08/17/2018

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Map layers were created from different sources at different times and the actual or relative geographic position of any feature is only as accurate as the source information.
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Abita Springs Annexation AB2018-01

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| <ul style="list-style-type: none"> E-1 Estate E-2 Estate E-3 Estate E-4 Estate A-1 Suburban A-1A Suburban A-2 Suburban A-3 Suburban A-4 Single Family Residential A-4A Single Family Residential A-5 Two Family Residential A-6 Multiple Family Residential A-7 Multiple Family Residential A-8 Multiple Family Residential NC-1 Professional Office NC-2 Indoor Retail Service NC-3 Lodging NC-4 Neighborhood Institutional NC-5 Retail and Service NC-6 Public, Cultural and Recreational PBC-1 Planned Business Campus PBC-2 Planned Business Campus HC-1 Highway Commercial HC-2 Highway Commercial HC-2A Highway Commercial HC-3 Highway Commercial HC-4 Highway Commercial HC-5 Highway Commercial I-1 Industrial I-2 Industrial I-3 Heavy Industrial I-4 Heavy Industrial Advanced Manufacturing & Logistics SWM-1 Solid Waste Management SWM-2 Solid Waste Management MD-2 Medical Clinical MD-3 Medical Facility MD-4 Medical Research PF-1 Public Facilities PF-2 Public Facilities CB-1 Community Based Facilities ED-1 Primary Education ED-2 Higher Education AT-1 Animal Training/Housing RBG Riverboat Gaming District PUD Planned Unit Development AAO Abita Airport Overlay MHO Manufactured Housing Overlay RO Rural Overlay TND-1 Traditional Neighborhood Development TND-2 Traditional Neighborhood Development EO Entertainment Overlay RBCO Regional Business Center Overlay |
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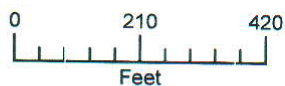


Abita Springs Annexation AB2018-01



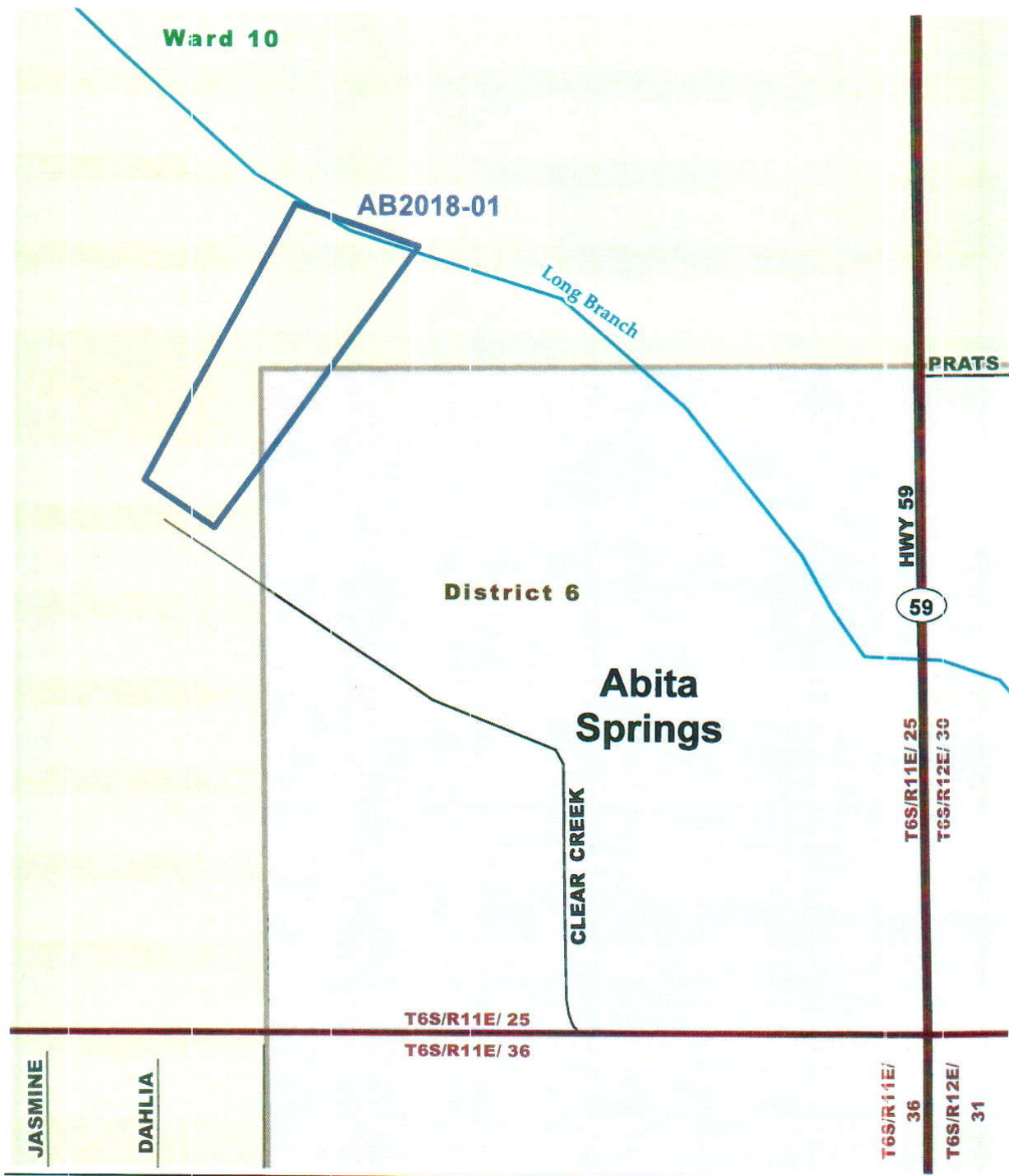
St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434

- Streams & Rivers
- Roads
- Major Roads
- T/R/S
- AB2018-01
- Abita Springs



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Map : 2018-EG-016 Date: 08/17/2018

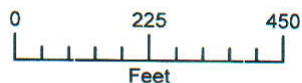


Abita Springs Annexation AB2018-01



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

- Roads
- Major Roads
- Streams & Rivers
- T/R/S
- Council Districts
- Wards
- AB2018-01
- Abita Springs



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Map ID: 2018-EG-19 Date: 08/17/2018.

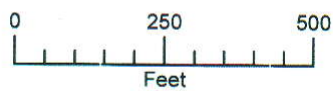


Abita Springs Annexation AB2018-01



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

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|--------------------|--------------------------|
| — Roads | Abita Springs GMA |
| — Streams & Rivers | Priority 1 |
| — Major Roads | Priority 2 |
| T/R/S | Growth Management |
| AB2018-01 | |
| Abita Springs | |



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Map ID: 2018-EG-17

Date: 08/17/2018

4B 2018-01

Town of Abita Springs

TOWN CLERK/
CLERK OF COURT
KATHY ARMAND

FINANCIAL DIRECTOR
NIKI MENDOW

INTERGOVERNMENTAL AFFAIRS
LEANNE SCHAEFER

ATTORNEY
EDWARD DEAND

CERTIFIED BUILDING OFFICIAL
DAVID CHATELAIN

PUBLIC WORKS DIRECTOR
JOHNSY CLAY

PUBLIC WORKS CLERK
KRISTIN TORTORICH



**MAYOR
GREG LEMONS**

ALDERMEN
GINA KILPATRICK HARPER
(MAYOR PRO TEM)

PATRICK BERRIGAN
DANIEL J. CURTIS
RYAN MURPHY
LESLIE BUTCH WELLS

CITY MANAGER
DEBRA MACLEAN

CITY CLERK
LINDA MEYER

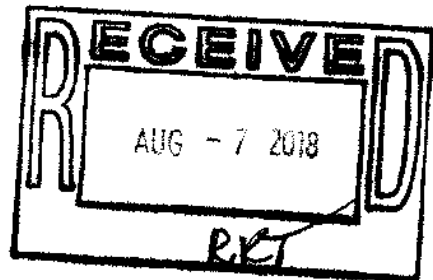
PLANNING & ZONING DIRECTOR
CINDY CHATELAIN

TOWN MARSHAL
MIRE STEMMER

July 31, 2018

Tasha and Christopher Arnett Annexation

City Ord 4489



Town of Abita Springs

TOWN CLERK
CLERK OF COURT
KATHY ARMAND

FINANCIAL DIRECTOR
SHEI MENDOW

INTERGOVERNMENTAL AFFAIRS
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
RYAN MURPHY

PATRICK BERRIGAN
DANIEL J. CURTIS
SYAN MURPHY
LESLIE BUTCH WELIVER

ALLEY MANAGER
DEBRA MACLEAN

UTILITY CLERK II
LINDA MEEKER

PLANNING & ZONING DIRECTOR
CINDY CHATELAIN

TOWN MANAGER
MIKE SLEMPER

ORDINANCE #489

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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 Alderman of the Town of Abita Springs that the below described property be and is hereby zoned Residential and 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:

Lot 5, Long Branch Acres Subdivision, located in Section 25, Township 6 South, Range 11 East, and a portion in the Town of Abita Springs, St. Tammany Parish, Louisiana being owned by: Tasha and Christopher Arnett

ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, Lot 5, Long Branch Acres Subdivision, located in Section 25, Township 6 South, Range 11 East, and a portion in the Town of Abita Springs, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from a 1/2 inch iron rod found at the Southwest Corner of Lot 5 on the North Side of Clear Creek Road being the POINT OF BEGINNING,

Thence North 28 degrees 19 minutes 42 seconds East 662.47 feet to a point in the Center of a Canal, Thence South 71 degrees 37 minutes 42 seconds East 267.78 feet along the center of said canal to a point, Thence South 35 degrees 30 minutes West 734.58 feet to a 1/2 inch iron rod set on the North Side of Clear Creek Road, Thence North 55 degrees 01 minute 05 seconds West 173.20 feet to the POINT OF BEGINNING, containing 3.466 Acres.

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.

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 Berrigan, seconded by Alderman Curtis on the 19th day of June 2018. Adopted on motion of Alderman Berrigan and seconded by Alderman Kilpatrick-Harper on the 24th day of July 2018.

Vote was:
YEAS: 5 Aldermen Berrigan, Curtis, Kilpatrick-Harper, Murphy, and Blitch Welliver
NAYS: 0
ABSENT: 0
ABSTAIN: 0

ATTEST

Kathy Armand, Town Clerk

Honorable Greg Lemons, Mayor

Town of Abita Springs, La.

TOWN CLERK
KATHY ARMSTRONG
TOWN MANAGER
MIKE MONTGOMERY
INTERGOVERNMENTAL AFFAIRS DIRECTOR
LEANN SCHAEFER
TOWN BOARD REPRESENTATIVE
CHRISTIE HANAN
TOWN BOARD REPRESENTATIVE
EDWARD DEANER
TOWN BOARD REPRESENTATIVE
DANIEL HACKETT
TOWN BOARD REPRESENTATIVE
JESSICA GAY
TOWN BOARD REPRESENTATIVE
KRISTEN TORRES



TOWN BOARD REPRESENTATIVE
STEPHEN WILSON
TOWN BOARD REPRESENTATIVE
JONATHAN WILSON
TOWN BOARD REPRESENTATIVE
TIMOTHY WILSON
TOWN BOARD REPRESENTATIVE
BRIAN WILSON
TOWN BOARD REPRESENTATIVE
CHRISTOPHER WILSON
TOWN BOARD REPRESENTATIVE
MICHAEL WILSON
TOWN BOARD REPRESENTATIVE
DANIEL WILSON
TOWN BOARD REPRESENTATIVE
JONATHAN WILSON
TOWN BOARD REPRESENTATIVE
TIMOTHY WILSON
TOWN BOARD REPRESENTATIVE
BRIAN WILSON
TOWN BOARD REPRESENTATIVE
CHRISTOPHER WILSON
TOWN BOARD REPRESENTATIVE
MICHAEL WILSON
TOWN BOARD REPRESENTATIVE
DANIEL WILSON

Town Council
Town of Abita Springs

May 31, 2018

Aldermen,

The Planning & Zoning Commission voted unanimously to make a Recommendation to Annex into the Corp. Limits of Abita Springs, the property owned by Mr. & Mrs. Christopher Arnett.

This parcel of land is designated as 3.466 acres on Clear Creek Road, survey job number 18043, dated 3/6/2018 and signed by John Cummings. Mr. Cummings has also provided a written land description for lot 5, Long Branch Acres Subdivision. The current survey indicates that a triangular portion of this lot is already noted as being inside the corp. limits of Abita Springs.

As per the Arnett's request, they desire to a part of our community and to raise their two sons here. Mr. & Mrs. Arnett are aware of the costs associated with this annex request.

Please take this Recommendation to Annex into consideration at your next Town Council Meeting.

On Behalf of the Planning & Zoning Commission,

Cindy Chatelain

Planning & Zoning Director


May 31, 2018

Planning and Zoning committee:

Hi my name is Tasha Arnett My husband Chris Arnett and I are requesting that our property located at the end of Clear Creek Dr. be annexed into the city limits of Abita Springs. We have attached the following survey job# 18043 signed by John Cummings on 03/06/2018 and description #18043 We are a family of five including my father in law, our two young sons, my husband, and myself We plan to build the home that we will raise our boys in until they leave to start lives of their own We really love the Abita Area Most of our close friends live within a mile or two of our property We're looking forward to being close to old friends again and hope to meet a few new ones along the way We would like for our boys to play t-ball and Chris is hoping that he will be able to assist with coaching on his days off from the fire department. Mark my father in law would like (health allowing) to start playing music for the Abita Opry again like he did years ago. Our boys will be school age in the next 2 years and I would like to be able to join social activities in the community once they are in school We are asking the committee to allow us to to be annexed in so that we may truly be a part of the Abita Springs Community We appreciate your consideration on this matter

Sincerely yours,

Tasha and Chris Arnett



CASH SALE

STATE OF LOUISIANA

On this 14th day of March, 2014, before me a Notary Public, and for the above title and reference and in the presence of the following witnesses, personally appeared:

RACHEL A. DEFFERY aka **RACHEL DEFFERY BENEDET**, a person of the full age of majority and a resident of and domiciled in the Parish of St. Tammany, State of Louisiana, who after being duly sworn did declare unto me, Notary, that she is married to Kenneth Benedict with whom she is presently living and residing; dealing herein with her sole and separate property.

Residing address: 1007 E. ROULEAU DRIVE, METairie, LA 70002

Lawrence S. DEFFERY, who declared that for the price and sum of **Thirty Four Thousand Dollars and 00/100 (\$34,000.00)** cash, receipt of which is acknowledged, SELLER(S) hereinafter described, shall warrant title and obligation in all right and actions of warranty on L&P in favor of:

CHRISTOPHER M. ARNETTE and **TASHA SPEER ARNETTE**, both persons of the full age of majority and residents of and domiciled in the Parish of St. Tammany, State of Louisiana, who after being duly sworn did declare unto me, Notary, that they have each been married but once and then unto each other and that they are presently living and residing together.

Address: 1085 PINE ST. KEYSTONE, LA 70002

Lawrence S. DEFFERY, residents of and domiciled in the State of Louisiana, have presented to me a map purchased by themselves, their heirs and assigns, the following described property, the possession and delivery of which SELLER(S) acknowledge:

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the State of Louisiana, Parish of St. Tammany, located in Section 25, Township 6 South, Range 11 East, in that part thereof known as Long Branch Acres, designated as Lot 5 therein.

All in accordance with a map and plat by Land Surveying, Inc., dated August 14, 1973, filed in the Clerk's Office under Map File No. 970.

FOR INFORMATIONAL PURPOSES ONLY:

Being the same property acquired by Vendor herein by act dated 01/20/12 and filed for record at CIN 1863781 in the official records of the Clerk of Court for the Parish of St. Tammany, State of Louisiana.

To Have and to hold the above described property unto and unto the heirs and assigns of the buyers and assigns a/c.

MINERAL RIGHTS: SELLER(S) owns no mineral rights, they are to be conveyed without warranty to BUYER(S).

Notary Public
My commission expires 07/20/15
Notary Public
My commission expires 07/20/15

All agreements, conditions, stipulations, covenants, and all obligations herein assumed shall inure to the benefit and be binding upon the heirs, successors, and assigns of the respective parties, and the BUYER, in their and assigns shall have and hold the described property in full ownership forever.

THUS DONE AND PASSED by the parties hereto in **MANDERVILLE, Louisiana**, on the above stated date, in the presence of the undersigned competent witnesses, who herewith sign their names with the said agreements and me, Notary, after due reading of the whole.

WITNESSES:

[Signature]
SIGNATURE

[Signature]
PRINTED NAME

[Signature]
SIGNATURE
[Signature]
PRINTED NAME

SELLER(S):

[Signature]
RACHEL A. DELFRY
aka RACHEL DELFRY BENEDICT

PURCHASER(S):

[Signature]
CHRISTOPHER V. ARNETT
[Signature]
TASHA SPELL ARNETT

[Signature]
NOTARY PUBLIC
NOTARY ID/BAR ROLL NO: *[Handwritten]*
MY COMMISSION IS FOR LIFE

TITLE INSURANCE PRODUCER
ALLEGIANCE TITLE & LAND SERVICES, LLC
PRODUCER LICENSE #397794
TITLE INSURANCE UNDERWRITER:
FIDELITY NATIONAL TITLE INSURANCE COMPANY
TITLE OPINION BY: BRUCE A. HAYSTON, JR.
LA BAR ROLL # 66661
CELL # 504-17-3629



JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI
503 NORTH JEFFERSON AVENUE
COVINGTON, LA 70433
johncummings108@charter.net
(985) 892-1549 OFFICE (985) 892-9250 FAX

DESCRIPTION

Lot 5

Lot 5, Long Branch Acres Subdivision, located in Section 25, Township 6 South, Range 11 East, and a portion in the Town of Abita Springs, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from a ½ inch iron rod found at the Southwest Corner of Lot 5 on the North Side of Clear Creek Road being the **POINT OF BEGINNING**,

Thence North 28 degrees 19 minutes 42 seconds East 662.47 feet to a point in the Center of a Canal,

Thence South 71 degrees 37 minutes 42 seconds East 267.78 feet along the center of said canal to a point,

Thence South 35 degrees 30 minutes West 734.58 feet to a ½ inch iron rod set on the North Side of Clear Creek Road,

Thence North 55 degrees 01 minute 05 seconds West 173.20 feet to the **POINT OF BEGINNING**, containing 3.466 Acres.

NOTE: This description is based on the property boundary survey and plat made by John G. Cummings, Professional Land Surveyor, dated March 6, 2018, Job No. 18043.

John G. Cummings, P.L.S.



RECEIVED JUL 26 2018
St. Tammany Parish
Assessor's Office

Arnett Arnett
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:

2017 Tax Roll - Assessment Number 115-809-3054

OWNERS: Delery, Rachel A.
c/o Arnett, Christopher M etux
65349 Dixie Ranch Rd.
Lacombe, Louisiana 70445

PROPERTY DESCRIPTION: **2017 TAX ROLL**

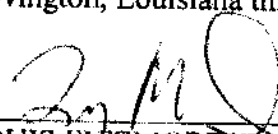
Lot 5 Long Branch Acres cont. 3.39 acs CB 727 610 Inst No 915582 Inst No 917023 Inst No 1705389 Inst No 1823939 Inst No 1863781

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

2017 VALUATION:	Land	-	3,441
	Improvements	-	0
TOTAL ASSESSED VALUATION			<u>3,441</u>

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

Covington, Louisiana this the 23 rd day of July, 2018.



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor



St. Tammany Parish
Assessor's Office

Louis Fitzmorris
Assessor

1000 Canal Street, Suite 1000, Metairie, LA 70002
713.885.2200 • Fax 713.885.2201 • www.sttammanyassessor.com

CERTIFICATE OF OWNERSHIP AND ASSESSED VALUATION

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana, hereby certifies that the following property is assessed for the tax year 2017 in the name Delery, Rachel A as owner and whose mailing address is c/o Arnett, Christopher M. etux, 65349 Dixie Ranch Rd., Lacombe, La. 70445 and that the following certification is applicable to the property described as follows which is proposed for annexation into the **Town of Abita Springs**:

2017 Tax Roll - Assessment Number 115-809-3054

**Lot 5 Long Branch Acres cont. 3.39 acs CB 727 610 Inst No 915582 Inst No 917023 Inst No 1705389
Inst No 1823939 Inst No 1863781**

- I. The total assessed value of all property within the above described area is \$ 3,441.
- II. The total assessed value of the resident property owners within the above described area is \$ _____ and the total assessed value of the property of non-resident property owners is \$ 3,441.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

2015 ASSESSED VALUATION - \$ 3,441

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

Covington, Louisiana this the 23 rd day of July, 2018.

LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor

**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 John G. Cummings & Associates Survey No. 18043 dated March 6, 2018 and further identified as that certain piece or portion of ground containing 3.466 acres and being Lot 5, Long Branch Acres Subdivision, situated in Section 25, Township 6 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 28th day of June 2018.

A handwritten signature in black ink, appearing to read "M. Dwayne Wall".

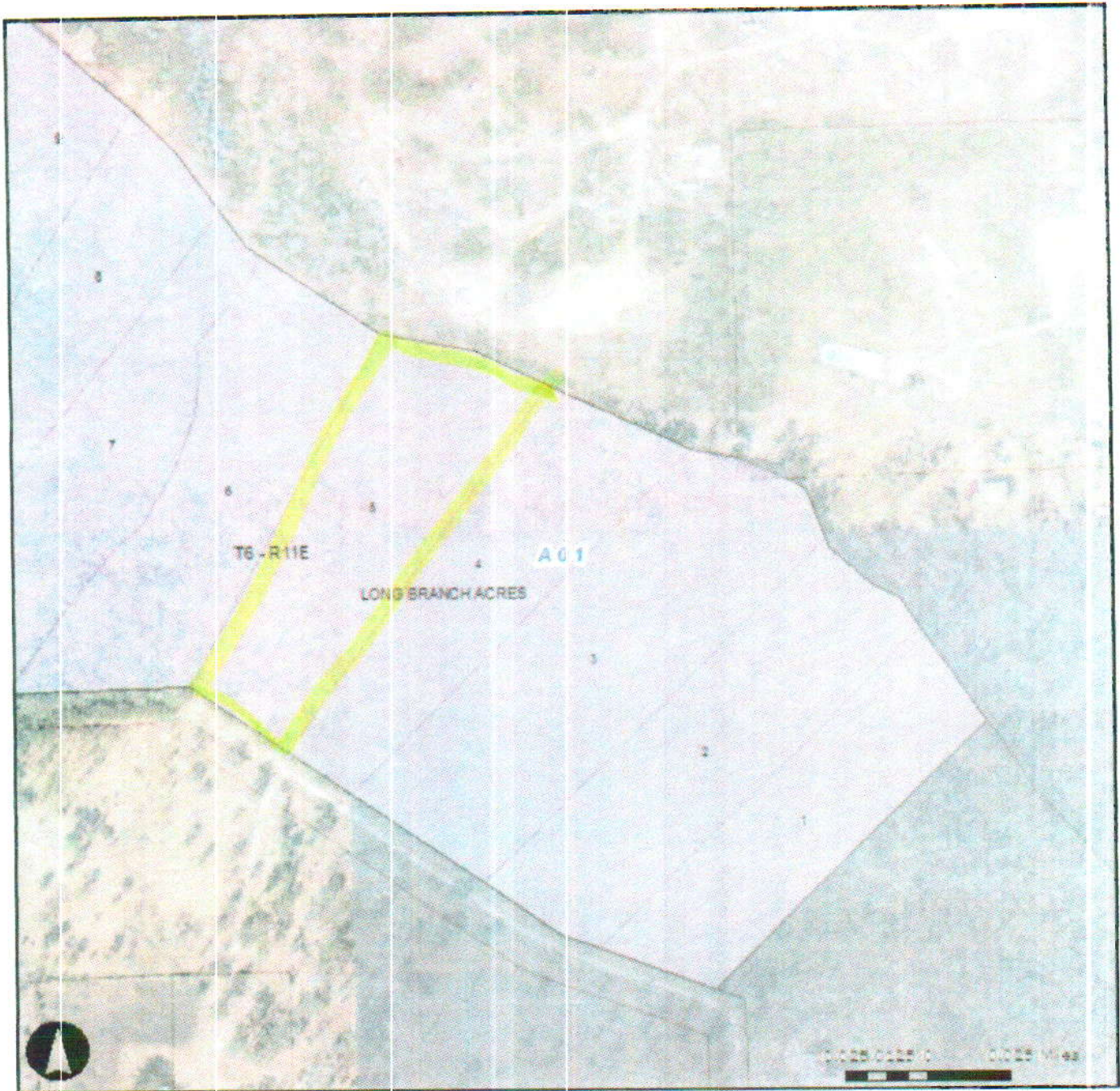
M. Dwayne Wall, CERA
Registrar of Voters
St. Tammany Parish, Louisiana

Attachments:

Legal description, Map and Survey

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

Map



Major Roads



Streets



Township/Range



Subdivisions



SD Parcels



Land Parcels



Cities



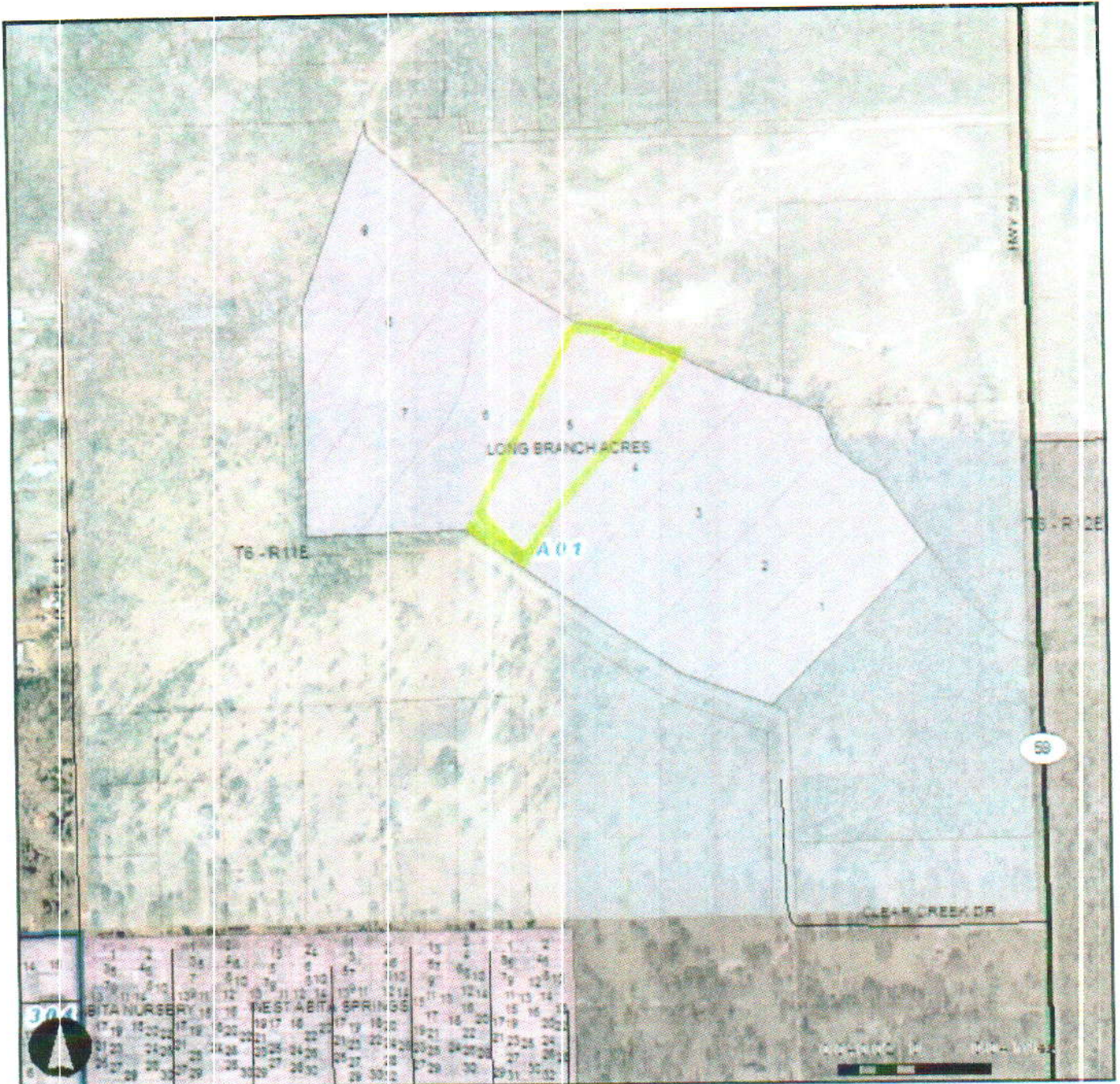
Precincts 2014



Copyright

STPBasicMap
MIS/GIS Department

Map



Major Roads

Streets

Township/Range

Subdivisions

SD Parcels

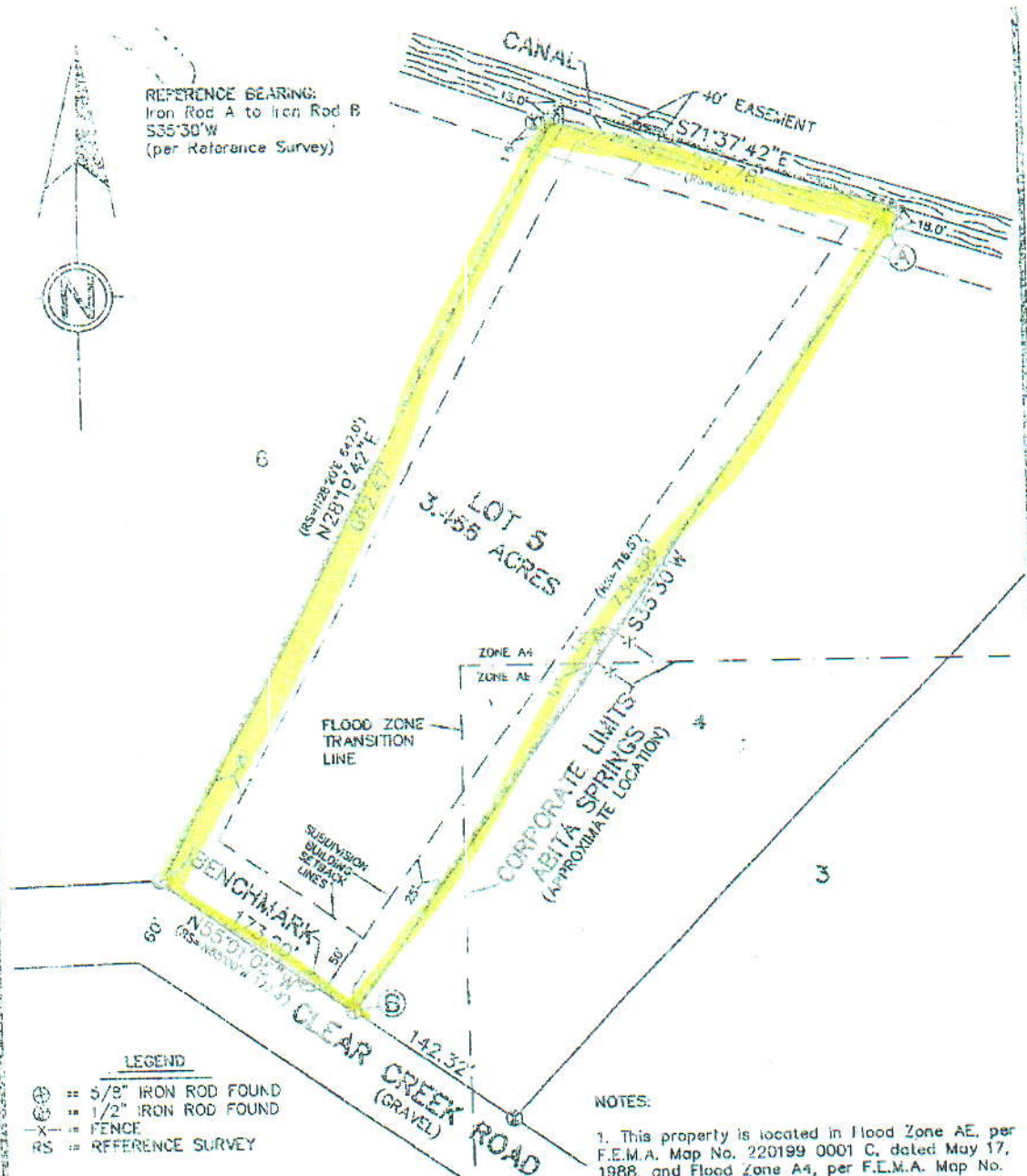
Land Parcels

Cities

Precincts 2014

Copyright

STP BasicMap
MIS/GIS Department



REFERENCE BEARING:
Iron Rod A to Iron Rod B
S35°30'W
(per Reference Survey)

- LEGEND**
- ⊙ = 5/8" IRON ROD FOUND
 - ⊙ = 1/2" IRON ROD FOUND
 - X- = FENCE
 - RS = REFERENCE SURVEY

- NOTES:**
1. This property is located in Flood Zone AE, per F.E.M.A. Map No. 220199 0001 C, dated May 17, 1988, and Flood Zone A4, per F.E.M.A. Map No. 225205 0235 C, dated October 17, 1989.
 2. Building Setback Lines must be verified by St. Tammany Parish Planning Department.
 3. BASE FLOOD ELEVATION = 30.0' M.S.L.
 4. ELEVATION DATUM = NAVD 1988
REFERENCE BENCHMARK = 52 H 057
 5. BENCHMARK = 60-D NAIL SET IN THE NORTH FACE OF A 14" PINE TREE 2.0' ABOVE GRADE
ELEVATION = 30.27' M.S.L.

REFERENCE SURVEY:
Plat of Long Branch Acres by Jaron R. Fitzmorris, Surveyor, dated August 14, 1973, filed St. Tammany Parish Clerk of Court Map File No. 97C.

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

(845) 892-1549 **John G. Cummings and Associates** FAX (985) 892-9250
503 N. JEFFERSON AVENUE **PROFESSIONAL LAND SURVEYORS** COVINGTON, LA 70433

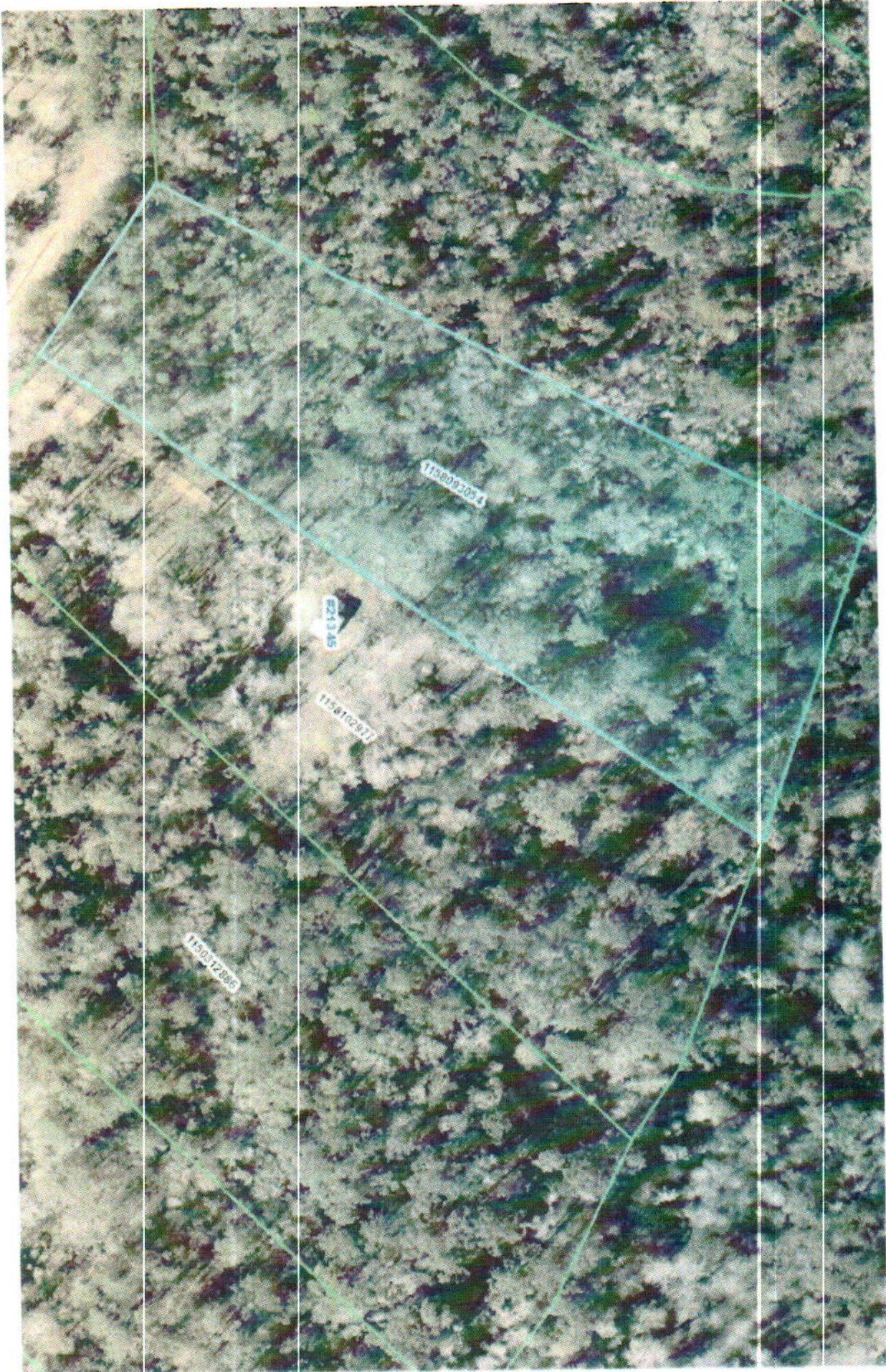
PLAT PREPARED FOR: **Christopher & Tasha Arnett**

SHOWS A SURVEY OF: **LOT 5, LONG BRANCH ACRES SUBDIVISION, LOCATED IN SECTION 25, TOWNSHIP 8 SOUTH, RANGE 11 EAST, AND A PORTION IN THE TOWN OF ABITA SPRINGS, ST. TAMMANY PARISH, LOUISIANA.**

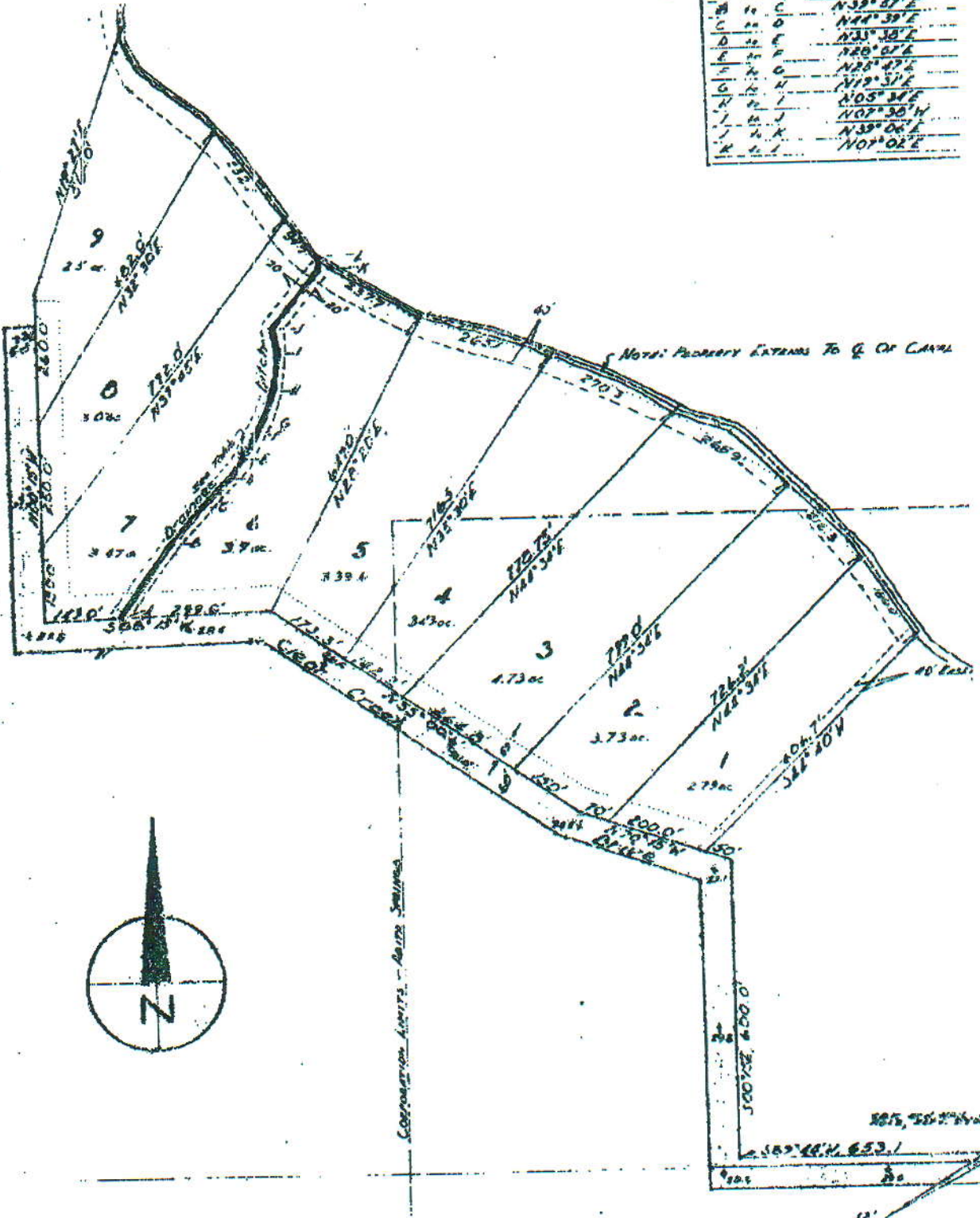
THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

John G. Cummings
PROFESSIONAL LAND SURVEYOR

SCALE: 1 = 100' JOB NO. 18043 DATE 3/6/2018 REVISED:



A to B	N35° 10' E
B to C	N38° 07' E
C to D	N44° 39' E
D to E	N33° 38' E
E to F	N28° 07' E
F to G	N28° 47' E
G to H	N19° 31' E
H to I	N05° 34' E
I to J	N07° 50' E
J to K	N39° 06' E
K to L	N07° 02' E





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: August 24, 2018

Annexation staff #:AB2018-01

The Town of Abita Springs Annexed and rezoned 3.466 Acres of land, more or less, from Parish A2: Suburban District to Town of Abita R: Residential District, which includes Lot 5, Long Branch Subdivision, Located in Section 25, Township 6 South, Range 11 East, Town of Abita Springs, St. Tammany Parish, Louisiana, WARD 10, DISTRICT 6.

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