



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:

**Lots 1-10, Square 2, Central Park Subdivision, Section A**

Acres Proposed to be Annexed: +/- 31,250 sq. ft.

Current Use: **Vacant and storage**

Current Parish Zoning District: **NC-1 and A-4A**

Proposed City Zoning District\*: **C-4**  
*\*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>tba</u>	Fee \$ <u>135</u>	Case # <u>A.23-01</u>
Related Case(s): <u>Z23-02 S23-01</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.

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

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

SWORN TO AND SUBSCRIBED before me this 12<sup>th</sup> day of December, 20 22.

*Erin Wilburn*  
Notary Public



Name, Home or Mailing Address (Street, City, State, Zip), and Email	Check all that apply in relation to the petitioned property	Signature and Date
Walter E. Ybos, III 429 Moonraker Drive Slidell, LA 70458	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input checked="" type="checkbox"/> Own all or a part of	<i>Walter E. Ybos</i> 12/12/22
Shannon M. Ybos 429 Moonraker Drive Slidell, LA 70458	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input checked="" type="checkbox"/> Own all or a part of	<i>Shannon M. Ybos</i> 12/12/22
	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input type="checkbox"/> Own all or a part of	



# The City of Slidell

## PLANNING DEPARTMENT

250 Bouscaren Street, Suite 203, Slidell, LA 70458

P. O. Box 828, Slidell, LA 70459

(985) 646-4320 ♦ F (985) 646-4356

[planningdept@cityofslidell.org](mailto:planningdept@cityofslidell.org) ♦ [myslidell.com](http://myslidell.com)

**G.G. Cromer**

*Mayor*

**Daniel W. McElmurray**

*Director*

January 16, 2023

Ms. Karlin Riles, Administrator  
St. Tammany Parish Council  
21490 Koop Drive  
Mandeville, LA 70471  
[klriles@stpgov.org](mailto:klriles@stpgov.org)

**CERTIFIED MAIL  
RETURN RECEIPT REQUESTED  
NO.: 70190700000055292696**

Mr. Ross Liner, Director  
St. Tammany Parish Development  
21454 Koop Drive, Suite 1B  
Mandeville, LA 70471  
[rliner@stpgov.org](mailto:rliner@stpgov.org)

**CERTIFIED MAIL  
RETURN RECEIPT REQUESTED  
NO.: 70190700000055292702**

RE: Concurrence Requested for Annexation along Spanish Court, Lots 1-10, Sq 2, Central Park Subdivision, Section A (Case No. A23-01/Z23-02)

Ms. Riles and Mr. Liner:

The City of Slidell has received a Petition for Annexation for property located along Spanish Court, Lots 1-10, Sq 2, Central Park Subdivision, Section A. The complete petition package is enclosed.

I have determined that this Petition for Annexation needs concurrence from St. Tammany Parish in accordance with our Sales Tax Enhancement Plan for the following reason: a portion of the property is undeveloped and has residential zoning.

I respectfully request that you send this request for concurrence to the Parish Council and then forward their response to the City's Council Administrator within the allowable delays. Please contact me if you have any questions about this request.

Sincerely,

  
Daniel McElmurray  
Director of Planning

Cc: Tommy Reeves, Council Administrator, City of Slidell via email ([treesves@cityofslidell.org](mailto:treesves@cityofslidell.org))

# 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 Lowe Engineers Survey No. 22-140430 date September 07, 2022 and further identified as Lots 1 and 2, Square 2, Central Park Subdivision, Section A, located in Sections 23 and 44, Township 9 South, Range 14 East, Greensburg Land District, near the City of Slidell, 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 13th day of December 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

that this sale is made without warranty of fitness for ordinary or particular use pursuant to Louisiana Civil Code Article 2524. SELLER(S) and BUYER(S) acknowledge that they have read the above and sought their own legal counsel and they hereby release and relieve Allegiance Title & Land Services, L.L.C. and/or Notary Public from any and all liability in connection therewith.

SELLER(S) INITIALS:

CT

**THIS SALE IS SUBJECT TO THE FOLLOWING:**

1. Any restrictions, covenants, easements, rights of way, servitudes, setback lines recorded in the official records of the Parish of St. Tammany and restrictions recorded on the plan of subdivision and in CHAIN OF TITLE but omitting any covenants or restrictions, if any based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
2. Subdivision Map No. 6-C.

Taxes were pro-rated to the date of the Act of Sale based on the 2021 tax amount, which is the only information available to us at the time of closing. Buyer(s) will be responsible for obtaining and paying the tax bill for the next tax year. Any further pro-rations which may be needed once the tax bill is released are to be settled between the Buyer(s) and Seller(s) and they hereby release and relieve Allegiance Title & Land Services, LLC and/or Notary Public from any and all liability in connection herewith. In accordance with Louisiana Law the tax bill for the current year will be the responsibility of WALTER E. YBOS, III and SHANNON MICHEL YBOS at 429 Moonpaker Drive, Slidell, LA 70458.

Carol Cusimano Todd  
CAROL CUSIMANO TODD

Mortgage and Conveyance Certificates are waived by the parties hereto, who hereby exonerate me, Notary, from any and all liability on account of non-production of same.

The parties hereto acknowledge that no survey has been done in connection with this sale and hereby release and relieve me, Notary, from any and all liability in connection therewith.

All agreements and stipulations herein, and all obligations herein assumed shall inure to the benefit of/and be binding upon the heirs, successors, and assigns of the respective parties, and the BUYER, his heirs and assigns shall have and hold the described property in full ownership forever.

THIS DONE AND PASSED in counterpart by the parties hereto in Paris, Louisiana State of Texas on this 4 day of Aug, 2022, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers and me, Notary, after due reading of the whole.

WITNESSES:

Nicola Gill

SIGNATURE

Nicolas Gill

PRINTED NAME

SELLER(S):

Carol Cusimano Todd

CAROL CUSIMANO TODD

RA Todd

SIGNATURE

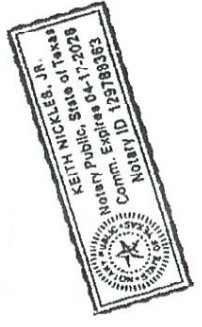
RA Todd

PRINTED NAME

NOTARY PUBLIC

NOTARY ID/BAR ROLL NO: 12478363

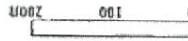
MY COMMISSION IS FOR LIFE



Geoportol Map



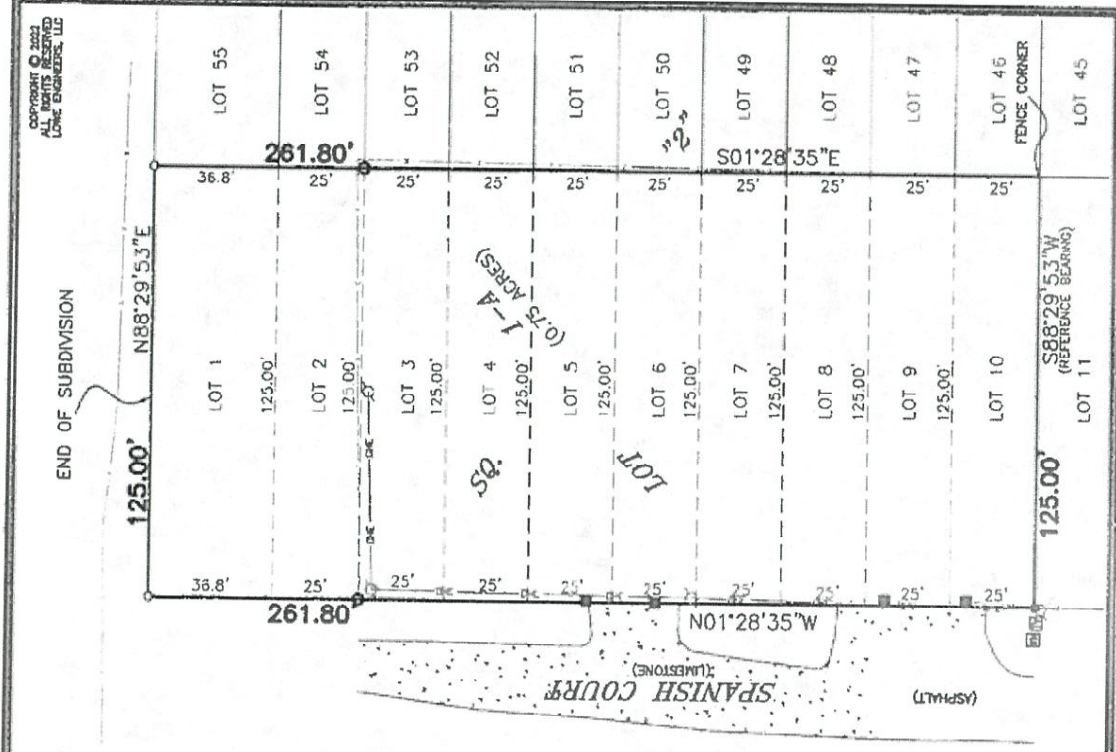
DISCLAIMER: Every reasonable effort has been made to assure the accuracy of the parcel and base map data presented. The St. Tammany Parish Assessor makes no warranty, express or implied, regarding the completeness, reliability or suitability of the site data and assumes no liability associated with the 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 Assessor's 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.



**APPROVALS:**

CHAIRMAN OF THE PLANNING COMMISSION \_\_\_\_\_  
 DIRECTOR OF THE DEPARTMENT OF ENGINEERING \_\_\_\_\_  
 SECRETARY - ST. TAMMANY PLANNING COMMISSION \_\_\_\_\_  
 CLERK OF COURT \_\_\_\_\_

DATE FILED \_\_\_\_\_ MAP FILE NO. \_\_\_\_\_



**LEGEND**

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- CHD/PIPE FOUND
- WATER METER
- POWER POLE
- GUY WIRE
- TELEPHONE PEDestal
- CABLE PEDestal
- FENCE LINE
- POWER LINES

**REFERENCE SURVEY:**  
 The Recorded Subdivision Map,  
**BASIS FOR IDENTIFICATION:**  
 The Recorded Subdivision Map.  
**FLADZONE NOTE:** This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "A5" with a Base Flood Elevation of 9' in accordance with Community Panel No. 225205 0420 B; Revised: APRIL 21, 1999

**NOTES:** Subrock lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.  
**NOTES:** Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on this option or title policy will be subject to request, as surveyor has not performed any title search or abstract.  
**NOTE:** This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

**THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS' AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS 'C' SURVEY.**

**A RESUBDIVISION MAP OF**  
**LOTS 1-10, SQUARE 2, CENTRAL PARK SUBDIVISION, SECTION A**  
 INTO  
**LOT 1-A, SQUARE 2, CENTRAL PARK SUBDIVISION, SECTION A**  
 Situated in Section 23, Township-9-South, Range-14-East  
 in  
 St. Tammany Parish, Louisiana  
**WALTER YBOS III**

Survey No. 22-140430 Drawn by: MAB  
 Date: SEPTEMBER 07, 2022 Revised:



Professional Land Surveyors  
 Planners and Consultants  
 1011 NORTH CAUSEWAY BLVD., SUITE 34  
 MANDEVILLE, LA 70471  
 OFFICE NO. (986)845-1012  
 FAX NO. (986)845-1778  
 www.lowengineers.com  
 e-mail: Mandevilleteam@lowengineers.com

This Survey is Certified  
 True and Correct by  
  
**John E. Boniteaur**  
 Professional Land Surveyor  
 Registration No. 4423

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 ALL RIGHTS RESERVED  
 LOWE ENGINEERS, LLC





**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:

2022 Tax Roll - Assessment Number 94732

OWNERS: BOOKSH, RONALD JR

30 RICEGRASS PLACE  
THE WOODLANDS, TX 77389

**PROPERTY DESCRIPTION: 2022 TAX ROLL**

LOTS 1 2 SQ 2 CENTRAL PARK SEC A MCCLANE CITY SEC

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

<b>2022 VALUATION:</b>	Land	-	530
	Improvements	-	0
<b>TOTAL ASSESSED VALUATION</b>			<u>530</u>

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

Slidell, Louisiana this the 14<sup>TH</sup> day of DECEMBER, 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:

2022 Tax Roll - Assessment Number 95392

OWNERS: YBOS, WALTER E III ETUX

429 MOONRAKER DR.  
SLIDELL, LA 70458

PROPERTY DESCRIPTION: **2022 TAX ROLL**

LOTS 3 4 5 6 7 8 9 10 SQ 2 CENTRAL PARK SEC A SUB

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

<b>2022 VALUATION:</b>	Land	-	4,285
	Improvements	-	0
<b>TOTAL ASSESSED VALUATION</b>			<u>4,285</u>

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

Slidell, Louisiana this the 14TH day of DECEMBER, 2022.

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

172  
**CASH SALE**  
**STATE OF LOUISIANA**

This Agreement may be executed in counterparts, each of which shall be deemed to be an original but all of which taken together shall constitute one and the same agreement, before each Notary Public in and for the mentioned state and in the presence of the subscribing witnesses, personally appeared:

**CAROL CUSIMANO TODD**, a person of the full age of majority, a resident of/and domiciled in the County of Harris, State of Texas, who after being duly sworn did declare unto me, Notary, that she acquired the subject property as her separate property; and is presently married unto **William W. Todd**, with whom she presently lives and resides, who further acknowledges this is her separate property maintained with her separate funds, is administered under her separate control and does in no way form a part of any community property regime that is presently existing between them. Mailing address: 30 Ricegrass Place, Spring, TX 77389

herein called **SELLER(S)**, who declared that for the price and sum of **FOURTEEN THOUSAND AND 00/100 (\$14,000.00)** cash, receipt of which is acknowledged, **SELLER(S)** hereby sells and delivers with full warranty of title and subrogation to all rights and actions of warranty **SELLER** may have, unto:

**WALTER E. YBOS, III** and **SHANNON MICHEL YBOS**, both persons of the full age of majority, residents of/and domiciled in the Parish of St. Tammany, State of Louisiana, who after being duly sworn did declare unto me, Notary, that they are presently married to each other and living and residing together. Mailing address: 429 Moonraker Drive, Slidell, LA 70458

herein called **BUYER(S)**, here present and accepting, purchasing for themselves, their heirs and assigns, the following described property, the possession and delivery of which **BUYER(S)** acknowledges:

**THAT CERTAIN PIECE OR PORTION OF GROUND**, on Spanish Court, together with all buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in St. Tammany Parish, Louisiana, and being more particularly described as follows, to-wit:

Lots 1 and 2, Square 2, Central Park Subdivision, Section A, located in Sections 23 and 44, Township 9 South, Range 14 East, Greensburg Land District, near the City of Slidell, St. Tammany Parish, Louisiana. Reference is made to the subdivision plat map at Map File No. 6-C in St. Tammany Parish, LA.

FOR INFORMATIONAL PURPOSES ONLY  
CHAIN OF TITLE:  
OF THE SAME PROPERTY ACQUIRED BY  
VENDOR HEREIN BY ACT DATED 01/24/2008 AND RECORDED AT CIN 1665131 IN THE  
OFFICIAL RECORDS OF THE CLERK OF COURT, ST. TAMMANY PARISH, LA.

To have and to hold the above-described property unto said vendee, and vendee's heirs, successors and assigns forever.

**MINERAL RIGHTS:** If **SELLER(S)** owns any mineral rights, they are to be conveyed without warranty to **BUYER(S)**

**DECLARATIONS, BY-LAWS, RESTRICTIONS and COVENANTS**  
Purchaser(s) herein assume all responsibility and liability in connection with obtaining, reading and reviewing any and all Declarations, Restrictions and/or Covenants of record before this transfer and do hereby hold harmless, waive and release me, Notary, Allegiance Title & Land Services, LLC and/or its employees/agents from any and all liability and responsibility in connection therewith.

**NOTE: SALE "AS IS" WITHOUT WARRANTIES:** **SELLER(S)** and **BUYER(S)** hereby acknowledge and recognize that the Property being sold and purchased is to be transferred in "as is" condition and further **BUYER(S)** does hereby waive, relieve and release **SELLER(S)** from any claims or causes of action for redemption pursuant to Louisiana Civil Code Article 2520, *et seq.* and Article 2541, *et seq.* or for reduction of Sales Price pursuant to Louisiana Civil Code Article 2541, *et seq.* Additionally, **BUYER** acknowledges

St. Tammany Parish 2318  
Instrument #: 2340461  
Registry #: 2856394 mbc  
8/8/2022 4:02:00 PM  
MB CB X ME UCC

that this sale is made without warranty of fitness for ordinary or particular use pursuant to Louisiana Civil Code Article 2524. SELLER(S) and BUYER(S) acknowledge that they have read the above and sought their own legal counsel and they hereby release and relieve Allegiance Title & Land Services, L.L.C. and/or Notary Public from any and all liability in connection therewith.

PURCHASER(S) INITIALS: dk WJE

**THIS SALE IS SUBJECT TO THE FOLLOWING:**

1. Any restrictions, covenants, easements, rights of way, servitudes, setback lines recorded in the official records of the Parish of St. Tammany and restrictions recorded on the plan of subdivision and in CHAIN OF TITLE but omitting any covenants or restrictions, if any based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
2. Subdivision Map No. 6-C.

Taxes were pro-rated to the date of the Act of Sale based on the 2021 tax amount, which is the only information available to us at the time of closing. Buyer(s) will be responsible for obtaining and paying the tax bill for the next tax year. Any further pro-rations which may be needed once the tax bill is released are to be settled between the Buyer(s) and Seller(s) and they hereby release and relieve Allegiance Title & Land Services, LLC and/or Notary Public from any and all liability in connection herewith. In accordance with Louisiana Law the tax bill for the current year will be the responsibility of WALTER E. YBOS, III and SHANNON MICHEL YBOS at 429 Moonraker Drive, Slidely, LA 70458.

WALTER E. YBOS, III  
WALTER E. YBOS, III  
Shannon Michel Ybos  
SHANNON MICHEL YBOS

Mortgage and Conveyance Certificates are waived by the parties hereto, who hereby exonerate me, Notary, from any and all liability on account of non-production of same.

The parties hereto acknowledge that no survey has been done in connection with this sale and hereby release and relieve me, Notary, from any and all liability in connection therewith.

All agreements and stipulations herein, and all obligations herein assumed shall inure to the benefit of and be binding upon the heirs, successors, and assigns of the respective parties, and the BUYER, his heirs and assigns shall have and hold the described property in full ownership forever.

THIS DONE AND PASSED in counterpart by the parties hereto in Slidely State of LOUISIANA, on this 8th day of August, 2022, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers and me, Notary, after due reading of the whole.

WITNESSES:

Melissa Kennedy  
SIGNATURE

Melissa Kennedy

PRINTED NAME

Ariel M. Pierce  
SIGNATURE  
Ariel M. Pierce

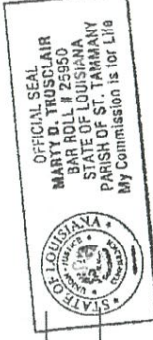
PRINTED NAME

Marty D. Truscclair

NOTARY PUBLIC

NOTARY ID/BAR ROLL NO.: 25950

MY COMMISSION IS FOR LIFE




TITLE INSURANCE PRODUCER: ALLEGIANCE TITLE & LAND SERVICES, LLC  
PRODUCER LICENSE #597751 TITLE INSURANCE UNDERWRITER: Fidelity National Title Insurance Company  
TITLE OPINION BY: STEPHANN ALKER, L.A. BAR ROLL# 35623 FILE NO.: 22-10741

**MINERAL RIGHTS:**

If SELLER(S) owns any mineral rights, they are to be conveyed without warranty to BUYER(S).

**DECLARATIONS, BY-LAWS, RESTRICTIONS and COVENANTS**

Purchaser(s) herein assume all responsibility and liability in connection with obtaining, reading and reviewing any and all Declarations, Restrictions and/or Covenants of record before this transfer and do hereby hold harmless, waive and release me, Notary, Allegiance Title & Land Services, LLC and/or its employees/agents from any and all liability and responsibility in connection therewith. **PURCHASER(S) INITIALS:** 

**NOTE: SALE "AS IS" WITHOUT WARRANTIES:** SELLER(S) and BUYER(S) hereby acknowledge and recognize that the Property being sold and purchased is to be transferred in "as is" condition and further BUYER(S) does hereby waive, relieve and release SELLER(S) from any claims or causes of action for redemption pursuant to Louisiana Civil Code Article 2520, *et seq.* and Article 2541, *et seq.* or for reduction of Sales Price pursuant to Louisiana Civil Code Article 2541, *et seq.* Additionally, BUYER acknowledges that this sale is made without warranty of fitness for ordinary or particular use pursuant to Louisiana Civil Code Article 2524. SELLER(S) and BUYER(S) acknowledge that they have read the above and sought their own legal counsel and they hereby release and relieve Allegiance Title & Land Services, L.L.C. and/or Notary Public from any and all liability in connection therewith.

**SELLER(S) INITIALS:**



**PURCHASER(S) INITIALS:**



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1. Any restrictions, covenants, easements, rights of way, servitudes, setback lines recorded in the official records of the Parish of St. Tammany and restrictions recorded on the plan of subdivision and in CHAIN OF TITLE but omitting any covenants or restrictions, if any based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
2. Subdivision Map No. 6-C.
3. SURVEY RECORDED IN COB 1507, FOLIO 538, #818867.
4. WATER LINE SERVITUDE OVER THE EAST 5 FT. OF LOTS 7-10, SQ. 2 DATED 10-6-1983 IN COB 1121, FOLIO 592, #524232.
5. UTILITY SERVITUDE 5 FT. WIDE ALONG THE ENTIRE REAT LINES OF LOTS 2-10, SQUARE 2, AND THE ENTIRE SOUTH SIDE OF LOT 10 REGISTERED IN COB 1392, FOLIO 559.

Taxes were pro-rated to the date of the Act of Sale based on the 2020 tax amount, which is the only information available to us at the time of closing. Buyer(s) will be responsible for obtaining and paying the tax bill for the 2021 tax year. Any further pro-rations which may be needed once the tax bill is released are to be settled between the Buyer(s) and Seller(s) and they hereby release and relieve Allegiance Title & Land Services, LLC and/or Notary Public from any and all liability in connection herewith.

In accordance with Louisiana Law the tax bill for the current year will be the responsibility of WALTER E. YBOS, III and SHANNON MICHEL YBOS and 429 Moonraker Drive, Slidell, LA 70458.

S & S Commercial Inc.,

By:   
DEBRA SULLIMAN, President

  
WALTER E. YBOS, III

  
SHANNON MICHEL YBOS

COPYRIGHT © 2022  
ALL RIGHTS RESERVED  
LOWE ENGINEERS, LLC

**APPROVALS:**

\_\_\_\_\_  
CHAIRMAN OF THE PLANNING COMMISSION

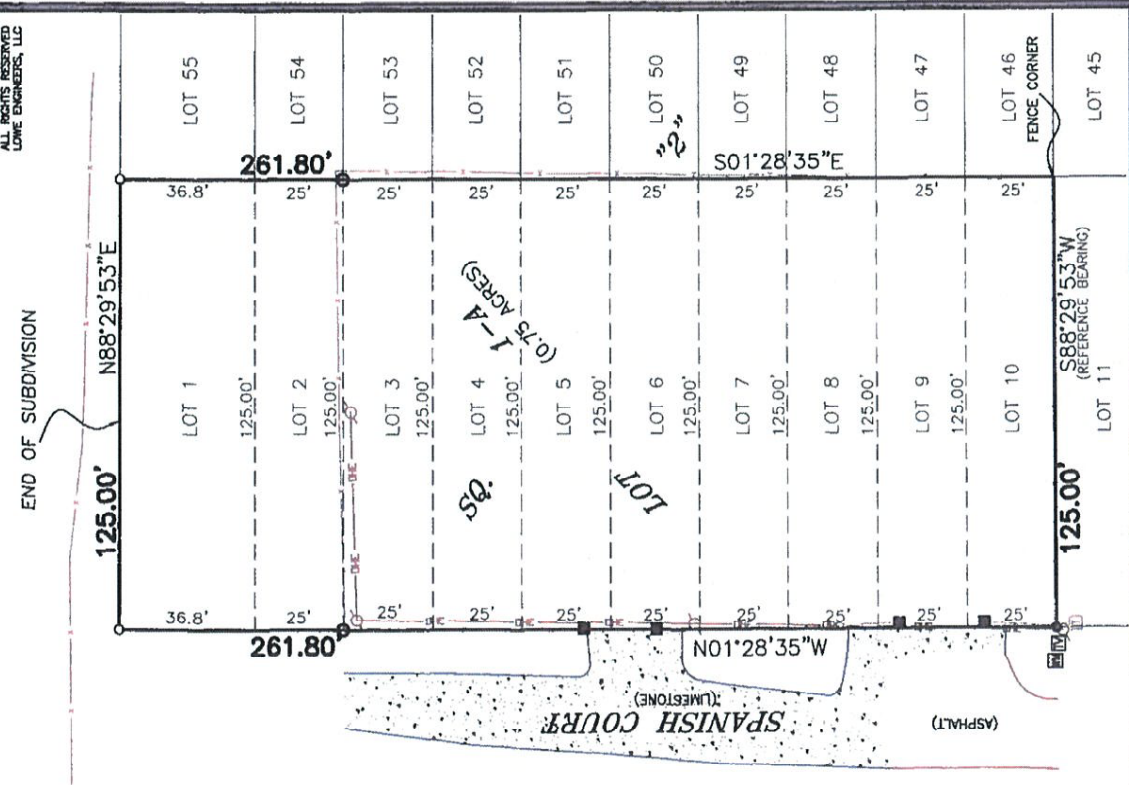
\_\_\_\_\_  
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

\_\_\_\_\_  
SECRETARY - ST. TAMMANY PLANNING COMMISSION

\_\_\_\_\_  
CLERK OF COURT

\_\_\_\_\_  
DATE FILED

\_\_\_\_\_  
MAP FILE NO.



- LEGEND**
- 1/2" IRON ROD FOUND
  - 1/2" IRON ROD SET
  - 2" CAP/PIPE FOUND
  - ⊕ WATER METER
  - ⊕ POWER POLE
  - ⊕ GATE POST
  - ⊕ TELEPHONE PEDESTAL
  - ⊕ CABLE PEDESTAL
  - ⊕ FENCE LINE
  - ⊕ POWER LINES

**BUILDING SETBACKS:**  
FRONT: 20'  
SIDE: 5'  
REAR: 15'

**BASES FOR BRACKINGS:**  
The Recorded Subdivision Map.

**FLOODZONE NOTE:** This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "A5" with a Base Flood Elevation of 9' in accordance with Community Panel No. 225205 0420 E; Revised: APRIL 21, 1999

**REFERENCE SURVEYS:**  
The Recorded Subdivision Map.

**NOTES:** Subrock lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

**NOTES:** Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

**NOTES:** This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS C SURVEY.

**LOTS 1-10, SQUARE 2, CENTRAL PARK SUBDIVISION, SECTION A**  
**LOT 1-A, SQUARE 2, CENTRAL PARK SUBDIVISION, SECTION A**  
 Situated in Section 23, Township-9-South, Range-14-East

St. Tammany Parish, Louisiana  
 for  
**WALTER YBOS III**

Survey No. 22-1404-30 Drawn by: MAB  
 Date: SEPTEMBER 07, 2022 Revised:



Professional Land Surveyors  
 Planners and Consultants  
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 e-mail: MandevilleTeam@lowengineers.com



This Survey is Certified  
 True and Correct by  
**John E. Bonneau**  
 Professional Land Surveyor  
 Registration No. 4423