



Planning Department

Petition for ANNEXATION

250 Bouscaren St, Ste 203
 Slidell, LA 70458
 985.646.4320
 fax 985.646.4356
 planningdept@cityofslidell.org
 myslidell.com

Petitioned Property

Street Address or Tax Parcel Identification Number as found on the St Tammany Parish Tax Assessor map:

1805 Shortcut Hwy
 Slidell, LA 70458

Acres Proposed to be Annexed: 2.419 acres

Current Use: Office

Current Parish Zoning District: HC-2 Hwy Commercial

Proposed City Zoning District: C4 Hwy Commercial

Proposed City Council District: C

Required Attachments

- Proof of ownership of petitioned property
- Map showing the location and measurements, and legal description, of petitioned property
- Certificate of Registrar of Voters, from the St. Tammany Parish Registrar of Voters, dated within the last six months
- Certificate of Ownership and Assessed Valuation, from the St. Tammany Parish Assessor's Office, dated within the last six months
- Fees; please speak with a Planner to confirm

Received By: <u>JFA</u>	Fee \$ <u>35⁰⁰</u>	Case # <u>A24-08</u>
Related Case(s): <u>S24-14</u>		

ck# 4937
 PH 10/21

Required Signatures and Notarization

This petition must be signed in the presence of a notary public by: at least 50% of registered voters, 50% of resident property owners, and 25% in assessed value of resident property owners; or, if no registered voters or resident property owners, by all nonresident property owners. Attach additional sheets if necessary.

I/we hereby petition to have the property described in this petition annexed into the City of Slidell.

I/we acknowledge and agree that the City will place a "notice of public hearing" sign on the property and that it must remain throughout the public hearing process.

SWORN TO AND SUBSCRIBED before me this 25th day of September, 2024.

Daniel E Zelenka # 17874
 Notary Public Daniel E Zelenka # 17874

Name, Home or Mailing Address (Street, City, State, Zip), and Email	Check all that apply in relation to the petitioned property	Signature and Date
<u>JV& DEVELOPMENT, LLC 1805 SHORTCUT HWY SLIDELL LA 70458</u>	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input checked="" type="checkbox"/> Own all or a part of	<u>Sean M. Burkes 9-25-24 SEAN M. BURKES (MANAGING MEMBER)</u>
	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input type="checkbox"/> Own all or a part of	
	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input type="checkbox"/> Own all or a part of	


JVG DEVELOPMENT, L.L.C.
CONSENT OF MEMBERS TO REMOVE GRACE FRITCHIE BURKES
AS MANAGER AND TO APPOINT SEAN M. BURKES AS MANAGER

The undersigned, being the Members of JVG DEVELOPMENT, L.L.C. (the "Company"), a limited liability company organized under the laws of the State of Louisiana and domiciled at 1805 Shortcut hwy., Slidell, Louisiana 70458, hereby consent to the following resolution:


RESOLVED, that Grace Fritchie Burkes be and is hereby removed as a Manager of the Company pursuant to Subsection 3.4.2 of the Operating Agreement on account of her death.

FURTHER RESOLVED, that Sean M. Burkes be and is hereby appointed as a Manager of the Company pursuant to Section 3.4 of the Operating Agreement with all the general powers of a Manager as set forth in Article III of the Operating Agreement

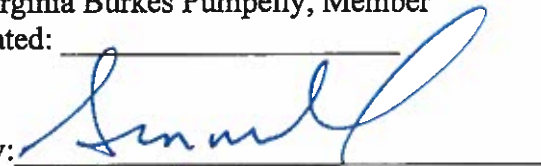
To evidence our consent, we hereby execute this document, which may be executed in counterparts, each of which shall be deemed to be an original, but all of which shall be deemed to be one and the same document, on the date(s) respectively set forth below our signatures and direct that John V. Burkes III place this document among the records of the Company.


John Vester Burkes, Manager/Member, individually and as
Executor of the Estate of Grace Fritchie Burkes
Dated: 12/31/23

By: _____
Rebecca Burkes Mott, Member
Dated: _____

By: 
Barbara Burkes Zelenka, Member
Dated: 12.31.23

By: _____
Virginia Burkes Pumpelly, Member
Dated: _____

By: 
Sean Macdonald Burkes, Member
Dated: 12/31/23

JVG DEVELOPMENT, L.L.C.
CONSENT OF MEMBERS TO REMOVE GRACE FRITCHIE BURKES
AS MANAGER AND TO APPOINT SEAN M. BURKES AS MANAGER

The undersigned, being the Members of JVG DEVELOPMENT, L.L.C. (the "Company"), a limited liability company organized under the laws of the State of Louisiana and domiciled at 1805 Shortcut hwy., Slidell, Louisiana 70458, hereby consent to the following resolution:

RESOLVED, that Grace Fritchie Burkes be and is hereby removed as a Manager of the Company pursuant to Subsection 3.4.2 of the Operating Agreement on account of her death.

FURTHER RESOLVED, that Sean M. Burkes be and is hereby appointed as a Manager of the Company pursuant to Section 3.4 of the Operating Agreement with all the general powers of a Manager as set forth in Article III of the Operating Agreement

To evidence our consent, we hereby execute this document, which may be executed in counterparts, each of which shall be deemed to be an original, but all of which shall be deemed to be one and the same document, on the date(s) respectively set forth below our signatures and direct that John V. Burkes III place this document among the records of the Company.



John Vester Burkes, Manager/Member, individually and as
Executor of the Estate of Grace Fritchie Burkes

Dated: 12/31/23

By: 

Rebecca Burkes Nam, Member

Dated: 12/31/23

By: 

Barbara Burkes Zelenka, Member

Dated: 12.31.23

By: _____

Virginia Burkes Pumpelly, Member

Dated: _____

By: 

Sean Macdonald Burkes, Member

Dated: 12/31/23


JVG DEVELOPMENT, L.L.C.
CONSENT OF MEMBERS TO REMOVE GRACE FRITCHIE BURKES
AS MANAGER AND TO APPOINT SEAN M. BURKES AS MANAGER

The undersigned, being the Members of JVG DEVELOPMENT, L.L.C. (the "Company"), a limited liability company organized under the laws of the State of Louisiana and domiciled at 1805 Shortcut hwy., Slidell, Louisiana 70458, hereby consent to the following resolution:

RESOLVED, that Grace Fritchie Burkes be and is hereby removed as a Manager of the Company pursuant to Subsection 3.4.2 of the Operating Agreement on account of her death.

FURTHER RESOLVED, that Sean M. Burkes be and is hereby appointed as a Manager of the Company pursuant to Section 3.4 of the Operating Agreement with all the general powers of a Manager as set forth in Article III of the Operating Agreement

To evidence our consent, we hereby execute this document, which may be executed in counterparts, each of which shall be deemed to be an original, but all of which shall be deemed to be one and the same document, on the date(s) respectively set forth below our signatures and direct that John V. Burkes III place this document among the records of the Company.



John Vester Burkes, Manager/Member, individually and as
Executor of the Estate of Grace Fritchie Burkes

Dated: 12/31/23

By: _____

Rebecca Burkes Mott, Member

Dated: _____

By: 

Barbara Burkes Zelenka, Member

Dated: 12-31-23

By: 

Virginia Burkes Pumpelly, Member

Dated: 12/5/24

By: 

Sean Macdonald Burkes, Member

Dated: 12/31/23

ST. TAMMANY PARISH REGISTRAR OF VOTERS

M. 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 with a municipal address of 1805 Shortcut Hwy, Slidell, LA 70458 and further described in the attached survey by J.V. Burkes & Associates, Inc. Survey No. 20240077 dated March 12, 2024 and further identified as 2.149 acres situated in Section 11 – Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, St. Tammany, 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 20th day of September, 2024.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Dwayne Wall", is written over a faint circular seal impression.

M. Dwayne Wall, CERA
Registrar of Voters
Parish of St. Tammany

Exhibit A

J. V. Burkes & Associates, Inc.

1805 Shortcut Highway, Slidell, La

Phone

♦ Fax

Engineering ♦ Surveying ♦ Environmental

March 14, 2024

**Legal Description - 2.419 acres situated
in Section 11 – Township 9 South – Range 14 East,
Greensburg Land District, City of Slidell,
Saint Tammany Parish, Louisiana**

A certain parcel of land, lying and situated in Section 11, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana and being more fully described as follows.

*From the Quarter Section corner common to Sections 11 and 14, Township 9 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana run South 89 Degrees 52 Minutes 00 Seconds East a distance of 458.3 feet to a point; Thence run North 01 Degrees 00 Minutes 00 Seconds West a distance of 543.20 feet to a point; thence South 89 Degrees 52 Minutes 00 Seconds East a distance of 51.85 feet to a ½" iron rod found on the easterly right of way line of Nellie Drive and the **Point of Beginning**.*

*From the **Point of Beginning** continue along said run along said easterly right of way line of Nellie Drive North 01 Degrees 53 Minutes 00 Seconds West a distance of 294.41 feet to a ½" iron rod set; Thence run North 53 Degrees 33 Minutes 53 Seconds East a distance of 31.39 feet to a ½" iron rod set on the southerly right of way line of Fremaux Avenue (a.k.a. Shortcut Highway); Thence run along said southerly right of way line of Fremaux Avenue (a.k.a. Shortcut Highway) along a curve with a radius of 2492.42 feet and an arc length of 48.58 feet having a chord bearing of South 63 Degrees 57 Minutes 36 Seconds East a distance of 48.58 feet to a right of way monument found; Thence run South 65 Degrees 15 Minutes 38 Seconds East a distance of 46.25 feet to a right of way monument found; Thence run South 65 Degrees 41 Minutes 17 Seconds East a distance of 256.21 feet to a ½" iron rod set; Thence run South 30 Degrees 15 Minutes 22 Seconds East a distance of 29.02 feet to a ½" iron rod set; Thence run South 65 Degrees 41 Minutes 06 Seconds East a distance of 15.00 feet to a point; Thence leaving said southerly right of way line of Fremaux Avenue (a.k.a. Shortcut Highway) run South 14 Degrees 24 Minutes 42 Seconds West a distance of 160.83 feet to a point; Thence run South 03 Degrees 52 Minutes 08 Seconds East a distance of 173.90 feet to a point; Thence run South 13 Degrees 51 Minutes 00 Seconds East a distance of 2.41 feet to a point; Thence run South 89 Degrees 27 Minutes 44 Seconds West a distance of 112.63 feet to a ¾" iron pipe found; Thence run North 01 Degrees 25 Minutes 38 Seconds West a distance of 199.75 feet to ½" iron rod found; Thence run South 89 Degrees 20 Minutes 29 Seconds West a distance of 217.71 feet and back to the **Point of Beginning**.*

*Said parcel contains **2.419 acres of land more or less**, lying and situated in Section 11, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana.*

Geoportial Map





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:

2023 Tax Roll - Assessment Number 38224

OWNERS: JVG DEVELOPMENT, LLC

1805 Shortcut Hwy
Slidell, LA 70458

PROPERTY DESCRIPTION: **2023 TAX ROLL**

2.22 ACS M/L SEC 11 9 14 INST NO 892747 INST NO 1445641

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

2023 VALUATION:	Land	-	39,480
	Improvements	-	<u>41,412</u>
TOTAL ASSESSED VALUATION			80,892

Commercial property is valued at 10% on the land and 15% on the Improvements

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

Slidell, Louisiana this the 20th day of September, 2024.

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

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 is assessed in the name **LVG DEVELOPMENT, LLC** as owner for the tax year **2023** and whose address is **1805 Shortcut Hwy., Slidell, LA 70458** and that the following certification is applicable to the property described as follows which is proposed for annexation into the
City of Slidell:

PROPERTY DESCRIPTION

2023 Tax Roll Assessment: Assessment Number: 38224

2.22 ACS M/L SEC 11 9 14 INST NO 892747 INST NO 1445641

The total assessed value of all property within the above described area is
\$ 80,892 .

- 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 **\$80,892.**
- III. I do further certify that the assessed valuation of the above described tract is as follows:

2023 ASSESSED VALUATION : **\$ 80,892**

Commercial property is valued at 10% on the land and 15% on the Improvements

In faith whereof, witness my official signature and the impress of my official seal, at
Covington, Louisiana this the 20th day of September, 2024.

LOUIS FITZMORRIS, Assessor

TROY DUGAS, Chief Deputy Assessor

UNITED STATES OF AMERICA

STATE OF LOUISIANA

CASH SALE

PARISH OF ST. TAMMANY

BE IT KNOWN, That on **July 23, 2004**, before me, the undersigned Notary Public in and for the Parish and State aforesaid, and in the presence of the undersigned competent witnesses, **PERSONALLY CAME AND APPEARED**:

FRITCHIE SISTERS, L.L.C. a limited liability company, represented herein by Barbara Fritchie Ware, Nelouise Fritchie Williams, Grace Fritchie Burkes and Beth Fritchie Dendinger, being the sole members of Fritchie Sisters, L.L.C.

MAILING ADDRESS: 2923 Georges Lane, Alexandria, LA 71301
Federal I.D. No. 72-1291459

St. Tammany Parish 1038
Instrmnt #: 1445641
Registry #: 1416214 LCM
07/27/2004 10:42:00 AM
MB CB X MI UCC

who declared that it does by these presents, grant, bargain, sell, assign, convey, transfer, set-over, abandon and deliver, with all legal warranties and with full substitution and subrogation in and to all rights and actions of warranty which seller has or may have against all preceding owners and vendors unto

JVG DEVELOPMENT, L.L.C., a limited liability company, represented herein by John Vester Burkes, III, and Grace Fritchie Burkes, Managers, as per Certificate of Authority attached hereto and made a part hereof.

MAILING ADDRESS: 2990 E. Gause Boulevard, Slidell, Louisiana 70461
Federal I.D. No. 33-1088980

here present, accepting and purchasing for itself, its heirs and assigns, and acknowledging delivery and possession thereof, the following described property, to-wit:

2.22 acres of land more or less located in Section 11, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana, more fully described as follows:

Commencing at the Southeast Corner of intersection of Nellie Drive and Fremaux Avenue go 408 feet more or less to the Westerly Right of way of Drainage Lateral #4; thence in a Southerly direction along said Right of Way 342 feet more or less; Thence West along North property line of Slidell Little Theater 97 feet more or less; Thence in a Northerly direction along the East property line of Albert Cerdas - 200 feet; Thence West along the North property line of Albert Cerdas property 218.0 feet to the East Right of Way of Nellie Drive; Thence North along said Right of Way 290 feet more or less to the POINT OF BEGINNING.

Being a portion of the same property acquired by Fritchie Sisters, L.L.C. from Nelouise Fritchie Williams et al in an act dated January 27, 1994, recorded January 31, 1994 at CIN 892747 in the official records of St. Tammany Parish, Louisiana.

This act is made and accepted subject to any and all restrictions and servitudes filed of record.

To have and to hold the said property unto the said purchaser, his heirs and assigns forever.

This sale is made and accepted for and in consideration of the price and sum of **ONE HUNDRED EIGHTY THOUSAND AND NO/100 (\$180,000.00) DOLLARS**, cash, which the said purchasers have well and truly paid, in ready and current money, to the seller who hereby acknowledges the receipt thereof and grants full acquittance and full discharge therefor.

All City, State and Parish taxes up to and including the taxes due and exigible for 2003 are paid. 2004 taxes will be paid by seller, and all future years are the responsibility of the purchasers.

The certificates of Mortgage and Conveyance are waived, and the Parties hereto relieve and release me, Notary, from all responsibility and liability in conjunction therewith.

CERTIFICATE OF AUTHORITY


THE UNDERSIGNED certifying official of JVG Development, L.L.C. (The "Company") hereby certifies that the following is a true and correct extract of Article III of the Operating Agreement of the Company, granting to John V. Burkes, III (a/k/a John Vester Burkes, III), and Grace F. Burkes (a/k/a Grace Fritchie Burkes) the full and complete authority to conduct and manage the affairs of the Company, without any limitation whatsoever:

Section 3.1 Manager(s). John V. Burkes and Grace F. Burkes are hereby appointed the Managers of the Company (the "Manager(s)"). In the event that either John V. Burkes or Grace F. Burkes shall become incapacitated or die or is removed, the other shall assume the duties of Manager for the period of incapacitation or shall become the Manager in the event of death or removal. The business and affairs of the Company shall be managed under the direction and control of the Manager(s), and all powers of the Company shall be exercised by or under the authority of the Manager(s). No other Person shall have any right or authority to act for or bind the Company except as permitted in this Agreement or as required by law.

Section 3.2 General Powers. The Manager(s) or either of them shall have the full power to execute and deliver, for and on behalf of the Company, any and all documents and instruments which may be necessary or desirable to carry on the business of the company. No person dealing with a Manager need inquire into the validity or propriety of any document or instrument executed in the name of the Company by a Manager, or as to the authority of a Manager in executing the same.

In accordance with Section 3.2 the management of the Company may be conducted by either Manager.

THUS DONE AND SIGNED this 23rd day of July, 2004.



JOHN VESTER BURKES, III,
Certifying Official and Manager

ATTEST:



GRACE FRITCHIE BURKES, Manager

That whenever the word or words he, him, himself, his, purchaser, seller, vendor or any other such descriptive words referring to the parties hereto are used, they shall be construed to apply to the singular or plural, masculine, feminine or neuter, as the case may be.

THUS DONE AND PASSED, in my office in Slidell, Louisiana, on the day, month and year first above written, in the presence of the undersigned competent witnesses, who have hereto signed their names with the said appearers and me, Notary, after reading of the whole.

WITNESSES:

Terri L. Ray
Terri L. Ray
Shirley S. Ratchiff
Shirley S. Ratchiff

SELLER:

FRITCHIE SISTERS, L.L.C.

BY: *Barbara Fritchie Ware*
Barbara Fritchie Ware, Member

BY: *Nelouise Fritchie Williams*
Nelouise Fritchie Williams, Member

BY: *Grace Fritchie Burkes*
Grace Fritchie Burkes, Member

BY: *Beth Fritchie Dendinger*
Beth Fritchie Dendinger, Member

PURCHASER:

JVG DEVELOPMENT, L.L.C.,

BY: *John Vester Burkes, III*
John Vester Burkes, III, Manager

BY: *Grace Fritchie Burkes*
Grace Fritchie Burkes, Manager

[Signature]
NOTARY PUBLIC

D. REX ENGLISH, # 5353
NOTARY PUBLIC
PARISH OF ST. TAMMANY
MY COMMISSION IS FOR LIFE

GENERAL NOTES

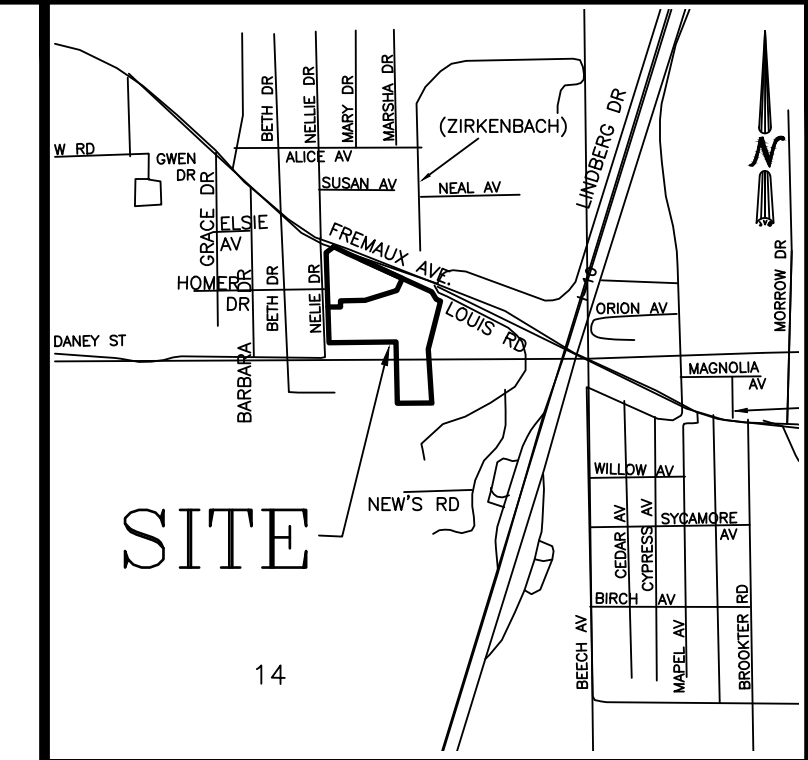
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS & IS NOT IN A SPECIAL FLOOD HAZARD AREA. F.I.R.M. COMMUNITY MAP NO. 225205_0420_E, DATED: 04/21/1999. FLOOD ZONE: A4, B & C BASE FLOOD ELEVATION: 9.0' N/A & N/A

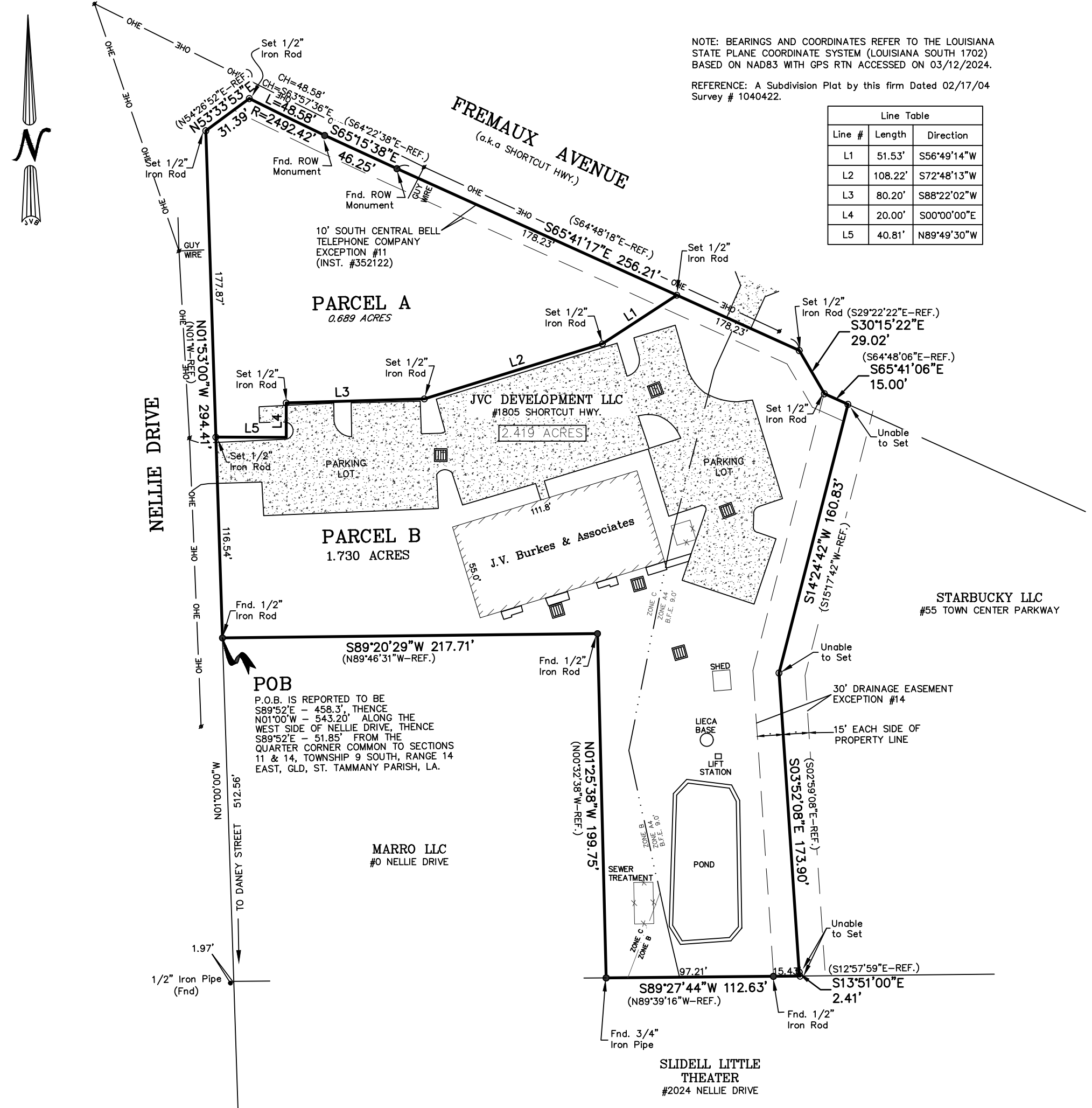
ZONING: HC-2 HIGHWAY COMMERCIAL

Sec. 130-920. - Site and structure provisions.

(a) Maximum building size. The maximum building size in the HC-2 district shall be 40,000 square feet.
 (b) Minimum lot area. No new lot shall be created that is less than 20,000 square feet in area.
 (c) Minimum area regulations. (1) Minimum lot width. For each zoning lot provided with central water and sewerage facilities, the minimum lot width shall not be less than 80 feet. (2) Street planting areas. All areas along the street or road which a property abuts shall comply with the standards of section 130-1976. (3) Side and rear planting areas. All areas located along the side and rear interior property lines shall comply with section 130-1977. (4) Transitional yards. Where on HC district adjoins a residential district, transitional yards shall be provided in accordance with subsections (c)(1) and (2) of this section or the following regulations whichever is more restrictive: a. Where lots in an HC district front on a street and at least 80 percent of the frontage directly across the street between two consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district. b. In an HC district, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this chapter for a residential use on the adjacent property in the residential district. c. In an HC district, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this chapter for a residential use on the adjacent property in the residential district. d. In an HC district, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this chapter on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district. Where a building is taller than 25 feet in height, one additional foot of setback shall be required in each yard. Each facade is measured separately and the additional depth is required perpendicular to that facade. (d) Maximum lot coverage. The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less. (e) Height regulations. (1) No portion of a building or dwelling for residential or business purposes located within 100 feet of a residentially zoned property shall exceed 35 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in chapter 115, article II, whichever is higher. (2) In no case shall any building or dwelling for residential or business purposes exceed 60 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in chapter 115, article II, whichever is higher. (f) Design criteria. (1) Landscaping. All landscaping shall be in compliance with the provisions of article VI, division 2, of this chapter. (2) Signage. All signage shall be in compliance with article VI, division 3, of this chapter. (3) Lighting. All site lighting shall be in compliance with article VI, division 4, of this chapter. (4) Parking/loading. All parking and loading will be in compliance with article VI, division 8, of this chapter.



VICINITY MAP
NOT TO SCALE

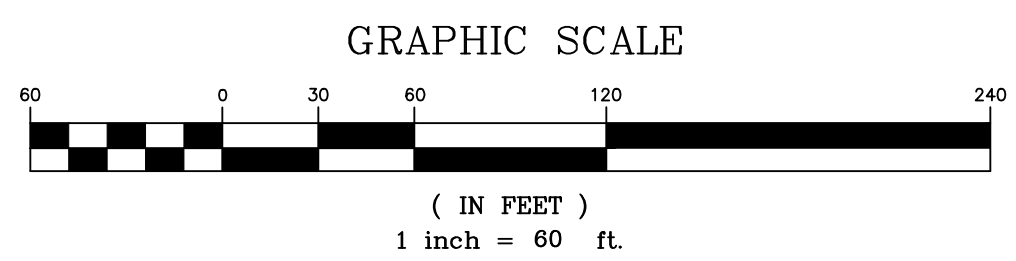


NOTE: BEARINGS AND COORDINATES REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702) BASED ON NAD83 WITH GPS RTN ACCESSED ON 03/12/2024. REFERENCE: A Subdivision Plat by this firm Dated 02/17/04 Survey # 1040422.

Line #	Length	Direction
L1	51.53'	S56°49'14"W
L2	108.22'	S72°48'13"W
L3	80.20'	S88°22'02"E
L4	20.00'	S00°00'00"E
L5	40.81'	N89°49'30"W

LEGEND

	SEWER MANHOLE, SEWER LINE
	WATER MANHOLE, WATER LINE
	GAS MANHOLE, GAS LINE
	TELE. MANHOLE, TELE. LINE
	DRAIN MANHOLE, DRAIN LINE
	DRAIN INLET, DRAIN LINE
	POWER POLE / OVERHEAD LINES ELECTRIC, TELEPHONE, CABLE TV
	ELEC. TOWER / OVERHEAD LINES
	CATCH BASIN
	LIGHT STANDARD
	TRAFFIC LIGHT
	TELE., ELEC., CATV PEDESTAL
	GAS, WATER, ELECTRIC METER
	GAS, WATER VALVE
	SEWER, DRAIN CLEANOUT
	FIRE HYDRANT
	GUY WIRE ANCHOR
	SIGN
	PYLON
	MAILBOX
	TREE
	SHRUB
	FENCE



Legal Description:
 A certain parcel of land, lying and situated in Section 11 and 14, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana and being more fully described as follows:
 From the Quarter Section corner common to Sections 11 and 14, Township 9 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana run South 89 Degrees 52 Minutes 00 Seconds East a distance of 458.3 feet to a point; Thence run North 01 Degrees 00 Minutes 00 Seconds West a distance of 543.20 feet to a point; Thence South 89 Degrees 52 Minutes 00 Seconds East a distance of 51.85 feet to a 1/2" iron rod found on the easterly right of way line of Nellie Drive and the Point of Beginning.
 From the Point of Beginning continue along said run along said easterly right of way line of Nellie Drive North 01 Degrees 53 Minutes 00 Seconds West a distance of 294.41 feet to a 1/2" iron rod set; Thence run North 53 Degrees 33 Minutes 53 Seconds East a distance of 31.39 feet to a 1/2" iron rod set on the southerly right of way line of Fremaux Avenue (a.k.a. Shortcut Highway); Thence run along said southerly right of way line of Fremaux Avenue (a.k.a. Shortcut Highway) along a curve with a radius of 2492.42 feet and an arc length of 48.58 feet having a chord bearing of South 63 Degrees 57 Minutes 36 Seconds East a distance of 48.58 feet to a right of way monument found; Thence run South 65 Degrees 15 Minutes 38 Seconds East a distance of 46.25 feet to a right of way monument found; Thence run South 65 Degrees 41 Minutes 17 Seconds East a distance of 256.21 feet to a 1/2" iron rod set; Thence run South 30 Degrees 15 Minutes 22 Seconds East a distance of 29.02 feet to a 1/2" iron rod set; Thence run South 65 Degrees 41 Minutes 06 Seconds East a distance of 15.00 feet to a point; Thence leaving said southerly right of way line of Fremaux Avenue (a.k.a. Shortcut Highway) run South 14 Degrees 24 Minutes 42 Seconds West a distance of 160.83 feet to a point; Thence run South 03 Degrees 52 Minutes 08 Seconds East a distance of 173.90 feet to a point; Thence run South 13 Degrees 51 Minutes 00 Seconds East a distance of 2.41 feet to a point; Thence run South 89 Degrees 27 Minutes 44 Seconds West a distance of 112.63 feet to a 1/2" iron pipe found; Thence run North 01 Degrees 25 Minutes 38 Seconds West a distance of 199.75 feet to 1/2" iron rod found; Thence run South 89 Degrees 20 Minutes 29 Seconds West a distance of 217.71 feet and back to the Point of Beginning.

CERTIFICATION
 I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN. ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST. AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.
 PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

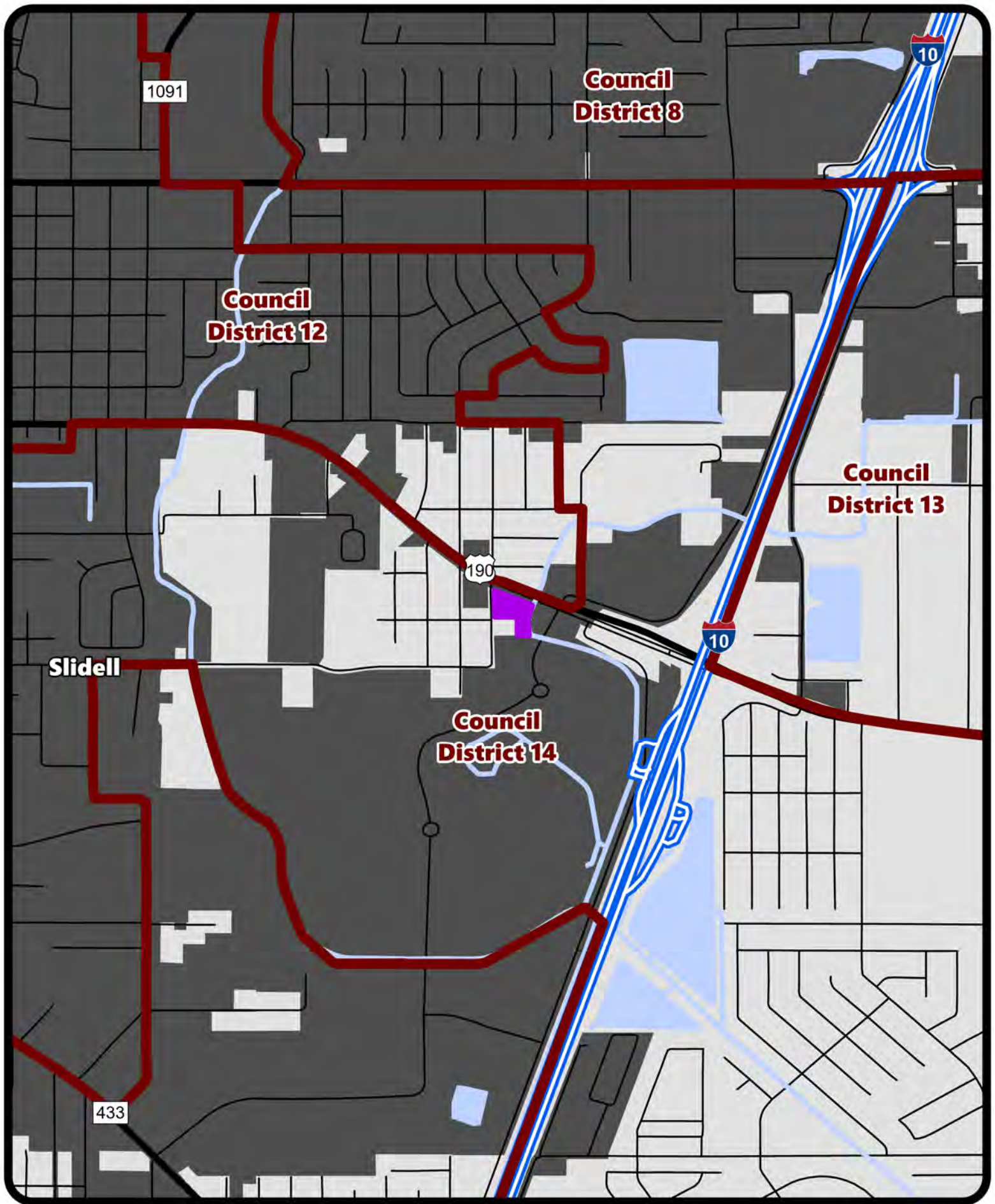
J.V. Burkes & Associates, Inc.
 SURVEYING ENGINEERING • ENVIRONMENTAL
 1805 Shortcut Highway
 Slidell, Louisiana 70458
 E-mail: jvbassoc@jvburkes.com
 Phone: 985-649-0075 Fax: 985-649-0154

**AN ANNEXATION PLAT OF
 PARCEL A & PARCEL B
 IN SECTION 11, T-9-S, R-14-E,
 GREENSBURG LAND DISTRICT,
 CITY OF SLIDELL, ST. TAMMANY PARISH, LOUISIANA**

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.
 JVG DEVELOPMENT LLC

SCALE:	1" = 60'
DATE:	03/12/2024
DRAWN BY:	VLL
CHECKED BY:	JDL
DWG. NO.	20240077
SHEET	1 OF 1

SEAN M. BURKES
 LA REG. NO. 4785



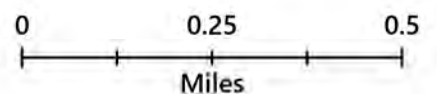
Slidell Annexation (SL2024-05)

Overview Map

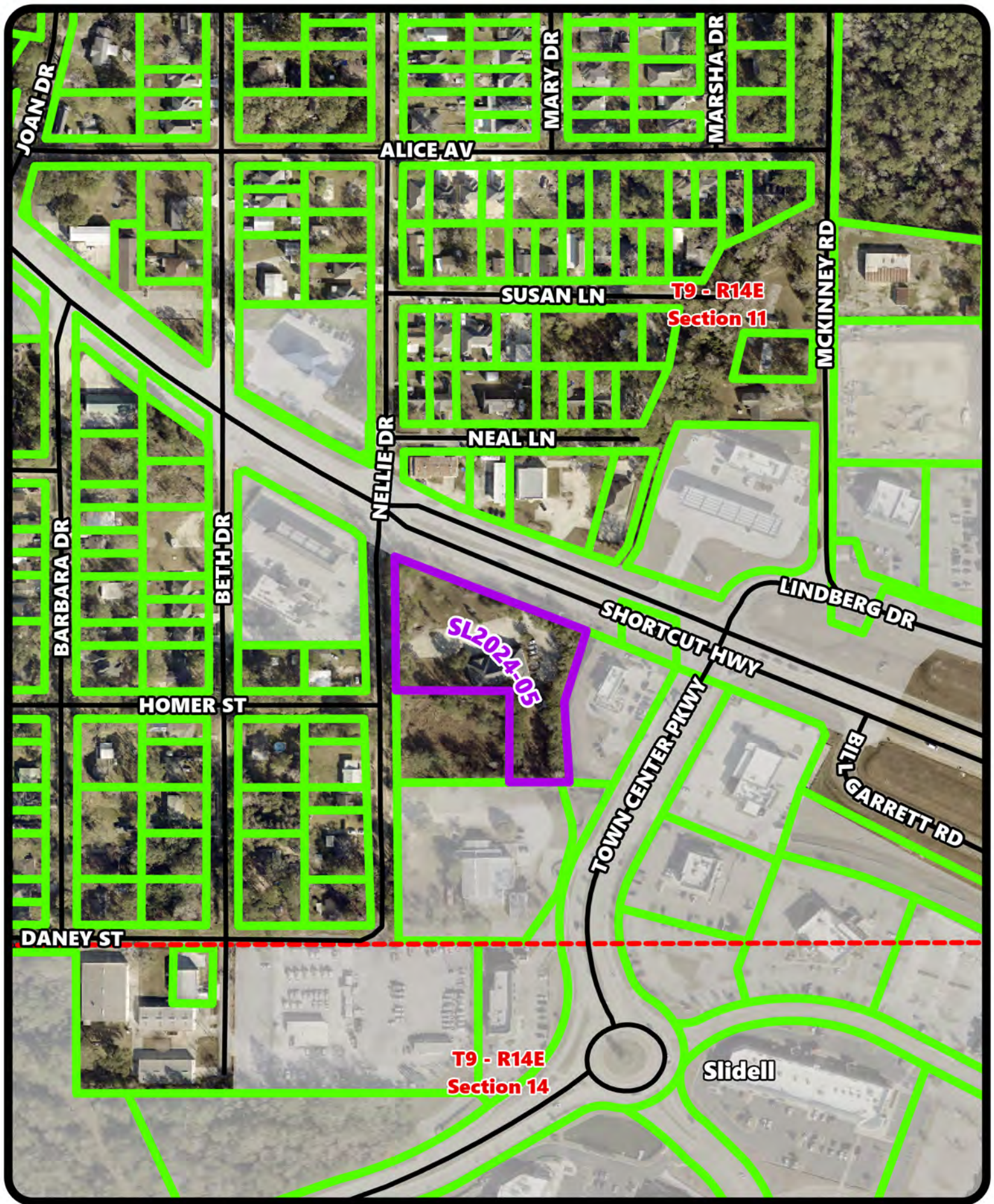
-  Roads
-  Annexation Request
-  City Limit
-  Council Districts
-  Waterway



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



This map was produced by the GIS Division of the Department of Technology 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) 2024. St. Tammany Parish, LA. All rights Reserved.



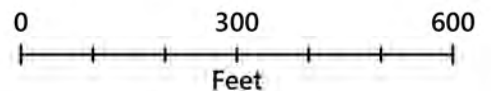
Slidell Annexation (SL2024-05)

Aerial Map

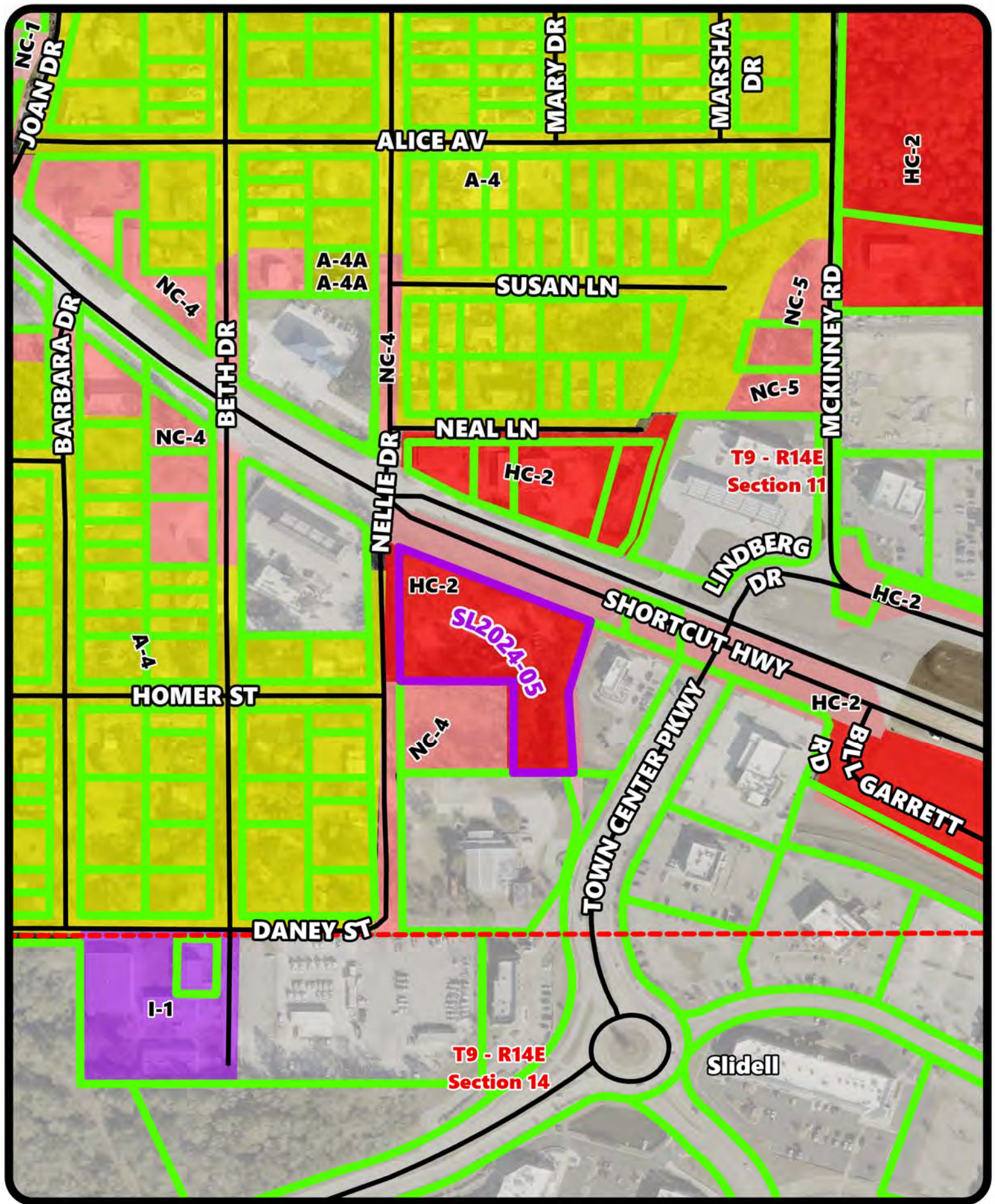
- Rivers
- Roads
- Annexation Request
- Assessor Parcels
- City Limit
- Section Township Range



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



This map was produced by the GIS Division of the Department of Technology 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) 2024. St. Tammany Parish, LA. All rights Reserved.



Slidell Annexation (SL2024-05)

Zoning Map

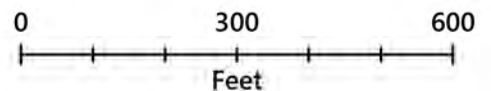
- Rivers
- Roads
- City Limit
- Annexation Request
- Assessor Parcels
- Section Township Range

Zoning Classification

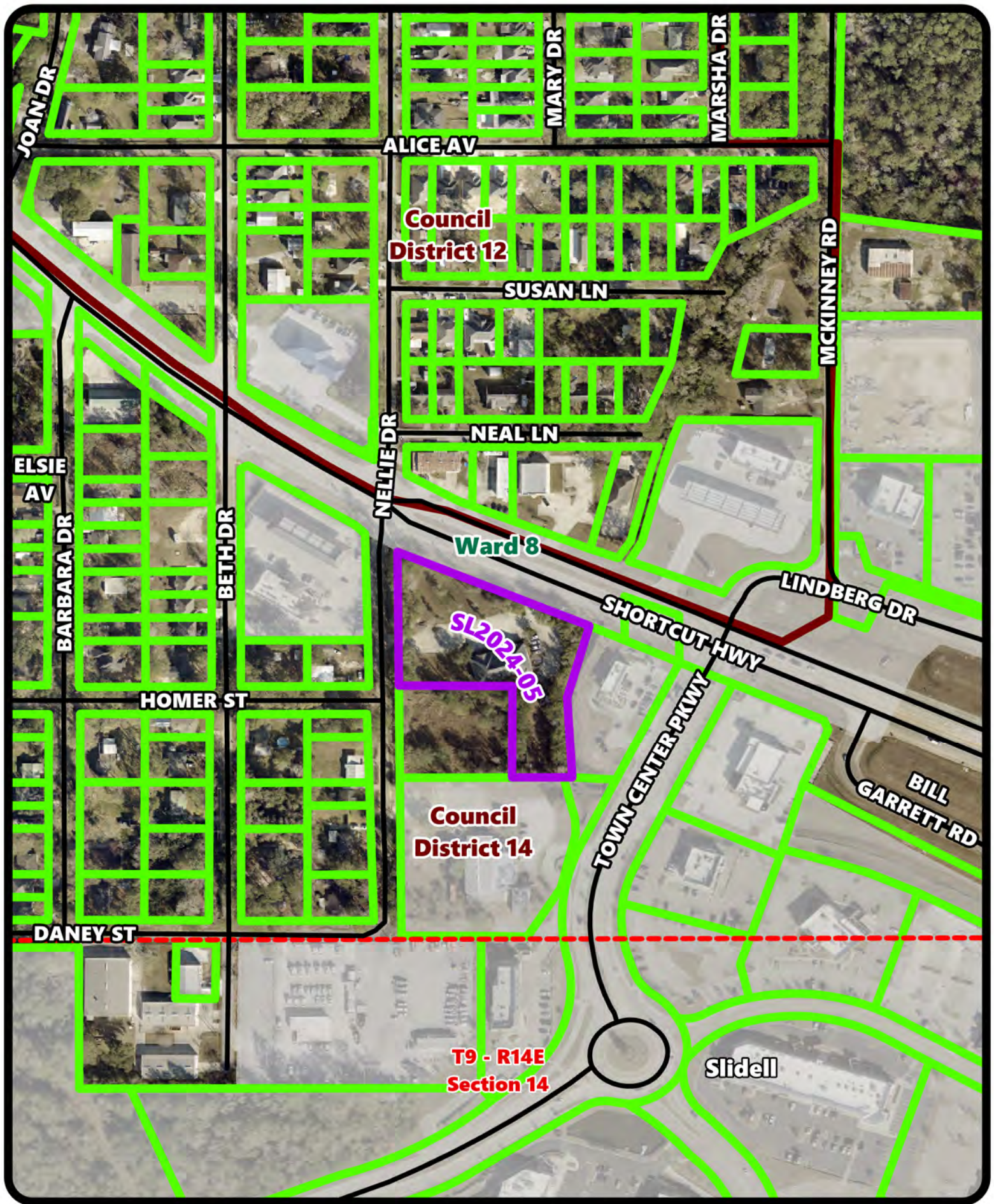
- | | |
|--|---|
| A-4 Single Family Residential | NC-5 Retail and Service |
| A-4A Single Family Residential | HC-2 Highway Commercial |
| NC-1 Professional Office | I-1 Industrial |
| NC-4 Neighborhood Institutional | |



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





This map was produced by the GIS Division of the Department of Technology 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) 2024. St. Tammany Parish, LA. All rights Reserved.



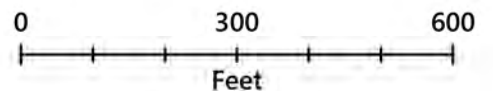
Slidell Annexation (SL2024-05)

Political Map

-  Rivers
-  Roads
-  Annexation Request
-  Assessor Parcels
-  City Limit
-  Council Districts
-  Section Township Range
-  Wards



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



This map was produced by the GIS Division of the Department of Technology 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) 2024. St. Tammany Parish, LA. All rights Reserved.

Staff Notes for Slidell Annexation Request (SL2024-05) 1805 Shortcut Highway

Civil Division Comments: (jalphonse) St. Tammany Parish Government (the "Parish") executed an agreement entitled "Sales Tax Enhancement Plan By and Between the Parish, Sales Tax District No. 3, and the City of Slidell "(hereafter the "Agreement") December 1, 2006 with the City of Slidell (the "City"). The Agreement expires November 30, 2031.

The property that is proposed to be has a current, developed business usage.

City's annexation to include the east half of Nellie St. along the western boundary of the subject parcel.

Article 1 of the Agreement addresses annexation. Per Section A, for subsequently-annexed developed property, all net proceeds are retained by the STD#3 unless Parish Council concurs in annexation. Concurrence is not to be arbitrarily refused. Where Parish Council has concurred, STD#3 retains 50% of net proceeds and 50% is remitted to Slidell.

Article 4, Zoning of Annexed Properties, does not appear to apply as the property is developed commercial. Application proposes C4 zoning from Parish's HC-2. However, the Agreement does not address zoning of developed commercial properties. La.R.S. 33:172(A)(1)(e) prohibits less-restrictive uses than Parish zoning unless Council consents via Resolution.

Finance Comments: (rdufour) - Currently, there is a vendor on this property where the parish is receiving 100% of the Sales Taxes. Once Annexed the Parish would receive half of these taxes.

Public Works Comments: (jlobrano) - Property abuts Nellie Dr. R08U005 for approx. 300 feet. The parish will need to consult with our civil division to see how to proceed.

Engineering Comments: (treynolds) - The property being annexed is an existing developed property. There is not a provision in the annexation agreement that defines the engineering requirements for already developed properties being annexed into the City of Slidell. As such, any land clearings, site work or development performed on the property shall be permitted and reviewed by the City of Slidell, and shall not cause an adverse impact to adjacent properties, right of way(s), and/or drainage features located within Unincorporated St. Tammany Parish.

Planning & Development Comments: (rliner) - The property is developed as commercial. Application proposes Slidell C4 zoning from Parish's HC-2. No intensification of zoning.

DES Comments: (tbrown) - No DES issues.