

1 Introduced December 13, 2022, by Councilman  
2 Borchert, seconded by Councilman Tamborella,  
3 (by request of Administration)

4 **Item No. 22-12-3457**

5 **ORDINANCE NO. 4111**

6  
7 An ordinance annexing approximately six (6) acres of land, identified as Lots  
8 1, 2, 3, and 8A, Square 17, Pearl Acres Subdivision, as further identified in J. V. Burkes &  
9 Associates Surveys No. 1053554, dated October 25, 2005, and No. 1021894, dated July  
10 10, 2002, and establishing its City zoning classification as C-4 Highway Commercial  
11 (Cases A22-06 and Z22-08).

12 WHEREAS, the City of Slidell City Council received a petition from Nunnally  
13 Pollard Development to annex a parcel of land into the City of Slidell consisting of  
14 approximately six (6) acres of land, as described as Lots 1, 2, 3, and Lot 8A, Square 17,  
15 Pearl Acres Subdivision as identified in J. V. Burkes & Associates Surveys No. 1053554,  
16 dated October 25, 2005, and Survey No. 1021894, dated July 10, 2002, and establishing  
17 its City zoning classification as C-4 Highway Commercial; and  
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22 WHEREAS, the property is 25% contiguous with the City; and

23  
24 WHEREAS, on September 15, 2022, the St. Tammany Parish Registrar of  
25 Voters certified that the property has zero (0) registered voters; and  
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27 WHEREAS, the property is undeveloped; and

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29 WHEREAS, the property is zoned by St. Tammany Parish as HC-2, Highway  
30 Commercial; and  
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32 WHEREAS, for the purpose of the Sales Tax Enhancement Plan By and  
33 Between the Parish, Sales Tax District No. 3, and the City of Slidell, the property is  
34 undeveloped and does not need concurrence from the Parish; and  
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1 **ORDINANCE NO. 4111**  
2 **ITEM NO. 22-12-3457**  
3 **PAGE 2**  
4

5  
6 WHEREAS, the City of Slidell Planning Department duly advertised, and the  
7 Planning and Zoning Commissions held public hearings for Cases A22-06 and Z22-08;  
8  
9 and

10  
11 WHEREAS, the City of Slidell Planning and Zoning Commissions at their  
12 November 21, 2022 meeting voted to recommend approval of the annexation of the  
13 property and to zone it City of Slidell C-4 Highway Commercial.  
14

15 NOW, THEREFORE, BE IT ORDAINED by the City of Slidell City Council that  
16  
17 it does hereby annex into the City of Slidell, Council District E, a certain portion of land into  
18 the City of Slidell consisting of approximately six (6) acres of land, as identified as Lots 1,  
19 2, 3, and 8A, Square 17, Pearl Acres Subdivision and further identified in J. V. Burkes &  
20 Associates Surveys No. 1053554, dated October 25, 2005, and Survey No. 1021894,  
21 dated July 10, 2002; and as described in the City of Slidell Planning Department Staff  
22 Report for cases A22-06 and Z22-08; and establish its City of Slidell zoning classification  
23 as C-4 Highway Commercial.  
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1 **ORDINANCE NO. 4111**  
2 **ITEM NO. 22-12-3457**  
3 **PAGE 3**

4 **ADOPTED** this 10<sup>th</sup> day of January, 2022.

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6 

7 Bill Borchert  
8 President of the Council  
9 Councilman at-Large

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11 

12 Greg Cromer  
13 Mayor

14  
15 

16 Thomas P. Reeves  
17 Council Administrator

DELIVERED	1/12/23
12:45 p.m. to the Mayor	
RECEIVED	1/13/23
12:45 p.m. from the Mayor	



STAFF REPORT

Case No. A22-06 & Z22-08

Annexation and Establishment of City Zoning Classification of  
Properties along Gause Blvd, extending to Coral Dr and Amber St

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | [planningdept@cityofslidell.org](mailto:planningdept@cityofslidell.org) | [myslidell.com](http://myslidell.com)

**Location:** Lots 1, 2, 3, and 8A, Square 17, Pearl Acres Subdivision  
(Figure 1 and surveys attached)

**Petitioner:** Nunnally Pollard Development

**Zoning:** St. Tammany Parish, HC-2 Highway Commercial

**Future Land Use:** Commercial

**Requests:** Annexation and rezoning to City of Slidell, C-4 Highway Commercial

**Parish Concurrence:** Not required

**Timeline:**

Organization	Consent/Introduction	Public Hearing
Planning and Zoning Commission	10-17-2022	11-14-22
St. Tammany Parish Council	N/A	N/A
The City of Slidell Council	12-06-2022	1-10-2023

**Recommendations/Concurrence:**

Organization	Recommendation/Concurrence
Planning Department	Annex and zone C-4 Highway Commercial
Planning and Zoning Commission	Recommended approval of annexation and zoning as C-4 Highway Commercial at its November 21, 2022 meeting.
St. Tammany Parish Council	N/A

**1. Findings.**

- A. **Location.** Lots 1, 2, 3, and 8A, Square 17, Pearl Acres Subdivision (**Figure 1**). The property is east of the intersection of Gause Blvd East and Amber Dr. and is bounded by:
- 1) North: Coral Ave.
  - 2) East: Multi-family complex and commercial business.
  - 3) South: Gause Blvd East.

- 4) West:
  - a) Southern half: French Branch (natural waterway).
  - b) Northern half: Amber St.
- B. *Existing conditions.* The petitioned property has:
  - 1) Lots 1, 2, and 3, Square 17, Pearl Acres Subdivision.
    - a) Owner: Nunnally Pollard Development.
    - b) Zero (0) registered voters (Certificates of Registrar of Voters dated September 15, 2022).
    - c) An assessed value = \$3,708. The property owner, who represents \$3,708 (100%) of the assessed value of the property, signed the Annexation Petition (Assessors Certificate of Ownership dated September 13, 2022).
  - 2) Lot 8A, Square 17, Pearl Acres Subdivision.
    - a) Owner: Theriot Holdings, LLC.
    - b) Zero (0) registered voters (Certificates of Registrar of Voters dated September 15, 2022).
    - c) An assessed value = \$4,000. The property owner, who represents \$4,000 (100%) of the assessed value of the property, signed the Annexation Petition (Assessors Certificate of Ownership dated September 13, 2022).
- C. *Eligibility for Annexation.* The petitioned property is contiguous with the City's corporate limit along its southern and southwestern property line making it approximately 25% contiguous with the City boundary (**Figure 1**).
- D. *Consistency with Slidell 2040 Comprehensive Plan.* The property is in the City of Slidell's Growth Management Zone. The Slidell 2040 Comprehensive Plan identifies the future land use of the property as commercial.
- E. *Zoning (Figure 2).*
  - 1) *St. Tammany Parish zoning.* The property is currently zoned HC-2 Highway Commercial. Adjacent properties that will remain in St. Tammany Parish are currently zoned:
    - a) North (north of Coral Ave): HC-1 Highway Commercial.
    - b) East: HC -2 Highway Commercial.
    - c) South (across Gause Blvd East): HC – 3 Highway Commercial.
    - d) Northwest (across Amber St.): A-3 Suburban.
  - 2) *City of Slidell zoning.*
    - a) Southwest (across French Branch): C-4 Highway Commercial.
  - 3) *Zoning comparison.* Compatible. **Figure 3** compares St. Tammany Parish HC-2 Highway Commercial permitted and conditional uses with City of Slidell C-4 Highway Commercial.
- F. *Sales Tax Enhancement Plan.* As rezoning to City of Slidell C-4 Highway commercial from St. Tammany Parish HC-2 Highway commercial will not be an intensification of use, the City and Parish should split sales tax 50/50.

G. *Access and Utilities (Figure 1).*

- 1) *Access.* The subject property has frontage on Gause Blvd East, Amber St., and Coral Ave. All of which are public rights-of-way.
- 2) *Water.* There is an eight-inch water line located at the property's western boundary line in the Gause Blvd East right-of-way.
- 3) *Fire Service.* There is a fire hydrant located near the property's western boundary line in the Gause Blvd East right-of-way.
- 4) *Sewer.* There is an eight-inch gravity sewer line located at the property's western boundary line in the Gause Blvd East right-of-way.
- 5) *Storm Water Drainage.* Storm water flows into Gause Blvd East drainage system.

H. *Flood Zone.*

- 1) *Effective FIRM:* A1 Zone with BFE of twelve (12) feet.
- 2) *ABFE:* Not applicable.
- 3) *Design Flood Elevation (DFE):* Fourteen (14) feet (BFE of twelve (12) feet+ two (2) feet of freeboard).
- 4) *Ground Height.* Varies. Nine point six (9.6) feet msl near southern property line to ten point four (10.4) feet in the northern part of the property.

I. *Wetlands.* Upon review of the U. S Department of Wildlife and Fisheries National Wetlands Inventory Map (**Figure 4**) French Branch, which abuts the southwest part for the property, is classified as R2UBH.

- R = Riverine
- 2 = Lower Perennial.
- UB = Unconsolidated Bottom
- H = Permanently Flooded.

Development on land outside the defined waterway can occur, but care will need to be taken during construction and development to ensure wetlands are not adversely impacted by runoff or erosion.

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**2. Conclusions.**

- A. The property identified as Lots 1, 2, 3 and 8A, Square 17, Pearl Acres Subdivision are eligible for annexation (**Figure 1**).
- B. Both the proposed annexation and rezoning of the property to C-4 Highway Commercial are consistent with the Slidell 2040 Comprehensive Plan.
- C. Zoning the property C-4 Highway Commercial would not be an intensification of zoning from St. Tammany Parish HC -2 Highway Commercial.
- D. Access to the property from a public right-of-way is available from Gause Blvd East, Amber St., and Coral Ave.
- E. The property can be supported by utilities. If developed, owner will have to extend sewer and water lines east along Gause Blvd right-of-way in line with the property's eastern boundary.

- F. Any development on the property will be required to comply with the City's Floodplain regulations to include construction of the lowest habitable floor above the City's DFE of fourteen (14) feet.
  - G. The adjacent wetlands must be protected from adverse impacts from development (i.e., runoff and erosion).
- 

**3. Planning Staff Recommendation.**

- A. The City of Slidell annex the subject property which includes Lots 1, 2, 3, and 8A, Square 17, Pearl Acres Subdivision (**Figure 1**).
  - B. The annexed property be zoned City of Slidell C-4 Highway Commercial.
- 

**4. Commission Recommendation.**

At its meeting of November 21, 2022, the Planning and Zoning Commissions voted in favor of approval of the proposed annexation and zoning as petitioned.

# Nunnally Annexation Property

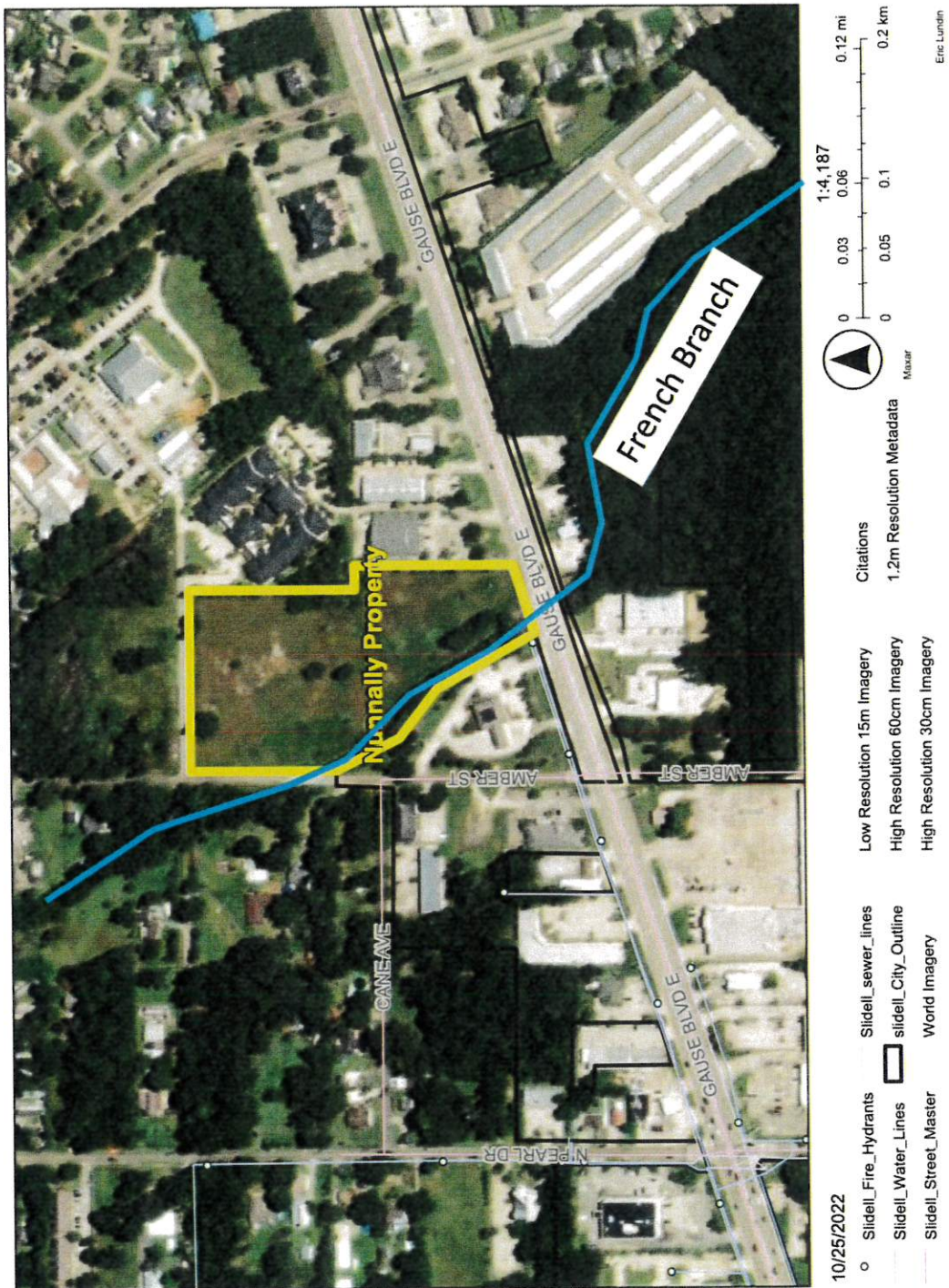


Figure 1: Nunnally Annexation Property Location Map

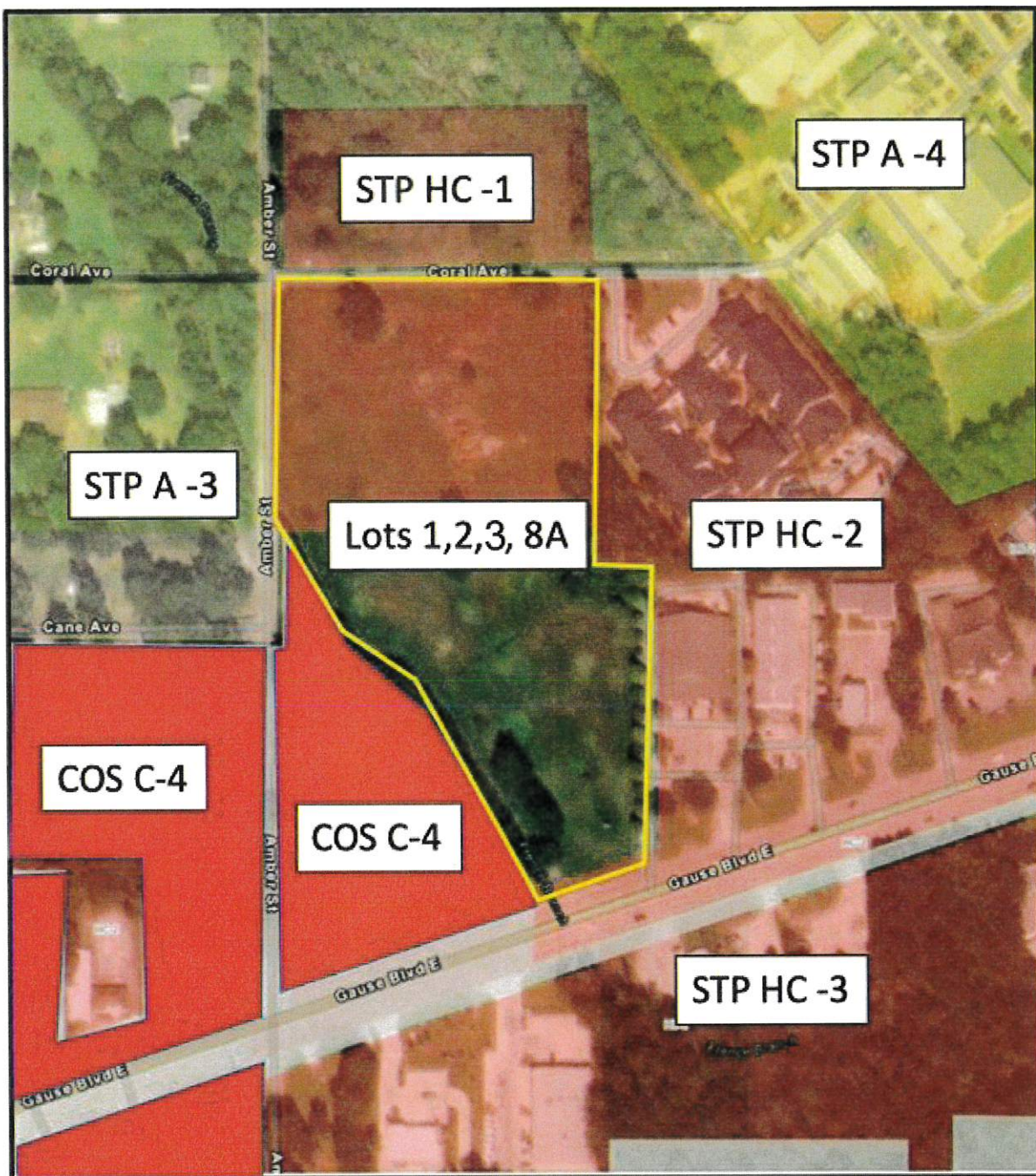


Figure 2: St Tammany Parish and City of Slidell Zoning

<b>Parish Permitted Uses</b>	<b>Parish HC-2</b>	<b>City C-4</b>
Printing Establishments		
Indoor Research & Testing		
Specialty Food Processing		
Parking Lots		
Portable Storage Containers		
Display of Pre-Assembled Equipment		
Veterinary Clinics		
Warehouse Centers		
Liquor Stores		
Commercial Kennels		
Outdoor Storage Yards		
Automotive Repairs		
Automotive Sales		
Health Establishments		
Home Building Supply Show Rooms		
Publishing Establishments		
Drug Stores		
Dry Cleaning		
Laundries		
Auditoriums		
Car Wash		
Banks		
Drive-In Restaurants		
Athletic/ Cardio Studios		
Restaurants		
Grocery Stores		
Farmer's Market		
Automotive Parts Stores		
Business Schools		
Catering Establishments		
Department Stores		
Funeral Homes		
Parcel Post Delivery Stations		
Clinics		
Gas Stations		
Offices		
Parks		
Fine Arts Buildings		
Clubs, Lodges, etc.		
Lodging		
Dental Laboratories		
Army Surplus Sales		
Pizza Parlors		
Photographic Studios		
Dry Goods Stores		
Shoe Stores		
<b>Parish Conditional Uses</b>	<b>Parish HC-2</b>	<b>City C-4</b>
Seasonal Seafood Peddlers		
Seasonal Produce Stands		
Wholesale Merchandise Broker		
Snowball Stands		
Christmas Tree Sales		
Convenience Stores (With Gas)		
Single-Family Dwelling		
Notes		
Permitted Use		
Conditional or no exact match		
Prohibited		

Figure 3: Comparison of St. Tammany Parish and City of Slidell Zoning

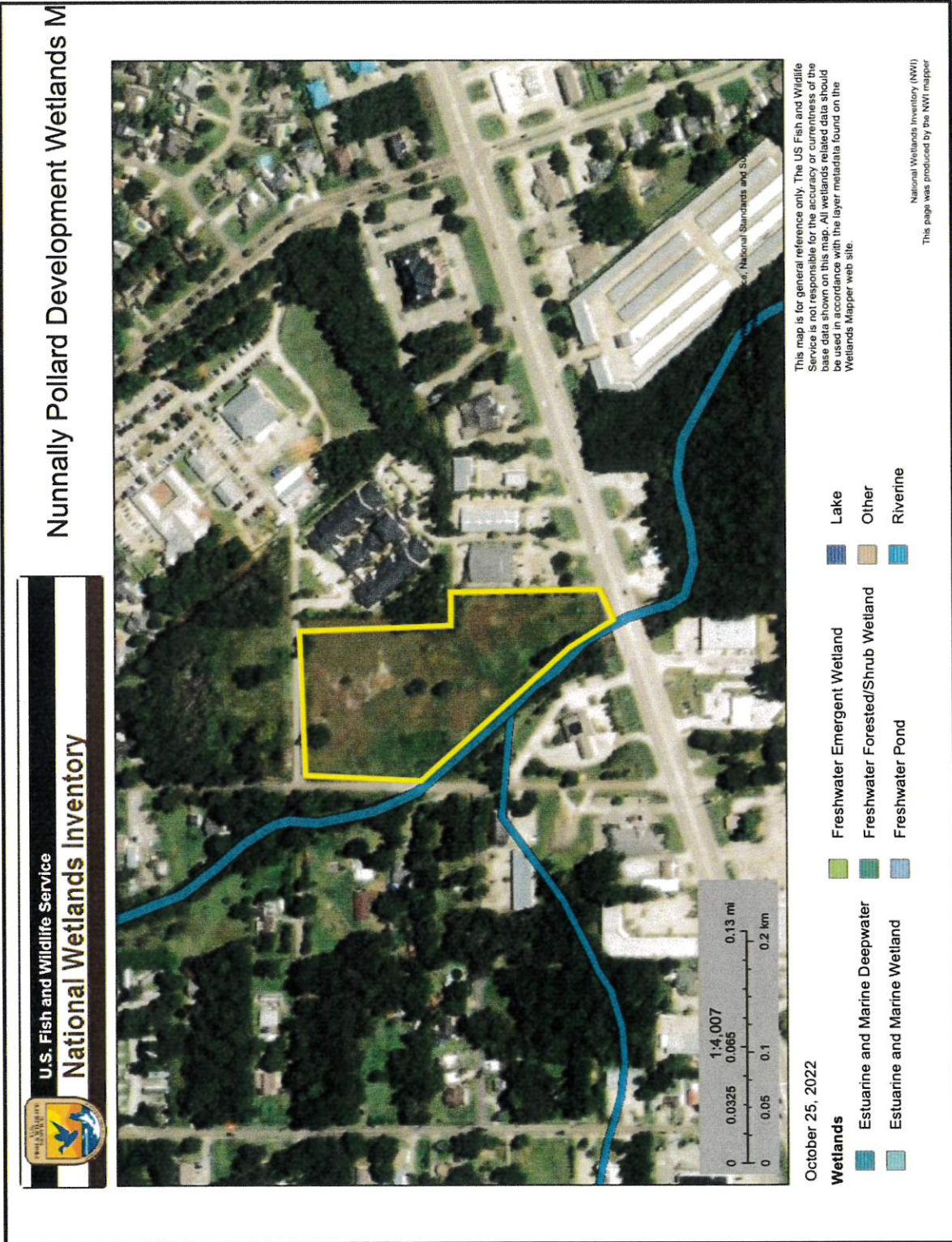
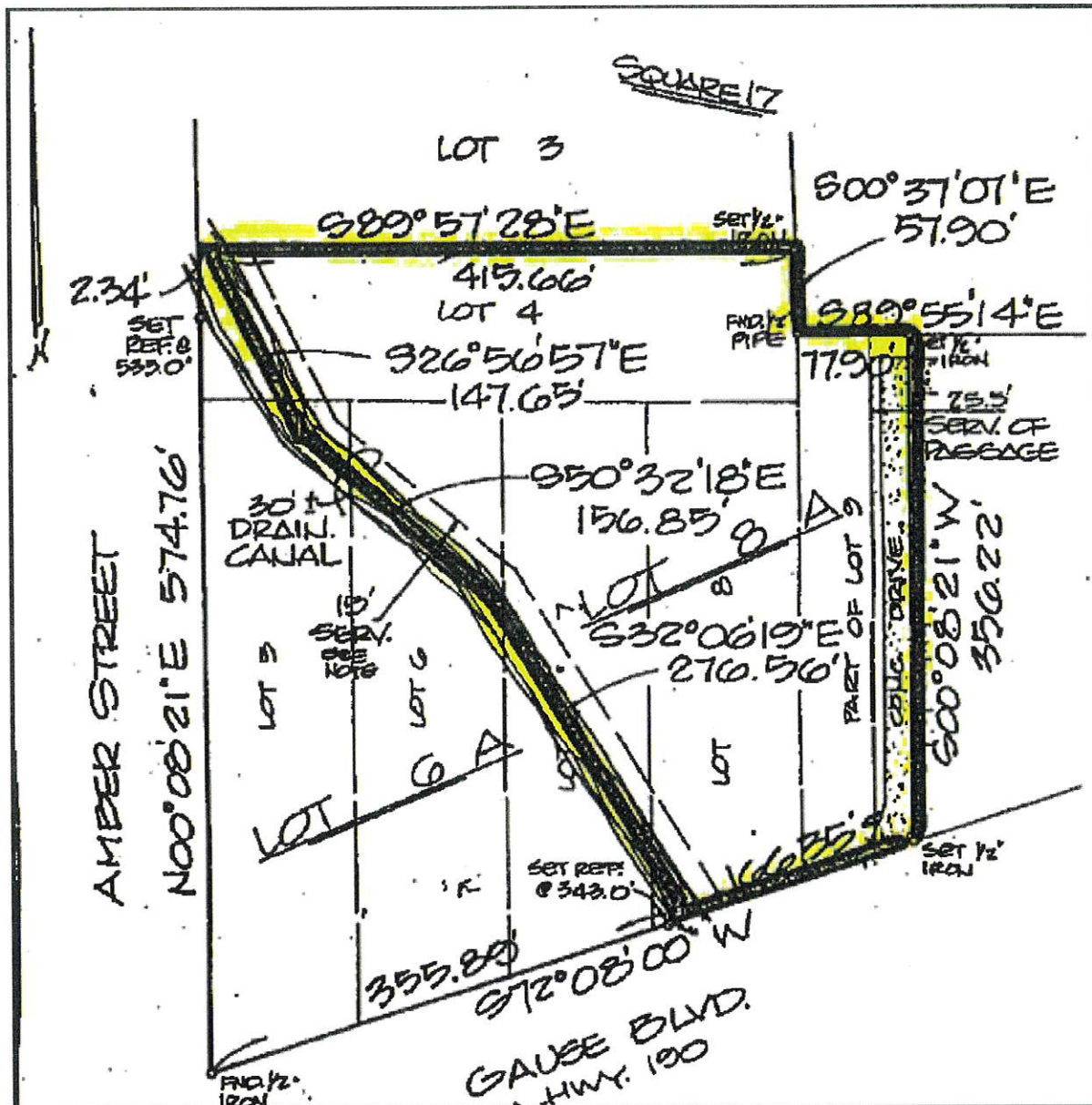


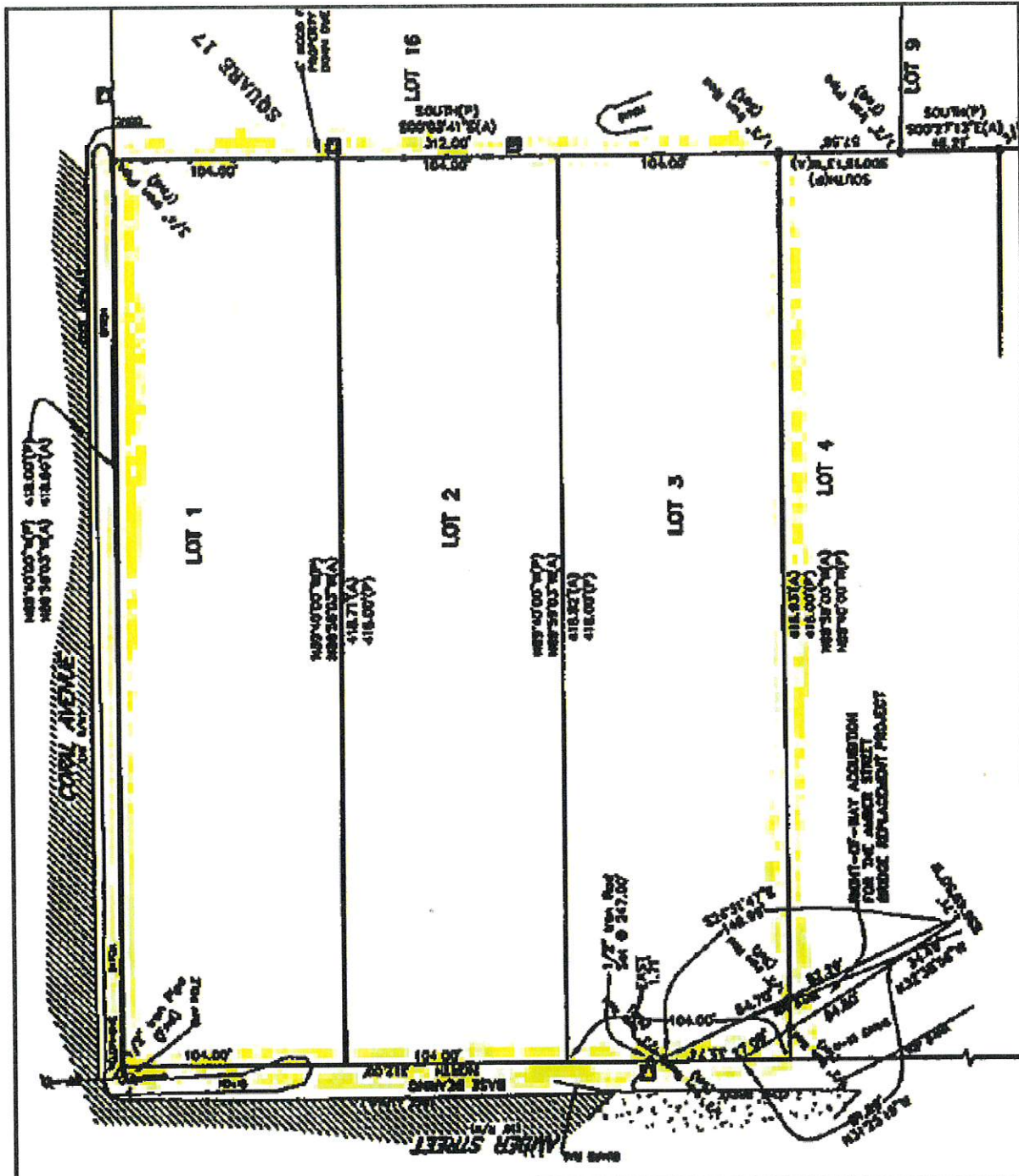
Figure 4: US Wildlife and Fisheries Wetlands Delineation Map



From a 1/2" iron rod found at the intersection of the northerly right of way line of Gause Boulevard and the easterly right of way line of Amber Street run along said easterly right of way line of Amber Street North 00 Degrees 08 Minutes 21 Seconds East a distance of 574.76 feet to a point in a drainage canal; Thence leaving said easterly right of way line of Amber Street run South 89 Degrees 57 Minutes 28 Seconds East a distance of 2.34 feet to a point in a drainage canal and the Point of Beginning.

From a 1/2" iron rod found at the intersection of the northerly right of way line of Gause Boulevard and the easterly right of way line of Amber Street run along said easterly right of way line of Amber Street North 00 Degrees 08 Minutes 21 Seconds East a distance of 574.76 feet to a point in a drainage canal; Thence leaving said easterly right of way line of Amber Street run South 89 Degrees 57 Minutes 28 Seconds East a distance of 2.34 feet to a point in a drainage canal and the Point of Beginning.

From a 1/2" iron rod found at the intersection of the northerly right of way line of Gause Boulevard and the easterly right of way line of Amber Street run along said easterly right of way line of Amber Street North 00 Degrees 08 Minutes 21 Seconds East a distance of 574.76 feet to a point in a drainage canal; Thence leaving said easterly right of way line of Amber Street run South 89 Degrees 57 Minutes 28 Seconds East a distance of 2.34 feet to a point in a drainage canal and the Point of Beginning.



All that certain lot or parcel of land lying and being situated in Pearl Acres Subdivision, located in Section 6, Township 9 South, Range 15 East, G.L.D., near the City of Slidell, St. Tammany Parish, Louisiana, to-wit:

Lot No. 1, 2 and 3, Square 17 of said subdivision, in accordance with a survey of Albert A. Lovell and Assoc., Inc. Consulting Engineers, dated July 1, 1985, Job No. 98448, a copy of which is attached to an Act of Sale recorded on December 8, 1985 at COB 1238, Folio 884, in the official records of St. Tammany Parish.



## St. Tammany Parish Assessor's Office

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

Louis Fitzmorris  
Assessor

### ASSESSOR'S CERTIFICATE OF OWNERSHIP

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property is assessed in the name Theriot Holdings LLC as owner for the tax year 2021 and whose address is PO Box 6857, Metairie, LA 70009 and that the following certification is applicable to the property described as follows which is proposed for annexation into the City of Slidell:

#### PROPERTY DESCRIPTION


2021 Tax Roll Assessment: Assessment Number: 110-016-4070 (36579)

LOT 8A SQ 17 PEARL ACRES CONTAINING 3.2794 ACRES

- I. The total assessed value of all property within the above described area is \$ 4,000.
- 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 \$ 4,000.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

2021 ASSESSED VALUATION : \$ 4,000

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this this 13th day of September, 2022.

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



## St. Tammany Parish Assessor's Office

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

Louis Fitzmorris  
Assessor

### CERTIFICATE OF OWNERSHIP AND ASSESSED VALUATION

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

2021 Tax Roll - Assessment Number 110-016-4070 (36579)

OWNERS: THERIOT HOLDINGS LLC  
C/O BLOSSMAN, ALFRED JR ETUX  
PO BOX 6857  
METAIRIE, LA 70009

PROPERTY DESCRIPTION: **2021 TAX ROLL**

LOT 8A SQ 17 PEARL ACRES CONTAINING 3.2794 ACRES

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

<b>2021 VALUATION:</b>	Land	-	4,000
	Improvements	-	0
<b>TOTAL ASSESSED VALUATION</b>			<b>4,000</b>

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

Slidell, Louisiana this the 13<sup>th</sup> day of September, 2022.

LOUIS FITZMORRIS, Assessor  
TROY DUGAS, Chief Deputy Assessor



## St. Tammany Parish Assessor's Office

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

Louis Fitzmorris  
Assessor

### 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 **Nunnally Pollard Development** as owners for the tax year **2021** and whose address is **PO Box 84680, Baton Rouge, LA 70884** and that the following certification is applicable to the property described as follows which is proposed for annexation into the

**City of Slidell:**

#### PROPERTY DESCRIPTION

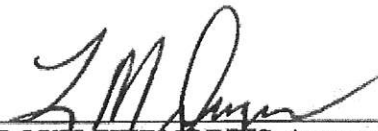
2021 Tax Roll Assessment: Assessment Number: 110-806-1286 (38251)

LOTS 1 2 3 SQ 17 PEARL ACRES

- I. The total assessed value of all property within the above described area is **\$ 3,708.**
- 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 **\$ 3,708**
- III. I do further certify that the assessed valuation of the above described tract is as follows:

2021 ASSESSED VALUATION : **\$ 3,708**

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this this 13th day of September, 2022.

  
\_\_\_\_\_  
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:

2021 Tax Roll - Assessment Number 110-806-1286 (38251)

OWNERS: NUNNALLY POLLARD DEVELOPMENT  
PO BOX 84680  
BATON ROUGE, LA 70884

PROPERTY DESCRIPTION: **2021 TAX ROLL**

LOTS 1 2 3 SQ 17 PEARL ACRES

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

<b>2021 VALUATION:</b>	Land	-	3,708
	Improvements	-	0
<b>TOTAL ASSESSED VALUATION</b>			<b>3,708</b>

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

Covington, Louisiana this the 13th day of SEPTEMBER, 2022.

LOUIS FITZMORRIS, Assessor

TROY DUGAS, Chief Deputy Assessor

**ST. TAMMANY PARISH  
REGISTRAR OF VOTERS**

M. DWAYNE WALL, CERA  
REGISTRAR



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

**CERTIFICATE OF REGISTRAR OF VOTERS**

I, the undersigned Registrar of Voters for the Parish of St. Tammany, State of Louisiana, do hereby certify that the property described in the attached survey by J. V. Burkes & Assoc., Inc. Survey No. 1021894 dated July 10, 2002 and further identified as a certain piece of land being Lot 8A Square 17 and containing 3.279 acres of land more or less, lying and situated in Section 7, Township 9 South, Range 15 East, Greensburg Land District in the Parish of St. Tammany, 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 15<sup>th</sup> day of September 2022.

A handwritten signature in dark 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: Lauren Brock, Elections Services, Secretary of State**



## EXHIBIT A

### LEGAL DESCRIPTION

*A certain parcel of land, lying and situated in Section 7, Township 9 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.*

*From a ½" iron rod found at the intersection of the northerly right of way line of Gause Boulevard and the easterly right of way line of Amber Street run along said easterly right of way line of Amber Street North 00 Degrees 08 Minutes 21 Seconds East a distance of 574.76 feet to a point in a drainage canal; Thence leaving said easterly right of way line of Amber Street run South 89 Degrees 57 Minutes 28 Seconds East a distance of 2.34 feet to a point in a drainage canal and the **Point of Beginning**.*

*From the **Point of Beginning** run South 89 Degrees 57 Minutes 28 Seconds East a distance of 415.66 feet to a ½" iron rod set; Thence run South 00 Degrees 37 Minutes 07 Seconds East a distance of 57.90 feet to a ½" iron pipe found; Thence run South 89 Degrees 55 Minutes 14 Seconds East a distance of 77.90 feet to a ½" iron rod set; Thence run South 00 Degrees 08 Minutes 21 Seconds West a distance of 356.22 feet to a ½" iron rod set on the northerly right of way line of Gause Boulevard; Thence run along said northerly right of way line of Gause Boulevard South 72 Degrees 08 Minutes 00 Seconds West a distance of 166.35 feet to a point in a drainage canal; Thence leaving said northerly right of way line of Gause Boulevard and running in a drainage canal run North 32 Degrees 06 Minutes 19 Seconds West a distance of 276.56 feet to a point; Thence run North 50 Degrees 32 Minutes 18 Seconds West a distance of 156.85 feet to a point; Thence run North 26 Degrees 56 Minutes 57 Seconds West a distance of 147.65 feet and back to the **Point of Beginning**.*

*Said parcel contains 3.279 acres of land more or less, lying and situated in Section 7, Township 9 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, 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 J. V. Burkes & Associates., Inc. Survey No. 1053554 dated October 25, 2005 and further identified as all that certain lot or parcel of land lying and being situated in Pearl Acres Subdivision and being Lot No. 1, 2, and 3, Square 17 of said subdivision, located in Section 6, Township 9 South, Range 15 East, G.L.D, near the City of Slidell in the Parish of St. Tammany, 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 15<sup>th</sup> day of September 2022.

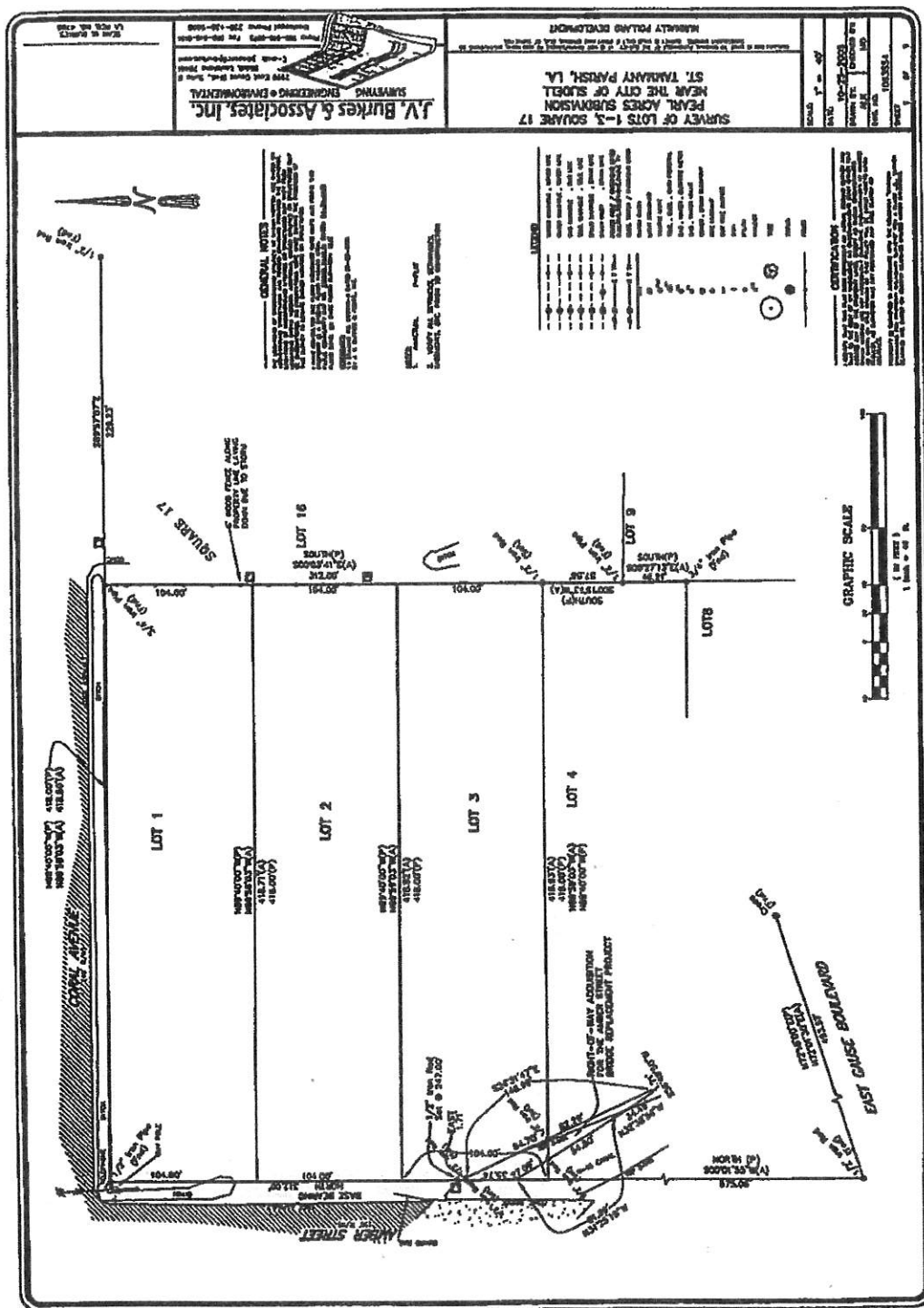
A handwritten signature in black ink, appearing to read "M. Dwayne Wall", is written over a horizontal line.

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

**Attachments:**

Legal description, Map and Survey

Cc: Lauren Brock, Elections Services, Secretary of State



**ITEM I:**

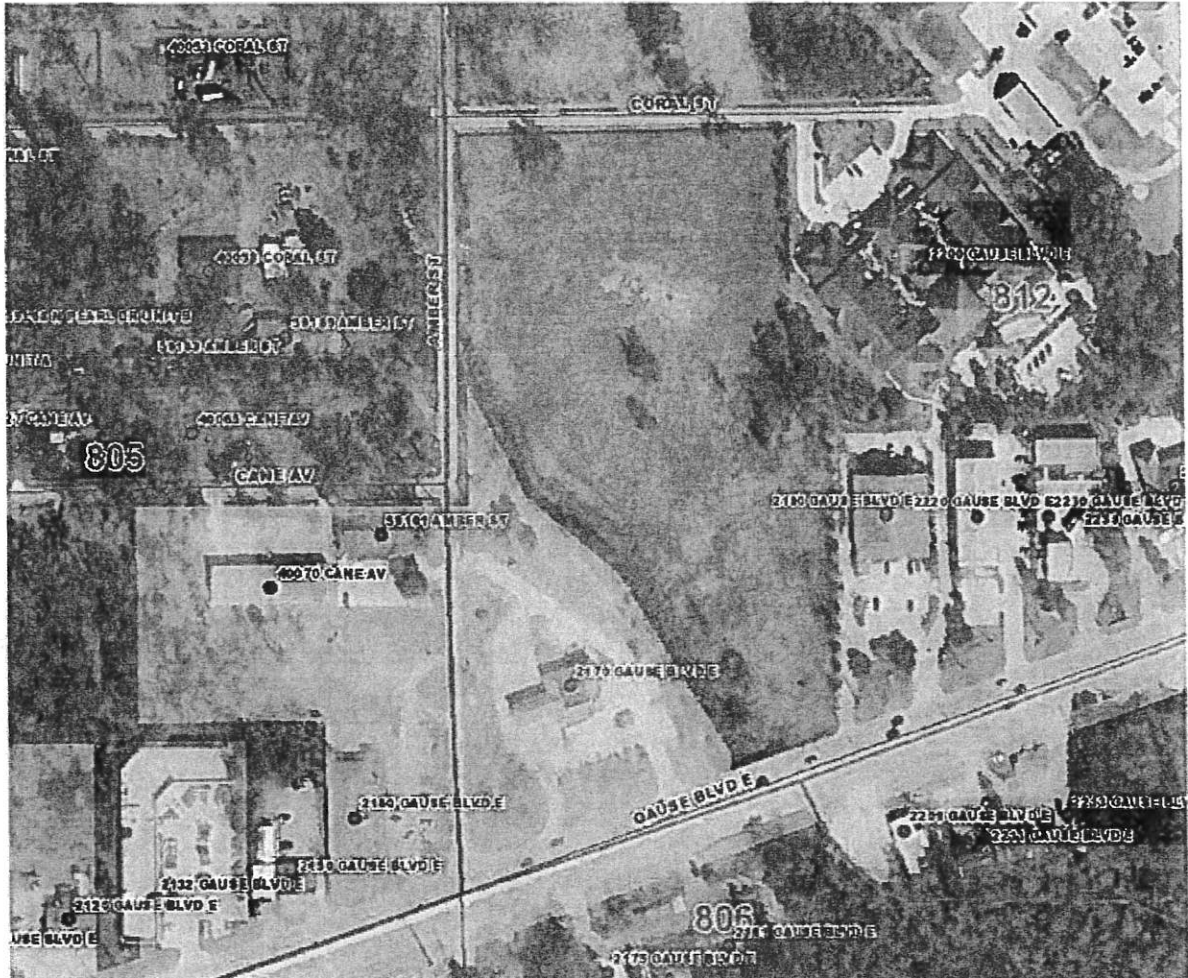
All that certain lot or parcel of land lying and being situated in Pearl Acres Subdivision, located in Section 6, Township 9 South, Range 15 East, G.L.D., near the City of Slidell, St. Tammany Parish, Louisiana, to-wit:

Lot No. 1, 2 and 3, Square 17 of said subdivision, in accordance with a survey of Albert A. Lovell and Assoc., Inc. Consulting Engineers, dated July 1, 1985, Job No. 98448, a copy of which is attached to an Act of Sale recorded on December 8, 1985 at COB 1238, Folio 884, in the official records of St. Tammany Parish.

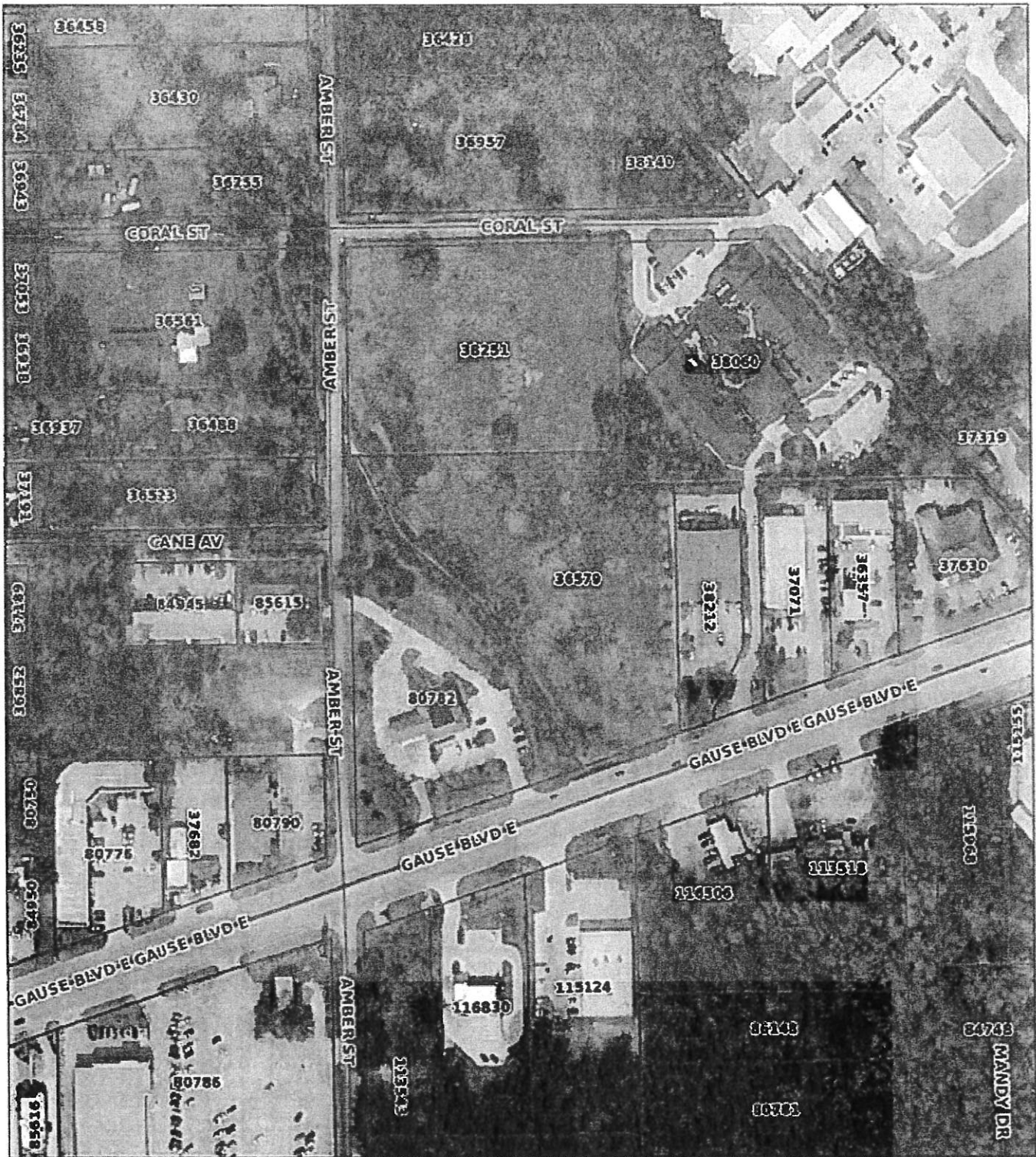
**ITEM II:**

All of Seller's right, title and interest in and to all buildings, improvements, easements, servitudes, appurtenances, rights, privileges belonging or appertaining to the property, including, but not limited to, all of Seller's right, title and interest in and to any land lying in the bed of any street, road or avenue, opened or proposed, adjoining the property.

(Items I and II hereinafter referred to as the "Property")



## Geoportal Map



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