Staff Report

Rezoning Case#Z-2014-12-00002

Zoning Commission Public Hearing: Thursday January 8, 2015
City Council: Introduction – 1/20/2015 Final – 2/3/2015

Attachments: Application, Property Information Sheet, Photos, Zoning Map, Aerial Map, Survey

CITY COUNCIL REQUEST: (Ordinance)
Approval of rezoning request by Tangi East LLC to rezone Tract D of Providence Ridge – Phase II (29.53 Acres) from C-H to RS-5 located TempAdd17 on Dr. John Lambert Drive in accordance with survey by Mickey L. Robertson dated 9/30/2008 (**Z-2014-12-00002)** Recommend approval by Zoning Commission

SITE INFORMATION:
Location (Address): Temp Address 17 Dr. John Lambert Drive **COUNCIL DISTRICT:** 1-Johnny Blount

Site Description: 29 acres at the end of Dr. John Lambert Drive

Existing Zoning: C-H
Existing Land Use: Undeveloped Land

ADJACENT LAND USE AND ZONING:

Direction:	Land Use/Zoning:
North:	**Undeveloped Land/C-H**
South:	Undeveloped Land/NO Zoning outside City Limits
East:	Undeveloped Land/NO Zoning outside City Limits
West:	Undeveloped Land/C-H

ADDITIONAL INFORMATION:
On October 7, 2008 City Council granted the final approval and acceptance of $40,000 Letter of credit/Performance Bond for Providence Ridge, Phase II with the condition that a permanent cul-de-sac be constructed within 2 years at the end of Dr. John Lambert Drive (Ord#08-5121)

On October 7, 2010 Planning Commission recommended approval and to amend Ord#08-5121 to the City Council to extend the requirements to construct a permanent cul-de-sac at the end of Dr. John Lambert Drive in Providence Ridge, Phase II, and accept and $40,000 Letter of Credit/Performance Bond expiring on 9/17/2012.

On November 3, 2010 City Council approved the amendment of Ord#08-5121 to extend the Letter of Credit/Performance Bond ($40,000) for the construction of cul-de-sac at the end of Dr. John Lambert Drive expiring on 9/17/2012 (Ord#10-5226)

On September 18, 2012 City Council approved the amendment of Ord#10-5226 to extend the Letter of Guaranty/Performance Bond ($40,000) for the construction of the cul-de-sac at the end of Dr. John Lambert Drive expiring on 9/17/3013 (Ord#12-5319)

On October 1, 2013 City Council approved the amendment of Ord#12-5319) to extend the Letter of Guaranty/Performance Bond ($40,000) for the construction of the cul-de-sac at the end of Dr. John Lambert Drive expiring on 10/1/2014.

REZONING FINDINGS:
1) Will this diminish the value of the surrounding properties? Yes_____No_____
2) Will this alter the essential character of the neighborhood? Yes_____No_____
3) Will granting this request be detrimental to the public welfare? Yes_____ No_____
    a. Light & Air? Yes_____No_____

b. Traffic congestion or hazard? Yes_____No_____
c. Overburden existing drainage or utilities? Yes_____No_____
d. Emissions of odors, fumes, gasses, dust, smoke? Yes_____No_____
e. Noise & Vibrations? Yes _____No_____

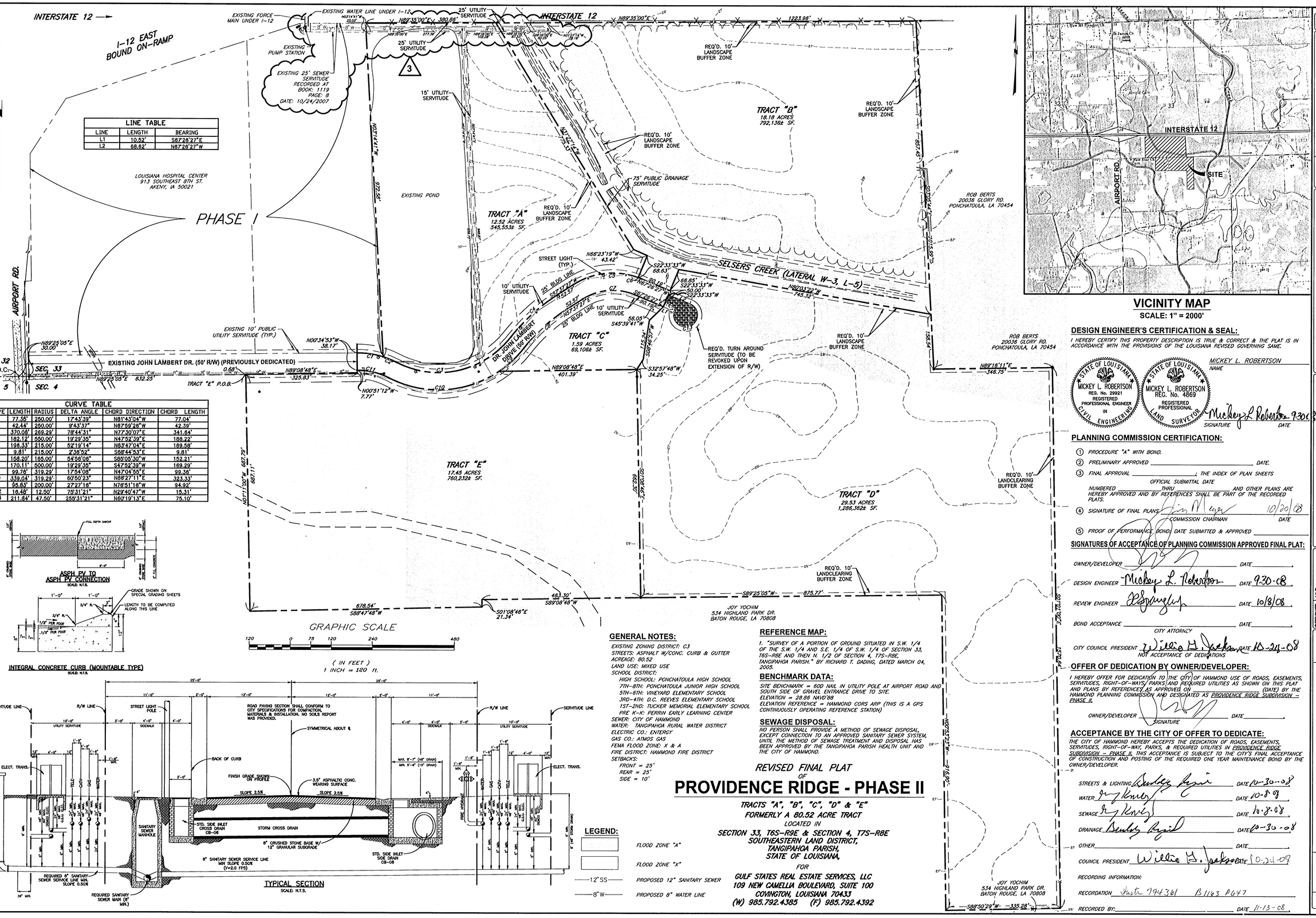
PUBLIC HEARING:
For: Clay Barrilleaux, Engineer & Carl Perkins, Atty @ Law (representation for owners)
Against: None
Abstain: Fred D. Robert III

ZONING COMMISSION RECOMMENDATION:
Motion: Ralph Ross recommended approval to rezone from C-H to RS-5
For: Stanley Young, Jimmy Meyer, Sam McClugage **Against:** NONE **Absent:** William Travis

ORDINANCE TO READ:
WHEREAS, on January 8, 2015 the Zoning Commission held a public hearing on rezoning request Case#Z-2014-12-00002 by Tangi East LLC to rezone Tract D of Providence Ridge – Phase II (29.53 Acres) from C-H to RS-5 located TempAdd17 on Dr. John Lambert Drive in accordance with survey by Mickey L. Robertson dated 9/30/2008

NOW, THEREFORE, BE IT ORDAINED, that the City Council of Hammond, Louisiana hereby approves the rezoning request Case#Z-2014-12-00002 by Tangi East LLC to rezone Tract D of Providence Ridge – Phase II (29.53 Acres) from C-H to RS-5 located TempAdd17 on Dr. John Lambert Drive in accordance with survey by Mickey L. Robertson dated 9/30/2008; Attached hereto and made a part hereof

From: Josh Taylor, City Planner _____



LINE TABLE		
LINE	LENGTH	BEARING
L1	10.52'	S67°26'27"E
L2	68.62'	N67°26'27"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	77.35'	250.00'	17°43'39"	N81°43'04"W	77.04'
C2	42.44'	250.00'	9°43'37"	N67°59'26"W	42.39'
C3	370.08'	269.29'	78°44'31"	N77°30'07"E	341.64'
C4	182.12'	550.00'	19°29'35"	N47°52'39"E	180.22'
C5	196.33'	215.00'	52°19'14"	N83°47'04"E	189.58'
C6	9.81'	215.00'	2°36'52"	S68°44'53"E	9.81'
C7	158.20'	165.00'	54°56'08"	S85°05'30"W	152.21'
C8	170.11'	500.00'	19°29'35"	S47°52'39"W	169.29'
C9	99.78'	319.29'	17°54'08"	N47°04'55"E	99.36'
C10	339.04'	319.29'	60°50'23"	N86°27'11"E	323.33'
C11	95.83'	200.00'	27°27'18"	N76°51'16"W	94.92'
C12	16.48'	12.50'	75°31'21"	N29°40'47"W	15.31'
C13	211.84'	47.50'	255°31'21"	N60°19'13"E	75.10'

GRAPHIC SCALE

120 0 75 120 240 480

(IN FEET)
1 INCH = 120 ft.

GENERAL NOTES:

EXISTING ZONING DISTRICT: C3
STREETS: ASPHALT W/CONC. CURB & GUTTER
ACREAGE: 80.52
LAND USE: MIXED USE
SCHOOL DISTRICT:
HIGH SCHOOL: PONCHATOULA HIGH SCHOOL
7TH-8TH: PONCHATOULA JUNIOR HIGH SCHOOL
5TH-6TH: VINEYARD ELEMENTARY SCHOOL
3RD-4TH: D.C. REEVES ELEMENTARY SCHOOL
1ST-2ND: TUCKER MEMORIAL ELEMENTARY SCHOOL
PRE K-K: PERRIN EARLY LEARNING CENTER
SEWER: CITY OF HAMMOND
WATER: TANGIPAHOA RURAL WATER DISTRICT
ELECTRIC CO.: ENTERGY
GAS CO.: ATMOS GAS
FEMA FLOOD ZONE: X & A
FIRE DISTRICT: HAMMOND FIRE DISTRICT
SETBACKS:
FRONT = 25'
REAR = 25'
SIDE = 10'

REFERENCE MAP:

1. "SURVEY OF A PORTION OF GROUND SITUATED IN S.W. 1/4 OF THE S.W. 1/4 AND S.E. 1/4 OF S.W. 1/4 OF SECTION 33, T6S-R8E AND THEN N. 1/2 OF SECTION 4, T7S-R8E, TANGIPAHOA PARISH." BY RICHARD T. DADING, DATED MARCH 04, 2005.

BENCHMARK DATA:

SITE BENCHMARK = 600 NAIL IN UTILITY POLE AT AIRPORT ROAD AND SOUTH SIDE OF GRAVEL ENTRANCE DRIVE TO SITE.
ELEVATION = 28.86 NAVD'88
ELEVATION REFERENCE = HAMMOND CORS ARP (THIS IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION)

SEWAGE DISPOSAL:

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE TANGIPAHOA PARISH HEALTH UNIT AND THE CITY OF HAMMOND.

LEGEND:

FLOOD ZONE "A"
FLOOD ZONE "X"
12" SS — PROPOSED 12" SANITARY SEWER
8" W — PROPOSED 8" WATER LINE

REVISED FINAL PLAT
OF

PROVIDENCE RIDGE - PHASE II

TRACTS "A", "B", "C", "D" & "E"
FORMERLY A 80.52 ACRE TRACT
LOCATED IN
SECTION 33, T6S-R9E & SECTION 4, T7S-R8E
SOUTHEASTERN LAND DISTRICT,
TANGIPAHOA PARISH,
STATE OF LOUISIANA.

FOR

GULF STATES REAL ESTATE SERVICES, LLC
109 NEW CAMELLIA BOULEVARD, SUITE 100
COVINGTON, LOUISIANA 70433
(W) 985.792.4385 (F) 985.792.4392

VICINITY MAP
SCALE: 1" = 2000'

DESIGN ENGINEER'S CERTIFICATION & SEAL:

I HEREBY CERTIFY THIS PROPERTY DESCRIPTION IS TRUE & CORRECT & THE PLAT IS IN ACCORDANCE WITH THE PROVISIONS OF THE LOUISIANA REVISED GOVERNING SAME.

STATE OF LOUISIANA — MICKEY L. ROBERTSON — REG. No. 29921 — REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING

STATE OF LOUISIANA — MICKEY L. ROBERTSON — REG. No. 4869 — REGISTERED PROFESSIONAL LAND SURVEYOR

MICKEY L. ROBERTSON — NAME
Mickey L. Roberston 9.30.08 — SIGNATURE DATE

PLANNING COMMISSION CERTIFICATION:

1. PROCEDURE "A" WITH BOND.
2. PRELIMINARY APPROVED _____ DATE.
3. FINAL APPROVAL _____; THE INDEX OF PLAN SHEETS NUMBERED _____ THRU _____ AND OTHER PLANS ARE HEREBY APPROVED AND BY REFERENCES SHALL BE PART OF THE RECORDED PLATS. (OFFICIAL SUBMITTAL DATE)
4. SIGNATURE OF FINAL PLANS: _____ COMMISSION CHAIRMAN — DATE 10/20/08
5. PROOF OF PERFORMANCE BOND DATE SUBMITTED & APPROVED _____

SIGNATURES OF ACCEPTANCE OF PLANNING COMMISSION APPROVED FINAL PLAT:

OWNER/DEVELOPER _____ DATE _____
DESIGN ENGINEER Mickey L. Roberston DATE 9.30.08
REVIEW ENGINEER _____ DATE 10/8/08
BOND ACCEPTANCE _____ DATE _____
CITY ATTORNEY
CITY COUNCIL PRESIDENT Willie H. Jackson DATE 10-24-08
NOT ACCEPTANCE OF DEDICATIONS

OFFER OF DEDICATION BY OWNER/DEVELOPER:

I HEREBY OFFER FOR DEDICATION TO THE CITY OF HAMMOND USE OF ROADS, EASEMENTS, SERVITUDES, RIGHT-OF-WAYS, PARKS AND REQUIRED UTILITIES AS SHOWN ON THIS PLAT AND PLANS BY REFERENCES AS APPROVED ON _____ (DATE) BY THE HAMMOND PLANNING COMMISSION AND DESIGNATED AS PROVIDENCE RIDGE SUBDIVISION — PHASE II.

OWNER/DEVELOPER _____ SIGNATURE DATE _____

ACCEPTANCE BY THE CITY OF OFFER TO DEDICATE:

THE CITY OF HAMMOND HEREBY ACCEPTS THE DEDICATION OF ROADS, EASEMENTS, SERVITUDES, RIGHT-OF-WAY, PARKS, & REQUIRED UTILITIES IN PROVIDENCE RIDGE SUBDIVISION — PHASE II. THIS ACCEPTANCE IS SUBJECT TO THE CITY'S FINAL ACCEPTANCE OF CONSTRUCTION AND POSTING OF THE REQUIRED ONE YEAR MAINTENANCE BOND BY THE OWNER/DEVELOPER.

STREETS & LIGHTING Bradley Bezil DATE 10-30-08
WATER Ray Kneip DATE 10-8-08
SEWAGE Ray Kneip DATE 10-8-08
DRAINAGE Bradley Bezil DATE 10-30-08
OTHER _____ DATE _____
COUNCIL PRESIDENT Willie H. Jackson DATE 10-24-08
RECORDING INFORMATION:
RECORDATION Instr 794361 B1163 P647
RECORDED BY: _____ DATE 11-13-08

JOY YOCHIM
534 HIGHLAND PARK DR.
BATON ROUGE, LA 70808

SHEET NUMBER 1
PARISH/COUNTY TANGIPAHOA
CITY HAMMOND
PROJECT 10991.0

PROVIDENCE RIDGE - PHASE II
AIRPORT RD. @ INTERSTATE 12
HAMMOND, LOUISIANA
FINAL PLAT

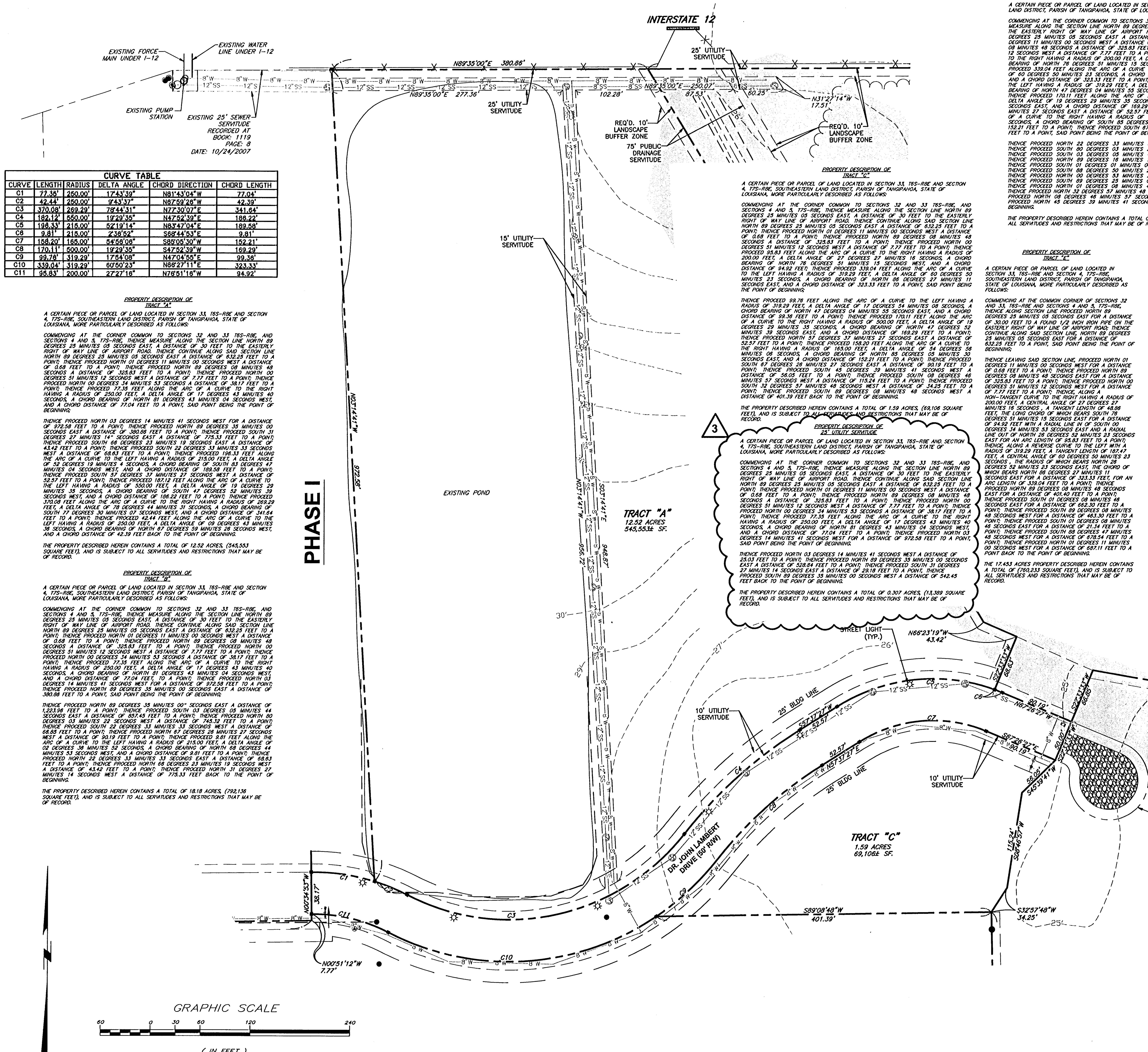
STB GROUP, LLC
QUALITY BY DESIGN
P.O. BOX 1751 • BATON ROUGE, LA 70821 • (225) 766-3006

DESIGNED	MLR
CHECKED	MLR
DETAILED	CMS
CHECKED	MLR
DATE	AUGUST 28, 2008
SHEET	1 OF 2

3	09/17/2008	REVISED 25' UTILITY SERVITUDE, ADDED EXISTING 25' SEWER SERVITUDE	JDB
2	09/15/2008	REVISED SIGNATURE BLOCK	JDB
1	09/09/2008	ADDED RIGHT-OF-WAY FOR TEMPORARY TURN AROUND	JDB
		REVISION DESCRIPTION	BY

G:\LDWGPROJ\LDD\10991_0 CSRES TANG EAST\DWGS\PLATS\FINAL PLAT 01 - REVISED 2008-9-27.DWG SEP-25-2008 JASHAB

SDF 2008-8-2.



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C7	158.20'	165.00'	54°56'06"	S85°05'30"W	152.21'
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C10	339.04'	319.29'	60°50'23"	N86°27'11"E	323.33'
C11	95.83'	200.00'	27°27'16"	N76°51'16"W	94.92'

PROPERTY DESCRIPTION OF
TRACT "A"

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN SECTION 33, T6S-R8E AND SECTION 4, T7S-R8E, SOUTHEASTERN LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER COMMON TO SECTIONS 32 AND 33 T6S-R8E, AND SECTIONS 4 AND 5, T7S-R8E, THENCE MEASURE ALONG THE SECTION LINE NORTH 89 DEGREES 25 MINUTES 05 SECONDS EAST, A DISTANCE OF 30 FEET TO THE EASTERLY RIGHT OF WAY LINE OF AIRPORT ROAD. THENCE CONTINUE ALONG SAID SECTION LINE NORTH 89 DEGREES 25 MINUTES 05 SECONDS EAST A DISTANCE OF 632.25 FEET TO A POINT; THENCE PROCEED NORTH 01 DEGREES 11 MINUTES 00 SECONDS WEST A DISTANCE OF 0.68 FEET TO A POINT; THENCE PROCEED NORTH 89 DEGREES 08 MINUTES 48 SECONDS A DISTANCE OF 325.83 FEET TO A POINT; THENCE PROCEED NORTH 00 DEGREES 51 MINUTES 12 SECONDS WEST A DISTANCE OF 7.77 FEET TO A POINT; THENCE PROCEED NORTH 00 DEGREES 34 MINUTES 53 SECONDS A DISTANCE OF 38.17 FEET TO A POINT; THENCE PROCEED 77.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, A DELTA ANGLE OF 17 DEGREES 43 MINUTES 40 SECONDS, A CHORD BEARING OF NORTH 81 DEGREES 43 MINUTES 04 SECONDS WEST, AND A CHORD DISTANCE OF 77.04 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

THENCE PROCEED NORTH 03 DEGREES 14 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 972.58 FEET TO A POINT; THENCE PROCEED NORTH 89 DEGREES 35 MINUTES 00 SECONDS EAST A DISTANCE OF 380.86 FEET TO A POINT; THENCE PROCEED SOUTH 31 DEGREES 27 MINUTES 14" SECONDS EAST A DISTANCE OF 775.33 FEET TO A POINT; THENCE PROCEED SOUTH 66 DEGREES 23 MINUTES 19 SECONDS EAST A DISTANCE OF 43.42 FEET TO A POINT; THENCE PROCEED SOUTH 22 DEGREES 33 MINUTES 33 SECONDS WEST A DISTANCE OF 68.63 FEET TO A POINT; THENCE PROCEED 196.33 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 215.00 FEET, A DELTA ANGLE OF 52 DEGREES 19 MINUTES 4 SECONDS, A CHORD BEARING OF SOUTH 83 DEGREES 47 MINUTES 04 SECONDS WEST, AND A CHORD DISTANCE OF 189.58 FEET TO A POINT; THENCE PROCEED SOUTH 57 DEGREES 37 MINUTES 27 SECONDS WEST A DISTANCE OF 52.57 FEET TO A POINT; THENCE PROCEED 187.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 550.00 FEET, A DELTA ANGLE OF 19 DEGREES 29 MINUTES 35 SECONDS, A CHORD BEARING OF SOUTH 47 DEGREES 52 MINUTES 39 SECONDS WEST, AND A CHORD DISTANCE OF 186.22 FEET TO A POINT; THENCE PROCEED 370.08 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 269.29 FEET, A DELTA ANGLE OF 78 DEGREES 44 MINUTES 31 SECONDS, A CHORD BEARING OF SOUTH 77 DEGREES 30 MINUTES 07 SECONDS WEST, AND A CHORD DISTANCE OF 341.64 FEET TO A POINT; THENCE PROCEED 42.44 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET, A DELTA ANGLE OF 09 DEGREES 43 MINUTES 36 SECONDS, A CHORD BEARING OF NORTH 67 DEGREES 59 MINUTES 26 SECONDS WEST, AND A CHORD DISTANCE OF 42.39 FEET BACK TO THE POINT OF BEGINNING.

THE PROPERTY DESCRIBED HEREIN CONTAINS A TOTAL OF 12.52 ACRES, (545,553 SQUARE FEET), AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

PROPERTY DESCRIPTION OF
TRACT "B"

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN SECTION 33, T6S-R8E AND SECTION 4, T7S-R8E, SOUTHEASTERN LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER COMMON TO SECTIONS 32 AND 33 T6S-R8E, AND SECTIONS 4 AND 5, T7S-R8E, THENCE MEASURE ALONG THE SECTION LINE NORTH 89 DEGREES 25 MINUTES 05 SECONDS EAST, A DISTANCE OF 30 FEET TO THE EASTERLY RIGHT OF WAY LINE OF AIRPORT ROAD. THENCE CONTINUE ALONG SAID SECTION LINE NORTH 89 DEGREES 25 MINUTES 05 SECONDS EAST A DISTANCE OF 632.25 FEET TO A POINT; THENCE PROCEED NORTH 01 DEGREES 11 MINUTES 00 SECONDS WEST A DISTANCE OF 0.68 FEET TO A POINT; THENCE PROCEED NORTH 89 DEGREES 08 MINUTES 48 SECONDS A DISTANCE OF 325.83 FEET TO A POINT; THENCE PROCEED NORTH 00 DEGREES 51 MINUTES 12 SECONDS WEST A DISTANCE OF 7.77 FEET TO A POINT; THENCE PROCEED NORTH 00 DEGREES 34 MINUTES 53 SECONDS A DISTANCE OF 38.17 FEET TO A POINT; THENCE PROCEED 77.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, A DELTA ANGLE OF 17 DEGREES 43 MINUTES 40 SECONDS, A CHORD BEARING OF NORTH 81 DEGREES 43 MINUTES 04 SECONDS WEST, AND A CHORD DISTANCE OF 77.04 FEET, TO A POINT; THENCE PROCEED NORTH 03 DEGREES 14 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 972.58 FEET TO A POINT; THENCE PROCEED NORTH 89 DEGREES 35 MINUTES 00 SECONDS EAST A DISTANCE OF 380.86 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

THENCE PROCEED NORTH 89 DEGREES 35 MINUTES 00" SECONDS EAST A DISTANCE OF 1,223.96 FEET TO A POINT; THENCE PROCEED SOUTH 03 DEGREES 05 MINUTES 44 SECONDS EAST A DISTANCE OF 857.45 FEET TO A POINT; THENCE PROCEED NORTH 80 DEGREES 03 MINUTES 22 SECONDS WEST A DISTANCE OF 745.32 FEET TO A POINT; THENCE PROCEED SOUTH 22 DEGREES 33 MINUTES 33 SECONDS WEST A DISTANCE OF 68.85 FEET TO A POINT; THENCE PROCEED NORTH 67 DEGREES 26 MINUTES 27 SECONDS WEST A DISTANCE OF 90.19 FEET TO A POINT; THENCE PROCEED 9.81 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 215.00 FEET, A DELTA ANGLE OF 02 DEGREES 36 MINUTES 52 SECONDS, A CHORD BEARING OF NORTH 68 DEGREES 44 MINUTES 53 SECONDS WEST, AND A CHORD DISTANCE OF 9.81 FEET TO A POINT; THENCE PROCEED NORTH 22 DEGREES 33 MINUTES 33 SECONDS EAST A DISTANCE OF 68.63 FEET TO A POINT; THENCE PROCEED NORTH 66 DEGREES 23 MINUTES 19 SECONDS WEST A DISTANCE OF 43.42 FEET TO A POINT; THENCE PROCEED NORTH 31 DEGREES 27 MINUTES 14 SECONDS WEST A DISTANCE OF 775.33 FEET BACK TO THE POINT OF BEGINNING.

THE PROPERTY DESCRIBED HEREIN CONTAINS A TOTAL OF 18.18 ACRES, (792,136 SQUARE FEET), AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

PROPERTY DESCRIPTION OF
TRACT "C"

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN SECTION 33, T6S-R8E AND SECTION 4, T7S-R8E, SOUTHEASTERN LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER COMMON TO SECTIONS 32 AND 33 T6S-R8E, AND SECTIONS 4 AND 5, T7S-R8E, THENCE MEASURE ALONG THE SECTION LINE NORTH 89 DEGREES 25 MINUTES 05 SECONDS EAST, A DISTANCE OF 30 FEET TO THE EASTERLY RIGHT OF WAY LINE OF AIRPORT ROAD. THENCE CONTINUE ALONG SAID SECTION LINE NORTH 89 DEGREES 25 MINUTES 05 SECONDS EAST A DISTANCE OF 632.25 FEET TO A POINT; THENCE PROCEED NORTH 01 DEGREES 11 MINUTES 00 SECONDS WEST A DISTANCE OF 0.68 FEET TO A POINT; THENCE PROCEED NORTH 89 DEGREES 08 MINUTES 48 SECONDS A DISTANCE OF 325.83 FEET TO A POINT; THENCE PROCEED NORTH 00 DEGREES 51 MINUTES 12 SECONDS WEST A DISTANCE OF 7.77 FEET TO A POINT; THENCE PROCEED 95.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 27 DEGREES 27 MINUTES 16 SECONDS, A CHORD BEARING OF NORTH 76 DEGREES 51 MINUTES 15 SECONDS WEST, AND A CHORD DISTANCE OF 94.92 FEET; THENCE PROCEED 339.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 319.29 FEET, A DELTA ANGLE OF 60 DEGREES 50 MINUTES 23 SECONDS, A CHORD BEARING OF NORTH 86 DEGREES 27 MINUTES 11 SECONDS EAST, AND A CHORD DISTANCE OF 323.33 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

THENCE PROCEED 99.76 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 319.29 FEET, A DELTA ANGLE OF 17 DEGREES 54 MINUTES 08 SECONDS, A CHORD BEARING OF NORTH 47 DEGREES 04 MINUTES 55 SECONDS EAST, AND A CHORD DISTANCE OF 99.36 FEET TO A POINT; THENCE PROCEED 170.11 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, A DELTA ANGLE OF 19 DEGREES 29 MINUTES 35 SECONDS, A CHORD BEARING OF NORTH 47 DEGREES 52 MINUTES 39 SECONDS EAST, AND A CHORD DISTANCE OF 169.29 FEET TO A POINT; THENCE PROCEED NORTH 57 DEGREES 37 MINUTES 27 SECONDS EAST A DISTANCE OF 52.57 FEET TO A POINT; THENCE PROCEED 158.20 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 165.00 FEET, A DELTA ANGLE OF 54 DEGREES 56 MINUTES 06 SECONDS, A CHORD BEARING OF NORTH 85 DEGREES 05 MINUTES 30 SECONDS EAST, AND A CHORD DISTANCE OF 152.21 FEET TO A POINT; THENCE PROCEED SOUTH 67 DEGREES 26 MINUTES 27 SECONDS EAST A DISTANCE OF 90.19 FEET TO A POINT; THENCE PROCEED SOUTH 45 DEGREES 39 MINUTES 41 SECONDS WEST A DISTANCE OF 56.05 FEET TO A POINT; THENCE PROCEED SOUTH 08 DEGREES 46 MINUTES 57 SECONDS WEST A DISTANCE OF 115.24 FEET TO A POINT; THENCE PROCEED SOUTH 32 DEGREES 57 MINUTES 48 SECONDS WEST A DISTANCE OF 34.25 FEET TO A POINT; THENCE PROCEED SOUTH 89 DEGREES 08 MINUTES 48 SECONDS WEST A DISTANCE OF 401.39 FEET BACK TO THE POINT OF BEGINNING.

THE PROPERTY DESCRIBED HEREIN CONTAINS A TOTAL OF 1.59 ACRES, (69,106 SQUARE FEET), AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

3

PROPERTY DESCRIPTION OF
25' UTILITY SERVITUDE

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN SECTION 33, T6S-R8E AND SECTION 4, T7S-R8E, SOUTHEASTERN LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER COMMON TO SECTIONS 32 AND 33 T6S-R8E, AND SECTIONS 4 AND 5, T7S-R8E, THENCE MEASURE ALONG THE SECTION LINE NORTH 89 DEGREES 25 MINUTES 05 SECONDS EAST, A DISTANCE OF 30 FEET TO THE EASTERLY RIGHT OF WAY LINE OF AIRPORT ROAD. THENCE CONTINUE ALONG SAID SECTION LINE NORTH 89 DEGREES 25 MINUTES 05 SECONDS EAST A DISTANCE OF 632.25 FEET TO A POINT; THENCE PROCEED NORTH 01 DEGREES 11 MINUTES 00 SECONDS WEST A DISTANCE OF 0.68 FEET TO A POINT; THENCE PROCEED NORTH 89 DEGREES 08 MINUTES 48 SECONDS A DISTANCE OF 325.83 FEET TO A POINT; THENCE PROCEED NORTH 00 DEGREES 51 MINUTES 12 SECONDS WEST A DISTANCE OF 7.77 FEET TO A POINT; THENCE PROCEED NORTH 00 DEGREES 34 MINUTES 53 SECONDS A DISTANCE OF 38.17 FEET TO A POINT; THENCE PROCEED 77.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, A DELTA ANGLE OF 17 DEGREES 43 MINUTES 40 SECONDS, A CHORD BEARING OF NORTH 81 DEGREES 43 MINUTES 04 SECONDS WEST, AND A CHORD DISTANCE OF 77.04 FEET TO A POINT; THENCE PROCEED NORTH 03 DEGREES 14 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 972.58 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

THENCE PROCEED NORTH 03 DEGREES 14 MINUTES 41 SECONDS WEST A DISTANCE OF 25.03 FEET TO A POINT; THENCE PROCEED NORTH 89 DEGREES 35 MINUTES 00 SECONDS EAST A DISTANCE OF 528.84 FEET TO A POINT; THENCE PROCEED SOUTH 31 DEGREES 27 MINUTES 14 SECONDS EAST A DISTANCE OF 29.18 FEET TO A POINT, THENCE PROCEED SOUTH 89 DEGREES 35 MINUTES 00 SECONDS WEST A DISTANCE OF 542.45 FEET BACK TO THE POINT OF BEGINNING.

THE PROPERTY DESCRIBED HEREIN CONTAINS A TOTAL OF 0.307 ACRES, (13,389 SQUARE FEET), AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

PROPERTY DESCRIPTION OF
TRACT "D"

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN SECTION 33, T6S-R8E AND SECTION 4, T7S-R8E, SOUTHEASTERN LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER COMMON TO SECTIONS 32 AND 33 T6S-R8E, AND SECTIONS 4 AND 5, T7S-R8E, THENCE MEASURE ALONG THE SECTION LINE NORTH 89 DEGREES 25 MINUTES 05 SECONDS EAST, A DISTANCE OF 30 FEET TO THE EASTERLY RIGHT OF WAY LINE OF AIRPORT ROAD. THENCE CONTINUE ALONG SAID SECTION LINE NORTH 89 DEGREES 25 MINUTES 05 SECONDS EAST A DISTANCE OF 632.25 FEET TO A POINT; THENCE PROCEED NORTH 01 DEGREES 11 MINUTES 00 SECONDS WEST A DISTANCE OF 0.68 FEET TO A POINT; THENCE PROCEED NORTH 89 DEGREES 08 MINUTES 48 SECONDS A DISTANCE OF 325.83 FEET TO A POINT; THENCE PROCEED NORTH 00 DEGREES 51 MINUTES 12 SECONDS WEST A DISTANCE OF 7.77 FEET TO A POINT; THENCE PROCEED 95.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 27 DEGREES 27 MINUTES 16 SECONDS, A CHORD BEARING OF NORTH 76 DEGREES 51 MINUTES 15 SECONDS WEST, AND A CHORD DISTANCE OF 94.92 FEET; THENCE PROCEED 339.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 319.29 FEET, A DELTA ANGLE OF 60 DEGREES 50 MINUTES 23 SECONDS, A CHORD BEARING OF NORTH 86 DEGREES 27 MINUTES 11 SECONDS EAST, AND A CHORD DISTANCE OF 323.33 FEET TO A POINT; THENCE PROCEED 99.76 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 319.29 FEET, A DELTA ANGLE OF 17 DEGREES 54 MINUTES 08 SECONDS, A CHORD BEARING OF NORTH 47 DEGREES 04 MINUTES 55 SECONDS EAST, AND A CHORD DISTANCE OF 99.36 FEET TO A POINT; THENCE PROCEED 170.11 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, A DELTA ANGLE OF 19 DEGREES 29 MINUTES 35 SECONDS, A CHORD BEARING OF SOUTH 47 DEGREES 52 MINUTES 39 SECONDS EAST, AND A CHORD DISTANCE OF 169.29 FEET TO A POINT; THENCE PROCEED NORTH 57 DEGREES 37 MINUTES 27 SECONDS EAST A DISTANCE OF 52.57 FEET TO A POINT; THENCE PROCEED 158.20 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 165.00 FEET, A DELTA ANGLE OF 54 DEGREES 56 MINUTES 06 SECONDS, A CHORD BEARING OF SOUTH 85 DEGREES 05 MINUTES 30 SECONDS WEST, AND A CHORD DISTANCE OF 152.21 FEET TO A POINT; THENCE PROCEED SOUTH 67 DEGREES 26 MINUTES 27 SECONDS EAST A DISTANCE OF 90.19 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

THENCE PROCEED NORTH 22 DEGREES 33 MINUTES 33 SECONDS EAST A DISTANCE OF 116.85 FEET TO A POINT;
THENCE PROCEED SOUTH 80 DEGREES 03 MINUTES 22 SECONDS EAST A DISTANCE OF 745.32 FEET TO A POINT;
THENCE PROCEED SOUTH 03 DEGREES 05 MINUTES 44 SECONDS EAST A DISTANCE OF 158.54 FEET TO A POINT;
THENCE PROCEED NORTH 89 DEGREES 16 MINUTES 11 SECONDS EAST A DISTANCE OF 346.75 FEET TO A POINT;
THENCE PROCEED SOUTH 01 DEGREES 01 MINUTES 00 SECONDS EAST A DISTANCE OF 1,570.64 FEET TO A POINT;
THENCE PROCEED SOUTH 88 DEGREES 50 MINUTES 29 SECONDS WEST A DISTANCE OF 335.28 FEET TO A POINT;
THENCE PROCEED NORTH 00 DEGREES 53 MINUTES 23 SECONDS WEST A DISTANCE OF 916.90 FEET TO A POINT;
THENCE PROCEED SOUTH 89 DEGREES 25 MINUTES 05 SECONDS WEST A DISTANCE OF 875.77 FEET TO A POINT;
THENCE PROCEED NORTH 01 DEGREES 08 MINUTES 46 SECONDS WEST A DISTANCE OF 662.30 FEET TO A POINT;
THENCE PROCEED NORTH 32 DEGREES 57 MINUTES 48 SECONDS EAST A DISTANCE OF 34.25 FEET TO A POINT; THENCE PROCEED NORTH 08 DEGREES 46 MINUTES 57 SECONDS EAST A DISTANCE OF 115.24 FEET TO A POINT; THENCE PROCEED NORTH 45 DEGREES 39 MINUTES 41 SECONDS EAST A DISTANCE OF 56.05 FEET BACK TO THE POINT OF BEGINNING.

THE PROPERTY DESCRIBED HEREIN CONTAINS A TOTAL OF 29.53 ACRES, (1,286,362 SQUARE FEET), AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

PROPERTY DESCRIPTION OF
TRACT "E"

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN SECTION 33, T6S-R8E AND SECTION 4, T7S-R8E, SOUTHEASTERN LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF SECTIONS 32 AND 33, T6S-R8E AND SECTIONS 4 AND 5, T7S-R8E, THENCE ALONG SECTION LINE PROCEED NORTH 89 DEGREES 25 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 30.00 FEET TO A FOUND 1/2 INCH IRON PIPE ON THE EASTERLY RIGHT OF WAY LINE OF AIRPORT ROAD; THENCE CONTINUE ALONG SAID SECTION LINE, NORTH 89 DEGREES 25 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 632.25 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID SECTION LINE, PROCEED NORTH 01 DEGREES 11 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 0.68 FEET TO A POINT; THENCE PROCEED NORTH 89 DEGREES 08 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 325.83 FEET TO A POINT; THENCE PROCEED NORTH 00 DEGREES 51 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 7.77 FEET TO A POINT; THENCE, ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 27 DEGREES 27 MINUTES 16 SECONDS , A TANGENT LENGTH OF 48.86 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 76 DEGREES 51 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 94.92 FEET WITH A RADIAL LINE IN OF SOUTH 00 DEGREES 34 MINUTES 53 SECONDS EAST AND A RADIAL LINE OUT OF NORTH 26 DEGREES 52 MINUTES 23 SECONDS EAST FOR AN ARC LENGTH OF 95.83 FEET TO A POINT; THENCE, ALONG A REVERSE CURVE TO THE LEFT WITH A RADIUS OF 319.29 FEET, A TANGENT LENGTH OF 187.47 FEET, A CENTRAL ANGLE OF 60 DEGREES 50 MINUTES 23 SECONDS , THE RADIUS OF WHICH BEARS NORTH 26 DEGREES 52 MINUTES 23 SECONDS EAST, THE CHORD OF WHICH BEARS NORTH 86 DEGREES 27 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 323.33 FEET, FOR AN ARC LENGTH OF 339.04 FEET TO A POINT; THENCE PROCEED NORTH 89 DEGREES 08 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 401.40 FEET TO A POINT; THENCE PROCEED SOUTH 01 DEGREES 08 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 662.30 FEET TO A POINT; THENCE PROCEED SOUTH 89 DEGREES 08 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 463.30 FEET TO A POINT; THENCE PROCEED SOUTH 01 DEGREES 08 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 21.34 FEET TO A POINT; THENCE PROCEED SOUTH 88 DEGREES 47 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 678.54 FEET TO A POINT; THENCE PROCEED NORTH 01 DEGREES 11 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 687.11 FEET TO A POINT BACK TO THE POINT OF BEGINNING.

THE 17.453 ACRES PROPERTY DESCRIBED HEREIN CONTAINS A TOTAL OF (760,233 SQUARE FEET), AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

PROPERTY DESCRIPTION OF TURN
AROUND SERVITUDE

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN SECTION 33, T6S-R8E AND SECTION 4, T7S-R8E, SOUTHEASTERN LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER COMMON TO SECTIONS 32 AND 33 T6S-R8E, AND SECTIONS 4 AND 5, T7S-R8E, THENCE MEASURE ALONG THE SECTION LINE NORTH 89 DEGREES 25 MINUTES 05 SECONDS EAST, A DISTANCE OF 30 FEET TO THE EASTERLY RIGHT OF WAY LINE OF AIRPORT ROAD. THENCE CONTINUE ALONG SAID SECTION LINE NORTH 89 DEGREES 25 MINUTES 05 SECONDS EAST A DISTANCE OF 632.25 FEET TO A POINT; THENCE PROCEED NORTH 01 DEGREES 11 MINUTES 00 SECONDS WEST A DISTANCE OF 0.68 FEET TO A POINT; THENCE PROCEED NORTH 89 DEGREES 08 MINUTES 48 SECONDS A DISTANCE OF 325.83 FEET TO A POINT; THENCE PROCEED NORTH 00 DEGREES 51 MINUTES 12 SECONDS WEST A DISTANCE OF 7.77 FEET TO A POINT; THENCE PROCEED NORTH 00 DEGREES 34 MINUTES 53 SECONDS WEST A DISTANCE OF 50.00 FEET TO A POINT; THENCE PROCEED 119.79 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, A DELTA ANGLE OF 27 DEGREES 27 MINUTES 16 SECONDS, A CHORD BEARING OF SOUTH 76 DEGREES 51 MINUTES 15 SECONDS EAST, AND A CHORD DISTANCE OF 118.65 FEET TO A POINT; THENCE PROCEED 370.08 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 269.29 FEET, A DELTA ANGLE OF 78 DEGREES 44 MINUTES 31 SECONDS, A CHORD BEARING OF NORTH 77 DEGREES 30 MINUTES 07 SECONDS EAST, AND A CHORD DISTANCE OF 341.64 FEET TO A POINT; THENCE PROCEED 187.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 550.00 FEET, A DELTA ANGLE OF 19 DEGREES 29 MINUTES 35 SECONDS, A CHORD BEARING OF NORTH 47 DEGREES 52 MINUTES 39 SECONDS EAST, AND A CHORD DISTANCE OF 186.22 FEET TO A POINT; THENCE PROCEED NORTH 57 DEGREES 37 MINUTES 27 SECONDS EAST A DISTANCE OF 52.57 FEET TO A POINT; THENCE PROCEED 206.14 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 215.00 FEET, A DELTA ANGLE OF 54 DEGREES 56 MINUTES 06 SECONDS, A CHORD BEARING OF NORTH 85 DEGREES 05 MINUTES 30 SECONDS EAST, AND A CHORD DISTANCE OF 198.34 FEET TO A POINT; THENCE PROCEED SOUTH 67 DEGREES 26 MINUTES 27 SECONDS EAST A DISTANCE OF 90.19 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

THENCE PROCEED SOUTH 67 DEGREES 26 MINUTES 27 SECONDS EAST A DISTANCE OF 68.62 FEET TO A POINT; THENCE PROCEED 211.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 47.50 FEET, A DELTA ANGLE OF 255 DEGREES 31 MINUTES 21 SECONDS, A CHORD BEARING OF SOUTH 60 DEGREES 19 MINUTES 13 SECONDS WEST, AND A CHORD DISTANCE OF 75.10 FEET TO A POINT; THENCE PROCEED 16.48 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 12.50 FEET, A DELTA ANGLE OF 75 DEGREES 31 MINUTES 21 SECONDS, A CHORD BEARING OF NORTH 29 DEGREES 40 MINUTES 47 SECONDS WEST, AND A CHORD DISTANCE OF 15.31 FEET TO A POINT; THENCE PROCEED NORTH 67 DEGREES 26 MINUTES 27 SECONDS WEST A DISTANCE OF 10.52 FEET TO A POINT; THENCE PROCEED NORTH 22 DEGREES 33 MINUTES 33 SECONDS EAST A DISTANCE OF 50.00 FEET BACK TO THE POINT OF BEGINNING.

THE PROPERTY DESCRIBED HEREIN CONTAINS A TOTAL OF 0.199 ACRES, (8,649 SQUARE FEET), AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

PROPERTY DESCRIPTION OF
DR. JOHN LAMBERT DR. R/W

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN SECTION 33, T6S-R8E AND SECTION 4, T7S-R8E, SOUTHEASTERN LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER COMMON TO SECTIONS 32 AND 33 T6S-R8E, AND SECTIONS 4 AND 5, T7S-R8E, THENCE MEASURE ALONG THE SECTION LINE NORTH 89 DEGREES 25 MINUTES 05 SECONDS EAST, A DISTANCE OF 30 FEET TO THE EASTERLY RIGHT OF WAY LINE OF AIRPORT ROAD. THENCE CONTINUE ALONG SAID SECTION LINE NORTH 89 DEGREES 25 MINUTES 05 SECONDS EAST A DISTANCE OF 632.25 FEET TO A POINT; THENCE PROCEED NORTH 01 DEGREES 11 MINUTES 00 SECONDS WEST A DISTANCE OF 0.68 FEET TO A POINT; THENCE PROCEED NORTH 89 DEGREES 08 MINUTES 48 SECONDS A DISTANCE OF 325.83 FEET TO A POINT; THENCE PROCEED NORTH 00 DEGREES 51 MINUTES 12 SECONDS WEST A DISTANCE OF 7.77 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

THENCE PROCEED NORTH 00 DEGREES 34 MINUTES 53 SECONDS WEST A DISTANCE OF 50.00 FEET TO A POINT; THENCE PROCEED 119.79 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, A DELTA ANGLE OF 27 DEGREES 27 MINUTES 16 SECONDS, A CHORD BEARING OF SOUTH 76 DEGREES 51 MINUTES 15 SECONDS EAST, AND A CHORD DISTANCE OF 118.65 FEET TO A POINT; THENCE PROCEED 370.08 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 269.29 FEET, A DELTA ANGLE OF 78 DEGREES 44 MINUTES 31 SECONDS, A CHORD BEARING OF NORTH 77 DEGREES 30 MINUTES 07 SECONDS EAST, AND A CHORD DISTANCE OF 341.64 FEET TO A POINT; THENCE PROCEED 187.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 550.00 FEET, A DELTA ANGLE OF 19 DEGREES 29 MINUTES 35 SECONDS, A CHORD BEARING OF NORTH 47 DEGREES 52 MINUTES 39 SECONDS EAST, AND A CHORD DISTANCE OF 186.22 FEET TO A POINT; THENCE PROCEED NORTH 57 DEGREES 37 MINUTES 27 SECONDS EAST A DISTANCE OF 52.57 FEET TO A POINT; THENCE PROCEED 206.14 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 215.00 FEET, A DELTA ANGLE OF 54 DEGREES 56 MINUTES 06 SECONDS, A CHORD BEARING OF NORTH 85 DEGREES 05 MINUTES 30 SECONDS EAST, AND A CHORD DISTANCE OF 198.34 FEET TO A POINT; THENCE PROCEED SOUTH 67 DEGREES 26 MINUTES 27 SECONDS EAST A DISTANCE OF 90.19 FEET TO A POINT; THENCE PROCEED SOUTH 22 DEGREES 33 MINUTES 33 SECONDS WEST A DISTANCE OF 50.00 FEET TO A POINT; THENCE PROCEED NORTH 67 DEGREES 26 MINUTES 27 SECONDS WEST A DISTANCE OF 90.19 FEET TO A POINT; THENCE PROCEED 158.20 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 165.00 FEET, A DELTA ANGLE OF 54 DEGREES 56 MINUTES 06 SECONDS, A CHORD BEARING OF SOUTH 85 DEGREES 05 MINUTES 30 SECONDS WEST, AND A CHORD DISTANCE OF 152.21 FEET TO A POINT; THENCE PROCEED SOUTH 57 DEGREES 37 MINUTES 27 SECONDS WEST A DISTANCE OF 52.57 FEET TO A POINT; THENCE PROCEED 170.11 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET, A DELTA ANGLE OF 19 DEGREES 29 MINUTES 35 SECONDS, A CHORD BEARING OF SOUTH 47 DEGREES 52 MINUTES 39 SECONDS WEST, AND A CHORD DISTANCE OF 169.29 FEET TO A POINT; THENCE PROCEED 438.80 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 319.29 FEET, A DELTA ANGLE OF 78 DEGREES 44 MINUTES 31 SECONDS, A CHORD BEARING OF SOUTH 77 DEGREES 30 MINUTES 07 SECONDS WEST, AND A CHORD DISTANCE OF 405.07 FEET TO A POINT; THENCE PROCEED 95.83 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 27 DEGREES 27 MINUTES 16 SECONDS, A CHORD BEARING OF NORTH 76 DEGREES 51 MINUTES 15 SECONDS WEST, AND A CHORD DISTANCE OF 94.92 FEET BACK TO THE POINT OF BEGINNING.

THE PROPERTY DESCRIBED HEREIN CONTAINS A TOTAL OF 1.166 ACRES, (50,790 SQUARE FEET), AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

PROPERTY DESCRIPTION OF
15' UTILITY SERVITUDE

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN SECTION 33, T6S-R8E AND SECTION 4, T7S-R8E, SOUTHEASTERN LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER COMMON TO SECTIONS 32 AND 33 T6S-R8E, AND SECTIONS 4 AND 5, T7S-R8E, THENCE MEASURE ALONG THE SECTION LINE NORTH 89 DEGREES 25 MINUTES 05 SECONDS EAST, A DISTANCE OF 30 FEET TO THE EASTERLY RIGHT OF WAY LINE OF AIRPORT ROAD. THENCE CONTINUE ALONG SAID SECTION LINE NORTH 89 DEGREES 25 MINUTES 05 SECONDS EAST A DISTANCE OF 632.25 FEET TO A POINT; THENCE PROCEED NORTH 01 DEGREES 11 MINUTES 00 SECONDS WEST A DISTANCE OF 0.68 FEET TO A POINT; THENCE PROCEED NORTH 89 DEGREES 08 MINUTES 48 SECONDS A DISTANCE OF 325.83 FEET TO A POINT; THENCE PROCEED NORTH 00 DEGREES 51 MINUTES 12 SECONDS WEST A DISTANCE OF 7.77 FEET TO A POINT; THENCE PROCEED NORTH 00 DEGREES 34 MINUTES 53 SECONDS WEST A DISTANCE OF 50.00 FEET TO A POINT; THENCE PROCEED 119.79 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, A DELTA ANGLE OF 27 DEGREES 27 MINUTES 16 SECONDS, A CHORD BEARING OF NORTH 76 DEGREES 51 MINUTES 15 SECONDS WEST, AND A CHORD DISTANCE OF 118.65 FEET TO A POINT; THENCE PROCEED 247.86 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 269.29 FEET, A DELTA ANGLE OF 52 DEGREES 44 MINUTES 09 SECONDS, A CHORD BEARING OF SOUTH 89 DEGREES 29 MINUTES 42 SECONDS EAST, AND A CHORD DISTANCE OF 239.20 FEET TO A POINT; THENCE PROCEED NORTH 03 DEGREES 14 MINUTES 41 SECONDS WEST A DISTANCE OF 10.87 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

THENCE PROCEED NORTH 03 DEGREES 14 MINUTES 41 SECONDS WEST A DISTANCE OF 956.72 FEET TO A POINT; THENCE PROCEED NORTH 89 DEGREES 35 MINUTES 00 SECONDS EAST A DISTANCE OF 15.02 FEET TO POINT; THENCE PROCEED SOUTH 03 DEGREES 14 MINUTES 41 SECONDS EAST A DISTANCE OF 948.87 FEET TO A POINT; THENCE PROCEED 16.60 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 259.29 FEET, A DELTA ANGLE OF 03 DEGREES 40 MINUTES 09 SECONDS, A CHORD BEARING OF SOUTH 61 DEGREES 22 MINUTES 43 SECONDS WEST, AND A CHORD DISTANCE OF 16.60 FEET BACK TO THE POINT OF BEGINNING.

THE PROPERTY DESCRIBED HEREIN CONTAINS A TOTAL OF 0.328 ACRES, (14,293 SQUARE FEET), AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

Instr #794361 B1163 P647
11-13-08

CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051, ET. SEQ., AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "B" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

Mickey L Robertson — 9-30-08

MICKEY L. ROBERTSON, P.E., P.L.S.
SJB GROUP, LLC
DATE

STATE OF LOUISIANA — MICKEY L. ROBERTSON — REG. No. 29921 — REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING

STATE OF LOUISIANA — MICKEY L. ROBERTSON — REG. No. 4869 — REGISTERED PROFESSIONAL LAND SURVEYOR

REVISED FINAL PLAT
OF

PROVIDENCE RIDGE - PHASE II

TRACTS "A", "B", "C", "D" & "E"
FORMERLY A 80.52 ACRE TRACT
LOCATED IN
SECTION 33, T6S-R9E & SECTION 4, T7S-R8E
SOUTHEASTERN LAND DISTRICT,
TANGIPAHOA PARISH,
STATE OF LOUISIANA,
FOR
GULF STATES REAL ESTATE SERVICES, LLC
109 NEW CAMELLIA BOULEVARD, SUITE 100
COVINGTON, LOUISIANA 70433
(W) 985.792.4385 (F) 985.792.4392

3	09/17/2008	REVISED 25' UTILITY SERVITUDE LEGAL DESCRIPTION	JDB
2	09/15/2008	REVISED SIGNATURE BLOCK	JDB
1	09/09/2008	ADDED DESCRIPTION OF RIGHT-OF-WAY FOR TEMPORARY TURN AROUND	JDB
		REVISION DESCRIPTION	BY

DESIGNED	MLR
CHECKED	MLR
DETAILED	CMS
CHECKED	MLR
DATE	AUGUST 28 2008
SHEET	2 OF 2

SJB GROUP, LLC
QUALITY BY DESIGN
P.O. BOX 1751 • BATON ROUGE, LA. 70821 • (225) 769-3400 • FAX (225) 769-3596

PROVIDENCE RIDGE - PHASE II
AIRPORT RD. @ INTERSTATE 12
HAMMOND, LOUISIANA

FINAL PLAT

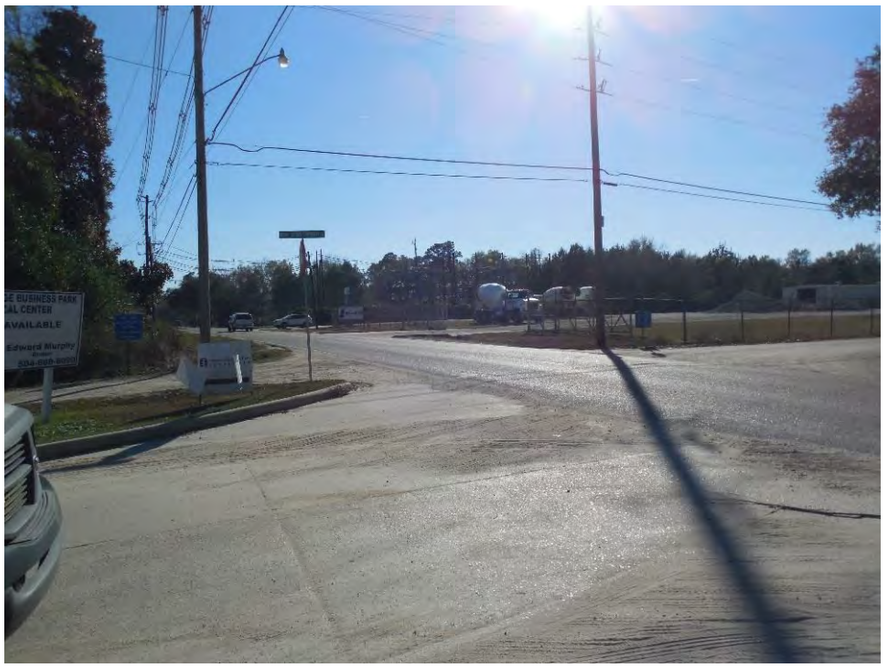
PARISH/COUNTY	TANGIPAHOA
CITY	HAMMOND
PROJECT	10991.0

SHEET NUMBER 2

G:\ENGPROJ\LDD\10991_0 GSRES TANGI EAST\DWG\PLATS\FINAL PLAT 02 - REVISED 2008-8-27.DWG SEP-30-2008 JASONB

SDF2008-8-2

Entrance from Dr. John Lambert Drive



Exiting Off Dr. John Lambert Drive on to Airport Rd

Exiting Off Dr. John Lambert Drive on to Airport Rd

APPLICATION FOR REZONING, CONDITIONAL USE, OR INITIAL ZONING
CITY OF HAMMOND
219 E. ROBERT ST, HAMMOND, LA 70401 / PHONE: (985) 277-5649 – FAX: (985) 277-5638

FILING DATE: 12/2/2014 PERMIT# Z-2014-12-00002

The next Zoning Commission Meeting will be held on Jan. 8 2015, at 5:00pm in the City Council Chambers, 312 E. Charles Street. Application to be submitted to the Planning Department according to the deadline schedule.

This Application for: ☑ REZONING CONDITIONAL USE: ☐ EXPANDED –OR– ☐ RESTRICTED
☐ INITIAL ZONING/ANNEXATION

REZONING FEE: ☐ Single Lot $120.00 ☑ Block or Area $250.00 (Fees are not refundable based on decisions)
Fifty percent (50%) of fee is refundable if application is withdrawn before first newspaper notice is filed.

PARCEL# 04T-R8000006

SITE ADDRESS: End of Dr. John Lambert Dr.
STREET # & STREET NAME

Legal Description or Survey See attached

PROPERTY OWNER NAME: Tangi East LLC No 1
First Name MI Last Name

Owner Address: 70325 Hwy 1077 Suite 300 Covington, La 70433
Street Name/Street Number City State Zip

Telephone: (985) 792-7110 or Cell #: (504) 583 0637

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Robert J Brown
First Name MI Last Name

COMPANY NAME: Tangi East LLC No. 1 ☑ Owner ☐ Other

Applicant Mailing Address: 70325 Hwy 1077 Suite 300 Covington, LA 70433
Street Name/Street Number City State Zip

Applicant Telephone: (985) 792-7110 or Cell #: (504) 583 0637

PERMIT INFO-ADDITIONAL INFO

PRESENT ZONING: (CH) B1 B2 C1 C2 C3 C4 C4A H I L R4 R5 R5S R8 R11 RA RP RS S1 S2 SC None

REQUESTED ZONING: B1 B2 C1 C2 C3 C4 C4A H I L R4 (R5) R5S R8 R11 RA RP RS S1 S2 SC
(according to Zoning Ord#01-2769)

OR according to Proposed
Unified Development Code: MX-N MX-C MX-CBD C-N C-H C-R I-H I I-L RS-3 RS-5 RM-2 RS-8 RS-11 RM-3 RP RS-11.A S-1 S-2 SC

REASON FOR REZONING: To allow residential homes

SPOT ZONING NOTE: Rezoning of a lot or parcel of land to benefit an owner for a use incompatible with surrounding uses and not for the purpose or effect or furthering the comprehensive zoning plan. Spot zoning is discouraged in Hammond

I/We being the legal owner(s) request zoning of my property from a CH District to a R5 District. I/We fully understand and agree to abide by the zoning restrictions for a R-5 District. I am including with this application a copy of any covenants or restrictions and deeds governing this property.

If there is more than one owner or a corporation is the owner of the property, each owner or authorized agent of the corporation must sign. If conditional zoning, submit in writing an explanation for this request on separate sheet. If you are applying for an area or block zoning furnish a map of area or block and a petition signed by at least 50% of the property owners in the area (including their addresses).

ALL INFORMATION ON THIS APPLICATION MUST BE COMPLETE, ALL FEES PAID, AND ALL REQUIRED DOCUMENTS RECEIVED BEFORE THIS APPLICATION WILL BE ACCEPTED ON THE AGENDA FOR THE CITY OF HAMMOND ZONING COMMISSION.

X _____ 10.30.14
APPLICANT SIGNATURE DATE

X _____ 10.30.14
OWNER(S)SIGNATURE DATE

X _____ _____
CITY PLANNER DATE

FOR OFFICIAL USE

AMOUNT PAID $250.00 CHECK# _____ CASH X DATE PAID 12.2.2014

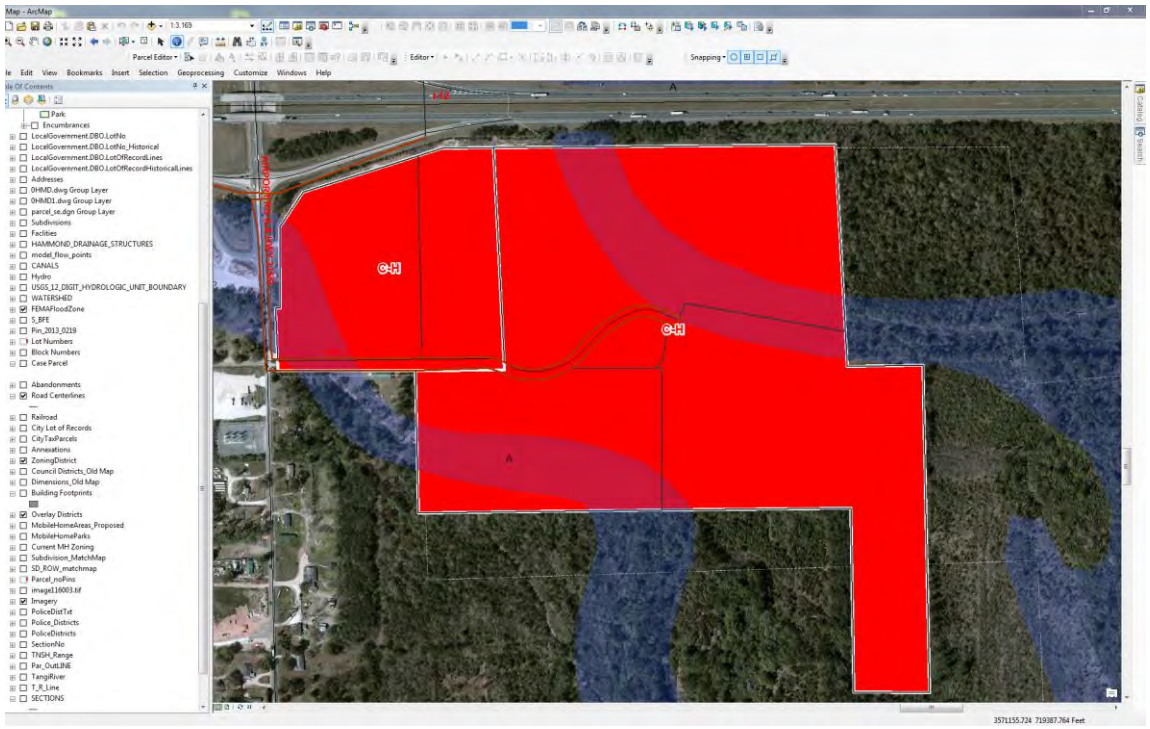
Revised 12/6/2013

PROPERTY INFORMATION SHEET

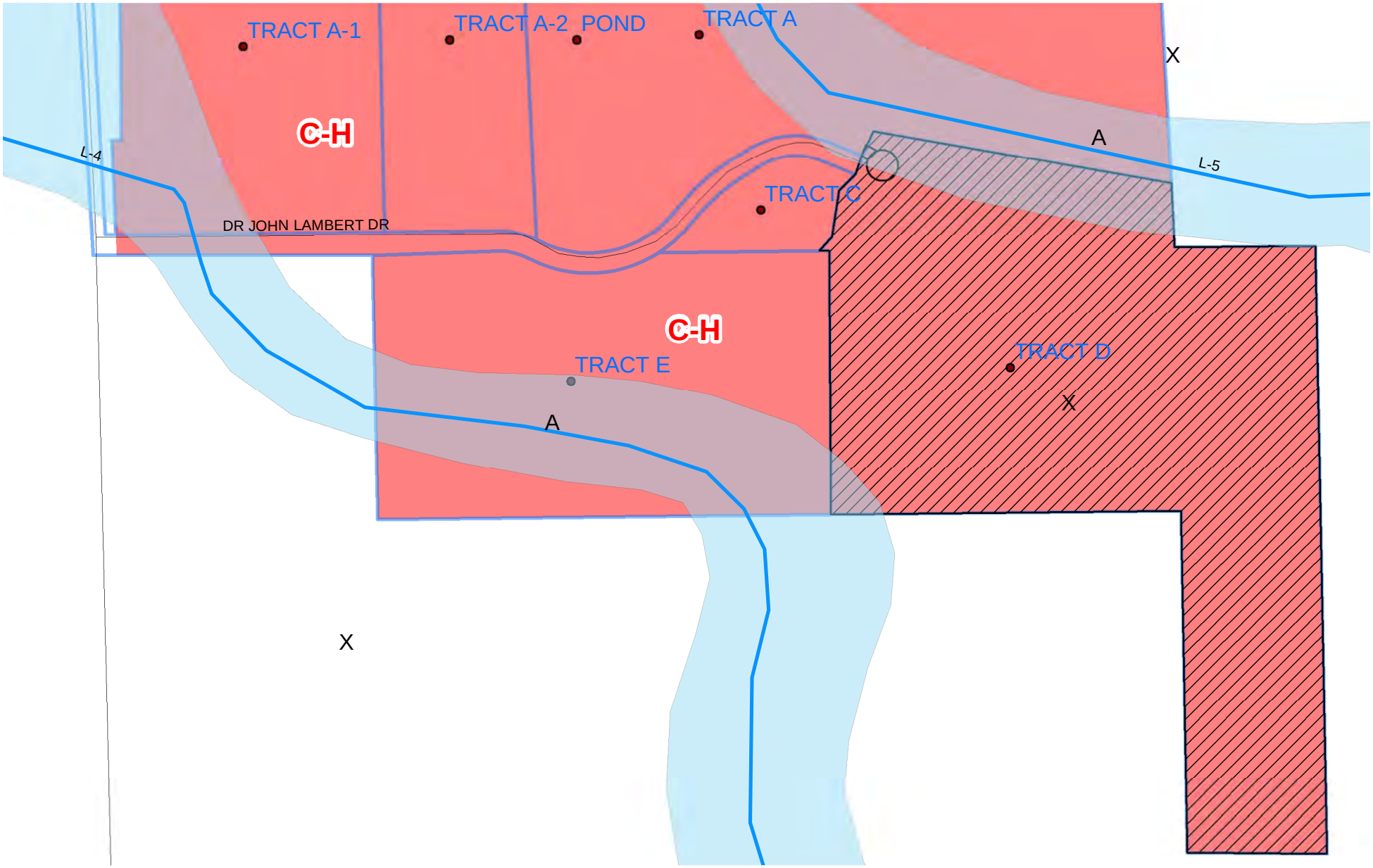
☐	Type of Permit	**Z**	☐	Date:12/3/2014
☐	Permit/Case #	**Z-2014-12-00002**		
☐	Parcel #	**04T7R80000006**		
☐	Address	**Temp Address**		
☐	Owner	**Tangi East LLC**		
☐	Assessment #	**1818708**		
☐	Zoning	**C-H**		
☐	Overlay District	**NONE**		
☐	Flood Zone	**A & X**		
☐	Flood Way	**NONE**		
☐	Holds/Taxes	**NONE/NONE**		
☐	Bldg Tax Value	(x 10% Res/15% Cml)	50% =	

(Renovations/additions 50% or more of the bldg value for properties in a flood zone-see regulations)

Screen Print



Preparer Initials _____ Reviewer Initials _____

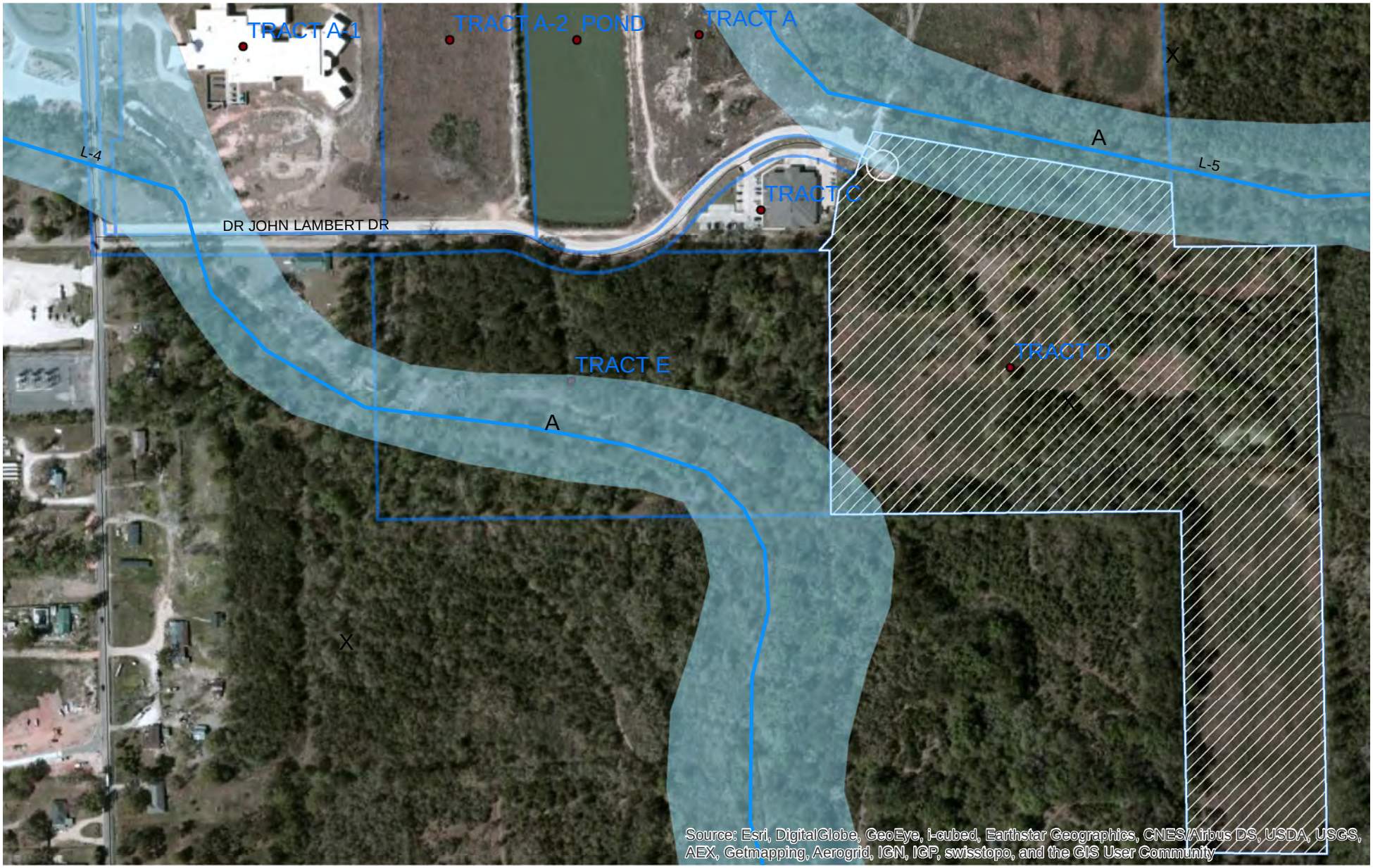


Legend

- Case Parcel
- Railroad
- CANALS

Parcel#04T7R80000006

Z-2014-12-00002



Legend

- Case Parcel
- Railroad
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Parcel#04T7R80000006

Z-2014-12-00002