

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-5068

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: DATA MANAGEMENT

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF MANDEVILLE ANNEXATION AND REZONING OF 12.98 ACRES OF LAND, MORE OR LESS, FROM PARISH NC-5 RETAIL & SERVICE /A-8 MULTI-FAMILY RESIDENTIAL DISTRICT TO CITY OF MANDEVILLE B-2 HIGHWAY COMMERCIAL & O/R OFFICE RESIDENTIAL DISTRICT WHICH PROPERTY IS SITUATED ON 12.98 ACRES OF GROUND LOCATED IN SECTION 54, TOWNSHIP 7 SOUTH, RANGE 11 EAST, WARD 4, DISTRICT 10.

WHEREAS, the City of Mandeville is contemplating annexation of 12.98 acres and, more or less, owned by Mary Cleland Burns & Curt Burns, Freedom Associates, Capone Living Trust, Stephen Levee, JSB Mandeville, Ishfaq Ahmad & Mohammad Farooq, Karate USA, and is situated on 12.98 acres of ground located in Section 54, Township 7 South, Range 11 East, Ward 4, District 10 (see attachments for complete description); and

WHEREAS, the proposed annexation is consistent with the Annexation Agreement entered into by City of Mandeville and St. Tammany Parish effective March 26, 2003; and

WHEREAS, the property requires rezoning from Parish NC-5 Retail & Service /A-8 Multi-family Residential District to City of Mandeville B-2 Highway commercial & O/R Office Residential District which is not an intensification of zoning; and WHEREAS, the property is developed and the proposed annexation would not result in a split of the sales tax revenues, all sales tax revenue accrues to the City of Mandeville.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to Concur/Not Concur with the City of Mandeville annexation and rezoning of 12.98 acres of land, more or less, situated on grounds located in Section 54, Township 7 South, and Range 11 East, St Tammany Parish, Louisiana.

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

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that the City of Mandeville will maintain that portion of Moore’s Road which is contiguous to the proposed property to be annexed.

BE IT FURTHER RESOLVED that the St. Tammany Parish Council requires that the City of Mandeville require 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 6 DAY OF SEPTEMBER , 2018,  
AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING  
PRESENT AND VOTING.

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S. MICHELE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

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THERESA L. FORD, COUNCIL CLERK



**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](mailto:Thompson@stpgov.org)

Re: Administrative Comment

Date: July 23, 2018

Annexation staff #:MN2018-01

The City of Mandeville is contemplating annexation of 12.98 acres and, more or less, owned by Mary Cleland Burns & Curt Burns, Freedom Associates, Capone Living Trust, Stephen Levee, JSB Mandeville, Ishfaq Ahmad & Mohammad Farooq, Karate USA, and is situated on 12.98 acres of ground located in Section 54, Township 7 South, Range 11 East, Ward 4, District 10.

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



# St. Tammany Parish Government

Government that Works

## Annexation

City: Mandeville City Case No: 18-20 Staff Reference MN2018-01

Notification Date: 6/21/2018  Dead Line 8/15/2018  Priority 1  v

Owner: Mary Cleland Burns & Curt Burns, Freedom Associates, C Ward 4 Council District: 10  Map

Location: 12.98 acres if ground located in Section 54, Township 7 South, Range 11 East Parish Zoning NC-5 Retail/Service/Office/Family Residential

City Zoning: B-2 Highway commercial & O/R Office Residential

Subdivision:

Existing Use: developed  Developed  Intensification  Concur w/ City

Size: 12.98 acres Population:  Concur:

STR: Section 54, T-7 - S, R- Annex Status: GIS plots Sales Tax:

### City Actions

Ordinance:  City Date:  

### Council Actions

Resolution:  Council Date:  

MN2018-01 Notes Summary

- **Planning: Sidney Fontenot:**
  - The proposal is consistent with Louisiana Revised Statutes relative to Annexation.
  - The proposal is consistent with the Growth Management Agreements with the City of Mandeville.
  - The proposed zoning from Parish NC-5 and A-8 to City of Mandeville B-2 and O/R does not appear to be an intensification of permitted uses.
- **Engineering: Holly Thomas:**
  - BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that the City of Mandeville review development proposals utilizing the applicable Parish Drainage Model and comply with Parish Drainage
- **Engineering/ Environmental Services: Jay Watson:**
  - There are no DES issues.
  - Water and sewer services will be provided by City of Mandeville.
  - There are no traffic issues.
- **Data Management: Bob Thompson:**
  - Property is commercially developed and located in Mandeville Area 1 infill.
  - GMA Sales Tax revenue in STD3 GMA Area1 infill is currently being remitted 100% to the city of Mandeville; no change in sharing of taxes generated on this develop.
  - Per Growth management agreement; 100% of Sales Tax District 3 Revenue shall be shared with City.
- **Public Works: Joey Lobrano:**
  - Property abuts a Parish Maintained Road, Moore's Rd R04C029. If annexed the Town of Mandeville will have over 60% frontage on same road. The Town may have to take the Road in there maintenance system
- **Legal: Todd Taranto:**
  - The annexation is consistent with the Growth Management Agreement(s) between Parish and the City of Mandeville. The proposed property is located east of and adjacent to Moores Road. As per the mandate in La R.S. 33:224, Mandeville must, at a minimum, equally share in the maintenance of that portion of Moores Road contiguous to the proposed property to be annexed.

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 CITY OF MANDEVILLE ANNEXATION AND REZONING OF 12.98 ACRES OF LAND, MORE OR LESS, FROM PARISH NC-5 RETAIL & SERVICE /A-8 MULTI-FAMILY RESIDENTIAL DISTRICT TO CITY OF MANDEVILLE B-2 HIGHWAY COMMERCIAL & O/R OFFICE RESIDENTIAL DISTRICT WHICH PROPERTY IS SITUATED ON 12.98 ACRES OF GROUND LOCATED IN SECTION 54, TOWNSHIP 7 SOUTH, RANGE 11 EAST, WARD 4, DISTRICT 10.

WHEREAS, the City of Mandeville is contemplating annexation of 12.98 acres and, more or less, owned by Mary Cleland Burns & Curt Burns, Freedom Associates, Capone Living Trust, Stephen Levee, JSB Mandeville, Ishfaq Ahmad & Mohammad Farooq, Karate USA, and is situated on 12.98 acres of ground located in Section 54, Township 7 South, Range 11 East, Ward 4, District 10 (see attachments for complete description); and

WHEREAS, the proposed annexation is consistent with the Annexation Agreement entered into by City of Mandeville and St. Tammany Parish effective March 26, 2003; and

WHEREAS, the property requires rezoning from Parish NC-5 Retail & Service /A-8 Multi-family Residential District to City of Mandeville B-2 Highway commercial & O/R Office Residential District which is not an intensification of zoning; and

WHEREAS, the property is developed and the proposed annexation would not result in a split of the sales tax revenues, *all sales tax revenue accrues to the City of Mandeville.*

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to Concur/Not Concur with the City of Mandeville annexation and rezoning of 12.98 acres of land, more or less, situated on grounds located in Section 54, Township 7 South, and Range 11 East, St Tammany Parish, Louisiana.

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BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that the City of Mandeville share equally in the maintenance of that portion of Moore's Road which is contiguous to the proposed property to be annexed.

BE IT FURTHER RESOLVED that the St. Tammany Parish Council requires that the City of Mandeville require 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 \_\_\_\_ 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 (MN2018-01)

MJ2018-01

**City of Mandeville  
Planning and Zoning Commission**

REBECCA BUSH, CHAIRWOMAN  
PLANNING COMMISSION

NIXON ADAMS, CHAIRMAN  
ZONING COMMISSION

LOUISETTE LEONARD SCOTT, AICP, CFM  
DIRECTOR, DEPT. OF PLANNING &  
DEVELOPMENT



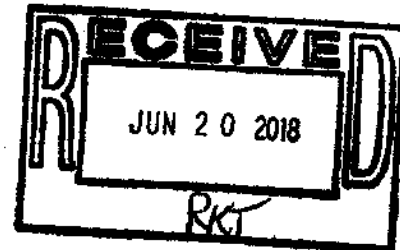
MEMBERS

DENNIS THOMAS  
MICHAEL BLACHE  
REN CLARK  
SARIE FAIRLEY  
WILLIAM SONES

June 15, 2018

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

Councilwoman Maureen O'Brien  
St. Tammany Parish Council  
P.O. Box 577  
Mandeville, LA 70470



RE: Annexation Request

Dear Councilwoman O'Brien:

Under the provisions of the City of Mandeville's Annexation/Growth Plan adopted by St. Tammany Parish in March, 2003, attached please find a copy of Ordinance 18-20 requesting the annexation of approximately 12.98 acres of ground located in Section 54, T7S, R11E, and assigning a zoning designation as B-2, Highway Business District, and O/R, Office/Residential as indicated on Exhibit B of the ordinance. Ordinance 18-20 was introduced at the City Council meeting of June 14, 2018. The Planning and Zoning Commission has scheduled the ordinance to be included on their agendas for the June 26 and July 10, 2018 meetings. At that time, it is anticipated that the ordinance will be placed on the City Council agenda of July 26, 2018 for adoption.

If you have any questions, please call me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lori H. Spradley".

Lori H. Spradley  
Planning Secretary

cc: Sidney Fontenot  
Bob Thompson  
Donald Henderson, Jr.

3101 EAST CAUSEWAY APPROACH MANDEVILLE, LOUISIANA 70448 (985) 624-3103 Fax (985) 626-7929

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THE FOLLOWING ORDINANCE WAS MOVED FOR INTRODUCTION BY  
MEMBER \_\_\_\_\_; SECONDED FOR INTRODUCTION BY \_\_\_\_\_



**ORDINANCE NO. 18-20**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE TO EFFECT THE ANNEXATION OF CERTAIN IMMOVABLE PROPERTIES SITUATED IN SECTION 54, TOWNSHIP 7 SOUTH, RANGE 11 EAST, THE PARISH OF ST. TAMMANY, STATE OF LOUISIANA, CONTAINING APPROXIMATELY 12.98 ACRES INTO THE CORPORATE LIMITS OF THE CITY OF MANDEVILLE; DESIGNATING AND ASSIGNING THE PROPERTIES FOR PURPOSES OF ZONING AS B-2, HIGHWAY BUSINESS DISTRICT AND O/R, OFFICE/RESIDENTIAL DISTRICT AND FOR OTHER MATTERS IN CONNECTION THEREWITH.**

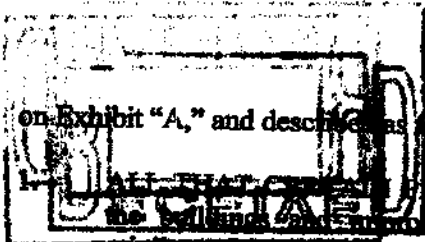
WHEREAS, the following described immovable properties, together with all of the buildings and improvements thereon and all of the rights ways, privileges, servitudes, appurtenances and advantages thereunto belonging on or in anywise appertaining, situated in Section 54, Township 7 South, Range 11 East, the Parish of St. Tammany, State of Louisiana, and is more fully described more or less as follows:

Commence at the Section Corner common to Section 33, 37, and 54, Township 7 South, Range 11 East, St. Tammany, Louisiana, and measure South 25 degrees 15 minutes West, a distance of 1,077.1 feet to a " iron rod found on the southern right-of-way line of LA. Highway 22; thence along said right-of-way, North 68 degrees 47 minutes 04 seconds West a distance of 103.62 feet to a 1/2" iron rod found and the POINT OF BEGINNING.

From the POINT OF BEGINNING proceed along the southern right-of-way line of LA. Highway 22, North 68 degrees 45 minutes 30 seconds West a distance of 309.54 feet:  
thence South 24 degrees 37 minutes 27 seconds West a distance of 146 feet;  
thence North 69 degrees 13 minutes 40 seconds West a distance of 211.1 feet;  
thence North 24 degrees 38 minutes 17 seconds East a distance of 169.8 feet;  
thence North 68 degrees 45 minutes 30 seconds West a distance of 120.0 feet;  
thence South 25 degrees 07 minutes 00 West a distance of 490 feet;  
thence South 29 degrees 05 minutes 00 East a distance of 531.4 feet;  
thence North 25 degrees 22 minutes 43 seconds East a distance of 419.2 feet;  
thence South 28 degrees 46 minutes 29 seconds East a distance of 259.5 feet;  
thence South 28 degrees 46 minutes 53 seconds East a distance of 127.27 feet;  
thence North 25 degrees 16 minutes 18 seconds East a distance of 388.25 feet;  
thence North 25 degrees 16 minutes 18 seconds East a distance of 230 feet;  
thence North 64 degrees 45 minutes 0 seconds West a distance of 103.24 feet;  
thence North 25 degrees 15 minutes 0 seconds East a distance of 329.96 feet.

WHEREAS, the described immovable property consists of fifteen (15) parcels depicted





49 on Exhibit "A," and described as follows:

50  
51 1. ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all  
52 the buildings and improvements thereon, and all the rights, ways, means,  
53 privileges, servitudes and appurtenances thereunto belonging or in anywise  
54 appertaining situated in Section 54, Township 7 South, Range 11 East, St.  
55 Tammany Parish, Louisiana, being more particularly described according to  
56 survey of E. J. Champagne, Surveyor dated September 20, 1956, a copy of which  
57 is attached to that certain Cash Sale from Michael Edward Moore, Joseph Peter  
58 Moore and Henry D. Moore, Sr., to Mary Clelland Burns, wife of/and Curt P.  
59 Burns and recorded at Instrument #1084335 of the official records of St.  
60 Tammany Parish, Louisiana, and described as follows, to-wit:

61 Beginning at the Section corner common to Sections 33, 37 and 54, Township 7  
62 South, Range 11 East, Greensburg District, Louisiana and run South 25 degrees  
63 15 minutes West 1077.1 feet; thence North 68 degrees 45 minutes West along the  
64 South line of U.S. Highway 190 a distance of 626.3 feet; thence turn 86 degrees 0  
65 minutes left 314.0 feet to an iron stob and the point of beginning; thence turn 90  
66 degrees 0 minutes right and run 120.0 feet to an iron stob; thence turn 90 degrees  
67 0 minutes left and run 88.0 feet to an iron stob; thence turn 90 degrees 0 minutes  
68 left and run 120.0 feet to an iron stob; thence turn 90 degrees 0 minutes left and  
69 run 88.0 feet to an iron stob and the point of beginning heretofore set.

70 Being the same property acquired by Mary Clelland Burns, wife of/and Curt P.  
71 Burns from Michael Edward Moore, et al by act dated February 27, 1998, before  
72 Martha L. Jumonville, Notary Public and recorded at Instrument #1084335 of the  
73 official records of St. Tammany Parish, Louisiana.

74  
75 2. ALL THAT CERTAIN TRACT OF LAND, together with all the buildings and  
76 improvements thereon, and all the rights, ways, privileges, servitudes,  
77 prescriptions, appurtenances, advantages and other things thereunto belonging or  
78 in anywise appertaining, situated in Section 54, Township 7 South, Range 11  
79 East, Greensburg District, St. Tammany Parish, Louisiana, described as follows:  
80 From the section corner common to Sections 33, 37 and 54 of Township 7 South,  
81 Range 11 East, said District, Parish and State, run South 25 degrees 15 minutes  
82 West 1077.1 feet; thence North 68 degrees 45 minutes West along the South line  
83 of U.S. Highway 190 a distance of 626.3 feet, and then turn 86 degrees 0 minutes  
84 left 402.0 feet to an iron stob and the point of beginning of the property herein  
85 described.

86 Thence turn 90 degrees 0 minutes right and run 120.0 feet to an iron stob; thence  
87 turn 90 degrees 0 minutes left and run 56.0 feet to an iron stob; thence turn 90  
88 degrees 0 minutes left and run 120.0 feet to an iron stob; thence turn 90 degrees 0  
89 minutes left and run 56.0 feet to an iron stob and the above said point of  
90 beginning.

91 Said property fronts above said distance of 56.0 feet on Moore Road.  
92 All as per print of survey by E. J. Champagne, Surveyor, dated September 20,  
93 1956, Drawing No. 1265, and process verbal of description of said surveyor dated  
94 September 11, 1957, attached to act of sale recorded in COB 256, folio 405 of the

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official records of St. Tammany Parish.

Being the same property acquired by Stephen H. Leves, Jr. from John Pierre Marange, etux by deed dated June 15, 1978 as recorded in COB 880, folio 662, further acquired by Judgment in Suit No. 58,873, Division "A", and recorded in COB 965, folio 226.

3. ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all buildings and improvements thereon, and all rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 54, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and being designated as Parcel 1 on the survey by Randall W. Brown & Associates, Inc. dated January 13, 1998, attached to and recorded with Conveyance Instrument No. 1427639, and according to said survey, being more fully described as follows, to-wit:

From the section corner to Sections 33, 37 and 54, Township 7 South, Range 11 East, go South 25 degrees 15 minutes West 1077.1 feet; thence go North 69 degrees 15 minutes West along the south line of Louisiana Highway #22 (formerly U.S. Highway 190) a distance of 626.3 feet; thence go South 25 degrees 15 minutes West 458.0 feet to the point of beginning.

From said point of beginning, go South 25 degrees 15 minutes West 106 feet; thence North 64 degrees 52 minutes 28 seconds West 120.0 feet to a point on the easterly right-of-way of Moore's Road; thence North 25 degrees 15 minutes East along said right-of-way a distance of 106 feet; thence leaving side right-of-way, go South 64 degrees 52 minutes 28 seconds East 120.0 feet to the point of beginning.

Containing 12,720.0 square feet of ground, more or less.

Being the same property acquired by Capone Living Trust from lee Daniel Thomas and Michele R. Rodrigues Thomas by Cash Sale dated March 17, 2006, recorded as Conveyance Instrument No. 1542668 of the records of St. Tammany Parish, Louisiana.

4. A CERTAIN PORTION OF GROUND, situated in Section 54, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows, to wit:

From the section corner common to Section 33, 37 and 54, Township 7 South, Range 11 East, go South 25 degrees 15 minutes West 1077.1 feet; thence go North 69 degrees 15 minutes West along the south line of Louisiana Highway #22 (formerly U.S. Highway 190) a distance of 626.3 feet; thence go South 25 degrees 15 minutes Est 458.0 feet to a point being the northeast corner of parcel 1, thence continue South 25 degrees 15 minutes West 106.0 feet to the point of beginning of Parcel No. 2.

From the point of beginning, continue South 25 degrees 15 minutes West 106.0 feet to a point, thence go North 64 degrees 22 minutes 28 seconds West 120.0 feet to a point on the easterly right-of-way of Moores Road; thence go North 25 degrees 15 minutes East along said right-of-way a distance of 106.0 feet; thence leave said right-of-way and go South 64 degrees 52 minutes 28 seconds East

- 141 120.0 feet back to the point of beginning.  
 142 Containing approximately 12,720.00 square feet of ground, more or less.  
 143 As shown and identified as Parcel 2 on that survey dated January 13, 1998 by  
 144 Randall W. Brown, annexed to act registered in CIN 1091555.  
 145 The improvements thereon bear the Municipal No. 110 Moores Road,  
 146 Mandeville, LA 70471  
 147
- 148 5. THAT PORTION OF GROUND, together with all the buildings and  
 149 improvements thereon, and all the rights, ways, privileges, servitudes, and  
 150 appurtenances thereunto belonging or in anywise appertaining, being situated in  
 151 St. Tammany Parish, State of Louisiana, located in Section 54, Township 7 South,  
 152 Range 11 East, Greensburg District, more particularly described as follows:  
 153 Begin at the Section corner common to Sections 33, 37 and 54, Township 7  
 154 South, Range 11 East, Greensburg District, Louisiana, and run South 25 degrees  
 155 and 15 minutes West 1077.1 feet; thence North 68 degrees 45 minutes West along  
 156 the South line of Louisiana Highway 22, 626.3 feet; thence go South 25 degrees  
 157 15 minutes West 670.0 feet to the POINT OF BEGINNING; thence continue in  
 158 the same direction 213.47 to the right of way line of the Greater New Orleans  
 159 Expressway West Causeway Approach; thence go North 29 degrees, 07 minutes  
 160 20 seconds West along the right of way line of the Greater New Orleans  
 161 Expressway West Causeway Approach 147.63 feet; thence go North 25 degrees  
 162 15 minutes 00 seconds East 127.56 feet to a point. Thence go South 64 degrees 45  
 163 minutes 00 seconds East 120.0 feet to a point which is the Point of Beginning. All  
 164 as per survey of Kelly J. McHugh & Associates, Inc. dated May 8, 1991, attached  
 165 as act registered in Instrument No. 885930, St. Tammany Parish, Louisiana.  
 166 The improvements thereon bear the municipal address 1795 West Causeway  
 167 Approach.  
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- 169 6. ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all the  
 170 improvements thereon, and all rights, ways, means, privileges, servitudes,  
 171 appurtenances, advantages and appurtenances thereunto belonging or in anywise  
 172 appertaining being a part of Section 54, Township 7 South, Range 11 East,  
 173 Greensburg District, St. Tammany Parish, Louisiana, more fully described as  
 174 follows:  
 175 From the corner common to Sections 33, 37 and 54, T7S, R11E, run South 25  
 176 degrees and 15 minutes West 2449.9 feet to a point, thence North 29 degrees 05  
 177 minutes West 383.8 feet to a point which is the point of beginning, thence North  
 178 29 degrees 05 minutes West, 383.8 feet to a point, thence North 25 degrees 28  
 179 minutes 02 seconds East 419.75 feet to a point, thence South 28 degrees 57  
 180 minutes 28 seconds East 383.59 feet to a point, thence South 25 degrees 22  
 181 minutes 43 seconds West 419.20 to the Point of Beginning.  
 182 Contains 130,940 square feet or 3.01 acres.  
 183
- 184 7. ALL THAT CERTAIN LOT OR PARCEL OF GROUND, together with all the  
 185 buildings and improvements thereon, and all the rights, ways, means, privileges,  
 186 servitudes, appurtenances, advantages and component parts thereunto belonging

187 or in anywise appertaining, lying and being situated in Section 54, Township 7  
188 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described  
189 as follows:  
190 From a 5/8 inch iron pipe and 2 inch stob located at the Section corner common to  
191 Sections 33, 37 and 54, go South 25 degrees 03 minutes 30 seconds West 1076.62  
192 feet (Title - South 25 degrees 15 minutes West 1077.12 feet) to a 5/8 inch iron  
193 rod; thence North 68 degrees 45 minutes 30 seconds West a distance of 103.95  
194 feet (Title - North 69 degrees, 15 minutes West) to a 1 inch iron pipe located on  
195 the Southerly right of way line of Louisiana Highway 22 and the point of  
196 beginning.  
197 From the point of beginning go South 25 degrees, 15 minutes West 873.5 feet  
198 (Title 874.17 feet) to a 1 inch iron pipe; thence North 29 degrees 09 minutes West  
199 640.2 feet (Title - North 29 degrees, 05 minutes West) to a 1 inch iron pipe,  
200 thence North 25 degrees, 13 minutes 42 seconds East 318.78 feet (Title - North  
201 25 degrees, 15 minute East) to a 1 inch iron pipe thence South 68 degrees, 37  
202 minutes East 211.2 feet (Title - South 69 degrees, 15 minutes East) to a 1 inch  
203 iron pipe; thence North 25 degrees, 45 minutes East 146.15 feet (Title - North 25  
204 degrees, 15 minutes East 145.86 feet) to a 1 inch iron pipe located on the  
205 Southerly right of way line of Louisiana Highway 22, thence go along the  
206 Southerly right of way line of said highway South 68 degrees, 45 minutes, 30  
207 seconds East 309.54 feet (Title - South 69 degrees, 15 minutes East) to a 1 inch  
208 iron pipe and the point of beginning. Said property contains 7.28 acres.  
209 LESS AND EXCEPT:  
210 A CERTAIN PARCEL OF LAND, situated in Section 54, Township 7 South,  
211 Range 11 East, St. Tammany Parish, Louisiana and more fully described as  
212 follows, to-wit:  
213 From the Section Corner common to sections 33, 37 and 54, go South 25 degrees,  
214 03 minutes, 30 seconds West 1076.62 feet; thence North 68 degrees 45 minutes  
215 30 seconds West 103.95 feet to an iron pipe located on the Southerly right of way  
216 line of Louisiana Highway 22 and the Point of Beginning.  
217 From the point of beginning go South 25 degrees, 15 minutes West 228.88 feet to  
218 an iron rod; thence North 68 degrees, 45 minutes West 109.45 feet to an iron rod,  
219 thence North 25 degrees 13 minutes 42 seconds East 228.87 feet to an iron rod on  
220 the Southern edge of Louisiana Highway 22, thence along said Louisiana  
221 Highway 22 South 68 degrees, 45 minutes 30 seconds East 109.54 feet to an iron  
222 rod and the point of beginning.  
223 Said parcel contains 25,000 square feet. All as per plat by Kelly McHugh and  
224 Associates numbered 83-239-1 and dated June 20, 1983 and per plat of survey of  
225 Kelly McHugh & associates dated March 16, 1984, Numbered 83-146-16.  
226 LESS AND EXCEPT:  
227 2.35 acres of land, situated in Section 54, Township 7 South, Range 11 East, St.  
228 Tammany Parish, Louisiana, sold to Freedom Associates, by act dated July 5,  
229 1984, passed by A. Wayne Buras, Notary Public, and registered in COB 1161,  
230 folio 608 of the official records of St. Tammany Parish, Louisiana.  
231  
232 8. A CERTAIN PARCEL OF LAND, together with all the buildings and

233 improvements thereon and all the rights, ways, privileges, servitudes,  
234 appurtenances and advantages thereunto belonging or in anywise appertaining,  
235 situated in Section 54, Township 7 South, Range 11 East, St. Tammany Parish,  
236 Louisiana, and more fully described as follows:  
237 From the Section corner common to Sections 33, 37 and 54, Township 7 South,  
238 Range 11 East, run South 25 degrees 03 minutes 30 seconds West 1076.62 feet;  
239 thence North 68 degrees 45 minutes 30 seconds West a distance of 103.95 feet to  
240 an iron rod on the southern edge of Louisiana Highway 22 and the POINT OF  
241 BEGINNING.  
242 From the POINT OF BEGINNING, run South 25 degrees 15 minutes West 81.46  
243 feet to an iron rod; thence North 65 degrees 18 minutes 45 seconds West 109.25  
244 feet to an iron rod; thence North 25 degrees 13 minutes 42 seconds East 74.88 feet  
245 to an iron rod on the southern edge of Louisiana Highway 22; thence along said  
246 Louisiana Highway 22, South 68 degrees 45 minutes 30 seconds East 109.54 feet  
247 to an iron rod and the POINT OF BEGINNING.  
248 All as per plat by Kelly McHugh and Associates, Inc., numbered 90-550-1 and  
249 dated December 6, 1990, last revised July 29, 1991.  
250 Being part of the same property acquired by Freedom Associates, a Louisiana  
251 Partnership domiciled in St. Tammany Parish, from Tiffany Investment, Inc., by  
252 act of sale dated July 26, 1983, recorded COB 1111, folio 879.  
253  
254 9. THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the  
255 buildings and improvements thereon and all the rights, ways, privileges,  
256 servitudes, appurtenances and advantages thereunto belonging or in anywise  
257 appertaining, situated in Section 54, Township 7 South, Range 11 East, St.  
258 Tammany Parish, Louisiana, and more fully described as follows to-wit:  
259 From the Section corner common to Sections 32, 37 and 54, Township 7 South,  
260 Range 11 East, run South 25 degrees 03 minutes 30 seconds West, 1076.62 feet;  
261 to a point and corner; thence North 68 degrees 45 minutes 30 seconds West a  
262 distance of 103.95 feet; thence South 25 degrees 15 minutes 00 seconds West  
263 81.47 feet to the Point of Beginning.  
264 From the Point of Beginning, run South 25 degrees 15 minutes 00 seconds West,  
265 79.00 feet; thence North 65 degrees 18 minutes 45 seconds West, 109.22 feet;  
266 thence North 25 degrees 13 minutes 42 seconds East, 77.00 feet; thence South 65  
267 degrees 18 minutes 45 seconds East, 109.25 feet to the Point of Beginning.  
268 Said parcel contains 0.198 acres, all as per plat by Kelly J. McHugh & Associates,  
269 Inc., Job No. 01-169, dated May 23, 2001.  
270 Being the same property acquired by act before Philip E. James, Jr., Notary  
271 Public, dated June 12, 2003, registered under Instrument No. 1371809.  
272  
273 10. ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the  
274 buildings and improvements thereon and all the rights, way, means, privileges,  
275 servitudes, prescriptions, appurtenances and advantages thereunto belonging or in  
276 anywise appertaining thereto, situated in Section 54, Township 7 South, Range 11  
277 East, St. Tammany Parish, Louisiana, and more fully described as follows:  
278 From the Section corner common to Sections 33, 37 and 54, Township 7 South,

279 Range 11 East, run South 25 degrees 03 minutes 30 seconds West a point of  
 280 1076.62 feet; to a point and corner; thence North 68 degrees 45 minutes 30  
 281 seconds West a distance of 103.95 feet; thence South 25 degrees 15 minutes West  
 282 160.46 feet to an iron rod and the Point of Beginning.  
 283 From the Point of Beginning run South 25 degrees 15 minutes West 31.34 feet;  
 284 thence North 65 degrees 18 minutes 45 seconds West 109.21 feet to a point;  
 285 thence North 25 degrees 13 minutes 42 seconds East 31.34 feet to an iron rod;  
 286 thence South 65 degrees 18 minutes 45 seconds West 109.22 feet to an iron rod  
 287 and the Point of Beginning.  
 288 Said parcel contains 3422.59 square feet all as per survey by Kelly J. McHugh &  
 289 Associates, dated October 9, 1986, numbered 86-126.  
 290 Being the same property acquired by Ishfaq Ahmad and Mohammad A. Farooq in  
 291 an Act of Cash Sale from E. Jackson Dease Properties, L.L.C., dated October 23,  
 292 2001, and being recorded as COB Instrument 1271158 of the records of St.  
 293 Tammany Parish.  
 294  
 295 11. ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, situated in Section  
 296 54, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and more  
 297 fully described as follows, to wit:  
 298 From the Section Corner common to Sections 33, 37 and 54, Township 7 South,  
 299 Range 11 East, run South 25 degrees 03 minutes 30 seconds West 1076.62 feet.  
 300 Thence North 68 degrees 45 minutes 30 seconds West 103.95 feet. Thence South  
 301 25 degrees 15 minutes 00 seconds 191.8 feet to an iron rod and the Point of  
 302 Beginning.  
 303 From the Point of Beginning continue South 25 degrees 15 minutes 00 seconds  
 304 West 37.08 feet to a point marked by an iron rod. Thence go North 68 degrees 45  
 305 minutes 30 seconds West 109.45 feet to a point marked by an "X" chiseled in  
 306 concrete. Thence go North 25 degrees 13 minutes 42 seconds East 43.65 feet to a  
 307 point. Thence go South 65 degrees 18 minutes 45 seconds East 109.22 feet, back  
 308 to the Point of Beginning.  
 309  
 310 12. ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the  
 311 buildings and improvements thereon and al the rights, ways, means, privileges,  
 312 servitudes, prescriptions, appurtenances and advantages thereunto belonging or in  
 313 anywise appertaining thereto, situated in Section 54, Township 7 South, Range 11  
 314 East, St. Tammany Parish, Louisiana, and more fully described as follows:  
 315 From the Section corner common to Sections 33, 37 and 54, Township 7 South,  
 316 Range 11 East, run South 25 degrees 03 minutes 30 seconds West a point of  
 317 1076.62 feet; to a point and corner; thence North 68 degrees 45 minutes 30  
 318 seconds West a distance of 103.95 feet, to a point and corner; thence South 25  
 319 degrees 15 minutes West a distance of 228.88 feet to the Point of Beginning.  
 320 From the Point of Beginning, run South 25 degrees 15 minutes West a distance of  
 321 75 feet to a point and corner; thence run North 68 degrees 41 minutes 22 seconds  
 322 West a distance of 110.00 feet to a point and corner; thence run 25 degrees 40  
 323 minutes 26 seconds East a distance of 75 feet to a point and corner; thence run  
 324 South 68 degrees 42 minutes 38 seconds East a distance of 109.45 feet to the

- 325 point of beginning. Said parcel contains 8207.77 square feet or 0.188 acres. All  
326 as more  
327  
328 fully shown on the survey of Kelly McHugh & Associates, Inc. dated June 13,  
329 2000, a copy of which is attached to CIN 1203142.  
330  
331 13. A CERTAIN PARCEL OF GROUND, situated in SECTION 54, TOWNSHIP 7  
332 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA and more  
333 fully described as follows: Commence at the Section corner common to Sections  
334 33, 37 and 54, Township 7 South, Range 11 East and measure South 25 degrees  
335 15 minutes 00 seconds West a distance of 1,077.10 feet; thence South 25 degrees  
336 16 minutes 18 seconds West a distance of 337.25 feet to the point of beginning.  
337 From the Point of Beginning continue North 64 degrees 45 minutes 00 seconds  
338 West a distance of 103.24 feet; thence North 25 degrees 15 minutes 00 seconds  
339 East a distance of 25.94 feet thence North 68 degrees 44 minutes 13 seconds West  
340 a distance of 110.00 feet; thence South 25 degrees 40 minutes 29 seconds West a  
341 distance of 205.64 feet; thence North 64 degrees 55 minutes 31 seconds West a  
342 distance of 24.94 feet; thence South 11 degrees 33 minutes 38 seconds East a  
343 distance of 12.05 feet to a point on a curve; thence along a curve to the left having  
344 a radius of 55.74 feet, a delta of 27 degrees 23 minutes 04 seconds, an arc length  
345 of 26.64 feet, and a chord which bears South 27 degrees 52 minutes 06 seconds  
346 East having a chord distance of 26.39 feet to a point on a line; thence South 61  
347 degrees 17 minutes 06 seconds East a distance of 7.60 feet; thence South 23  
348 degrees 48 minutes 54 seconds West a distance of 16.22 feet; thence South 64  
349 degrees 35 minutes 28 seconds East a distance of 203.04 feet; thence North 25  
350 degrees 16 minutes 18 seconds East a distance of 230.04 to the Point of  
351 Beginning and containing 51,731.91 square feet of 1.188 acres of land, more or  
352 less. All as more fully shown on the survey of Kelly J. McHugh & Assoc., Inc.  
353 dated July 23, 2007, a copy of which is filed as Map File No. 4516B of the  
354 records of St. Tammany Parish, having the same measurements as stated above.  
355 Being the same property acquired by Karate USA, Inc. by act registered in the  
356 Parish of St. Tammany, State of Louisiana under Instrument No. 1156766 and re-  
357 subdivided per Map File No. 4516B filed at St. Tammany Clerk of Court.  
358  
359 14. A CERTAIN PARCEL OF GROUND, situated in Section 54, Township 7 South,  
360 Range 11 East, St. Tammany Parish, Louisiana, and more fully described as  
361 follows:  
362 Commence at the Section corner common to Sections 33, 37 and 54, Township 7  
363 South, Range 11 East and measure South 25 degrees 15 minutes 00 seconds West a  
364 distance of 1077.10 feet; thence South 25 degrees 16 minutes 18 seconds West a  
365 distance of 567.29 feet to the Point of Beginning.  
366 From the Point of Beginning continue South 25 degrees 16 minutes 18 seconds  
367 West a distance of 388.25 feet; thence North 28 degrees 46 minutes 53 seconds  
368 West a distance of 127.27 feet; thence North 28 degrees 46 minutes 29 seconds  
369 West a distance of 225.24 feet; thence North 25 degrees 14 minutes 07 seconds  
370 East a distance of 223.91 feet; thence South 64 degrees 55 minutes 31 seconds East

415 encouraging "infill annexation" of areas with boundaries that abut the City of Mandeville and  
416 this annexation does comply with that objective; and  
417

418 **WHEREAS**, this is a target area for annexation as part of the objective of the City's  
419 Growth Management Plan as defined by the Comprehensive Land Use Plan adopted in 1989 and  
420 revised through January 2007, and by the Agreement Amending the 1990 Sales Tax  
421 Enhancement Plan to Provide for Growth Management and Revenue Sharing adopted by St.  
422 Tammany Parish and the City of Mandeville on April 1, 2003; and,  
423

424 **WHEREAS**, the City of Mandeville desires to include in its corporate limits all  
425 properties along major corridors and gateways which, because of their visibility, define the  
426 character of Mandeville to both residents and visitors alike; and  
427

428 **WHEREAS**, the proposed annexation will alleviate any current gaps in services provided  
429 by the City of Mandeville to the area, including public utilities and police services; and  
430

431 **WHEREAS**, the LA Highway 22 and West Causeway Approach corridors have  
432 developed into areas characterized by commercial, office, and residential uses; and  
433

434 **WHEREAS**, the City Council has received the \_\_\_\_\_ recommendation of the  
435 Mandeville Planning Commission regarding the annexation; and  
436

437 **WHEREAS**, the City Council has received the \_\_\_\_\_ recommendation of the  
438 Mandeville Zoning Commission regarding the zoning designation of B-2, Highway Business  
439 District, for parcels designated as Nos. 1 - 13 and No. 15, and the zoning designation of O/R,  
440 Office/Residential District for the parcel designated as No. 14, consistent with the above  
441 mentioned characterized uses for the LA Highway 22 and West Causeway Approach corridors,  
442 as shown on Exhibit "B"; and  
443

444 **WHEREAS**, the City Council of the City of Mandeville desires to effect the annexation  
445 of the above described properties in accordance with the provisions of Subsections C and F of  
446 Section 172 of Subpart C of Part V of Chapter 1 of Title 33 of the Louisiana Revised Statutes;  
447 and  
448

449 **NOW, THEREFORE, BE IT ORDAINED**, by the City Council of the City of  
450 Mandeville that the corporate limits of the City of Mandeville be, and they are hereby enlarged,  
451 to include the above described immovable properties, which are hereby annexed into the City of  
452 Mandeville; and  
453



371 a distance of 46.13 feet; thence South 11 degrees 31 minutes 38 seconds East a  
372 distance of 12.05 feet to a point of a curve; thence along a curve to the left having a  
373 radius of 55.74 feet, a delta of 27 degrees 23 minutes 04 seconds, an arc length of  
374 26.64 feet, and a chord which bears South 27 degrees 52 minutes 06 seconds East  
375 having a chord distance of 26.39 feet to a point on a line; thence South 61 degrees  
376 17 minutes 06 seconds East distance of 7.60 feet; thence South 23 degrees 48  
377 minutes 54 seconds West a distance of 16.22 feet; thence south 64 degrees 35  
378 minutes 28 seconds East a distance of 203.34 feet to the Point of Beginning, and  
379 containing 84,212.889 square feet or 1.933 acres of land, more or less.  
380 The above property is further described on a survey by Kelly J. McHugh & Assoc.,  
381 Inc. dated July 23, 2007, a copy of which is filed as Map File No. 4516B of the  
382 records of St. Tammany Parish, having the same measurements as stated above.  
383 Being the same property acquired by JSB Mandeville, LLC by act dated September  
384 20, 2007, registered in the Parish of St. Tammany, State of Louisiana under  
385 Instrument 1646295.  
386

387 15. A CERTAIN PARCEL OR TRACT OF GROUND, situated in the Parish of St.  
388 Tammany, State of Louisiana, Section 54, Township 7 South, Range 11 East, said  
389 portion of ground commences at a point common to Sections 54, 37 and 33, St.  
390 Tammany Parish, and measures thence South 25 degrees 03 minutes 30 seconds  
391 West a distance of 1076.62 feet to a point; thence North 68 degrees 45 minutes 30  
392 seconds West, 213.49 feet along Louisiana Highway 22 to a point; thence South  
393 25 degrees 40 minutes 26 seconds West, 509.5 feet to a point; thence North 64  
394 degrees 55 minutes 31 seconds West, 71.07 feet to a point; THE POINT OF  
395 BEGINNING; said portion of ground measures thence South 25 degrees 14  
396 minutes 07 seconds West, 223.91 feet to a point; thence North 28 degrees 46  
397 minutes 29 seconds West (actual), North 23 degrees 46 minutes 29 seconds West  
398 (title) 117.41 feet to a point; thence North 25 degrees 14 minutes 07 seconds East;  
399 154.65 feet to a point; thence South 64 degrees 55 minutes 31 seconds East, 95  
400 feet to a point; the POINT OF BEGINNING.  
401 All in accordance with the plat of survey of Kelly J. McHugh & Associates, Inc.,  
402 dated May 25, 1988.  
403 Further in accordance with the plat of survey by Dading, Marques & Associates,  
404 Inc., dated 10/23/97, Job No. 97-2536, a copy of which is attached to an act at  
405 Instrument Number 1069650 for reference.  
406

407 WHEREAS, the properties are contiguous to the present boundaries of the City of  
408 Mandeville; and,  
409

410 WHEREAS, there are no registered voters residing on the above described properties;  
411 and  
412

413 WHEREAS, the Comprehensive Land Use Plan adopted in 1989, revised in 2007,  
414 identified that it is the policy of the City to establish a more consistent overall boundary by

454 **BE IT FURTHER ORDAINED**, that upon annexation into the municipal limits of the  
455 City of Mandeville, the following described properties be designated for purposes of zoning as  
456 B-2, Highway Business District, as defined and regulated by the provisions of the  
457 Comprehensive Land Use Regulations Ordinance of the City of Mandeville:  
458

- 459 1. **ALL THAT CERTAIN PIECE OR PORTION OF GROUND**, together with all  
460 the buildings and improvements thereon, and all the rights, ways, means,  
461 privileges, servitudes and appurtenances thereunto belonging or in anywise  
462 appertaining situated in Section 54, Township 7 South, Range 11 East, St.  
463 Tammany Parish, Louisiana, being more particularly described according to  
464 survey of E. J. Champagne, Surveyor dated September 20, 1956, a copy of which  
465 is attached to that certain Cash Sale from Michael Edward Moore, Joseph Peter  
466 Moore and Henry D. Moore, Sr., to Mary Clelland Burns, wife of/and Curt P.  
467 Burns and recorded at Instrument #1084335 of the official records of St.  
468 Tammany Parish, Louisiana, and described as follows, to-wit:  
469 Beginning at the Section corner common to Sections 33, 37 and 54, Township 7  
470 South, Range 11 East, Greensburg District, Louisiana and run South 25 degrees  
471 15 minutes West 1077.1 feet; thence North 68 degrees 45 minutes West along the  
472 South line of U.S. Highway 190 a distance of 626.3 feet; thence turn 86 degrees 0  
473 minutes left 314.0 feet to an iron stob and the point of beginning; thence turn 90  
474 degrees 0 minutes right and run 120.0 feet to an iron stob; thence turn 90 degrees  
475 0 minutes left and run 88.0 feet to an iron stob; thence turn 90 degrees 0 minutes  
476 left and run 120.0 feet to an iron stob; thence turn 90 degrees 0 minutes left and  
477 run 88.0 feet to an iron stob and the point of beginning heretofore set.  
478 Being the same property acquired by Mary Clelland Burns wife of/and Curt P.  
479 Burns from Michael Edward Moore, et al by act dated February 27, 1998, before  
480 Martha L. Jumonville, Notary Public and recorded at Instrument #1084335 of the  
481 official records of St. Tammany Parish, Louisiana.  
482
- 483 2. **ALL THAT CERTAIN TRACT OF LAND**, together with all the buildings and  
484 improvements thereon, and all the rights, ways, privileges, servitudes,  
485 prescriptions, appurtenances, advantages and other things thereunto belonging or  
486 in anywise appertaining, situated in Section 54, Township 7 South, Range 11  
487 East, Greensburg District, St. Tammany Parish, Louisiana, described as follows:  
488 From the section corner common to Sections 33, 37 and 54 of Township 7 South,  
489 Range 11 East, said District, Parish and State, run South 25 degrees 15 minutes  
490 West 1077.1 feet; thence North 68 degrees 45 minutes West along the South line  
491 of U.S. Highway 190 a distance of 626.3 feet, and then turn 86 degrees 0 minutes  
492 left 402.0 feet to an iron stob and the point of beginning of the property herein  
493 described.  
494 Thence turn 90 degrees 0 minutes right and run 120.0 feet to an iron stob; thence  
495 turn 90 degrees 0 minutes left and run 56.0 feet to an iron stob; thence turn 90  
496 degrees 0 minutes left and run 120.0 feet to an iron stob; thence turn 90 degrees 0  
497 minutes left and run 56.0 feet to an iron stob and the above said point of  
498 beginning.

499 Said property fronts above said distance of 56.0 feet on Moore Road.  
500 All as per print of survey by E. J. Champagne, Surveyor, dated September 20,  
501 1956, Drawing No. 1265, and process verbal of description of said surveyor dated  
502 September 11, 1957, attached to act of sale recorded in COB 256, folio 405 of the  
503 official records of St. Tammany Parish.  
504 Being the same property acquired by Stephen H. Levee, Jr. from John Pierre  
505 Marange, etux by deed dated June 15, 1978 as recorded in COB 880, folio 662,  
506 further acquired by Judgment in Suit No. 58,873, Division "A", and recorded in  
507 COB 965, folio 226.  
508 3. That certain piece or parcel of ground, together with all buildings and  
509 improvements thereon, and all rights, ways, privileges, servitudes, appurtenances  
510 and advantages thereunto belonging or in anywise appertaining, situated in  
511 Section 54, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana,  
512 and being designated as Parcel 1 on the survey by Randall W. Brown &  
513 Associates, Inc. dated January 13, 1998, attached to and recorded with  
514 Conveyance Instrument No. 1427639, and according to said survey, being more  
515 fully described as follows, to-wit:  
516 From the section corner to Sections 33, 37 and 54, Township 7 South, Range 11  
517 East, go South 25 degrees 15 minutes West 1077.1 feet; thence go North 69  
518 degrees 15 minutes West along the south line of Louisiana Highway #22  
519 (formerly U.S. Highway 190) a distance of 626.3 feet; thence go South 25 degrees  
520 15 minutes West 458.0 feet to the point of beginning.  
521 From said point of beginning, go South 25 degrees 15 minutes West 106 feet;  
522 thence North 64 degrees 52 minutes 28 seconds West 120.0 feet to a point on the  
523 easterly right-of-way of Moore's Road; thence North 25 degrees 15 minutes East  
524 along said right-of-way a distance of 106 feet; thence leaving side right-of-way,  
525 go South 64 degrees 52 minutes 28 seconds East 120.0 feet to the point of  
526 beginning.  
527 Containing 12,720.0 square feet of ground, more or less.  
528 Being the same property acquired by Capone Living Trust from Lee Daniel  
529 Thomas and Michele R. Rodrigues Thomas by Cash Sale dated March 17, 2006,  
530 recorded as Conveyance Instrument No. 1542668 of the records of St. Tammany  
531 Parish, Louisiana.  
532  
533 4. A CERTAIN PORTION OF GROUND, situated in Section 54, Township 7  
534 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described  
535 as follows, to wit:  
536 From the section corner common to Section 33, 37 and 54, Township 7 South,  
537 Range 11 East, go South 25 degrees 15 minutes West 1077.1 feet; thence go  
538 North 69 degrees 15 minutes West along the south line of Louisiana Highway #22  
539 (formerly U.S. Highway 190) a distance of 626.3 feet; thence go South 25 degrees  
540 15 minutes East 458.0 feet to a point being the northeast corner of parcel 1, thence  
541 continue South 25 degrees 15 minutes West 106.0 feet to the point of beginning  
542 of Parcel No. 2.  
543 From the point of beginning, continue South 25 degrees 15 minutes West 106.0  
544 feet to a point, thence go North 64 degrees 22 minutes 28 seconds West 120.0 feet

545 to a point on the easterly right-of-way of Moores Road; thence go North 25  
546 degrees 15 minutes East along said right-of-way a distance of 106.0 feet; thence  
547 leave said right-of-way and go South 64 degrees 52 minutes 28 seconds East  
548 120.0 feet back to the point of beginning.  
549 Containing approximately 12,720.00 square feet of ground, more or less.  
550 As shown and identified as Parcel 2 on that survey dated January 13, 1998 by  
551 Randall W. Brown, annexed to act registered in CIN 1091555.  
552 The improvements thereon bear the Municipal No. 110 Moores Road,  
553 Mandeville, LA 70471  
554  
555 5. THAT PORTION OF GROUND, together with all the buildings and  
556 improvements thereon, and all the rights, ways, privileges, servitudes, and  
557 appurtenances thereunto belonging or in anywise appertaining, being situated in  
558 St. Tammany Parish, State of Louisiana, located in Section 54, Township 7 South,  
559 Range 11 East, Greensburg District, more particularly described as follows:  
560 Begin at the Section corner common to Sections 33, 37 and 54, Township 7  
561 South, Range 11 East, Greensburg District, Louisiana, and run South 25 degrees  
562 and 15 minutes West 1077.1 feet; thence North 68 degrees 45 minutes West along  
563 the South line of Louisiana Highway 22, 626.3 feet; thence go South 25 degrees  
564 15 minutes West 670.0 feet to the POINT OF BEGINNING; thence continue  
565 in the same direction 213.47 to the right of way line of the Greater New Orleans  
566 Expressway West Causeway Approach; thence go North 29 degrees, 07 minutes  
567 20 seconds West along the right of way line of the Greater New Orleans  
568 Expressway West Causeway Approach 147.63 feet; thence go North 25 degrees  
569 15 minutes 00 seconds East 127.56 feet to a point. Thence go South 64 degrees 45  
570 minutes 00 seconds East 120.0 feet to a point which is the Point of Beginning. All  
571 as per survey of Kelly J. McHugh & Associates, Inc. dated May 8, 1991, attached  
572 as act registered in Instrument No. 885930, St. Tammany Parish, Louisiana.  
573 The improvements thereon bear the municipal address 1795 West Causeway  
574 Approach.  
575  
576 6. ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all the  
577 improvements thereon, and all rights, ways, means, privileges, servitudes,  
578 appurtenances, advantages and appurtenances thereunto belonging or in anywise  
579 appertaining being a part of Section 54, Township 7 South, Range 11 East,  
580 Greensburg District, St. Tammany Parish, Louisiana, more fully described as  
581 follows:  
582 From the corner common to Sections 33, 37 and 54, T7S, R11E, run South 25  
583 degrees and 15 minutes West 2449.9 feet to a point, thence North 29 degrees 05  
584 minutes West 383.8 feet to a point which is the point of beginning, thence North  
585 29 degrees 05 minutes West, 383.8 feet to a point, thence North 25 degrees 28  
586 minutes 02 seconds East 419.75 feet to a point, thence South 28 degrees 57  
587 minutes 28 seconds East 383.59 feet to a point, thence South 25 degrees 22  
588 minutes 43 seconds West 419.20 to the Point of Beginning.  
589 Contains 130,940 square feet or 3.01 acres.  
590

591 7. ALL THAT CERTAIN LOT OR PARCEL OF GROUND, together with all the  
592 buildings and improvements thereon, and all the rights, ways, means, privileges,  
593 servitudes, appurtenances, advantages and component parts thereunto belonging  
594 or in anywise appertaining, lying and being situated in Section 54, Township 7  
595 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described  
596 as follows:  
597 From a 5/8 inch iron pipe and 2 inch stob located at the Section corner common to  
598 Sections 33, 37 and 54, go South 25 degrees 03 minutes 30 seconds West 1076.62  
599 feet (Title - South 25 degrees 15 minutes West 1077.12 feet) to a 5/8 inch iron  
600 rod; thence North 68 degrees 45 minutes 30 seconds West a distance of 103.95  
601 feet (Title - North 69 degrees, 15 minutes West) to a 1 inch iron pipe located on  
602 the Southerly right of way line of Louisiana Highway 22 and the point of  
603 beginning.  
604 From the point of beginning go South 25 degrees, 15 minutes West 873.5 feet  
605 (Title 874.17 feet) to a 1 inch iron pipe; thence North 29 degrees 09 minutes West  
606 640.2 feet (Title - North 29 degrees, 05 minutes West) to a 1 inch iron pipe,  
607 thence North 25 degrees, 13 minutes 42 seconds East 318.78 feet (Title - North  
608 25 degrees, 15 minute East) to a 1 inch iron pipe thence South 68 degrees, 37  
609 minutes East 211.2 feet (Title - South 69 degrees, 15 minutes East) to a 1 inch  
610 iron pipe; thence North 25 degrees, 45 minutes East 146.15 feet (Title - North 25  
611 degrees, 15 minutes East 145.86 feet) to a 1 inch iron pipe located on the  
612 Southerly right of way line of Louisiana Highway 22, thence go along the  
613 Southerly right of way line of said highway South 68 degrees, 45 minutes, 30  
614 seconds East 309.54 feet (Title - South 69 degrees, 15 minutes East) to a 1 inch  
615 iron pipe and the point of beginning. Said property contains 7.28 acres.  
616 LESS AND EXCEPT:  
617 A CERTAIN PARCEL OF LAND, situated in Section 54, Township 7 South,  
618 Range 11 East, St. Tammany Parish, Louisiana and more fully described as  
619 follows, to-wit:  
620 From the Section Corner common to sections 33, 37 and 54, go South 25 degrees,  
621 03 minutes, 30 seconds West 1076.62 feet; thence North 68 degrees 45 minutes  
622 30 seconds West 103.95 feet to an iron pipe located on the Southerly right of way  
623 line of Louisiana Highway 22 and the Point of Beginning.  
624 From the point of beginning go South 25 degrees, 15 minutes West 228.88 feet to  
625 an iron rod; thence North 68 degrees, 45 minutes West 109.45 feet to an iron rod,  
626 thence North 25 degrees 13 minutes 42 seconds East 228.87 feet to an iron rod on  
627 the Southern edge of Louisiana Highway 22, thence along said Louisiana  
628 Highway 22 South 68 degrees, 45 minutes 30 seconds East 109.54 feet to an iron  
629 rod and the point of beginning.  
630 Said parcel contains 25,000 square feet. All as per plat by Kelly McHugh and  
631 Associates numbered 83-239-1 and dated June 20, 1983 and per plat of survey of  
632 Kelly McHugh & associates dated March 16, 1984, Numbered 83-146-16.  
633 LESS AND EXCEPT:  
634 2.35 acres of land, situated in Section 54, Township 7 South, Range 11 East, St.  
635 Tammany Parish, Louisiana, sold to Freedom Associates, by act dated July 5,  
636 1984, passed by A. Wayne Buras, Notary Public, and registered in COB 1161,

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folio 608 of the official records of St. Tammany Parish, Louisiana.

8. A CERTAIN PARCEL OF LAND, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 54, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:  
From the Section corner common to Sections 33, 37 and 54, Township 7 South, Range 11 East, run South 25 degrees 03 minutes 30 seconds West 1076.62 feet; thence North 68 degrees 45 minutes 30 seconds West a distance of 103.95 feet to an iron rod on the southern edge of Louisiana Highway 22 and the POINT OF BEGINNING.  
From the POINT OF BEGINNING, run South 25 degrees 15 minutes West 81.46 feet to an iron rod; thence North 65 degrees 18 minutes 45 seconds West 109.25 feet to an iron rod; thence North 25 degrees 13 minutes 42 seconds East 74.88 feet to an iron rod on the southern edge of Louisiana Highway 22; thence along said Louisiana Highway 22, South 68 degrees 45 minutes 30 seconds East 109.54 feet to an iron rod and the POINT OF BEGINNING.  
All as per plat by Kelly McHugh and Associates, Inc., numbered 90-550-1 and dated December 6, 1990, last revised July 29, 1991.  
Being part of the same property acquired by Freedom Associates, a Louisiana Partnership domiciled in St. Tammany Parish, from Tiffany Investment, Inc., by act of sale dated July 26, 1983, recorded COB 1111, folio 879.
9. THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 54, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows to-wit:  
From the Section corner common to Sections 32, 37 and 54, Township 7 South, Range 11 East, run South 25 degrees 03 minutes 30 seconds West, 1076.62 feet; to a point and corner; thence North 68 degrees 45 minutes 30 seconds West a distance of 103.95 feet; thence South 25 degrees 15 minutes 00 seconds West 81.47 feet to the Point of Beginning.  
From the Point of Beginning, run South 25 degrees 15 minutes 00 seconds West, 79.00 feet; thence North 65 degrees 18 minutes 45 seconds West, 109.22 feet; thence North 25 degrees 13 minutes 42 seconds East, 77.00 feet; thence South 65 degrees 18 minutes 45 seconds East, 109.25 feet to the Point of Beginning.  
Said parcel contains 0.198 acres, all as per plat by Kelly J. McHugh & Associates, Inc., Job No. 01-169, dated May 23, 2001.  
Being the same property acquired by act before Philip E. James, Jr., Notary Public, dated June 12, 2003, registered under Instrument No. 1371809.
10. ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon and all the rights, way, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in

683 anywise appertaining thereto, situated in Section 54, Township 7 South, Range 11  
 684 East, St. Tammany Parish, Louisiana, and more fully described as follows:  
 685 From the Section corner common to Sections 33, 37 and 54, Township 7 South,  
 686 Range 11 East, run South 25 degrees 03 minutes 30 seconds West a point of  
 687 1076.62 feet; to a point and corner; thence North 68 degrees 45 minutes 30  
 688 seconds West a distance of 103.95 feet; thence South 25 degrees 15 minutes West  
 689 160.46 feet to an iron rod and the Point of Beginning.  
 690 From the Point of Beginning run South 25 degrees 15 minutes West 31.34 feet;  
 691 thence North 65 degrees 18 minutes 45 seconds West 109.21 feet to a point;  
 692 thence North 25 degrees 13 minutes 42 seconds East 31.34 feet to an iron rod;  
 693 thence South 65 degrees 18 minutes 45 seconds West 109.22 feet to an iron rod  
 694 and the Point of Beginning.  
 695 Said parcel contains 3422.59 square feet all as per survey by Kelly J. McHugh &  
 696 Associates, dated October 9, 1986, numbered 86-126.  
 697 Being the same property acquired by Ishfaq Ahmad and Mohammad A. Farooq in  
 698 an Act of Cash Sale from E. Jackson Dease Properties, L.L.C., dated October 23,  
 699 2001, and being recorded as COB Instrument 1271158 of the records of St.  
 700 Tammany Parish.

701  
 702 11. ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, situated in Section  
 703 54, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and more  
 704 fully described as follows, to wit:  
 705 From the Section Corner common to Sections 33, 37 and 54, Township 7 South,  
 706 Range 11 East, run South 25 degrees 03 minutes 30 seconds West 1076.62 feet.  
 707 Thence North 68 degrees 45 minutes 30 seconds West 103.95 feet. Thence South  
 708 25 degrees 15 minutes 00 seconds 191.8 feet to an iron rod and the Point of  
 709 Beginning.  
 710 From the Point of Beginning continue South 25 degrees 15 minutes 00 seconds  
 711 West 37.08 feet to a point marked by an iron rod. Thence go North 68 degrees 45  
 712 minutes 30 seconds West 109.45 feet to a point marked by an "X" chiseled in  
 713 concrete. Thence go North 25 degrees 13 minutes 42 seconds East 43.65 feet to a  
 714 point. Thence go South 65 degrees 18 minutes 45 seconds East 109.22 feet, back  
 715 to the Point of Beginning.

716  
 717 12. ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the  
 718 buildings and improvements thereon and al the rights, ways, means, privileges,  
 719 servitudes, prescriptions, appurtenances and advantages thereunto belonging or in  
 720 anywise appertaining thereto, situated in Section 54, Township 7 South, Range 11  
 721 East, St. Tammany Parish, Louisiana, and more fully described as follows:  
 722 From the Section corner common to Sections 33, 37 and 54, Township 7 South,  
 723 Range 11 East, run South 25 degrees 03 minutes 30 seconds West a point of  
 724 1076.62 feet; to a point and corner; thence North 68 degrees 45 minutes 30  
 725 seconds West a distance of 103.95 feet, to a point and corner; thence South 25  
 726 degrees 15 minutes West a distance of 228.88 feet to the Point of Beginning.  
 727 From the Point of Beginning, run South 25 degrees 15 minutes West a distance of  
 728 75 feet to a point and corner; thence run North 68 degrees 41 minutes 22 seconds

729 West a distance of 110.00 feet to a point and corner; thence run 25 degrees 40  
730 minutes 26 seconds East a distance of 75 feet to a point and corner; thence run  
731 South 68 degrees 42 minutes 38 seconds East a distance of 109.45 feet to the  
732 point of beginning. Said parcel contains 8207.77 square feet or 0.188 acres. All  
733 as more fully shown on the survey of Kelly McHugh & Associates, Inc. dated  
734 June 13, 2000, a copy of which is attached to CIN 1203142.  
735

736 13. A CERTAIN PARCEL OF GROUND, situated in SECTION 54, TOWNSHIP 7  
737 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA and more  
738 fully described as follows: Commence at the Section corner common to Sections  
739 33, 37 and 54, Township 7 South, Range 11 East and measure South 25 degrees  
740 15 minutes 00 seconds West a distance of 1,077.10 feet; thence South 25 degrees  
741 16 minutes 18 seconds West a distance of 337.25 feet to the point of beginning.  
742 From the Point of Beginning continue North 64 degrees 45 minutes 00 seconds  
743 West a distance of 103.24 feet; thence North 25 degrees 15 minutes 00 seconds  
744 East a distance of 25.94 feet thence North 68 degrees 44 minutes 13 seconds West  
745 a distance of 110.00 feet; thence South 25 degrees 40 minutes 29 seconds West a  
746 distance of 205.64 feet; thence North 64 degrees 55 minutes 31 seconds West a  
747 distance of 24.94 feet; thence South 11 degrees 33 minutes 38 seconds East a  
748 distance of 12.05 feet to a point on a curve; thence along a curve to the left having  
749 a radius of 55.74 feet, a delta of 27 degrees 23 minutes 04 seconds, an arc length  
750 of 26.64 feet, and a chord which bears South 27 degrees 52 minutes 06 seconds  
751 East having a chord distance of 26.39 feet to a point on a line; thence South 61  
752 degrees 17 minutes 06 seconds East a distance of 7.60 feet; thence South 23  
753 degrees 48 minutes 54 seconds West a distance of 16.22 feet; thence South 64  
754 degrees 35 minutes 28 seconds East a distance of 203.04 feet; thence North 25  
755 degrees 16 minutes 18 seconds East a distance of 230.04 to the Point of  
756 Beginning and containing 51,731.91 square feet of 1.188 acres of land, more or  
757 less. All as more fully shown on the survey of Kelly J. McHugh & Assoc., Inc.  
758 dated July 23, 2007, a copy of which is filed as Map File No. 4516B of the  
759 records of St. Tammany Parish, having the same measurements as stated above.  
760 Being the same property acquired by Karate USA, Inc. by act registered in the  
761 Parish of St. Tammany, State of Louisiana under Instrument No. 1156766 and re-  
762 subdivided per Map File No. 4516B filed at St. Tammany Clerk of Court.  
763

764 15. A CERTAIN PARCEL OR TRACT OF GROUND, situated in the Parish of St.  
765 Tammany, State of Louisiana, Section 54, Township 7 South, Range 11 East, said  
766 portion of ground commences at a point common to Sections 54, 37 and 33, St.  
767 Tammany Parish, and measures thence South 25 degrees 03 minutes 30 seconds  
768 West a distance of 1076.62 feet to a point; thence North 68 degrees 45 minutes 30  
769 seconds West, 213.49 feet along Louisiana Highway 22 to a point; thence South  
770 25 degrees 40 minutes 26 seconds West, 509.5 feet to a point; thence North 64  
771 degrees 55 minutes 31 seconds West, 71.07 feet to a point; THE POINT OF  
772 BEGINNING; said portion of ground measures thence South 25 degrees 14  
773 minutes 07 seconds West, 223.91 feet to a point; thence North 28 degrees 46  
774 minutes 29 seconds West (actual), North 23 degrees 46 minutes 29 seconds West



775 (title) 117.41 feet to a point; thence North 25 degrees 14 minutes 07 seconds East;  
776 154.65 feet to a point; thence South 64 degrees 55 minutes 31 seconds East, 95  
777 feet to a point; the POINT OF BEGINNING.  
778 All in accordance with the plat of survey of Kelly J. McHugh & Associates, Inc.,  
779 dated May 25, 1988.  
780 Further in accordance with the plat of survey by Dading, Marques & Associates,  
781 Inc., dated 10/23/97, Job No. 97-2536, a copy of which is attached to an act at  
782 Instrument Number 1069650 for reference.  
783

784 **BE IT FURTHER ORDAINED**, that upon annexation into the municipal limits of the  
785 City of Mandeville, the following described property be designated for purposes of zoning as  
786 O/R, Office/Residential District, as defined and regulated by the provisions of the  
787 Comprehensive Land Use Regulations Ordinance of the City of Mandeville:

788 14. A CERTAIN PARCEL OF GROUND, situated in Section 54, Township 7 South,  
789 Range 11 East, St. Tammany Parish, Louisiana, and more fully described as  
790 follows:  
791 Commence at the Section corner common to Sections 33, 37 and 54, Township 7  
792 South, Range 11 East and measure South 25 degrees 15 minutes 00 seconds West a  
793 distance of 1077.10 feet; thence South 25 degrees 16 minutes 18 seconds West a  
794 distance of 567.29 feet to the Point of Beginning.  
795 From the Point of Beginning continue South 25 degrees 16 minutes 18 seconds  
796 West a distance of 388.25 feet; thence North 28 degrees 46 minutes 53 seconds  
797 West a distance of 127.27 feet; thence North 28 degrees 46 minutes 29 seconds  
798 West a distance of 225.24 feet; thence North 25 degrees 14 minutes 07 seconds  
799 East a distance of 223.91 feet; thence South 64 degrees 55 minutes 31 seconds East  
800 a distance of 46.13 feet; thence South 11 degrees 31 minutes 38 seconds East a  
801 distance of 12.05 feet to a point of a curve; thence along a curve to the left having a  
802 radius of 55.74 feet, a delta of 27 degrees 23 minutes 04 seconds, an arc length of  
803 26.64 feet, and a chord which bears South 27 degrees 52 minutes 06 seconds East  
804 having a chord distance of 26.39 feet to a point on a line; thence South 61 degrees  
805 17 minutes 06 seconds East distance of 7.60 feet; thence South 23 degrees 48  
806 minutes 54 seconds West a distance of 16.22 feet; thence south 64 degrees 35  
807 minutes 28 seconds East a distance of 203.34 feet to the Point of Beginning, and  
808 containing 84,212.889 square feet or 1.933 acres of land, more or less.  
809 The above property is further described on a survey by Kelly J. McHugh & Assoc.,  
810 Inc. dated July 23, 2007, a copy of which is filed as Map File No. 4516B of the  
811 records of St. Tammany Parish, having the same measurements as stated above.  
812 Being the same property acquired by JSB Mandeville, LLC by act dated September  
813 20, 2007, registered in the Parish of St. Tammany, State of Louisiana under  
814 Instrument 1646295.  
815

816 **BE IT FURTHER ORDAINED**, that following the annexation of the above described  
817 immovable property into the corporate limits of the City of Mandeville that the boundaries of the

818 City of Mandeville shall thereafter be as set forth and described on the process verbal attached  
819 hereto and made a part hereof; and

820

821 **BE IT FURTHER ORDAINED**, that all sections and provisions of this ordinance be  
822 deemed separate and severable, and that in the event that any one or more of the provisions of  
823 this ordinance be deemed unenforceable or unconstitutional by any final judgment, order or  
824 decree of any court of competent jurisdiction, that such finding shall have no effect on the  
825 remaining sections and provisions of this ordinance; and

826

827 **BE IT FURTHER ORDAINED**, that the Clerk of this Council be and she is hereby  
828 authorized and empowered to take any and all actions which she, in the exercise of her  
829 discretion, deems necessary to promulgate the provisions of this ordinance.

830

831 The ordinance being submitted to a vote, the vote thereon was as follows:

832

833 FOR:

834 AGAINST:

835 ABSTENTIONS:

836 ABSENT:

837

838 And the Ordinance was declared adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

839

840

841 \_\_\_\_\_  
842 Kristine Scherer  
843 Council Clerk

\_\_\_\_\_  
Lauré Sica  
Council Chairman

843

844 **SUBMITTAL TO MAYOR**

845 The foregoing Ordinance was SUBMITTED by me to the Mayor of the City of Mandeville this  
846 \_\_\_\_\_ day of \_\_\_\_\_, 2018, at \_\_\_\_\_ o'clock a.m.

847

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849

\_\_\_\_\_  
CLERK OF COUNCIL

850

851

852 **APPROVAL OF ORDINANCE**

853 The foregoing Ordinance is by me hereby APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2018, at  
854 \_\_\_\_\_ o'clock a.m.

855

856

857

\_\_\_\_\_  
DONALD J. VILLERE, MAYOR

858

859

860

861

**VETO OF ORDINANCE**

862 The foregoing Ordinance is by me hereby VETOED, this \_\_\_\_ day of \_\_\_\_\_, 2018, at \_\_\_\_  
863 o'clock \_\_\_\_m.

864 \_\_\_\_\_  
865 DONALD J. VILLERE, MAYOR

866  
867 **RECEIPT FROM MAYOR**

868 The foregoing Ordinance was RECEIVED by me from the Mayor of the City of Mandeville, this  
869 day of \_\_\_\_\_, 2018, at \_\_\_\_\_ o'clock a.m.

870 \_\_\_\_\_  
871 CLERK OF COUNCIL

872  
873  
874  
875  
876  
877 **CERTIFICATE**

878 I, THE UNDERSIGNED Clerk of the City Council of the City of Mandeville do hereby certify  
879 that the foregoing is a true and correct copy of an ordinance adopted by the City Council of the City of  
880 Mandeville at a duly noticed, called and convened meeting of said City Council held on the \_\_\_\_ day of  
881 \_\_\_\_\_, 2018 at which a quorum was present and voting. I do further certify that said  
882 Ordinance has not thereafter been altered, amended, rescinded, or repealed.

883  
884 WITNESS MY HAND and the seal of the City of Mandeville this \_\_\_\_ day of \_\_\_\_\_, 2018.

885 \_\_\_\_\_  
886 CLERK OF COUNCIL  
887  
888



**St. Tammany Parish  
Assessor's Office**

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

14  
**Louis Fitzmorris**  
Assessor

**ASSESSOR'S CERTIFICATE OF OWNERSHIP**

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property is assessed in the name JSB Mandeville LLC as owner for the tax year 2017 and whose address is P.O. Box 1979, Hammond, LA 70404-1979, and that the following certification is applicable to the property described as follows which is proposed for annexation into the

**City of Mandeville:**

**PROPERTY DESCRIPTION**

**2017 Tax Roll Assessment: Assessment Number: 112-140-5417**

1,933 Acs M/L Sec 54 7 11 CB 546 3 Inst No 1355312 Inst No 1365481  
Inst No 1646295 Inst No 1649262

- I. The total assessed value of all property within the above described area is \$ 42,943.
- II. The total assessed value of the resident property owners within the above described area is \$ 0 and the total assessed value of the property of non-resident property owners is \$ 42,943.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

**2017 ASSESSED VALUATION: \$ 42,943**

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 18th day of April, 2018.

  
\_\_\_\_\_  
**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:

2017 Tax Roll - Assessment Number 112-140-5417

OWNERS: JSB Mandeville LLC  
P.O. Box 1979  
Hammond, LA 70404-1979

PROPERTY DESCRIPTION: **2017 TAX ROLL**

1.933 Acs M/L Sec 54 7 11 CB 546 3 Inst No 1355312 Inst No 1365481 Inst No 1646295  
Inst No 1649262

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

<b>2017 VALUATION:</b>	Land	-	42,943
	Improvements	-	<u>0</u>
<b>TOTAL ASSESSED VALUATION</b>			<b>42,943</b>

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

Covington, Louisiana this the 18th day of April, 2018.

  
\_\_\_\_\_  
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

15  
Louis Fitzmorris  
Assessor

**ASSESSOR'S CERTIFICATE OF OWNERSHIP**

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property is assessed in the name Naeem, Mohammad, as owner for the tax year 2017 and whose address is 4430 Hwy 22, Mandeville, LA 70471, and that the following certification is applicable to the property described as follows which is proposed for annexation into the City of Mandeville:

**PROPERTY DESCRIPTION**


2017 Tax Roll Assessment: Assessment Number: 112-025-2247

Parcel Meas 233.91 x 117.41 x 154.65 x 95 Sec 54 7 11 CB 1390 217  
Inst No 1069650 Inst No 1474655 Inst No 1934075

- I. The total assessed value of all property within the above described area is \$ 61,326.
- II. The total assessed value of the resident property owners within the above described area is \$ 0 and the total assessed value of the property of non-resident property owners is \$ 61,326.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

2017 ASSESSED VALUATION : \$ 61,326

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 18th day of April, 2018.

  
\_\_\_\_\_  
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:

2017 Tax Roll - Assessment Number 112-025-2247

OWNERS: Naeem, Mohammad ?  
4430 Hwy 22  
Mandeville, LA 70471

**PROPERTY DESCRIPTION: 2017 TAX ROLL**

Parcel Meas 233.91 x 117.41 x 154.65 x 95 Sec 54 7 11 CB 1390 217 Inst No 1069650  
Inst No 1474655 Inst No 1934075

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

<b>2017 VALUATION:</b>	Land	-	16,446
	Improvements	-	44,880
<b>TOTAL ASSESSED VALUATION</b>			<u>61,326</u>

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

Covington, Louisiana this the 18th day of April, 2018.

  
\_\_\_\_\_  
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

13

**ASSESSOR'S CERTIFICATE OF OWNERSHIP**

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property is assessed in the name **KARATE USA INC** as owner for the tax year 2017 and whose address is 4402 Hwy 22, Mandeville LA 70471, and that the following certification is applicable to the property described as follows which is proposed for annexation into the City of Mandeville:

**PROPERTY DESCRIPTION**


2017 Tax Roll Assessment: Assessment Number: 112-103-7005

1.0 Acs M/L Sec 54 7 11 CB 1161 608 CB 1490 565 Inst No 1156766

- I. The total assessed value of all property within the above described area is \$ 69,491.
- II. The total assessed value of the resident property owners within the above described area is \$ 0 and the total assessed value of the property of non-resident property owners is \$ 69,491.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

2017 ASSESSED VALUATION : \$ 69,491

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 18th day of April, 2018.

  
\_\_\_\_\_  
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:

2017 Tax Roll - Assessment Number 112-103-7005

OWNERS: KARATE USA INC  
4402 Hwy 22  
Mandeville, LA 70471

PROPERTY DESCRIPTION: 2017 TAX ROLL

1.0 Acs M/L Sec 54 7 11 CB 1161 608 CB 1490 565 Inst No 1156766

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

2017 VALUATION:	Land	-	35,066
	Improvements	-	<u>34,425</u>
TOTAL ASSESSED VALUATION			69,491

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

Covington, Louisiana this the 18th day of April, 2018.

  
\_\_\_\_\_  
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

<sup>12</sup>  
Louis Fitzmorris  
Assessor

**ASSESSOR'S CERTIFICATE OF OWNERSHIP**

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property is assessed in the name Endeavor & Beyond LLC as owner for the tax year 2017 and whose address is 4402 Hwy 22, Mandeville LA 70471, and that the following certification is applicable to the property described as follows which is proposed for annexation into the City of Mandeville:

**PROPERTY DESCRIPTION**

**2017 Tax Roll Assessment: Assessment Number: 112-026-2129**

.188 Acs Sec 54 7 11 CB 1245 225 Inst No 1203142 Inst No 1245823  
Inst No 1593900 Inst No 1889153

- I. The total assessed value of all property within the above described area is \$ 26,609.
- II. The total assessed value of the resident property owners within the above described area is \$ 0 and the total assessed value of the property of non-resident property owners is \$ 26,609.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

2017 ASSESSED VALUATION : \$ 26,609

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 18th day of April, 2018.

\_\_\_\_\_  
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:

2017 Tax Roll - Assessment Number 112-026-2129

OWNERS: Endeavor & Beyond LLC  
4402 Hwy 22  
Mandeville, LA 70471

**PROPERTY DESCRIPTION: 2017 TAX ROLL**

.188 Acs Sec 54 7 11 CB 1245 225 Inst No 1203142 Inst No 1245823 Inst No 1593900  
Inst No 1889153

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

<b>2017 VALUATION:</b>	Land	-	6,592
	Improvements	-	20,107
<b>TOTAL ASSESSED VALUATION</b>			<u>26,609</u>

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

Covington, Louisiana this the 18th day of April, 2018.

  
\_\_\_\_\_  
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

21  
**Louis Fitzmorris  
Assessor**

**ASSESSOR'S CERTIFICATE OF OWNERSHIP**

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property is assessed in the name Malik & Sons LLC as owner for the tax year 2017 and whose address is 7 Woodstone Dr. Mandeville, LA 70478, and that the following certification is applicable to the property described as follows which is proposed for annexation into the City of Mandeville:

**PROPERTY DESCRIPTION**

2017 Tax Roll Assessment: Assessment Number: 112-026-1858

Parcel Meas 37.08 x 109.46 x 43.65 x 109.22 Sec 54 7 11 CB 1256 262 CB  
1365 172 Inst No 1887728

- I. The total assessed value of all property within the above described area is \$ 20,590.
- II. The total assessed value of the resident property owners within the above described area is \$ 0 and the total assessed value of the property of non-resident property owners is \$ 20,590.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

2017 ASSESSED VALUATION : \$ 20,590

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 18th day of April, 2018.

\_\_\_\_\_  
**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:

2017 Tax Roll - Assessment Number 112-026-1858

OWNERS: Malik & Sons LLC  
7 Woodstone Dr.  
Mandeville, LA 70478

**PROPERTY DESCRIPTION: 2017 TAX ROLL**

Parcel Meas 37.08 x 109.46 x 43.65 x 109.22 Sec 54 7 11 CB 1256 262 CB 1365 172  
Inst No 1887728

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

<b>2017 VALUATION:</b>	Land	-	3,752
	Improvements	-	<u>16,838</u>
<b>TOTAL ASSESSED VALUATION</b>			20,590

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

Covington, Louisiana this the 18<sup>th</sup> day of April, 2018.

  
\_\_\_\_\_  
LOUIS FITZMORRIS, Assessor  
TROY DUGAS, Chief Deputy Assessor



### 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 is assessed in the name Jefferson Muslim Association as owner for the tax year 2017 and whose address is P.O. Box 2185, Mandeville, LA 704701-2185, and that the following certification is applicable to the property described as follows which is proposed for annexation into the  
City of Mandeville:

#### PROPERTY DESCRIPTION

2017 Tax Roll Assessment: Assessment Number: 112-026-1882

Parcel Meas 31 34 x 109.21 x 31.34 x 109.22 Sec 54 7 11 CB 1281 340  
Inst No 906894 Inst No 1206485 Inst No 1271158 Inst No 1516842

**\*NOTE: THIS IS A TAX FREE ASSESSMENT NON-PROFIT\***

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

2017 ASSESSED VALUATION : \$ 0

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 18th day of April, 2018.

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:

2017 Tax Roll - Assessment Number 112-026-1882

OWNERS: Jefferson Muslim Association  
P.O. Box 2185  
Mandeville, LA 70470-2185

**PROPERTY DESCRIPTION: 2017 TAX ROLL**

Parcel Meas 31 34 x 109.21 x 31.34 x 109.22 Sec 54 7 11 CB 1281 340 Inst No 906894 Inst No 1206485 Inst No 1271158 Inst No 1516842

**\*NOTE: THIS IS A TAX FREE ASSESSMENT NON-PROFIT\***

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

<b>2017 VALUATION:</b>	Land	-	0
	Improvements	-	0
<b>TOTAL ASSESSED VALUATION</b>			<u>0</u>

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

Covington, Louisiana this the 18th day of April, 2018.

  
\_\_\_\_\_  
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

**ASSESSOR'S CERTIFICATE OF OWNERSHIP**

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property is assessed in the name C & S Investment Properties, LLC as owner for the tax year 2017 and whose address is 5500 Prytania St. Box 518, New Orleans, LA 70115, and that the following certification is applicable to the property described as follows which is proposed for annexation into the  
City of Mandeville:

**PROPERTY DESCRIPTION**

**2017 Tax Roll Assessment: Assessment Number: 112-025-7168**

Parcel Meas 79 x 109.22 x 79 x 109.25 being 0.198 Acs in Sec 54 7 11 CB  
1219 770 Inst No 1247079 Inst No 1371809 Inst No 1410000 Inst No  
1499858

- I. The total assessed value of all property within the above described area is  
\$ 40,268.
- II. The total assessed value of the resident property owners within the above described area is \$ 0 and the total assessed value of the property of non-resident property owners is \$ 40,268.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

**2017 ASSESSED VALUATION: \$ 40,268**

In faith whereof, witness my official signature and the impress of my official seal, at  
Covington, Louisiana this the 18th day of April, 2018.

  
\_\_\_\_\_  
**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:

2017 Tax Roll - Assessment Number 112-025-7168

OWNERS: C & S Investment Properties, LLC  
5500 Prytania St., Box 518  
New Orleans, LA 70115

**PROPERTY DESCRIPTION: 2017 TAX ROLL**

Parcel Meas 79 x 109.22 x 79 x 109.25 being 0.198 Acs in Sec 54 7 11 CB 1219 770 Inst No 1247079 Inst No 1371809 Inst No 1410000 Inst No 1499858

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

<b>2017 VALUATION:</b>	Land	-	6,943
	Improvements	-	33,325
<b>TOTAL ASSESSED VALUATION</b>			<u>40,268</u>

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

Covington, Louisiana this the 18th day of April, 2018.

  
\_\_\_\_\_  
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

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**Louis Fitzmorris**  
Assessor

**ASSESSOR'S CERTIFICATE OF OWNERSHIP**

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property is assessed in the name St. Tammany Parish Hospital Serv Dist #1 as owner for the tax year 2017 and whose address is 1202 S. Tyler St., Covington, LA 70433, and that the following certification is applicable to the property described as follows which is proposed for annexation into the  
**City of Mandeville:**

**PROPERTY DESCRIPTION**

2017 Tax Roll Assessment: Assessment Number: 112-107-5349

PARCEL MEAS 81.46 X 109.25 X 74.88 X 109.54 SEC 54 7 11  
CB 1473 528

**\*NOTE: THIS IS A TAX FREE ASSESSMENT NON-PROFIT\***

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

2017 ASSESSED VALUATION : \$ 0

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 17th day of May, 2018.

  
\_\_\_\_\_  
**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:

2017 Tax Roll - Assessment Number 112-107-5349

OWNERS: St. Tammany Parish Hospital  
Serv Dist #1  
1202 S. Tyler St.  
Covington, LA 70433

PROPERTY DESCRIPTION: **2017 TAX ROLL**

PARCEL MEAS 81.46 X 109.25 X 74.88 X 109.54 SEC 54 7 11 CB 1473 528

**\*NOTE: THIS IS A TAX FREE ASSESSMENT NON-PROFIT\***

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

<b>2017 VALUATION:</b>	Land	-	0
	Improvements	-	0
<b>TOTAL ASSESSED VALUATION</b>			<u>0</u>

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

Covington, Louisiana this the 17th day of May, 2018.

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<sup>7</sup>  
Assessor

**ASSESSOR'S CERTIFICATE OF OWNERSHIP**

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property is assessed in the name Louisiana Recreation & Entertainment Inc., as owner for the tax year 2017 and whose address is P.O. Box 429, Taylor, SC 29687, and that the following certification is applicable to the property described as follows which is proposed for annexation into the  
City of Mandeville:

**PROPERTY DESCRIPTION**

2017 Tax Roll Assessment: Assessment Number: 112-024-1253

4.36 Acs M/L Sec 54 7 11 CB 1134 747 CB 1242 163 CB 1495 1

- I. The total assessed value of all property within the above described area is \$ 278,872.
- II. The total assessed value of the resident property owners within the above described area is \$ 0 and the total assessed value of the property of non-resident property owners is \$ 278,872.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

2017 ASSESSED VALUATION : \$ 278,872

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 18th day of April, 2018.

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:

2017 Tax Roll - Assessment Number 112-024-1253

OWNERS: Louisiana Recreation & Entertainment, Inc  
P.O. Box 429  
Taylor, SC 29687

PROPERTY DESCRIPTION: **2017 TAX ROLL**

4.36 Acs M/L Sec 54 7 11 CB 1134 747 CB 1424 163 CB 1495 1

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

2017 VALUATION:	Land	-	141,966
	Improvements	-	136,906
TOTAL ASSESSED VALUATION			<u>278,872</u>

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

Covington, Louisiana this the 18th day of April, 2018.

  
\_\_\_\_\_  
LOUIS FITZMORRIS, Assessor  
TROY DUGAS, Chief Deputy Assessor



**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 is assessed in the name ESPOIR, LLC as owner for the tax year 2017 and whose address is 132 Cherry Creek Dr., Mandeville LA 70448, and that the following certification is applicable to the property described as follows which is proposed for annexation into the City of Mandeville:

**PROPERTY DESCRIPTION**

2017 Tax Roll Assessment: Assessment Number: 112-019-4131

3.01 Acs Sec 54 7 11 CB 1057 439 CB 1407 674 CB 1410 330 Inst No 1106889  
Inst No 1398488 Inst No 1871197

- I. The total assessed value of all property within the above described area is \$ 62,936.
- II. The total assessed value of the resident property owners within the above described area is \$ 0 and the total assessed value of the property of non-resident property owners is \$ 62,936.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

2017 ASSESSED VALUATION: \$ 62,936

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 18th day of April, 2018.

  
\_\_\_\_\_  
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:

2017 Tax Roll - Assessment Number 112-019-4131

OWNERS: ESPOIR, LLC  
132 Cherry Creek Dr.  
Mandeville, LA 70448

PROPERTY DESCRIPTION: **2017 TAX ROLL**


3.01 Acs Sec 54 7 11 CB 1057 439 CB 1407 674 CB 1410 330 Inst No 943435 Inst No 1106889  
Inst No 1398488 Inst No 1871197

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

<b>2017 VALUATION:</b>	Land	-	62,936
	Improvements	-	0
<b>TOTAL ASSESSED VALUATION</b>			<u>62,936</u>

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

Covington, Louisiana this the 18<sup>th</sup> day of April, 2018.

  
\_\_\_\_\_  
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

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**Louis Fitzmorris  
Assessor**

**ASSESSOR'S CERTIFICATE OF OWNERSHIP**

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property is assessed in the name Thomas, Lee D as owner for the tax year 2017 and whose address is 76098 Hwy 25, Covington, LA 70435, and that the following certification is applicable to the property described as follows which is proposed for annexation into the City of Mandeville:

**PROPERTY DESCRIPTION**

**2017 Tax Roll Assessment: Assessment Number: 112-108-6332**

Parcel Meas 213.47 x 147.63 x 127.63 x 120.0 CB 1461 693 Inst No 885930 Inst No 1118662 Inst No 1375058 Inst No 1992736 Inst No 1996372

- I. The total assessed value of all property within the above described area is \$ 105,987.
- II. The total assessed value of the resident property owners within the above described area is \$ 0 and the total assessed value of the property of non-resident property owners is \$ 105,987.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

2017 ASSESSED VALUATION: \$ 105,987

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 18th day of April, 2018.

\_\_\_\_\_  
**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:

2017 Tax Roll - Assessment Number 112-108-6332

OWNERS: Thomas, Lee D.  
76098 Hwy 25  
Covington, LA 70435

**PROPERTY DESCRIPTION: 2017 TAX ROLL**

Parcel Meas 213.47 x 147.63 x 127.63 x 120.0 CB 1461 693 Inst No 885930 Inst No 1118662  
Inst No 1375058 Inst No 1992736 Inst No 1996372

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

<b>2017 VALUATION:</b>	Land	-	16,130
	Improvements	-	89,857
<b>TOTAL ASSESSED VALUATION</b>			<u>105,987</u>

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

Covington, Louisiana this the 18th day of April, 2018.

  
\_\_\_\_\_  
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

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Louis Fitzmorris  
Assessor

### ASSESSOR'S CERTIFICATE OF OWNERSHIP

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property is assessed in the name D & H Investment Properties, LLC as owner for the tax year 2017 and whose address is 110 Moores Rd., Mandeville, LA 70471, and that the following certification is applicable to the property described as follows which is proposed for annexation into the  
City of Mandeville:

#### PROPERTY DESCRIPTION

2017 Tax Roll Assessment: Assessment Number: 112-021-8944

Parcel Meas 120 x 106 Sec 54 7 11 CB 994 668 Inst No 1073405 Inst No 1091547  
Inst No 1091551 Inst No 1091555 Inst No 1997910

- I. The total assessed value of all property within the above described area is \$27,858.
- II. The total assessed value of the resident property owners within the above described area is \$ 0 and the total assessed value of the property of non-resident property owners is \$ 27,858.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

2017 ASSESSED VALUATION : \$ 27,858

In faith whereof, witness my official signature and the impress of my official seal, at  
Covington, Louisiana this the 18th day of April, 2018.

  
\_\_\_\_\_  
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:

2017 Tax Roll - Assessment Number 112-021-8944

OWNERS: D & H Investment Properties, LLC  
110 Moores Rd.  
Mandeville, LA 70471

**PROPERTY DESCRIPTION: 2017 TAX ROLL**

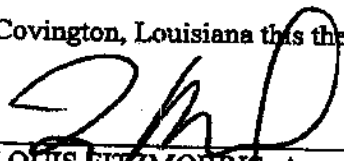
Parcel Meas 120 x 106 Sec 54 7 11 CB 994 668 Inst No 1073405 Inst No 1091547 Inst No 1091551 Inst No 1091555 Inst No 1997910

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

<b>2017 VALUATION:</b>	Land	..	5,851
	Improvements	-	22,007
<b>TOTAL ASSESSED VALUATION</b>			<u>27,858</u>

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

Covington, Louisiana this the 18th day of April, 2018.

  
\_\_\_\_\_  
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

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Louis Fitzmorris  
Assessor

**ASSESSOR'S CERTIFICATE OF OWNERSHIP**

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property is assessed in the name Tripate Marketing, Inc., as owner for the tax year 2017 and whose address is 2200 Rue Simone, Hammond, LA 70403, and that the following certification is applicable to the property described as follows which is proposed for annexation into the City of Mandeville:

**PROPERTY DESCRIPTION**


2017 Tax Roll Assessment: Assessment Number: 112-140-8596

Parcel Meas 120 x 106 Sec 54 7 11 Inst No 1091555 Inst No 1427639  
Inst No 1542668 Inst No 1731285

- I. The total assessed value of all property within the above described area is \$ 10,625.
- II. The total assessed value of the resident property owners within the above described area is \$ 0 and the total assessed value of the property of non-resident property owners is \$ 10,625.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

2017 ASSESSED VALUATION : \$ 10,625

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 18th day of April, 2018.

  
\_\_\_\_\_  
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:

2017 Tax Roll - Assessment Number 112-140-8596

OWNERS: Tripate Marketing, Inc.  
2200 Rue Simone  
Hammond, LA 70403

PROPERTY DESCRIPTION: **2017 TAX ROLL**

Parcel Meas 120 x 106 Sec 54 7 11 Inst No 1091555 Inst No 1427639 Inst No 1542668  
Inst No 1731285

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

2017 VALUATION:	Land	-	10,625
	Improvements	-	0
TOTAL ASSESSED VALUATION			<u>10,625</u>

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

Covington, Louisiana this the 18th day of April, 2018.

  
\_\_\_\_\_  
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**

**ASSESSOR'S CERTIFICATE OF OWNERSHIP**

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property is assessed in the name Wong, Frank G S ETUX as owner for the tax year 2017 and whose address is 832 Beau Chene Dr., Mandeville, LA 70448, and that the following certification is applicable to the property described as follows which is proposed for annexation into the

City of Mandeville:

**PROPERTY DESCRIPTION**

2017 Tax Roll Assessment: Assessment Number: 112-024-4392

PARCEL MEAS 120.0 X 56.0 SEC 54 7 11  
CB 969 393

- I. The total assessed value of all property within the above described area is \$ 755.
- II. The total assessed value of the resident property owners within the above described area is \$ 755 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:

2017 ASSESSED VALUATION : \$ 755

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 18th day of May, 2018.

  
\_\_\_\_\_  
**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

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**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 112-024-4392

OWNERS: Wong, Frank G S ETUX  
832 Beau Chene Dr.  
Mandeville, LA 70448

PROPERTY DESCRIPTION: **2017 TAX ROLL**

PARCEL MEAS 120.0 X 56.0 IN SEC 54 7 11 CB 969 393

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

2017 VALUATION:	Land	-	755
	Improvements	-	<u>0</u>
	TOTAL ASSESSED VALUATION		755

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

Covington, Louisiana this the 18th day of May, 2018.

  
\_\_\_\_\_  
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

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**ASSESSOR'S CERTIFICATE OF OWNERSHIP**

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property is assessed in the name Chi, Tom K Etux as owner for the tax year 2017 and whose address is 124 Islander Dr., Slidell, LA 70458, and that the following certification is applicable to the property described as follows which is proposed for annexation into the City of Mandeville:

**PROPERTY DESCRIPTION**

2017 Tax Roll Assessment: Assessment Number: 112-021-9525

Parcel Meas 88 x 120 Sec 54 7 11 CB 304 236 CB 603 259 262 Inst No 1083324  
Inst No 1084335 Inst No 1547936

- I. The total assessed value of all property within the above described area is \$ 26,633.
- II. The total assessed value of the resident property owners within the above described area is \$ 0 and the total assessed value of the property of non-resident property owners is \$ 26,633.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

2017 ASSESSED VALUATION: \$ 26,633

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 18th day of April, 2018.

\_\_\_\_\_  
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:

2017 Tax Roll - Assessment Number 112-021-9525

OWNERS: Chi, Tom K Etux  
124 Islander Dr.  
Slidell, LA 70458

**PROPERTY DESCRIPTION: 2017 TAX ROLL**

Parcel Meas 88 x 120 Sec 54 7 11 CB 304 236 CB 603 259 262 Inst No 1083324  
Inst No 1084335 Inst No 1547936

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

2017 VALUATION:	Land	-	4,858
	Improvements	-	<u>21,7750</u>
TOTAL ASSESSED VALUATION			26,633

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

Covington, Louisiana this the 18<sup>th</sup> day of April, 2018.

  
\_\_\_\_\_  
LOUIS FITZMORRIS, Assessor  
TROY DUGAS, Chief Deputy Assessor

## City of Mandeville

"THE HEART OF THE OZONE BELT"

DONALD J. VILLERE  
MAYOR



CITY COUNCIL  
LAURE' SICA  
COUNCIL CHAIRWOMAN  
CLAY MADDEN  
AT LARGE  
DAVID ELLIS  
DISTRICT I  
MICHAEL PULASKI  
DISTRICT II  
JOHN KELLER  
DISTRICT III

March 27, 2018

Mr. M. Dwayne Wall, CERA, Registrar  
St. Tammany Parish Registrar of Voters  
St. Tammany Parish Justice Center Parking Garage  
601 Jefferson Street  
Covington, LA 70433

Dear Mr. Wall:

The City of Mandeville intends to effect an annexation under La. R.S. 33:172, Subsections C and F, described more or less as follows and depicted on the attached map identified as Exhibit A.

THAT CERTAIN PIECE OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 54, Township 7 South, Range 11 East, the Parish of St. Tammany, State of Louisiana, and is more fully described more or less as follows: Commence at the Section Corner common to Section 33, 37, and 54, Township 7 South, Range 11 East, St. Tammany, Louisiana, and measure South 25 degrees 15 minutes West, a distance of 1,077.1 feet to a " iron rod found on the southern right-of-way line of LA. Highway 22; thence along said right-of-way, North 68 degrees 47 minutes 04 seconds West a distance of 103.62 feet to a 1/2" iron rod found and the POINT OF BEGINNING. From the POINT OF BEGINNING proceed along the southern right-of-way line of LA. Highway 22, North 68 degrees 45 minutes 30 seconds West a distance of 309.54 feet; thence South 24 degrees 37 minutes 27 seconds West a distance of 146 feet; thence North 69 degrees 13 minutes 40 seconds West a distance of 211.1 feet; thence North 24 degrees 38 minutes 17 seconds East a distance of 169.8 feet; thence North 68 degrees 45 minutes 30 seconds West a distance of 120.0 feet; thence South 25 degrees 07 minutes 00 West a distance of 490 feet; thence South 29 degrees 05 minutes 00 East a distance of 531.4 feet; thence North 25 degrees 22 minutes 43 seconds East a distance of 419.2 feet; thence South 28 degrees 46 minutes 29 seconds East a distance of 259.5 feet; thence South 28 degrees 46 minutes 53 seconds East a distance of 127.27 feet; thence North 25 degrees 16 minutes 18 seconds East a distance of 388.25 feet; thence North 25 degrees 16 minutes 18 seconds East a distance of 230 feet;

3101 EAST CAUSEWAY APPROACH MANDEVILLE, LOUISIANA 70448 (985) 626-3144 FAX (985)626-7929

Mr. M. Dwayne Wall, CERA, Registrar  
March 26, 2018  
Page 2

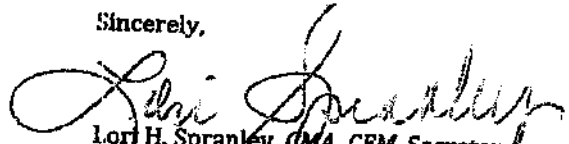
thence North 64 degrees 45 minutes 0 seconds West a distance of 103.24 feet;  
thence North 25 degrees 15 minutes 0 seconds East a distance of 329.96 feet.

The above described property includes several lots or parcels, and the above description is subject to the legal descriptions of the properties in the deeds or titles to the properties.

Please forward a Certificate of Voter Registration for the properties described and shown on the map identified as Exhibit A.

If you have any questions or need any additional information, please call me.

Sincerely,

  
Lori H. Spranley, CMA, CFM, Secretary  
Department of Planning and Development

**ST. TAMMANY PARISH  
REGISTRAR OF VOTERS**

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 depicted on the attached map identified as Exhibit A and further identified as that certain piece or portion of land situated in Section 54, Township 7 South, Range 11 East in the Parish of St. Tammany, 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 18<sup>th</sup> day of April 2018.

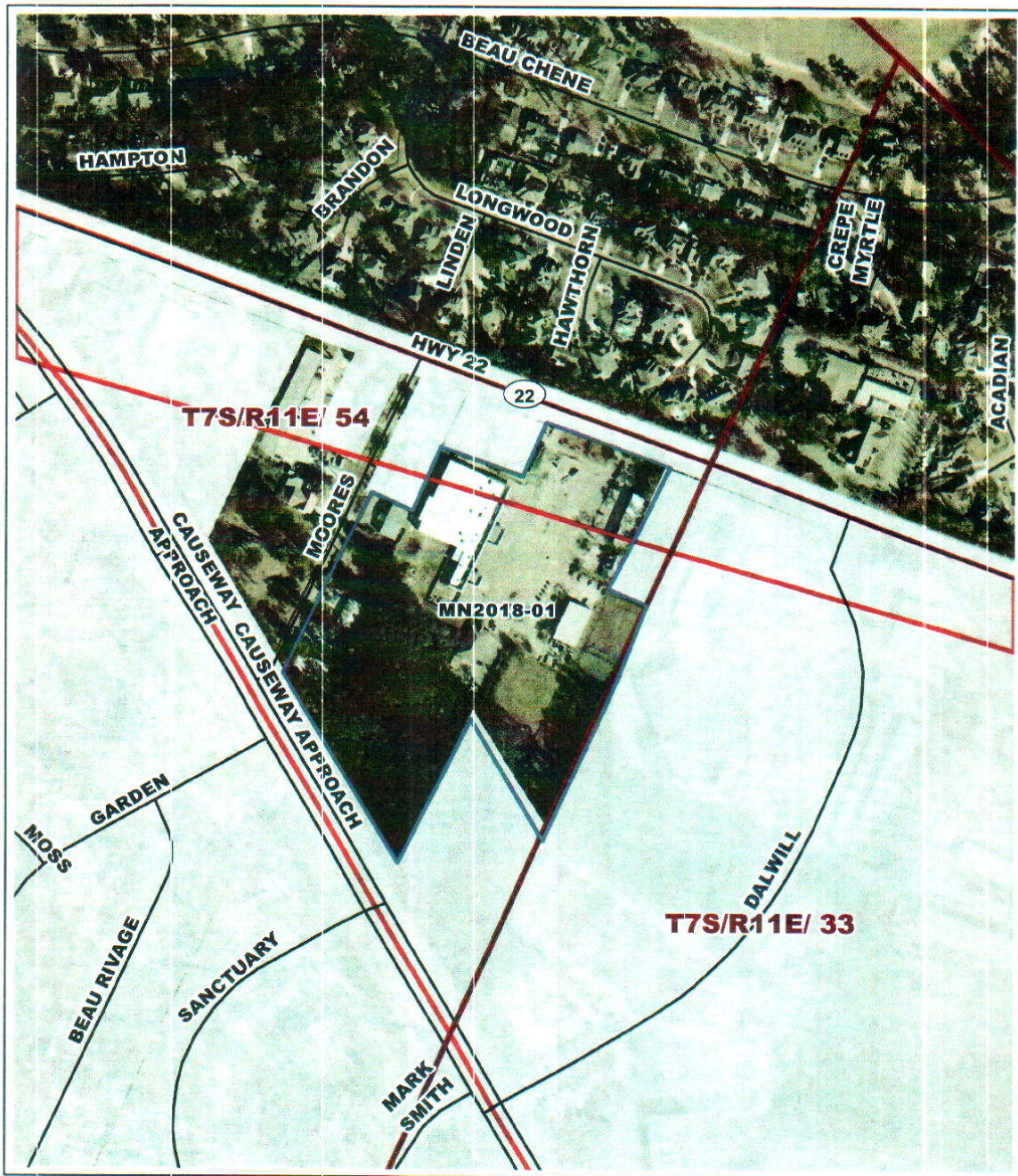
M. Dwayne Wall, CERA  
Registrar of Voters  
St. Tammany Parish, Louisiana

Attachments:

Legal description and Map

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

701 N. COLUMBIA ST. • COVINGTON, LOUISIANA 70433 • 985-809-5500  
520 OLD SPANISH TRAIL • SUITE 4C • SLIDELL, LOUISIANA 70461 • 985-646-4125  
FAX NUMBER 985-809-5508

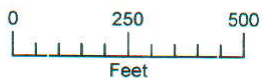


**Mandeville Annexation  
MN2018-01**



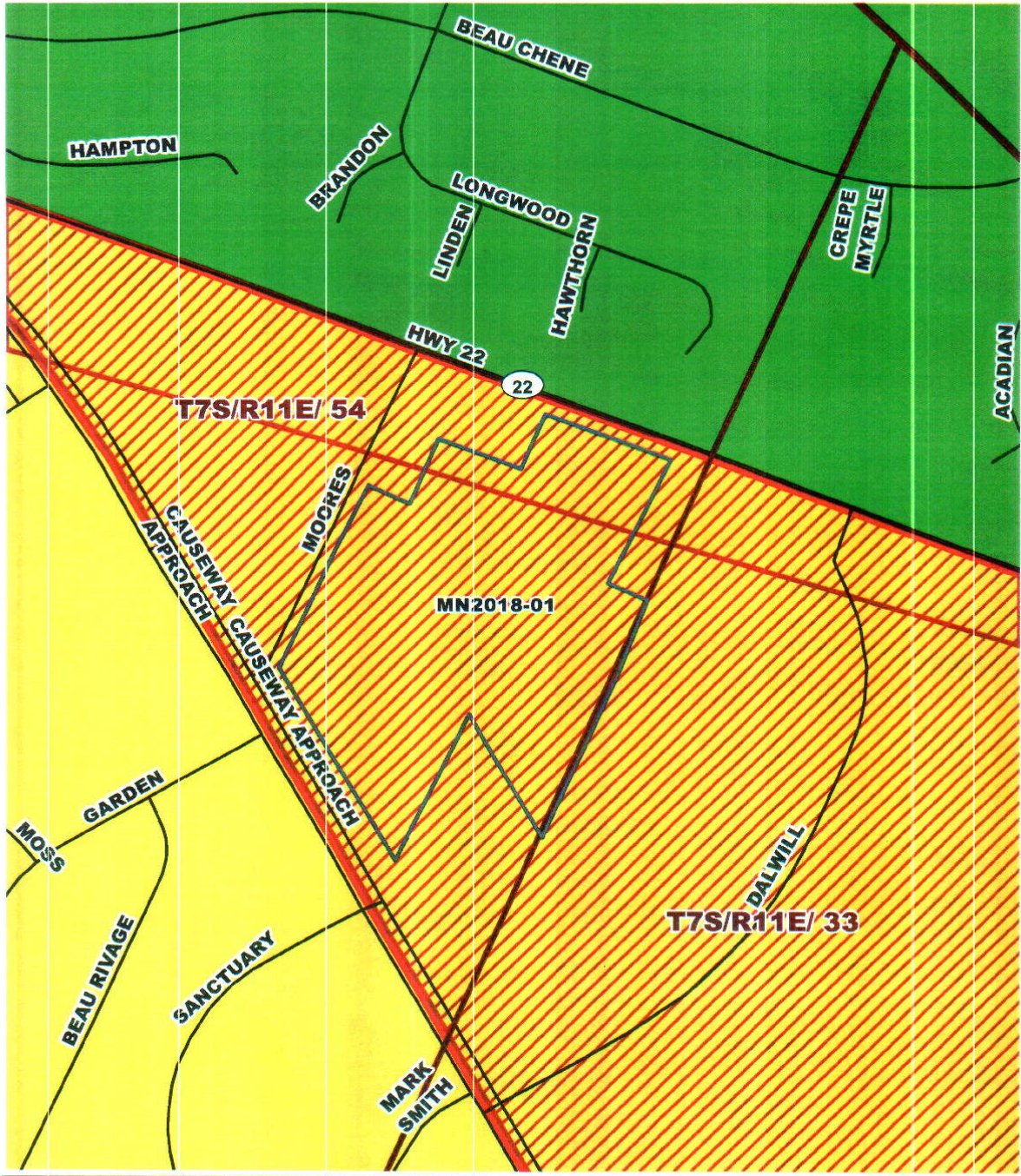
St. Tammany Parish Government  
P.O. Box 628  
Covington, LA 70434

- |                  |            |
|------------------|------------|
| Roads            | T/R/S      |
| Major Roads      | MN2018-01  |
| Streams & Rivers | Mandeville |



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) 2018. St. Tammany Parish, La All rights Reserved.

Map : 2018-abg-051      Date: 07/05/2018

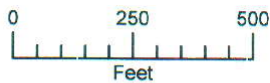


**Mandeville Annexation  
MN2018-01**

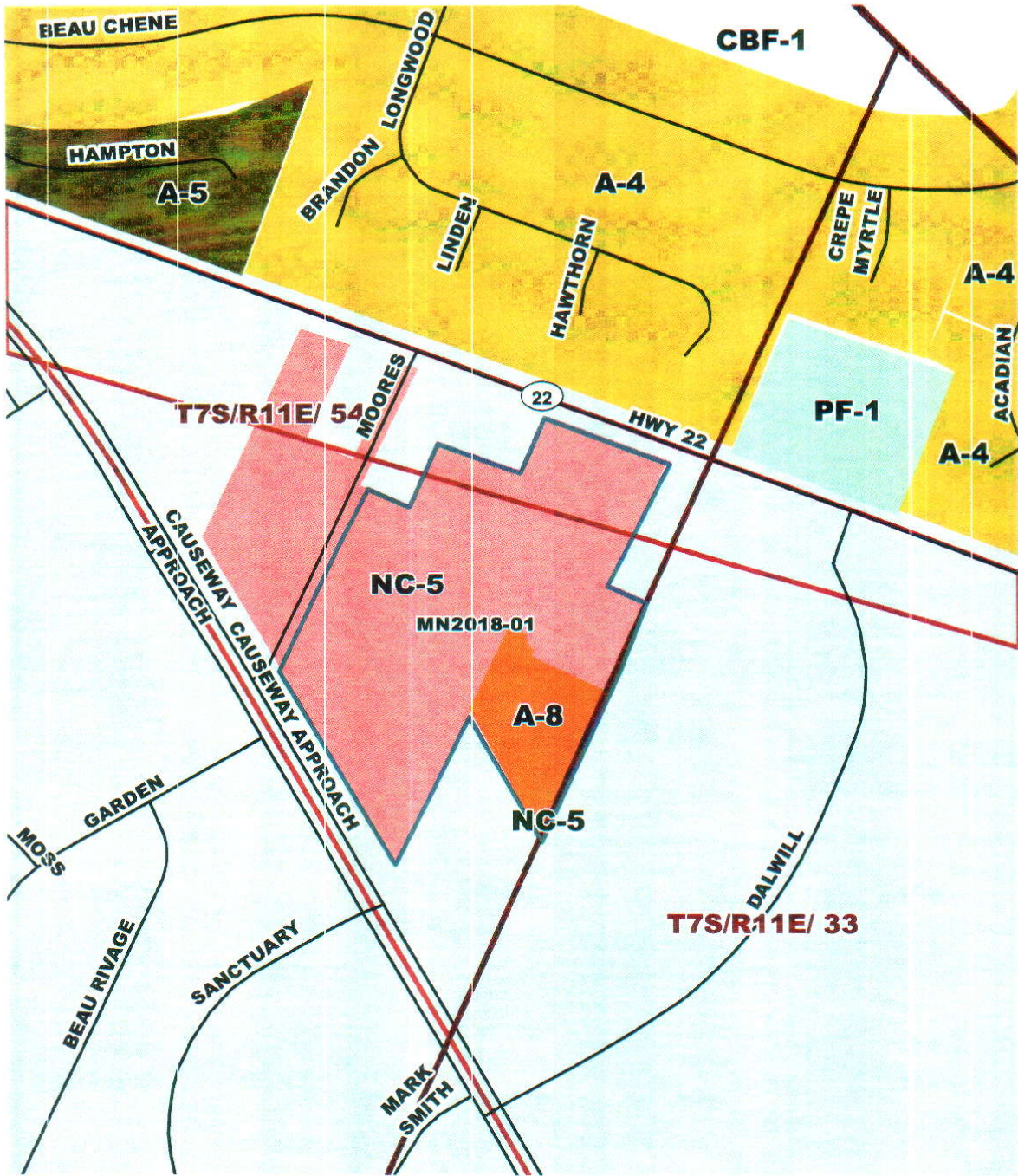


St. Tammany Parish Government  
P.O. Box 628  
Covington, LA 70434

- |                    |                       |
|--------------------|-----------------------|
| — Roads            | <b>Mandeville GMA</b> |
| — Major Roads      | Infill Area 1         |
| — Streams & Rivers | Infill Area 2         |
| T/R/S              | Priority 1            |
| MN2018-01          | Priority 2            |
| Mandeville         | GMA                   |



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Map ID: 2018-abg-054 Date: 07/05/2018



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Covington, LA 70434



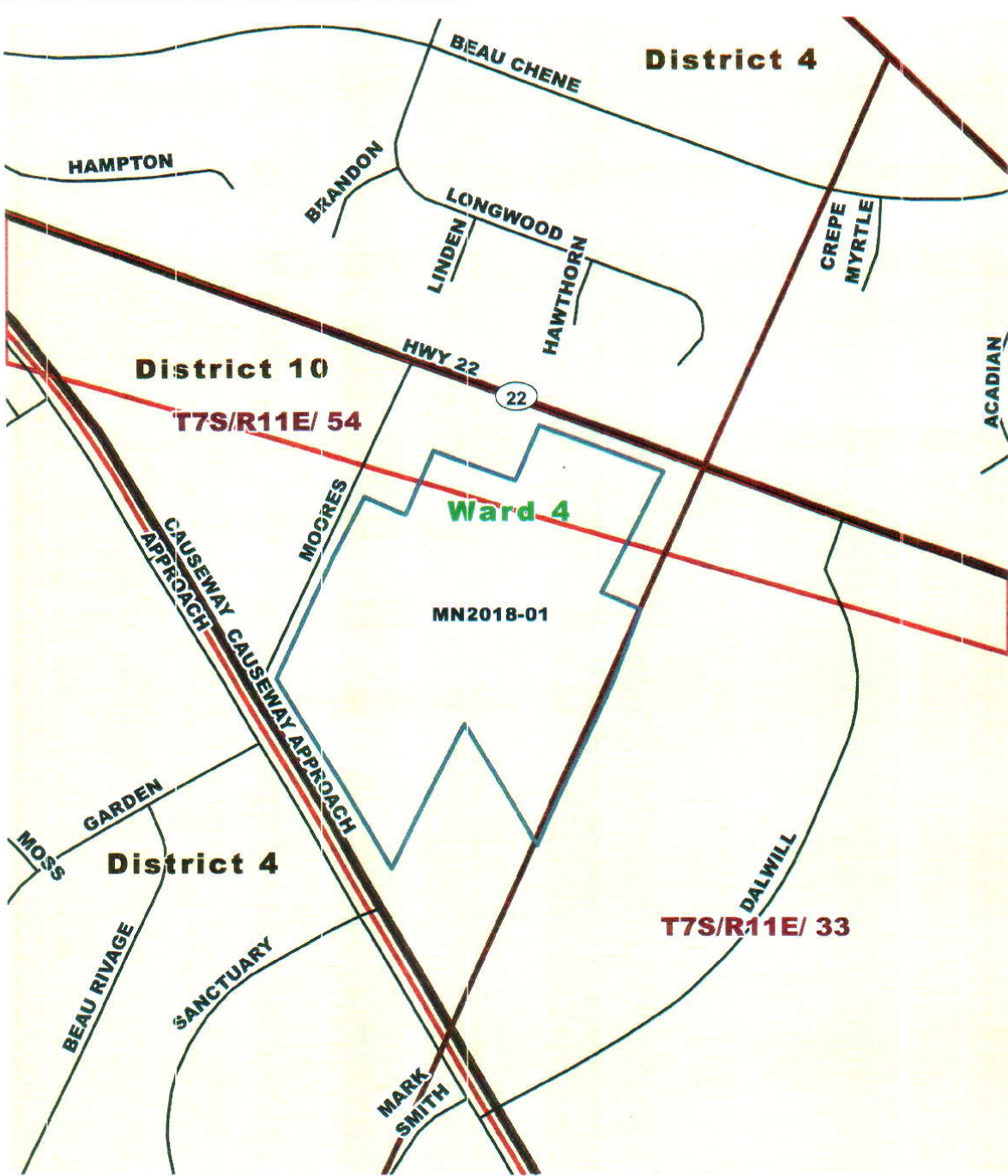
### Mandeville Annexation MN2018-01

- Major Roads
- Roads
- Streams & Rivers
- ▭ T/R/S
- ▭ MN2018-01
- ▭ Mandeville

Map ID: 2018-abg-053 Date: 07/05/2013

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

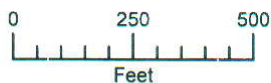


**Mandeville Annexation  
MN2018-01**



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

- Roads
- Major Roads
- Streams & Rivers
- T/R/S
- Council Districts
- Wards
- MN2018-01
- Mandeville



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Map ID: 2018-abg-052 Date: 07/05/2018.



# lap



- ss Township/Range
- Roads
- Subdivisions
- SD Parce's
- Land Parcels
- Cities
- Precincts 2014

light  
 icMap  
 S Department

Exhibit A

