

1 Introduced October 23, 2018, by Councilwoman
2 Harbison, seconded by Councilman Borchert,
3 (by request of Administration)

4 **Item No. 18-10-3249**

5 **ORDINANCE NO. 3915**

6
7 An ordinance for the transfer of a 22.5 foot strip of land to Slidell Development
8 Company, L.L.C.; and providing for other matters related thereto.
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10 WHEREAS, pursuant to the Act of Cash Sale (the "Cash Sale") between
11 Slidell Development Company, L.L.C. ("Developer") and the City of Slidell ("City") recorded
12 on August 14, 2009, in the conveyance records of St. Tammany Parish, as Instrument
13 1736817, SDC conveyed to the City certain areas of land known as the Lakewood Ditch,
14 which areas of land are used as ditches for drainage purposes (collectively, described
15 therein, as the "Property");
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19 WHEREAS, the City desires to convey back to SDC the portion of the
20 Property described as Parcel 2 in the Cash Sale, as further described on Exhibit A
21 attached hereto (the "Conveyed Strip"), in order for the Conveyed Strip to be included
22 within and used as part of the Fremaux Town Center Development and to relieve the City
23 with respect to potential liability and maintenance responsibility as the owner of the
24 Conveyed Strip; and
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30 NOW, THEREFORE, BE IT ORDAINED by the City Council that:
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32 SECTION 1. The foregoing "WHEREAS" clauses are hereby adopted as set forth in
33 the preamble to this Ordinance.

34 SECTION 2. The City shall convey to SDC the Conveyed Strip pursuant to an Act
35 of Conveyance in consideration of the owner of Parcel 1 assuming all obligations,
36 liabilities, and maintenance with respect to the Conveyed Strip. The Act of Conveyance
37 shall specify, inter alia, that (i) the creation of a predial servitude of drainage under the
38 surface of the Conveyed Strip, and (ii) the owner of Parcel 1 will maintain the Conveyed
39

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4 Strip, including all subsurface maintenance of the drainage improvements and the owner
5 of Parcel 1 shall have the exclusive right to use the Conveyed Strip to develop and
6 construct a parking lot thereon.

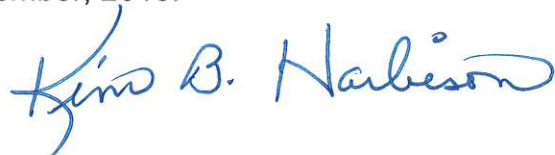
7 SECTION 3. Upon the conveyance of the Conveyed Strip, the City and the
8 Planning Commission shall file an Administrative Re-Subdivision in order to combine (i)
9 Parcel 1-A and Parcel 1-B (as shown on Map File No. 5790A dated October 2, 2018) and
10 (ii) the Conveyed Strip into a single parcel to be identified as "Parcel 1-A-1", which shall
11 reflect SDC as the fee owner of Parcel 1-A-1.

12 SECTION 4. The Mayor and his staff are hereby authorized to do any and all things
13 necessary and incidental to carry out the provisions of this Ordinance.

14 This Ordinance, having been submitted to a vote of the City Council, acting as the
15 governing authority of the City, the vote thereon was as follows:
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18 YEAS: 9 NAYS: 0 ABSENT: 0 NOT VOTING: 0
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20 **ADOPTED** this 13th day of November, 2018.
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24 Kim Harbison
25 President of the Council
26 Councilwoman, District F

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29 Greg Cromer
30 Mayor

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32 Thomas P. Reeves
33 Council Administrator
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DELIVERED	11/15/18
11:00 am	to the Mayor
RECEIVED	11/16/18
3:00 pm	from the Mayor

4 EXHIBIT A

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6 PARCEL 2:

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8 A certain tract or parcel of land designated as a "22.5' RIGHT OF WAY FOR LAKEWOOD
9 DITCH #1A" containing 0.120 acres or 5,220 square feet, situated on a portion of Lot 1A of the
10 Robert Levis Development L.L.C. Properties, located in Sections 11 & 14, Township 9 South,
11 Range 14 East, Greensburg Land District, City of Slidell, St. Tammany Parish, Louisiana and
being more particularly described as follows:

12 Commencing at the corner common to Sections 10, 11, 14 and 15, located along the southern
13 right-of way line of Daney Street, said point being the "POINT OF COMMENCEMENT" and

14 labeled "P.O.C." on that certain Plat showing Resubdivison of Tracts 1, 2 & 5 into Tracts 1A,
15 1B, 2A, 2B, 2C, 2D and Tract 5 of Bayer Subdivision, prepared by Acadia Land Surveying,
16 L.L.C. and filed of record April 1, 2008 in Map File No. 4652 of the official Records of St.
17 Tammany Parish, Louisiana.

18 Then, continuing along said right of way line, North 89 degrees 11 minutes 00 seconds East a
19 distance of 332.00 feet to a point;

20 Then, North 89 degrees 11 minutes 00 seconds East a distance of 828.00 feet to a point;

21 Then, departing said right of way line, South 00 degrees 53 minutes 56 seconds East a distance
of 426.06 feet to a point;

22 Then, North 89 degrees 14 minutes 33 seconds East a distance of 275.00 feet to a point;

23 Then, North 00 degrees 53 minutes 56 seconds West a distance of 424.53 feet to a point, located
along the southerly right of way line of Daney Street,

24 Then, continuing along said right of way line, along a non-tangent curve to the right having a
25 delta of 16 degrees 17 minutes 43 seconds, a radius of 300.00 feet, an arc length of 85.32 feet, a
26 chord bearing of South 76 degrees 21 minutes 57 seconds East and a chord distance of 85.03 feet
to a point;

27 Then, South 68 degrees 13 minutes 05 seconds East a distance of 38.57 feet to a point;

28 Then, along a curve to the left having a delta of 30 degrees 56 minutes 24 seconds, a radius of
29 375.00 feet, an arc length of 202.50 feet, a chord bearing of South 83 degrees 41 minutes 17
seconds East and a chord distance of 200.05 feet to a point;

30 Then, North 80 degrees 50 minutes 31 seconds East a distance of 167.84 feet to a point;

31 Then, along a curve to the right having a delta of 08 degrees 20 minutes 29 seconds, a radius of
32 1,180.00 feet, an arc length of 171.79 feet, a chord bearing of North 85 degrees 00 minutes 45
seconds East and a chord distance of 171.64 feet to a point;

33 Then, North 89 degrees 11 minutes 00 seconds East a distance of 457.12 feet to a point;

34 Then, departing said right of way line, South 00 degrees 54 minutes 24 seconds East a distance
of 305.86 feet to a point;

35 Then, North 88 degrees 52 minutes 00 seconds East a distance of 96.48 feet to a point;

36 Then, North 89 degrees 12 minutes 00 seconds East a distance of 659.91 feet to a point;

37 Then, North 00 degrees 49 minutes 38 seconds West a distance of 330.00 feet to a point;

38 Then, South 89 degrees 48 minutes 29 seconds East a distance of 87.29 feet to a point;

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4 Then, North 30 degrees 15 minutes 15 seconds East a distance of 121.88 feet to a point;
5 Then, North 12 degrees 42 minutes 53 seconds East a distance of 121.63 feet to a point;
6 Then, North 02 degrees 51 minutes 46 seconds West a distance of 32.86 feet to a point;
7 Then, North 13 degrees 49 minutes 48 seconds West a distance of 90.97 feet to a point;
8 Then, North 89 degrees 09 minutes 03 seconds East a distance of 15.43 feet to a point;
9 Then, North 12 degrees 18 minutes 35 seconds West a distance of 2.41 feet to a point;
10 Then, North 03 degrees 52 minutes 55 seconds West a distance of 173.82 feet to a point;
11 Then, North 14 degrees 24 minutes 36 seconds East a distance of 160.77 feet to a point, said
point being located along the southerly right of way line of U.S. Highway No. 90 - Shortcut
Highway;

12 Then, continuing along said right of way line, South 65 degrees 44 minutes 07 seconds East a
distance of 205.13 feet to a point;

13 Then, South 65 degrees 49 minutes 03 seconds East a distance of 282.98 feet to a point;

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15 Then, South 22 degrees 11 minutes 41 seconds East a distance of 22.23 feet to a point, said point
16 being the intersection of the southerly right of way line of U.S. Highway No. 90 - Shortcut
17 Highway and the westerly right of way line of Interstate Highway No. 10;

18 Then, continuing along the westerly right of way line of Interstate Highway No. 10, South 20
degrees 57 minutes 02 seconds West a distance of 128.81 feet to a point;

19 Then, departing said right of way line, South 14 degrees 46 minutes 16 seconds West a distance
20 of 86.64 feet to a point, said point being the "POINT OF BEGINNING" and labeled "P.O.B.4,"

21 Then, South 14 degrees 46 minutes 16 seconds West a distance of 22.50 feet to a point;

22 Then, North 75 degrees 13 minutes 38 seconds West a distance of 233.81 feet to a point;

23 Then, North 24 degrees 19 minutes 16 seconds East a distance of 22.82 feet to a point;

24 Then, South 75 degrees 13 minutes 38 seconds East a distance of 230.02 feet to the "POINT OF
BEGINNING."

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