

ORDINANCE # 2017-16  
INTRODUCED BY Rolling  
DATE INTRODUCED 8/15/17  
ITEM NUMBER 2017-08-02  
PUBLIC HEARING 9/19/17  
ADOPTED/TABLED 9/19/17  
EFFECTIVE 10/5/17  
BOOK # 4 PAGE # 5  
RECORDATION # 6  
AMENDED BY ORDINANCE # 6  
DATE AMENDED 6

# ADOPTION

# INTRODUCTION

## CITY OF COVINGTON STATE OF LOUISIANA

### ORDINANCE NUMBER 2017- 16

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9           **AN ORDINANCE OF THE CITY OF COVINGTON**  
10       **DECLARING THE 20' ALLEYS IN SQUARES 712 AND 713,**  
11       **DIVISION OF NEW COVINGTON, CITY OF COVINGTON, ST.**  
12       **TAMMANY PARISH, LOUISIANA, ABANDONED, VACATED,**  
13       **CLOSED AND NOT NEEDED FOR PUBLIC PURPOSES**  
14       **(PLANNING CASE NO. 17-07-01STREET/ALLEY**  
15               **REVOCATION)**  
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18           **WHEREAS,** the Planning Commission of the City of Covington, after  
19 having held its public hearing in accordance with law, has recommended to the  
20 City Council of the City of Covington, Louisiana, that the 20' alleys in Squares  
21 712 and 713, Division of New Covington, City of Covington, St. Tammany Parish,  
22 Louisiana, be revoked. The property is more fully described as:

23       1.     Located as a 20' Alley in Square 712 Division of New Covington, City of  
24 Covington, St. Tammany Parish, Louisiana.

25  
26 From the intersection formed by the West Right-of-way of Polk Street (Not  
27 Constructed) and the South Right-of-way of 8<sup>th</sup> Avenue said point being the  
28 Northeast Corner of Square 712 Division of New Covington, City of Covington  
29 run along the West Right-of-way of Polk Street (Not Constructed) South 33  
30 degrees 45 minutes 09 seconds West, 140.01 feet to the Point of Beginning.

31  
32 From the Point of Beginning continue along the West Right-of-way of Polk Street  
33 (Not Constructed) South 33 degrees 45 minutes 09 seconds West, 20.0 feet to a  
34 point; thence North 55 degrees 44 minutes 49 seconds West, 300.10 feet to a point  
35 on the East Right-of-way of Taylor Street (Not Constructed); thence run along said  
36 Right-of-way North 33 degrees 43 minutes 40 seconds East, 20.0 feet to a point;  
37 thence South 55 degrees 44 minutes 49 seconds East, 300.10 feet back to the Point  
38 of Beginning.

39  
40 This tract contains 6001.44 Sq. Ft. as per survey prepared by this firm dated May  
41 30, 2017 Survey No. 18094.

42  
43       2.     Located as a 20' Alley in Square 713 Division of New Covington, City of  
44 Covington, St. Tammany Parish, Louisiana.

45

1 From the intersection formed by the West Right-of-way of Polk Street (Not  
2 Constructed) and the South Right-of-way of 8<sup>th</sup> Avenue said point being the  
3 Northeast Corner of Square 712 Division of New Covington, City of Covington  
4 run along the South Right-of-way of 8<sup>th</sup> Avenue North 55 degrees 44 minutes 49  
5 seconds West, 300.14 feet to the Northwest Corner of Square 712 and to intersect  
6 the East Right-of-way of Taylor Street (Not Constructed); thence continue along  
7 the South Right-of-way of 8<sup>th</sup> Avenue North 58 degrees 25 minutes 40 seconds  
8 West, 51.8 feet to the Northeast Corner of Square 713 said point being on the West  
9 Right-of-way of Taylor Street (Not Constructed); thence run along said Taylor  
10 Street Right-of-way (Not Constructed) South 33 degrees 20 minutes 07 seconds  
11 West, 140.02 feet to the Point of Beginning.

12  
13 From the Point of Beginning continue along the West Right-of-way of Taylor  
14 Street (Not Constructed) South 33 degrees 20 minutes 07 seconds West, 20.0 feet  
15 to a point; thence North 55 degrees 44 minutes 49 seconds West, 300.00 feet to a  
16 point; thence North 33 degrees 20 minutes 07 seconds East, 20.0 feet to a point;  
17 thence South 55 degrees 44 minutes 49 seconds East, 300.00 feet back to the Point  
18 of Beginning.

19  
20 This tract contains 6000.26 Sq. Ft. as per survey prepared by this firm dated May  
21 30, 2017 Survey No. 18094.

22  
23  
24 **WHEREAS**, the City Council has held its public hearing in accordance with  
25 law; and

26 **WHEREAS**, the City Council has found that the 20' alleys in Squares 712  
27 and 713, Division of New Covington, City of Covington, St. Tammany Parish,  
28 Louisiana, **shall not be retained for public purposes.**

29 **NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City  
30 of Covington, at its regular session convened that:

31 The following described property being the 20' alleys in Squares 712 and  
32 713, Division of New Covington, City of Covington, St. Tammany Parish,  
33 Louisiana, **formally be declared, abandoned or closed and are not needed for**  
34 **public purposes:**

35  
36 1. Located as a 20' Alley in Square 712 Division of New Covington, City of  
37 Covington, St. Tammany Parish, Louisiana.

38  
39 From the intersection formed by the West Right-of-way of Polk Street (Not  
40 Constructed) and the South Right-of-way of 8<sup>th</sup> Avenue said point being the  
41 Northeast Corner of Square 712 Division of New Covington, City of Covington

1 run along the West Right-of-way of Polk Street (Not Constructed) South 33  
2 degrees 45 minutes 09 seconds West, 140.01 feet to the Point of Beginning.

3  
4 From the Point of Beginning continue along the West Right-of-way of Polk Street  
5 (Not Constructed) South 33 degrees 45 minutes 09 seconds West, 20.0 feet to a  
6 point; thence North 55 degrees 44 minutes 49 seconds West, 300.10 feet to a point  
7 on the East Right-of-way of Taylor Street (Not Constructed); thence run along said  
8 Right-of-way North 33 degrees 43 minutes 40 seconds East, 20.0 feet to a point;  
9 thence South 55 degrees 44 minutes 49 seconds East, 300.10 feet back to the Point  
10 of Beginning.

11  
12 This tract contains 6001.44 Sq. Ft. as per survey prepared by this firm dated May  
13 30, 2017 Survey No. 18094.

14  
15 2. Located as a 20' Alley in Square 713 Division of New Covington, City of  
16 Covington, St. Tammany Parish, Louisiana.

17  
18 From the intersection formed by the West Right-of-way of Polk Street (Not  
19 Constructed) and the South Right-of-way of 8<sup>th</sup> Avenue said point being the  
20 Northeast Corner of Square 712 Division of New Covington, City of Covington  
21 run along the South Right-of-way of 8<sup>th</sup> Avenue North 55 degrees 44 minutes 49  
22 seconds West, 300.14 feet to the Northwest Corner of Square 712 and to intersect  
23 the East Right-of-way of Taylor Street (Not Constructed); thence continue along  
24 the South Right-of-way of 8<sup>th</sup> Avenue North 58 degrees 25 minutes 40 seconds  
25 West, 51.8 feet to the Northeast Corner of Square 713 said point being on the West  
26 Right-of-way of Taylor Street (Not Constructed); thence run along said Taylor  
27 Street Right-of-way (Not Constructed) South 33 degrees 20 minutes 07 seconds  
28 West, 140.02 feet to the Point of Beginning.

29  
30 From the Point of Beginning continue along the West Right-of-way of Taylor  
31 Street (Not Constructed) South 33 degrees 20 minutes 07 seconds West, 20.0 feet  
32 to a point; thence North 55 degrees 44 minutes 49 seconds West, 300.00 feet to a  
33 point; thence North 33 degrees 20 minutes 07 seconds East, 20.0 feet to a point;  
34 thence South 55 degrees 44 minutes 49 seconds East, 300.00 feet back to the Point  
35 of Beginning.

36  
37 This tract contains 6000.26 Sq. Ft. as per survey prepared by this firm dated May  
38 30, 2017 Survey No. 18094.

39  
40 SECTION 1: The disposition of the 20' alleys in Square 712 and 713  
41 revoked herein shall be by private sale in accordance with Covington Code of  
42 Ordinances, Section 86-101. The Mayor is hereby authorized to execute an act of  
43 cash sale conveying the referenced property to the petitioner for the fair market  
44 value as determined by the appointed appraiser. The act of sale shall reserve all  
45 mineral rights in favor of the City of Covington.

1 This ordinance shall become effective upon the recordation of the sale and  
2 ordinance adopted by the City Council.

3 **BE IT FURTHER ORDAINED** that if any provision of this ordinance  
4 shall be held to be invalid, such invalidity shall not affect other provisions herein  
5 which can be given effect without the invalid provision and to this end the  
6 provisions of this ordinance are hereby declared to be severable.

7 This ordinance having been submitted in writing, having been read by title  
8 and adopted at a public meeting of the City Council of the City of Covington, State  
9 of Louisiana, was then submitted to an official vote as a whole, the vote thereon  
10 being as follows:


11 **MOVED FOR ADOPTION** by Wright, seconded by Rolling.

12 **YEAS:** 7 **ABSENT:** 0

13 **NAYS:** 0 **ABSTAIN:** 0

14 **PASSED AND ADOPTED** this 19<sup>th</sup> day of September, 2017.

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18 R.S. "SAM" O'KEEFE  
19 COUNCIL PRESIDENT

20  
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22 BONNIE D. CHAMPAGNE  
23 COUNCIL CLERK  
24

25  
26 Presented to the Mayor this 20<sup>th</sup> day of September, 2017, at 1:00 o'clock  
27 P.M.

28  
29   
30 BONNIE D. CHAMPAGNE  
31 COUNCIL CLERK

32  
33 Approved  or Vetoed  by the Mayor on this 20<sup>th</sup> day of September,  
34 2017.

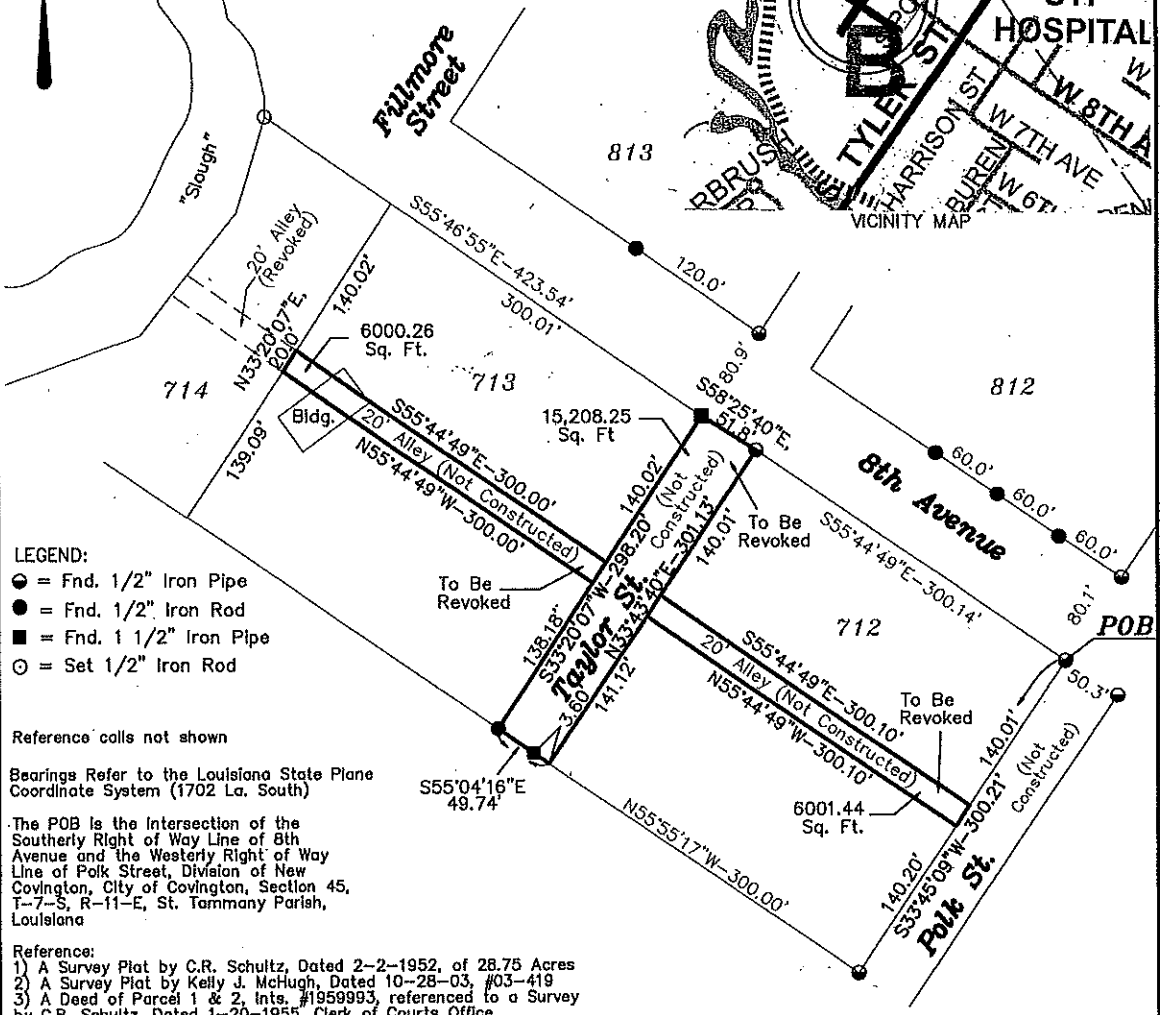
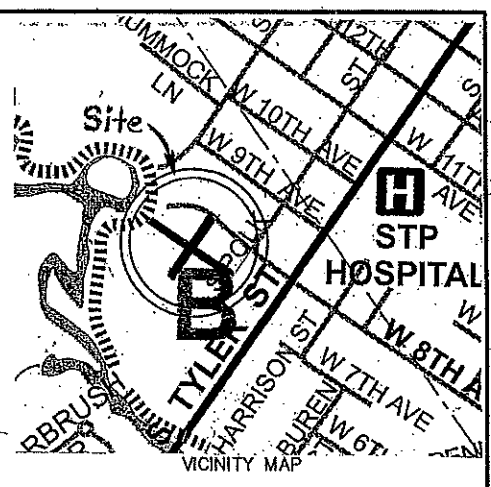
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37 MICHAEL B. COOPER  
38 MAYOR

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Received from the Mayor on the 20<sup>th</sup> day of September, 2017, at 3:45  
o'clock P.M.

Bonnie D. Champagne  
BONNIE D. CHAMPAGNE  
COUNCIL CLERK

MAP FOR REVOCATION OF 20' ALLEY IN SQUARES 712 & 713 AND A PORTION OF TAYLOR STREET (NOT CONSTRUCTED) BETWEEN SQUARES 712 & 713 DIVISION OF NEW COVINGTON, CITY OF COVINGTON, ST. TAMMANY PARISH, LOUISIANA



- LEGEND:**
- = Fnd. 1/2" Iron Pipe
  - = Fnd. 1/2" Iron Rod
  - = Fnd. 1 1/2" Iron Pipe
  - = Set 1/2" Iron Rod

Reference calls not shown

Bearings Refer to the Louisiana State Plane Coordinate System (1702 La. South)

The POB is the intersection of the Southerly Right of Way Line of 8th Avenue and the Westerly Right of Way Line of Polk Street, Division of New Covington, City of Covington, Section 45, T-7-S, R-11-E, St. Tammany Parish, Louisiana

- Reference:**
- 1) A Survey Plat by C.R. Schultz, Dated 2-2-1952, of 28.75 Acres
  - 2) A Survey Plat by Kelly J. McHugh, Dated 10-28-03, #03-419
  - 3) A Deed of Parcel 1 & 2, Ints. #1959993, referenced to a Survey by C.R. Schultz, Dated 1-20-1955, Clerk of Courts Office
  - 4) A Deed of State Project No. H.001340 & 059-01-0028, Parcel No. 11-1, Inst. #1904717, Clerk of Courts Office
  - 5) A Deed COB 662/263, Clerk of Courts Office
  - 6) A Deed COB 181/535 Clerk of Courts Office
  - 7) A Deed COB 891/504 Clerk of Courts Office
  - 8) A Deed COB 969/184 Clerk of Courts Office

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LX1.

\_\_\_\_\_  
Council President

\_\_\_\_\_  
Chrmn. Planning Commission

\_\_\_\_\_  
Map File No.                      Map File Date

MAP PREPARED FOR **Sydel and Ronald Wischan**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Division of New Covington, City of Covington, St. Tammany Parish, Louisiana

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

**LAND SURVEYING LLC**  
518 N. Columbia Street, Covington, LA 70433  
(985) 892-6217 office (985) 898-0355 fax  
landsurl@bellsouth.net email

**BRUCE M. BUTLER, III**  
LOUISIANA PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER 18094

*Bruce M. Butler, III* 6-1-2017

SCALE: 1" = 120'                      DATE: 05-30-2017                      NUMBER: 18094