



Town of Pearl River

39460 Willis Alley, Pearl River, LA 70452

Change of Zoning Application

Application is hereby made to the Town of Pearl River, Louisiana Planning and Zoning Commission for Change of Property Zoning (requires public hearing).

Applicant Information

Name: AW Hopewell Properties, LLC

If Applicant is a business, list names of business owner(s): Andrew Hopewell

Address: 1271 Scoville Rd. Lexington, KY 40502

Phone number(s): 859-608-2814

Applicant Signature:

Date:

Property to be Re-Zoned Information

Street address: Appx 327 Acres, Military Rd., Pearl River, LA Prop Desc Available

Current zoning (see street zoning list): HC2, A2-3, NC4 (example:R-1; R-1-A; B-2; etc.)

Property Owner (if different from Owner): Heidi Schorling Huber, Holly Schorling, Melissa Schorling LeCompte, Karen Schorling Bourgeois, Lydia Schorling

Address: Multiple Holly Schorling 504-265-3854

Requested Zoning Designation: R-4

Reason that zoning change is being requested: Annexation into Pearl River and Commercial Development

Describe any planned development: Recreational Park and Campgrounds Development

Attach the following documents to completed application:

- € Copy of documents showing "proof of ownership" of property
€ Copy of legal survey of property, including map and description

Turn in application package to: Town of Pearl River, 39460 Willis Alley, Pearl River, LA 70452

The applicant or legal representative must be present at the Planning Commission meeting and the Public Hearing, or the application will be tabled. The Planning Commission meets the first Tuesday of the month at 7:00 pm, at the Pearl River Town Hall.

Return completed application and attachments to the Pearl River Town Clerk's Office.

The applicant must post a sign on the property stating the date and time of the Public Hearing.

**TOWN OF PEARL RIVER  
PETITION FOR ANNEXATION**

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 0 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):

<b>NAME</b>	<b>MAILING ADDRESS</b>	<b>PHONE NUMBER</b>
Karen Schorling Bourgeois	9127 Quince Street, New Orleans, LA 70118	504 265-3854
<u>Lydia Schorling</u>	<u>9127 Quince Street, New Orleans, LA 70118</u>	<u>504 265-3854</u>
Melissa Schorling LeCompte	9127 Quince Street, New Orleans, LA 70118	504 920-2578
<u>Holly J. Schorling</u>	<u>9120 Quince Street New Orleans, LA 70118</u>	<u>504 265-3854</u>

- (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

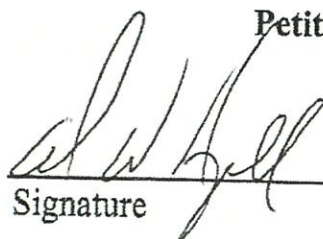
(10) Petitioner(s), by signing below, acknowledge(s), that he/she/they have been informed of the estimated cost of connection to Town utilities, if applicable.

(11) A fee of fifty (\$50.00) dollars per parcel of property proposed for annexation is due at the time this Application is submitted to the Town.

(12) The petitioner(s) shall post a sign on the property stating the time, date, and purpose of the public hearing(s).

**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)

  
Signature

11/21/23  
Date

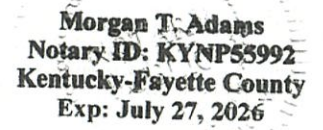
Signature

Date

Sworn to and subscribed before me, Notary, this 21 day of Nov,  
2023.



Notary Public



**Morgan T. Adams**  
Notary ID: KYNP55992  
Kentucky-Fayette County  
Exp: July 27, 2026

A-2. Sub to  
Town B-3 Central Business

CASH SALE DEED

UNITED STATES OF AMERICA \* STEBEK, INC., ET AL  
\*  
STATE OF LOUISIANA \* TO  
\*  
PARISH OF ST. TAMMANY \* AGRACEL, INC.  
\*

Pri. #2  
WR 09

\*\*\*\*\*

BE IT KNOWN, that on the dates hereinafter set forth and in the presence of, the undersigned Notaries Public, duly commissioned and qualified, and in the presence of the witnesses hereinafter named and undersigned, personally came and appeared:

STEBEK, INC. (TIN# XX-XXX ), a Louisiana corporation, doing business in St. Tammany Parish, Louisiana herein represented by it's duly authorized officer, pursuant to the authority attached hereto; it's mailing address being 19410 Wildwood Lane Covington, LA 70435;

STEPHEN C. ACQUISTAPACE (SS# XXX-XX-7899), a person of the full age of majority who declared unto me, Notary, that he has been married but once and then to Rebecca Monroe from whom he is divorced and not since remarried; his mailing address being 19410 Wildwood Lane Covington, LA 70435;

HEIDI ACQUISTAPACE SELLERS (SS# XXX-XX-7991) a person of the full age of majority who declared unto me, Notary, that she has been married but once and then to Terry Byron Sellers with whom she currently lives and resides, their mailing address being; 3800 Pelham Heights Road, Tuscaloosa, Alabama 35404;

RHONDA CAROL ACQUISTAPACE (SS# XXX-XX-9817) appearing herein through Stephen C. Acquistapace, it's duly authorized Agent, pursuant to the Power of Attorney, original of which is attached hereto; a person of the full age of majority who declared unto me, Notary, that she has been married but once and then to Tobin Craig Breland with whom she currently lives and resides, their mailing address being; 13853 Calvert Drive, Troup, Texas 75789;

ADAM C. ACQUISTAPACE (SS# XXX-XX-7876), a person of the full age of majority who declared unto me, Notary, that he has been married but once and then to Danielle J. Acquistapace; his mailing address being 19410 Wildwood Lane Covington, LA 70435;

ERIK C. ACQUISTAPACE (SS# XXX-XX-9341), a person of the full age of majority, who declared unto me, Notary, that he had been married but once and then to Haley Acquistapace, from whom he is separate in property pursuant to the marriage contract of record at CIN 1938295 of the records of St. Tammany Parish, his mailing address being 19410 Wildwood Lane Covington, LA 70435;

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:

AGRACEL, INC. (TIN# XX-XXX3970), an Illinois corporation, doing business in St. Tammany Parish, Louisiana herein represented by it's duly authorized officer, pursuant to the authority attached hereto; it's mailing address being 2201 N. Willenborg St., Suite 2 Effingham, IL 62401;

St. Tammany Parish 35  
Instrument #: 2025679  
rec'd #: 2448831 crt  
09/17/2016 3:55:00 PM  
ME DE K MC JCS

hereinafter designated as "purchaser", here present, accepting and purchasing for themselves, their heirs, successors and/or assigns, and acknowledging delivery and possession of the following described property, to-wit:

All that certain piece or parcel of land, together with all the buildings and improvements thereon, situated in Section 42, Township 6 South., Range 11 East, St. Tammany Parish, Louisiana and being more fully described as follows, to wit:

Commence at the corner reported to be the intersection of Louisiana State Hwy 21 and Crawford Road, being a ½ inch iron rod set and The Point of Beginning; thence leave said right of way of Louisiana State Hwy 21 and run along the South right of way of Crawford Road North 85 degrees 59 min. 20 seconds East 173.30 feet (Title: North 87 degrees 09 min. East 172.81 feet) to a ½ inch iron rod set; thence leave said right of way South 40 degrees 41 min. 40 seconds East 116.14 feet (Title: South 39 degrees 32 min. East) to an x in concrete; thence North 49 degrees 18 min. 20 seconds East 10.04 feet (Title: North 50 degrees 28 min. East 10.04 feet) to a ½ inch iron rod set; thence South 40 degrees 41 min. 40 seconds East 10.05 feet (Title: South 39 degrees 32 min. 00 seconds East 10.05 feet) to a ½ inch iron rod set; thence South 49 degrees 36 min. 20 seconds West 28.57 feet (Title: South 50 degrees 46 min. West 28.57 feet) to an x in concrete; thence South 35 degrees 10 min. 40 seconds East 94.29 feet (Title: South 34 degrees 01 min. East) to a ½ inch iron rod set on the North line of First Street; thence run along said right-of-way South 57 degrees 44 min. 20 seconds West 216.44 feet (Title: South 58 degrees 54 min. West 216.44 feet) to an x in concrete; thence continue along said right-of-way South 56 degrees 20 min. 20 seconds West 5.95 feet (Title: South 57 degrees 30 min. West 5.95 feet) to an x in concrete; thence leave said right of way North 41 degrees 09 min. 40 seconds West 113.58 feet (Title: North 40 degrees 00 min. West) to an x in concrete; thence North 48 degrees 50 min. 20 seconds East 22.06 feet (Title: North 50 degrees 00 min. 00 seconds East) to an x in concrete; thence North 41 degrees 09 min. 40 seconds West 30.32 feet (Title: North 40 degrees 00 min. West) to an x in concrete; thence North 48 degrees 40 min. 40 seconds West 126.00 feet (Title: North 47 degrees 31 min. West 125.51 feet) to an x in concrete on the East line of Louisiana Highway 21; thence run along said right-of-way North 37 degrees 26 min. 54 seconds East 107.53 feet (Title: North 38 degrees 18 min. 50 seconds East 106.59 feet) to a ½ inch iron rod set in the intersection of Louisiana State Hwy 21 and Crawford Road and the Point of Beginning.

Said property containing 1.47 acres of land all, as more fully shown on the survey by Nobles & Associates LLC dated April 22, 2016

And a predial servitude of passage and parking over and across the following described property:

All that certain piece or portion of land, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining being situated in Section 42, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows, to wit:

From the intersection of the easternmost boundaries of US Highway 190 and Louisiana Highway 21, which pointed described by a red X on the survey by Albert A. Lovell and Associates, Inc., dated May 26, 1981, job number 94265, and which point is the Point of Beginning, go South 09 degrees 00 min. 00 seconds East 208.40 feet to a point; thence go North 57 degrees 30 min. 08 seconds East 236.32 feet to a point; thence go North 40 degrees 00 min. 00 seconds West 113.58 feet to a point; thence go North 50 degrees 00 min. 00 seconds East 22.00 feet to a point; thence go North 40 degrees 00 min. 00 seconds West 30.0 feet to a point; thence go North 47 degrees 30 min. 00 seconds West 139.31 feet to a point; thence continue North 47 degrees 30 min. 00 seconds West 5.90 feet to a point on the easterly line of Louisiana Highway 21; thence go South 21 degrees 00 min. 00 seconds West 16.12 feet to a point; thence continue South 21 degrees 00 min. 00 seconds West 36.00 feet to a point; thence go South 69 degrees 00 min. 00 seconds East 75.00 feet to a point; thence go South 21 degrees 00 min. 00 seconds West 55.00 feet to a point; thence go North 69 degrees 00 min. 00 seconds West 75.00 feet to a point on the easterly line of Louisiana Highway 21; thence go South 21 degrees 00 min. 00 seconds West 42.40 feet to the Point of Beginning.

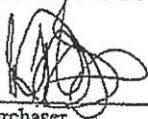
"AS IS" WAIVER OF REDHIBITION

"As a material and integral consideration for the execution of this act of sale by Vendor, Purchaser waives and releases Vendor from any and all claims and/or causes of action to which Purchaser may have or hereafter may be otherwise entitled, based on vices or defects in the Property or any improvements or component parts, whether obvious or latent, known or unknown, easily discoverable or hidden and particularly for any claim or cause of action for redhibition pursuant to Louisiana Civil Code Articles 2520, et seq., or for diminution of purchase price pursuant to Louisiana Civil Code Articles 2541, et seq., or for fitness for Purchaser's ordinary use pursuant to Civil Code Article 2524, et seq. Purchaser further assumes the risk of all vices and defects in the Property and all improvements and component parts thereof, whether those vices or defects are latent or not discoverable upon simple inspection, and including those vices or defects, knowledge of which would deter Purchaser from making this purchase.

Purchaser further acknowledges that Purchaser (a) had ample opportunity to fully inspect the Property, (b) has fully examined and inspected the Property prior to the execution hereof, (c) knows and is satisfied with the physical condition of the Property in all respects, including but not limited to any visible or hidden termite infestation and resultant damage therefrom, (d) is not relying upon any representations, statements or warranties that have at any time been made by Vendor or Vendor's agents as to the physical condition or state of repair of the Property in any respect, (e) accepts the Property "AS IS", (f) acknowledges that the purchase price takes into consideration the condition of the Property, (g) does hereby purchase the Property in its present condition, (h) does hereby purchase the Property subject to any physical encroachments on the Property and any physical encroachments onto adjacent property by improvements located on the Property, and (i) to the fullest extent permitted by law waives and relinquishes any and all rights to void the sale or for a reduction of the purchase price on account of some latent or apparent vice or defect in the Property.

Purchaser acknowledges that the foregoing waivers have been called to Purchaser's attention and read and explained to Purchaser and that they are a material and integral consideration for this act of sale."

WE ACKNOWLEDGE THAT THE ABOVE HAS BEEN EXPLAINED TO US, THAT WE HAVE READ AND UNDERSTAND THE TERMS AND AGREE TO BE BOUND BY THIS WAIVER OF WARRANTY.

  
\_\_\_\_\_  
Purchaser

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 MILLION SEVEN HUNDRED TWENTY THOUSAND AND NO/100 (\$1,720,000.00) 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 of the agreements and stipulations herein contained and all of 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 certificate of mortgage required by Article 3364 of the Revised Civil Code of Louisiana have been waived by the parties hereto. All taxes assessed against the property herein conveyed have been paid. The year of 2016 State, Parish and City taxes to be paid by PURCHASER.

THUS DONE, READ AND PASSED on this 17<sup>th</sup> day of June, 2016 at my office in Covington, Louisiana.

WITNESSES:

Mary B. Rodrigue  
(Signature)

MARY B. RODRIGUE  
(Print Name)

[Signature]  
(Signature)

Leigh Lucas  
(Print Name)

STEBEK, INC

By: [Signature]  
STEPHEN C. ACQUISTAPACE,  
Authorized Officer

[Signature]  
STEPHEN C. ACQUISTAPACE

RHONDA C. ACQUISTAPACE

By: [Signature]  
STEPHEN C. ACQUISTAPACE, Agent

[Signature]  
ADAM C ACQUISTAPACE

[Signature]  
ERIK C. ACQUISTAPACE

[Signature]  
JULIAN J. RODRIGUE, JR.  
NOTARY PUBLIC  
#11373

L-12827  
AGRACEL 12827 CASH SALE/LL  
JULIAN J. RODRIGUE, JR. LICENSE NO. 125977  
604 EAST RUTLAND STREET  
COVINGTON, LOUISIANA 70433  
FIRST AMERICAN TITLE INSURANCE COMPANY  
TITLE EXAMINER - JULIAN J. RODRIGUE, JR. #11373





# St. Tammany Parish Assessor's Office

Louis Fitzmorris  
Assessor

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

## CERTIFICATE OF OWNERSHIP AND ASSESSED VALUATION

I, the undersigned Assessor of the Parish of St. Tammany, State of Louisiana, do hereby certify that according to the assessment rolls maintained by the Assessor's Office, the following are the current owners of the following described property, to-wit:

2023 Tax Roll - Assessment Number 101231

OWNERS: Schorling, John A.

9127 Quince St  
New Orleans, LA 70118

PROPERTY DESCRIPTION: **2023 TAX ROLL**

95.12 ACS BEING 10.92 ACS PT LOT 5 SEC 18 8 15 7 ACS SEC 37 8 15 61.88 ACS SEC 13  
8 14 2.5 ACS IN LOT 5 SEC 18 8 15 4 ACS FRT LOT 4 SEC 13 8 14 8.82 ACS LOT 5  
SEC 18 8 15

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

<b>2023 VALUATION:</b>	Land	-	2,996
	Improvements	-	1,409
<b>TOTAL ASSESSED VALUATION</b>			<u>4,405</u>

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

Slidell, Louisiana this the 20th day of November, 2023.

LOUIS FITZMORRIS, Assessor  
TROY DUGAS, Chief Deputy Assessor



# St. Tammany Parish Assessor's Office

Louis Fitzmorris  
Assessor

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

## CERTIFICATE OF OWNERSHIP AND ASSESSED VALUATION

I, the undersigned Assessor of the Parish of St. Tammany, State of Louisiana, do hereby certify that according to the assessment rolls maintained by the Assessor's Office, the following are the current owners of the following described property, to-wit:

2023 Tax Roll - Assessment Number 101236

OWNERS: Schorling, A John

9127 Quince St  
New Orleans, LA 70118

PROPERTY DESCRIPTION: **2023 TAX ROLL**

220.398 ACS M/L SEC 18 8 15 SEC 42 8 14 SEC 37 8 15  
SEC 13 8 14

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

<b>2023 VALUATION:</b>	Land	-	6,306
	Improvements	-	<u>0</u>
<b>TOTAL ASSESSED VALUATION</b>			6,306

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

Slidell, Louisiana this the 20th day of November, 2023.

LOUIS FITZMORRIS, Assessor  
TROY DUGAS, Chief Deputy Assessor



# St. Tammany Parish Assessor's Office

Louis Fitzmorris  
Assessor

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

## ASSESSOR'S CERTIFICATE OF OWNERSHIP

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property is assessed in the name Schorling, A John as owner for the tax year 2023 and whose address is 9127 Quince St., New Orleans, LA 70118 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

2023 Tax Roll Assessment: Assessment Number: 101236

220.398 ACS M/L SEC 18 8 15 SEC 42 8 14 SEC 37 8 15 SEC 13 8 14


The total assessed value of all property within the above described area is  
\$ 6,306.

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 \$ 6,306.

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

2023 ASSESSED VALUATION : \$ 6,306

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 20<sup>th</sup> day of November, 2023.

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



# St. Tammany Parish Assessor's Office

Louis Fitzmorris  
Assessor

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

## ASSESSOR'S CERTIFICATE OF OWNERSHIP

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property is assessed in the name **Shorling, John A** as owner for the tax year **2023** and whose address is **9127 Quince St., New Orleans, LA 70118** 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

2023 Tax Roll Assessment: Assessment Number: 101231  
(New Number 123678)

95.12 ACS BEING 10392 ACS PT LOTS 5 SEC 18 8 15 7 ACS SEC 37 8 15 61.88 ACS SEC 13  
8 14 2.5 ACS IN LOT 5 SEC 18 8 15 4 ACS FRT LOT 4 SEC 13 8 14  
8.82 ACS LOT 5 SEC 18 8 15

The total assessed value of all property within the above described area is  
\$ 4,405.

- II. The total assessed value of the resident property owners within the above described area is \$ 4,405 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:

2023 ASSESSED VALUATION : \$ 4,405

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 20TH day of NOVEMBER, 2023.

LOUIS FITZMORRIS, Assessor  
TROY DUGAS, Chief Deputy Assessor



# St. Tammany Parish Assessor's Office

Louis Fitzmorris  
Assessor

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

## ASSESSOR'S CERTIFICATE OF OWNERSHIP

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property is assessed in the name **Huber, Heidi Schorling ETAL** as owner for the tax year **2023** and whose address is **9127 Quince St, New Orleans, LA 70118** 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

2023 Tax Roll Assessment: Assessment Number: 101271

12 ACS M/L SEC 37 8 15


The total assessed value of all property within the above described area is  
\$ 9,888.

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 \$ 9,888.

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

2023 ASSESSED VALUATION :     \$ 9,888

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 17th day of November, 2023.

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



**St. Tammany Parish  
Assessor's Office**

**Louis Fitzmorris**  
Assessor

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

**ASSESSOR'S CERTIFICATE OF OWNERSHIP**

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property is assessed in the name **Huber, Heidi Schorling** as owner for the tax year **2023** and whose address is **9127 Quince St., New Orleans, LA 70118** 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**

**2023 Tax Roll Assessment: Assessment Number: 101271**

12 ACS M/L SEC 37 8 15


The total assessed value of all property within the above described area is  
**\$ 9,888 .**

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 **\$9,888.**

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

2023 ASSESSED VALUATION : **\$ 9,888**

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 17th day of November , 2023 .

  
\_\_\_\_\_  
**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 as 3 parcels which should total to approximately 325+ acres:

- 12 ACS M/L SEC 37 8 15 CB 377 121 LESS PT TO INTERSTATE 1-59
- 95.12 ACS BEING 1 0 92 ACS PT LOT 5 SEC  
18 8 15 7 ACS SEC 37 8 15 61.88 ACS SEC  
13 8 14 2.5 AC LOT 5 SEC 188 15 4 ACS  
FRT LOT 4SEC 13 8 14 8.82 ACS LOT 5SE
- 220.398 AcS ML SEC 18 8 15 SEC 42 8 14  
SEC 37 815 SEC 13 8 14 CB 1145 46

By the records in the Registrar of Voters, office has no registered voters within said property.

In faith whereof, witness my official signature and the impress of my official seal at Covington, Louisiana on this 20th day of November 2023.

Sincerely,

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

*in testimony*  
Instrument # 2063007  
Registry # 2496939  
05/15/11

CIVIL DISTRICT COURT FOR THE PARISH OF ORLEANS

STATE OF LOUISIANA

NO. 17-4050

DIVISION " \_ " "

DOCKET \_\_\_\_\_

SUCCESSION

OF

BEVERLY A. SCHORLING

FILED: \_\_\_\_\_

DEPUTY CLERK

JUDGMENT OF POSSESSION

Considering the joint petition of Karen Schorling Bourgeois, Holly J. Schorling, and Melissa Schorling LeCompte to be placed in possession of the estate of Beverly A. Schorling; the Affidavits of Death, Domicile, and Heirship filed herein; the Sworn Detailed Descriptive List of Assets and Liabilities of the estate of Beverly A. Schorling; and the law and the evidence entitling petitioner to the relief prayed; and for the reasons this day orally assigned:

**IT IS ORDERED, ADJUDGED, AND DECREED THAT:**

I. The Affidavits of Death, Domicile, and Heirship are recognized and accepted as filed herein;

II. The Sworn Detailed Descriptive List of Assets and Liabilities of the estate of Beverly A. Schorling ("Decedent") s recognized and accepted as filed herein.

III. Karen Schorling Bourgeois, Holly J. Schorling, and Melissa Schorling LeCompte are recognized as the legatees of Decedent's interest in the family home, which is more particularly described as follows, subject to the lifetime usufruct, without bond, of Karen Schorling Bourgeois and Holly J. Schorling; and as such Karen Schorling Bourgeois, Holly J. Schorling, and Melissa Schorling LeCompte are declared the owners of, and they are hereby sent into possession subject to the lifetime usufruct without bond, of Karen Schorling Bourgeois and Holly J. Schorling:

A TWO-THIRDS (2/3) INTEREST in and to that 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 Seventh District of the City of New Orleans, State of Louisiana, in Square No. 666, bounded by Hamilton, Quince and Last Streets, designated as Lot "D-1" on print on survey by J.J. Krebs, Jr., Surveyor, October 23, 1954, registered in C.O.B. 600, folio 180, according to which said Lot "D-1" measures 131 feet 1 line front on Quince Street, 164 feet 2 inches 2 lines front on Last Street and a width in the rear of 98 feet 11 inches 5 lines and consists of original Lots "E" and "F", or original Lots 6 and 7, all as more fully shown on plat of survey by J. J. Krebs & Sons, Surveyors, dated October 23, 1954, redated December 1, 1955 and November 9, 1956.

**VERIFIED**  
Barbara Gaude



*Succession of Beverly A. Schorling  
Judgment of Possession; Page 2*

Being the same property acquired from Mrs. Lydia Marseilles, wife of, and John M. Schorling, per act passed before Alfred J. Bonomo, Jr., N. P. dated June 15, 1955, filed for record June 17, 1955, registered in C.O.B. 604, folio 36 of the conveyance records of the Parish of Orleans, State of Louisiana.

And being the same property acquired by Judgment of Possession dated March 28, 1984 in the Succession of Raymond M. Schorling, Proceeding No. 81-10078 of the Civil District Court for the Parish of Orleans, State of Louisiana, and which is registered as Instrument No. 190042 in the records of the conveyance office, Parish of Orleans, State of Louisiana.

The improvements thereon bear Municipal No. 9127 Quince Street, New Orleans, LA.

IV. Petitioners Karen Schorling Bourgeois, Holly J. Schorling, and Melissa Schorling LeCompte are recognized as the legatees of equal shares of the rest and remainder of Decedent's property of whatever; and as such, they are declared the owners of equal shares of, and they are sent into possession of equal shares of the rest and remainder of Decedent's property of whatever nature, which includes Decedent's interests in the following:

A. Schorling Brothers, LLC: 33.3333 voting units registered in the name of Beverly A. Schorling.

B. JP Morgan Chase Bank Savings account no. 2337037374.

C. JP Morgan Chase Bank checking account no. 200532383.

D. Chase Investment Services Corp. account ending in "3783".

E. Orleans Parish Cemetery Property: Plot F-Fourteen (14), Colonial Circle, Metairie Cemetery, 5100 Pontchartrain Boulevard, New Orleans, LA; acquired by Beverly Arceneaux Schorling from Metairie Cemetery Association on February 18, 1981 per title No. 00453.

F. St. Tammany Parish Immovable Property:

A one-sixth (1/6<sup>th</sup>) interest in and to one and thirteen-hundredths (1.13) acres of land lying and being situated in Section Thirty -Seven, Township 8 South, Range 15 East, Eighth Ward, St. Tammany Parish, Louisiana, more fully described as follows: From the Second Mile Post on the Range line between ranges Fourteen and Fifteen, go North 714 feet; thence go North 78 degrees 30 minutes East 663.4 feet; thence go South 12 degrees East 573.5 feet to the Southeast corner of the 6.42 acres belonging to Shirley Wimberley; thence go South 12 degrees 0 minutes East 262.5 feet to the point of beginning; thence go North 78 degrees East 585 to the West bank of Porter's River; thence with the traverse with Porter's River downstream for about 88.5 feet; thence South 78 degrees 0 minutes West 585 feet to the public road; thence South 78 degrees 0 minutes West 585 feet to the public road; thence North 12 degrees West 87.5 feet to the beginning. Being the South Half of the 2.26 acres purchased by Mae C. Clark Keller and Clarence E. Keller from Lawrence C. Lashley and Latham J. Lashley by act before Gus A. Fritchie, St. Tammany Parish Notary Public, dated July 27, 1955 and recorded in COB 233, folio 359; the said 2.26 acres being shown on survey map of H. G. Fritchie, made June 28, 1955; Parish Surveyor of St. Tammany Parish, Louisiana. Being the same property acquired by Raymond M. Schorling, et al by Act of Exchange recorded in COB 650, folio 294, St. Tammany Parish. And further being the same property acquired by Judgment of Possession dated March 28, 1984 in the Succession of Raymond M. Schorling, Proceeding No. 81-10078 of the Civil District Court for the Parish of Orleans, State of Louisiana.

G. St. Tammany Parish Immovable Property: An 8.3333% interest in and to the following ten parcels of ground, consisting of 325 acres more or less:

1. A certain parcel of land situated in the Parish of St. Tammany, Louisiana, described as follows:

Beginning at the Southeast corner of Section 41, thence S 18° W 4.94 chains, thence S 78° 30' W 3.42 chains, thence N 11° 30' 43.0 chains to the section line between Sections 41 and 42, thence along said Section line N 78° 40' E, 5.88 chains to the place of beginning and containing 2.00 acres and is a part of Section 42, T 8S, R 14 E, Greensburg District, Louisiana

2. A certain lot or parcel of land, measuring 2.4 acres, situated in Section 42, T8S, R 14 E, St. Tammany Parish, Louisiana, described as follows

From the Northeast corner of said Section 42, T 8S, R 14 E, go South 78 degrees 40 minutes West 5.89 chains, which is the point of beginning, thence go South 78 degrees 40 minutes West 110.0 feet along road, thence go South 11 degrees 30 minutes East 574.2 feet, thence go North 78 degrees 30 minutes East 169 feet, thence go North 18 degrees East 327.4 feet; thence go South 78 degrees 30 minutes West 225.75 feet; thence go North 11 degrees 30 minutes West 283 West 238.8 feet to point of beginning

3. A certain tract of land, situated in Section 18, Township 8 South, Range 15 East, Greensburg District, Louisiana, which tract is located by beginning at Section corner common to Sections 18, 19, and 37, Township 8 South Range 15 East, thence along the line between Sections 18 and 19, South 89 degrees 45 minutes West 1051.3 feet, thence North 8 degrees 30 minutes East 659.3 feet, thence North 89 degrees 45 minutes East 407.8 feet thence South 39 degrees 50 minutes East 849.4 feet to the place of beginning and contains 10.92 acres and is part of Lot 5 of Section 18, Township 8 South, Range 15 East, Greensburg District, Louisiana

4. A certain piece of ground situated in the Parish of St. Tammany Louisiana. Said piece of ground measures 100 feet by 200 feet between parallel lines and lies in the Northeast corner of Andy Crockett's land which is described as follows:

Beginning 674 feet South of Sharpin Line and on the Township line between Township 8 South, Range 14 East and Township 8 South, Range 15 East, thence North 80 minutes East 1120 feet to a post, thence South 243 feet to a post, thence South 78 minutes West 1120 feet to a post, thence North 301 feet to the post of departure, containing 7 acres more or less and is situated in Section 37, Township 8 South, Range 15 East, Greensburg District, Louisiana.

5. A certain piece of ground, described as follows  
Ben O. Porter's portion of Sharpin Headright 42, Township 8 South Range 14 East, being 60 acres, more or less, bounded on the East by Porter's River, on the North by lands of Edward S. Cobb, or his vendee, on the West by lands formerly homesteaded by John Guthrie, James Guthrie, Toney Price and Levy Deice, et als, and on the south by the balance of the Sharpin Headright now owned or claimed by Allen L. Porter

G. Continued: St. Tammany Parish Immovable Property, an 8.3333% interest in and to:

6. A certain piece or ground, described as follows:  
That portion of ground situated in Section 13, Township 8 South, Range 14 East, in the Parish of St. Tammany, Louisiana and more particularly described as follows: Beginning at a corner which is 1.22 chains west of the third mile post on the Range line between Ranges 14 and 15 East, Township 8 South; thence East 1.22 chains; thence along the Range Line North 31.11 chains to the corner common to Sections 13 and 42 Township 8 South, Range 14 East and Section 37, Township 8 South, Range 15 East; thence along the line between Sections 13 and 42 North 39 degrees 50 minutes West 48 chains; thence West 7.74 chains to an Iron corner on the East side of State Highway No. 466 (the old Military Road); thence along the East side of said Road, in a Southeasterly direction, 78.84 chains to the place of beginning and containing 72.01 acres, LESS AND EXCEPT Lot 4 of Section 13 containing 10.13 acres, making net acreage 61.88 acres.

7. A certain piece of ground, situated in St. Tammany Parish, Louisiana in Lot 5 of Section 18, Township 8 South, Range 15 East, being more fully described as follows: From the corner common to Sections 13 and 24 of Township 8 South, Range 14 East, and Sections 18 and 19 of Township 8 South, Range 15 East, go North 65.2 feet to the point of beginning, thence North 89 degrees 37 minutes 327 feet to an Iron stake, thence North 334 feet, thence South 89 degrees 37 minutes West 327 feet, thence South 334 feet to the point of departure, containing 2 1/4 acres.

8. A certain piece or parcel of land situated in the Parish of St. Tammany, Louisiana, in Fractional Lot No. 4 of Section 13, Township 8 South, Range 14 East, St. Helena Meridian, Greensburg District, and being more particularly described as follows:

Beginning at the Southwest corner of said fractional Lot 4, thence running 1 acre north, following the division line between Lot 3 and Lot 4 to a stake for corner, thence running east 4 acres, more or less, on a line parallel with the division line between Lots 4 and 5 to the Wm. Sharpin Tract of Section 42, thence running southeast, following the line of said William Sharpin Tract of Section 42, 1 acre more or less to the southeast corner of said Lot 4, thence running west along the division line between lots 4 and 5, four acres more or less to the starting point, containing 4 acres, more or less.

9. A certain piece or parcel of land, situated in Lot 5, Section 18, Township 8 South Range 15 East, more fully described, as follows:  
From the corner common to Section 13 and 24 of Township 8 South, Range 14 East, and Section 18 and 19 of Township 8 South, Range 15 East, go north 65.2 feet, thence North 89 degrees 37 minutes East 327 feet to the point of beginning, thence go north 668 feet, thence go north 89 degrees 37 minutes east 280.10 feet, thence go south 39 degrees 50 minutes east 862 feet, thence go south 89 degrees 37 minutes west 835 feet to the point of departure, containing 8.82 acres.

10. A certain tract of land, situated in Section 42, of Township 8 South Range 14 East and Section 37 of Township 8 South, Range 15 East, containing 180 acres bounded on the North by other property belonging to this estate described under Item 5 hereof, on the East by Porter's River, on the South by C. W. Schneider or assigns and on the west by the rear line of Wm. Sharpin Tract, Sections 7 and 42 as above set forth.

V. No inheritance taxes are due to the State of Louisiana on the estate of Beverly A. Schorling.

VI. All banks, trust companies, insurance companies, and all other persons, partnerships, unincorporated associations, custodians, or corporations having on deposit, or in their possession, or under their control, any money, credits, stocks, dividends, bonds, proceeds, or other property or assets of Decedent's estate are ordered and directed to deliver same in full ownership as follows: one-third (1/3) to Karen Schorling Bourgeois, one-third (1/3) to Holly J. Schorling, and one-third (1/3) to Melissa Schorling LeCompte.

JUDGMENT READ, RENDERED, AND SIGNED IN NEW ORLEANS,


LOUISIANA this \_\_\_\_\_

MAY 02 2017



J U D G E  
JUDGE  
CHRISTOPHER J. BRUNO  
DIVISION "F"

A TRUE COPY

  
DEPUTY CLERK CIVIL DISTRICT COURT  
PARISH OF ORLEANS  
STATE OF LA

ENTERED ON MINUTES

MAY 04 2017

CHARLENE WILLIAMS

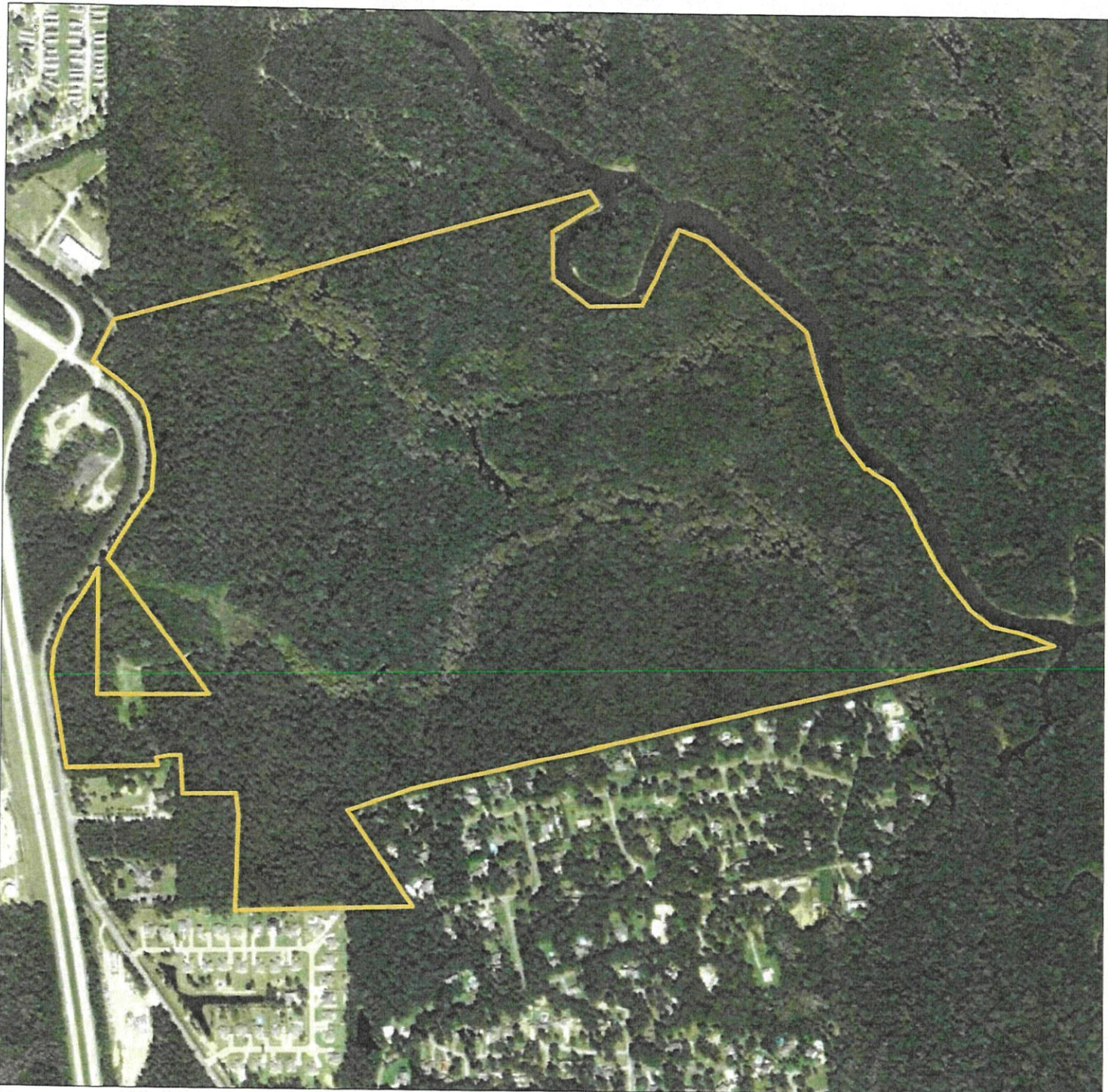
VERIFIED  
5/4/17

# SCHORLING PROPERTY DESCRIPTION

## PEARL RIVER, LOUISIANA

Description of 3 parcels which should total to approximately 325+ acres.

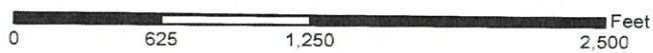
- 12 ACS M/L SEC 37 8 15 CB 377 121 LESS PT TO INTERSTATE I-59
- 95.12 ACS BEING 10 92 ACS PT LOT 5 SEC 18 8 15 7 ACS SEC 37 8 15 61.88 ACS SEC 13 8 14 2.5 AC LOT 5 SEC 188 15 4 ACS FRT LOT 4SEC 13 8 14 8.82 ACS LOT 5SE
- 220.398 AcS ML SEC 18 8 15 SEC 42 8 14 SEC 37 815 SEC 13 8 14 CB 1145 46



Document Path: Z:\2022\22-2000\COASTAL\Delimitation\GIS\Completed Maps\3\_22-2000\_True Color.mxd

## Legend

 Evaluated Area (~281-acres)



### True Color Map

AW Hopewell Properties  
 ~ 281 Acres- on LA 1090 in  
 Pearl River, St. Tammany Parish, LA  
 For Jurisdictional Determination  
 Center: 30.348570°, -89.732552°



DRAWN BY:	LDB
CHECKED BY:	JPG
DATE:	6/5/2023
FILE:	3_22-2000_True Color

**3**  
Exhibit

Shapefiles as shown in this exhibit were created by DDG.  
 Map data presented here is not a legal survey and is for reference only.

Data Source: ESRI Basemaps

1  
2 **Ordinance No. 23-11-21(B)**

3 An ordinance annexing approximately 300 acres of land as more fully described  
4 herein.

5  
6 **WHEREAS**, the Town has received a petition for annexation from AW Hopewell  
7 Properties, L.L.C. on behalf of Heidi Schorling Huber, Holly Schorling, Melissa  
8 Schorling Lecompte, Karen Schorling Bourgeois, and Lydia L. Schorling; and  
9

10 **WHEREAS**, St. Tammany Parish intends to consider its consent to the annexation of  
11 the property; and  
12

13 **WHEREAS**, the Pearl River Planning Commission has issued a favorable  
14 recommendation for the annexation;  
15

16 **NOW, THEREFORE BE IT ORDAINED** by the Board of Aldermen of the Town  
17 of Pearl River that the following described parcel of land is hereby annexed into the  
18 corporate limits of the Town of Pearl River, LA:  
19

20                                   Legal Description - 299.3 acres more or less  
21                                   in Section 13 – Township 8 South – Range 14 East,  
22                                   and Sections 18 & 37, Township 8 South, Range 15 East,  
23                                   Greensburg Land District,  
24                                   Saint Tammany Parish, Louisiana  
25

26 A certain parcel of land, lying and situated in Section 13, Township 8 South, Range  
27 14 East and Sections 18 & 37, Township 8 South, Range 15 East, Greensburg Land  
28 District, Saint Tammany Parish, Louisiana and being more fully described as follows.  
29

30 **Commence** from a 1 ½” iron pipe found at the Section corner common to Sections  
31 18, 19 & 37, Township 8 South, Range 15 East, Greensburg Land District, Saint  
32 Tammany Parish, Louisiana run North 88 Degrees 15 Minutes 03 Seconds West a  
33 distance of 399.38 feet to a railroad iron found; Thence run South 88 Degrees 54  
34 Minutes 31 Seconds West a distance of 655.40 feet to a 1 ½” iron pipe found; Thence  
35 run North 07 Degrees 32 Minutes 06 Seconds East a distance of 667.76 feet to a 1 ½”  
36 iron pipe found; Thence run South 87 Degrees 13 Minutes 15 Seconds West a  
37 distance of 425.87 feet to a ½” iron rod set; Thence run North 00 Degrees 30 Minutes  
38  
39

1 **ORDINANCE NO. 23-11-21(B)**

2 **PAGE 2**

3  
4 30 Seconds East a distance of 198.61 feet to a  $\frac{3}{4}$ " iron pipe found; Thence run North  
5 88 Degrees 01 Minutes 23 Seconds West a distance of 66.90 feet to a  $\frac{1}{2}$ " iron rod set;  
6 Thence run South 63 Degrees 09 Minutes 17 Seconds West a distance of 40.93 feet to  
7 a  $\frac{1}{2}$ " iron rod found; Thence run South 18 Degrees 50 Minutes 04 Seconds East a  
8 distance of 63.18 feet to a  $\frac{1}{2}$ " iron rod found; Thence run South 86 Degrees 11  
9 Minutes 00 Seconds West a distance of 246.50 feet to a  $\frac{1}{2}$ " iron rod set; Thence run  
10 South 86 Degrees 11 Minutes 33 Seconds West a distance of 273.06 feet to a  $\frac{1}{2}$ " iron  
11 rod found on the easterly right of way line of Louisiana Highway Number 1090  
12 (a.k.a. Military Road); Thence run along said Louisiana Highway Number 1090  
13 (a.k.a. Military Road) the following calls: North 10 Degrees 09 Minutes 41 Seconds  
14 West a distance of 517.19 feet to a LDH monument found; Thence run along a curve  
15 to the right (clockwise) having a radius of 572.96 feet and an arc length of 416.41 feet  
16 with a chord bearing of North 11 Degrees 58 Minutes 24 Seconds East a distance of  
17 407.30 feet to a LDH monument found ; North 34 Degrees 29 Minutes 20 Seconds  
18 East a distance of 197.29 feet to a LDH monument found; North 36 Degrees 00  
19 Minutes 59 Seconds East a distance of 423.97 feet to a LDH monument found;  
20 Thence run along a curve to the left (counterclockwise) with a radius of 622.96 feet  
21 with an arc length of 923.90 feet having a chord bearing of North 07 Degrees 46  
22 Minutes 02 Seconds West a distance of 841.53 feet to a LDH monument found on the  
23 easterly right of way line of the Interstate Highway Number 59 Service Road; Thence  
24 run along said easterly right of way line of the Interstate Highway Number 59 Service  
25 Road North 13 Degrees 29 Minutes 49 Seconds West a distance of 102.69 feet to a  
26 LDH monument found; Thence run North 34 Degrees 02 Minutes 52 Seconds East a  
27 distance of 59.50 feet to a LDH monument found; Thence run along a curve to the  
28 left (counterclockwise) with a radius of 200.00 feet and an arc length of 299.03 feet  
29 having a chord bearing of North 07 Degrees 59 Minutes 15 Seconds West a distance  
30 of 271.95 feet to a  $\frac{1}{2}$ " iron rod set; Thence run North 55 Degrees 32 Minutes 10  
31 Seconds West a distance of 212.69 feet to a  $\frac{3}{4}$ " iron pipe found; Thence leaving said  
32 easterly right of way line of the Interstate Highway Number 59 Service Road run  
33 North 75 Degrees 19 Minutes 44 Seconds East a distance of 197.03 feet to a  $\frac{3}{4}$ " iron  
34 pipe found; Thence run along the southerly boundary line of the property belonging  
35 to Dr. John P. Epling, Jr. approximately North 77 Degrees 09 Minutes 43 Seconds  
36 East a distance of 2554 feet more or less to a point on the right descending bank of  
37 Porter's River; Thence run along the meanderings of said right descending bank of  
38 Porter's River a distance of 5261 feet more or less to a point; Thence leaving said  
39 right descending bank of Porter's River run South 77 Degrees 17 Minutes 49 Seconds



1  
2 **ORDINANCE NO. 23-11-21(B)**

3 **PAGE 3**

4 West a distance of 2632.59 feet more or less to a 1/2" iron rod found; Thence run  
5 South 77 Degrees 20 Minutes 39 Seconds West a distance of 1460.87 feet to a 1/2"  
6 iron pipe found; Thence run South 39 Degrees 49 Minutes 20 Seconds East a distance  
7 of 742.18 feet and back to the **Point of Commencement**.  
8

9 Said parcel contains **299.30 acres of land more or less**, lying and situated in Section  
10 13, Township 8 South, Range 14 East and Sections 18 & 37, Township 8 South,  
11 Range 15 East Greensburg Land District, Saint Tammany Parish, Louisiana  
12

13 **BE IT FURTHER ORDAINED** that this ordinance shall become effective as  
14 provided by law.  
15

16 **YEAS:** \_\_\_

17 **NAYS:** \_\_\_

18 **ABSTENTIONS:** \_\_\_

19 **ABSENT:** \_\_\_  
20

21 **ADOPTED** this \_\_\_ day of \_\_\_\_\_, 2024.  
22  
23  
24

25 \_\_\_\_\_  
26 **Joe D. Lee, Mayor**

27 \_\_\_\_\_  
28 **Maude Griffis, Town Clerk**  
29  
30  
31  
32  
33  
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35  
36  
37  
38  
39

**From:** [Timothy Mathison](#)  
**To:** [Ashleigh R. Mayfield](#)  
**Cc:** [Mayor Lee](#)  
**Subject:** Re: Town Of Pearl River Notice to Annex - Porter's River Road  
**Date:** Monday, February 12, 2024 11:55:06 AM  
**Attachments:** [image002.png](#)

**WARNING!! St. Tammany Parish Government THIS EMAIL IS FROM AN EXTERNAL SENDER! Do you trust this email?** If you are unsure DO NOT click any links and NEVER input your username and password!!

 [RV Resort Annexation and Rezoning Package .pdf](#)

Good Morning, Ms. Mayfield,  
In response to your email, please see the attached.  
Should you require anything further please contact me.  
Thank you.

*Tim Mathison*  
**Town Attorney**  
**39460 Willis Alley**  
**Pearl River, LA 70452**  
**985-863-5800**

---

**From:** Ashleigh R. Mayfield <armayfield@stpgov.org>  
**Sent:** Thursday, December 21, 2023 4:13 PM  
**To:** Timothy Mathison <attorney.mathison@townofpearlriver.net>  
**Cc:** Ross P. Liner <rliner@stpgov.org>; Mayor Lee <mayor.lee@townofpearlriver.net>  
**Subject:** Town Of Pearl River Notice to Annex - Porter's River Road

Mr. Mathison:

Our office in receipt of the attached Notice to Annex a 327 Acre Parcel Along Porter's River Road.  
However, we are not able to process this for Staff and Council review until we receive the remainder of supporting documents: Annexation Application with Ownership information, Ownership Documents, Survey, Tax Assessor's Certificate of Ownership & Assessed Valuation, Assessor's Certificate of Ownership & Certificate of Registrar of Voters Letter.

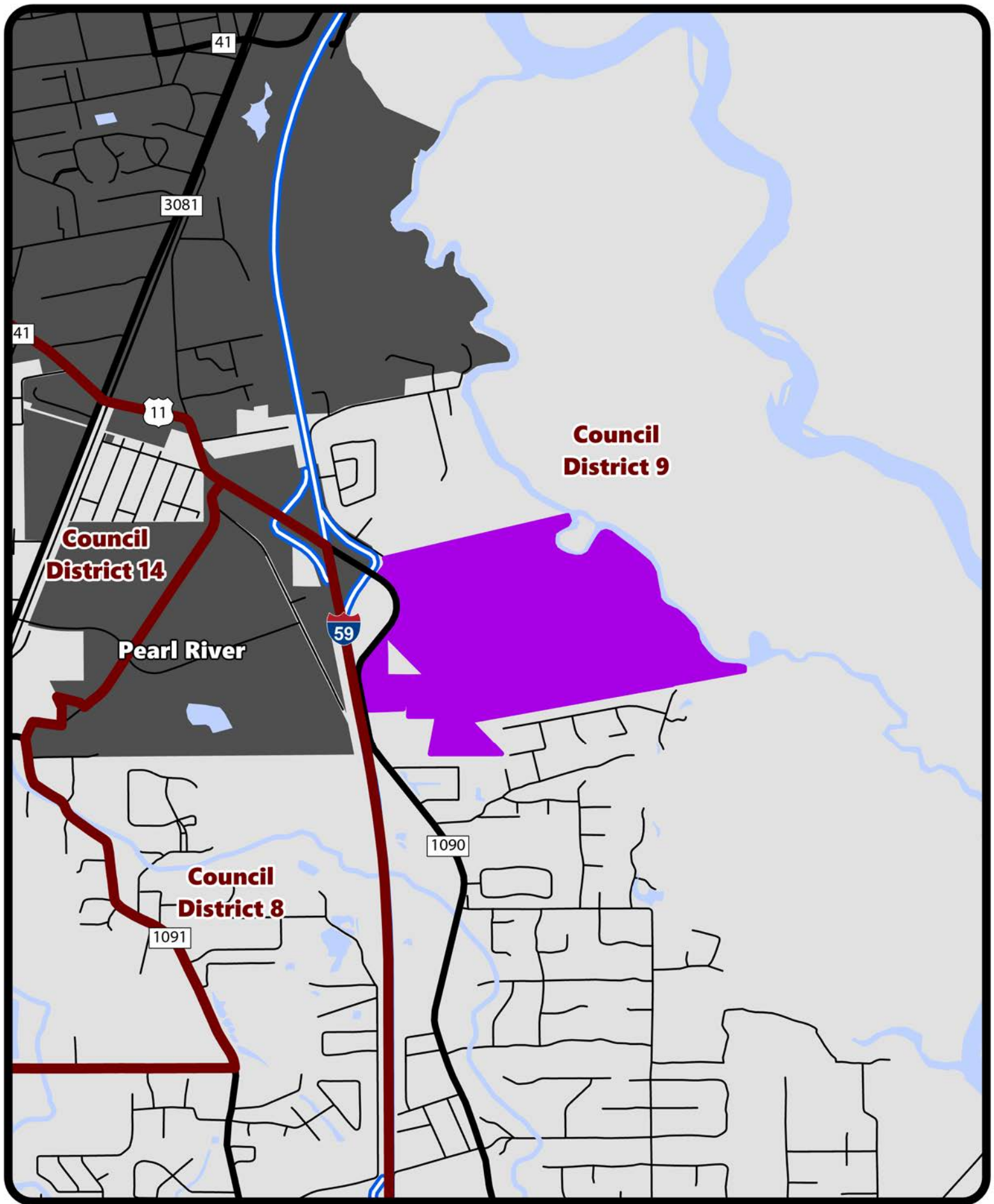
Please advise as to when we can expect these.

As always, please feel free to reach out with any questions.

Thanks,  
Ashleigh R. Mayfield



**Ashleigh R. Mayfield**  
Support Services 2  
**St. Tammany Parish Government**  
Planning & Development  
21490 Koop Drive, Mandeville, LA 70471  
p: Phone Number (985) 898-2529 e: [armayfield@stpgov.org](mailto:armayfield@stpgov.org)  
[www.stpgov.org](http://www.stpgov.org)



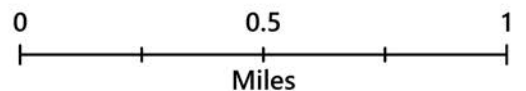
## Pearl River Annexation ( PR2024-01 )

### Overview Map

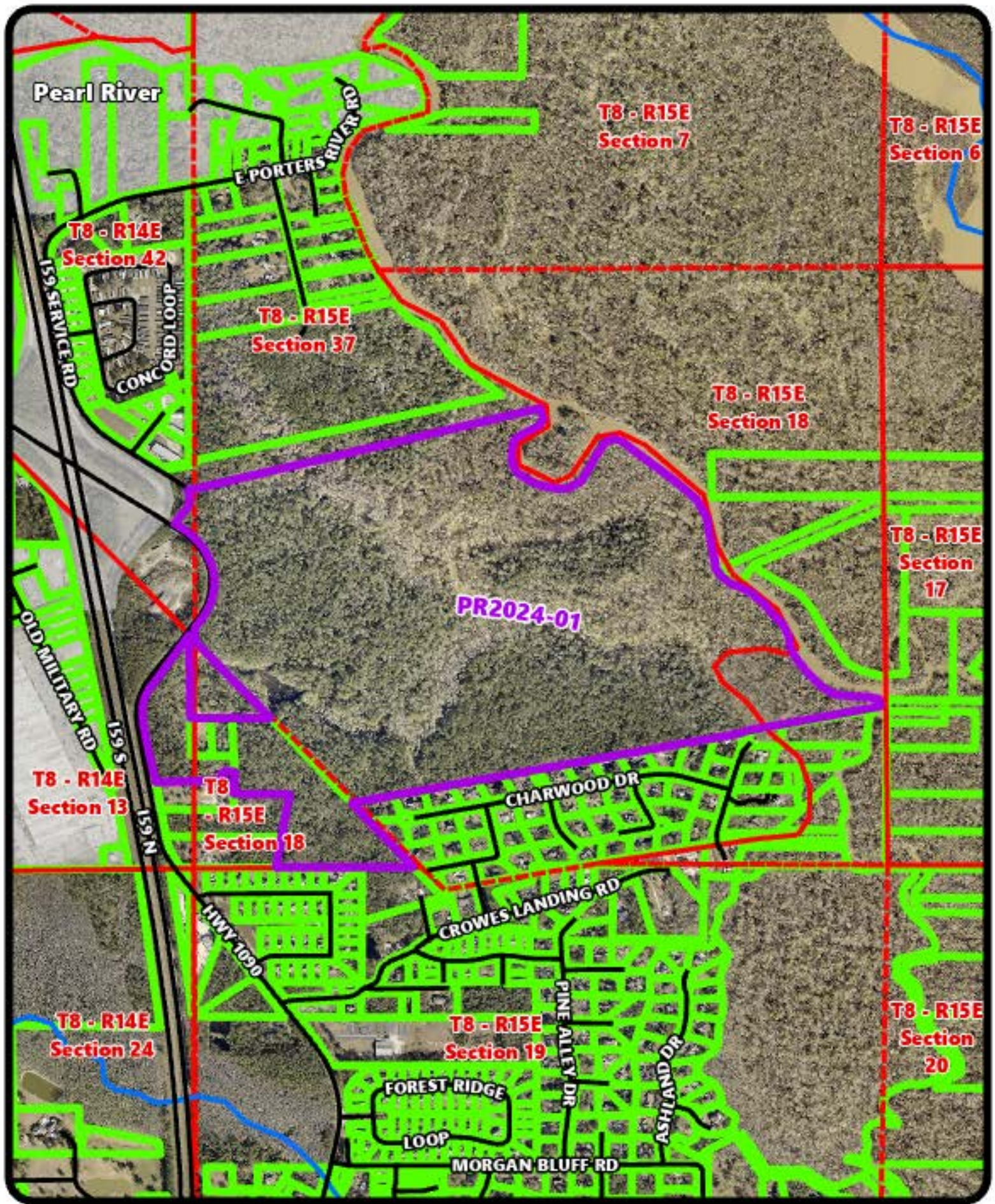
-  Roads
-  Annexation Request
-  City Limit
-  Council Districts
-  Waterway



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



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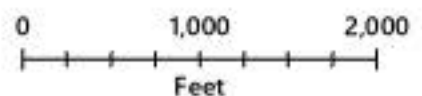
## Pearl River Annexation ( PR2024-01 )

### Aerial Map

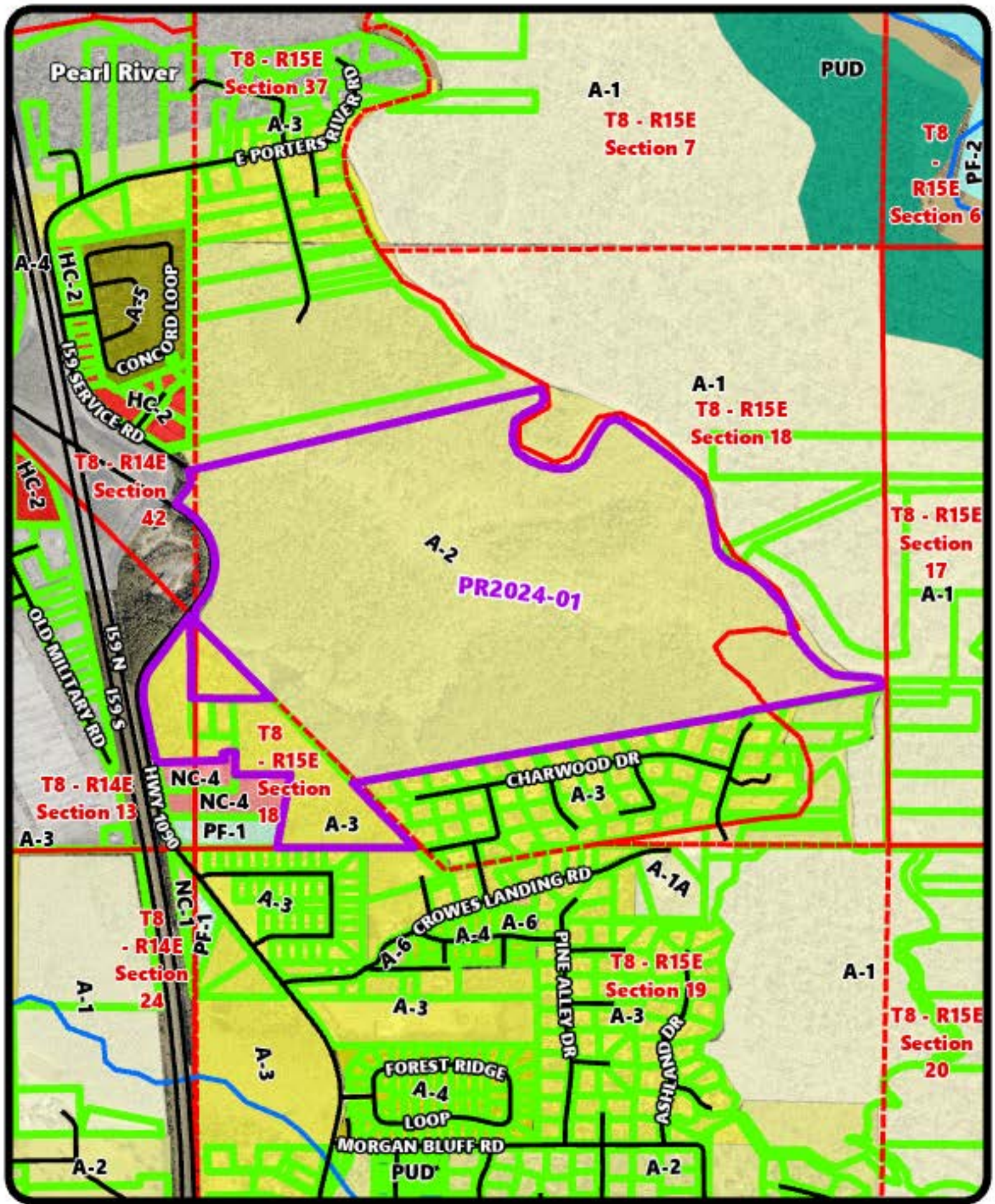
-  Rivers
-  Roads
-  Annexation Request
-  Assessor Parcels
-  City Limit
-  Section Township Range



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



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## Pearl River Annexation ( PR2024-01 )

### Zoning Map

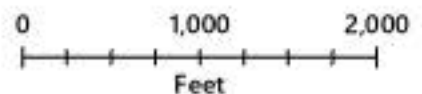
- Rivers
- Roads
- City Limit
- Annexation Request
- Assessor Parcels
- Section Township Range

#### Zoning Classification

- PUD Planned Unit Development
- A-1 Suburban
- A-1A Suburban
- A-2 Suburban
- A-3 Suburban
- A-4 Single Family Residential
- A-5 Two Family Residential
- A-6 Multiple Family Residential
- NC-1 Professional Office
- NC-4 Neighborhood Institutional
- HC-2 Highway Commercial
- PF-1 Public Facilities
- PF-2 Public Facilities



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

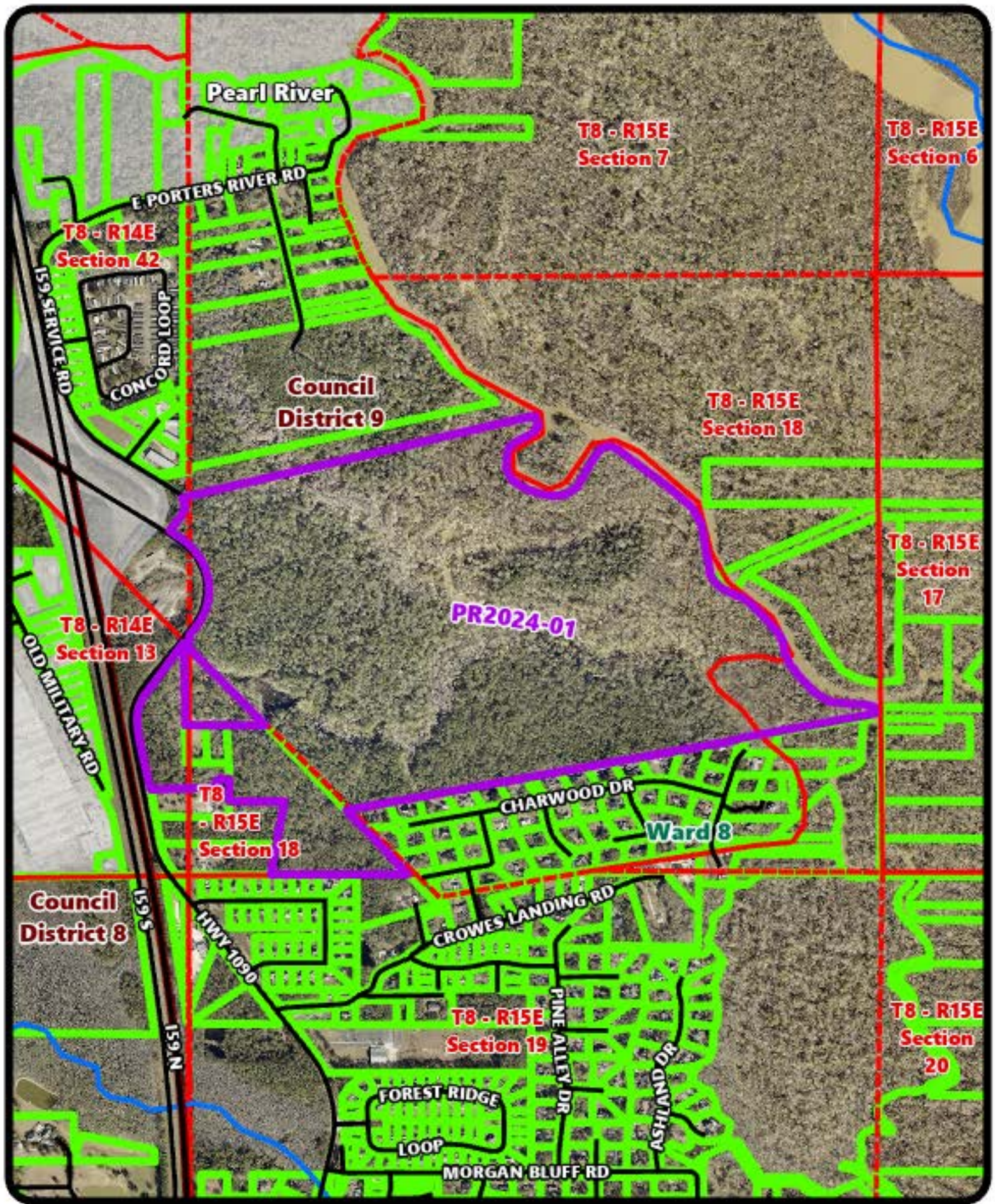


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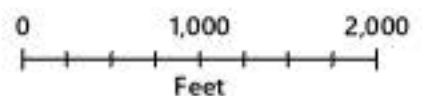
## Pearl River Annexation ( PR2024-01 )

### Political Map

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



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

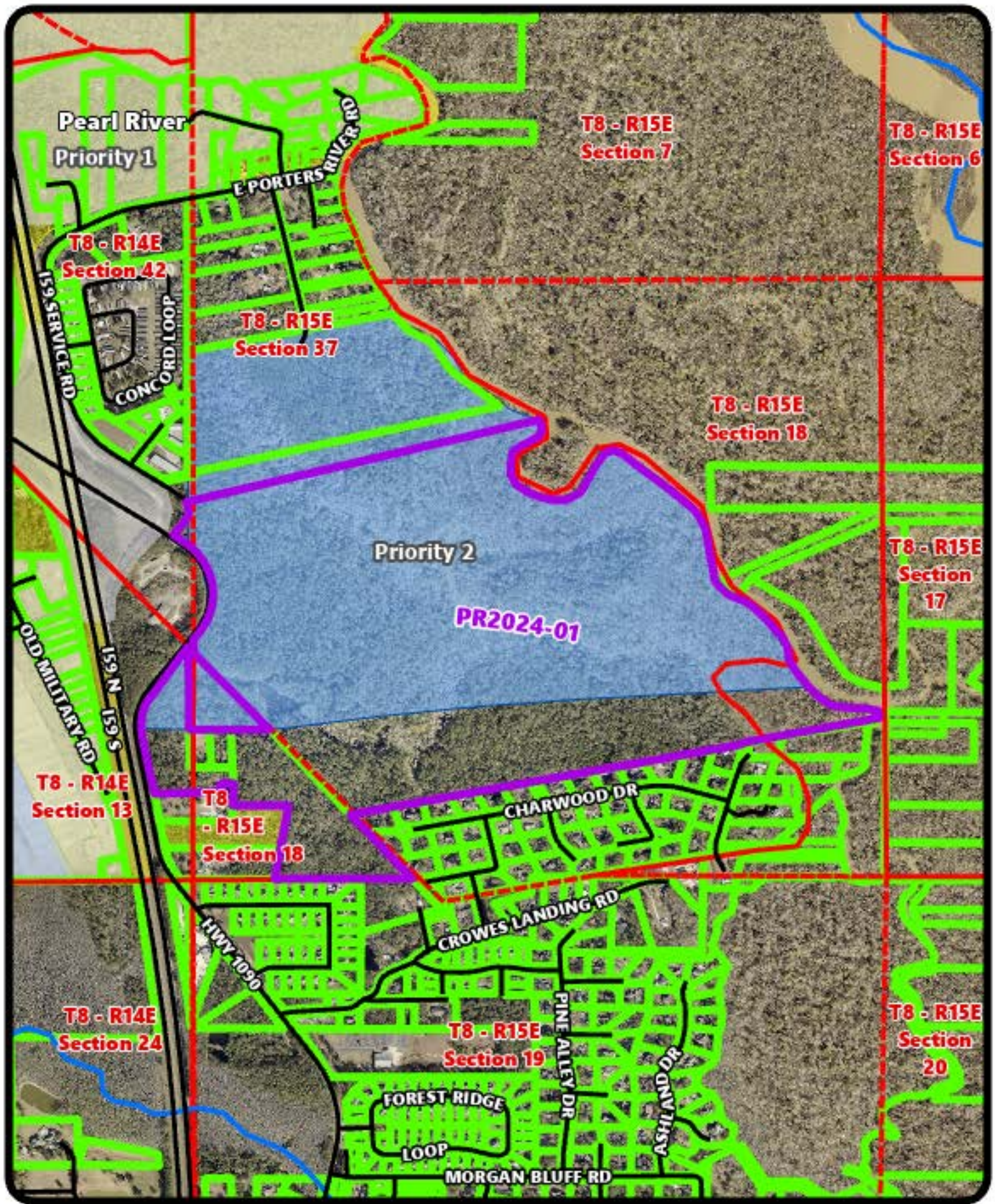


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## Pearl River Annexation ( PR2024-01 ) Growth Management Area Map

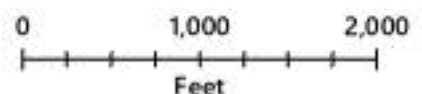
- Rivers
- Roads
- City Limit
- Annexation Request
- Assessor Parcels
- Section Township Range

### Pearl River GMA

- Priority 1
- Priority 2



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



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**Ordinance No. 23-11-21(B)**

An ordinance annexing approximately 300 acres of land as more fully described herein and zoning same as R-4, Recreational Vehicle Resorts.

**WHEREAS**, the Town has received a petition for annexation from AW Hopewell Properties, L.L.C. on behalf of Heidi Schorling Huber, Holly Schorling, Melissa Schorling Lecompte, Karen Schorling Bourgeois, and Lydia L. Schorling; and

**WHEREAS**, St. Tammany Parish intends to consider its concurrence to the annexation of the property; and

**WHEREAS**, the Pearl River Planning Commission has issued a favorable recommendation for the annexation contingent upon the creation of an R-4 Zoning Classification which has been adopted by the Council;

**NOW, THEREFORE BE IT ORDAINED** by the Board of Aldermen of the Town of Pearl River that the following described parcel of land is hereby annexed into the corporate limits of the Town of Pearl River, LA:

Legal Description - 299.3 acres more or less  
in Section 13 – Township 8 South – Range 14 East,  
and Sections 18 & 37, Township 8 South, Range 15 East,  
Greensburg Land District,  
Saint Tammany Parish, Louisiana

A certain parcel of land, lying and situated in Section 13, Township 8 South, Range 14 East and Sections 18 & 37, Township 8 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

**Commence** from a 1 ½” iron pipe found at the Section corner common to Sections 18, 19 & 37, Township 8 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana run North 88 Degrees 15 Minutes 03 Seconds West a distance of 399.38 feet to a railroad iron found; Thence run South 88 Degrees 54 Minutes 31 Seconds West a distance of 655.40 feet to a 1 ½” iron pipe found; Thence run North 07 Degrees 32 Minutes 06 Seconds East a distance of 667.76 feet to a 1 ½” iron pipe found; Thence run South 87 Degrees 13 Minutes 15 Seconds West a



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2 **ORDINANCE NO. 23-11-21(B)**  
3 **PAGE 2**

4 distance of 425.87 feet to a ½” iron rod set; Thence run North 00 Degrees 30 Minutes  
5 30 Seconds East a distance of 198.61 feet to a ¾” iron pipe found; Thence run North  
6 88 Degrees 01 Minutes 23 Seconds West a distance of 66.90 feet to a ½” iron rod set;  
7 Thence run South 63 Degrees 09 Minutes 17 Seconds West a distance of 40.93 feet to  
8 a ½” iron rod found; Thence run South 18 Degrees 50 Minutes 04 Seconds East a  
9 distance of 63.18 feet to a ½” iron rod found; Thence run South 86 Degrees 11  
10 Minutes 00 Seconds West a distance of 246.50 feet to a ½” iron rod set; Thence run  
11 South 86 Degrees 11 Minutes 33 Seconds West a distance of 273.06 feet to a ½” iron  
12 rod found on the easterly right of way line of Louisiana Highway Number 1090  
13 (a.k.a. Military Road); Thence run along said Louisiana Highway Number 1090  
14 (a.k.a. Military Road) the following calls: North 10 Degrees 09 Minutes 41 Seconds  
15 West a distance of 517.19 feet to a LDH monument found; Thence run along a curve  
16 to the right (clockwise) having a radius of 572.96 feet and an arc length of 416.41 feet  
17 with a chord bearing of North 11 Degrees 58 Minutes 24 Seconds East a distance of  
18 407.30 feet to a LDH monument found ; North 34 Degrees 29 Minutes 20 Seconds  
19 East a distance of 197.29 feet to a LDH monument found; North 36 Degrees 00  
20 Minutes 59 Seconds East a distance of 423.97 feet to a LDH monument found;  
21 Thence run along a curve to the left (counterclockwise) with a radius of 622.96 feet  
22 with an arc length of 923.90 feet having a chord bearing of North 07 Degrees 46  
23 Minutes 02 Seconds West a distance of 841.53 feet to a LDH monument found on the  
24 easterly right of way line of the Interstate Highway Number 59 Service Road; Thence  
25 run along said easterly right of way line of the Interstate Highway Number 59 Service  
26 Road North 13 Degrees 29 Minutes 49 Seconds West a distance of 102.69 feet to a  
27 LDH monument found; Thence run North 34 Degrees 02 Minutes 52 Seconds East a  
28 distance of 59.50 feet to a LDH monument found; Thence run along a curve to the  
29 left (counterclockwise) with a radius of 200.00 feet and an arc length of 299.03 feet  
30 having a chord bearing of North 07 Degrees 59 Minutes 15 Seconds West a distance  
31 of 271.95 feet to a ½” iron rod set; Thence run North 55 Degrees 32 Minutes 10  
32 Seconds West a distance of 212.69 feet to a ¾” iron pipe found; Thence leaving said  
33 easterly right of way line of the Interstate Highway Number 59 Service Road run  
34 North 75 Degrees 19 Minutes 44 Seconds East a distance of 197.03 feet to a ¾” iron  
35 pipe found; Thence run along the southerly boundary line of the property belonging  
36 to Dr. John P. Epling, Jr. approximately North 77 Degrees 09 Minutes 43 Seconds  
37 East a distance of 2554 feet more or less to a point on the right descending bank of  
38 Porter’s River; Thence run along the meanderings of said right descending bank of  
39 Porter’s River a distance of 5261 feet more or less to a point; Thence leaving said

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2 **ORDINANCE NO. 23-11-21(B)**  
3 **PAGE 3**

4 right descending bank of Porter's River run South 77 Degrees 17 Minutes 49 Seconds  
5 West a distance of 2632.59 feet more or less to a 1/2" iron rod found; Thence run  
6 South 77 Degrees 20 Minutes 39 Seconds West a distance of 1460.87 feet to a 1/2"  
7 iron pipe found; Thence run South 39 Degrees 49 Minutes 20 Seconds East a distance  
8 of 742.18 feet and back to the **Point of Commencement**.

9  
10 Said parcel contains **299.30 acres of land more or less**, lying and situated in Section  
11 13, Township 8 South, Range 14 East and Sections 18 & 37, Township 8 South,  
12 Range 15 East Greensburg Land District, Saint Tammany Parish, Louisiana.

13  
14 **BE IT FURTHER ORDAINED** that the above described property shall bear the  
15 zoning classification of R-4, Recreational Vehicle Resorts.

16  
17 **BE IT FURTHER ORDAINED** that this ordinance shall become effective as  
18 provided by law.

19  
20 **YEAS: 4 (Fratovich, Galloway, Moray, Phillips)**

21 **NAYS: 1 (Schultheis)**

22 **ABSTENTIONS: 0**

23 **ABSENT: 0**  
24

25 **ADOPTED this 20<sup>th</sup> day of February, 2024.**  
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30 **Joe D. Lee, Mayor**

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34 **Maude Griffis, Town Clerk**  
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### STAFF COMMENTS (PR2024-01)

ADA COMMENT: Parish entered into a Growth Management, Annexation, and Revenue Sharing Agreement with Sales Tax District No. 3 and the Town of Pearl River effective on March 31, 2023 (the "Agreement"). The Exhibit to the Agreement identifies the subject property (and surrounding area) as being situated in Annexation Area Two. Per Section 5.1, annexations in Area Two are allowed in accordance with La.R.S. 33:171 through La.R.S. 33:180 (petition by owner).

For Area Two Developed Commercial Properties, the proceeds of sales taxes shall be shared 50%-50%. The subject property is not presently developed, with "R-4" being proposed. Should the R-4 zoning classification be more intensive and if Parish objects to the more intense zoning classification, Parish has discretion to retain 100% of sales tax proceeds.

Parcels are zoned a mix of commercial (HC-2; NC-4) and residential (A2-3). Proposed zoning is "R-4", which is a proposed new zoning classification pending adoption by Pearl River. In any case, the more-restrictive drainage and/or traffic impact regulations apply for two (2) years following the annexation. Parish and Town may also agree otherwise in specific cases.

Finance Comment: No Sales tax revenue has been generated by this property.

Public Works Comment: Property abuts Prices Rd (R08H030). The parish will need to consult with our civil division to see how to proceed.

Engineering Comment: The property being annexed is several existing undeveloped properties. Based on Article 6.2 of the Growth Management, Annexation and Revenue Sharing Agreement for the Town of Pearl River (signed on March 30, 2023). "The Parish and Pearl River agree that, upon the annexation of undeveloped property, the more restrictive drainage and/or traffic impact regulations of either Parish or Pearl River shall be applicable to such annexed property for two (2) years after the municipal ordinance annexing the property into Pearl River". Therefore, any land clearings, site work, or development performed on the property shall be permitted and reviewed by the Town of Pearl River, and shall not cause an adverse impact to adjacent properties, right of way(s), and/or drainage features located within Unincorporated St. Tammany Parish.

DES Comment: No DES issues

Planning Comments: The proposed change in zoning from Parish A-2, A-3, NC-4, and HC-2 to Town R-4 **does** represent an intensification.

