TOWN OF PEARL RIVER

39460 Willis Alley ~ Town Hall
P.O. Box 1270
Pearl River, Louisiana 70452
Phone (985) 863-5800
FAX (985) 863-2586
townhall@townofpearlriver.net

JOE D. LEE
Mayor

BRIDGETT BENNETT
Mayor Pro Tempore

CHERYL SCHULTHEIS
Town Clerk

ANGELA GALLOWAY
JESSICA HANNAH
TIM MORAY
KATHRYN WALSH
Aldermen

TIMOTHY MATHISON
Town Attorney

MATHIEU E. DAIGLE
Town Magistrate
Assistant Town Attorney

BRENDA WICHTERICH
Deputy Clerk/Court Clerk

Mr. Ross Liner
St. Tammany Parish Planning Director
21454 Koop Drive, Building B, Suite 1B
Mandeville, LA 70471

August 3, 2022

Re: Intent to Annex Property – Pump Slough Road, Pearl River, LA 70452

Via Certified Mail Return Receipt Requested #70203160000190956724

Dear Mr. Liner,

This Notice of Intent to Annex Property is being provided pursuant to Section 5.2 of the Growth Management, Annexation, and Revenue Sharing Agreement Between St. Tammany Parish Government, Sales Tax District No. 3, and the Town of Pearl River (Agreement)>

Please be advised that the Town of Pearl River intends to annex the property bearing the description shown on the attached in Pearl River, LA 70452. There will be no intensification in zoning as it will remain as it is currently.

This property is located within the area specified as Area One in the Agreement.

Should you require anything further please contact me.

Sincerely,

Tim Mathison
Town Attorney

PARCEL 1:

A certain parcel of land located in Section 6, Township 8 South, Range 15 East, St. Tammany Parish, Louisiana, more fully described as follows, to-wit:

Commence at the Southwest corner of Section 6, Township 8 South, Range 15 East, St. Tammany Parish, Louisiana and run North 00 degrees 18 minutes 38 seconds West, 3538.76 feet to the POINT OF BEGINNING; thence North 32 degrees 34 minutes 49 seconds West, 643.67 feet to the west bank of the West Pearl River; thence Returning to the Point of Beginning, North 00 degrees 18 minutes 38 seconds West 646.37 feet; thence North 38 degrees 11 minutes 58 seconds East, 311.15 feet to the west bank of the West Pearl River; thence Along the right descending bank of the river to the POINT OF BEGINNING, containing 3 acres more or less.

PARCEL 2:

A certain parcel of land located in Lots 2 and 7, Section 6 Township 8 South, Range 15 East, St. Tammany Parish, Louisiana, more fully described as follows, to-wit:

All of said parcel is that portion of land lying south of Interstate 59, west of the West Pearl River and North of Pump House Slough, containing 12.2 acres more or less.

Paid Cash
5/31/22
CC

TOWN OF PEARL RIVER
PETITION FOR ANNEXATION

Planning and Zoning Commissions **DATE:** 5-30-22
Town of Pearl River, Parish of St. Tammany
State of Louisiana

(1) According to the attached Certificate of Registrar of Voters for the Parish of St. Tammany, Louisiana, and according to owner's information and belief, there are ___ registered voters residing in the area proposed to be annexed. **If applicable, written assent to this annexation by a majority of the registered voters is attached hereto.** To obtain this information call the Registrar of Voters in Covington at 985-809-5500. (See attached sample).

(2) The property owner(s) of the proposed area to be annexed is/are: (please print clearly):

NAME	MAILING ADDRESS	TELEPHONE NUMBER
A.G. CROWE	201 CROWES LANDING RD PEARL RIVER 70452	985-788-9772
A. MASON BARNES	P.R. LA. 70452	
HONEY ISLAND NATURE PARK, LLC	201 CROWES LANDING RD	985-788-9772

(3) There are: 0 resident property owners. **If applicable, written assent to this annexation by a majority of the resident property owners as well as twenty-five percent in value of the property of the resident property owners within the area proposed to be included in the annexation is attached hereto.** A Certificate of Ownership and Assessed Valuation prepared and signed by the Assessor's Office shall be attached to this Petition. Contact the Assessor's Office at 985-809-8180 to determine its requirements. (See attached sample).

(4) **A COPY OF THE ACT OF SALE/DEED SHALL BE ATTACHED.** Attach a plat of survey or map drawn to scale no smaller than 1" equals 100' showing the address, location, measurements, and ownership of all property proposed for annexation.

(5) The legal description of the proposed property to be annexed shall be attached so that the new Town boundaries can be defined with certainty and precision.

(6) If the petitioner(s) is/are a corporation, partnership, or other legal entity, the petitioner(s) shall attach a copy of the resolution authorizing the petitioner(s) to sign and authorizing the Petition for Annexation. If a couple, both husband and wife shall sign the Petition.

(7) Petitioner(s) desire to have the property as described pursuant to Paragraph (4) annexed into the Town of Pearl River, St. Tammany Parish, Louisiana.

(8) A copy of the last paid tax assessment shall be submitted with this Petition For Annexation.

(9) Petitioner(s) or legal representative must be present at the Planning/Zoning Commission meeting(s) and the public hearings or the application may be tabled. The Planning/Zoning Commission meet on the first Tuesday of every month at 7:00 p.m. at the Pearl River Town Hall.

(10) Petitioner(s), by signing below acknowledge(s), that he/she/they have been informed of the estimated cost of connection to Town utilities.

(11) A fee of fifty dollars ($50.00) per parcel of property proposed for annexation is due at

The undersigned petitioner(s), after being duly sworn, did depose and say that all the allegations and statements of fact contained herein are true and correct.

PETITIONER(S):

5-31-22

SIGNATURE **DATE**

SIGNATURE **DATE**

SIGNATURE **DATE**

SWORN TO AND SUBSCRIBED BEFORE ME, NOTARY, this 31 day of May, 2022

Notary Public

Marie Betts

Louisiana Notary Public # 159677

St. Tammany Parish *Statewide Jurisdiction

Commissioned for life

For Online Viewing Only
www.StTammanyClerk.org

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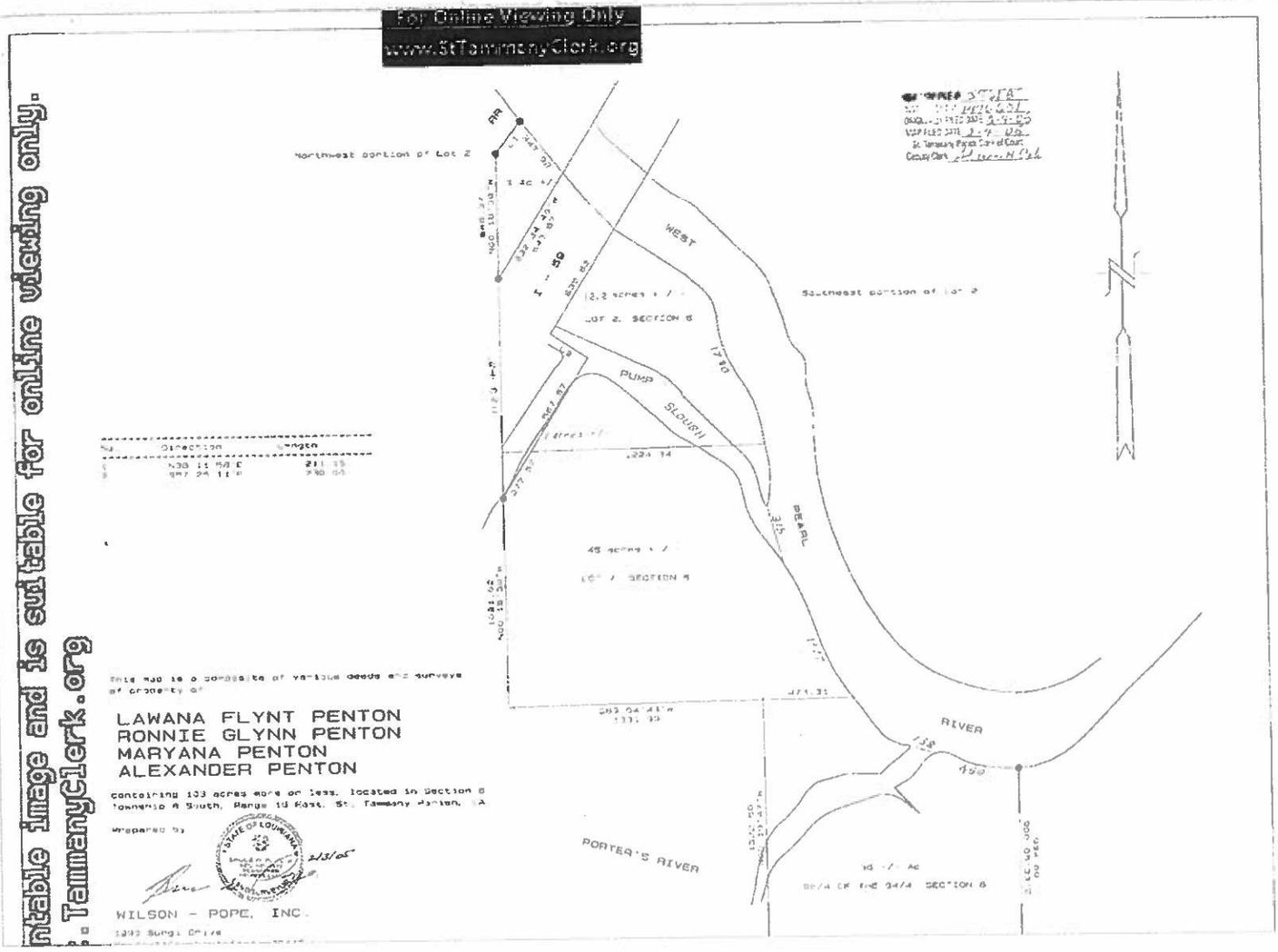
. TammanyClerk.org



Said map is a composite of various deeds and surveys of property of

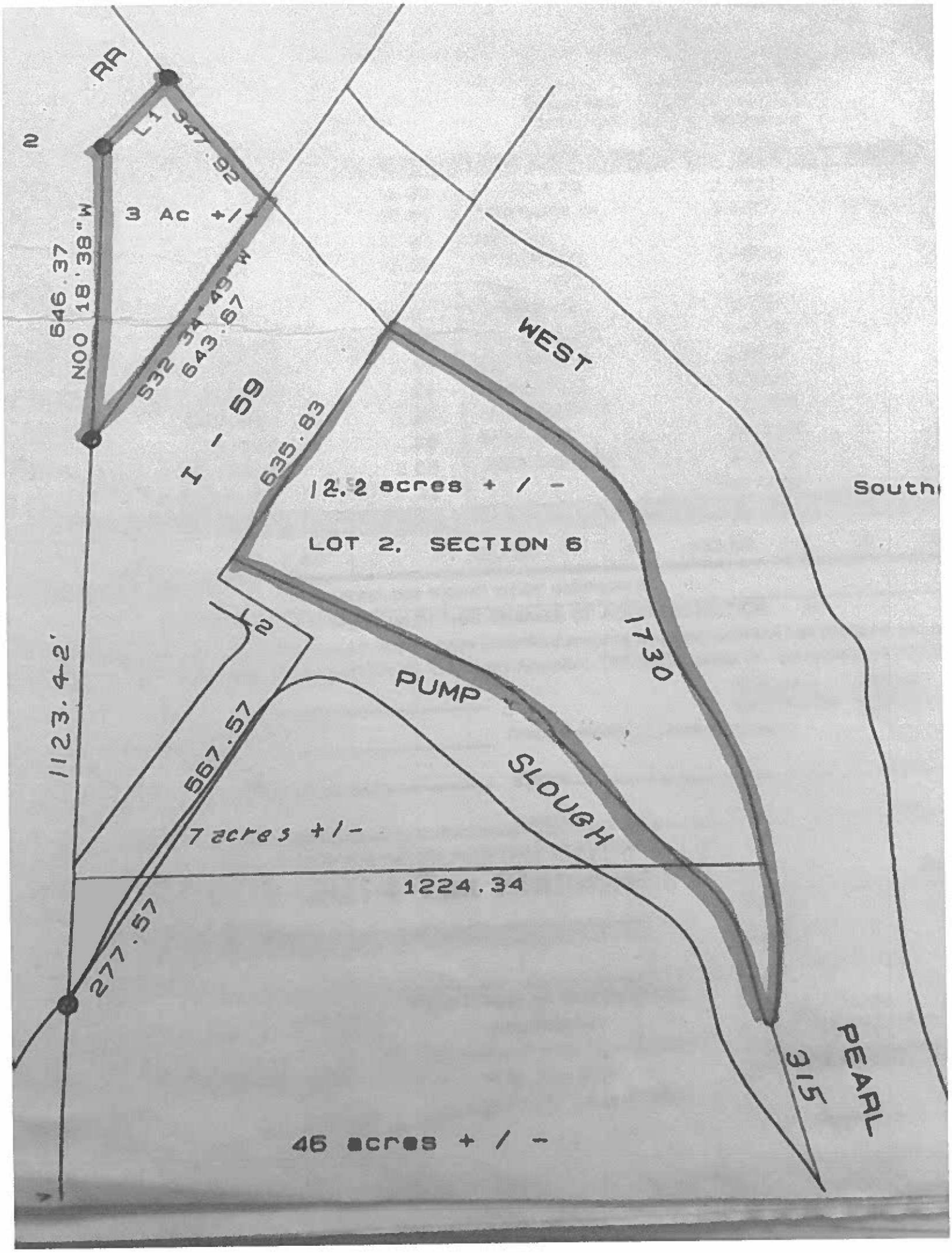
LAWANA FLYNT PENTON
RONNIE GLYNN PENTON
MARYANA PENTON
ALEXANDER PENTON

containing 133 acres more or less, located in Section 6 Township 8 South, Range 10 East, St. Tammany Parish, LA

Prepared by

STATE OF LOUISIANA
REGISTERED
LAND SURVEYOR
2/3/05

WILSON - POPE, INC.


RR
2
L1 347.92
3 Ac +/-
N00 18'38"W
646.37
532 34'49"W
643.67
I - 59
635.83
WEST
12.2 acres + / -
LOT 2, SECTION 6
South
1730
PUMP
SLOUGH
1123.42'
567.57
7 acres +/-
1224.34
277.57
315
PEARL
46 acres + / -

CASH SALE

BY: RONNIE GLYNN PENTON, ET UX

TO: HONEY ISLAND NATURE PARK, L.L.C.

UNITED STATES OF AMERICA

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

BE IT KNOWN, that on this 3rd day of February, 2005, before me, the undersigned authority, a Notary Public, duly commissioned and qualified, in and for the State and Parish aforesaid, therein residing, and in the presence of the witnesses hereinafter named and undersigned:

PERSONALLY CAME AND APPEARED:

LAWANA FLYNT PENTON (SS# 439-88-2356), wife of/and **RONNIE GLYNN PENTON**, (SS# 438-94-9646), both persons of the full age of majority, residents of and domiciled in the Parish of Washington, State of Louisiana, who declared, unto me, Notary, that they have been Married but once and then to each other: they are presently living and residing together. Lawana Flynt Penton resented herein through her duly appointed agent, Ronnie Glynn Penton by virtue of Power of Attorney, an original of which is attached hereto and made a part hereof; their mailing address being 1218 Founders Drive, Bogalusa, LA 70427; and

MARYANA PENTON (SS# 436-81-5529), a person of the full age of majority and resident of and domiciled in the Parish of Washington, State of Louisiana, who declared unto me, Notary, that she is single, never having been married; Maryana Penton represented herein throught her duly appointed agent, Ronnie Glynn Penton by virtue of Power of Attorney, an original of which is attached hereto and made a part hereof; her mailing address is 1218 Founders Drive, Bogalusa, LA 70427; and

ALEXANDER PENTON (SS# 436-81-5530), a person of the full age of majority and a resident of and domiciled in the Parish of Washington, State of Louisiana, who declared unto me, Notary, that he is single, having never been married; Alexander Penton represented herein through his duly appointed agent, Ronnie Glynn Penton by virtue of Power of Attorney, an original of which is attached hereto and made a part hereof: his mailing address is 1218 Founders Drive, Bogalusa, LA 70427

hereinafter designated as "vendor" who declared that for the consideration and upon the terms and conditions hereinafter expressed, said vendor has bargained and sold, and does by these presents grant, bargain, sell, assign, transfer, deliver, and abandon and set over under all lawful warranties and with substitution and subrogation to all rights and actions of warranty against all preceding owners and vendors, unto

HONEY ISLAND NATURE PARK, L.L.C, (TIN# 20-2246855), A Louisiana limited liability company formed under the laws of the State of Louisiana, by Articles of Organization dated January 28, 2005, filed with the Secretary of State for the State of Louisiana on January 28, 2005, represented herein by its duly authorized members/managers, A.G. Crowe and Alfred Mason Barnes, III and whose mailing address is 201 Crowe's Landing, Pearl River, LA 70452;

hereinafter designated as "purchaser", here present, accepting and purchasing and acknowledging delivery and possession of the following described property, to-wit:

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A certain parcel of land located in Section 6, Township 8 South, Range 15 East, St. Tammany Parish, Louisiana, more fully described as follows, to-wit:

Commence at the Southwest corner of Section 6, Township 8 South, Range 15 East, St. Tammany Parish, Louisiana and run North 00 degrees 18 minutes 38 seconds West, 3538.76 feet to the POINT OF BEGINNING; thence North 32 degrees 34 minutes 49 seconds West, 643.67 feet to the west bank of the West Pearl River; thence Returning to the Point of Beginning, North 00 degrees 18 minutes 38 seconds West 646.37 feet; thence North 38 degrees 11 minutes 58 seconds East, 311.15 feet to the west bank of the West Pearl River; thence Along the right descending bank of the river to the POINT OF BEGINNING, containing 3 acres more or less.

PARCEL 2:

A certain parcel of land located in Lots 2 and 7, Section 6 Township 8 South, Range 15 East, St. Tammany Parish, Louisiana, more fully described as follows, to-wit:

All of said parcel is that portion of land lying south of Interstate 59, west of the West Pearl River and North of Pump House Slough, containing 12.2 acres more or less.

TO HAVE AND TO HOLD the said property unto the said purchaser forever.

This present sale and conveyance is made and accepted for and in consideration of the sum and price of **ONE HUNDRED FIFTY THOUSAND AND NO/100 ($150,000.00) Dollars**, lawful current money of the United States of America, which amount the said purchaser has paid in ready cash, receipt of which is hereby acknowledged by the vendor, and full discharge and acquittance granted therefore.

Whenever the word "vendor" is used in this act, it shall be construed to include "vendors", and whenever the word "purchaser" is used it shall be construed to include "purchasers".

All the agreements and stipulations herein contained, and all the obligations herein assumed shall inure to the benefit of and be binding upon the heirs, successors, and assigns of the respective parties hereto.

The certificates of mortgage and conveyance as required by Article 3364 of the revised Civil Code of Louisiana are waived.

All state and parish taxes assessed against the property herein conveyed up to and including 2004 are paid with the Purchaser being responsible for reimbursing the Vendor its prorated share of the 2005 taxes attributed to the property herein transferred. The taxes for the year 2005 are in bulk assessment and will be paid by the Vendor. Taxes for the year 2006 and future ad valorem property taxes shall be paid by the Purchaser.

THUS DONE AND PASSED in St. Tammany Parish, Louisiana, on the day, month and year first hereinabove written, in the presence of the undersigned competent witnesses, and me, Notary, after due reading of the whole.

WITNESSES:

Kristen J. vanLeusden

~~Terri McAndrews~~ DEANNE PALISI

Ronnie Glynn Penton **-Seller**

Lawana Flynt Penton

BY: _____
Ronnie Glynn Penton , **-Seller**
Agent and Attorney-In-Fact

Maryana Penton

BY: _____
Ronnie Glynn Penton, **-Seller**
Agent and Attorney-In-Fact

Alexander Penton

BY: _____
Ronnie Glynn Penton , **-Seller**
Agent and Attorney-In-Fact

HONEY ISLAND NATURE PARK, L.L.C

BY: _____
A.G. Crowe, **-Purchaser**
Member/Manager

BY: _____
Alfred Mason Barnes, III, **-Purchaser**
Member/Manager

PAUL J. MAYRONNE, NOTARY PUBLIC

St. Tammany Parish
Assessor's Office

St. Tammany Parish Justice Center
701 North Columbia Street • Covington, Louisiana 70433

Louis Fitzmorris
Assessor

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 **Honey Island Nature Park LLC** as owner for the tax year **2021** and whose address is **201 Crowe's Landing, Pearl River, LA 70452** and that the following certification is applicable to the property described as follows which is proposed for annexation into the
Town of Pearl River:

PROPERTY DESCRIPTION
2021 Tax Roll Assessment: Assessment Number: 125-806-1811

15.2 Acs Being Parcel 1 Meas 3 Acs and Parcel 2 Meas 12.2 Acs Located in Lots 2 & 7 Sec 6 8 15

The total assessed value of all property within the above described area is $ 76 .

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 $ 76 .

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

2021 ASSESSED VALUATION : $ 76

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 22nd day of September , 2022 .

LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor

St. Tammany Parish
Assessor's Office

St. Tammany Parish Justice Center
701 North Columbia Street • Covington, Louisiana 70433

Louis Fitzmorris
Assessor

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:

2021 Tax Roll - Assessment Number 125-806-1811

OWNERS: Honey Island Nature Park Inc

201 Crowe's Landing
Pearl River, La 70452

PROPERTY DESCRIPTION: **2021 TAX ROLL**

15.2 Acs Being Parcel 1 Meas 3 Acs and Parcel 2 Meas 12.2 Acs
Located in Lots 2 & 7 Sec 6 8 15

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

2021 VALUATION:	Land	-	76
	Improvements	-	0
TOTAL ASSESSED VALUATION			76

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

Slidell, Louisiana this the 22nd day of September, 2022.

LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor

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 Wilson-Pope. Inc. Job No. 8325N dated 20 Nov 01 and further identified as a certain parcel of land located in Section 6, Township 8 South, Range15 East, St Tammany Parish Louisiana containing 3 acres more or less and A certain parcel of land located in Lots 2 and 7, Section 6, Township 8, South Range 15, East, St Tammany Parish Louisiana containing 12.2 acers more or less. 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 23rd day of September 2022.

Sincerely,

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

701 N. COLUMBIA ST. • COVINGTON, LOUISIANA 70433 • 985-809-5500
520 OLD SPANISH TRAIL • SUITE 2F • SLIDELL, LOUISIANA 70458 • 985-646-4125
FAX NUMBER 985-809-5508

Geoportal Map

DISCLAIMER: Every reasonable effort has been made to assure the accuracy of the parcel and base map data presented. The St. Tammany Parish Assessor makes no warranties, express or implied, regarding the completeness, reliability or suitability of the site data and assumes no liability associated with the use or misuse of said data. The parcel data on the base map is used to locate, identify and inventory parcels of land in St. Tammany Parish for assessment purposes only and is not to be used or interpreted as a legal survey or legal document. Additional data layers not originating in the Assessors Office are also presented for informational purposes only. Before proceeding in any legal matter, all data should be verified by contacting the appropriate county or municipal office.

0 200 400ft

STAFF IMPACT NOTES – PR2022-03 – PUMP SLOUGH ROUGH ROAD -HONEY ISLAND NATURE PARK, LLC

9-27-2022 – (Public Works-Joey Lobrano) - No Public Works Issues.

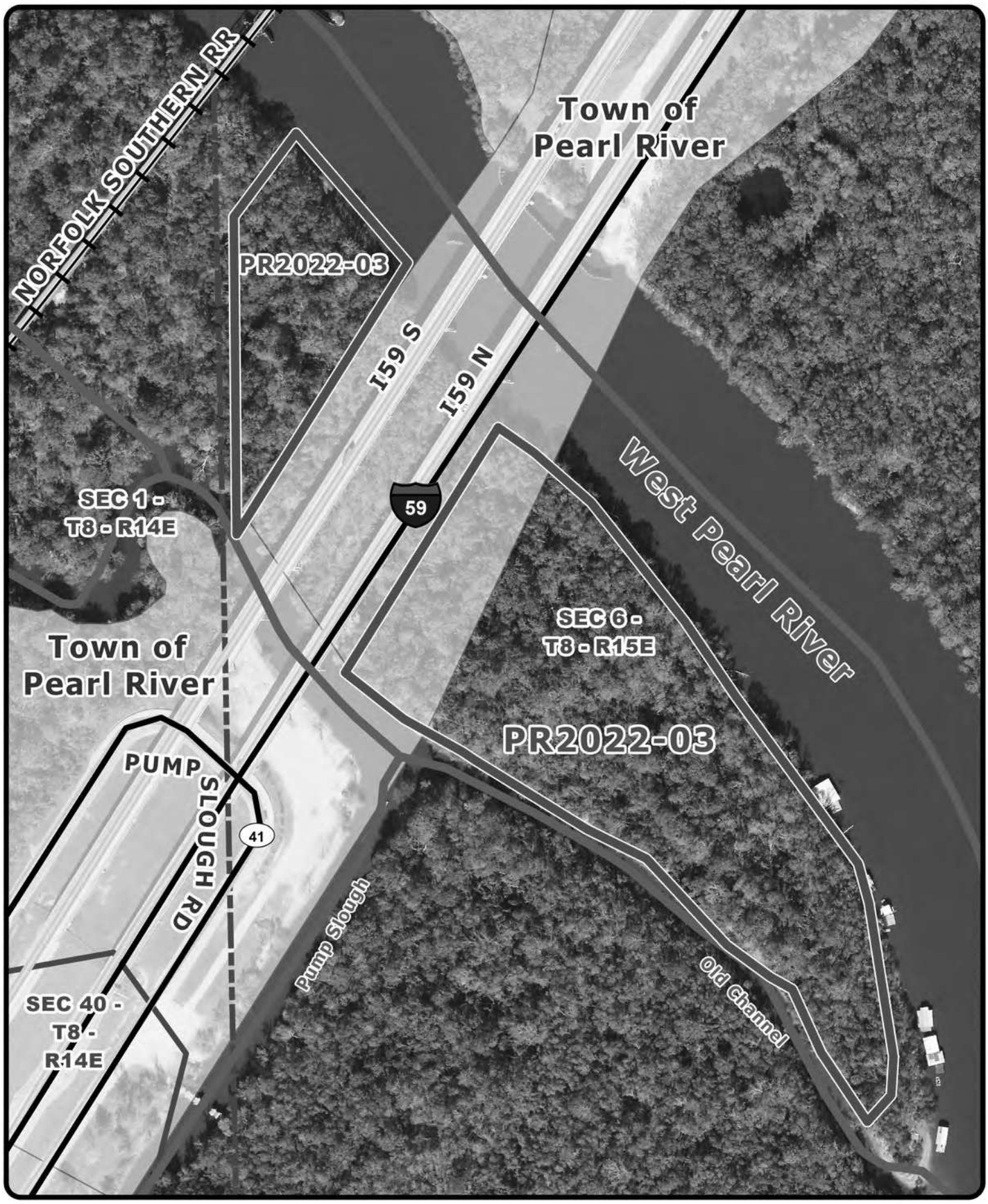
9/29/2022 – (Department of Environmental Services-Tim Brown) - No DES issues.

10/6/2022 – (Civil Division – Emily Couvillion) - The proposed property for Pearl River annexation is a 15.2-acre undeveloped parcel. Pursuant to Sec. 5.1 of the Growth Management Agreement with Pearl River, Pearl River shall not annex immovable property outside of Area One and Area Two. The property proposed to be annexed is located outside of Area One and Area Two pursuant to the property descriptions of those Areas attached as Exhibits "A" and "B" to the Growth Management Agreement. Thus, the property not subject to annexation by Pearl River.

10/6/2022 – (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 6. Land Use And Zoning, Section 6.2 Undeveloped Properties: The Parish and Pearl River agree that, upon annexation of undeveloped property, the more restrictive drainage and/or traffic impact regulations of either The Parish or Pearl River shall be applicable to such annexed property.

10/12/2022 – (Planning & Development-Ross Liner) - The proposal is not consistent with the sales tax agreements with the Town of Pearl River. The proposal is not an intensification of zoning for the 12.2 acres zoned I-2. However, the 3 acre parcel zoned A-2 is proposed to be multi-family which is an intensification of zoning.

10/12/2022 – (Finance Department of Finance) - No sales tax revenue has been generated by this property.



Town of Pearl River Annexation
PR2022-03
Aerial Map

PR2022-03
Major Roads
Roads
Railroads
Waterways
S/T/R
Town of Pearl River

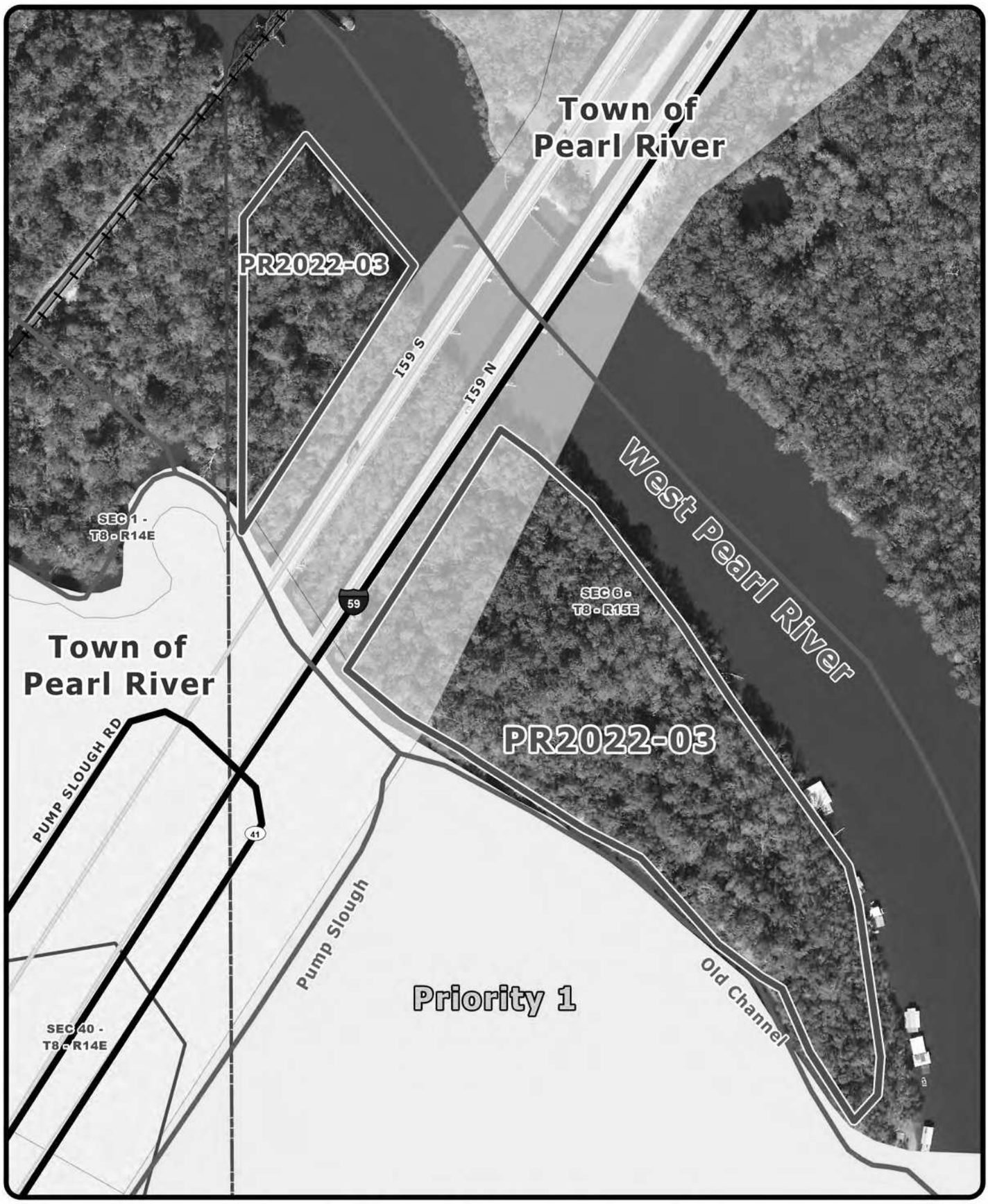
0 250 500 Feet

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

This map was produced by the GIS Section of St. Tammany Parish Department of Technology. Note: This map 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 in any as accurate as the source information. Copyright (c) 2022, St. Tammany Parish, Louisiana. All rights reserved.

N

MapID: 2022-aps-048
Map Date 09/28/2022



Town of Pearl River Annexation
PR2022-03
GMA Map

PR2022-03
Major Roads
Roads
Railroads
Waterways
S/T/R
Town of Pearl River
Pearl River GMA
Priority 1
Priority 2

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

0 250 500 Feet

N

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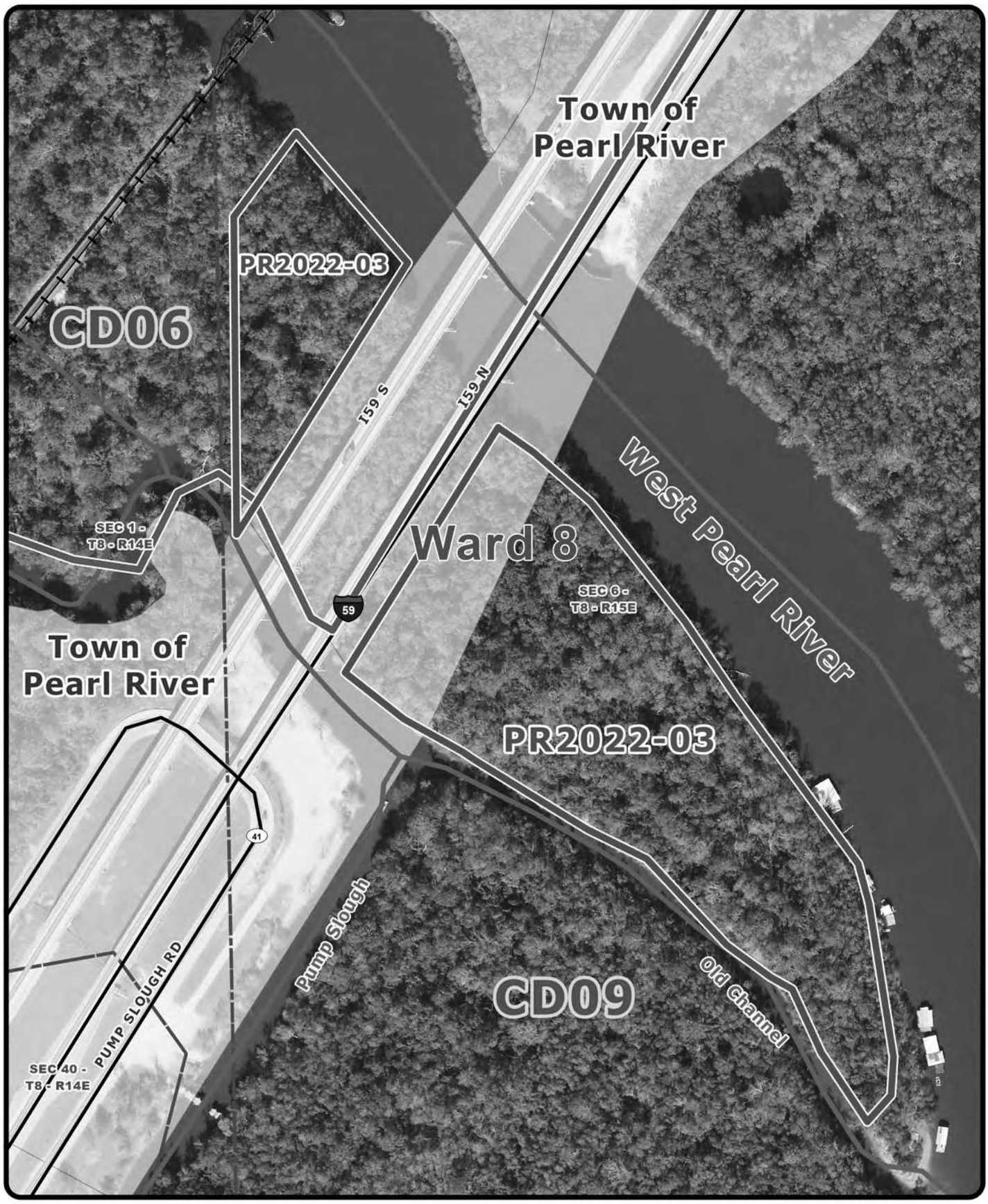

Town of Pearl River Annexation
PR2022-03
Political Map

- PR2022-03
- Major Roads
- Roads
- Railroads
- Waterways
- S/T/R
- Council Districts
- Wards
- Town of Pearl River

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

0 250 500 Feet

N

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MapID: 2022-aps-050
Map Date 09/28/2022

TOWN OF PEARL RIVER

39460 Willis Alley ~ Town Hall
P.O. Box 1270
Pearl River, Louisiana 70452
Phone (985) 863-5800
FAX (985) 863-2586
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JOE D. LEE
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Town Magistrate
Assistant Town Attorney

BRENDA WICHTERICH
Deputy Clerk/Court Clerk

Mr. Ross Liner
St. Tammany Parish Planning Director
21454 Koop Drive, Building B, Suite 1B
Mandeville, LA 70471

August 3, 2022

Re: Intent to Annex Property – Pump Slough Road, Pearl River, LA 70452

Via Certified Mail Return Receipt Requested #70203160000190956724

Dear Mr. Liner,

This Notice of Intent to Annex Property is being provided pursuant to Section 5.2 of the Growth Management, Annexation, and Revenue Sharing Agreement Between St. Tammany Parish Government, Sales Tax District No. 3, and the Town of Pearl River (Agreement)>

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This property is located within the area specified as Area One in the Agreement.

Should you require anything further please contact me.

Sincerely,

Tim Mathison
Town Attorney

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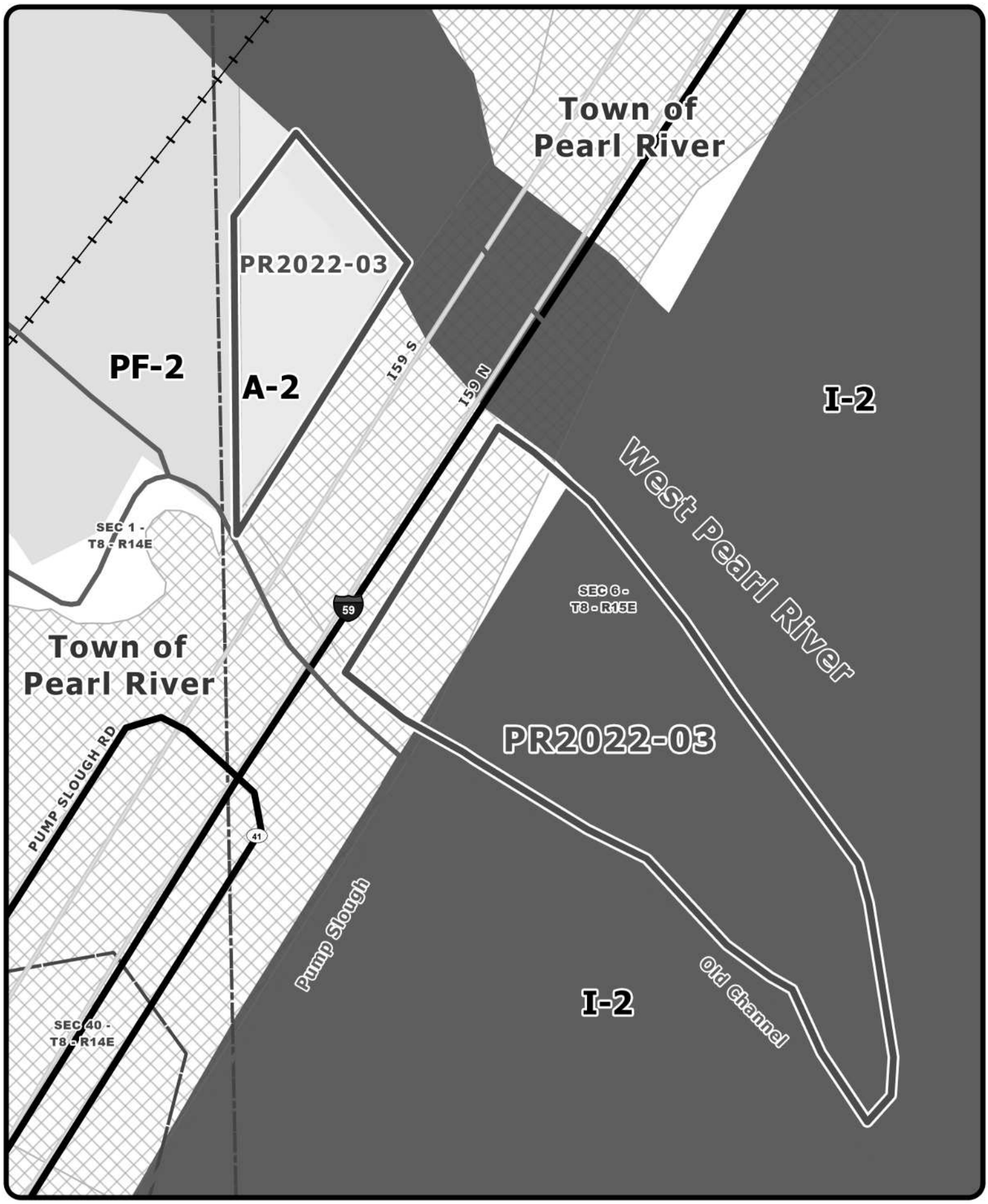

Town of Pearl River Annexation
PR2022-03
Zoning Map

- PR2022-03
- Major Roads
- Roads
- Railroads
- Waterways
- S/T/R
- Town of Pearl River
- A-2 Suburban
- I-2 Industrial
- PF-2 Public Facilities

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

N

0 250 500 Feet

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