ORDINANCE # 2020-01
INTRODUCED BY Botsford
DATE INTRODUCED 11/5/19
ITEM NUMBER 2019-11-02
PUBLIC HEARING 1/14/2020
ADOPTED/TABLED 1/14/2020
EFFECTIVE 1/30/20
BOOK # PAGE #
RECORDATION #
AMENDED BY ORDINANCE #
DATE AMENDED

ADOPTION INTRODUCTION

CITY OF COVINGTON
STATE OF LOUISIANA

ORDINANCE NUMBER 2020-01

AN ORDINANCE OF THE CITY OF COVINGTON AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF COVINGTON, LOUISIANA, TO RECLASSIFY LOT 34, BLOCK 92, OZONE PLACE, CITY OF COVINGTON, PARISH OF ST. TAMMANY, STATE OF LOUISIANA, FROM CR (REGIONAL COMMERCIAL) TO RSL (SINGLE-FAMILY RESIDENTIAL—EXISTING SMALL LOTS) (ZONING CASE NO. 19-10-03REZONING)

WHEREAS, the Zoning Commission of the City of Covington, after having held its public hearing in accordance with law, has recommended to the City Council of the City of Covington, Louisiana, the approval of the reclassification of the property described below from CR (Regional Commercial) to RSL (Single-Family Residential—Existing Small Lots):

That portion 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 Section 37, Township 6 South, Range 11 East, in that part thereof known as Ozone Place and being more fully described as follows, to-wit:

Lot thirty-four (34) of Block Ninety-Two (92) of Ozone Place. According to the plat of Block Ninety-two (92) made by C. R. Schultz, Surveyor, on August 24, 1945 and revised on March 15, 1946 and April 22, 1946 blueprint of which is on file and on record in the office of the Clerk of Court for the Parish of St. Tammany, Lot thirty-four (34) fronts thirty (30') feet on Eleventh Street (East 35th Avenue) by a depth of between equal and parallel lines of one hundred and twenty (120') feet.

WHEREAS, the City Council has held its public hearing in accordance with law; and

WHEREAS, the City Council deems that it is necessary for the purpose of protecting the health, safety and general welfare of the citizens of the City of

Covington that the property described above be designated as RSL (Single-Family Residential—Existing Small Lots).

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

SECTION 1: The zoning classification of the following described property is hereby changed from CR (Regional Commercial) to RSL (Single-Family Residential—Existing Small Lots):

That portion 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 Section 37, Township 6 South, Range 11 East, in that part thereof known as Ozone Place and being more fully described as follows, to-wit:

Lot thirty-four (34) of Block Ninety-Two (92) of Ozone Place. According to the plat of Block Ninety-two (92) made by C. R. Schultz, Surveyor, on August 24, 1945 and revised on March 15, 1946 and April 22, 1946 blueprint of which is on file and on record in the office of the Clerk of Court for the Parish of St. Tammany, Lot thirty-four (34) fronts thirty (30') feet on Eleventh Street (East 35th Avenue) by a depth of between equal and parallel lines of one hundred and twenty (120') feet.

SECTION 2: The Official Zoning Map of the City of Covington shall be amended.

SECTION 3: 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.

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 Roberts, seconded by Verret.

YEAS: 6 **ABSENT:** 0

NAYS: 0 **ABSTAIN:** 0

PASSED AND ADOPTED this 14th day of January, 2020.

LARRY ROLLING
COUNCIL VICE PRESIDENT

Bonnie D. Champagne
BONNIE D. CHAMPAGNE
COUNCIL CLERK

Presented to the Mayor this 15th day of January, 2020, at 10:00 o'clock A.M.

Bonnie D. Champagne
BONNIE D. CHAMPAGNE
COUNCIL CLERK

Approved ~~X~~ FC or Vetoed ___ by the Mayor on this 15th day of January, 2020.

Mark R. Johnson
MARK R. JOHNSON
MAYOR

Received from the Mayor this 15th day of January, 2020, at 1:00 o'clock P.M.

Bonnie D. Champagne
BONNIE D. CHAMPAGNE
COUNCIL CLERK

MARK R. JOHNSON
Mayor

Monthly Zoning Commission Meeting
Monday, October 21, 2019
Final Report
Case Number 19-10-03ZC

The information provided in this staff report has been included for the purpose of reviewing the case. Statements or recommendations in a staff report are not decisions, but are rendered to assist the relevant Board, Commission, or Committee in making a decision on requests.

Date of Report: October 21, 2019

I. General Information

Petitioner: Julie C. Cox

Owner (s): Jane C. Murphy, Natalie C. Ratcliff, Frank M. Cleland Jr., and Julie C. Cox

Request: A request to rezone Lot 34 of Square 92 Ozone Place from CR (Regional commercial) to RSL single-family residential - existing small lots zoning classification. The property is located on E. 35th Ave. across the street from Collins Blvd. Baptist Church.

(See the attached letter from the Petitioner and case material)

II. SITE INFORMATION

Exiting Zoning: CR

Acreage: N/A

Existing Land Use: Undeveloped

Existing Number of Lots: 1

Proposed Use: A Single Family Residential Home.

Lot Size: 30 x 120

III. Background

A. City Zoning and Land Uses In Area:

The zoning in the area is RSL, CR, and ID. The adjacent uses are residential and a church. **Please see the attached maps.**

B. See attached Letter from Petitioner/Owners

IV. Staff Comments

A. City Departments - No comments at this time. When a development is proposed for the property in question drainage, fill, water and sewer, landscaping, buffer areas, lighting, parking, height, will need to be addressed.

The Planning Department – See below Policy Considerations

V. Policy Considerations:

1. The difference between CR & RSL

Sec. 3.18. - CR—Regional commercial.

3.1801. Purpose and intent. The regional commercial district is intended to accommodate a wide variety of commercial and retail uses, as well as offices, businesses and personal services that serve the needs of the community and the region. The intent is to provide for large-scale commercial uses that are typically land intensive and are not well suited to being located in neighborhoods or the central business district. These districts are best located along major arterial streets and highway intersections.

Sec. 3.8. - RSL single-family residential - existing small lots.

*3.*801. Purpose and intent. The purpose and intent of the RSL single-family-existing small lots district shall be for bringing predominantly single-family neighborhoods existing at the time of adoption of these regulations, which are (a) zoned for multifamily uses, or (b) zoned RS-1 but in which the majority of the home sites are on legally

nonconforming substandard lots of record, into legally conforming status while protecting the character of the neighborhood as a single-family residential area and providing low- to medium-density neighborhoods for single-family detached dwelling units on individual lots where the predominant existing development consists of single-family residences on parcels of land less than 60 feet in width in separate ownership from adjacent parcels, and which were subdivided into lots smaller than the minimum required RS-1 lot size prior to the adoption of this land use regulations ordinance. From this point forward, no new RSL districts will be created. In general the maximum density in RSL districts shall be in accordance with the predominant density of the existing development in the area.

3.806. Performance standards

Lot area: Every single-family residential lot shall contain a minimum lot area of 2,700 square feet or as noted on the official zoning map for the district where the lot is located. **Note: The *proposed lot for the rezoning complies.***

Lot width: There shall be a minimum lot width of 30 feet at the building line or the width of the predominant number of parcels of land under separate ownership from adjacent property within the zoning district (usually derived from the width of the existing subdivided parcels or a multiple thereof), whichever is the greater. ***Note: The proposed lot for the rezoning complies.***

Lot depth: A minimum lot depth of 90 feet is required for all single-family residential lots. ***Note: The proposed lot for the rezoning complies.***

Front yard: Front building lines shall be no closer than 15 feet from the property line for single-family residential lots. ***Note: When built, proposed Single family home must comply.***

Side yard: A combined total of a minimum of ten feet shall be required for single-family side yards, but in no case shall any building be located any closer than eight feet from the street side property line and five feet from the interior side property line. See buffer requirements in section 4.210(6). ***Note: When built, proposed Single family home must comply.***

Rear yard: For all residential uses other than townhouses, there shall be a rear yard having a minimum depth of not less than 20

percent of the depth of the lot or 18 feet, whichever is greater. The rear yard need not exceed 50 feet in any case. ***Note: When built, proposed Single family home must comply.***

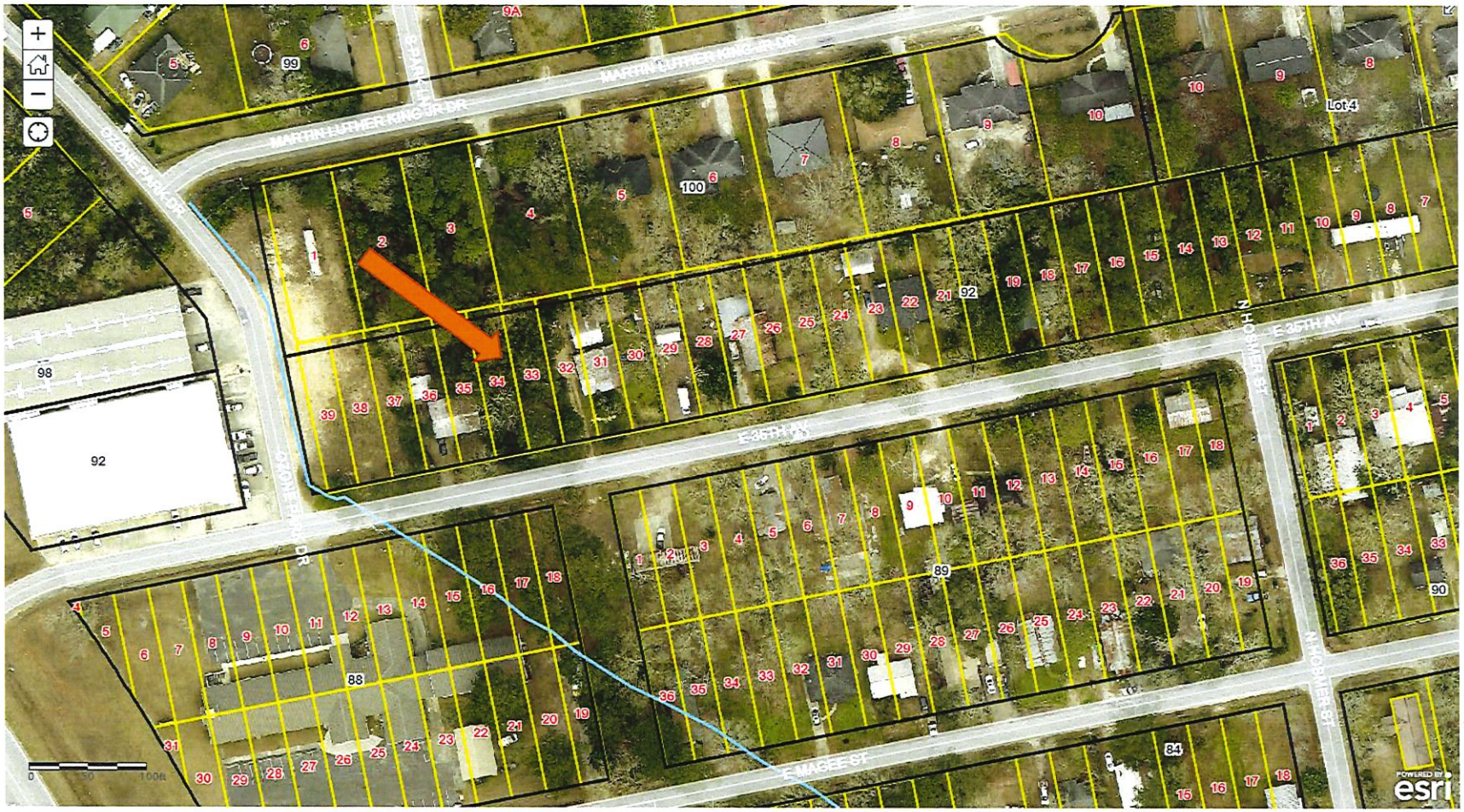
Maximum building coverage: There shall be no more that 60 percent impervious building coverage. ***Note: When built, proposed Single family home must comply.***

2. The proposed rezoning of Lot 32 is adjacent to a RSL zoning and residential uses. The square footage of the lot does not make it feasible to develop as a commercial use.

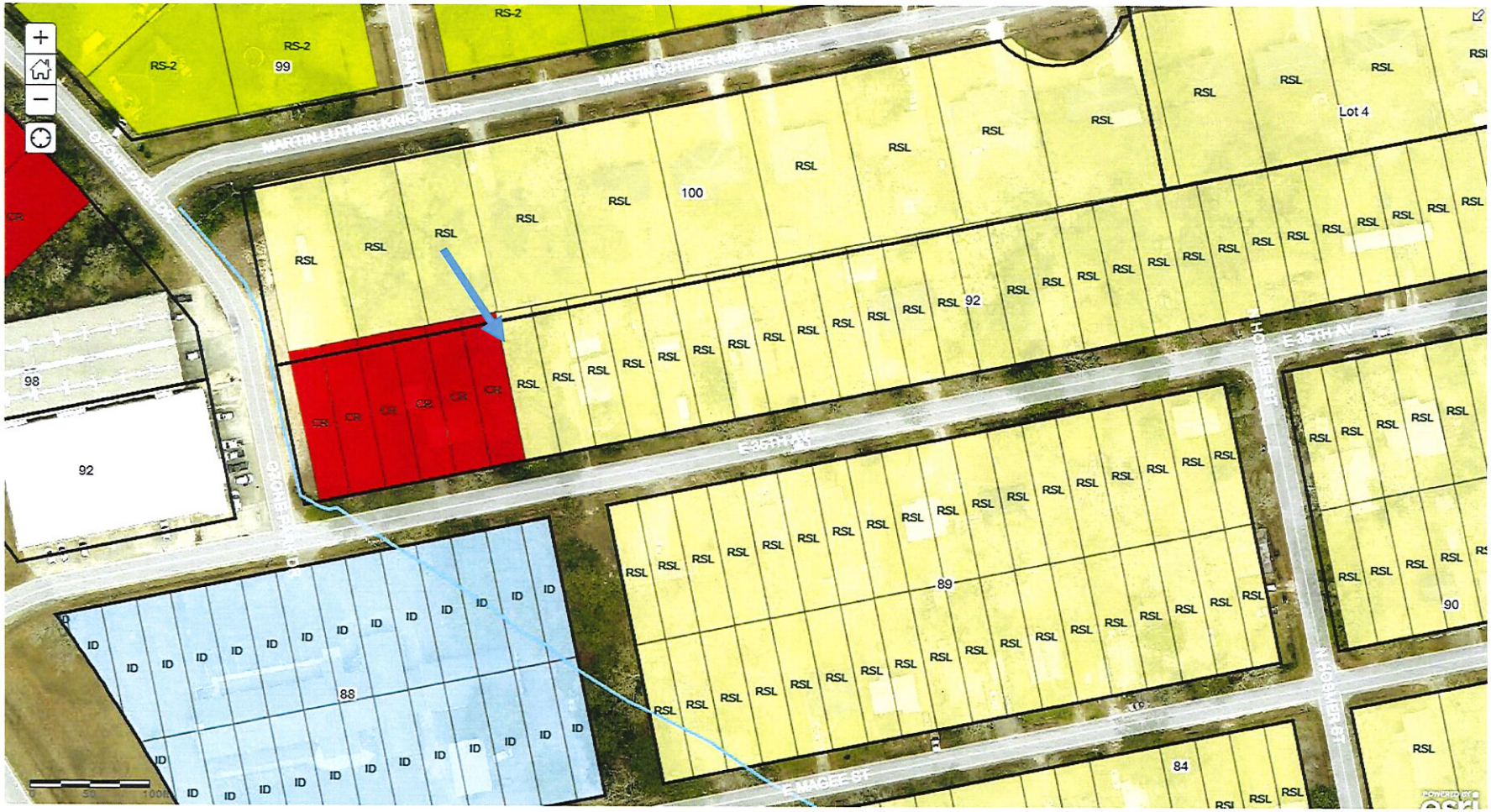
VI. Zoning Commission Recommendation

The Zoning Commission voted 6-0 to approve the rezoning change from CR to RSL.

Property In Question



Property In Question



Aerial View Of Property In Question And Surround Area

Property is zoned CR.

Sec. 3.18. - CR—Regional commercial.

3.1801. Purpose and intent. The regional commercial district is intended to accommodate a wide variety of commercial and retail uses, as well as offices, businesses and personal services that serve the needs of the community and the region. The intent is to provide for large-scale commercial uses that are typically land intensive and are not well suited to being located in neighborhoods or the central business district. These districts are best located along major arterial streets and highway intersections.

3.1802. Permitted uses.

1. All permitted uses in CBD community business district unless specifically prohibited herein with no gross floor area requirements;
2. Adult uses (see section 5.4 for standards);
3. Automotive, boat, trailer and motorcycle sales;
4. Automotive repair, major;
5. Bail bonds office;
6. Crematory;
7. Equipment sales, service, rental and repair;
8. Fairgrounds and fairground activities;
9. Food service establishments with drive-through facilities;
10. Parking garages to accommodate vehicles owned by employees, customers, residents, clients or guests of the principle use (see section 5.10 for standards);
11. Pawnshops;
12. Recreation facilities;
13. Residential permitted uses in RM-2, multifamily residential district as per section 3.14.
14. Revival and gospel establishments under temporary use permits;
15. Seasonal stands, including produce and food under temporary use permit;
16. Television and radio broadcasting transmitter tower;
17. Truck stop facilities;
18. Trucking and parcel delivery service;
19. Warehousing and mini-storage for household goods and private vehicles;
20. Accessory uses customarily incidental to the above permitted uses.

Request To Be Rezoned RSL-For Single Family Use

Sec. 3.8. - RSL single-family residential - existing small lots.

3.801. Purpose and intent. The purpose and intent of the RSL single-family-existing small lots district shall be for bringing predominantly single-family neighborhoods existing at the time of adoption of these regulations, which are (a) zoned for multifamily uses, or (b) zoned RS-1 but in which the majority of the home sites are on legally nonconforming substandard lots of record, into legally conforming status while protecting the character of the neighborhood as a single-family residential area and providing low- to medium-density neighborhoods for single-family detached dwelling units on individual lots where the predominant existing development consists of single-family residences on parcels of land less than 60 feet in width in separate ownership from adjacent parcels, and which were subdivided into lots smaller than the minimum required RS-1 lot size prior to the adoption of this land use regulations ordinance. From this point forward, no new RSL districts will be created. In general the maximum density in RSL districts shall be in accordance with the predominant density of the existing development in the area.

3.802. Permitted Uses.

1. Single-family detached dwellings, including modular and manufactured homes;
2. All permitted residential uses in RM-1 Three- and four-family residential as per section 3.13 given the development site can meet the minimum lot requirements of the RM-1 district;
3. Agricultural uses excluding aircraft landing strips;
4. House of worship, provided the building or buildings for use does not exceed 4,000 square feet;
5. Telephone, telegraph and power distribution poles and lines and necessary appurtenant equipment and structures such as transformers, unit substations and equipment houses (see section 5.11 for standards);
6. Forestry.

3.806. Performance standards.

1.. Every single-family residential lot shall contain a minimum lot area of 2,700 square feet or as noted on the official zoning map for the district where the lot is located.
2. There shall be a minimum lot width of 30 feet at the building line or the width of the predominant number of parcels of land under separate ownership from adjacent property within the zoning district (usually derived from the width of the existing subdivided parcels or a multiple thereof), whichever is the greater.
3. A minimum lot depth of 90 feet is required for all single-family residential lots.

Julie C. Cox
23202 Old Columbia Road
Angie, Louisiana 70433
985-273-4042
kirtcox@att.net
August 18, 2019

Planning and Zoning Office
City of Covington
317 North Jefferson Avenue
Covington, Louisiana 70434

08-29-19 P03:18 IN

To whom it may concern:

I am writing this letter in hopes that you will consider changing the zoning on Lot 34, Block 92 of Ozone Place Subdivision.

My parents Frank M. Cleland and Wilmuth Cook Cleland purchased Lots 30, 31, 32 in 1952; and purchased, 33 and 34 in 1957. They resided on this property until their deaths in 2017 and 2018. At some point the City of Covington decided to rezone Lot 34 along with the adjacent Lots 35 and 36 to commercial. These properties are residential and have been for 60+ years.

With the death of my parents; my siblings and I were able to sell 4 of the 5 lots along with the home. However, because of Lot 34 being zoned commercial the buyers would not purchase it as is.

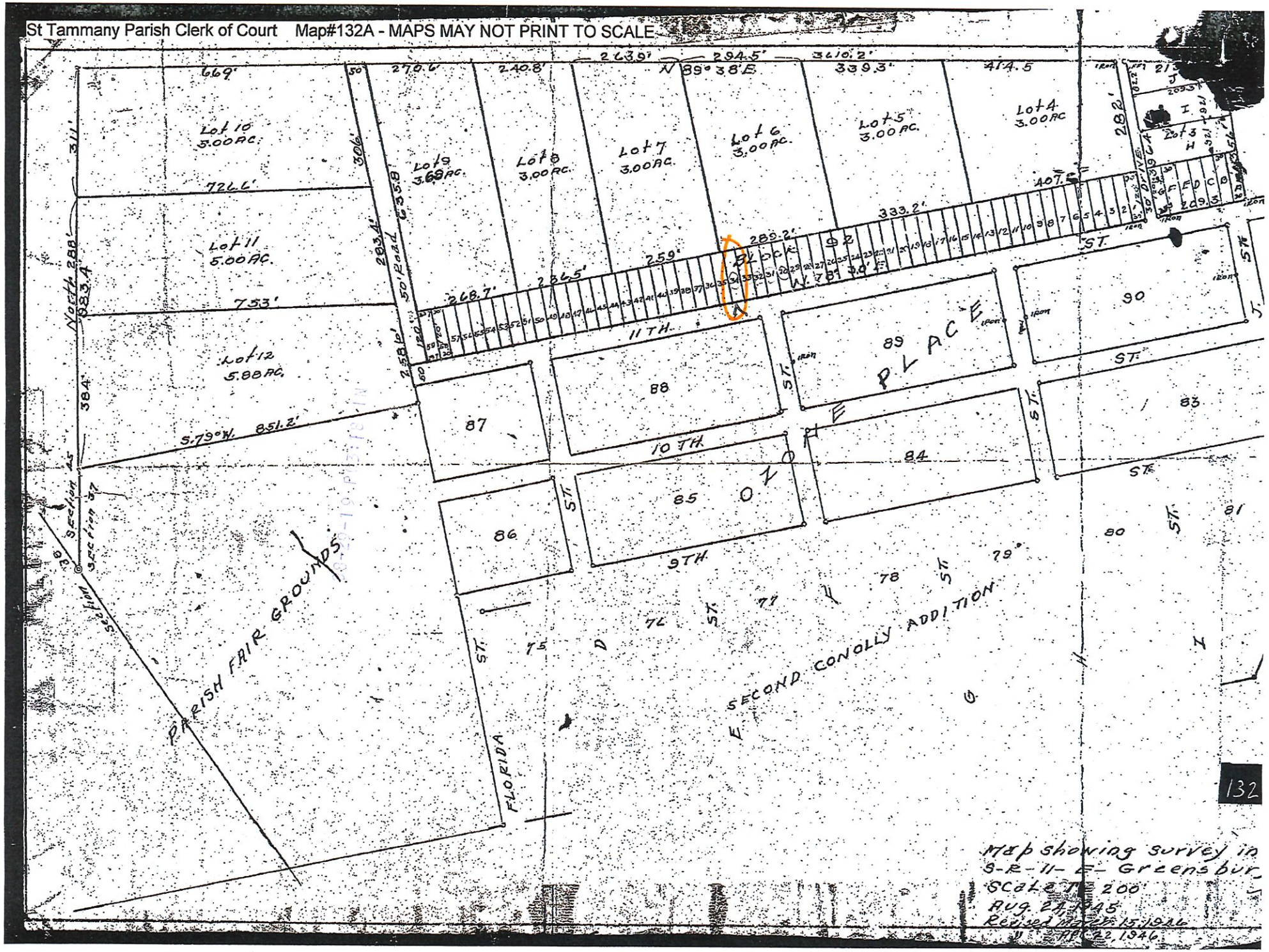
We have a purchase agreement on Lot 34 with the hope that you will be willing to rezone it. This is a small lot, 30 x 120; it has a 65+ year old live Oak Tree on the back half. Building a home or commercial building on a lot this size that has a CR zoning would be impossible because of the restrictions. Abundant Life Investments, LLC have purchased several lots in order to build nicer homes and help clean up the neighborhood. I think that these improvements would be beneficial to the City.

Sincerely,

Julie C. Cox

Julie C. Cox

St Tammany Parish Clerk of Court Map#132A - MAPS MAY NOT PRINT TO SCALE



Map showing survey in
S-R-11-E- Greensburg
Scale 1" = 200'
Aug. 24, 1945
Revised March 15, 1946
" Apr. 22, 1946

MARK R. JOHNSON
Mayor

CITY OF COVINGTON
PLANNING AND ZONING OFFICE
317 North Jefferson Avenue
Post Office Box 778
Covington, Louisiana 70434
phone 985.867.1214
fax 985.273.3014
email P&Z@covla.com
website www.covla.com

APPLICATION FOR SINGLE-FAMILY ZONING CHANGE

Property Owner(s) Date _____

Jane C. Murphy, Natalie C. Ratcliff, Frank Cleland Jr. Julie C. Cox
Name

See attached
Mailing Address

City State Zip

Phone Fax

Email

See power of attorney
Owner's Signature *(I hereby certify that this petitioner has permission to apply for a resubdivision.)* attached

Petitioner(s) Date _____

Julie C. Cox
Name

23202 Old Columbia Rd
Mailing Address

Angie LA 70426
City State Zip

985-273-4042
Phone Fax

kirtcox@att.net
Email

Julie C. Cox
Petitioner's Signature *(I hereby certify all information submitted to the City of Covington is TRUE AND CORRECT. Failure to submit correct information may result in denial of petition.)*

REQUESTED ZONING CHANGE FROM: CR TO: RSL

LOCATION OF PROPERTY/GENERAL DESCRIPTION ZONING: Lot 34, Sq. 92, Ozone Place, E. 35th Ave, Covington,

PROPOSED USE OF SITE: house

PREVIOUS USE OF SITE: residential lot

SQUARE FEET OF BUILDING: 1500

HEIGHT OF PROPOSED BUILDING: _____

HOURS OF OPERATION: None

NUMBER OF EMPLOYEES: None

LOT SIZE: 30 x 120

continued on next page . . .

APPLICANT MUST SUBMIT THE FOLLOWING DOCUMENTS:
(ALL PLANS MUST BE FOLDED, AND WE MUST HAVE 15 COLOR COPIES OF ANY COLOR DRAWINGS OR PHOTOGRAPHS.)

- ☐ One (1) electronic copy of the typed legal description and cash sale document of the property
- ☐ One (1) notarized and sealed copy of the Property Ownership Certification Form
- ☐ Fifteen (15) copies of the survey, signed and sealed (no larger than legal size)
- ☐ One (1) copy of a letter stating why a zoning change is needed for the site
- ☐ A pre-application meeting with the City Planner is advised.

APPLICANT SHOULD RECEIVE THE FOLLOWING:

- ☑ Copy of the applicable district regulations
- ☐ Copy of Part 4, Off-Street Parking and Loading Regulations (if applicable) NA
- ☐ Copy of Part 4, Minimum Landscape Requirements (if applicable) NA
- ☐ Property Ownership Certification Form ND

My signature certifies that I have received the above checked items:

Applicant's Signature Julie C. Cox **Date:** 8/29/19

Application Filing Fee	**$ 400.00**
Advertising Fee	**$ 400.00**
TOTAL FEES	**$ 800.00**

PAID ☑ **DATE:** 8/29/2019

MIKE COOPER
Mayor

CITY OF COVINGTON
PLANNING AND ZONING OFFICE
317 North Jefferson Avenue
Post Office Box 778
Covington, Louisiana 70434
phone 985.867.1214
fax 985.273.3014
email P&Z@covla.com
website www.covla.com

OWNERSHIP CERTIFICATION

STATE OF LOUISIANA, PARISH OF ST. TAMMANY

BE IT KNOWN, that on this 24th day of August, in the year of Our Lord two thousand and 19 (2019),

BEFORE ME, the undersigned notary public, duly commissioned and qualified in and for the Parish and State aforesaid, and in the presence of the witnesses hereinafter named and undersigned,

PERSONALLY CAME AND APPEARED: Jane C. Murphy + Natalie C. Ratcliff **AND** Frank M. Cleland, Jr. Julie C. Cox

Who declared to me, Notary, that _____ is (are) the registered owner(s) of Lot, Square Lot 34, Sq. 93, the same having been acquired by ~~act of sale~~ Judgment dated 12/27/2018, and recorded in Instrument #2142088, Registry #2609349 of the records of St. Tammany Parish, Louisiana.

Affiant(s) further declared to me, Notary, that _____ is (are) the registered owner(s) of Lot, Square Lot 34, Sq. 93 the same having been acquired by ~~act of sale~~ Judgment dated 12/27/2018, and recorded in Instrument #2142088, Registry #2609349 of the records of St. Tammany Parish, Louisiana.

Affiant(s) further declared that they reside on their respective property and that all of the information contained in the City of Covington Application titled _____ filed by affiants is true and correct to the best of their knowledge.

THUS DONE AND SIGNED at Covington, Louisiana, in the presence of the undersigned competent witnesses, who have hereunto signed their names with the parties, and me, Notary, the day, month and year first above written.

WITNESSES:

Dana Campo **DANA CAMPO**

Tayler Migues **TAYLER MIGUES**

*Please see attached signature page.

Property Owner

Property Owner

ATTORNEY/NOTARY PUBLIC
Lauren Ducote, Notary Public #133260

LAUREN DUCOTE · ID NO. 133260 · NOTARY PUBLIC · ST. TAMMANY PARISH, LA

06/29/2016

PROPERTY OWNERS:

Jane C. Murphy
79047 Bruhl Road
Folsom, Louisiana 70437
985-264-0963

Jane Cleland Murphy

Natalie C. Ratcliff
76460 Highway 1081
Covington, Louisiana 70435
985-373-1032

Natalie C. Ratcliff

Frank M. Cleland, Jr.
60083 Highway 60
Bogalusa, Louisiana 70427
985-516-3632

Frank M. Cleland

Julie C. Cox
23202 Old Columbia Road
Angie, LA 70426
985-273-4042

Julie C. Cox

LAUREN DUCOTE - ID NO. 133250 NOTARY PUBLIC ST. TAMMANY PARISH, LA

24 August 19

D Campo DANA CAMPO
Witness

Tayler Migues TAYLER MIGUES
Witness

SPECIFIC POWER OF ATTORNEY

BE IT ACKNOWLEDGED that I, Jane Cleland Murphy, Natalie Cleland Ratcliff, Frank M. Cleland, Jr., the undersigned, do hereby grant a limited and specific power of attorney to Julie Cleland Cox of 23202 Old Columbia Road, Angie, Louisiana, 70426 as my attorney-in-fact.

Said attorney-in-fact shall have full power and authority to undertake and perform only the following acts on my behalf:

1. ***Act as my representative in applying for a zoning change for Lot 34, Block, 92 of Ozone Place, Covington, Louisiana from CR to RSL.***

The authority herein shall include such incidental acts as are reasonably required to carry, out and perform the specific authorities granted herein.

My attorney-in-fact agrees to accept this appointment subject to its terms, and agrees to act and perform in said fiduciary capacity consistent with my best interest, as my attorney-in-fact in its discretion deems advisable.

This power of attorney is effective upon execution. This power of attorney may be revoked by me at any time, and shall be automatically revoked upon my death.

Signed this 24th day of August, 2019

JULIE CLELAND COX

JANE CLELAND MURPHY

NATALIE CLELAND RATCLIFF

FRANK M. CLELAND, JR

witness DANA CAMPO

witness TAYLER MIGUES

SWORN TO AND SUBSCRIBED BEFORE ME on this 24 day of August 2019

Lauren Ducote, Notary Public No. 133260
My Commission is for Life

LAUREN DUCOTE · ID NO. 133260 · NOTARY PUBLIC · ST. TAMMANY PARISH, LA

22ND JUDICIAL DISTRICT COURT FOR THE PARISH OF ST. TAMMANY

STATE OF LOUISIANA

NO. 2018 31194 DIVISION "E"

JOINT SUCCESSION

OF

FRANK M. CLELAND, SR. and
WILMUTH COOK CLELAND

FILED: DEC 18 2018

DEPUTY CLERK

Diana Gremillion, Deputy Clerk

JUDGMENT OF POSSESSION

Considering the petition To Be Placed In Possession of Estate and the record of this proceeding, satisfactory proof having been submitted to the court that no inheritance taxes are due the State of Louisiana and that there is no longer a necessity for an administration of this succession, the law and evidence entitling petitioners to the relief prayed for, and the reasons this day orally assigned:

IT IS ORDERED, ADJUDGED AND DECREED: THAT IN THE

ESTATE OF FRANK M. CLELAND, SR.

That **JANE CLELAND MURPHY, NATALIE CLELAND RATCLIFF, FRANK M. CLELAND, JR., AND JULIE CLELAND COX,** surviving children and sole heirs of said decedent, be and they are hereby recognized as such and that said petitioners be hereby further sent and placed into possession of the decedent's undivided one-fourth (1/4) of decedent's undivided one-half (½) interest in and to the property left by decedent, Frank M. Cleland, Sr., as more fully described below:

IT IS ORDERED, ADJUDGED AND DECREED: THAT IN THE

ESTATE OF WILMUTH COOK CLELAND

That **JANE CLELAND MURPHY, NATALIE CLELAND RATCLIFF, FRANK M. CLELAND, JR., AND JULIE CLELAND COX,** surviving children and sole heirs of the decedent, be and they are hereby recognized as such and that each individual be and is hereby further sent and placed into possession of an undivided one-fourth (1/4) of decedent's undivided one-half (1/2) interest in and to the property left by decedent, Wilmuth Cook Cleland, as more fully described below:

COMMUNITY PROPERTY

IMMOVABLE PROPERTY

ST. TAMMANY PARISH

St. Tammany Parish 1146
Instrmnt #: 2142088
Registry #: 2609349 smh
1/9/2019 8:30:00 AM
MB CB X MI UCC

SCANNED

DEC 19 2018

PARCEL NO. ONE

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situated in and being Lots Nos. Thirty (30), Thirty-One (31) and Thirty-Two (32) of Square No. Ninety-Two (92) in Ozone Place subdivision of the Town of Covington, Parish of St. Tammany, State of Louisiana, with all the buildings and improvements thereon situated and thereunto belonging.

All as per map and plat of Ozone Place on file in the records of St. Tammany Parish, Louisiana.

Said property acquired by Frank M. Cleland and Wilmuth Cook Cleland from Walter L. Snider and Stanley R. Snider by sale dated May 19, 1952, recorded at COB 206, folio 466, and bearing instrument No. 103600 of the official records of St. Tammany Parish, Louisiana. Further acquired by Seth Leland Cox by sale dated May 23, 2011, bearing Instrument No. 1812141 of the official records of St. Tammany Parish, Louisiana.

PARCEL NO. TWO

That portion 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 Section 37, Township 6 South, Range 11 East, in that part thereof known as Ozone Place and being more fully described as follows, to-wit:

Lots thirty-three (33) and thirty-four (34) of Block Ninety-Two (92) of Ozone Place. According to the plat of Block Ninety-Two (92) made by C.R. Schultz, Surveyor, on August 24, 1945 and revised on March 15, 1946 and April 22, 1946 blueprint of which is on file and of record in the office of the Clerk of Court for the Parish of St. Tammany, Lots thirty-three (33) and thirty-four (34) front thirty (30') feet each on Eleventh Street by a depth between equal and parallel lines of one hundred and twenty (120') feet.

Said property acquired by Frank M. Cleland and Wilmuth Cook Cleland from Walter L. Snider and Stanley R. Snider by deed dated May 14, 1957, and recorded at COB 252, folio 433, Instrument No. 137657 of the official records of St. Tammany Parish, Louisiana. Acquired by Seth Leland Cox by sale dated May 23, 2011, bearing Instrument No. 1812141 of the official records of St. Tammany Parish, Louisiana. Further acquired by Judgment of Possession in the *Succession of Seth Leland Cox*, Instrument No. 1980344 of the official records of St. Tammany Parish, Louisiana.

IMMOVABLES:

Hancock Whitney Checking Account #60024570

All banks, trust companies, insurance companies, and all other persons, partnerships, unincorporated associations, or corporations having on deposit, or in their possession, or under their control any money, credits, stocks dividends, bonds, or other property depending upon or belonging to the Joint Successions of **FRANK M. CLELAND, SR. and WILMUTH COOK CLELAND,** are hereby required to deliver them to the following heirs **JANE CLELAND MURPHY, NATALIE CLELAND RATCLIFF, FRANK M. CLELAND, JR., AND JULIE CLELAND COX** in accordance with this Judgment.

JUDGMENT READ AND SIGNED in the Covington, Louisiana, this 27 day of December, 2018.

JUDGE

SCANNED DEC 19 2018

A TRUE COPY

DY. CLERK 22nd JUD. DIST. COURT
ST. TAMMANY PARISH, LA

Addie Troxclair, Deputy Clerk