ORDINANCE # 2016-27
INTRODUCED BY O'Keefe
DATE INTRODUCED 7/19/16
ITEM NUMBER 2016-07-01
PUBLIC HEARING 9/20/16
ADOPTED/TABLED 9/20/16 until 10/18/16/tabled until 11/15/16 - Adopted 11/15/16
EFFECTIVE
BOOK # 3 PAGE #
RECORDATION #
AMENDED BY ORDINANCE #
DATE AMENDED

ADOPTION INTRODUCTION

CITY OF COVINGTON
STATE OF LOUISIANA

ORDINANCE NUMBER 2016-27

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 A 1.397 ACRE TRACT OF LAND IN SECTION 38, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, SAID PROPERTY BEING LOCATED AT 2003 RONALD REAGAN HIGHWAY, COVINGTON, ST. TAMMANY PARISH, LOUISIANA, AND ALSO CLASSIFYING THIS PROPERTY AS CR-REGIONAL COMMERCIAL ZONING DISTRICT UNDER THE ZONING LAWS OF THE CITY OF COVINGTON (Zoning Case No. 16-06-02ANNEX)

WHEREAS, the City of Covington has received on file a petition by Joey LaMartina, Agent of Reggie's Dream LLC, requesting the annexation of the following described property into the corporate limits of the City of Covington:

LEGAL DESCRIPTION:

All that certain piece or parcel of land, together with all the buildings and improvements thereon and all of the rights, ways, means, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining thereto, situated in Section 38, Township 6 South, Range 11 East, St. Tammany Parish, State of Louisiana, fully described as follows:

From the Section corner common Sections 29, 30, 31 and 32, run North 49 degrees, 01 minutes East 152.05 feet to a point; thence North 14 degrees, 05 minutes East 540.3 feet to a point; thence South 85 degrees, 28 minutes East 1049.74 feet to a point; thence North 09 degrees, 06 minutes East 738.4 feet to a point; thence North 69 degrees, 41 minutes East 848.60 feet to an iron rod located on the Southern edge of U.S. Hwy 190 Bypass and the Point of Beginning.

From the Point of Beginning go South 26 degrees, 03 minutes 00 seconds East 485.04 feet (title-South 26 degrees, 03 minutes East 485.43 feet);

thence South 29 degrees, 06 minutes 52 seconds West 9.88 feet (title-South 28 degrees 59 minutes 27 seconds West 10.0 feet to an iron); thence North 56 degrees, 00 minutes, 53 seconds West 114.49 feet (title-114.22 feet); thence North 67 degrees, 08 minutes, 43 seconds West 119.88 feet (title-119.87 feet); thence North 55 degrees 34 minutes 09 seconds West 61.69 feet (title-North 55 degrees, 34 minutes, 10 seconds West); thence North 18 degrees 59 minutes 40 seconds West 246.14 feet to the South line of U.S. Hwy 190 Bypass (title-North 19 degrees 03 minutes West 246.38 feet); thence along the South line of U.S. Hwy 190 Bypass along a curve to the left having a chord of 62 degrees 32 minutes 05 seconds East 144.30 feet (title-a chord of North 62 degrees 30 minutes East 144.40 feet) to the Point of Beginning.

Said property contains 1.397 acres. All as per map and plat of survey by Land Surveying, LLC dated April 6, 2015.

Being the same property acquired by Pamela Wright Mayfield from William Edward Mayfield pursuant to the Judgment of Partition of Community Property recorded at MOB & COB Instrument No. 1119684 of the records of St. Tammany Parish, Louisiana.

WHEREAS, the Zoning Commission of the City of Covington has recommended that the zoning classification for the above described property be designated as follows: CR-Regional Commercial; 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, the City of Covington has been submitted a certificate of the duly elected and qualified Assessor for the Parish of St. Tammany, State of Louisiana, showing the above described property owners to be the current and sole owners of this property and further certifying to the estimated assessed valuation of said property for the year 2015; and

WHEREAS, notice of the filing of this petition by the above described property owners 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 A; and

WHEREAS, although there are no registered voters in the district, it is deemed appropriate to comply with said requirement,

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:

All that certain piece or parcel of land, together with all the buildings and improvements thereon and all of the rights, ways, means, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining thereto, situated in Section 38, Township 6 South, Range 11 East, St. Tammany Parish, State of Louisiana, fully described as follows:

From the Section corner common Sections 29, 30, 31 and 32, run North 49 degrees, 01 minutes East 152.05 feet to a point; thence North 14 degrees, 05

minutes East 540.3 feet to a point; thence South 85 degrees, 28 minutes East 1049.74 feet to a point; thence North 09 degrees, 06 minutes East 738.4 feet to a point; thence North 69 degrees, 41 minutes East 848.60 feet to an iron rod located on the Southern edge of U.S. Hwy 190 Bypass and the Point of Beginning.

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Said property contains 1.397 acres. All as per map and plat of survey by Land Surveying, LLC dated April 6, 2015.

Being the same property acquired by Pamela Wright Mayfield from William Edward Mayfield pursuant to the Judgment of Partition of Community Property recorded at MOB & COB Instrument No. 1119684 of the records of St. Tammany Parish, Louisiana.

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 CR-Regional Commercial.

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 District A 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 Wright, seconded by Rolling.

YEAS: 6 **ABSENT:** 0

NAYS: 0 **ABSTAIN:** 0

PASSED AND ADOPTED this 15th day of November, 2016.

R. S. Sam O'Keefe
R.S. "SAM" O'KEEFE
COUNCIL VICE PRESIDENT

Bonnie D. Champagne
BONNIE D. CHAMPAGNE
COUNCIL CLERK

Presented to the Mayor this 21st day of November, 2016, at 11:10 o'clock A.M.

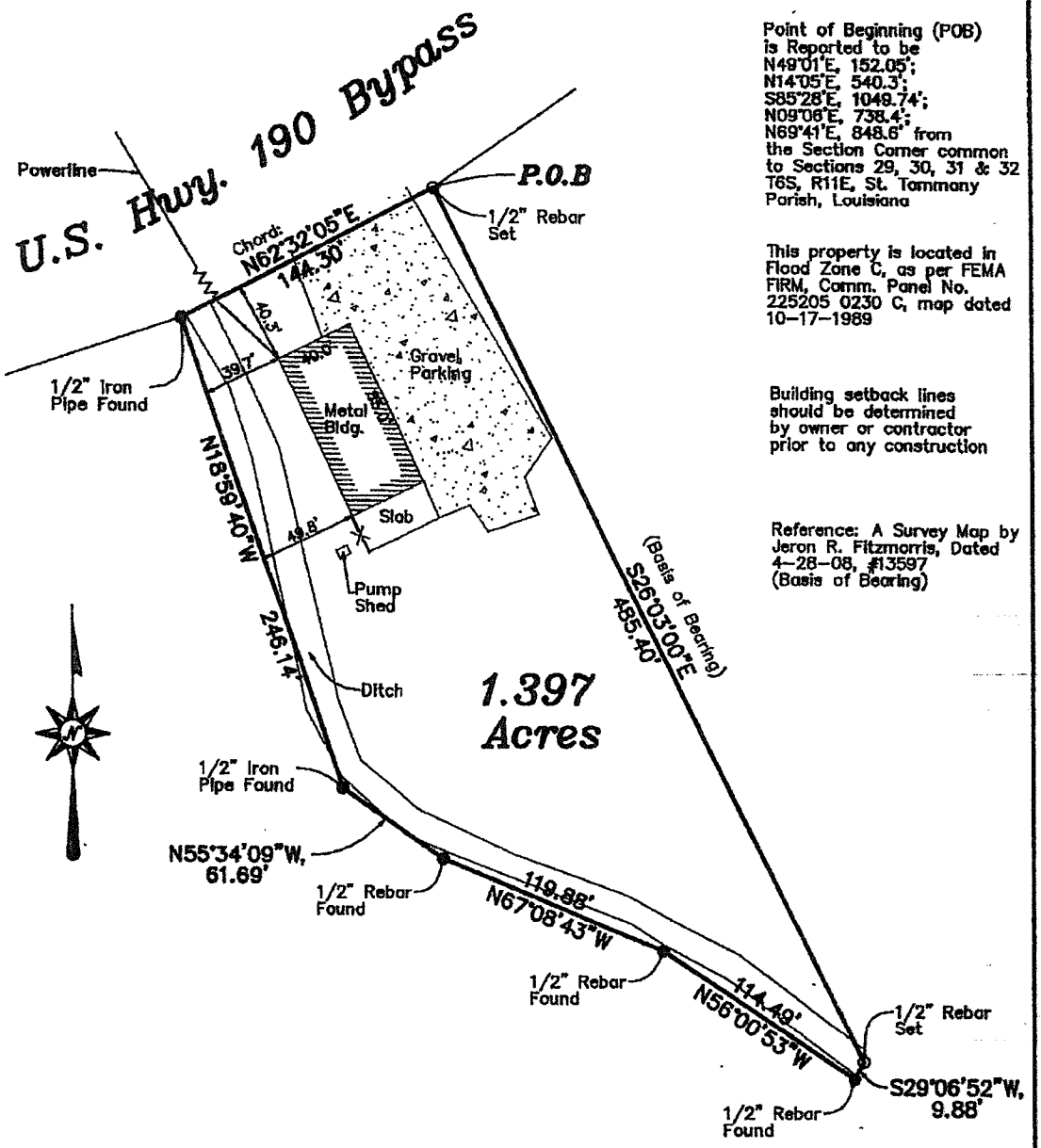
Bonnie D. Champagne
BONNIE D. CHAMPAGNE
COUNCIL CLERK

Approved ✓ or Vetoed ___ by the Mayor on this 22nd day of November, 2016.

MICHAEL B. COOPER
MAYOR

Received from the Mayor on the 22nd day of November, 2016, at 11:00 o'clock A.M.

Bonnie D. Champagne
BONNIE D. CHAMPAGNE
COUNCIL CLERK



Point of Beginning (POB) is Reported to be N49°01'E, 152.05'; N14°05'E, 540.3'; S85°28'E, 1049.74'; N09°06'E, 738.4'; N69°41'E, 848.6' from the Section Corner common to Sections 29, 30, 31 & 32 T6S, R11E, St. Tammany Parish, Louisiana

This property is located in Flood Zone C, as per FEMA FIRM, Comm. Panel No. 225205 0230 C, map dated 10-17-1989

Building setback lines should be determined by owner or contractor prior to any construction

Reference: A Survey Map by Jeron R. Fitzmorris, Dated 4-28-08, #13597 (Basis of Bearing)

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:LXI.

MUN# 2003 Hwy. 190 Bypass

MAP PREPARED FOR ***JOEY & ANGELA LAMARTINA***

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 38 Township 6 South, Range 10 East, 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) 892-6211 office (985) 898-0355 fax

BRUCE M. BUTLER, III
License No. 4894
PROFESSIONAL
BRUCE M. BUTLER III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894
LAND SURVEYOR
STATE OF LOUISIANA
4-6-15
4-6-15
4-6-15