

**THE FOLLOWING ORDINANCE WAS MOVED FOR INTRODUCTION BY COUNCIL MEMBER \_\_\_\_\_; SECONDED FOR INTRODUCTION BY COUNCIL MEMBER \_\_\_\_\_; MOVED FOR ADOPTION BY COUNCIL MEMBER \_\_\_\_\_; AND SECONDED FOR ADOPTION BY COUNCIL MEMBER \_\_\_\_\_**

**ORDINANCE NO. 16-14-**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE TO EFFECT THE ANNEXATION OF 6.365 ACRES TRACT OF LAND KNOWN AS THE REMAINDER OF SQUARE 118 AND A PORTION OF FORMER ORLEANS STREET (NOW CLOSED) INTO THE CORPORATE LIMITS OF THE CITY OF MANDEVILLE DESIGNATING AND ASSIGNING THE PROPERTY FOR PURPOSES OF ZONING AS B-2 HIGHWAY BUSINESS DISTRICT AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, the City Council has received a petition seeking the annexation into the corporate limits of the City of Mandeville; and

**WHEREAS**, the said petition is made and signed by all of the owners of the said property and there are no registered voters residing on the said property; and

**WHEREAS**, the property is contiguous to the present boundaries of the City of Mandeville; and

**WHEREAS**, the proposed annexation will serve the best interests of the City of Mandeville and of its citizens by providing enhanced development of a major commercial area of the City, promoting additional tax revenues for the City and employment opportunity for area citizens; and

**WHEREAS**, the City Council has received \_\_\_\_\_ recommendations from the Mandeville Planning Commission regarding the proposed annexation and \_\_\_\_\_ recommendations of the Mandeville Zoning Commission regarding the zoning designation of the property; and

**WHEREAS**, the Mandeville Comprehensive Land Use Plan adopted August 1, 1989, states annexation of certain areas as an objective of the City's Growth Management Plan and this annexation does comply with that objective.

**WHEREAS**, applicant has submitted a plan to bring the site into conformance within five years of the effective date of annexation as provided in Section 4.2.3, Provisions for Legally Non-Conforming Development Sites of the CLURO.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Mandeville that the municipal limits of the City of Mandeville be and they are hereby enlarged to

include the below described immovable property which is hereby annexed into the City of Mandeville.

**ALL THAT CERTAIN PIECE OR PARCEL OF LAND**, together with all the buildings and improvements thereon, and all the rights, way, privileges, servitudes, prescriptions, appurtenances and advantages thereunto beginning or in any wise appertaining, situated in Section , Township , Range , St. Tammany Parish, Louisiana, and more fully described as follows:

SQUARE ONE HUNDRED EIGHTEEN (118) and a portion of the adjacent Orleans Street (revoked as per the attached ordinance), which square is fronts 532.9 feet front on Florida or Florides Street (also known as U.S. Highway 190), same measurement in the rear along the boundary line of Square ONE HUNDRED THIRTY-NINE (139) and having a depth of five hundred sixty-two and three-tenths (562.3') feet, between equal and parallel lines, all as shown on the survey by Land Engineering Services, Inc., Gerald Fussell, Surveyor, Covington, Louisiana, dated July 25, 1972, recorded as an attachment to COB Instrument No. 296528.

LESS AND EXCEPT: the 0.514 acres sold to Department of Transportation and Development by act recorded with the Clerk of Court, St. Tammany Parish, Louisiana on February 13, 2004 and COB Instrument No. 1416453.

Said property is more recently described by reference to the survey of Randall W. Brown & Associates, Inc. dated July 7, 2015, which is attached hereto and made a part hereof as follows:

From the Northeast corner of the former Orleans Street (now revoked) and Southeast corner of Square 139 at the intersection of the westerly right of way line of the Jackson Avenue right of way, which is the Point of Beginning, go along the said right of way South 29 degrees 32 minutes 22 seconds West, 510.56 feet to a point on northerly right of way of La-US Hwy 190.

Thence go along said right of way in four (4) courses as follows: North 60 degrees 42 minutes 45 seconds West, 194.57 feet to a point; thence North 70 degrees 10 minutes 30 seconds West, 99.78 feet to a point; thence go North 60 degrees 51 minutes 45 seconds West, 217.54 feet to a point; thence go North 16 degrees 04 minutes 00 seconds West, 31.40 feet to a point on the easterly right of way line of Clausel Street. Thence along said easterly right of way line of Clausel Street go North 29 degrees 32 minutes 22 seconds East 507.81 feet to a point which is the North line of the former Orleans Street (now revoked) and the south line of Square 139. Thence leaving said Clausel Street right of way go South 60 degrees 27 minutes 38 seconds East 532.90 feet to the Point of Beginning. Said property is shown to contain 6.365 acres.

The improvements thereon bear the Municipal No. 935 Clausel Street, Mandeville, Louisiana.

Being the same property acquired by Ellen S. Lorenz by act dated October 28, 2005 and registered as COB Instrument No. 1520502 of the official records of the Clerk of Court, Parish of St. Tammany, Louisiana.

**BE IT FURTHER ORDAINED**, that upon annexation into the municipal limits of the City of Mandeville the above described property be designated for purposes of zoning as a B-2 Highway Business District, as defined and regulated by the provisions of The Comprehensive Land Use Regulations Ordinance of the City of Mandeville.

**BE IT FURTHER ORDAINED**, that following the annexation of the above described immovable property into the corporate limits of the City of Mandeville that the boundaries of the City of Mandeville shall thereafter be as set forth and described on the proces verbal attached hereto and made a part hereof.

**BE IT FURTHER ORDAINED**, that all generated Sales Tax Revenues shall be split 50%-50% between the City of Mandeville and St. Tammany Parish in accordance with Ordinance No. 90-10 and that certain Sales Tax Enhancement Plan entered into by and between the City of Mandeville and the Parish of St. Tammany on September 20, 1990, or as modified by written agreement between the Parish of St. Tammany and the City of Mandeville by subsequent Annexation Growth Plan(s).

**BE IT FURTHER ORDAINED**, that all sections and provisions of this ordinance be deemed separate and severable, and that in the event that any one or more of the provisions of this ordinance be deemed unenforceable or unconstitutional by any final judgement, order, or decree of any court of competent jurisdiction, that such finding shall have no effect on the remaining sections and provisions of this ordinance.

**BE IT FURTHER ORDAINED** that the Clerk of this Council be and she is hereby authorized and empowered to take any and all actions which she, in the exercise of her discretion, deems necessary to promulgate the provisions of this ordinance.

The ordinance being submitted to a vote, the vote thereon was as follows:

AYES:

NAY:

ABSTENTIONS:

ABSENT:

and the Ordinance was declared adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Kristine Scherer  
Clerk of Council

\_\_\_\_\_  
Clay Madden  
Council Chairman

### **SUBMITTAL TO MAYOR**

The foregoing Ordinance was SUBMITTED by me to the Mayor of the City of Mandeville this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_\_\_ o'clock a.m.

\_\_\_\_\_  
CLERK OF COUNCIL

### **APPROVAL OF ORDINANCE**

The foregoing Ordinance is by me hereby APPROVED, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_  
Annexation Ordinance

\_\_\_\_\_, 20\_\_ at \_\_\_\_\_ o'clock a.m.

\_\_\_\_\_  
DONALD J. VILLERE, MAYOR

**VETO OF ORDINANCE**

The foregoing Ordinance is by me hereby VETOED, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_.m.

\_\_\_\_\_  
DONALD J. VILLERE, MAYOR

**RECEIPT FROM MAYOR**

The foregoing Ordinance was RECEIVED by me from the Mayor of the City of Mandeville this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_\_\_ o'clock a.m.

\_\_\_\_\_  
CLERK OF COUNCIL

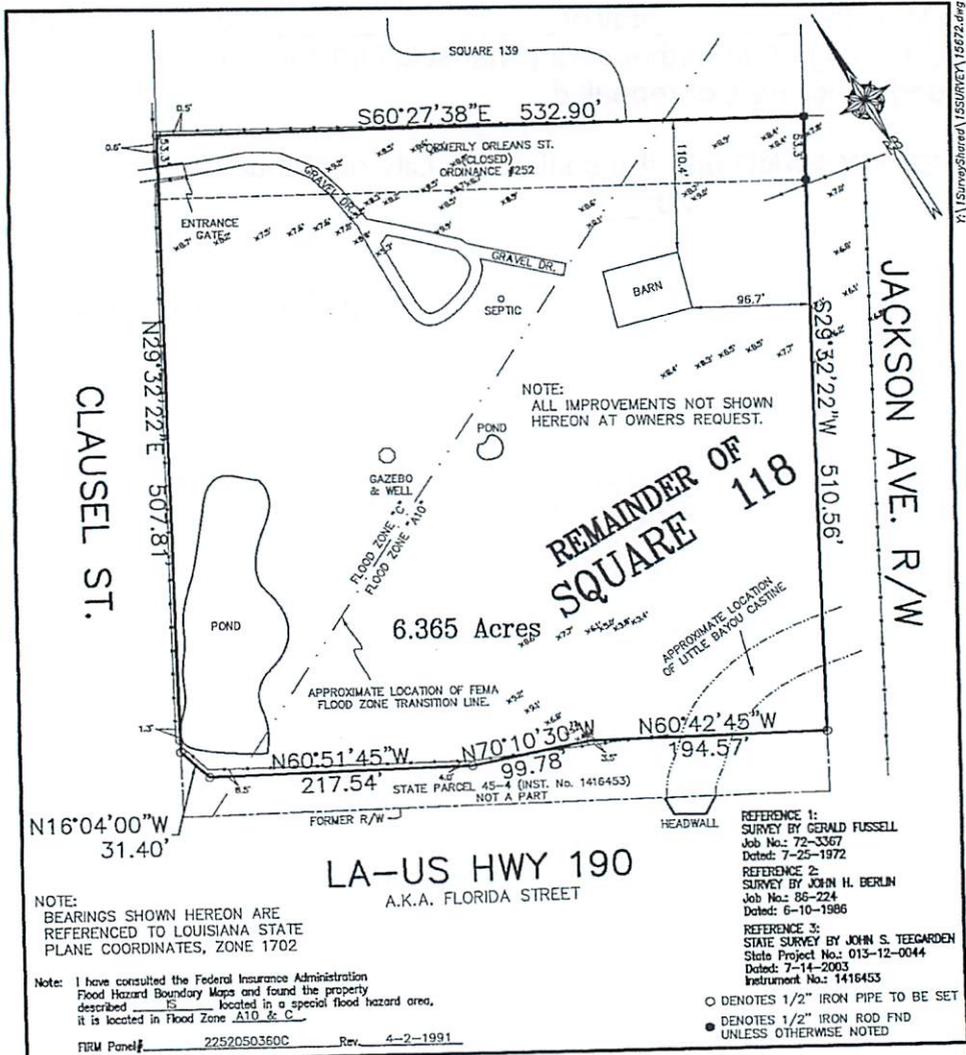
**CERTIFICATE**

Annexation Ordinance

I, THE UNDERSIGNED Clerk of the City Council of the City of Mandeville do hereby certify that the foregoing is a true and correct copy of an ordinance adopted by the City Council of the City of Mandeville at a duly noticed, called and convened meeting of said City Council held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at which a quorum was present and voting. I do further certify that said Ordinance has not thereafter been altered, amended, rescinded, or repealed.

WITNESS MY HAND and the seal of the City of Mandeville this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CLERK OF COUNCIL



NOTE:  
BEARINGS SHOWN HEREON ARE  
REFERENCED TO LOUISIANA STATE  
PLANE COORDINATES, ZONE 1702

Note: I have consulted the Federal Insurance Administration  
Flood Hazard Boundary Maps and found the property  
described is located in a special flood hazard area,  
it is located in Flood Zone A10 & C.

FORM Panel# 2252050360C Rev. 4-2-1991

REFERENCE 1:  
SURVEY BY GERALD FUSSELL  
Job No.: 72-3367  
Dated: 7-25-1972

REFERENCE 2:  
SURVEY BY JOHN H. BERLIN  
Job No.: 86-224  
Dated: 6-10-1986

REFERENCE 3:  
STATE SURVEY BY JOHN S. TEEGARDEN  
State Project No.: 013-12-0044  
Dated: 7-14-2003  
Instrument No.: 1416453

○ DENOTES 1/2" IRON PIPE TO BE SET  
● DENOTES 1/2" IRON ROD FND  
UNLESS OTHERWISE NOTED

Survey of  
**THE REMAINDER OF SQUARE 118 AND  
 A PORTION OF FORMER ORLEANS STREET (NOW CLOSED)  
 TOWN OF MANDEVILLE (UNINCORPORATED)  
 ST. TAMMANY PARISH, LOUISIANA**  
 FOR  
**GREYSTONE MANOR, LLC  
 GULF COAST BANK & TRUST  
 FIRST AMERICAN TITLE INSURANCE COMPANY**

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET  
 FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL  
 APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE  
 NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY

SURVEYED IN ACCORDANCE WITH THE LOUISIANA  
 "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS"  
 FOR A CLASS C SURVEY.

<p>Randall W. Brown, P.L.S. Professional Land Surveyor LA Registration No. 04586</p>	<p><b>Randall W. Brown &amp; Associates, Inc.</b> Professional Land Surveyors Geodetic • Forensic • Consultants 228 W. Causeway Approach, Mandeville, LA 70448 (985) 624-5368 FAX (985) 624-5309 E-MAIL: info@brownsurveys.com</p>	<p>Date: JULY 7, 2015 Survey No. 15572 Project No. (CRS) B15672</p> <p>Scale: 1"=100'± Drawn By: RJB Revised:</p>
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Copyright 2015 - Randall W. Brown & Associates, Inc.

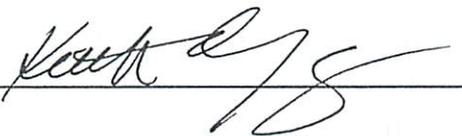
**PETITION REQUESTING ANNEXATION**

TO: The Mayor and City Council, City of Mandeville

DATE: *Sept. 7, 2016*

We, the undersigned, being all of the owners of the below described immovable property hereby request, pursuant to the Constitution and laws of the State of Louisiana, including, specifically, La. Revised Statutes 33:171, et seq., that the following described immovable property be annexed by the City of Mandeville and become a part of the corporate limits of the City of Mandeville.

Legal Description (see attached).

By:  \_\_\_\_\_

SQUARE ONE HUNDRED EIGHTEEN (118) and a portion of the adjacent Orleans Street (revoked as per the attached ordinance), which square is fronts 532.9 feet front on Florida or Florides Street (also known as U.S. Highway 190); same measurement in the rear along the boundary line of Square ONE HUNDRED THIRTY-NINE (139) and having a depth of five hundred sixty-two and three-tenths (562.3') feet, between equal and parallel lines, all as shown on the survey by Land Engineering Services, Inc., Gerald Fussell, Surveyor, Covington, Louisiana, dated July 25, 1972, recorded as an attachment to COB Instrument No. 296528.

LESS AND EXCEPT: the 0.514 acres sold to Department of Transportation and Development by act recorded with the Clerk of Court, St. Tammany Parish, Louisiana on February 13, 2004 and COB Instrument No. 1416453.

Said property is more recently described by reference to the survey of Randall W. Brown & Associates, Inc. dated July 7, 2015, which is attached hereto and made a part hereof as follows:

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Thence go along said right of way in four (4) courses as follows: North 60 degrees 42 minutes 45 seconds West, 194.57 feet to a point; thence North 70 degrees 10 minutes 30 seconds West, 99.78 feet to a point; thence go North 60 degrees 51 minutes 45 seconds West, 217.54 feet to a point; thence go North 16 degrees 04 minutes 00 seconds West, 31.40 feet to a point on the easterly right of way line of Clausel Street. Thence along said easterly right of way line of Clausel Street go North 29 degrees 32 minutes 22 seconds East 507.81 feet to a point which is the North line of the former Orleans Street (now revoked) and the south line of Square 139. Thence leaving said Clausel Street right of way go South 60 degrees 27 minutes 38 seconds East 532.90 feet to the Point of Beginning. Said property is shown to contain 6.365 acres.

The improvements thereon bear the Municipal No. 935 Clausel Street, Mandeville, Louisiana

Being the same property acquired by Ellen S. Lorenz by act dated October 28, 2005 and registered as COB Instrument No. 1520502 of the official records of the Clerk of Court, Parish of St. Tammany, Louisiana.

**ST. TAMMANY PARISH  
REGISTRAR OF VOTERS**

M. DWAYNE WALL, CERA  
REGISTRAR



**STATE OF LOUISIANA  
PARISH OF ST. TAMMANY**

**CERTIFICATE OF REGISTRAR OF VOTERS**

I, the undersigned Registrar of Voters for the Parish of St. Tammany, State of Louisiana, do hereby certify that the property described in the attached Survey by Randall W. Brown & Associates, Inc., Survey No. 15672 dated July 7, 2015 and further identified as that portion of ground containing 6.365 acres situated in the remainder of Square One Hundred Eighteen (118) and a portion of the adjacent former Orleans Street (now closed) Town of Mandeville (Unincorporated), Section 37, Township 8 South, Range 11 East in St. Tammany Parish, State of Louisiana, and 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 26<sup>th</sup> day of July, 2016.

A handwritten signature in blue ink, appearing to read "M. Dwayne Wall", is written over a horizontal line.

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

Attachments:

Legal description, Map and Survey

Cc: Joanne Reed



# St. Tammany Parish Assessor's Office

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

Louis Fitzmorris  
Assessor

## ASSESSOR'S CERTIFICATE OF OWNERSHIP

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property will be assessed in the name Ellen S. Lorenz as owner for the tax year 2015 and whose address is 935 Clausel Street, Mandeville, Louisiana 70448 and that the following certification is applicable to the property described as follows which is proposed for annexation into the **City of Mandeville**:

### PROPERTY DESCRIPTION

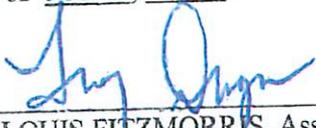
**2015 Tax Roll Assessment: Assessment Number 112-021-4485**

PARCEL MEAS 532.9 X 562.3 SQ 118 MANDEVILLE CB 1030 715 INST NO  
1191830 INST NO 1209712 INST NO 1209713 INST NO 1209714 INST NO  
1209716 INST NO 1209717 INST NO 1209718 INST NO 12097201 INST NO  
1405410 LESS PT TO HWY INST NO 1416453 INST NO 1520502

- I. The total assessed value of all property within the above described area is 18,832.
- II. The total assessed value of the resident property owners within the above described area is \$ 18,832 and the total assessed value of the property of non-resident property owners is 18,832.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

VALUATION:	Land	-	2,032
	Improvements	-	16,800
	TOTAL ASSESSMENT	-	<u>18,832</u>

In faith whereof, witness my official signature and the impress of my official seal, at  
Covington, Louisiana this the 12th day of JULY, 2016.

  
\_\_\_\_\_  
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:

2015 Tax Roll - Assessment Number 112-021-4485

OWNERS: Ellen S. Lorenz  
935 Clausel Street  
Mandeville, Louisiana 70448

PROPERTY DESCRIPTION: **2015 TAX ROLL**

PARCEL MEAS 532.9 x 562.3 SQ 118 MANDEVILLE CB 1030 715 INST NO 1191830 INST  
NO 1209712 INST NO 1209713 INST NO 1209714 INST NO 1209716 INST NO 1209717  
INST NO 1209718 INST NO 12097201 INST NO 1405410  
LESS PT TO HWY INST NO 1416453 INST NO 1520502

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

2015 VALUATION:	Land	-	2,032
	Improvements	-	<u>16,800</u>
TOTAL ASSESSED VALUATION			18,832

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

Covington, Louisiana this the 12th day of July, 2016.

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 will be assessed in the name Ellen S. Lorenz as owner for the tax year 2015 and whose address is 935 Clausel Street, Mandeville, Louisiana 70448 and that the following certification is applicable to the property described as follows which is proposed for annexation into the **City of Mandeville**:

### PROPERTY DESCRIPTION

**2015 Tax Roll Assessment: Assessment Number 112-021-4485**

PARCEL MEAS 532.9 X 562.3 SQ 118 MANDEVILLE CB 1030 715 INST NO 1191830 INST NO 1209712 INST NO 1209713 INST NO 1209714 INST NO 1209716 INST NO 1209717 INST NO 1209718 INST NO 12097201 INST NO 1405410 LESS PT TO HWY INST NO 1416453 INST NO 1520502

- I. The total assessed value of all property within the above described area is 18,832.
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- III. I do further certify that the assessed valuation of the above described tract is as follows:

VALUATION:	Land	-	2,032
	Improvements	-	16,800
	TOTAL ASSESSMENT	-	<u>18,832</u>

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

Covington, Louisiana this the 12th day of JULY, 2016.

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

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935 Clausel Street  
Mandeville, Louisiana 70448

PROPERTY DESCRIPTION: **2015 TAX ROLL**

PARCEL MEAS 532.9 x 562.3 SQ 118 MANDEVILLE CB 1030 715 INST NO 1191830 INST  
NO 1209712 INST NO 1209713 INST NO 1209714 INST NO 1209716 INST NO 1209717  
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LESS PT TO HWY INST NO 1416453 INST NO 1520502

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

<b>2015 VALUATION:</b>	Land	-	2,032
	Improvements	-	<u>16,800</u>
<b>TOTAL ASSESSED VALUATION</b>			18,832

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

Covington, Louisiana this the 12th day of July, 2016.

LOUIS FITZMORRIS, Assessor

TROY DUGAS, Chief Deputy Assessor

THE UNIVERSITY OF  
THE STATE OF NEW YORK  
OFFICE OF THE STATE ARCHIVIST



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ST. TAMMANY PARISH  
PATRICIA P. BRISTER  
PARISH PRESIDENT

Vaughan Sollberger, Jr. AIA, NCARB  
KVS Architecture  
235 Girod Street  
Mandeville, LA 70448

To Whom it may concern,

July 12, 2016

The object of this letter is to confirm the zoning of the parcel located at the northeast intersection of Hwy 190 (Florida Street) and Clausel Street. The entirety of Square 118 (including all of the aforementioned property) is currently zoned HC-2 Highway Commercial on the St Tammany Parish zoning map.

The regulations pertaining to this zoning district can be found below:

[http://www2.stpgov.org/planning/udc/section\\_5.21\\_hc-2\\_highway\\_commercial\\_district.pdf](http://www2.stpgov.org/planning/udc/section_5.21_hc-2_highway_commercial_district.pdf)

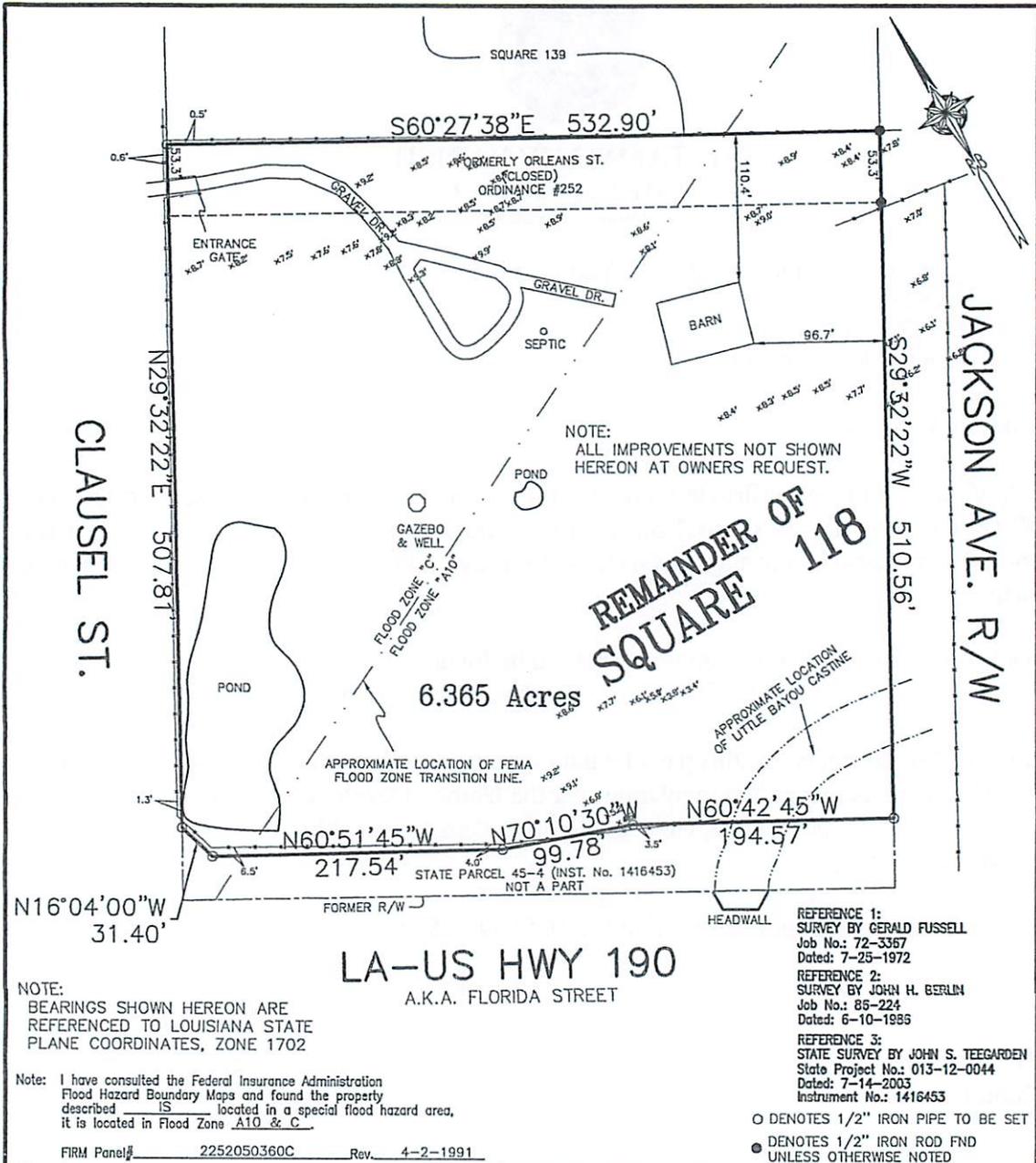
Any commercial development of this parcel would need to comply with commercial landscape, building, parking and land clearing regulations per the Unified Development Code.

<http://www.stpgov.org/departments/planning/13-parish-departments/200-unified-developmentcode-zoning>

Should you have any question, please call me at (985) 898-2529.

Sincerely,

Regan Contois  
Planner



Survey of  
**THE REMAINDER OF SQUARE 118 AND**  
**A PORTION OF FORMER ORLEANS STREET (NOW CLOSED)**  
**TOWN OF MANDEVILLE (UNINCORPORATED)**  
**ST. TAMMANY PARISH, LOUISIANA**  
 FOR  
**GREYSTONE MANOR, LLC**  
**GULF COAST BANK & TRUST**  
**FIRST AMERICAN TITLE INSURANCE COMPANY**

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY  
 SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

Randall W. Brown, P.L.S. Professional Land Surveyor LA Registration No. 04586	<b>Randall W. Brown &amp; Associates, Inc.</b> Professional Land Surveyors Geodetic • Forensic • Consultants 228 W. Causeway Approach, Mandeville, LA 70448 (985) 624-5366 FAX (985) 624-5309 E-MAIL: info@brownsurveys.com	Date: JULY 7, 2015 Survey No. 15672 Project No. (CR5) B15672  Scale: 1"=100'± Drawn By: RJB Revised:
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Copyright 2015 - Randall W. Brown & Associates, Inc. X:\Survey\Share\15SURVEY\15672.dwg



ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

July 12, 2016

To Whom It May Concern:

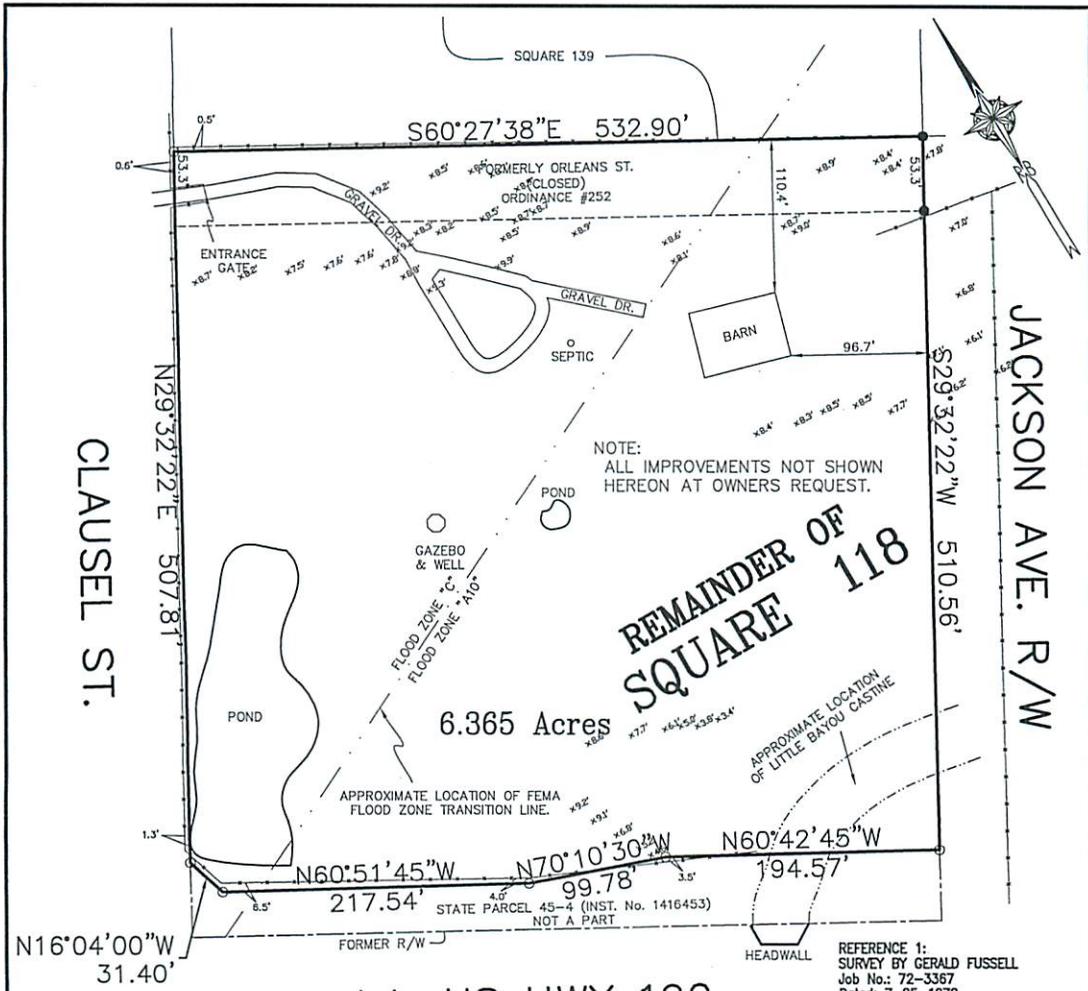
As per your request the property in question being a portion of square 118 on Clausel St and Hwy 190 in Mandeville, LA is currently in flood zones "C" and "A10" with a current base flood elevation of 11 feet MSL. This information can be found on FEMA map panel 225205 0360-C dated April 2, 1991.

If I can be of any further assistance please feel free to contact me at 985-898-2532.

Sincerely,

A handwritten signature in blue ink, appearing to read "Alan D. Pelegrin".

Alan D. Pelegrin, CFM  
Floodplain Administrator  
St. Tammany Parish Government



NOTE:  
BEARINGS SHOWN HEREON ARE  
REFERENCED TO LOUISIANA STATE  
PLANE COORDINATES, ZONE 1702

Note: I have consulted the Federal Insurance Administration  
Flood Hazard Boundary Maps and found the property  
described IS located in a special flood hazard area,  
it is located in Flood Zone A10 & C.

FIRM Panel# 2252050360C Rev. 4-2-1991

REFERENCE 1:  
SURVEY BY GERALD FUSSELL  
Job No.: 72-3367  
Dated: 7-25-1972  
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 FOR  
**GREYSTONE MANOR, LLC  
 GULF COAST BANK & TRUST  
 FIRST AMERICAN TITLE INSURANCE COMPANY**

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET  
 FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL  
 APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE  
 NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY

SURVEYED IN ACCORDANCE WITH THE LOUISIANA  
 "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS"  
 FOR A CLASS C SURVEY.

Randall W. Brown, P.L.S.  
 Professional Land Surveyor  
 LA Registration No. 04586

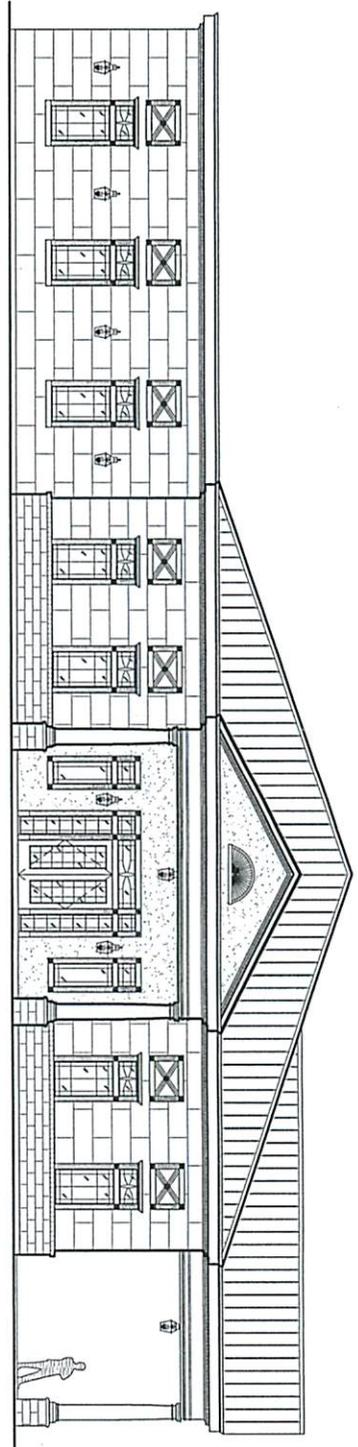
**Randall W. Brown & Associates, Inc.**  
 Professional Land Surveyors  
 Geodetic • Forensic • Consultants  
 228 W. Causeway Approach, Mandeville, LA 70448  
 (985) 624-5368 FAX (985) 624-5309  
 E-MAIL: info@brownsurveys.com

Date: JULY 7, 2015  
 Survey No. 15672  
 Project No. (CR5) B15672  
 Scale: 1"=100'±  
 Drawn By: RJB  
 Revised:

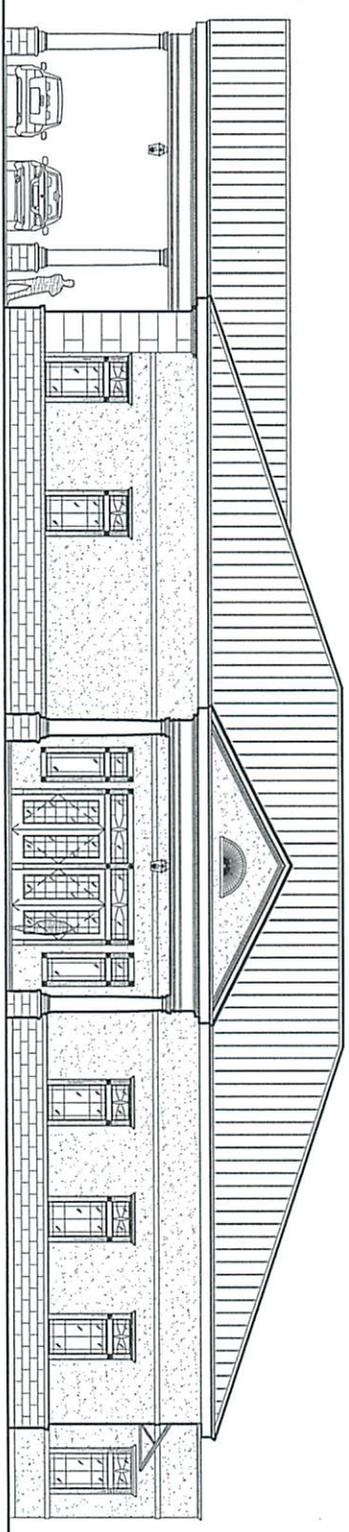
X:\Survey\Shared\15SURVEY\15672.dwg Copyright 2015 - Randall W. Brown & Associates, Inc.



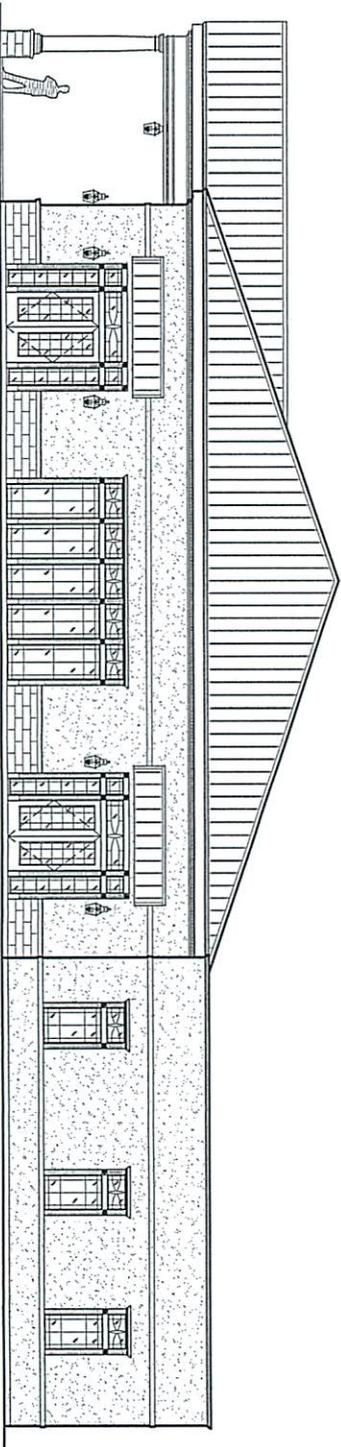




1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

REVISIONS

# GREYSTONE MANOR

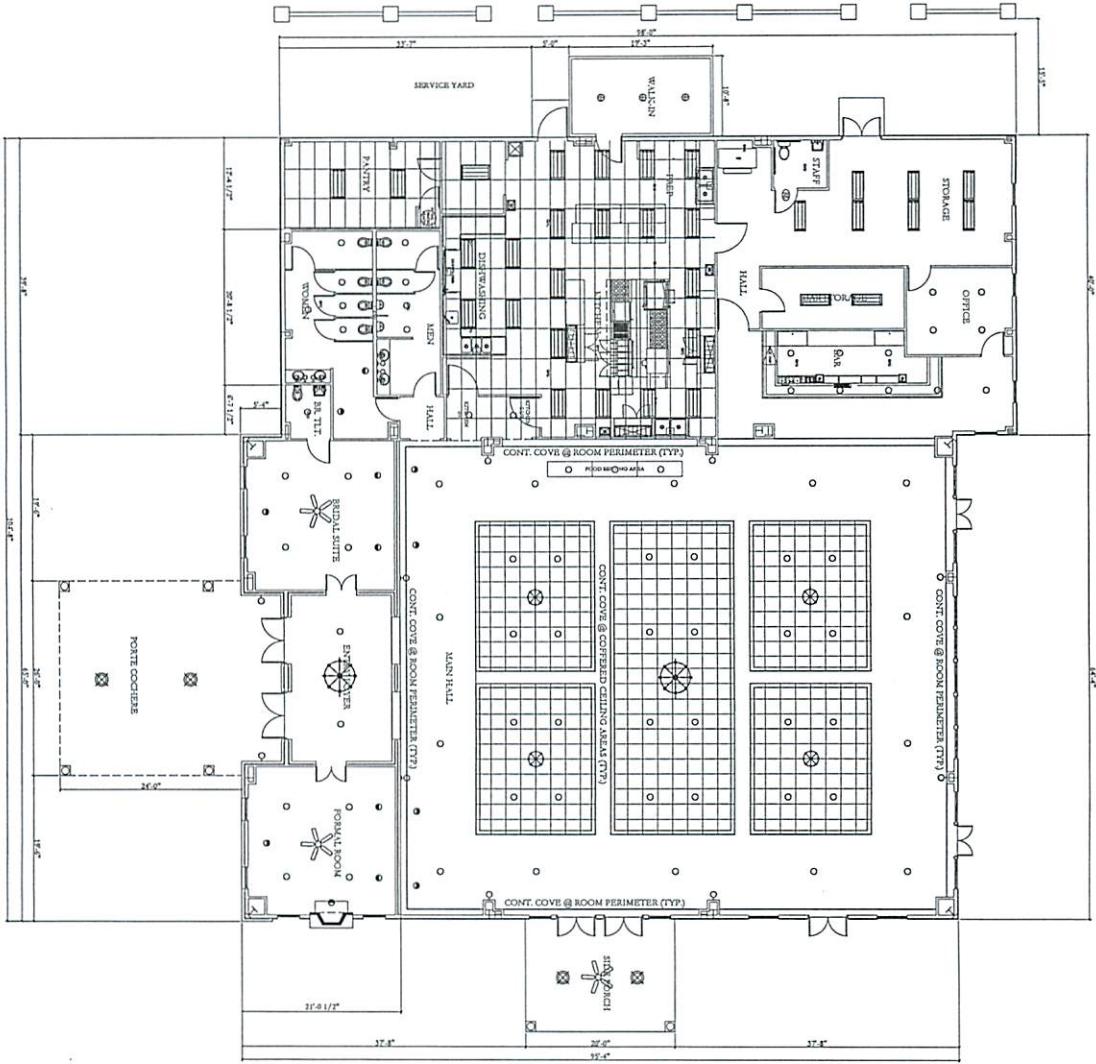
MANDVILLE, LOUISIANA

**KVS**  
architecture

347 Girod Street, Mandeville, Louisiana  
985.674.3077 [www.kvsarchitecture.com](http://www.kvsarchitecture.com)

DATE: 05.13.16  
PROJECT NO: 000000  
DRAWING:

A2.00



1 REFLECTED CEILING  
 1/8" = 1'-0"



NEW CONSTRUCTION  
**THE GREYSTONE MANOR  
 DANCEHALL AND EVENTS**  
 935 CLAUSEL STREET, MANDEVILLE, LA

**KVS**  
 architecture  
 235 Girod Street, Mandeville, Louisiana  
 985.674.3077 [www.kvsarchitecture.com](http://www.kvsarchitecture.com)



REVISIONS:  
 08.09.16  
 DATE:  
 05.30.16  
 PROJECT NO:  
 16003  
 DRAWING:  
 E1.0