



Planning Department

Petition for
DE-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:
138 Chamale Drive
Slidell, LA 70460

Acres Proposed to be De-Annexed: _____

Current Use: Residential

Current City Zoning District* A-2

Proposed Parish Zoning District*: L-2

*Must submit separate application for zoning map amendment to St Tammany Parish Planning Dept. and provide copy with this petition.

Council District: D


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: | Fee \$ | Case # A |
| Related Case(s): | | |

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 14th day of December


Notary Public

I/we hereby petition to have the property described in this petition de-annexed from t

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 |
|---|--|--------------------|
| <u>Marvin Dixon</u> <u>138 Chamale Drive</u> <u>Slidell, LA 70460</u> | <input checked="" type="checkbox"/> Am registered to vote at <input checked="" type="checkbox"/> Live (reside) at <input checked="" type="checkbox"/> Own all or a part of | <u>[Signature]</u> |
| <u>Beth Dixon</u> <u>138 Chamale Drive</u> <u>Slidell, LA 70460</u> | <input checked="" type="checkbox"/> Am registered to vote at <input checked="" type="checkbox"/> Live (reside) at <input checked="" type="checkbox"/> Own all or a part of | <u>[Signature]</u> |



Planning Department

Request for a
**DEVELOPMENT
MEETING**

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

A Development Meeting is required prior to any new commercial construction, and is strongly encouraged for all types of development. A Development Meeting is an opportunity for an applicant to discuss their project with representatives from several City departments and receive guidance on the City's process and requirements.

Property

Street Address: 138 Chamale Drive
Current Use: Residential

Project Contact

☒ Property Owner ☐ Other: _____
Name: Beth & Marvin Dixon
Mailing Address: 138 Chamale Drive
City, State, Zip: Slidell, LA 70460
Phone #: 504 564 0649
Email: bethdixon1234@gmail.com

Project Team

Please list any professionals that are involved in this project, including design professionals, contractors, realtors, etc. They are encouraged to attend the Development Meeting.

Name: _____
Type of Professional: _____
Email: _____
Name: _____
Type of Professional: _____
Email: _____

Development Meetings are held on Wednesday...

...at 9am and 10am and require at least one week notice. Other days may be requested. Would you prefer to meet in-person (subject to COVID restrictions) or virtually?
☐ In-person ☐ Virtual ☐ No preference

Proposed Project

Project Name: _____
☐ New Construction ☐ Addition ☐ Demolition
☐ Site Work ☐ Change of Use

Council District: _____

Brief project description:

De-Annexation

Please attach any preliminary project drawings to help describe the project.

Anticipated Needs

Please check all that might apply to this project.

- | | |
|--|--|
| <input type="checkbox"/> Building Permit | <input type="checkbox"/> Demolition Permit |
| <input type="checkbox"/> Fence Permit | <input type="checkbox"/> Paving Permit |
| <input type="checkbox"/> Sign Permit | <input type="checkbox"/> Tree Removal Permit |
| <input type="checkbox"/> New Water or Sewer Connection | |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Rezoning <input type="checkbox"/> Variances |
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Certificate of Appropriateness (Olde Towne) | |

ST. TAMMANY PARISH REGISTRAR OF VOTERS

M. DWAYNE WALL, CERA
REGISTRAR



STATE OF LOUISIANA

PARISH OF ST TAMMANY

CERTIFICATE OF REGISTRAR OF VOTERS

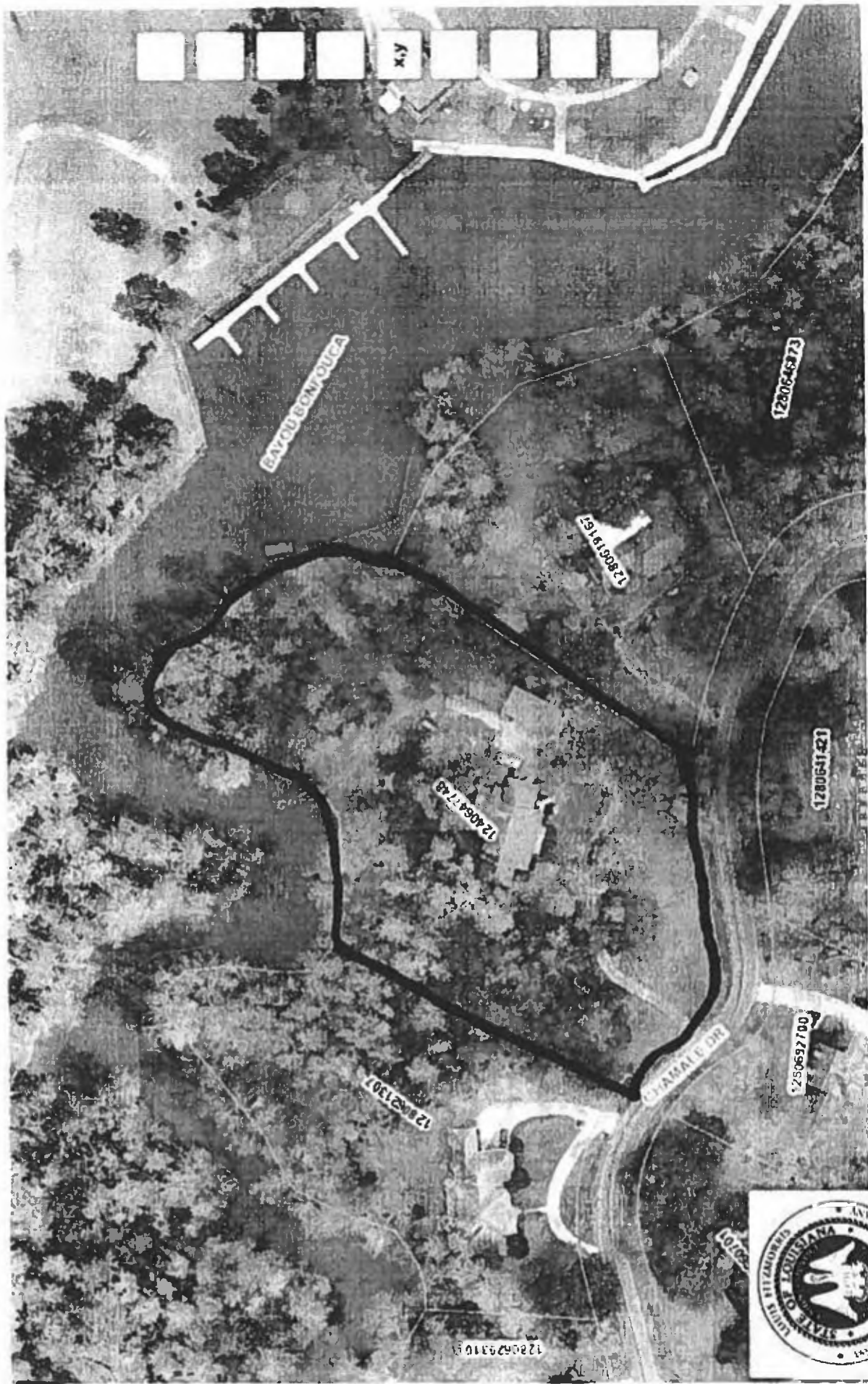
I the undersigned Registrar of Voters for the Parish of St Tammany, State of Louisiana, do hereby certify that the property described in the attached Survey by Land Surveying, Inc., Map No. 537-B dated September 7, 1977 and further identified as all that certain lot or portion of ground situated in Chamale Subdivision, Addition Number One, Lot 49 lying and being situated in Section 14, Township 9 South, Range 14 East with a municipal address of 138 Chamale Dr. Slidell, LA 70460 in St. Tammany Parish, State of Louisiana, and by the records in the Registrar of Voters office has 3 registered voters within said property by the names of Beth Dixon, Marvin Dixon and Tyler Dixon.

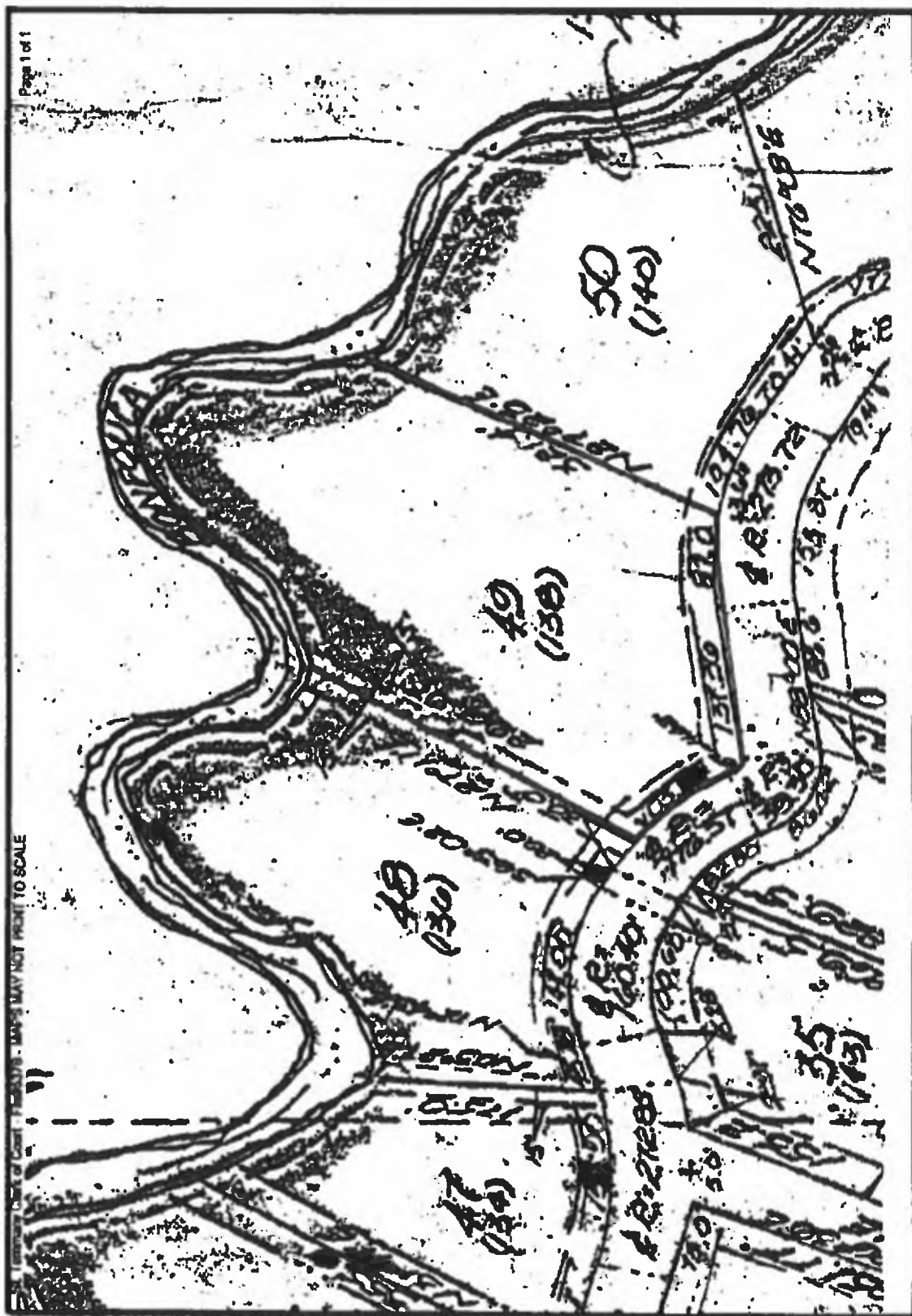
In faith whereof, witness my official signature and the impress of my official seal at Covington, Louisiana on this 9th day of December 2024.

Sincerely,

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

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







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:

2024 Tax Roll - Assessment Number 91487

OWNERS: Dixon, Marvin Dwight ETUX

**138 Chamale Dr.
Slidell, LA 70460**

PROPERTY DESCRIPTION: 2024 TAX ROLL

CHAMALE ADD 1 LOT 49

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

| | | | |
|---------------------------------|--------------|---|---------------|
| 2024 VALUATION: | Land | - | 5,000 |
| | Improvements | - | 41,075 |
| TOTAL ASSESSED VALUATION | | | 46,075 |

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

Slidell, Louisiana this the **26th** day of **November, 2024**.

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

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 **Dixon, Marvin Dwight ETUX** as owner for the tax year **2024** and whose address is **138 Chamale Dr., Slidell LA 70460** 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

2024 Tax Roll Assessment: Assessment Number: 91487

CHAMALE ADD 1 LOT 49

The total assessed value of all property within the above described area is
\$ 46,075.

II. The total assessed value of the resident property owners within the above described area is **\$ 46,075** and the total assessed value of the property of non-resident property owners is **\$ 0.**

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

2024 ASSESSED VALUATION: **\$ 46,075**

In faith whereof, witness my official signature and the impress of my official seal, at
Covington, Louisiana this the **26th** day of **November**, **2024**.

LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor

Crescent Title, LLC
1748 North Causeway Blvd.
Mandeville, LA 70471
File No.: 222573

CASH SALE

Sale of Property

by:

**Bruce William Clement and wife, Lisa
Fitzmorris Clement**

to:

**Marvin Dwight Dixon and Beth
McLean Dixon**

*United States of America
State of Louisiana
Parish of Saint Tammany*

BE IT KNOWN That on this 8th day of June, 2022

BEFORE ME, Kirk Frosch a notary public, duly commissioned and qualified, in and for the Parish of St Tammany and in the presence of the witnesses hereinafter named and undersigned.

Personally Came and Appeared,
Bruce William Clement (SS# XXX-XX-0300) and Lisa Fitzmorris Clement (SS# XXX-XX-1934) both persons of the full age of majority and domiciled in the Parish of St. Tammany, State of Louisiana who declared before me, Notary, that Bruce William Clement has been married twice, first to Beth Blancher from whom he was divorced and second to Lisa Fitzmorris Clement; the said Lisa Fitzmorris Clement has been married twice, first to Edward Arich from whom she was divorced and second to Bruce William Clement with whom she is currently living and residing.

MAILING ADDRESS: 108 Cameron Court, Slidell, LA 70461

Who declare that they do by these presents, grant, bargain, sell, convey, transfer, assign, setover, abandon and deliver, with all legal warranties as to title only, but with full substitution and subrogation in and to all the rights and actions of warranty which they have or may have against all preceding owners and vendors, unto,

Marvin Dwight Dixon (SS# XXX-XX-5550) and Beth McLean Dixon (SS# XXX-XX-8869) both persons of the full age of majority and domiciled in the Parish of Saint Tammany, State of Louisiana who declared before me, Notary, that they have been married but once and then to each other and that they are presently living and residing together. The said Beth McLean Dixon is represented herein by Marvin Dwight Dixon, his Agent & Attorney in Fact, by virtue of a Power of Attorney, the original of which is attached hereto and recorded herewith. Agent declares that Principal is alive and well and has not declared bankruptcy or been declared an interdict.

MAILING ADDRESS: 138 Chamale Drive, Slidell, LA 70460

here present, accepting and purchasing for themselves, their heirs and assigns, and acknowledging due delivery and possession thereof, all and singular the following described property, to-wit:

EFIL: Registry: 2846132, Instrument #: 2332191, Jun 08, 2022 08:30 AM, St. Tammany Parish, \$210.00, LP, MB CB X MI

SPECIAL POWER OF ATTORNEY
United States of America

STATE OF Pennsylvania
County of Montgomery

DATE: June 6, 2022

Before me, a Notary Public, duly commissioned and qualified in and for the above indicated State and Parish/County, and in the presence of the undersigned witnesses, personally came and appeared the hereinafter named and undersigned PRINCIPAL, who declared under oath that he is of legal age and his marital status is as hereinafter set forth, and further that he does by these presents make name, ordain, constitute and appoint the hereinafter named AGENT and ATTORNEY IN FACT (hereinafter referred to as AGENT) of the full age of majority, to be his true and lawful AGENT, hereby giving and granting unto said AGENT full power and authority, for him, and in his name, place and stead, to do and perform all the things and acts specified herein and in the numbered paragraph(s) indicated or completed below.

PRINCIPAL further authorizes and empowers his said AGENT to do and perform any and every act, matter and thing whatsoever as shall or may be requisite and necessary in order to effectuate the purposes for which this power of attorney is granted, as fully and with like effect as if PRINCIPAL had been personally present and had done any such thing, performed any such act, and/or had signed all and any such document, deed, note, contract, application or other agreement, PRINCIPAL hereby ratifying and confirming any and all things done by his said AGENT and adopting them as his own act and deed.

PRINCIPAL further expressly stipulates that any ambiguities which may arise in the interpretation hereof shall be liberally construed so as to effectuate the purposes hereof and to validate all things done by AGENT. Whenever used herein, the singular number shall include the plural, and the masculine gender shall include all genders.

And generally to do and perform all and every other act, matter and thing whatsoever, as shall or may be requisite and necessary, touching or concerning the affairs, business or assets of appearer as fully, completely and effectually, and to all intents and purposes with the same particularly stated, expressed and especially provided for, as or as appearer could or might do if personally present; also with full power of substitution and revocation; and appearer hereby agrees to ratify and confirm all and whatsoever the said agent shall lawfully do or cause to be done by virtue of this power of attorney.

The purpose for which this power of attorney is granted is:

- I. ☐ Applicable
☒ Not Applicable

To direct, instruct, authorize and permit AGENT to sell and deliver the hereinafter described real estate, and/or all of PRINCIPAL'S right, title and interest therein, with warranty of title and with subrogation of all actions of warranty, unto any person, firm or corporation or association, for such price and on such terms and conditions as AGENT may deem proper (including but not limited to a sale under the terms of a Cash Sale, a Sale and Assumption, and/or a Bond for Deed), to pay and discharge any and all charges, expenses and encumbrances in connection therewith, and to receive and receipt for the selling price. In

the event of a Bond for Deed, PRINCIPAL does further specifically direct, instruct, authorize and permit AGENT, on behalf of PRINCIPAL: 1) to execute and enter into an Escrow Agreement with an Escrow Agent under any such terms and conditions as AGENT may deem proper; 2) to authorize any and/or all payments to be made to the Escrow Agent; 3) to authorize and appoint Escrow Agent as PRINCIPAL'S Agent to make payments, to receive all information, and to sign all documents necessary to service the mortgage loan and/or insurance on the property; 4) to name and appoint Escrow Agent as PRINCIPAL'S Agent and attorney-in-fact with full power and authority for PRINCIPAL to sell and deliver the property in keeping with the terms of the Bond for Deed, and to sign any and all documents or acts necessary to accomplish the Bond for Deed, including but not limited to, purchase of insurance and payment and/or redemption of taxes; and 5) to execute any and all documents which may be required to accomplish a Bond for Deed.

- II. ☒ Applicable
☐ Not Applicable

To direct, instruct, authorize and permit AGENT to purchase hereinafter described real estate for the price and sum of \$450,000.00 cash and \$427,500.00 to be evidenced by PRINCIPALS promissory note and secured by vendors lien and/or mortgage on such real estate.

- III. ☒ Applicable
☐ Not Applicable

To direct, instruct, authorize and permit AGENT to borrow from any person, firm or corporation, the total sum of said loan or in an amount to be determined by Agent, in Agent's sole discretion to be evidenced by PRINCIPALS promissory note and secured by vendor's lien and/or mortgage on the hereinafter described real estate, or PRINCIPALS undivided interest therein.

- IV. ☒ Applicable
☐ Not Applicable

To specifically direct, instruct, authorize, and permit AGENT, in an Act of Sale and/or Mortgage on behalf of PRINCIPAL, to intervene, state, and concur that PRINCIPAL's husband/wife, is purchasing and/or acquired the herein described property as his/her separate property under his/her separate administration and control and said property shall remain the separate property of PRINCIPAL's said husband/wife, in which PRINCIPAL shall have no ownership interest whatsoever. PRINCIPAL does further hereby specifically direct, instruct, authorize, and permit AGENT, in an Act of Mortgage on behalf of PRINCIPAL, to further intervene, state, and concur that the foregoing notwithstanding, should PRINCIPAL be deemed at law to have any interest in the said herein described and mortgaged property, whether by convention, presumption, or operation of law, acquired prior to or subsequently hereto, Principal does hereby mortgage such interest as additional collateral security for PRINCIPAL's husband's/wife's note as referenced in the said Act of Mortgage and does hereby bind PRINCIPAL, in PRINCIPAL's capacity as co-mortgagor, to all of the obligations, conditions, terms, and provisions of the said Act of Mortgage.

In the event that paragraphs II and/or III hereinabove shall be applicable, PRINCIPAL does hereby expressly authorize AGENT:

- a. To execute the necessary sale and resale or act of mortgage to create a vendor's lien in favor of any building and loan association, and/or to execute any act of sale and/or mortgage, conventional mortgage, or any form of mortgage required to obtain mortgage loan insurance or loan guarantees from the Veterans Administration or Federal Housing Administration, on such form and on such items and conditions as the lender shall require, the said instrument to contain all usual Louisiana security clauses, including by way of example, but not limited to, confession of judgement, waiver of appraisalment, waiver of homestead exemption from seizure, and pact de non alienando.
- b. To make, execute and deliver in PRINCIPALS name a promissory note in the amount of the credit portion of the purchase price or the amount of the loan, said note to be payable at such maturity and at such rate of interest and on such terms and conditions as AGENT shall deem proper, AGENT may increase or decrease the amount of note, not to exceed ten (10%) percent.
- c. In the event that any loan is obtained from a building and loan association, to subscribe to shares of stock in said association and to pledge same to secure the loan, and to agree to comply with all of the provisions of the charter, by laws and rules and regulations of such building and loan association, and all other things as such building and loan association shall require.
- d. To obligate PRINCIPAL jointly and in solido in the event that there are other borrowers or purchasers.
- e. To assume on behalf of PRINCIPAL any indebtedness, promissory note, and/or mortgage which encumbers the property being purchased, when such property is being purchased through a Sale and Assumption.

PRINCIPAL FURTHER AUTHORIZES SAID AGENT TO EXECUTE ON HIS/HER BEHALF ANY LISTING/PURCHASE AGREEMENTS AND/OR AMENDMENTS THERETO.

This power of attorney shall not be revoked by my disability, incapacity or mental incompetence (whether permanent or partial) or any determination made after the date hereof that I am unable to properly manage my affairs. The authorization(s) and power(s) granted herein shall continue during any period that I am disabled, incapacitated, incompetent, or absent. Until such revocation be endorsed or written hereon, or until the passing of the expiration date set forth hereinabove, all persons may rely upon this Specific Power of Attorney as being in full force and effect.

NAME, RESIDENCE AND MARITAL STATUS OF PRINCIPAL:

Beth McLean Dixon (SS# XXX-XX-8889), a person of the full age of majority and resident of the Parish of St. Tammany, State of Louisiana who declared before me, Notary, that she has been married once and then to Marvin Dwight Dixon with whom she lives and resides.

Principal further declared that he/she has not filed for bankruptcy and has never been declared an interdict.

MAILING ADDRESS:

138 Chamale Drive
Sildell, LA 70460

NAME AND RESIDENCE OF AGENT:

Marvin Dwight Dixon

MAILING ADDRESS:

138 Chamale Drive
Slidell, LA 70460

DESCRIPTION OF REAL ESTATE FORMING THE SUBJECT OF THIS POWER OF ATTORNEY:

A CERTAIN PIECE OR PORTION OF GROUND, together with all the buldings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in CHAMALE SUBDIVISION, ADDITION NUMBER ONE and more fully described as follows, to-wit:

LOT 49 of said subdivision, all in accordance with plat of said subdivision which is filed of record in the Office of the Clerk of Court, St. Tammany, Louisiana, as Map No. 537-B.

Bearing Municipal Address: 138 Chamale Drive, Slidell, LA 70460

THUS DONE AND PASSED, in multiple, originals, at the City and State aforesaid on the date set forth, in the presence of the undersigned competent witnesses, who have hereto signed their names with said PRINCIPAL and me, Notary, after due reading of the whole.

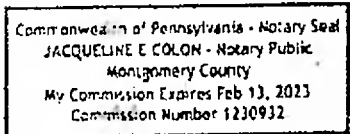
WITNESSES:

Witness 1 Sign: [Signature]
Print Name: MARIA L WHEELER

[Signature]
Principal: Beth McLean Dixon

Witness 2 Sign: [Signature]
Print Name: Thomas Maioriello

[Signature]
SIGNATURE OF NOTARY
NOTARY ID # 1230932
(Typed Name of Notary) Jacqueline E. Colon
MY COMMISSION EXPIRES: Feb. 13, 2023



NOTE: Notary cannot appear as witness, Two witnesses required.

"Description of Property"

A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in **CHAMALE SUBDIVISION, ADDITION NUMBER ONE** and more fully described as follows, to-wit:

LOT 49 of said subdivision, all in accordance with plat of said subdivision which is filed of record in the Office of the Clerk of Court, St. Tammany, Louisiana, as Map No. 537-B.

For informational purposes only: Improvements thereon bear Municipal No. 138 Chamale Drive, Slidell, Louisiana 70458.

Being the same property acquired by Bruce W. Clement and Lisa Marie Fitzmorris Clement by act dated October 24, 2016 registered in Instrument No. 2041963 in the records of St. Tammany Parish.

PURCHASER(S) herein declared that all future notices of ad valorem tax bills and special assessments for the above described property presently for the tax year of 2022 bearing Tax Assessment No. 124-064-7748 are to be forwarded to:

Marvin Dwight Dixon and Beth McLean Dixon
138 Chamale Drive, Slidell, LA 70460

THIS ACT IS MADE, EXECUTED AND ACCEPTED SUBJECT TO THE FOLLOWING:

1. Any and all restrictions, overlaps, overhangs, servitudes and/or easements, rights of ways and outstanding rights of record which might be shown on a current survey of the property.
2. Ordinance dated May 9, 2017 registered in Instrument No. 2063908.
3. The Road Home Declaration of Covenants Running with the Land registered in INST No. 1632356, partially released by INST No. 1933198, requiring the owner obtain and maintain flood insurance in accordance with applicable federal laws and this covenant in perpetuity.

THE PARTIES HERETO TAKE COGNIZANCE THAT NO SURVEY ON THE HEREIN DESCRIBED PROPERTY IN CONNECTION WITH THE ACT OF SALE HAS BEEN MADE NOR HAS ONE BEEN PRODUCED OR ATTACHED AND THE PARTIES DO HEREBY RELIEVE AND RELEASE ME, NOTARY, FROM ANY AND ALL LIABILITY, RESPONSIBILITY OR DAMAGE INCLUDING COURT COSTS AND ATTORNEYS FEES IN CONNECTION THEREWITH.

The parties to this act take cognizance of the fact that no mortgage, conveyance, paving, sewerage and water lien ordinance research or tax sale certificates in connection with this Act of Sale have been made, nor were produced or attached and the parties do hereby relieve and release



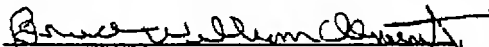
WAIVER OF WARRANTY AND REDHIBITION RIGHTS ADDENDUM

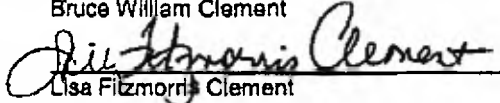
It is expressly agreed that the immovable property herein conveyed and all improvements and component parts, plumbing, electrical systems, mechanical equipment, heating and air conditioning systems, built-in appliances, and all other items located hereon are conveyed by Seller and accepted by Purchaser "AS IS, WHERE IS," without any warranties of any kind whatsoever, even as to the metes and bounds, zoning, operation, or suitability of the property for the use intended by the Purchaser, without regard to the presence of apparent or hidden defects and with the Purchaser's full and complete waiver of any and all rights for the return of all or any part of the purchase price by reason of any such defects.

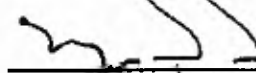
Purchaser acknowledges and declares that neither the Seller nor any party, whomsoever, acting or purporting to act in any capacity whatsoever on behalf of the Seller has made any direct, indirect, explicit or implicit statement, representation or declaration, whether by written or oral statement or otherwise, and upon which the Purchaser has relied, concerning the existence or non-existence of any quality, characteristic or condition of the property herein conveyed. Purchaser has had full, complete and unlimited access to the property herein conveyed for all tests and inspections which Purchaser, in Purchaser's sole discretion, deems sufficiently diligent for the protection of Purchaser's interests.

Purchaser expressly waives the warranty of fitness and the warranty against redhibitory vices and defects, whether apparent or latent, imposed by Louisiana Civil Code Articles 2520 through 2548, inclusive, and any other applicable state or federal law and the jurisprudence thereunder.

Purchaser also waives any rights Purchaser may have in redhibition to a return of the purchase price or to a reduction of the purchase price paid pursuant to Louisiana Civil Code Articles 2520 to 2548, inclusive, in connection with the property hereby conveyed to Purchaser by Seller. By Purchaser's signature, Purchaser expressly acknowledges all such waivers and Purchaser's exercise of Purchaser's right to waive warranty pursuant to Louisiana Civil Code Article 2520 and 2548, inclusive.


Bruce William Clement


Lisa Fitzmorris Clement

 6/8/2022
Marvin Dwight Dixon

 6/8/2022
Beth McLean Dixon, by Marvin Dwight
Dixon, her Agent & Attorney in Fact

This sale is made and accepted for and in consideration of the price and sum of Four Hundred Fifty Thousand And No/100 Dollars (\$450,000.00) which the said purchaser(s) have well and truly paid, in ready and current money to the said vendors who hereby acknowledge the receipt thereof and grant full acquittance and discharge therefore.

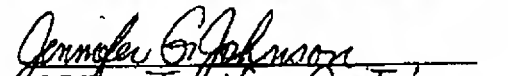
All State and City taxes up to and including the taxes due and exigible for the current tax year are paid as per a research of the tax rolls for the year 2021. The 2022 taxes have been prorated to the date of this act of sale. Payment for all future taxes is assumed by purchaser herein.

By reference to the research of the Registrar of Conveyances and Recorder of Mortgages in and for the Parish of St Tammany, it does not appear that said property has been heretofore alienated by the Vendor.


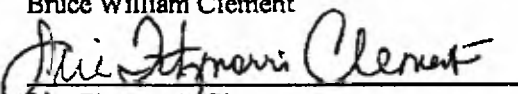
Thus Done and Passed, in my office in Mandeville, Louisiana in the presence of the competent witnesses, who hereunto sign their names with the said appearers, and me, Notary, after reading the whole.

WITNESSES:


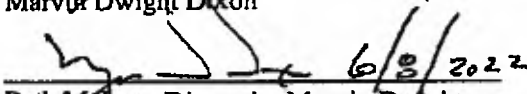

PRINT Khalid Alahmed

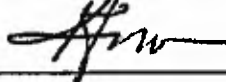

PRINT Jennifer G. Johnson

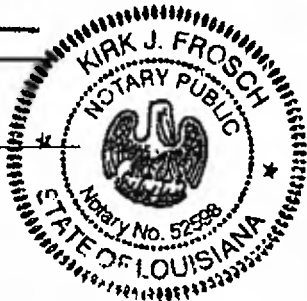
SELLER(S):


Bruce William Clement

Lisa Fitzmorris Clement

PURCHASER(S):


Marvin Dwight Dixon 6/8/2022

Beth McLean Dixon, by Marvin Dwight Dixon, her Agent & Attorney in Fact 6/8/2022


Kirk Frosch
Bar Roll/ID No.: 52598
Notary Public



Title Ins. Prod.: Crescent Title, LLC
Address: 1748 North Causeway Blvd., Mandeville, LA 70471
Prod. Lic #: 300974
Title Ins. Underwriter: First American Title Insurance Company of Louisiana
Title Opinion by: Emily T. French
La Bar Roll #: 35132

S U B D I V I S I O N
A D D I T I O N N U M B E R O N E

LOCATED IN SECTIONS 9 & 10 TOWNSHIP 9 SOUTH
RANGE 14 EAST ST TAMMANY PARISH LOUISIANA

Page 2 January 20

Parachute: James B. Dimes
 Theophrastus: Frederick O. Thompson
 Acropolis: N. George Harris

OWNER-DEVELOPER

Boys' Union, 1011 Dammequist Co. Ave.
Dallas, Tex. 75201, Nov. 1961

FINAL APPROVAL

MEWSON, ALDO
1900-1900

RESTRICTIVE COVENANTS TO
RUN WITH EACH TITLE

[illegible]

FILED FOR RECORD

By Bill Rose Hughes

Map = 537-B

SEPTEMBER 27, 1921

CERTIFICATION

This Bill of Exchange is to be paid to the
 Bearer of the Bill of Exchange for the sum of
 One Hundred Dollars or the Order of the Bearer

The above is correct as compared to the original in
 the original. The original is in the original. The original is in the original.
 The original is in the original. The original is in the original. The original is in the original.
 The original is in the original. The original is in the original. The original is in the original.

James H. Thompson
President, United Negro College Fund

| BOUNDARY | DESCRIPTION |
|----------|-------------|
| 1 | ... |
| 2 | ... |
| 3 | ... |
| 4 | ... |
| 5 | ... |
| 6 | ... |
| 7 | ... |
| 8 | ... |
| 9 | ... |
| 10 | ... |
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| 13 | ... |
| 14 | ... |
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| 92 | ... |
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| 95 | ... |
| 96 | ... |
| 97 | ... |
| 98 | ... |
| 99 | ... |
| 100 | ... |

[illegible]

DEDICATION OF STREET

1. Harvey Delaney is the father of the children
named in the above list. The family resided
on the day in the above mentioned

J. B. [unclear]
[unclear] [unclear] [unclear] [unclear]
[unclear] [unclear] [unclear] [unclear]

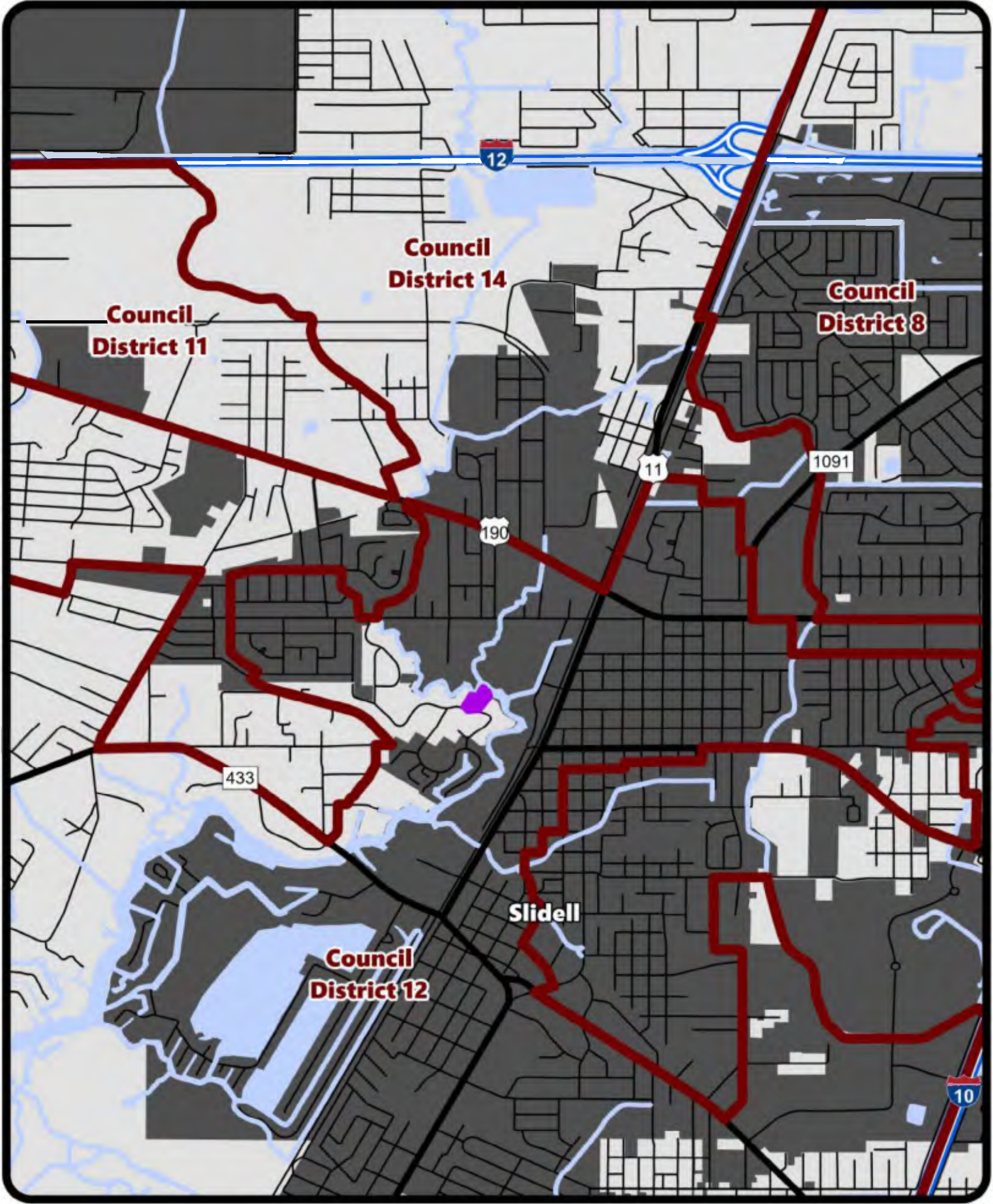
SETBACK LINES:

| | |
|-----------|----|
| 1960-1961 | 50 |
| 1962-1963 | 50 |
| 1964-1965 | 50 |
| 1966-1967 | 50 |
| 1968-1969 | 50 |
| 1970-1971 | 50 |
| 1972-1973 | 50 |
| 1974-1975 | 50 |
| 1976-1977 | 50 |
| 1978-1979 | 50 |
| 1980-1981 | 50 |
| 1982-1983 | 50 |
| 1984-1985 | 50 |
| 1986-1987 | 50 |
| 1988-1989 | 50 |
| 1990-1991 | 50 |
| 1992-1993 | 50 |
| 1994-1995 | 50 |
| 1996-1997 | 50 |
| 1998-1999 | 50 |
| 2000-2001 | 50 |
| 2002-2003 | 50 |
| 2004-2005 | 50 |
| 2006-2007 | 50 |
| 2008-2009 | 50 |
| 2010-2011 | 50 |
| 2012-2013 | 50 |
| 2014-2015 | 50 |
| 2016-2017 | 50 |
| 2018-2019 | 50 |
| 2020-2021 | 50 |
| 2022-2023 | 50 |
| 2024-2025 | 50 |
| 2026-2027 | 50 |
| 2028-2029 | 50 |
| 2030-2031 | 50 |
| 2032-2033 | 50 |
| 2034-2035 | 50 |
| 2036-2037 | 50 |
| 2038-2039 | 50 |
| 2040-2041 | 50 |
| 2042-2043 | 50 |
| 2044-2045 | 50 |
| 2046-2047 | 50 |
| 2048-2049 | 50 |
| 2050-2051 | 50 |
| 2052-2053 | 50 |
| 2054-2055 | 50 |
| 2056-2057 | 50 |
| 2058-2059 | 50 |
| 2060-2061 | 50 |
| 2062-2063 | 50 |
| 2064-2065 | 50 |
| 2066-2067 | 50 |
| 2068-2069 | 50 |
| 2070-2071 | 50 |
| 2072-2073 | 50 |
| 2074-2075 | 50 |
| 2076-2077 | 50 |
| 2078-2079 | 50 |
| 2080-2081 | 50 |
| 2082-2083 | 50 |
| 2084-2085 | 50 |
| 2086-2087 | 50 |
| 2088-2089 | 50 |
| 2090-2091 | 50 |
| 2092-2093 | 50 |
| 2094-2095 | 50 |
| 2096-2097 | 50 |
| 2098-2099 | 50 |
| 2100-2101 | 50 |
| 2102-2103 | 50 |
| 2104-2105 | 50 |
| 2106-2107 | 50 |
| 2108-2109 | 50 |
| 2110-2111 | 50 |
| 2112-2113 | 50 |
| 2114-2115 | 50 |
| 2116-2117 | 50 |
| 2118-2119 | 50 |
| 2120-2121 | 50 |
| 2122-2123 | 50 |
| 2124-2125 | 50 |
| 2126-2127 | 50 |
| 2128-2129 | 50 |
| 2130-2131 | 50 |
| 2132-2133 | 50 |
| 2134-2135 | 50 |
| 2136-2137 | 50 |
| 2138-2139 | 50 |
| 2140-2141 | 50 |
| 2142-2143 | 50 |
| 2144-2145 | 50 |
| 2146-2147 | 50 |
| 2148-2149 | 50 |
| 2150-2151 | 50 |
| 2152-2153 | 50 |
| 2154-2155 | 50 |
| 2156-2157 | 50 |
| 2158-2159 | 50 |
| 2160-2161 | 50 |
| 2162-2163 | 50 |
| 2164-2165 | 50 |
| 2166-2167 | 50 |
| 2168-2169 | 50 |
| 2170-2171 | 50 |
| 2172-2173 | 50 |
| 2174-2175 | 50 |
| 2176-2177 | 50 |
| 2178-2179 | 50 |
| 2180-2181 | 50 |
| 2182-2183 | 50 |
| 2184-2185 | 50 |
| 2186-2187 | 50 |
| 2188-2189 | 50 |
| 2190-2191 | 50 |
| 2192-2193 | 50 |
| 2194-2195 | 50 |
| 2196-2197 | 50 |
| 2198-2199 | 50 |
| 2200-2201 | 50 |
| 2202-2203 | 50 |
| 2204-2205 | 50 |
| 2206-2207 | 50 |
| 2208-2209 | 50 |
| 2210-2211 | 50 |
| 2212-2213 | 50 |
| 2214-2215 | 50 |
| 2216-2217 | 50 |
| 2218-2219 | 50 |
| 2220-2221 | 50 |
| 2222-2223 | 50 |
| 2224-2225 | 50 |
| 2226-2227 | 50 |
| 2228-2229 | 50 |
| 2230-2231 | 50 |
| 2232- | |

NO OF LOTS
NO OF BLOCKS
NO OF ALLEYS
PUBLIC PARK AREA
ROADWAY 100 FT
AREA ACRES

LS LAND SURVEYING, INC.
BOZEMAN, MONTANA

84A-15-200 DATE: SEPTEMBER 7, 1974

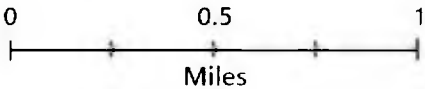


Slidell De-Annexation (SL2024-07)
Overview Map

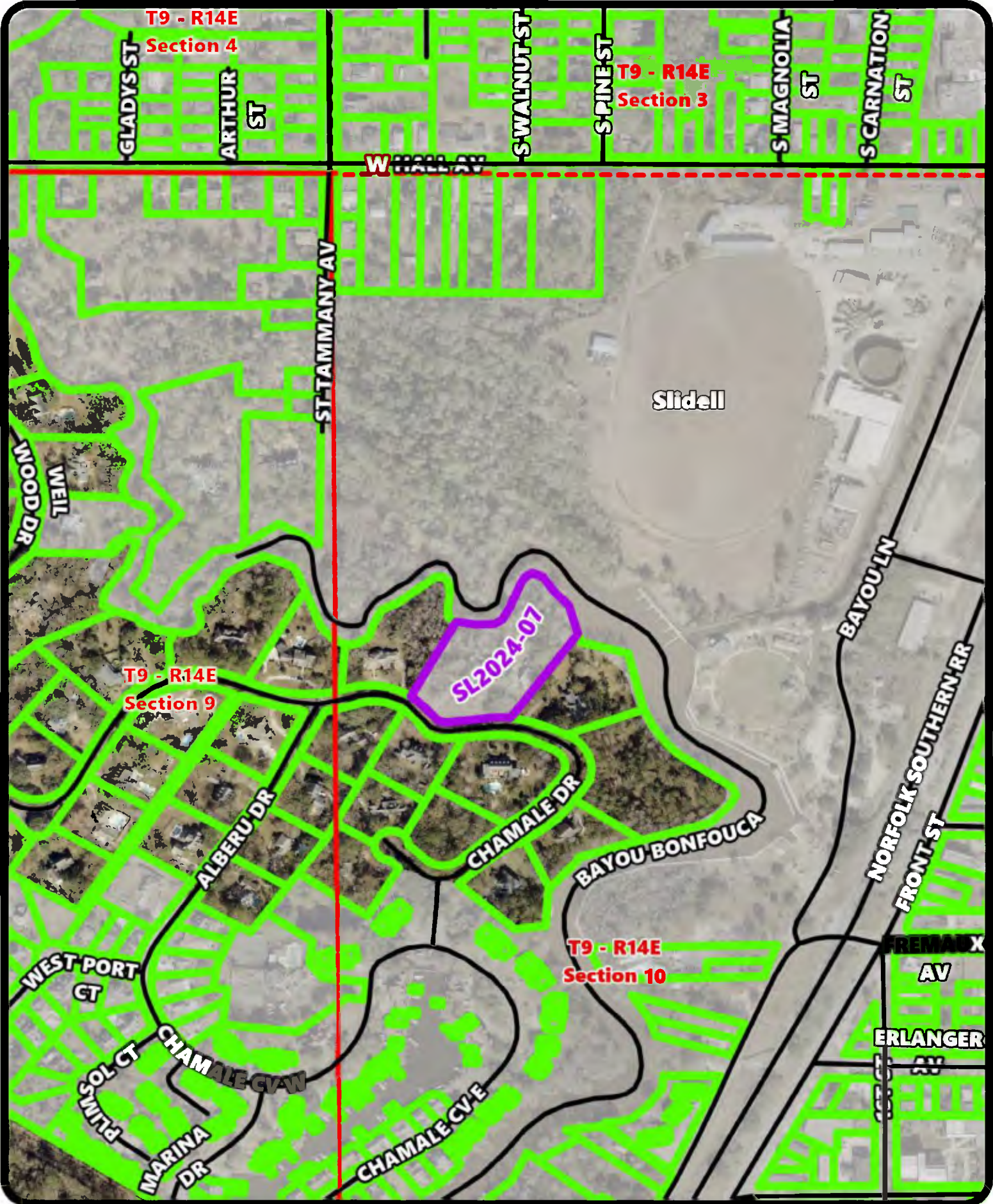
- Roads
- De-Annexation Request
- City Limit
- Council Districts
- Waterway



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



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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.
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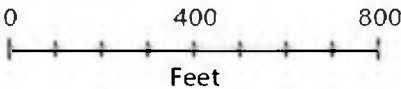
Slidell De-Annexation (SL2024-07)

Aerial Map

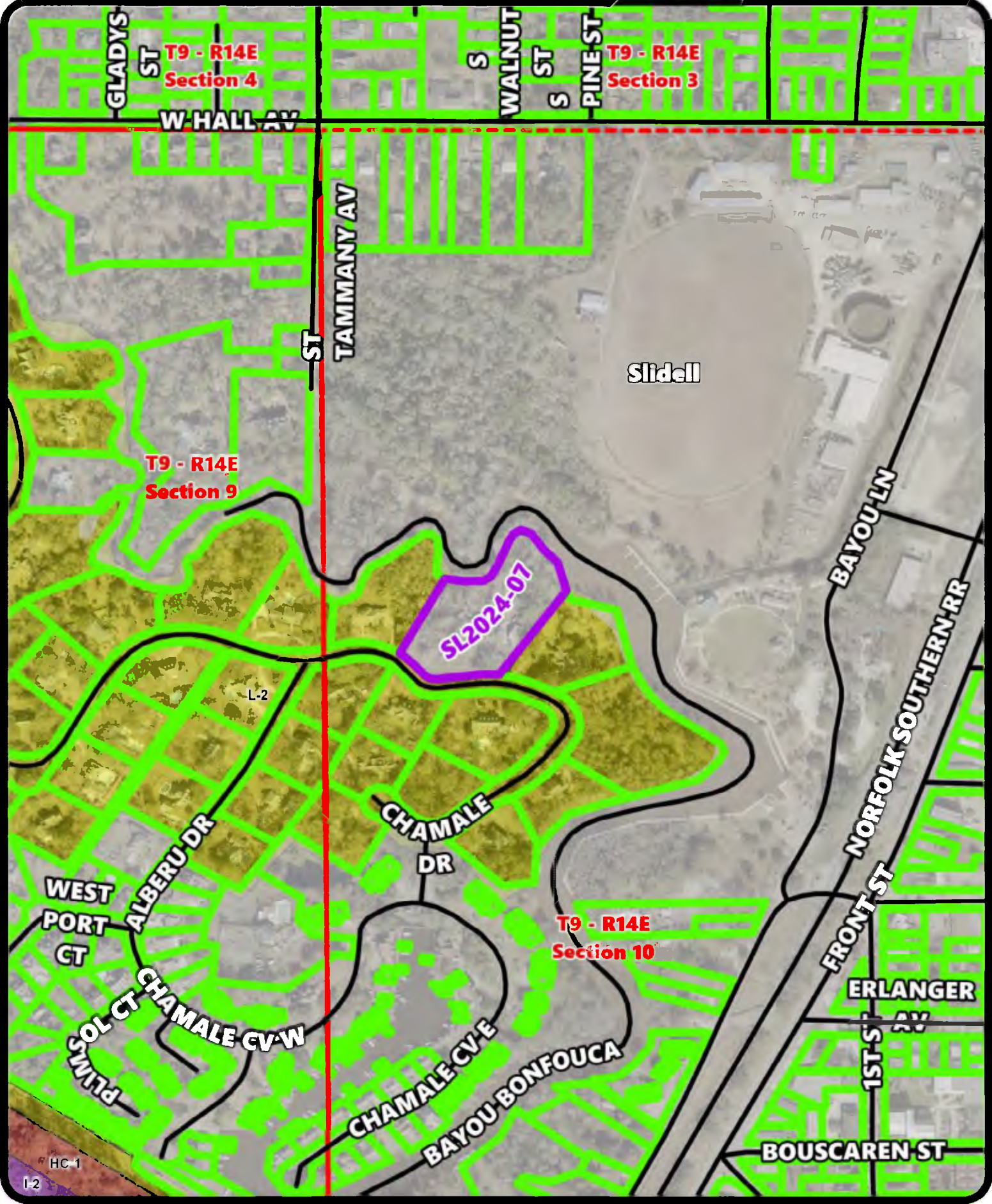
-  Rivers
-  Roads
-  De-Annexation Request
-  Assessor Parcels
-  City Limit
-  Section Township Range



St. Tammany Parish Government
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Covington, LA. 70434



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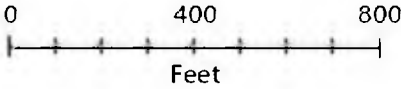


Slidell De-Annexation (SL2024-07)
Zoning Map

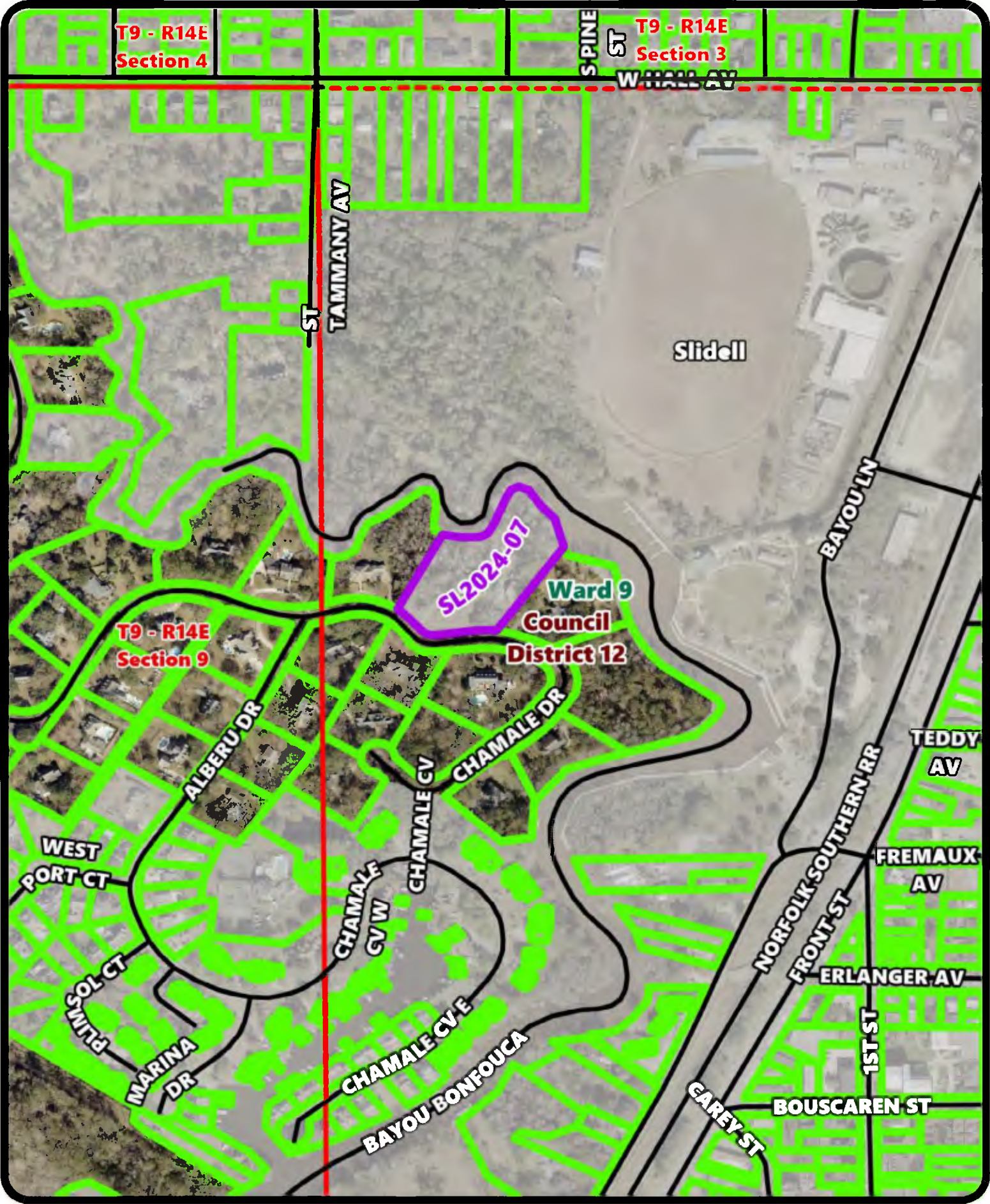
- Rivers
 - Roads
 - City Limit
 - De-Annexation Request
 - Assessor Parcels
 - Section Township Range
- Zoning Classification**
- L-2 Large Lot Residential
 - HC-1 Highway Commercial
 - I-2 Industrial



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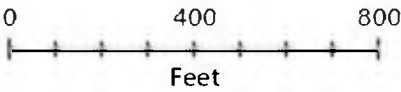


Slidell De-Annexation (SL2024-07)
Political Map

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



St. Tammany Parish Government
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Staff Notes for City of Slidell Annexation Request (SL2024-02) for 2-6-2025 Council Meeting

Department of Utilities – (ctissue) Department of Utilities has no conflicts with this request for De-Annexation.

Department of Engineering - (tcreynolds) - The property being De-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 De-annexed from the City of Slidell. As such, any land clearings, site work or development performed on the property shall be permitted and reviewed by St. Tammany Parish, and shall not cause an adverse impact to adjacent properties, right of way(s), and/or drainage features located within Unincorporated St. Tammany Parish.

Department of Public Works – (jlobrano) No Public Works Issues.

Department of Environmental Services – (tbrown) No DES issues.

Civil Division/ADA – (jalphonse) Parish entered into a "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. Agreement does not appear to address de-annexation and/or contraction of City.

As per La.R.S. 33:176, de-annexation occurs using the same "petition and ordinance" procedure provided in La.R.S. 33:171, et seq.

Parish's timing pertaining to Slidell is contained in La. R.S. 33:172(A), being merely pending approval by Council. Parish may contest if the proposed de-annexation is unreasonable. Slidell's size specifically exempts Parish from the 33:172(F) timing limitations and deemed approval for untimely responses.

It is indicated that three (3) registered voters reside at the subject location. Two (2) of the registered voters are owners and petitioners to the de-annexation. Only a majority of the registered voters need apply. Thus, no issue.

Property is City-zoned A-2, with L-2 zoning proposed for Parish. Residential zoning is not addressed in Agreement.

Sales tax sharing is not addressed in Agreement for non-commercial developed property. Any tax revenue generated at subject property would revert to Parish 100%.

Department of Finance – (rdufor) The Parish will receive 100% of Sales Tax Revenues if the property is de-annexed and a business is opened.

Department of Planning & Development – (rliner) Property is City-zoned A-2, with L-2 zoning proposed for Parish. The zoning classification is not an intensification.