ORDINANCE # 2018-14
INTRODUCED BY O'Keefe
DATE INTRODUCED 5/15/18
ITEM NUMBER 2018-05-02
PUBLIC HEARING 6/19/18
ADOPTED/TABLED 6/19/18 - ADOPTED 7/17/18
EFFECTIVE 8/27/18
BOOK # 3 PAGE #
RECORDATION #
AMENDED BY ORDINANCE #
DATE AMENDED

**ADOPTION** **INTRODUCTION**

**CITY OF COVINGTON**
**STATE OF LOUISIANA**

**ORDINANCE NUMBER 2018-14**

**AN ORDINANCE OF THE CITY OF COVINGTON ENLARGING THE BOUNDARIES OF THE CITY OF COVINGTON, LOUISIANA, DESCRIBING THE PROPERTY TO BE ANNEXED AND ADDED THERETO AS VARIOUS LOTS AND A PARCEL OF THE J. H. WARNER ESTATE AND DEDICATED RIGHTS OF WAY CONTAINED THEREIN SITUATED IN SECTIONS 32 AND 38, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, WHICH PROPERTY IS LOCATED ON WEST 21ST AVENUE (US HIGHWAY 190 BUSINESS) AND BOUNDED BY BARKLEY PARC SUBDIVISION, THE SECTION LINE BETWEEN SECTION 41 AND SECTIONS 32 AND 38, TOWNSHIP 6 SOUTH, RANGE 11 EAST, AND WEST 21ST AVENUE, AND ALSO CLASSIFYING THIS PROPERTY AS ZONING DISTRICT RS-2 UNDER THE ZONING LAWS OF THE CITY OF COVINGTON**
**(Zoning Case No. 18-06-01ANNEX)**

**WHEREAS,** the boundary of the City of Covington is 100% contiguous and common to the boundary of the area to be annexed, more fully described as:

**LEGAL DESCRIPTION:**

A CERTAIN PIECE OR PARCEL OF GROUND, with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes and appurtenances, thereunto belonging or in anywise appertaining, situated in Sections 32 and 38 of Township 6 South, Range 11, Greenburg District, St. Tammany Parish, Louisiana described as follows, to-wit:

From the corner formed by the intersection of U.S. Highway No. 190 and the West side of Johnson Street, being the Southeast corner of Block 4 of the subdivision of the J. W. Warner Estate, in accordance with a survey by C. R. Schultz, Surveyor, dated July 28, 1960, go in a Northeasterly direction along the North side of said U.S. Highway 190 and along the front of LOTS 11, 12 and 13 of Block 4 of said subdivision 308 feet to the Southwesterly corner of LOT 11 of said Block 4 of said subdivision, being the point of beginning.

From the point of beginning, continue along the North side of said U. S. Highway 190, in a Northeasterly direction 401 feet to the Southeast corner of LOT 9 of Block 4 of said subdivision; thence in a Northeasterly direction along the East side of LOT 9 and the East side of LOT 3 of Block 4 of said subdivision 300 feet; thence in a Southeasterly direction

along the South side of LOTS 4, 5, and 6 of Block 4 of said subdivision 400 feet to a corner; thence in a southwesterly direction along the West side of LOT 10 and LOT 11 of said Block 4, a distance of 315 feet to the point of beginning. Said parcel of ground is marked "Excluded" on the said survey by C. R. Schultz, a print of which survey is annexed to above referred to document.

and

Those certain portions of ground together with all the buildings and improvements thereon and all of the rights, ways, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana in the Division of the J. H. Warner Estate, in Sections 32, 38 and 41, Township 6 South, Range 11 East, all as per survey and map thereof made by C. R. Schultz, dated July 28, 1960, a blue print of which is attached to Document No. 170752 of the official records of the Office of the Clerk of Court of the Parish of St. Tammany, Louisiana, and according to which said property is more fully described as follows, to-wit:

Lots Nos. 3, 4, 5, 6, 9, 11 and that portion of Lots 10 and 12 lying west of the Section line between Section 41 and Sections 32 and 38, Township 6 South, Range 11 East of Block No. 4 of said division of the J. H. Warner Estate.

And

Those portions of ground, together with the buildings and improvements thereon and all of the rights, ways, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in the division of the J. H. Warner Estate, in Sections 32, 38 and 41, Township 6 South, Range 11 East, all as per survey and map thereof made by C. R. Schultz, dated July 28, 1960, a blue print of which is attached hereto and made part hereof, and according to which said property is more fully described as follows, to-wit: Lots 1, 2, 3, and that portion of Lots 4, 5, and 6 lying west of the Section line between Section 41 and Sections 32 and 38, Township 6 South, Range 11 East of Block 5 of said division of the J. H. Warner Estate.

And

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, and its component parts, together with the buildings and improvements thereon; also, all of the rights, ways, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in the division of the J. H. Warner Estate, in Sections 32, 38 and 41, Township 6 South, Range 11 East, all as per survey and map thereof made by C. R. Schultz, dated July 28, 1960, a blue print of which is recited to be attached to an Act of Partition by and between Maria Young Warner, et al, dated March 13, 1961, and recorded in COB 303, folio 674, and according to which said property is more fully described as follows, to-wit:

LOTS 1, 2, 3 and that portion of Lot 4 lying west of the Section line between Section 41 and Sections 32 and 38, Township 6 South, Range 11 East of Block 5 of said division of the J. H. Warner Estate

And

Those portions of ground, together with the buildings and improvements thereon and all of the rights, ways, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in the division of the J. H. Warner Estate, in Sections 32, 38 and 41, Township 6 South, Range 11 East, all as per survey and map thereof made by C. R. Schultz, dated July 28, 1960, a blue print of which is attached hereto and made part hereof, and according to which said property is more fully described as follows, to-wit: Lots 1, 2, 3, 4, 5, 6, 7 and 8 of Block 7 of said division of the J. H. Warner Estate.

And

Those portions of ground, together with the buildings and improvements thereon and all of the rights, ways, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in the division of the J. H. Warner Estate, in Sections 32, 38 and 41, Township 6 South, Range 11 East, all as per survey and map thereof made by C. R. Schultz, dated July 28, 1960, a blue print of which is attached hereto and made part hereof, and according to which said property is more fully described as follows, to-wit: Lots 1, 2, 3, 4, 5, 6 and 7 of Block 8 of said division of the J. H. Warner Estate.

And

THOSE PORTIONS OF GROUND, together with the buildings and improvements thereon and all of the rights, ways, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in the Division of the J. H. Warner Estate, in Sections 32, 38 and 41, Township 6 South, Range 11 East, as per survey map thereof made by C.R. Schultz, dated July 28, 1960, a blue print of which is attached hereto and made part hereof, and according to which said property is more fully described as follows, to-wit: Lots 1, 2, 3, 4, 5, 6 and 7 of Block 9 of said Division of the J. H. Warner Estate.

And

THOSE PORTIONS OF GROUND situated in the Parish of St. Tammany, State of Louisiana, in the Division of the J. H. Warner Estate, in Sections 32, 38 and 41, Township 6 South, Range 11 East, as per survey map thereof made by C.R. Schultz, dated July 28, 1960, a blue print of which is attached hereto and made part hereof, and according to which said property is more fully described as follows, to-wit:

All of Oak Street South and East of Barkley Boulevard; all of Pine Street South and East of Barkley Boulevard; and all of Dogwood Street; and the 40 foot wide Drainage Canal between Johnson Street and Barkley Boulevard, said drainage canal lying between Blocks 4, 5, 8, and 9 of the J. H. Warner Estate.

**WHEREAS,** the City of Covington desires to annex this property into the City of Covington pursuant to the provisions of Louisiana Revised Statute 33:172 C.; and

**WHEREAS,** the Zoning Commission of the City of Covington has recommended that the zoning classification for the above described property be designated as follows: RS-2; and

**WHEREAS,** the City of Covington has been submitted a certificate by the duly appointed Registrar of Voters for the Parish of St. Tammany, State of Louisiana, showing that there are no registered voters residing within the property described above as of the date of the certificate; and

**WHEREAS,** notice of the filing of this petition by the above described property owner and opportunity for a public hearing was given by publication in the St. Tammany Farmer, the official journal for the City of Covington, St. Tammany Parish, Louisiana; and

**WHEREAS,** no written objection and/or opposition to the proposed annexation has been received; and

**WHEREAS,** the City Council has found it is necessary for the purpose of protecting the health, safety and general welfare of the City of Covington, as well as to maintain the character of the use of this property that will be annexed into the corporate limits of the City of Covington, the above described property shall be designated in accordance with the zoning classifications recommended by the Zoning Commission as described hereinabove; and

**WHEREAS,** the Home Rule Charter of the City of Covington requires that any property annexed into the corporate limits shall be designated in a specific voting district and it has been determined that the hereinabove described property shall be included in Council District C; and

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Covington, at its regular session convened, that the following described property, to-wit:

**LEGAL DESCRIPTION:**

A CERTAIN PIECE OR PARCEL OF GROUND, with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes and appurtenances, thereunto belonging or in anywise appertaining, situated in Sections 32 and 38 of Township 6 South, Range 11, Greenburg District, St. Tammany Parish, Louisiana described as follows, to-wit:

From the corner formed by the intersection of U.S. Highway No. 190 and the West side of Johnson Street, being the Southeast corner of Block 4 of the subdivision of the J. W. Warner Estate, in accordance with a survey by C. R. Schultz, Surveyor, dated July 28, 1960, go in a Northeasterly direction along the North side of said U.S. Highway 190 and along the front of LOTS 11, 12 and 13 of Block 4 of said subdivision 308 feet to the

Southwesterly corner of LOT 11 of said Block 4 of said subdivision, being the point of beginning.
From the point of beginning, continue along the North side of said U. S. Highway 190, in a Northeasterly direction 401 feet to the Southeast corner of LOT 9 of Block 4 of said subdivision; thence in a Northeasterly direction along the East side of LOT 9 and the East side of LOT 3 of Block 4 of said subdivision 300 feet; thence in a Southeasterly direction along the South side of LOTS 4, 5, and 6 of Block 4 of said subdivision 400 feet to a corner; thence in a southwesterly direction along the West side of LOT 10 and LOT 11 of said Block 4, a distance of 315 feet to the point of beginning. Said parcel of ground is marked "Excluded" on the said survey by C. R. Schultz, a print of which survey is annexed to above referred to document.

And

Those certain portions of ground together with all the buildings and improvements thereon and all of the rights, ways, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana in the Division of the J. H. Warner Estate, in Sections 32, 38 and 41, Township 6 South, Range 11 East, all as per survey and map thereof made by C. R. Schultz, dated July 28, 1960, a blue print of which is attached to Document No. 170752 of the official records of the Office of the Clerk of Court of the Parish of St. Tammany, Louisiana, and according to which said property is more fully described as follows, to-wit:

Lots Nos. 3, 4, 5, 6, 9, 11 and that portion of Lots 10 and 12 lying west of the Section line between Section 41 and Sections 32 and 38, Township 6 South, Range 11 East of Block No. 4 of said division of the J. H. Warner Estate.

And

Those portions of ground, together with the buildings and improvements thereon and all of the rights, ways, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in the division of the J. H. Warner Estate, in Sections 32, 38 and 41, Township 6 South, Range 11 East, all as per survey and map thereof made by C. R. Schultz, dated July 28, 1960, a blue print of which is attached hereto and made part hereof, and according to which said property is more fully described as follows, to-wit:

Lots 1, 2, 3, and that portion of Lots 4, 5, and 6 lying west of the Section line between Section 41 and Sections 32 and 38, Township 6 South, Range 11 East of Block 5 of said division of the J. H. Warner Estate And

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, and its component parts, together with the buildings and improvements thereon; also, all of the rights, ways, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in the division of the J. H. Warner Estate, in Sections 32, 38 and 41, Township 6 South, Range 11 East, all as per survey and map thereof made by C. R. Schultz, dated July 28, 1960, a blue print of which is recited to be attached to an Act of Partition by and between Maria Young Warner, et al, dated March 13, 1961, and recorded in COB 303, folio 674, and according to which said property is more fully described as follows, to-wit:

LOTS 1, 2, 3 and that portion of Lot 4 lying west of the Section line between Section 41 and Sections 32 and 38, Township 6 South, Range 11 East of Block 5 of said division of the J. H. Warner Estate

And

Those portions of ground, together with the buildings and improvements thereon and all of the rights, ways, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany,

State of Louisiana, in the division of the J. H. Warner Estate, in Sections 32, 38 and 41, Township 6 South, Range 11 East, all as per survey and map thereof made by C. R. Schultz, dated July 28, 1960, a blue print of which is attached hereto and made part hereof, and according to which said property is more fully described as follows, to-wit: Lots 1, 2, 3, 4, 5, 6, 7 and 8 of Block 7 of said division of the J. H. Warner Estate.

And

Those portions of ground, together with the buildings and improvements thereon and all of the rights, ways, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in the division of the J. H. Warner Estate, in Sections 32, 38 and 41, Township 6 South, Range 11 East, all as per survey and map thereof made by C. R. Schultz, dated July 28, 1960, a blue print of which is attached hereto and made part hereof, and according to which said property is more fully described as follows, to-wit: Lots 1, 2, 3, 4, 5, 6 and 7 of Block 8 of said division of the J. H. Warner Estate.

And

THOSE PORTIONS OF GROUND, together with the buildings and improvements thereon and all of the rights, ways, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in the Division of the J. H. Warner Estate, in Sections 32, 38 and 41, Township 6 South, Range 11 East, as per survey map thereof made by C.R. Schultz, dated July 28, 1960, a blue print of which is attached hereto and made part hereof, and according to which said property is more fully described as follows, to-wit: Lots 1, 2, 3, 4, 5, 6 and 7 of Block 9 of said Division of the J. H. Warner Estate.

And

THOSE PORTIONS OF GROUND situated in the Parish of St. Tammany, State of Louisiana, in the Division of the J. H. Warner Estate, in Sections 32, 38 and 41, Township 6 South, Range 11 East, as per survey map thereof made by C.R. Schultz, dated July 28, 1960, a blue print of which is attached hereto and made part hereof, and according to which said property is more fully described as follows, to-wit:

All of Oak Street South and East of Barkley Boulevard; all of Pine Street South and East of Barkley Boulevard; and all of Dogwood Street; and the 40 foot wide Drainage Canal between Johnson Street and Barkley Boulevard, said drainage canal lying between Blocks 4, 5, 8, and 9 of the J. H. Warner Estate.

shall be and is hereby incorporated into the municipal and corporate limits and boundaries of the City of Covington, Louisiana.

**BE IT FURTHER ORDAINED** by the Mayor and City Council of the City of Covington, Louisiana, that:

**SECTION 1**: The zoning classification of the hereinabove described property shall be designated as RS-2.

**SECTION 2**: The official zoning map of the City of Covington shall incorporate the zoning classification specified in Section 1 hereof.

**SECTION 3**: The voting district of the hereinabove described property shall be a part of Council District C of the City of Covington.

**SECTION 4**: All state and parish roads and/or right-of-ways within the above described property shall be a part of, and included within, the municipal and corporate limits and boundaries of the City of Covington.

**SECTION 5**: If any provision of this ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this ordinance are hereby declared to be severable.

This ordinance shall become effective thirty (30) days after publication of same in the St. Tammany Farmer, the official journal of the municipality.

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

**MOVED FOR ADOPTION** by O'Keefe, seconded by Callahan.

**YEAS:** 6 **ABSENT:** 1 (Coner)

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

**PASSED AND ADOPTED** this 17th day of July, 2018.

PATRICK McMATH
COUNCIL PRESIDENT

Bonnie D. Champagne
BONNIE D. CHAMPAGNE
COUNCIL CLERK

Presented to the Mayor this 19th day of July, 2018, at 9:50 o'clock A.M.

Bonnie D. Champagne
BONNIE D. CHAMPAGNE
COUNCIL CLERK

Approved ✓ or Vetoed ___ by the Mayor on this 19th day of July, 2018.

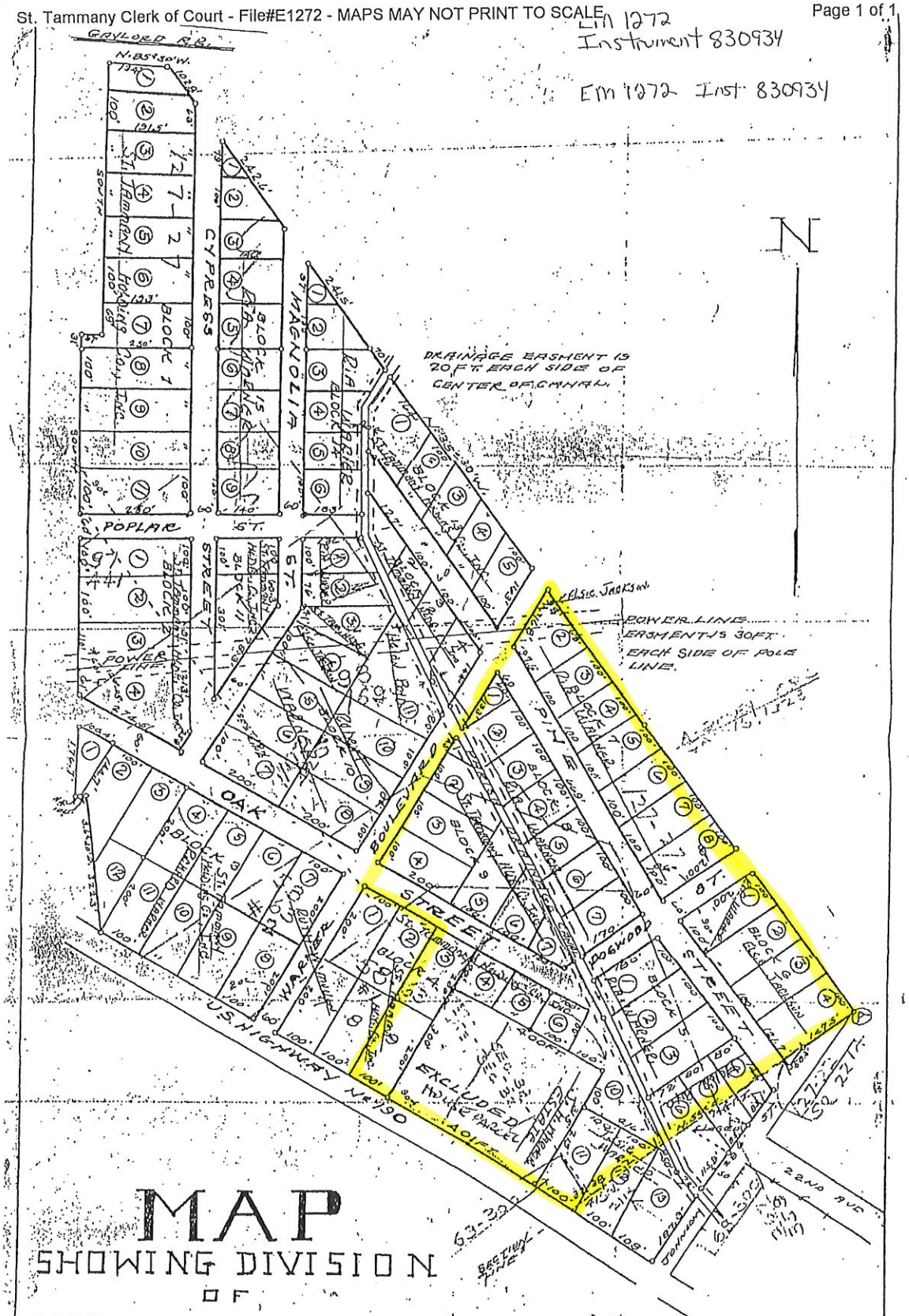
MICHAEL B. COOPER
MAYOR

Received from the Mayor on the 19th day of July, 2018, at 10:05 o'clock A.M.

BONNIE D. CHAMPAGNE
COUNCIL CLERK

Em 1272
Instrument 830934

Em 1272 Inst 830934




# MAP
## SHOWING DIVISION
## OF
## J.H. WARNER ESTATE -

IN SECTIONS 32, 38, AND 41 TOWNSHIP 6 SOUTH RANGE 11 EAST GREENSBURG DISTRICT ST. TAMMANY PARISH, LOUISIANA.

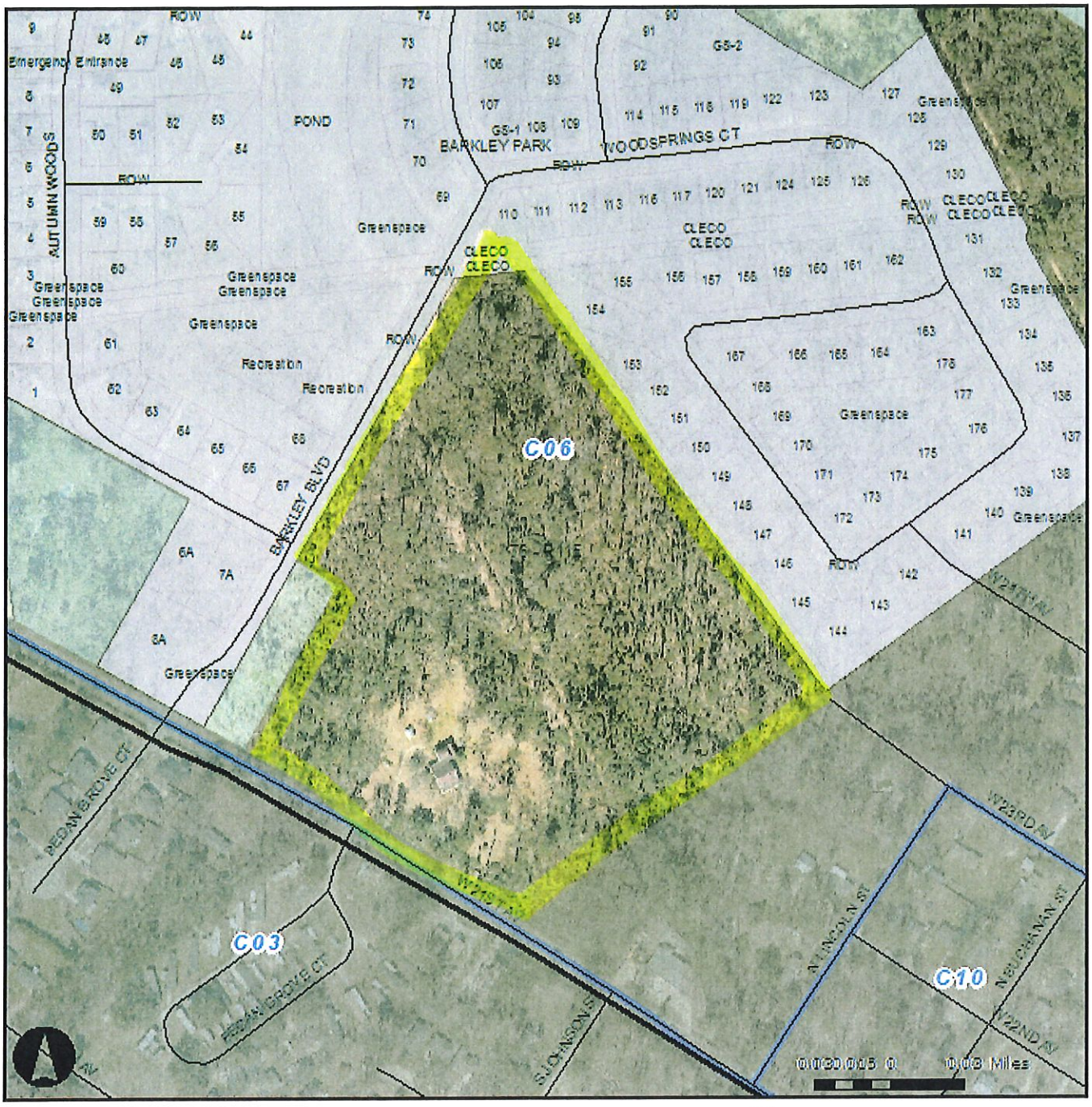
SCALE 1 INCH = 200 FT.

JULY 28-1960.

C.C. Schultz
SURVEYOR

cittal #830934

# Map




Major Roads

Streets

Township/Range

Subdivisions

SD Parcels

Land Parcels

Cities

Precincts 2014

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**STPBasicMap**
MIS/GIS Department