ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-4869

COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: DEVELOPMENT

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF MANDEVILLE ANNEXATION AND REZONING OF 0.791 ACRES OF LAND, MORE OR LESS, FROM ST TAMMANY ST TAMMANY PARISH HC-2 HIGHWAY COMMERCIAL DISTRICT TO CITY OF MANDEVILLE B-2 HIGHWAY BUSINESS DISTRICT WHICH PROPERTY IS LOCATED AT 4376 HIGHWAY 22, IN SECTION 54, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST TAMMANY ST TAMMANY PARISH, LOUISIANA, WARD 4, DISTRICT 10.

WHEREAS, City of Mandeville is contemplating annexation of 0.791 Acres, more or less, owned by CBH Properties, Mandeville, LLC, and located at 4376 Highway 22, in Section 54, Township 7 South, Range 11 East, St Tammany St Tammany Parish, Louisiana, 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 St Tammany Parish HC-2 Highway Commercial District to City of Mandeville B-2 Highway Business District which is not an intensification of zoning; and WHEREAS, this property is not commercially developed and the proposed annexation is located within the area of Mandeville Growth Management Agreement designated as, area 1-Infill.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to Concur/Not Concur with the City of Mandeville annexation and rezoning of 0.791 Acres of land, more or less, located at 4376 Highway 22, in Section 54, Township 7 South, Range 11 East, St Tammany St Tammany Parish, Louisiana, from St Tammany Parish HC-2 Highway Commercial District to City of Mandeville B-2 Highway Business District in accordance with the March 26, 2003 Annexation Agreement between the St Tammany Parish and City of Mandeville. BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany St Tammany Parish Council requires that City of Mandeville review development proposals utilizing the applicable St Tammany Parish Drainage Model and comply with St Tammany Parish Drainage Regulations. BE IT FURTHER RESOLVED that the St. Tammany St Tammany Parish Council requires that City of Mandeville requires a Traffic Impact Analysis be performed and that the St Tammany Parish Department of Engineering be consulted on the traffic and access impacts of any proposed development.

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

MOVED FOR ADOPTION BY:	SECONDED BY:	
YEAS:		
NAYS:		
ABSTAIN:		
ABSENT:		

THIS RESOLUTION WAS DECLARED ADOPTED ON THE $\underline{7}$ DAY OF <u>SEPTEMBER</u>, 2017, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

	STEVE STEFANCIK, COUNCIL CHAIRMAN
ATTEST:	
THERESA L. FORD, COUNCIL CLERK	



Pat Brister Parish President

St. Tammany Parish Government

Assistant Chief Administrative Office
Data Management

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2865 Fax: (985) 898-5238

Email: Thompson@stpgov.org

Re: Administrative Comment

Date: August 2, 2017

Annexation staff #:MN2017-02

The City of Mandeville is contemplating annexation of 0.791 Acres, more or less, owned by CBH Properties, Mandeville, LLC, and located at 4376 Highway 22, in Section 54, Township 7 South, Range 11 East, St Tammany St Tammany Parish, Louisiana, Ward 4, District 10

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

MN2017-02 Notes Summary

• Planning: Sidney Fontenot:

- o 7/28/17: The proposal is consistent with the Louisiana Revised Statutes, Mandeville Growth and annexation agreements.
- o 7/28/17: The proposal is not an intensification of zoning.

Public Works: Joey Lobrano:

o 7/20/17: No Public Works Issues.

• Engineering: Holly Thomas:

- o 8/1/17: For final acceptance, owner will need to provide drainage servitude and a final drainage inspection will be required.
- o 8/1/17: Engineering placed this project on hold and no Certificate of Occupancy will be issued until a drainage agreement is provided.
- o 7/31/17: This annexation site is not in a critical drainage area. Any future development or mortifications will need to meet the current ordinances.

Engineering/ Environmental Services: Jay Watson

- o 7/28/17: There are no traffic issues.
- o 7/28/17: No DES issues.

• Data Management: Bob Thompson:

- o 8/1/17: No Commercial businesses are currently active on this property.
- o 8/1/17: Property in located in Mandeville GMA Area1 Infill.
- 7/20/17: Issue regarding revenue split language in City ordinance identified; City ordinance indicates that sales tax revenue will be shared 50% D3/50% Mand.; Mandeville City Planning Department was notified of concern. They plan to change from 50/50 to 100% Mandeville prior to finalizing City ordinance. STP Legal was also notified.
- 8/2/17: Spoke to Mike Sevante about whether a hold should be placed on processing this annexation because engineering placed this project on hold because the Owner needs to address a drainage concern before a Certificate of Occupancy is issued. His advice was to continue processing but ensure that adequate notes are provided to Parish Council to aid in making concurrence decision.

ST. TAMMANY ST TAMMANY PARISH COUNCIL

RESOLUTION

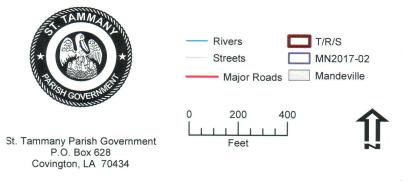
RESOLUTION COUNCIL SERIES NO
COUNCIL SPONSOR: <u>STEVE STEFANCIK/ PAT BRISTER</u> PROVIDED BY: <u>DATA MANAGEMENT</u>
RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF MANDEVILLE ANNEXATION AND REZONING OF 0.791 ACRES OF LAND, MORE OR LESS, FROM ST TAMMANY ST TAMMANY PARISH HC-2 HIGHWAY COMMERCIAL DISTRICT TO CITY OF MANDEVILLE B-2 HIGHWAY BUSINESS DISTRICT WHICH PROPERTY IS LOCATED AT 4376 HIGHWAY 22, IN SECTION 54, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST TAMMANY ST TAMMANY PARISH, LOUISIANA, WARD 4, DISTRICT 10.
WHEREAS, City of Mandeville is contemplating annexation of 0.791 Acres, more or less, owned by CBH Properties, Mandeville, LLC, and located at 4376 Highway 22, in Section 54, Township 7 South, Range 11 East, St Tammany St Tammany Parish, Louisiana, 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 St Tammany Parish HC-2 Highway Commercial District to City of Mandeville B-2 Highway Business District which is not an intensification of zoning; and
WHEREAS, this property is not commercially developed and the proposed annexation is located within the area of Mandeville Growth Management Agreement designated as, area 1-Infill.
THE PARISH OF ST. TAMMANY HEREBY RESOLVES to Concur/Not Concur with the City of Mandeville annexation and rezoning of 0.791 Acres of land, more or less, located at 4376 Highway 22, in Section 54, Township 7 South, Range 11 East, St Tammany St Tammany Parish, Louisiana, from St Tammany Parish HC-2 Highway Commercial District to City of Mandeville B-2 Highway Business District in accordance with <i>the March 26, 2003 Annexation Agreement between the St Tammany Parish and City of Mandeville</i> .
BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany St Tammany Parish Council requires that City of Mandeville review development proposals utilizing the applicable St Tammany Parish Drainage Model and comply with St Tammany Parish Drainage Regulations.
BE IT FURTHER RESOLVED that the St. Tammany St Tammany Parish Council requires that City of Mandeville requires a Traffic Impact Analysis be performed and that the St Tammany Parish Department of Engineering be consulted on the traffic and access impacts of any proposed development.
THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:
MOVED FOR ADOPTION BY, SECONDED BY
YEAS:
NAYS:
ABSTAIN:
ABSENT:
THIS RESOLUTION WAS DECLARED ADOPTED ON THE DAY OF, 2017, AT A REGULAR MEETING OF THE ST TAMMANY PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.
STEVE STEFANCIK, COUNCIL CHAIRMAN
ATTEST:
THERESA L. FORD, CLERK OF COUNCIL (MN2017-02)

Annexation

Staff Reference MN2017-02	Priority 1	Ward 4 Council District: 10 Map	Parish Zoning HC-2 Highway Commercial District City Zoning: B-2 Highway Business District	Subdivision:	Developed Intensification Concur w/ City Population:	Annex Status: Sales Tax:	Council Actions Resolution: Council Date:
City: Mandeville City Case No: 17-21	Notification Date: 7/14/2017	Owner: CBH Properties Mandeville, LLC	Location: Located at 4376 Highway 22, in Section 54, Township 7 South, Range 11 East, St Tammany Parish, Louisiana		Existing Use: Commercially Undevelop	-S, R-11-E	Ordinance: City Actions City Date:



Mandeville Annexation MN2017-02

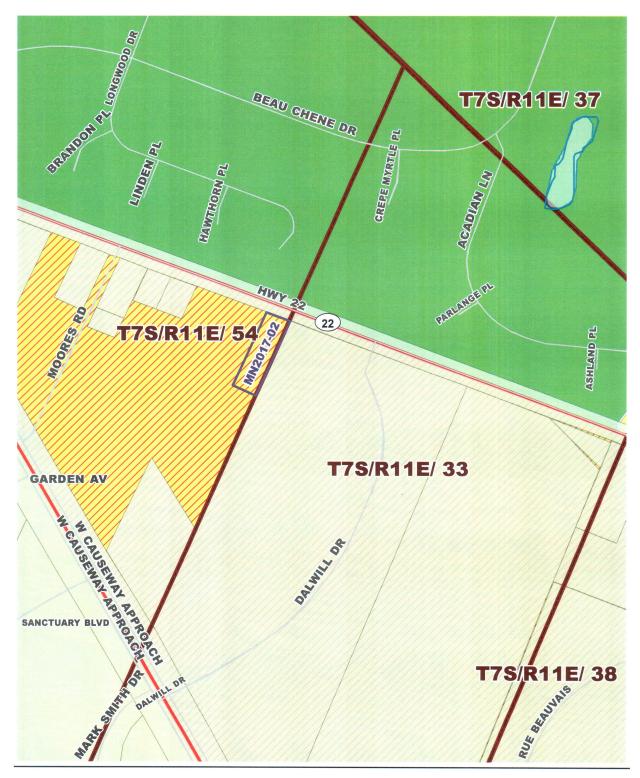


This map was produced by the GIS Division of the Department of Techology of St. Tammany Parish.

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Map Number: 2017abg-071 Date:07/19/2017.



Mandeville Annexation MN2017-02

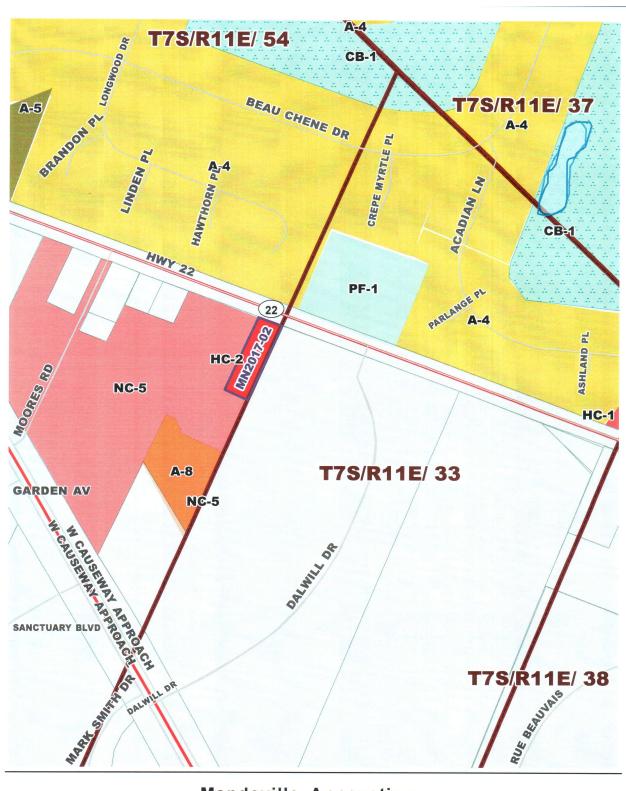


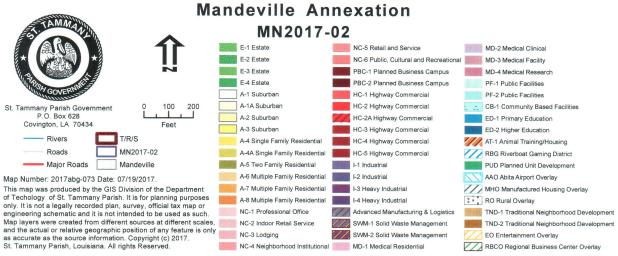
it. Tammany Parish Government P.O. Box 628 Covington, LA 70434





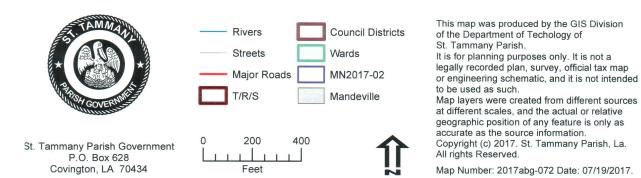
Map Number: 2017abg-074 Date: 07/19/2017. This map was produced by the GIS Section of the Department of Techology of St. Tammany Parish. It is for planning purposes only. It is not a legally recorded plan, survey, official tax map or engineering schematic, and it is not intended to be used as such. Map layers were created from different sources at different scales, and the actual or relative geographic position of any feature is only as accurate as the source information. Copyright (c) 2017. St. Tammany Parish, Louisiana. All rights Reserved.







Mandeville Annexation MN2017-02



DONALD J. VILLERE MAYOR

City of Mandeville

"THE HEART OF THE OZONE BELT"

CITY COUNCIL

LAURÉ SICA COUNCIL CHAIRMAN

CLAY MADDEN COUNCIL AT-LARGE

DAVID B. ELLIS

MICHAEL T. PULASKI DISTRICT II

JUL 1.4 2017

JOHN A. KELLER DISTRICT III



CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Councilman Michael Lorino, Jr. St. Tammany Parish Council P.O. Box 628 Covington, LA 70434

RE: Annexation Request

Dear Councilman Lorino:

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 17-21 requesting the annexation of 0.791 acres of ground located in Section 54, T7S, R11E, 4376 Highway 22 improved with a structure to do business as Christian Brothers Automotive and assigning a zoning designation as B-2, Highway Business District. Ordinance 17-21 will be introduced at the City Council meeting of July 13, 2017. The Planning and Zoning Commission has scheduled the ordinance to be included on their agenda for the July 25 and August 8, 2017 meetings. At that time, it is anticipated that the ordinance will be placed on the City Council agenda of August 24, 2017 for adoption.

If you have any questions, please call me.

Sincerely,

Hori H. Spranley Planning Secretary

cc:

Sidney Fontenot Bob Thompson

Donald Henderson, Jr.

THE	FOLL	OWING	ORDINANCE	WAS	MOVED	<i>FOR</i>	INTRODUCTION	N BY
COUN	<i>VCIL</i>	MEMB	ER			;	SECONDED	FOR
INTR	ODUC'	TION BY	COUNCIL ME	MBER		····	-	

ORDINANCE NO. 17-21

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE TO EFFECT THE ANNEXATION OF A PORTION OF GROUND SITUATED IN SECTION 54, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA INTO THE CORPORATE LIMITS OF THE CITY OF MANDEVILLE DESIGNATING AND DESIGNATING AND ASSIGNING THE PROPERTY FOR PURPOSES OF ZONING AS A B-2, HIGHWAY BUSINESS DISTRICT AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the City Council has received a petition seeking the annexation into the corporate limits of the City of Mandeville; and

WHEREAS, the said petition is made and signed by all of the owners of the said property and there are no registered voters currently residing on the said property; and

WHEREAS, the property is contiguous to the present boundaries of the City of Mandeville; and

WHEREAS, the proposed annexation will serve the best interests of the City of Mandeville and of its citizens by providing enhanced development of a major commercial area of the City, promoting additional tax revenues for the City and employment opportunity for area citizens; and

WHEREAS, the City Council has received	recommendations from the Mandeville
Planning Commission regarding the proposed annexation and	recommendations of the
Mandeville Zoning Board regarding the zoning designation of the p	property; and

WHEREAS, the Mandeville Comprehensive Land Use Plan adopted August 1, 1989, states annexation of certain areas as an objective of the City's Growth Management Plan and this annexation does comply with that objective.

WHEREAS, applicant has submitted a plan to bring the site into conformance within five years of the effective date of annexation as provided in Section 4.2.3, Provisions for Legally Non-Conforming Development Sites of the CLURO.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mandeville that the municipal limits of the City of Mandeville be and they are hereby enlarged to include the below described immovable property which is hereby annexed into the City of Mandeville.

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements therein, and all rights, way, privileges, servitudes, prescriptions, 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:

THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon, and all rights, way, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 54, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and is more fully described 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 and the POINT OF BEGINNING.

From the POINT OF BEGINNING leave the southern right-of-way line of LA. Highway 22 thence run South 25 degrees 16 minutes 18 seconds West a distance of 337.25 feet to a ½" iron rod found; thence North 64 degrees 45 minutes 00 seconds West a distance of 103.24 feet to an iron rod found; thence North 25 degrees 15 minutes 00 seconds East a distance of 329.96 feet to the southern right-of-way line of LA. Highway 22 and a 2/3" iron rod set; thence along said right-of-way, South 68 degrees 47 minutes 04 seconds East a distance of 103.62 feet to a ½" iron rod found and the POINT OF BEGINNING.

Said parcel of land contains 0.791 acres (34,462.45 Sq. Ft.) more or less

Said parcel is further depicted on that certain ALTA/SCSM Land Title Survey by John E. Bonneau, A Louisiana Registered Professional Land Surveyor, of John E. Bonneau & Associates, Inc. dated December 21, 2015 and last revised October 17, 2016.

THE IMPROVEMENTS THEREON BEAR MUNICIPAL NO. 4376 HIGHWAY 22, MANDEVILLE, LOUISIANA 70471

BE IT FURTHER ORDAINED, that upon annexation into the municipal limits of the City of Mandeville the above described property be designated for purposes of zoning as a B-2, Highway Business District, as defined and regulated by the provisions of The Comprehensive Land Use Regulations Ordinance of the City of Mandeville.

BE IT FURTHER ORDAINED, that following the annexation of the above described immovable property into the corporate limits of the City of Mandeville that the boundaries of the City of Mandeville shall thereafter be as set forth and described on the process verbal attached hereto and made a part hereof.

BE IT FURTHER ORDAINED, that all generated Sales Tax Revenues shall be split 50%-50% between the City of Mandeville and St. Tammany Parish in accordance with Ordinance No. 90-10 and that certain Sales Tax Enhancement Plan entered into by and between the City of Mandeville and the Parish of St. Tammany on September 20, 1990, or as modified by written agreement between the Parish of St. Tammany and the City of Mandeville by subsequent Annexation Growth Plan(s).

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

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

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

AYES: NAY: ABSTENTIONS: ABSENT:

and the Ordinance was declared adopted this _	, day of, 2017
Kristine Scherer	Laure' Sica
Clerk of Council	Council Chairman

,

SUBMITTAL TO MAYOR

	CLERK OF COUNCIL
APPROVAL OF	ORDINANCE
The foregoing Ordinance is by me hereby A o'clock a.m.	PPROVED, this day of, 2017 at
	DONALD J. VILLERE, MAYOR
VETO OF OR	RDINANCE
The foregoing Ordinance is by me hereby \ 2017, at o'clockm.	VETOED, this day of,
	DONALD J. VILLERE, MAYOR
RECEIPT FRO	OM MAYOR
The foregoing Ordinance was RECEIVED by day of, 2017 at o'clos	me from the Mayor of the City of Mandeville this k a.m.
	CLERK OF COUNCIL

CERTIFICATE

I	I, THE UNDERSIGNED Clerk of the City Council of the City of Mandeville do hereby	certify
that the	foregoing is a true and correct copy of an ordinance adopted by the City Council of the	City of
Mandevi	rille at a duly noticed, called and convened meeting of said City Council held on the	day
of	, 2017, at which a quorum was present and voting. I do further certify that said Or	dinance
has not the	thereafter been altered, amended, rescinded, or repealed.	
7	WITNESS MY HAND and the seal of the City of Mandeville this day of	
2017.		
	CLERK OF COUNCIL	
	CLERCE OF COUNCIL	

PETITION REQUESTING ANNEXATION

TO: The Mayor and City Council, City of Mandeville

DATE: June 2, 2017

We, the undersigned, being all of the owners of the below described immovable property hereby request, pursuant to the Constitution and laws of the State of Louisiana, including, specifically, La. Revised Statues 33:171, et seq., that the following described immovable property be annexed by the City of Mandeville and become a part of the corporate limits of the City of Mandeville:

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 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 ½" iron rod found on the southern right-of-way line of LA. Highway 22 and the **POINT OF BEGINNING**.

From the **POINT OF BEGINNING** leave the southern right-of-way line of LA. Highway 22 thence run South 25 degrees 16 minutes 18 seconds West a distance of 337.25 feet to a ½" iron rod found; thence North 64 degrees 45 minutes 00 seconds West a distance of 103.24 feet to an iron rod found; thence North 25 degrees 15 minutes 00 seconds East a distance of 329.96 feet to the southern right-of-way line of LA. Highway 22 and a ½" iron rod set; thence along said right-of-way, South 68 degrees 47 minutes 04 seconds East a distance of 103.62 feet to a ½" iron rod found and the **POINT OF BEGINNING**.

Said parcel of land contains **0.791 acres** (34,462.45 Sq. Ft.) more or less.

Said parcel is further depicted on that certain ALTA/ACSM Land Title Survey by John E. Bonneau, a Louisiana Registered Professional Land Surveyor, of John E. Bonneau & Associates, Inc. dated December 21, 2015 and last revised October 17, 2016.

THE IMPROVEMENTS THEREON BEAR MUNICIPAL NO. 4376 HIGHWWAY 22, MANDEVILLE, LOUISIANA 70471

CBH PROPERTIES MANDEVILLE, LLC

Name: Jushin B. Schmicht

Its: Authorized Representative

OFFICER'S CERTIFICATE OF AUTHORITY OF CBH PROPERTIES MANDEVILLE, LLC

The undersigned, being the Vice President of CBH PROPERTIES MANDEVILLE, LLC, L.C., a Louisiana limited liability company (the "Company"), acting pursuant to Section 12:1305 C (5), Section 12:1312 and Section 12:1317 C, of the Louisiana Revised Statutes, Annotated (La. R.S. 12:1301, et seq.), does hereby certify the following:

WHEREAS, on or about June 2, 2017, the Company, desiring to annex the .791 acre tract of land that on Highway 22, Mandeville, Louisiana on which it has constructed a Christian Brothers Automotive car maintenance and repair facility, caused its representatives to file the required Annexation Petition with the City of Mandeville (hereinafter the "Annexation Petition"); and

WHEREAS, said Annexation Petition is schedule to be introduced at the City of Mandeville's July 13, 2017 meeting; and

WHEREAS, in order to timely proceed with said annexation process over the next ninety (90) days, the Company will be asked to provide the City with certain documents and applications in connection with said Annexation Petition that requires a local representative.

NOW THEREFORE, Justin B. Schmidt and the law firm Adams and Reese, LLP, are hereby appointed by the Company as agents and representatives of the Company and are hereby authorized to execute and deliver on behalf of the Company, any documents, applications, agreements, and other such items as he may in his sole discretion deems reasonably necessary or proper in order to carry into effect the provisions of this Certificate.

THE COMPANY hereby ratifies any acts by Justin B. Schmidt, including, but not limited to the execution of the Annexation Petition on June 2, 2017, and acknowledges that these actions by Mr. Schmidt were the actions of the Company.

Dated: July 12, 2017

Jacques Craig, Vice President

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 described in the attached survey made by John E. Bonneau & Associates, Inc., Survey No. 2015 621 dated December 21, 2015 and further identified as that certain piece or portion of land containing 0.791 acres more or less situated in Section 54, Township 7 South, Range 11 East in St. Tammany Parish, State of Louisiana, and by the records in the Registrar of Voters office has no registered voters within said property.

In faith whereof, witness my official signature and the impress of my official seal at Covington, Louisiana, on this 8th day of June, 2017.

M. Dwayne Wall, CERA

Registrar of Voters

St. Tammany Parish, Louisiana

Attachments:

Legal description, Map and Survey

Cc: Julie Chism Voter Registration, Secretary of State

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

CERTIFICATE OF REGISTRAR OF VOTERS

I, the undersigned Registrar of Voters, 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 is/are the current owner(s) of the following described property, to-wit:

OWNERS: CBH PROPERTIES MANDEVILLE, LLC

Attached is an attached legal description of the property:

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 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 and the POINT OF BEGINNING.

From the POINT OF BEGINNING leave the southern right-of-way line of LA. Highway 22 thence run South 25 degrees 16 minutes 18 seconds West a distance of 337.25 feet to a ½" iron rod found; thence North 64 degrees 45 minutes 00 seconds West a distance of 103.24 feet to an iron rod found; thence North 25 degrees 15 minutes 00 seconds East a distance of 329.96 feet to the southern right-of-way line of LA. Highway 22 and a ½" iron rod set; thence along said right-of-way, South 68 degrees 47 minutes 04 seconds East a distance of 103.62 feet to a ½" iron rod found and the POINT OF BEGINNING.

Said parcel of land contains 0.791 acres (34,462.45 Sq. Ft.) more or less.

Said parcel is further depicted on that certain ALTA/ACSM Land Title Survey by John E. Bonneau, a Louisiana Registered Professional Land Surveyor, of John E. Bonneau & Associates, Inc. dated December 21, 2015 and last revised October 17, 2016.

THE IMPROVEMENTS THEREON BEAR MUNICIPAL NO. 4376 HIGHWWAY 22, MANDEVILLE, LOUISIANA 70471

(hereinafter the "Property")



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

Louis Fitzmorris **Assessor**

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

ASSESSOR'S CERTIFICATE OF OWNERSHIP

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property will be assessed in the name Marilyn B. Wenzel as owner for the tax year 2016 and whose address is 100 Christwood Blvd. #418, 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

2016 Tax Roll Assessment: Assessment Number 112-022-8923

0.805 Acres Sec 54 7 11 CB 546 3 INST NO 1998898 INST NO 2041590 *NOTE parcel to be annexed cont 0.791 acs

- I. The total assessed value of all property within the above described area is 1,224.
- 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 <u>1,224</u>.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

VALUATION: Land 1,224 Improvements 0 1.224 TOTAL ASSESSMENT

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

Covington, Louisiana this the 2nd day of June, 2017

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

CERTIFICATE OF OWNERSHIP AND ASSESSED VALUATION

I, the undersigned Assessor of the Parish of St. Tammany, State of Louisiana, do hereby certify that according to the assessment rolls maintained by the Assessor's Office, the following are the current owners of the following described property, to-wit:

2016 Tax Roll - Assessment Number 112-022-8923

OWNERS: Marilyn B. Wenzel

100 Christwood Blvd., #418 Covington, LA 70433

PROPERTY DESCRIPTION: 2016 TAX ROLL

.805 acs Sec 54 7 11 CB 546 3 Inst No 1998898 Inst No 2041590

NOTE parcel to be annexed cont 0.791 acs

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

Improvements TOTAL ASSESSED VALUATION In faith whereof, witness my official signature and the impress of my official seal, at Covington, I ouisiana this the 2nd day of <u>June</u>, 2017.

Land

LOUIS FITZMORKIS, Assessor TROY DUGAS, Chief Deputy Assessor

2016 VALUATION:

Map



Copyright

STPBasicMap MIS/GIS Department

