



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 other description of petitioned property, such as Lot/Subdivision or using nearest streets, streams, or other identifiable features:

+/-2.434 acres in Lindbergh Glen, St. Tammany Parish, Louisiana

Acres Proposed to be Annexed: 2.43

Current Use: Vacant

Current Parish Zoning District: HC-2 Highway Commercial

Proposed City Zoning District\*: C-4 Highway Commercial

*\*Must submit separate Petition for Zoning Map Amendment*

## 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>SPA</u>	Fee \$ <u>170</u>	Case # <u>A23-05</u>
Related Case(s): <u>223-10</u>		

## 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.

SWORN TO AND SUBSCRIBED before me this 29<sup>th</sup> day of December, 2023.

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

Notary Public

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.

Name, Home or Mailing Address (Street, City, State, Zip), and Email	Check all that apply in relation to the petitioned property	Signature and Date
Surgi Properties, LLC Attn: Lesa Ann Surgi 3025 Red Admiral Drive Covington, LA 70433	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input checked="" type="checkbox"/> Own all or a part of	 11/29/23
	<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	



Planning Department

# Petition for ZONING MAP AMENDMENT

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

This application is for proposed rezoning, and establishment of zoning for annexed property.

### Petitioned Property

Current Zoning District: HC-2 Highway Commercial

Current Use: Vacant

Street Address: Unknown

Lot, Square/Block, Subdivision (or attach metes and bounds):  
Lot 3A, Square 9, Lindbergh Glen, St. Tammany Parish, LA

Bounded by (streets): Interstate 10 and  
Robert Road

### Property Owner(s)

Name(s): Surgi Properties, LLC

Name(s): \_\_\_\_\_

Authorized Agent, if applicable:

LesAnn Surgi, Sole Member

Mailing Address: 3025 Red Admiral Drive

City, State, Zip: Covington, LA 70433

Phone # \_\_\_\_\_

Email: lesa\_surgi@yahoo.com

### Proposed Zoning Map Amendment

Proposed Zoning District: C-4 Highway Commercial

Acres Proposed to be (Re)zoned: 2.4

### Required Attachments

- True copy of title or deed (proof of ownership)
- If an authorized agent, legal authorization for the individual to petition for this amendment
- Map (drawn to scale no smaller than 1" = 100') and legal description of petitioned property
- Fees; please speak with a Planner to confirm

### Signatures and Notarization

This petition must be signed by all owners of the petitioned property or their authorized agents in the presence of a notary public.

I/we do hereby certify that the undersigned are the sole owners of the property to be rezoned. The undersigned, after being duly sworn, did depose and say that all the allegations and statements of fact are true and correct.

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.

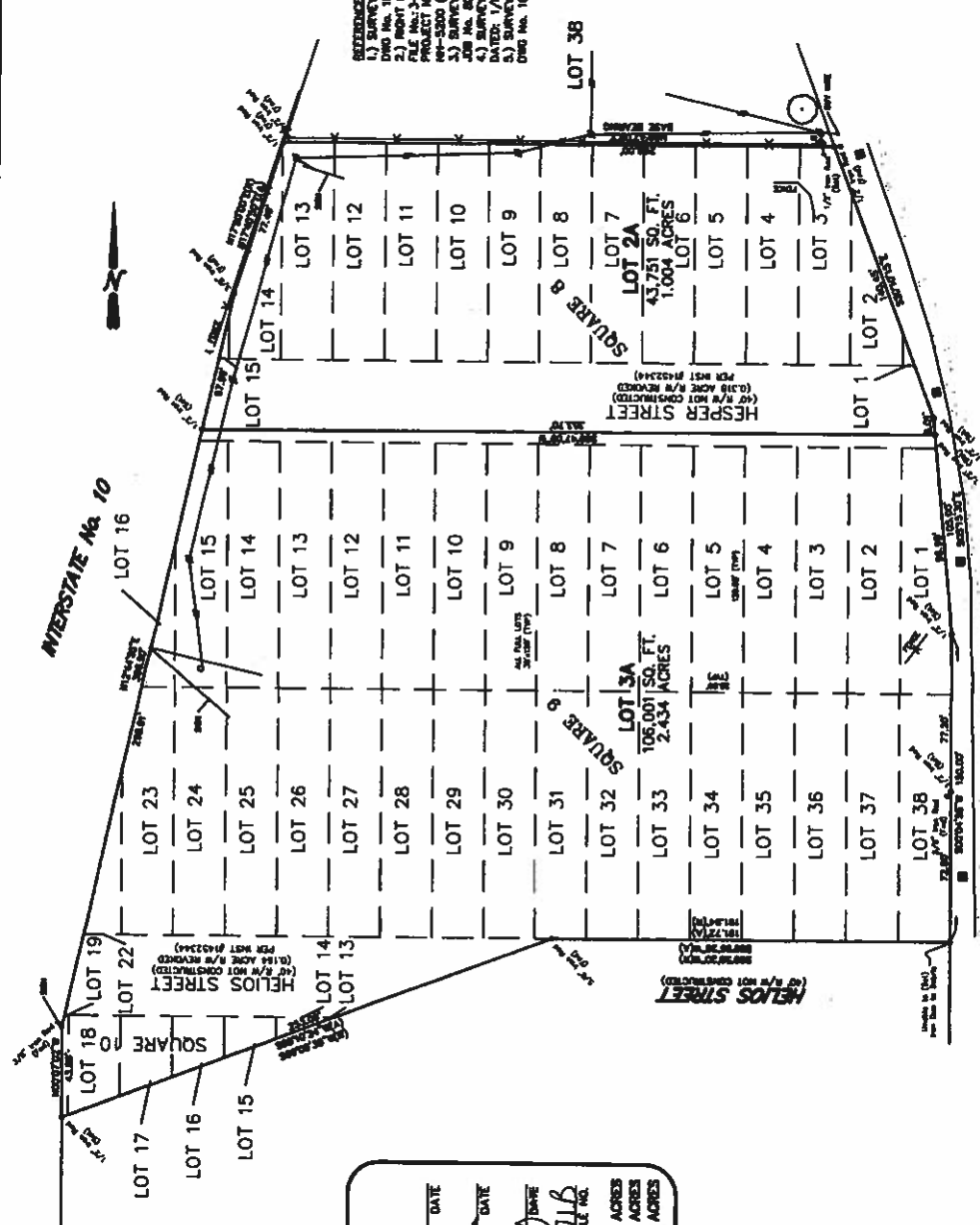
By: LesAnn Surgi 11/29/23  
LesAnn Surgi, Sole Member Date

\_\_\_\_\_  
Signature of Property Owner or Agent Date

SWORN TO AND SUBSCRIBED before me this 29th  
day of November, 2023.

[Signature]  
Notary Public

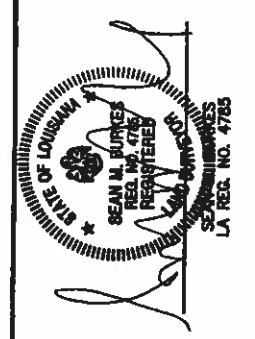
Received By: <u>JA</u>	Fee \$ <u>170</u>	Case # <u>Z23-10</u>
Related Case(s): <u>A23-05</u>		



1.) SURVEY BY: J.V. BURKES & ASSOCIATES, INC.  
 DWS No. 108743; DATED: 12/2/2005  
 2.) PART OF MAP BY: BPS CORPORATION, L.L.C.  
 PROJECT No. 430-18; JOB NUMBER: 430-18-01  
 3.) SURVEY BY: ALBERT A. LOWELL & ASSOCIATES, INC.  
 JOB No. 8888; DATED: 3/22/2003  
 4.) SURVEY BY: PAUL A. BORDEN; SURVEY No. 8887;  
 JOB No. 8887; (SOURCE OF RECORD CALLS)  
 5.) SURVEY BY: J.V. BURKES & ASSOCIATES, INC.  
 DWS No. 108418; DATED: 1/28/2008

**APPROVED:**  
 [Signature]  
 SECRETARY OF PLANNING COMMISSION  
 DATE: 5-9-2008  
 FILE NO. 416718  
 LOT 2A AREA: 43,751 SQ. FT. OR 1.004 ACRES  
 LOT 3A AREA: 106,001 SQ. FT. OR 2.434 ACRES  
 TOTAL AREA: 149,752 SQ. FT. OR 3.438 ACRES

GRAPHIC SCALE  
 1" = 60 FEET  
 1" = 30 FEET



**J.V. Burkes & Associates, Inc.**  
 SURVEYING ENGINEERING & ENVIRONMENTAL  
 1805 SPICARD HWY.  
 SLIDEL, LOUISIANA 70458  
 E-mail: Mississippiburkes.com  
 Phone: 985-649-0075 Fax: 985-649-0154  
 Mississippi Phone: 228-435-5800

**RESUBDIVISION OF LOTS 1-15 SQUARE 8 & 0.289 ACRES OF HESPER STREET INTO LOT 2A, SQUARE 8 LINDBERGH GLEN & LOTS 1-16 22-38, SQUARE 9 LOTS 13-18, SQUARE 10 & 0.184 ACRE HELIOS STREET & 0.048 ACRE HESPER STREET INTO LOT 3A SQUARE 9, LINDBERGH GLEN, ST. TAMMANY PARISH, LA**  
 Description reads to original plat of the survey. It is not practicable to establish boundaries or subsequent owners. Survey is not any part has original plat of survey. Property is surveyed in accordance with the original plat of survey. Bearings are based on record bearings unless noted otherwise.

I certify that this plat does represent an actual ground survey and that to the best of my knowledge and belief, the same is true and correct. I am a duly licensed and registered professional surveyor in the State of Louisiana. I have accumulated the Flood Insurance Rate Map for the property shown hereon and have not performed any title search or abstract.  
 I have accumulated the Flood Insurance Rate Map for the property shown hereon and have not performed any title search or abstract.  
 F.I.R.M. #: 228205 0420 E  
 DATE: 4/21/2008  
 E.F.T. = N/A  
 I certify prior to construction with local governing body.

SCALE: 1" = 60'  
 DATE: 4/20/2008  
 DRAWN BY: DLT  
 CHECKED BY: SMB  
 DWG. NO.: 20080404  
 SHEET 1 OF 1

BRIAN CAPPY



# 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:

2022 Tax Roll - Assessment Number 110-809-2716 (New# 38265)

OWNERS: Lesa Ann Surgi

1822 Leisure Ct.  
Pasadena, TX 77504

PROPERTY DESCRIPTION: **2022 TAX ROLL**

Lot 3A Lindberg Glen Sec 12 9 14 CB 873 851 856 INST NO  
1706879 INST NO 1714346 INST NO 2137754 INST NO 21238090 INST NO 2138096

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

<b>2022 VALUATION:</b>	Land	-	4,200
	Improvements	-	<u>0</u>
<b>TOTAL ASSESSED VALUATION</b>			<b>4,200</b>

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

Slidell, Louisiana this the 10th day of October, 2023.

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 Lesa Ann Surgi as owner for the tax year 2022 and whose address is 1822 Leisure Ct, Pasadena, TX 77504 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

**2022 Tax Roll Assessment: Assessment Number: 110-809-2716 (New# 38265)**

Lot 3A Lindberg Glen Sec 12 9 14 CB 873 851 856 INST NO 1706879 INST NO 1714346 INST NO 2137754 INST NO 21238090 INST NO 2138096

The total assessed value of all property within the above described area is  
\$ 4,200 .

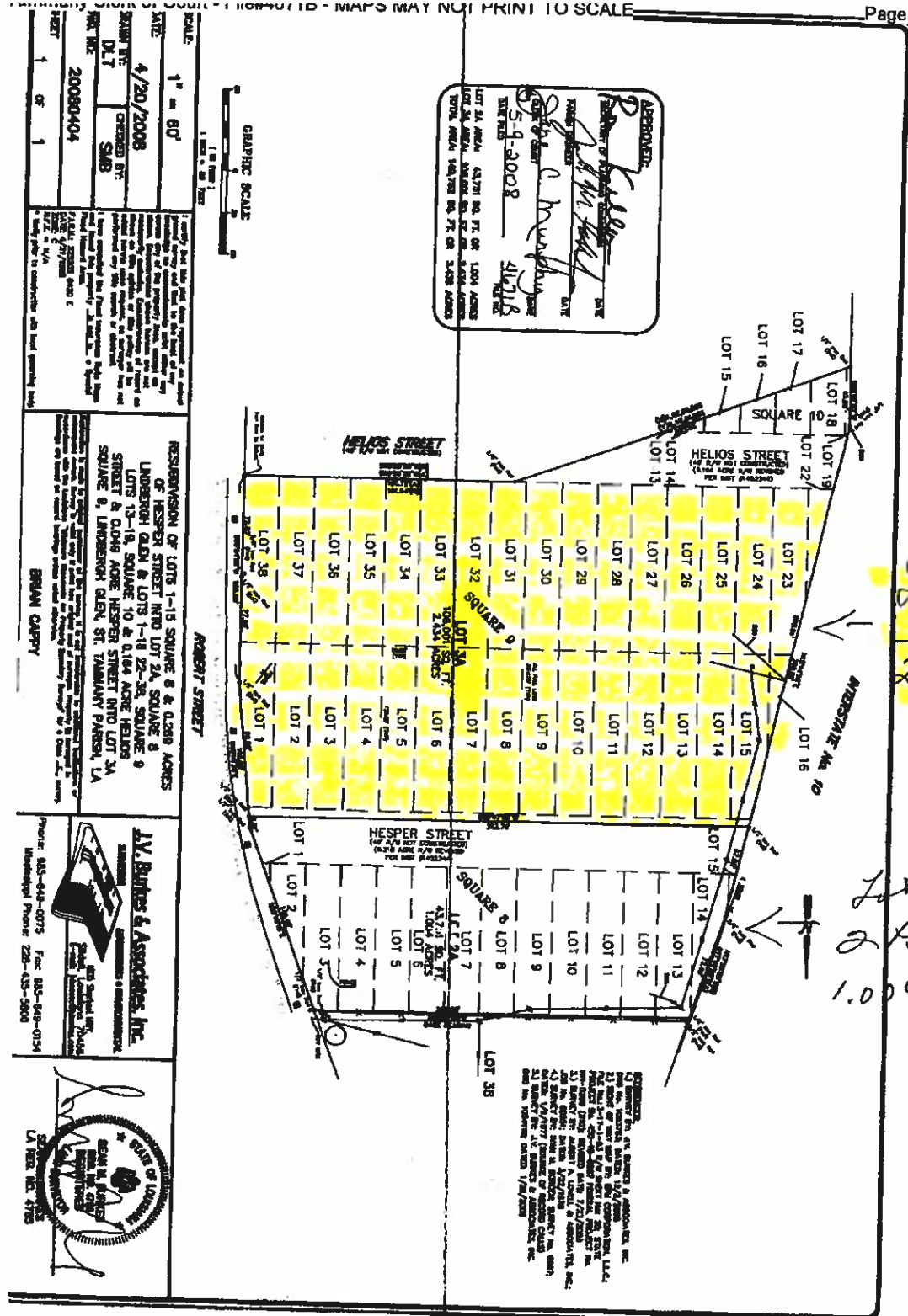
II. The total assessed value of the resident property owners within the above described area is \$ 0 and the total assessed value of the property of non-resident property owners is \$4,200.

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

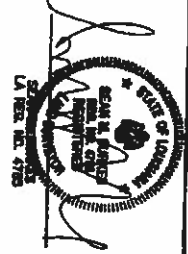
2022 ASSESSED VALUATION : \$ 4,200

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 10th day of October, 2023.

\_\_\_\_\_  
**LOUIS FITZMORRIS, Assessor**  
**TROY DUGAS, Chief Deputy Assessor**



**AV, Barnes & Associates, Inc.**  
 ENGINEERS & ARCHITECTS  
 1000 Poydras Street, Suite 2000  
 New Orleans, LA 70112  
 Phone: 855-444-0075 Fax: 855-546-0154  
 Telefax: 855-444-0075 Fax: 855-546-0154  
 Municipal Phone: 228-433-5000



**EXHIBIT A**  
 THIS EXHIBIT A, SUBDIVISION MAP, IS A PART OF THE ORIGINAL RECORD MAP AND IS NOT TO BE SEPARATED FROM THE ORIGINAL RECORD MAP. THE ORIGINAL RECORD MAP IS FILED IN THE PUBLIC RECORDS OF THE STATE OF LOUISIANA, PARISH OF ST. TAMMANY, AT THE OFFICE OF THE CLERK OF COURTS, NEW ORLEANS, LOUISIANA. THE ORIGINAL RECORD MAP IS FILED IN THE PUBLIC RECORDS OF THE STATE OF LOUISIANA, PARISH OF ST. TAMMANY, AT THE OFFICE OF THE CLERK OF COURTS, NEW ORLEANS, LOUISIANA. THE ORIGINAL RECORD MAP IS FILED IN THE PUBLIC RECORDS OF THE STATE OF LOUISIANA, PARISH OF ST. TAMMANY, AT THE OFFICE OF THE CLERK OF COURTS, NEW ORLEANS, LOUISIANA.



# ST. TAMMANY PARISH REGISTRAR OF VOTERS

M. DWAYNE WALL, CERA  
REGISTRAR



STATE OF LOUISIANA  
PARISH OF ST TAMMANY

## CERTIFICATE OF REGISTRAR OF VOTERS

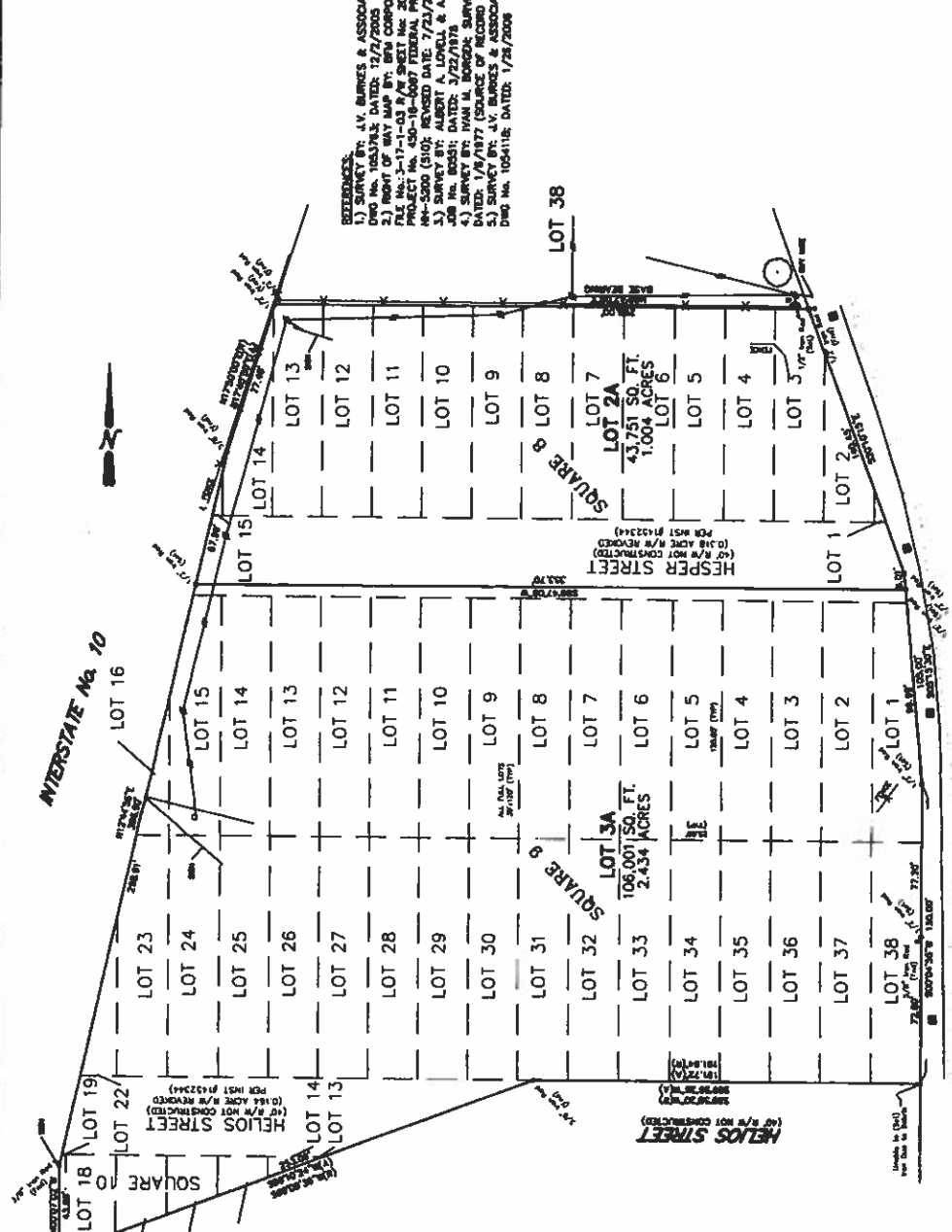
I the undersigned Registrar of Voters for the Parish of St Tammany, State of Louisiana, do hereby certify that the property described in the survey by J.V. Burkes & Associates, Inc. Drawing No. 20080404 dated April 20, 2008 and further identified as a Resubdivision of lots 1-16 22-38, square 9 lots 13-19, square 10 & 0.164 acre Helios street & 0.049 acre Hesper street into lot 3A square 9, Linbergh Glen, St. Tammany Parish, Louisiana. 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 12<sup>th</sup> day of October 2023.

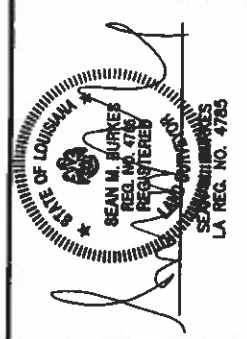
Sincerely,

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

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



1) SURVEY BY: J.V. BURKES & ASSOCIATES, INC.  
 2) NO. 105411B DATED: 1/28/2008  
 3) NO. 105411B DATED: 1/28/2008  
 4) NO. 105411B DATED: 1/28/2008  
 5) SURVEY BY: ALBERT A. LOVELL & ASSOCIATES, INC.  
 6) NO. 105411B DATED: 1/28/2008  
 7) SURVEY BY: ALBERT A. LOVELL & ASSOCIATES, INC.  
 8) NO. 105411B DATED: 1/28/2008  
 9) SURVEY BY: ALBERT A. LOVELL & ASSOCIATES, INC.  
 10) NO. 105411B DATED: 1/28/2008



**J.V. Burkes & Associates, Inc.**  
 SURVEYING ENGINEERING & ENVIRONMENTAL  
 1205 Shortcut Hwy.  
 Slidell, Louisiana 70458  
 E-mail: jvb@jvburkes.com  
 Phone: 985-649-0075 Fax: 985-649-0154  
 Mississippi Phone: 228-435-5800

**RESUBDIVISION OF LOTS 1-15 SQUARE 8 & 0.269 ACRES OF HESPER STREET INTO LOT 2A, SQUARE 8 LINDBERGH GLEN & LOTS 1-16 22-36, SQUARE 9 LOTS 13-19, SQUARE 10 & 0.164 ACRE HELIOS STREET & 0.049 ACRE HESPER STREET INTO LOT 3A SQUARE 9, LINDBERGH GLEN, ST. TAMMANY PARISH, LA**

I, the undersigned, being a duly qualified and licensed Surveyor in the State of Louisiana, do hereby certify that the foregoing is a true and correct copy of the original plat as recorded in the Public Records of the Parish of St. Tammany, Louisiana, and that the same conforms to the requirements of the Louisiana Minimum Standards for Property Boundary Surveys for a Class C Survey.

BRIAN CAPPY

APPROVED: *[Signature]*  
 SECRETARY OF PUBLIC SAFETY  
 DATE: 5-9-2008  
 FILE NO. 46718  
 LOT 2A AREA: 43,781 SQ. FT. OR 1,004 ACRES  
 LOT 3A AREA: 106,001 SQ. FT. OR 2,434 ACRES  
 TOTAL AREA: 149,782 SQ. FT. OR 3,438 ACRES



I certify that this plat does represent an actual survey and that the same is a true and correct copy of the original plat as recorded in the Public Records of the Parish of St. Tammany, Louisiana, and that the same conforms to the requirements of the Louisiana Minimum Standards for Property Boundary Surveys for a Class C Survey.

I have consulted the Flood Insurance Rate Map and found this property is in a Special Flood Hazard Area.

F.I.R.M.: 225003 0420 E  
 DATE: 4/21/1999  
 ZONE: C N/A

I verify prior to construction with local governing body.

SCALE:	1" = 60'
DATE:	4/20/2008
DRAWN BY:	DLT
CHECKED BY:	SMB
DWG. NO.:	20080404
SHEET:	1 OF 1





**CAPITAL CONTRIBUTION**

**BY**

LESA ANN SURGI

**TO**

SURGI PROPERTIES, LLC

**United States of America  
State of Texas  
County of Harris**

Be It Known, That on this 18<sup>TH</sup> day of MARCH, in the year of our Lord Two Thousand Twenty-One (2021) (2012)

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified in and for the County and State aforesaid in the presence of the undersigned competent witnesses,

**Personally Came and Appeared,**

LESA ANN SURGI (SS#\*\*\*-\*\*-7365), a person of the full age of majority and a resident of the County of Harris, State of Texas, whose marital status is irrelevant as the property herein was acquired by inheritance. Her mailing address is declared to be 1822 Leisure Court, Pasadena, Texas 77504.

who declared that she does by these presents grant, bargain, contribute, convey, transfer, assign, setover, abandon and deliver as a Capital Contribution as defined in La. R.S. 12:1301(3) and 12:1321, with all legal warranties and with full substitution and subrogation in and to all the rights and actions of warranty which she has or may have against all preceding owners and vendors, unto:

SURGI PROPERTIES, LLC, a limited liability company domiciled in Slidell, St. Tammany Parish, Louisiana, represented by Lesa Surgi, its sole member and manager, who certifies that she is authorized to appear and act herein; the mailing address of said company is declared to be 1822 Leisure Court, Pasadena, Texas 77504.

here present, accepting and purchasing for itself, and its successors and assigns, and acknowledging due delivery and possession thereof, all and singular, the following described property, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.  
(NOTE: ALL DESCRIPTIONS WERE PROVIDED TO MARTHA L. JUMONVILLE  
WHO PREPARED THIS ACT BY THE FORMER ATTORNEY)**

**NO TITLE ABSTRACTS OR EXAM OR TITLE INSURANCE WAS REQUESTED BY THE PARTIES HEREIN AND NONE WAS RENDERED. THE PARTIES RELEASE AND RELIEVE ME, NOTARY, FROM ANY LIABILITY IN CONNECTION THEREWITH. ALL CERTIFICATES HAVE BEEN WAIVED BY THE PARTIES HEREIN.**

To have and to hold the above described property unto the said purchaser its successors and heirs and assigns forever.

**Record in COB only at the Request of Martha L. Jumonville**

Notary Public  
State of Texas  
My Commission Expires 03/31/2024  
1234567890

The conveyances are made and accepted as capital contributions in accordance with La. R.S. 12:1301(3) and 12:1321, as the contributors are the sole member of SURGI PROPERTIES, LLC.

The parties declared that all taxes up to and including the taxes due and exigible in 2020 are paid, and taxes for the current year will be paid by SURGI PROPERTIES, LLC.

The parties declared that the said property is subject to the following encumbrances: NONE.

The contributor represents and warrants: (1) that no other sale or grant of interest in said property has been or will be made by vendor, and (2) that said property is not, and will not become subject to any lien or encumbrance by act of omission of vendor, or claim against vendor, except as otherwise noted or excepted.

THUS DONE AND PASSED, in duplicate original in my office in the aforesaid county and state on the day, month and year herein first above written, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers and me, Notary, after reading of the whole.

WITNESSES: (NOTARY CANNOT ALSO WITNESS)

Sign Name: [Signature]  
Witness Printed Name: Yvonne Castillo

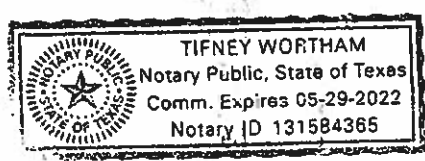
[Signature]  
LESA SURGI

Sign Name: [Signature]  
Witness Printed Name: Melissa A. Clark

SURGI PROPERTIES, LLC  
By: [Signature]  
LESA SURGI  
MEMBER/MANAGER

[Signature]  
NOTARY PUBLIC  
Type/Print Name: Tifney Wortham  
My Commission Expires: 05-29-22

PLACE SEAL HERE



Note: This act was prepared by  
Martha L. Jumonville, LA BAR #7592  
9 Starbrush Circle, Suite 101  
Covington, Louisiana 70433  
(985) 893-3152

EXHIBIT "A"

1. ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 41, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana and more fully described as follows to-wit:

From the Northwest corner of the South half Section 41, Township 8 South, Range 14 East, go North 78 degrees 30 minutes East 2,081.4 feet, thence South 11 degrees 30 minutes East 681.9 feet, thence North 78 degrees 30 minutes East 73.2 feet, thence North 78 degrees 30 minutes East 675.9 feet, thence South 18 degrees 24 minutes West 421.86 feet to the Point of Beginning.

From the Point of beginning go North 18 degrees 24 minutes East 264.84 feet, thence South 82 degrees 53 minutes East 511.80 feet, thence South 21 degrees 50 minutes 08 seconds West 117.56 feet, thence South 22 degrees 26 minutes West 151.40 feet, thence North 82 degrees 53 minutes West 493.77 feet to the Point of Beginning.

Said property containing 3.0 acres in more fully set forth on the map and plat of Albert A. Lovell, June 26, 1981.

The improvements thereon bear Municipal No. 64267 Highway 3081, Pearl River, Louisiana.

Being the same property acquired by Wesley E. Surgi from Radcliff 10, L.L.C., by act dated February 2, 2011, passed before Charmagne S. Simon, Notary Public, and duly recorded as Instrument #1802993 in the conveyance records for the Parish of St. Tammany, State of Louisiana on February 25, 2011.

2. ALL THAT CERTAIN PARCEL OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, being situated in part of LOT 6, Section 3, Township 9 South, Range 14 East, City of Slidell, St. Tammany Parish, Louisiana, being more fully described as below:

From the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 2, Township 9 South, Range 14 East, go South 14 degrees 23 minutes 24 seconds West 43.90 feet to the westerly right of way line of Robert Road; thence go along said Westerly right of way line South 170.00 feet to the point of beginning.

Thence from the point of beginning, continue along said westerly right of way line South 73.00 feet to a point; thence go West 140.00 feet to the Easterly right of way line of Stadium Drive; thence go along said Easterly right of way line North 73.00 feet to a point; thence go East 140.00 feet back to the point of beginning.

The improvements thereon bear the Municipal No. 1165 Robert Road, Slidell, Louisiana.

The hereinabove described property is subject to the following which are cited herein for reference only and not to be construed as a renewal or recreation hereof in any manner whatsoever:

1. The hereinabove described property is subject to restrictive covenants as contained in act recorded in CQB 120, folio 217, and as shown on that plan of Borgen Engineering, dated May 15, 1981, recorded as Plan No. 747A and 751B, Parish of St. Tammany, State of Louisiana.
2. The hereinabove described property is subject to encroachments as shown on that survey of John E. Bonneau, dated October 9, 2001, for fences, buildings and concrete.

The improvements thereon bear Municipal No. 56671 Garrett Road, Slidell, Louisiana.

Being the same property acquired by Wesley E. Surgi from the Succession of Arnold Ernest Krueger, by act dated November 28, 2001, passed before Ewell C. Potts, III, Notary Public, and duly recorded as Instrument #1276504 in the conveyance records for the Parish of St. Tammany, State of Louisiana, on November 28, 2001.

B. ALL THAT CERTAIN PIECE OR PORTION OF LAND, together with all the buildings and improvements thereon and all rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Sections 23 and 44, Township 9 South, Range 14<sup>th</sup> East, near Slidell, St. Tammany Parish, more fully described as follows, to-wit:

Lot 43, less and except that portion expropriated for the right of way for the service road for I-10 by the Louisiana Department of Highways, all in Square 15, CENTRAL PARK SUBDIVISION, SECTION "A", St. Tammany Parish, Louisiana.

According to survey of John E. Bonneau & Associates, Inc., dated October 9, 2001, a copy of which is annexed to an act passed before Ewell C. Potts, III, Notary Public, dated February 22, 2002, filed in the records of St. Tammany Parish, Louisiana as Instrument #1290897.

Said property is subject to the following which is cited herein for reference and not to be construed as a renewal or recreation thereof in any manner whatsoever:

1. The hereinabove described property is subject to restrictive covenants as contained in act recorded at COB 120, folio 217, and as shown on that plan of Borgen Engineering, dated May 15, 1981, recorded as Plan No. 747A and 751B, Parish of St. Tammany, State of Louisiana.
2. The hereinabove described property is subject to encroachments as shown on that survey of John E. Bonneau, dated October 9, 2001, for fences, buildings and concrete.

Being the same property acquired by Wesley E. Surgi from the Succession of Arnold Ernest Krueger by act dated February 22, 2002, passed before Ewell C. Potts, III, Notary Public, and duly recorded in the Parish of St. Tammany, State of Louisiana on March 4, 2002 as Instrument #1290897.



All in accordance with a survey by Ivan M. Borgen, C.E., dated July 31, 1978, revised March 15, 1979, and August 29, 1991, under Survey Nos. 16833/19999.

All in accordance with survey of John E. Bonneau & Associates, Inc., Surveyors, dated March 9, 2005, a copy of which is annexed to an act passed before Ewell C. Potts, III, Notary Public, dated April 13, 2005, and recorded in St. Tammany Parish as Instrument # 1489644, the hereinabove described property has the same location, designation and dimensions as set forth above.

Said property is subject to the following which are cited herein for reference only and not to be construed as a renewal or recreation thereof in any manner whatsoever:

1. Encroachments as shown on survey by John E. Bonneau & Associates, Inc., dated March 9, 2005, mentioned above.
2. Servitude in favor of City of Slidell, dated October 20, 1981, recorded in COB 1037, folio 697, Parish of St. Tammany, State of Louisiana.
3. Right-of-way in favor of Central Louisiana Electric Company, Inc., recorded in COB 930, folio 5, Parish of St. Tammany, State of Louisiana.
4. Fence encroachments as per survey of Ivan M. Borgen, dated August 29, 1991.

Being the same property acquired by Josephine Ann Lesa wife of and Wesley Edward Surgi from Richard Charles Weixel, Sr., by act before Ewell C. Potts, Notary Public, dated April 13, 2005, and recorded as Instrument #1489644 in the conveyance records for the Parish of St. Tammany, State of Louisiana, on April 18, 2005.

3. A. ALL THAT CERTAIN PIECE OR PORTION OF LAND, together with all the buildings and improvements thereon, and all rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Sections 23 and 44, Township 9 South, Range 14 East, near Slidell, St. Tammany Parish, more fully described as follows, to-wit:

LOTS 29, 30, 31, 44, 45 AND 46, less and except those parts of Lots 44, 45, and 46 expropriated for the right of way for the service road for I-10 by the Louisiana Department of Highways and those portions utilized for the I-10 service Road as shown on survey of John E. Bonneau & Associates, Inc., dated October 9, 2001, all in Square 15, CENTRAL PARK SUBDIVISION, SECTION "A", St. Tammany Parish, Louisiana.

According to survey of John E. Bonneau & Associates, Inc., dated October 9, 2001, a copy of which is annexed to the act dated November 28, 2001, passed before Ewell C. Potts, III, Notary Public, and duly recorded as Instrument #1276504 in the Parish of St. Tammany, State of Louisiana, the hereinabove described property has the same location and designation as set forth above.

4. A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Lindberg Glen S/D, Section 12, Township 9 South, Range 14 East, Saint Tammany Parish, Louisiana and more fully described as follows:

Point of Beginning at ½" iron rod at the southeast corner of Square 9 on the western r/w line of Robert Street thence go South 89 degrees 56 minutes 26 seconds West - 191.72 feet along the north r/w line of Helois Street to ½" iron rod.

THENCE, South 69 degrees 10 minutes 24 seconds West 253.06 feet cutting diagonally across Helois Street and Lots 13 thru 19, Square 10 to ½" iron rod on the eastern r/w line of Interstate I-10. Thence along said r/w line on the following two courses North 00 Degrees 07 minutes 02 seconds West - 43.89 feet to a ½" iron rod and North 12 Degrees 44 minutes 55 seconds East - 298.91 feet to a ½" iron rod, being the northwest corner of Lot 3A, Square 9 and the southwest corner of Lot 2A, Square 8

THENCE, North 89 Degrees 47 minutes 09 seconds East - 353.70 feet along the common line between said Lots 2A and 3A to a magnetic nail in an old asphalt drive on the west r/w line of Robert Street.

THENCE along said r/w line on the following two courses South 05 Degrees 15 minutes 30 seconds East - 96.99 feet to a ½" iron rod.

THENCE South 00 Degrees 04 minutes 55 seconds West - 150.00 feet to the Point of Beginning.

Containing 2.434 acres of land more or less, being a certain parcel of land, lying and situated in Lindberg Glen S/D, section 12, Township 9 South, Range 14 East, Saint Tammany Parish, Louisiana.

All as per Survey #20080404 by J.V. Burkes & Associates, Inc., dated April 20, 2008, date filed being May 9, 2008, Map File No. 4671B-

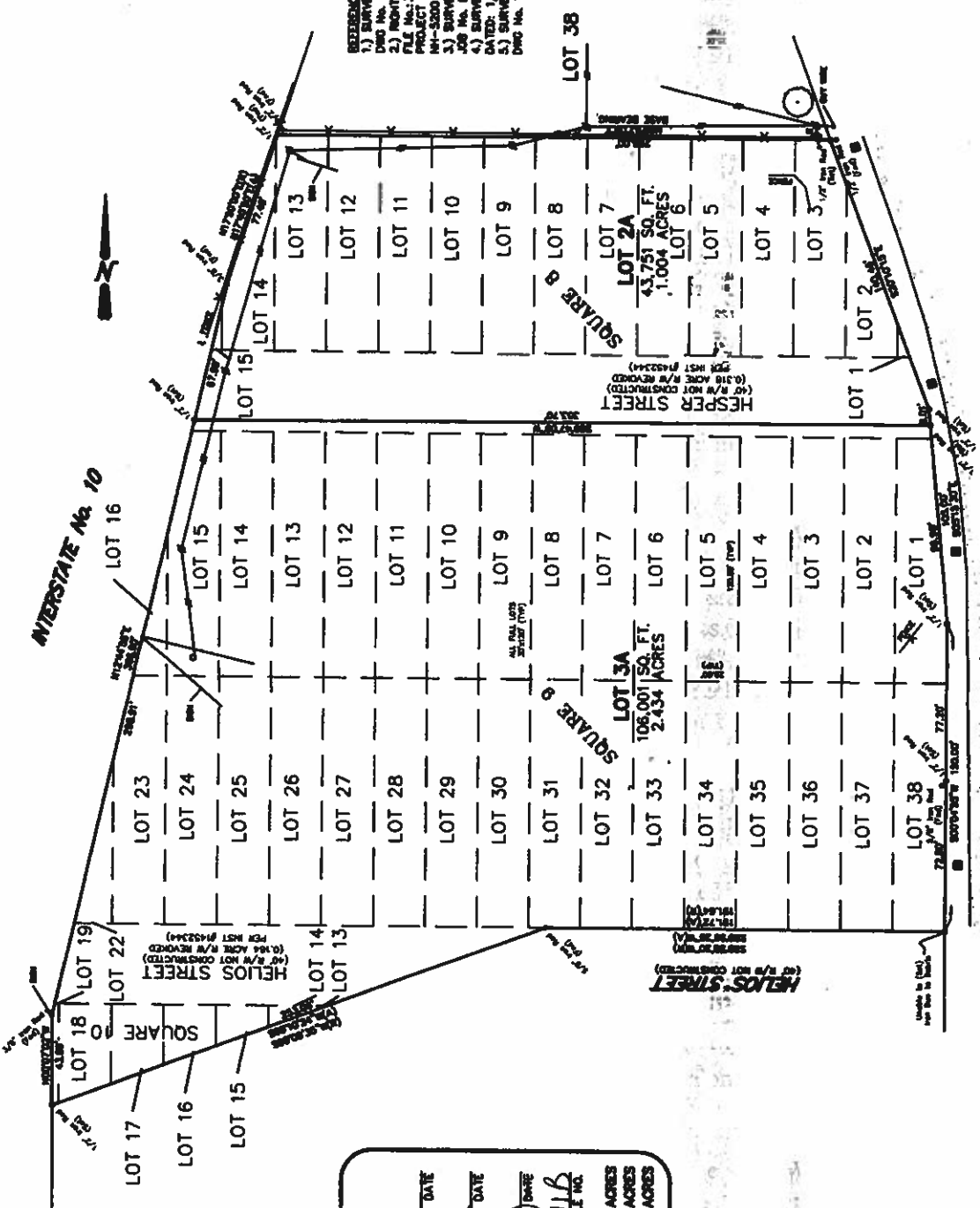
Further described per Survey #20081376 by J.V. Burkes & Associates, Inc., dated October 15, 2008.

Said property is subject to the following which is cited herein for reference and not to be construed as a renewal or recreation thereof in any manner whatsoever:

1. Assignment of Lease by and between Dwight C. Paulsen, Jr. and Wesley E. Surgi and Josephine Lesa Surgi dated November 21, 2008, recorded as Instrument No. 1706883 in the records of St. Tammany Parish, Louisiana.

Being the same property acquired by Wesley E. Surgi from Dwight C. Paulsen, Jr. and Patricia Lyn Sevier Paulsen by act dated November 21, 2008, passed before Charmagne S. Simon, Notary Public, and duly recorded in St. Tammany Parish, State of Louisiana as Instrument No. 1706879 on November 26, 2008.





REFERENCES:  
 1) SURVEY BY: J.V. BURKES & ASSOCIATES, INC.  
 DWS No. 108118; DATED: 12/2/2005  
 2) REPORT OF MAP BY: BPS CORPORATION, L.L.C.  
 PROJECT No. 17-000-05 47th STREET INC. 2ND STATE  
 PROJECT No. 17-000-05 47th STREET INC. 2ND STATE  
 3) SURVEY BY: J.V. BURKES & ASSOCIATES, INC.  
 DWS No. 108118; DATED: 12/2/2005  
 4) SURVEY BY: WAM M. BROWN SURVEY No. 8887;  
 DATED: 1/8/1977 (SOURCE OF RECORD CALLS)  
 5) SURVEY BY: J.V. BURKES & ASSOCIATES, INC.  
 DWS No. 108118; DATED: 1/28/2008

APPROVED: *[Signature]*  
 SECRETARY OF PUBLIC CONSTRUCTION  
 DATE: 4-20-2008  
 FILE NO. 46718  
 PASSED FOR: *[Signature]*  
 CLERK OF COURT  
 DATE FILED: 5-9-2008  
 LOT 2A AREA: 43,781 SQ. FT. OR 1.004 ACRES  
 LOT 3A AREA: 108,001 SQ. FT. OR 2.434 ACRES  
 TOTAL AREA: 148,782 SQ. FT. OR 3.438 ACRES



I certify that this plat does represent an actual ground survey and that to the best of my knowledge no encroachments exist either on or across any of the property lines, except as shown. Encroachments shown herein are not necessarily exclusive. Encumbrances of record are shown on this plan or file policy will be noted hereon upon request, or surveyor performed any title search or abstract.  
 I have consulted the Flood Insurance Rate Maps and found this property is located in a Special Flood Hazard Area.  
 FIRM: 220205 0420 E  
 DATE: 4/21/1999  
 ZONE: C  
 B.F.E. = N/A  
 • Verify prior to construction with local governing body.

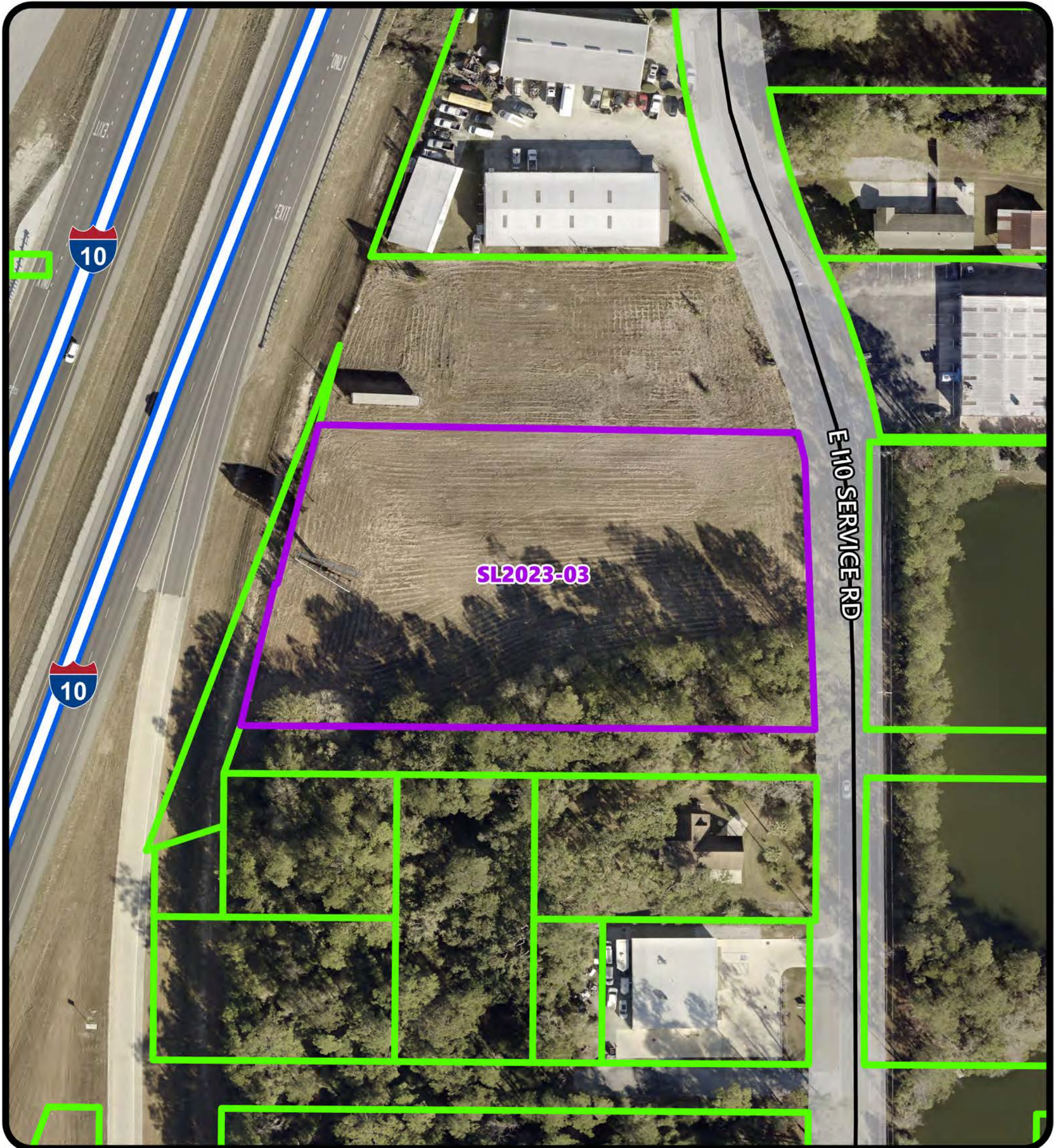
SCALE: 1" = 60'  
 DATE: 4/20/2008  
 DRAWN BY: DLT  
 CHECKED BY: SMB  
 DWS NO: 20080404  
 SHEET 1 OF 1

RESUBDIVISION OF LOTS 1-15 SQUARE 8 & 0.289 ACRES OF HESPER STREET INTO LOT 2A, SQUARE 8 LINDBERGH GLEN & LOTS 1-16 22-38, SQUARE 9 LOTS 13-19, SQUARE 10 & 0.184 ACRE HELIOS STREET & 0.049 ACRE HESPER STREET INTO LOT 3A SQUARE 9, LINDBERGH GLEN, ST. TAMMANY PARISH, LA  
 Description is made in original plat of this survey. It is not intended to establish boundaries or subsequent interests. Survey is void only if printed and signed and of surveyor. Property is surveyed in accordance with the provisions of the Property Boundary Survey for a Class "C" survey. Bearings are based on record bearings unless noted otherwise.  
 BRIAN CAPPY

**J.V. Burkes & Associates, Inc.**  
 SURVEYING ENGINEERING & ENVIRONMENTAL  
 1005 Shortcut HTY,  
 Slidell, Louisiana 70458  
 E-mail: jvb@jvburkes.com  
 Phone: 985-649-0075 Fax: 985-649-0154  
 Mississippi Phone: 228-435-5800

STATE OF LOUISIANA  
 SEAN M. BURKES  
 REG. NO. 4789  
 REQUISITED  
 J.V. BURKES & ASSOCIATES, INC.  
 LA REG. NO. 4785





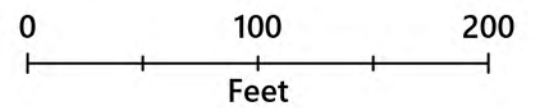
# Slidell Annexation ( SL2023-03 )

## Aerial Map

-  Roads
-  Rivers
-  SL2023-03
-  Assessor Parcels
-  Slidell City Limit



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

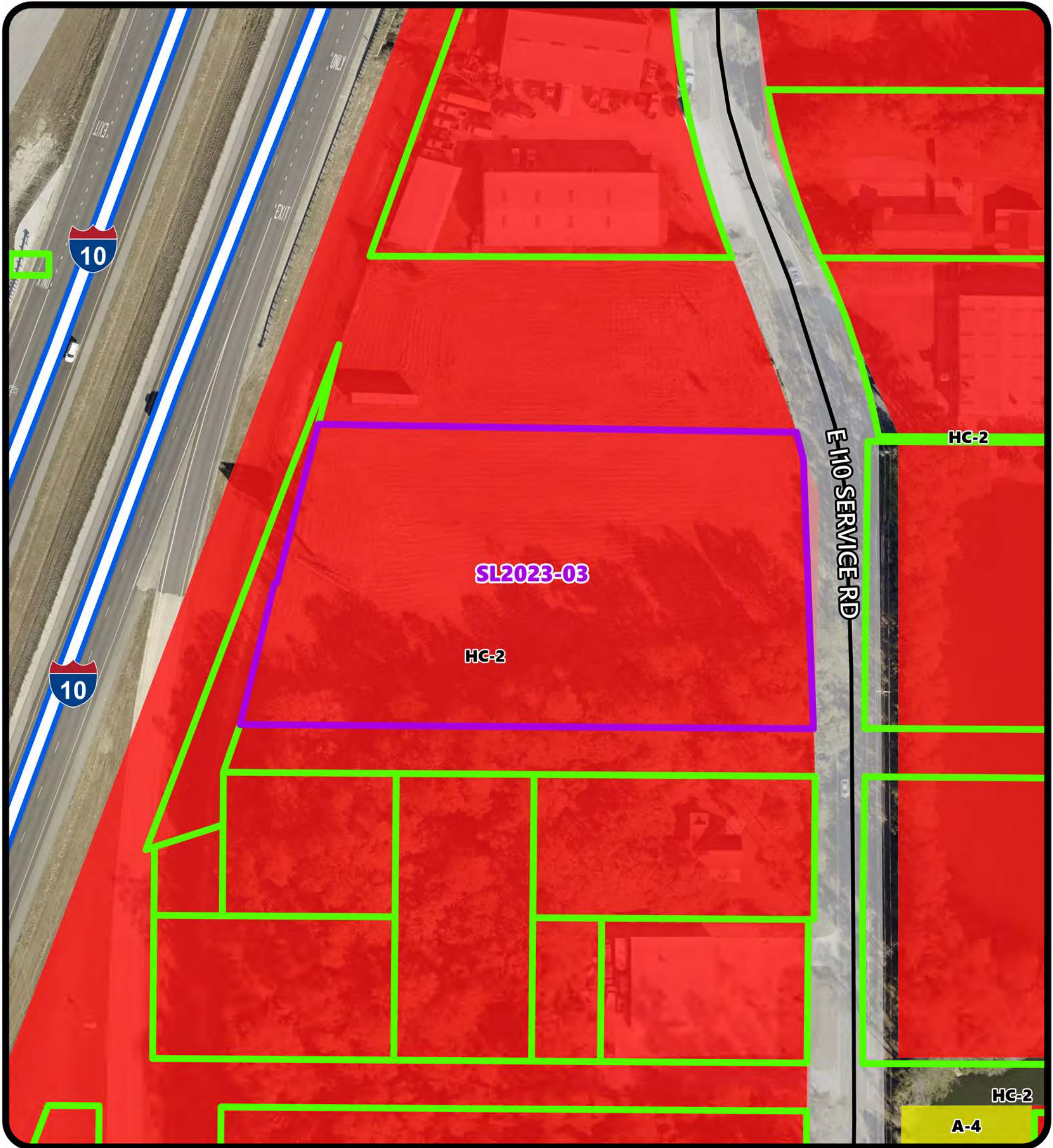


Map Number: 2023-dlk-651

Date: 12/22/2023

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## Slidell Annexation ( SL2023-03 )

### Zoning Map

— Roads

— SL2023-03

— Assessor Parcels

— Slidell City Limit

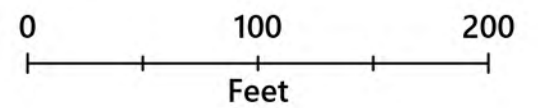
#### Zoning Classification

— A-4 Single Family Residential

— HC-2 Highway Commercial



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

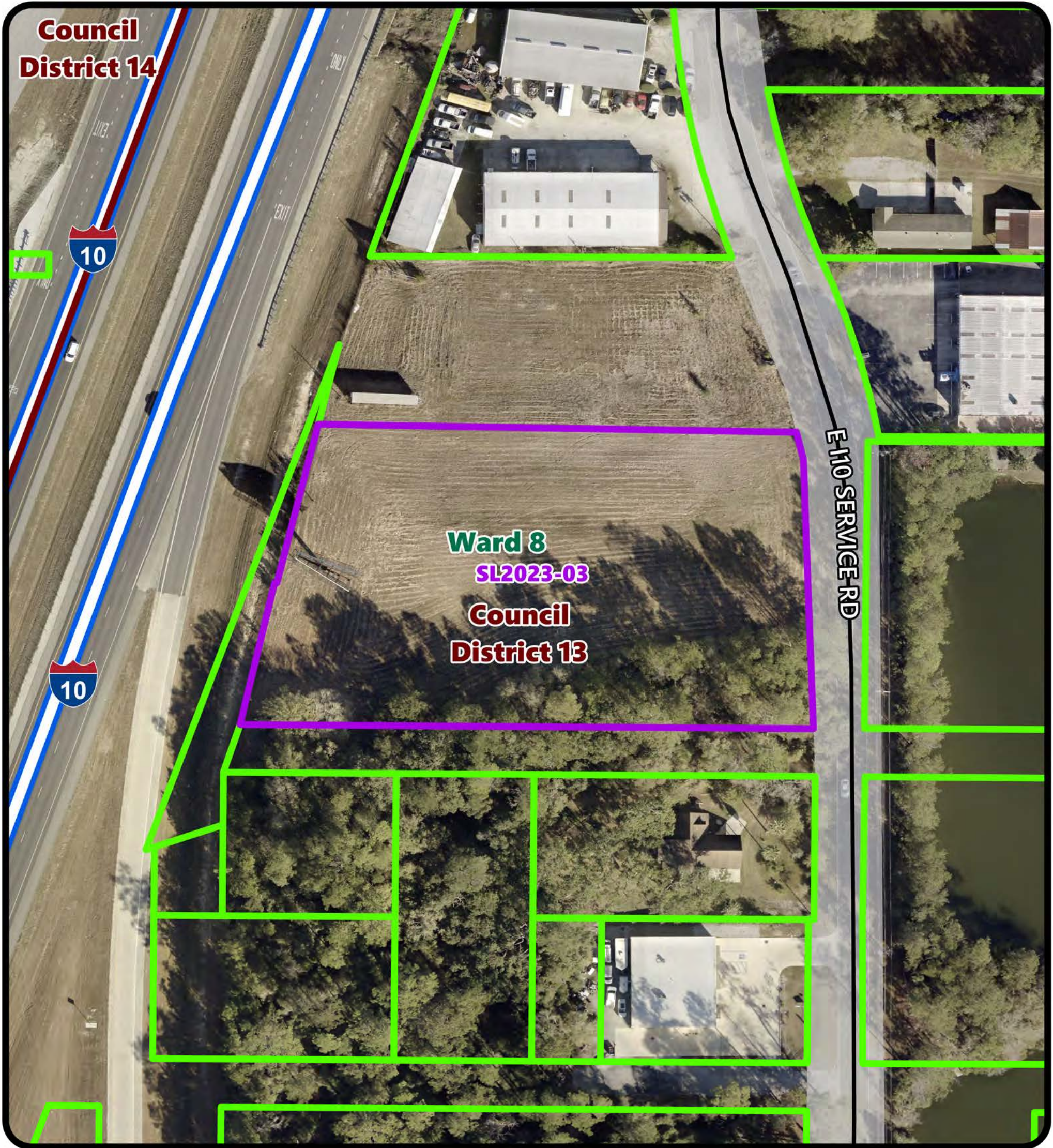


Map Number: 2023-dlk-652

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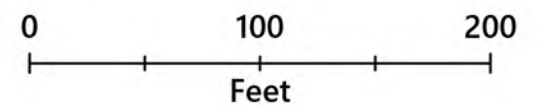




# Slidell Annexation ( SL2023-03 )

## Political Map

- Roads
- SL2023-03
- Assessor Parcels
- Wards
- Council Districts
- Slidell City Limit



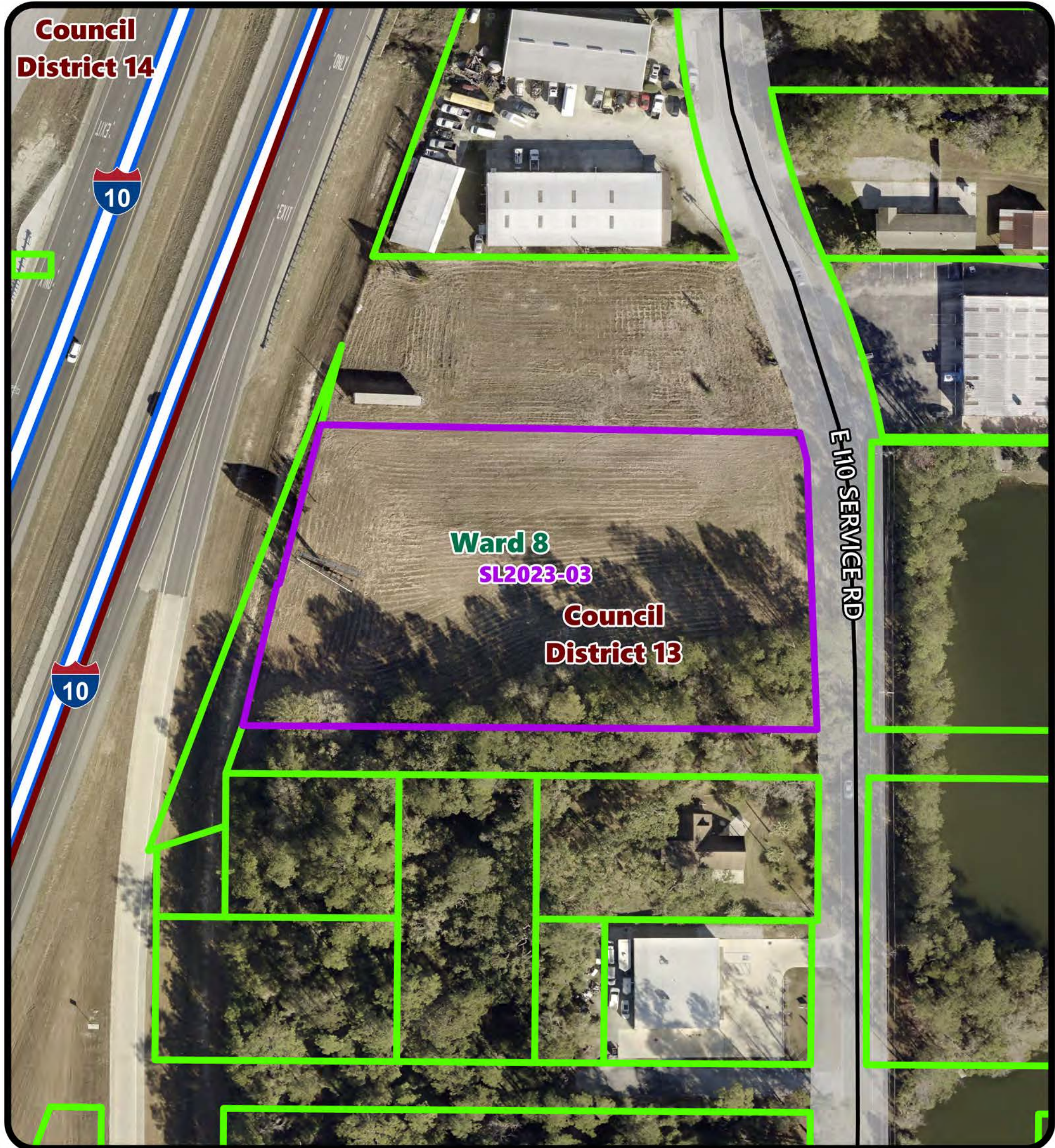
St. Tammany Parish Government  
 P.O. Box 628  
 Covington, LA. 70434

Map Number: 2023-dlk-653

Date: 12/22/2023

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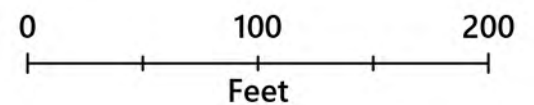
# Slidell Annexation ( SL2023-03 )

## Political Map 2024 Council Districts

- Roads
- SL2023-03
- Assessor Parcels
- Wards
- Council Districts 2024
- Slidell City Limit



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



Map Number: 2023-dlk-654

Date: 12/22/2023

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**Staff Comments for Annexation request SL2023-03**

**February 8, 2024 Council Meeting**

Civil DA – (Joseph Alphonse) Annexation was previously pursued under SL2006-06, which ultimately was denied by City of Slidell. This SL2023-03 effort should be treated as a new annexation attempt. The City's contiguous property to the subject parcel is the I-10 Service Road.

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 annexed appears to have had no recent use. Pictometry images indicate that, except for a billboard lease, the site was vacant for at least two (2) years prior to the date of the Petition for Annexation.

Article 1 of the Agreement addresses annexation. Per Section B, "undeveloped" means, among other things, vacant land.

Article 1, Section B (2) of the agreement states that:

"In all cases where undeveloped properties as annexed in accordance with state law, following the effective date of this agreement, dealers in retail sales shall collect only the District's 2% sales tax and remit the entire amount to the District. An amount equal to fifty (50%) percent of the net proceeds of these taxes shall be paid to the City in the manner hereinafter specified. The net sales tax revenues shall be those received by the District after accounting for all expenses of collection and as set forth in Article 3.

a) In cases of undeveloped property being annexed subsequent to this agreement, the Parties agree that either the Parish's drainage and traffic impact regulations shall apply to the development of the property or the City's drainage and traffic impact regulations shall apply, whichever is the most restrictive. If, in the opinion of the Parish and City Engineers, a different application of regulations should apply to the property, modifications to the applicable regulations may be made upon the written concurrence of the Engineering Departments. In this regard, the Parties agree to cooperate in the review and approval of any drainage plans and traffic impact analysis, in order to ensure the least amount of adverse drainage impacts and traffic on surrounding areas and on existing and future drainage and traffic infrastructure."

Therefore, STD#3 proceeds shall be divided 50/50 Parish/City.

Article 4, Zoning of Annexed Properties, states in part that:

A. If City, after the adoption of this agreement, annexes developed (non-commercial) or undeveloped property into the municipality and proposes actions, within two (2) years of the annexation, to enact a zoning classification for that property that permits more intense commercial, industrial or other land uses than the zoning classification adopted for the property by the Parish prior to the annexation, the following shall apply:

1. Upon application by the City, the Parish Council may concur with the proposed change in zoning and, if it does concur, the District shall retain fifty (50%) percent of the net proceeds and fifty (50%) percent shall be paid to the City at the time and in the manner previously specified.

2. in the event that the Parish Council does not concur with the proposed change in zoning, the District shall retain all net proceeds for a period of two (2) years following annexation of the property by the City. Following the two (2) year period, the District shall retain fifty (50%) percent of the net proceeds and fifty (50%) percent of the net proceeds shall be paid to the City in the manner previously specified.

Any request for a zoning change that permits a more intense land use shall be forwarded to the Parish Council Office and Parish Director of Planning by certified mail, return receipt requested.

If the Parish Council does not deny the request within 75 days of receipt of the request, it shall be deemed approved by the Parish.

The provisions of this Article shall not apply to properties ninety (90%) percent surrounded by the City, exclusive of roads.

Therefore, if the proposed change in zoning from Parish HC-2 to City C4 represents an intensification, Parish Council concurrence will result in a STD#3 proceeds division 50/50 Parish City. If the Parish Council does not concur, the Parish shall retain all STD#3 proceeds for two years following annexation, and then STD#3 proceeds shall be divided 50/50 Parish/City.

Environmental Services – (Tim Brown) - No DES issues

Public Works – (Joey Lobrano) – No Public Works Issues

Engineering (Theodore Reynolds) - The property being annexed is an existing undeveloped property. There is a provision in the annexation agreement that defines the engineering requirements for Article 1. Collection of Sale Taxes, B. Undeveloped Commercial Properties, (2) Subsequently Annexed Property, Section a) In cases of undeveloped property being annexed subsequent to this agreement the Parties agree that either the Parish's drainage and traffic impact regulations shall apply to the development of the property or the City's drainage and traffic impact regulations shall apply, whichever is the most restrictive.

Any renovations, remodels, site work, etc. 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.



Finance - (Regina Dufor) - No sales tax revenue has been generated by this property.

Planning & Development (Ross Liner) - The proposed change in zoning from Parish HC-2 to City C4 DOES NOT represent an intensification, Parish Council concurrence will result in a STD#3 proceeds division 50/50 Parish City. If the Parish Council does not concur, the Parish shall retain all STD#3 proceeds for two years following annexation, and then STD#3 proceeds shall be divided 50/50 Parish/City.