



Staff Report

Rezoning

Case #: Z-2019-09-00066

Attachments:

Staff Report, Photos, Legal Descriptions, Surveys, Applications, Future Land Use Map, Zoning Map, Aerial Map

Zoning Commission Public Hearing: Thursday, November 7, 2019

City Council Introduction: Tuesday, November 12, 2019

City Council Final: Tuesday, November 26, 2019

City Council Request (Ordinance):

Introduction to an Ordinance to rezone the following properties from RS-11.A to RS-11 located at 2445 Old Baton Rouge Hwy, 2247 Old Baton Rouge Hwy, 2409 Old Baton Rouge Hwy, 501 Del Mar Blvd, 603 Del Mar Blvd., 602 Del Mar Blvd., 2501 Old Baton Rouge Hwy, 43418 Willow Villa Road, and 2200 Rue Denise as requested by the City of Hammond and all in accordance with legal descriptions and surveys. (Z-2019-09-00066 Recommend approval by the Zoning Commission)

Site Information:

Location (Address): As listed above

Council District: City Council District 4
City Council District 3

Existing Zoning: RS-11.A

Future Land Use: Low Density Residential

Existing Land Use: Residential

Site Description:

Various properties around the Villa West neighborhood.

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Outside City Limits
South	RS-11
West	Outside City Limits
East	CN, CH

Additional Information:

4/29/1975 Ord#75-0686: Property was annexed for Villa West area. All proposed rezoning properties were included in this annexation (Except Willow Villa).

5/1983: Annexed property fronting on Willow Villa

Default zoning was typically used when annexations were brought into the city limits as RS (currently RS-11.A). These were rural areas that were large lots and allowed mobile homes.

Because this area has grown over the years with the majority of single family houses, this rezoning is being proposed to ensure the growth of single family houses.

Findings: Determined by the Zoning Commission

Will this diminish the value of the surrounding properties?	No
Will this alter the essential character of the neighborhood?	No
Will granting this request be detrimental to the public welfare?	No
Light and air?	No
Traffic congestion or hazard?	No
Overburden existing drainage and utilities?	No
Emissions of odors, fumes, gasses, dust, smoke?	No
Noise and vibrations?	No

Public Hearing:

For: Richard Reinwald (707 Delmar Blvd); Donald Boeckman (705 Delmar Blvd)

Against: NONE

Commission Recommendation:

Motion: recommend approval to rezone from RS-11.A to RS-11

For: Jeffrey Smith, Kylan Douglas, Matt Sandifer, Jimmy Meyer, William Travis

Against: NONE

Abstain: NONE

Absent: NONE

Ordinance to Read:

See attached draft ordinance

DRAFT ORDINANCE FOR REZONING CASE Z-2019-09-00066

WHEREAS, on November 7, 2019, the Zoning Commission held a public hearing on Case Z-2019-09-00066) and recommended approval to rezone the following properties from RS-11.A to RS-11 located at 2445 Old Baton Rouge Hwy, 2247 Old Baton Rouge Hwy, 2409 Old Baton Rouge Hwy, 501 Del Mar Blvd, 603 Del Mar Blvd., 602 Del Mar Blvd., 2501 Old Baton Rouge Hwy, 43418 Willow Villa Road, and 2200 Rue Denise as a requested by the City of Hammond and all in accordance with legal descriptions and surveys.

NOW, THEREFORE BE IT ORDAINED that the City Council of Hammond, Louisiana hereby approves the rezoning of the following properties from RS-11.A to RS-11;

1) Legal Description (2445 Old Baton Rouge Hwy):

A certain piece or parcel of land situated in Section Twenty-Seven (27), Township Six (6) South, Range Seven (7) East in the Parish of Tangipahoa, State of Louisiana, and being more fully described as follows: Commencing at a point South 89 degrees 45 minutes West 39.92 chains; North 0 degrees 05 minutes East 16.96 chains; thence North 56 degrees 30 minutes East 3.77 chains; North 31 degrees 00 minutes West 10.10 chains, and North 57 degrees 00 minutes East 21.36 chains from the Southeast corner of Section 27; thence South 31 degrees East 350 feet; thence South 0 degrees 17 minutes East 220 feet to drainage canal; thence North 0 degrees 23 minutes West along North side of drainage canal 43.9 feet; thence North 31 degrees West 510.5 feet to the South side of Old Baton Rouge Highway; thence North 57 degrees East along South side of Old Baton Rouge Highway 150 feet to the point of beginning, and containing 1.59 acres, more or less, as shown on survey of Clifford G. Webb, dated January 23, 1970 and marked Tracts A and B for identification on said plat.

2) Legal Description (2247 Old Baton Rouge Hwy):

A certain tract or parcel of land situated in Section 27, T6S, R7E, in the Parish of Tangipahoa, State of Louisiana, and being more fully described as commencing at a point on the South side of the Old Baton Rouge Highway which point is 150 feet South 57 degrees West of a point described as South 89 degrees 45 minutes West 39.92 chains; North 0 degrees 05 minutes East 16.96 chains; thence North 56 degrees 30 minutes East 3.77 chains; North 31 degrees 00 minutes West 10.10 chains; and North 57 degrees 00 minutes East 21.36 chains from the Southeast corner of Section 27; thence South 57 degrees 00 minutes West 150 feet to the point of beginning; thence South 31 degrees East 510.5 feet to North side of drainage canal; thence in a Westerly direction following the North line of the drainage canal approximately 160 feet more or less to a point; thence North 31 degrees West 450 feet to the South line of Old Baton Rouge Highway; thence along South line of Old Baton Rouge Highway North 57 degrees East 150 feet to the point of beginning, containing 1.65 acres, more or less.

3) Legal Description (2409 Old Baton Rouge Hwy):

A certain piece or parcel of land situated in Section 27, Township 6 South, Range 7 East, Tangipahoa Parish, Louisiana, being more particularly described as follows, to –wit:

Commencing at a point which is South 89 degrees 45 minutes West 2634.72 feet, North 00 degrees 05 minutes East 1119.36 feet, North 56 degrees 30 minutes East 248.82 feet; North 31 degrees 00 minutes West 666.6 feet and North 57 degrees 00 minutes East 910.14 feet from the Southeast Corner of Section 27, Township 6 South, Range 7 East for the Point of Beginning; From said point proceed thence North 57 degrees 00 minutes 00 seconds East 200.09 feet; thence South 31 degrees 00 minutes 21 seconds East 350.07 feet; thence South 57 degrees 02 minutes 36 seconds West 200.10 feet; thence North 31 degrees 00 minutes 06 seconds West 349.92 feet back to the Point of Beginning of the tract herein described, containing 1.607 acres, all as per survey of Barrilleaux & Associates Inc., by Mark T. Chemay, Professional Land Surveyor, dated May 5, 2009.

4) Legal Description (501 Del Mar Blvd):

A certain tract of land, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining situated in Section 27, Township 6 South, Range 7 East, Tangipahoa Parish, Louisiana, and more particularly described as follows, to-wit:

Beginning at a point 187.44 feet West and 895.36 feet South 56 degrees 43 minutes 12 seconds West of the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 27, Township 6 South, Range 7 East; thence South 31 degrees 21 minutes 12 seconds East 275.62 feet; thence South 57 degrees 00 minutes 50 seconds West 116.10 feet; thence North 33 degrees 11 minutes 51 seconds West 50.20 feet; thence South 56 degrees 31 minutes 20 seconds West 133.48 feet to the East right-of-way line of Del Mar Blvd.; thence along said right-of-way line North 31 degrees 15 minutes 31 seconds West 225.27 feet to the South Right-of-way line of the Old Baton Rouge Highway (La 1040); thence along said right-of-way line North 56 degrees 43 minutes 12 seconds East 249.83 feet to the Point of Beginning. Contains 1.4246 acres all as shown on map. All in accordance with a survey by Roy C. Edwards, Jr. Land Surveyor being drawing No. 0031, dated August 16, 1985.

5) Legal Description (603 Del Mar Blvd):

A certain tract or parcel of land situated in Section 27, T6S, R7E, Tangipahoa Parish, Louisiana, commencing at a point which marks the intersection of the East line of Del Mar Blvd. And the South line of the Old Baton Rouge Highway; thence South 31 degrees, 16 minutes, 50 seconds East along the East line of Del Mar Blvd. 223.55 feet for a Point of Beginning. From said Point of Beginning proceed South 56 degrees 43 minutes, 12 seconds West 137 feet; thence South 31 degrees, 15 minutes, 60 seconds East 43 feet; thence North 56 degrees, 43 minutes, 12 seconds East 112 feet; thence South 31 degrees, 16 minutes, 50 seconds East 84.4 feet; thence North 56 degrees 43 minutes, 12 seconds East 200 feet; thence South 31 degrees, 16 minutes 50 seconds East 112.12 feet to the center of a drainage canal; thence along same South 45 degrees, 02 minutes, West 119.8 feet; thence South 25 degrees, 19 minutes, West 295.7 feet; thence South 50 degrees 7 minutes West 88.05 feet; thence North 31 degrees, 16 minutes, 50 seconds West 422.4 feet to the Point of Beginning. Containing 2.7 acres together with all improvements situated thereon.

6) Legal Description (602 Del Mar Blvd):

Tract 1

A 0.630 acre parcel of land, located in Section 27, T6S, R7E, more particularly described as follows: Beginning at the Southeast Corner of Section 27, T6S, R7E, thence proceed 2240.62 feet West and 1568.99 feet North, to the Point of Beginning; thence North 56 degrees 57 minutes 56 seconds East a distance of 18.39 feet; thence North 69 degrees 10 minutes 46 seconds West a distance of 8.33 feet; thence North 56 degrees 57 minutes 56 seconds East a distance of 240.66 feet; to the West right-of-way of Del Mar Blvd. Thence along said right-of-way of Del Mar Blvd. proceed South 31 degrees 00 minutes 00 seconds East a distance of 143.84 feet; thence leaving said West right-of-way of Del Mar Blvd. proceed South 63 degrees 25 minutes 00 seconds West a distance of 138.32 feet; thence North 86 degrees 15 minutes 00 seconds West a distance of 64.64 feet; thence North 68 degrees 53 minutes 00 seconds West a distance of 102.12 feet; back to the Point of Beginning containing 0.630 acres, all located in Section 27, T6S, R7E, Greensburg Land District, City of Hammond, Parish of Tangipahoa, State of Louisiana. This description is based on the boundary survey and plat made by William J. Bodin, Jr. Professional Land Surveyor dated May 1, 2019.

Tract 2

A 1.452 acre parcel of land, located in Section 27, T6S, R7E, more particularly described as follows: Beginning at the Southeast Corner of Section 27, T6S, R7E, thence proceed 2240.62 feet West, 1568.99 feet North, 18.39 feet North 56 degrees 57 minutes 56 seconds East and 8.33 feet North 69 degrees 10 minutes 46 seconds West to the Point of Beginning; thence North 69 degrees 10 minutes 46 seconds West a distance of 188.04 feet; thence North 33 degrees 00 minutes 00 seconds West a distance of 50 feet; thence North 56 degrees 57 minutes 56 seconds East a distance of 358.71 feet; to the West right-of-way of Del Mar Blvd. thence along said right-of-way of Del Mar Blvd. proceed South 31 degrees 00 minutes 00 seconds East a distance of 201.98 feet; thence leaving said West right-of-way of Del Mar Blvd. proceed South 56 degrees 57 minutes 56 seconds West a distance of 240.66 feet; back to the Point of Beginning containing 1.452 acres, all located in Section 27, T6S, R7E, Greensburg Land District, City of Hammond, Parish of Tangipahoa, State of Louisiana. This description is based on the boundary survey and plat made by William J. Bodin, Jr. Professional Land Surveyor dated May 1, 2019

7) Legal Description (2501 Old Baton Rouge Hwy):

A certain tract or parcel of land situated in the South Half of Section 27, T6S, R7E, in the Parish of Tangipahoa, State of Louisiana, and being more fully described as commencing at a point on the south line of the Old Hammond/Baton Rouge Highway which point is also the Northeast corner of the Ruth Carter property and which point of beginning is described as being situated South 89 degrees 45 minutes West 39.92 chains and North 0 degrees 5 minutes East 16.96 chains and North 56 degrees 30 minutes East 3.77 chains and North 31 degrees West 10.10 chains, more or less from the Southeast corner of said Section 27, which said point lies on the south boundary of the Hammond/Baton Rouge Highway as it is now located. Thence along the South boundary of the Hammond/Baton Rouge Highway North 57 degrees East 600 feet; thence

South 31 degrees East 300 feet; thence South 57 degrees West 600 feet to the East line of Ruth Carter property; thence North 31 degrees West along the East line of Ruth Carter property 300 feet to the Point of Beginning. Being the same property acquired in COB 263, Page 180.

8) Legal Description (43418 Willow Villa Rd):

Area 1

Commence at the Southeast corner of the Southwest Quarter of Section 27, Township 6 South, Range 7 East, thence North 01 degrees, 06 minutes, 43 seconds East along the western boundary of Villa West Subdivision a distance of 130.81 feet to the existing City Limits line of the City of Hammond; thence South 81 degrees, 36 minutes, 05 seconds West along the existing City Limits line of the City of Hammond a distance of 189.23 feet to the Point of Beginning; thence proceed South 34 degrees, 46 minutes, 03 seconds, East a distance of 123.43 feet to the eastern right-of-way line of Willow Villas Road; thence proceed North 40 degrees, 08 minutes, 24 seconds West along the eastern right-of-way line of Willow Villas Road a distance of 415.53 feet; thence proceed North 43 degrees, 56 minutes, 22 seconds East a distance of 41.21 feet to the existing City Limits line of the City of Hammond; thence proceed South 34 degrees, 28 minutes, 42 seconds East along the existing City Limits line of the City of Hammond a distance of 298.35 feet to the Point of Beginning. The above described Area 1 contains 8,424 square feet or 0.193 acres, more or less.

Area 2

Commence at the Southeast Corner of the Southwest Quarter of Section 27, Township 6 South, Range 7 East, thence North 01 degrees, 06 minutes, 43 seconds East along the western boundary of Villa West Subdivision a distance of 130.81 feet to the existing City Limits line of the City of Hammond; thence South 81 degrees, 36 minutes, 05 seconds West along the existing City Limits line of the City of Hammond a distance of 189.23 feet; thence North 34 degrees, 28 minutes, 42 seconds West along the existing City Limits line of the City of Hammond a distance of 362.76 feet to the Point of Beginning; thence proceed South 54 degrees, 04 minutes, 09 seconds West a distance of 37.77 feet to the eastern right-of-way line of Willow Villas Rd; thence proceed North 32 degrees, 15 minutes, 31 seconds West along the eastern right-of-way line of Willa Villas Rd a distance of 974.80 feet to the existing City Limits Line of the City of Hammond; thence proceed South 34 degrees, 28 minutes, 42 seconds East along the existing City Limits line of the City of Hammond a distance of 973.11 feet to the Point of Beginning. The above described Area 2 contains 18,370 square feet or 0.422 acres, more or less.

10.154 Acres

A certain piece or parcel of land situated in the City of Hammond, Parish of Tangipahoa, State of Louisiana, and being more particularly described as follows; Begin at a Point South 89 degrees, 45 minutes West 114.29 feet; thence North 34 degrees 34 minutes 59 seconds West 323.43 feet of the Quarter Corner on the south side of section 27 T6S, R7E, to the Point of Beginning; thence North 34 degrees 34 minutes 59 seconds West a distance of 1212.78 feet; thence North 57 degrees 17 minutes 58 seconds East a distance of 164.0 feet; thence South 30 degrees 12

minutes, 38 seconds East 666.71 feet; thence North 56 degrees 17 minutes 21 seconds East 504.84 feet; thence South 39 degrees 39 minutes 35 seconds East 168.94 feet; thence South 00 degrees 00 minutes 00 seconds 785.9 feet; thence South 79 degrees 51 minutes 58 seconds West 189.23 feet back to the Point of Beginning. Containing 10.154 acres all as per survey by Ansil Bickford, RLS.

9) Legal Description (2200 Rue Denise):

A certain tract or parcel of land situated in the City of Hammond, Parish of Tangipahoa, State of Louisiana, and being more particularly described as follows: Begin at a point 1365.98 feet North and 604.26 feet West of the section corner common to Sections 27, 26 and 34 and 35, Township 6 South, Range 7 East, thence West along the North side of Rue Denise 275.0 feet; thence North 0 degrees 4 minutes East 625.72 feet; thence North 89 degrees 58 minutes East 275 feet; thence South 0 degrees 04 minutes West 625.72 feet to the point of beginning, all as more fully shown on a survey by William J. Bodin, Jr.

The above and foregoing ordinance having being duly submitted to the Hammond City Council in writing; introduced at public meeting on **November 12, 2019** of the Hammond City Council and discussed at a public meeting held on **November 26, 2019**; after motion and second was submitted to the official vote of the Hammond City Council.

Article 6. Zoning Districts 6.1 Purpose and Permitted Uses in Each Zoning District 6.1.1 Residential Single-Family 6.1.2 Residential Multi-Family 6.1.3 Mixed Use 6.1.4 Commercial 6.1.5 Industrial 6.1.6 Planned Development	6.2 Allowed Use Table 6.3 Building Types 6.3.1 Single-Family Residential Building Types 6.3.2 Multi-Family Residential Building Types 6.3.3 Mixed Use Building Types 6.3.4 Commercial Building Types 6.3.5 Industrial Building Types
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Article 6. Zoning Districts

6.1 Purpose and Permitted Uses in Each Zoning District

6.1.1 Residential Single-Family

The Residential Single Family Districts are intended to accommodate single-family houses on individual lots. These districts should be applied in areas where the land use pattern is predominately single-family residential or where such land use pattern is desired in the future. These districts allow residential cluster development with smaller minimum lot sizes and additional building types in exchange for protecting significant common open space.

For all Residential Single Family Districts, no outdoor storage is permitted in front, side, or rear areas visible from the street, except in enclosed areas such as a garage. This includes storage in the following areas: front or side porches, carports and breezeways, or storage on a trailer. Boats on trailers will not be included in this prohibition. Storage of brush, fence posts, crates, vehicle tires, vehicle bodies or parts, scrap metal, bed mattress or springs, water heater or other household appliances, damages, stored or discarded furniture and other household goods or items, material recovered from demolition or other discarded objects three (3) feet or more in length shall not be allowed or permitted on the premises. Temporary storage of items that include trash, leaves, brush, and refuse, for not more than seven (7) days that are being discarded or removed from the premises, will not be in violation of this part.

A. RS-11 [Proposed zoning](#)

The RS-11 District is a single-family dwelling residential district allowing for large lots and including noncommercial uses generally associated with family residential areas.

- a. Allowed Uses
 - 1. Detached Single-Family Dwelling (including modular without chassis)
 - 2. Gardens, growing of crops (noncommercial)
 - 3. Parks and Open Space
 - 4. Minor utilities
 - 5. Civic Uses
 - 6. Guest House
 - 7. Cemeteries and/or Memorial Gardens
- b. Conditional Uses
 - 1. Day Care Facility
- c. Accessory Uses
 - 1. Home Occupations
 - 2. Vegetable and Flower Gardens
 - 3. Private Garages

4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
5. Accessory Places of Worship Uses that are not considered a nuisance to the neighborhood.
6. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.

B. RS-11.A Current Zoning

The RS-11.A District is primarily a single-family dwelling residential district that also may include noncommercial uses generally associated with family residential areas. This district also allows for Agriculture and is intended to protect farming ranching and timberlands and uses while preventing the encroachment of incompatible land uses.

- A. Permitted Uses
 1. Detached Single-Family Dwelling (Including Mobile/Manufactured Home)
 2. Modular with and without chassis
 3. Vegetable and Flower Gardens
 4. Growing of crops
 5. Parks and Open Space
 6. Minor utilities
 7. Civic Uses
 8. Cemeteries and/or Memorial Gardens
- B. Conditional Uses
 1. Day Care Facility
- C. Accessory Uses
 1. Home Occupations
 2. Private Garages
 3. Tennis courts, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
 4. Raising and keeping of domestic animals but not on a scale objectionable to neighboring property owners.

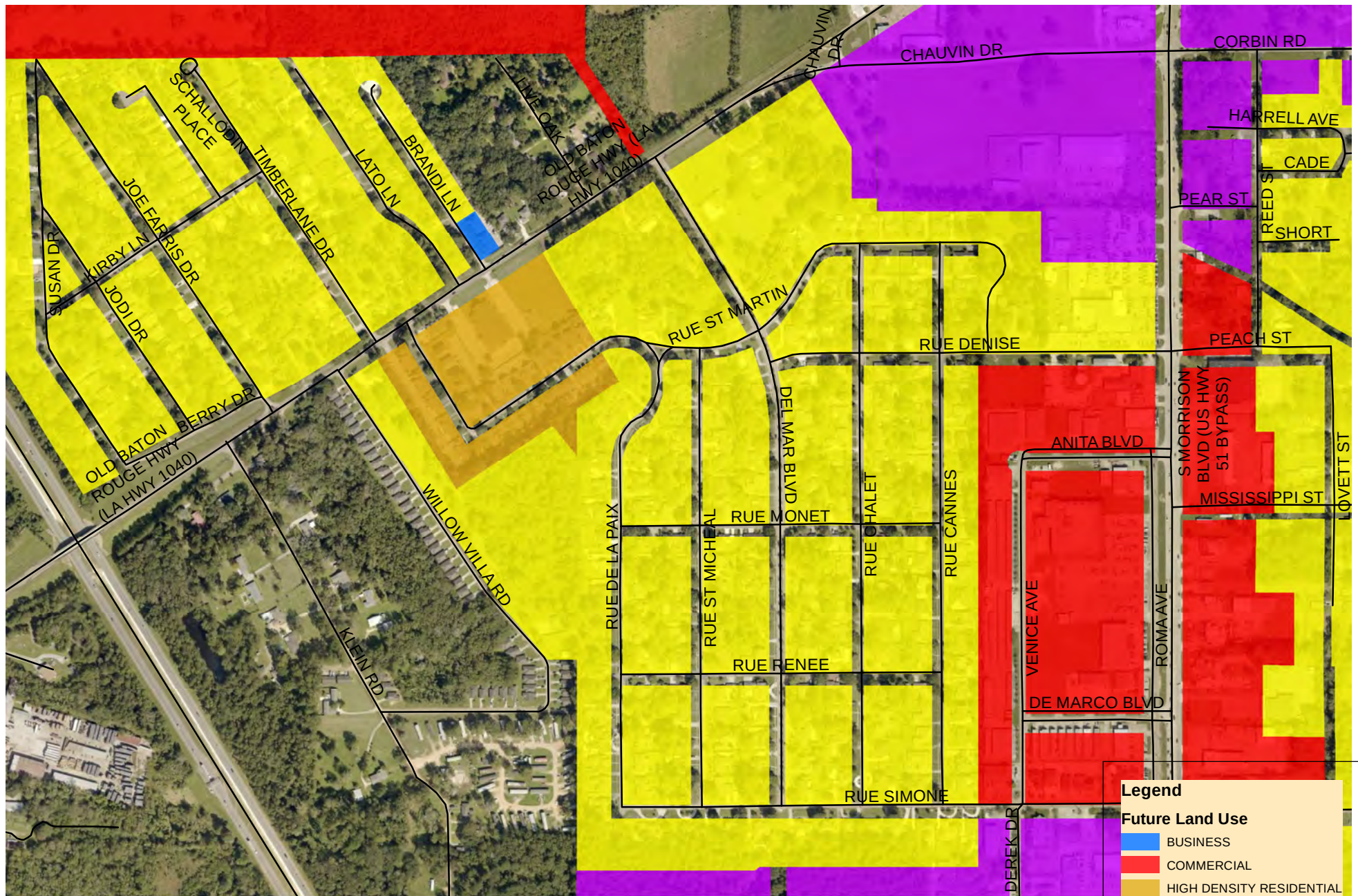
C. RS-8

The RS-8 District is primarily a single-family dwelling residential district that also may include noncommercial uses generally associated with family residential areas.

- A. Allowed Uses
 1. Detached Single-Family Dwelling (including modular without chassis)
 2. Gardens, growing of crops (noncommercial)
 3. Parks and Open Space
 4. Minor utilities
 5. Civic Uses
 6. Guest House
 7. Cemeteries and/or Memorial Gardens
- B. Conditional Uses
 1. Day Care Facility
- C. Accessory Uses
 1. Home Occupations
 2. Vegetable and Flower Gardens
 3. Private Garages
 - a. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses

	RS-11 RS-11.A	RS-8	RS-5	RS-3
Project				
Area (min acres)	n/a	n/a	n/a	n/a
Common Open Space (min)	n/a	n/a	n/a	n/a
Gross Density (max units/acre)	3.75	5.5	6.5	14.5
Lot				
Area (min square feet)	11,250	8,000	5,000	3,000
Building Coverage (max)	40%	45%	50%	65%
A Width (min)	75'	65'	50'	40'
Principal Structure Setbacks				
B Front (min)	25'	25'	25'	10'
C Side, street (min)	15'	15'	10'	8'
D Side, interior (min)	10'	10'	5'	5'
E Rear (min)	15'	15'	10'	10'
Accessory Structure Setbacks				
F Behind front façade of principal structure (min)	10'	10'	10'	10'
G Side, street (min)	15'	15'	10'	8'
H Side, interior (min)	10'	10'	5'	5'
I Rear, common lot line (min)	10'	10'	10'	5'
Principal Structure Height				
J Stories (max)	2	2	2	2
J Feet (max)	35'	35'	35'	35'
K Ground story elevation (min)	12"	12"	12"	12"
Bulk Plane				
Bulk Plane abutting RS-district (1:1 above 40')	n/a	n/a	n/a	n/a
Accessory Structure Height				
L Stories (max)	2	2	2	2
L Feet (max)	30'	30'	30'	30'
Building Entrance				
M Street facing entrance required	yes	yes	yes	yes
Building Elements Allowed				
Gallery	■	■	■	■
Awning	■	■	■	■
Double gallery	■	■	■	■
Porch, stoop	■	■	■	■
Balcony	■	■	■	■

- Ground Story Elevation is above Base Flood Elevation



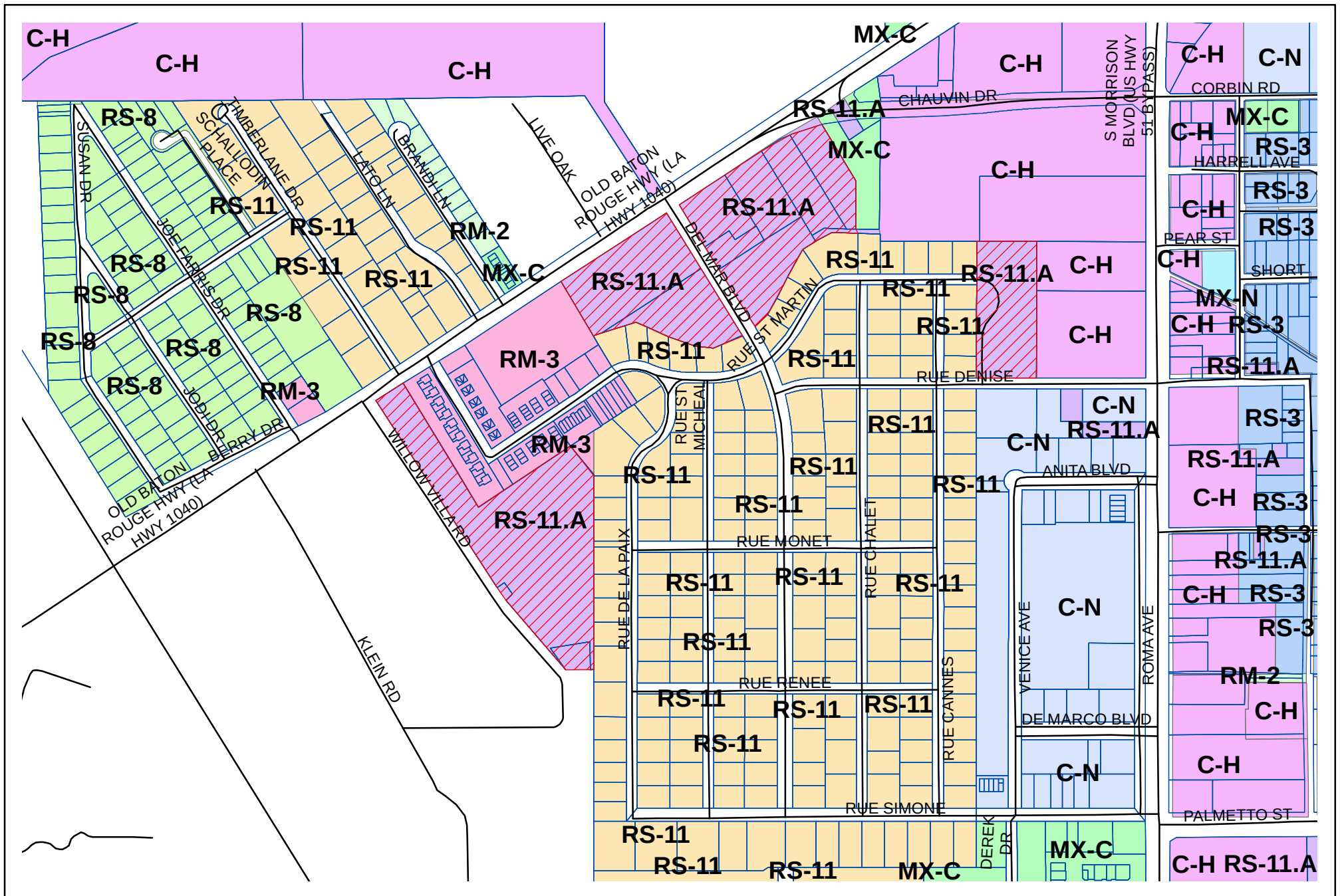
Legend

Future Land Use

- BUSINESS
- COMMERCIAL
- HIGH DENSITY RESIDENTIAL
- INDUSTRIAL
- INSTITUTIONAL
- LOW DENSITY RESIDENTIAL
- MIXED USE
- OPEN SPACE



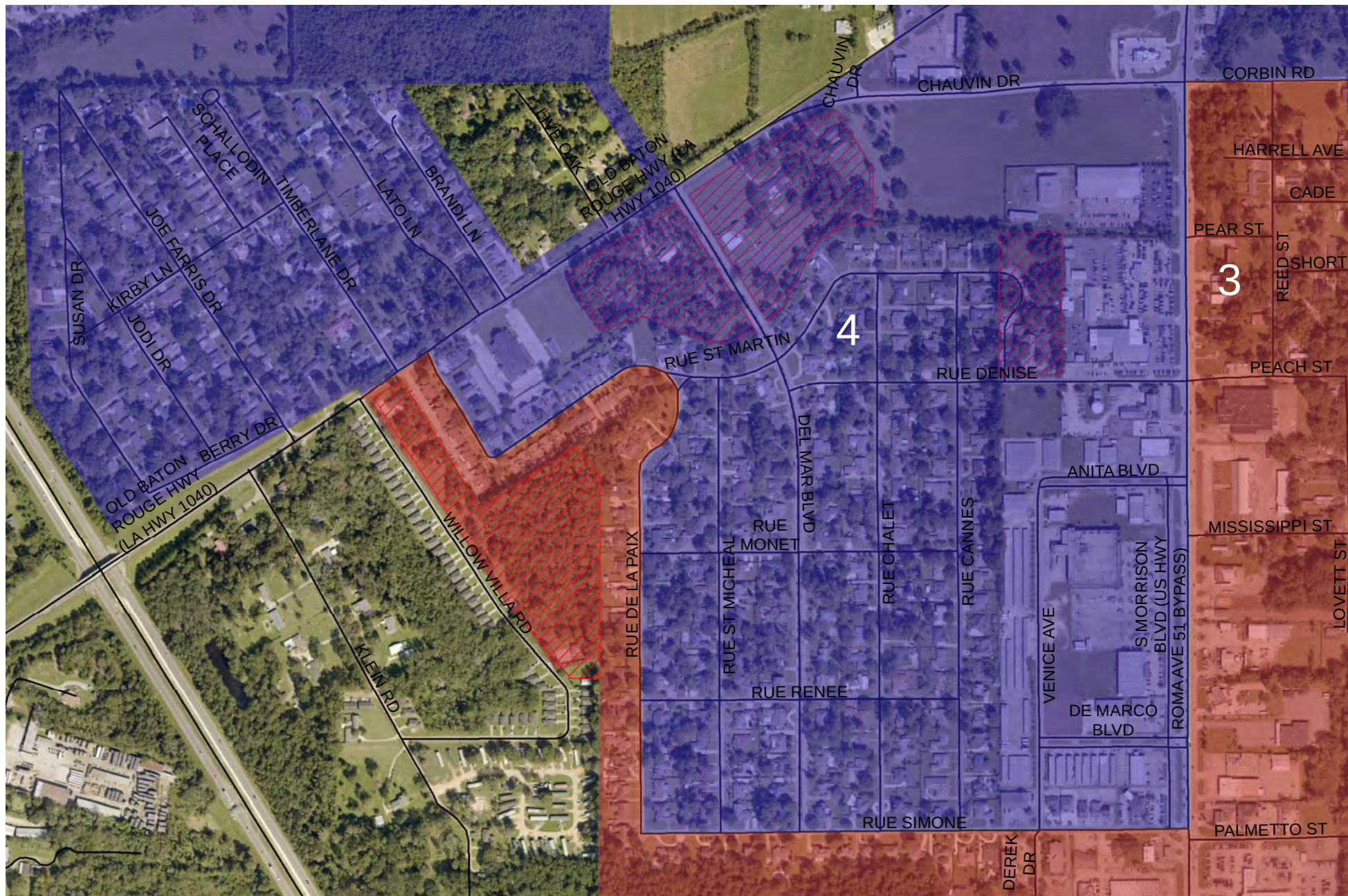
Rezoning for Properties near Villa West
Z-2019-09-00066



Rezoning for Properties near Villa West
Z-2019-09-00066

Legend

Case Parcel



Rezoning for Properties near Villa West
Z-2019-09-00066

Legend

 Case Parcel

Note: This pt. is S. 89° 45' W. 39.92 chs.; N. 0° 05' E. 16.96 chs.;
N. 56° 30' E. 3.77 chs.; N. 31° 00' W. 10.10 chs. and N. 57° 00' E.
21.36 chs. from the S.E. Corner of Section 27.

OLD BATON ROUGE H'WAY

(St. Claire Ave.)

N. 57° 00' E. 126.48'

(DECOTEAU)
East 187.44'

Dibenedetto

Bigner

(TANTILLO)

1.20 Ac.

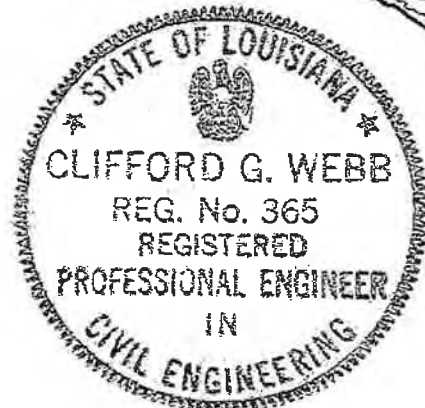
1.20 Ac.

2.32 Ac.

0.45 Ac.

0.39 Ac.

CANAL



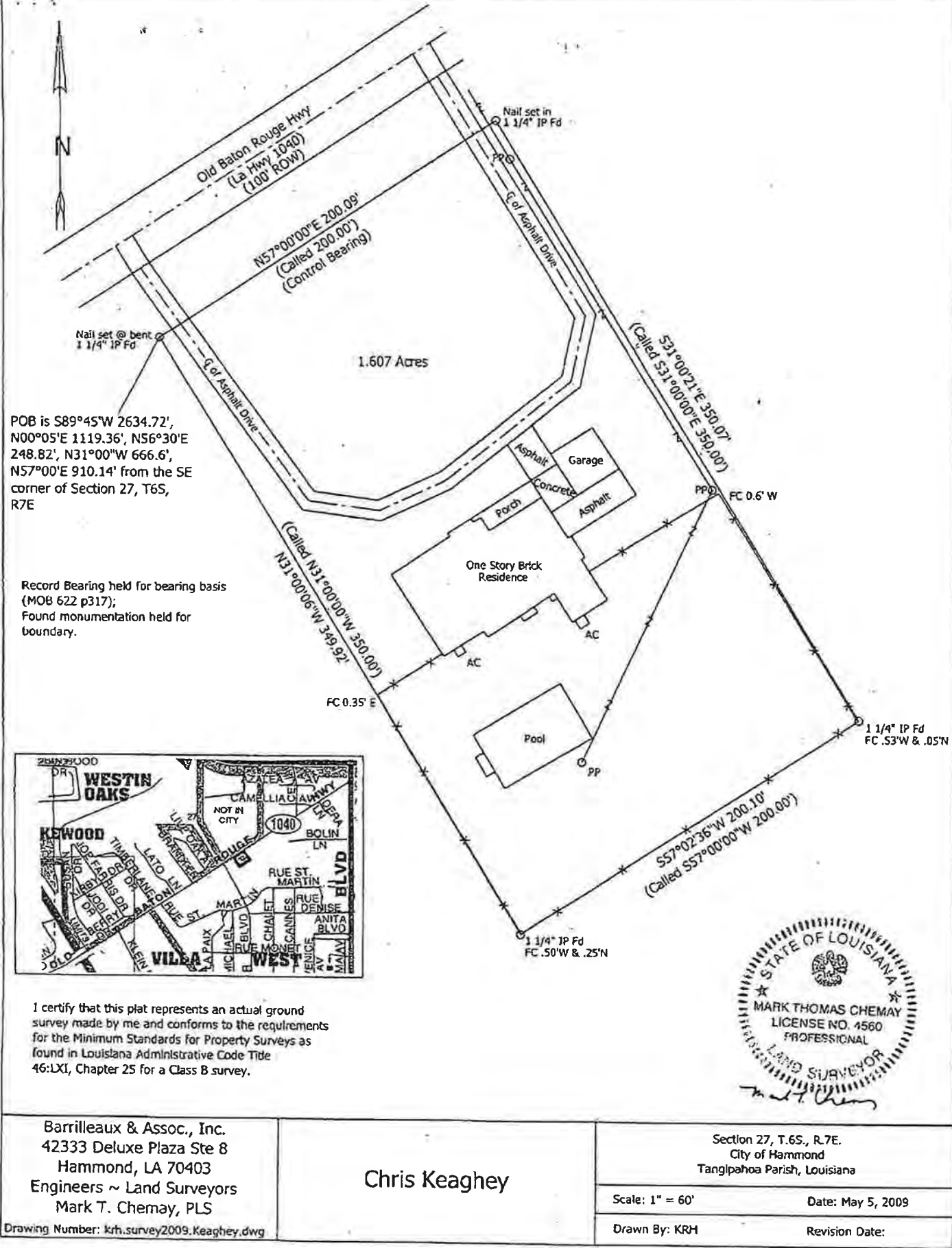
(BOLLIN)
SCALE: 1" = 100'

JANUARY 23, 1970

AT THE REQUEST OF JOE DEMARCO, INC. WE HAVE
SURVEYED A PARCEL OF LAND LOCATED AS SHOWN
IN SECTION 27, T-6-S, R-7-E, TANGIPAHOA PARISH, LA.

CERTIFIED CORRECT.

Clifford G. Webb
WEBB ENGINEERING CO.
HAMMOND, LA.



PLAT OF SURVEY SHOWING PROPERTY LOCATED IN SECTION 27, T6S-R7E, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

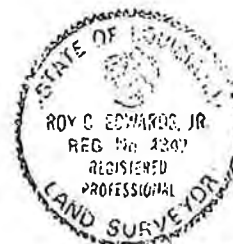
DESCRIPTION OF PROPERTY

An actual ground survey was made of a certain piece or parcel of land situated in Section 27, T6S-R7E, Parish of Tangipahoa, State of Louisiana, more fully described as beginning at a point 187.44' West and 895.36' S56°43'12" W of the N.E. corner of the N.W.¼ of the S.E.¼ of Section 27, T6S-R7E; thence S31°21'12" E 275.62'; thence S57°00'50" W 115.10'; thence N33°11'51" W 50.20'; thence S56°31'20" W 133.48' to the east R/W line of Del Mar Blvd.; thence along said R/W line N31°15'31" W 225.27' to the south R/W line of the Old Baton Rouge Hwy. (La. 1040); thence along said R/W line N56°43'12" E 249.83' to P.O.B. Contains 1.4246 Acres, all as shown on map.

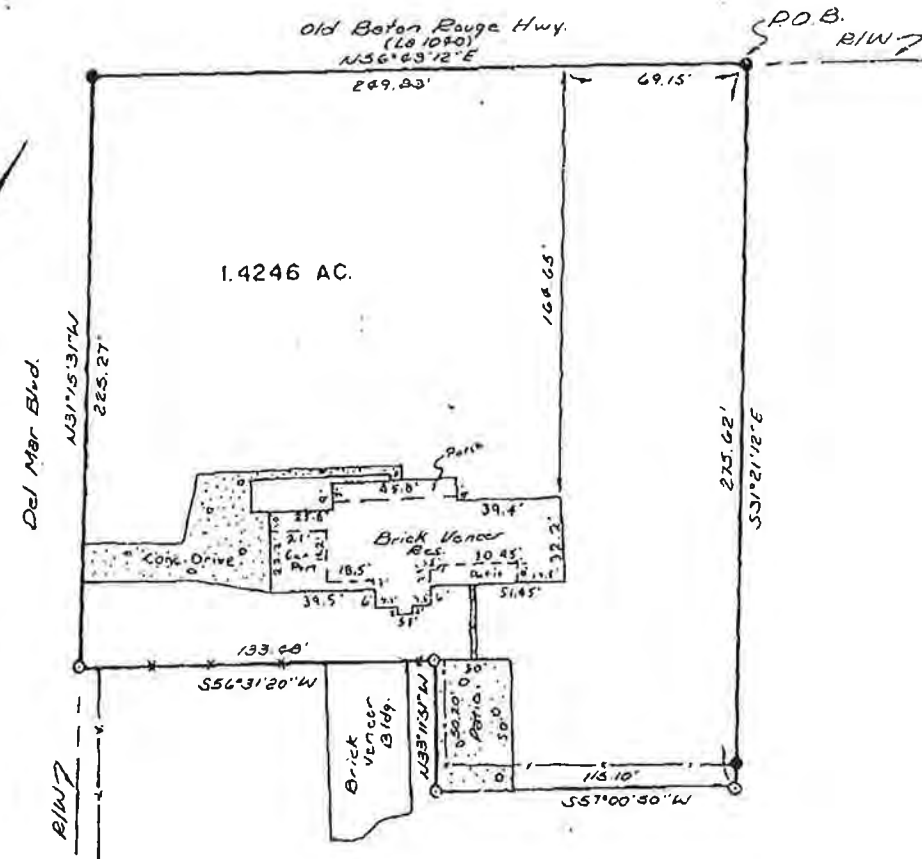
References: (1) Plat of survey by W.J. Bodin, C.E. & R.L.S. dated 8-9-78
(2) Plat of survey by C.G. Webb, C.E. & R.L.S. dated 7-15-65

LEGEND

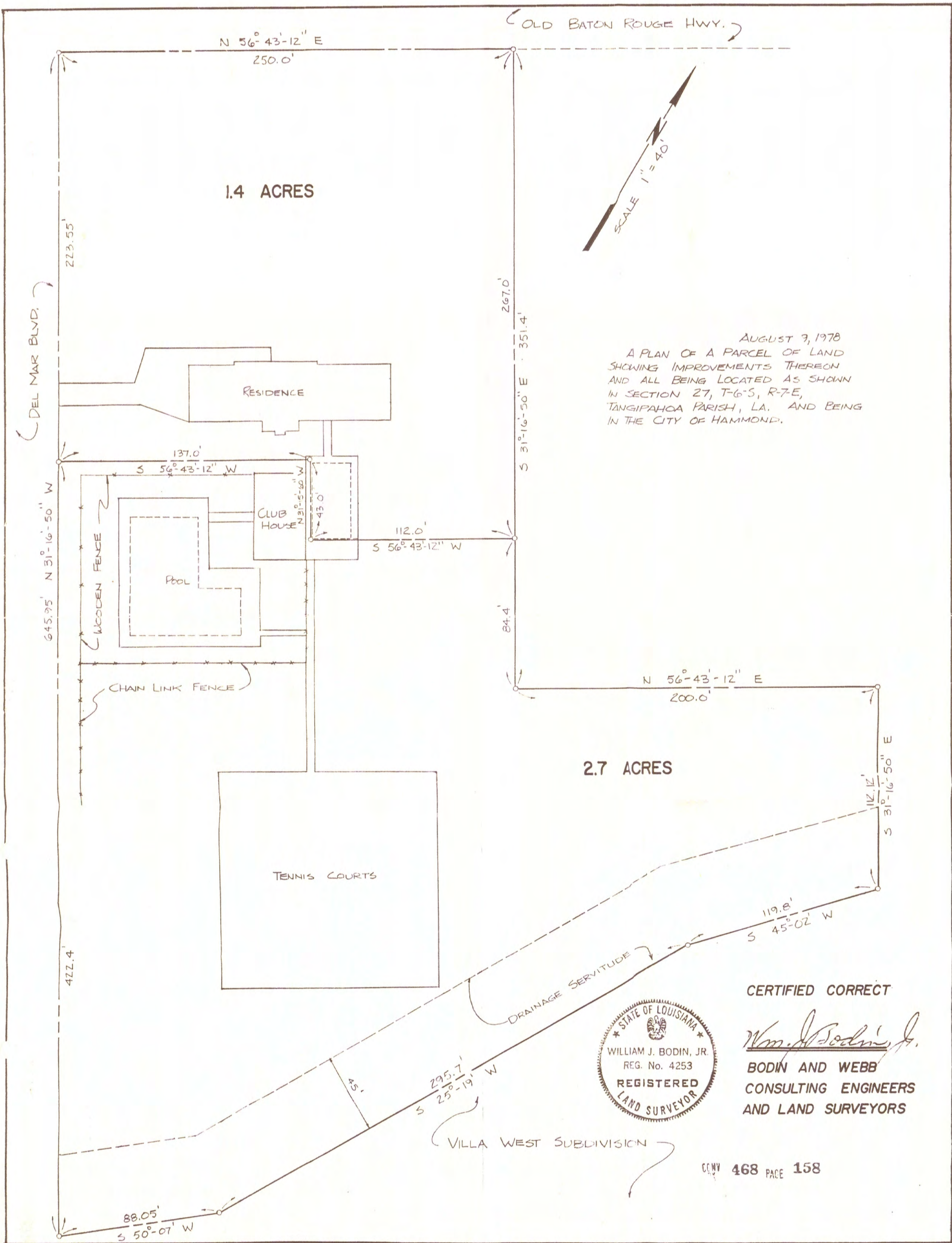
CORNER FOUND●
CORNER SET○



EDWARDS & ASSOCIATES
POST OFFICE BOX 94
LAFAYETTE, LOUISIANA 70501



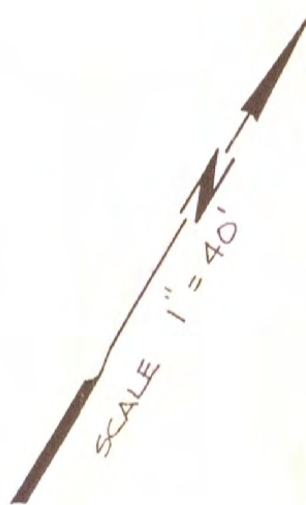
Roy C. Edwards, Jr.
ROY C. EDWARDS, JR.
PROFESSIONAL LAND SURVEYOR
DATE: 8-16-85
DRAWN BY: TRACY O. MULKEY



N 56°-43'-12" E
250.0'

1.4 ACRES

OLD BATON ROUGE HWY.



AUGUST 3, 1978
A PLAN OF A PARCEL OF LAND
SHOWING IMPROVEMENTS THEREON
AND ALL BEING LOCATED AS SHOWN
IN SECTION 27, T-6-S, R-7-E,
TANGIPAHOA PARISH, LA. AND BEING
IN THE CITY OF HAMMOND.

RESIDENCE

CLUB
HOUSE

POOL

WOODEN FENCE

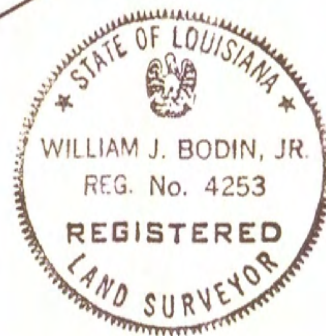
CHAIN LINK FENCE

TENNIS COURTS

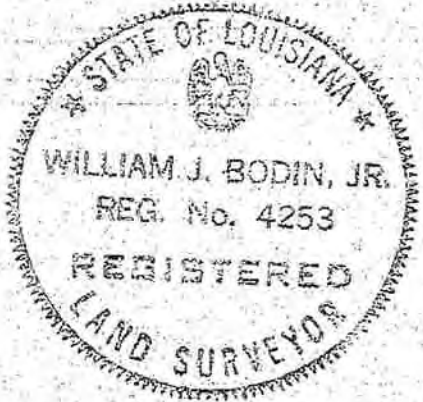
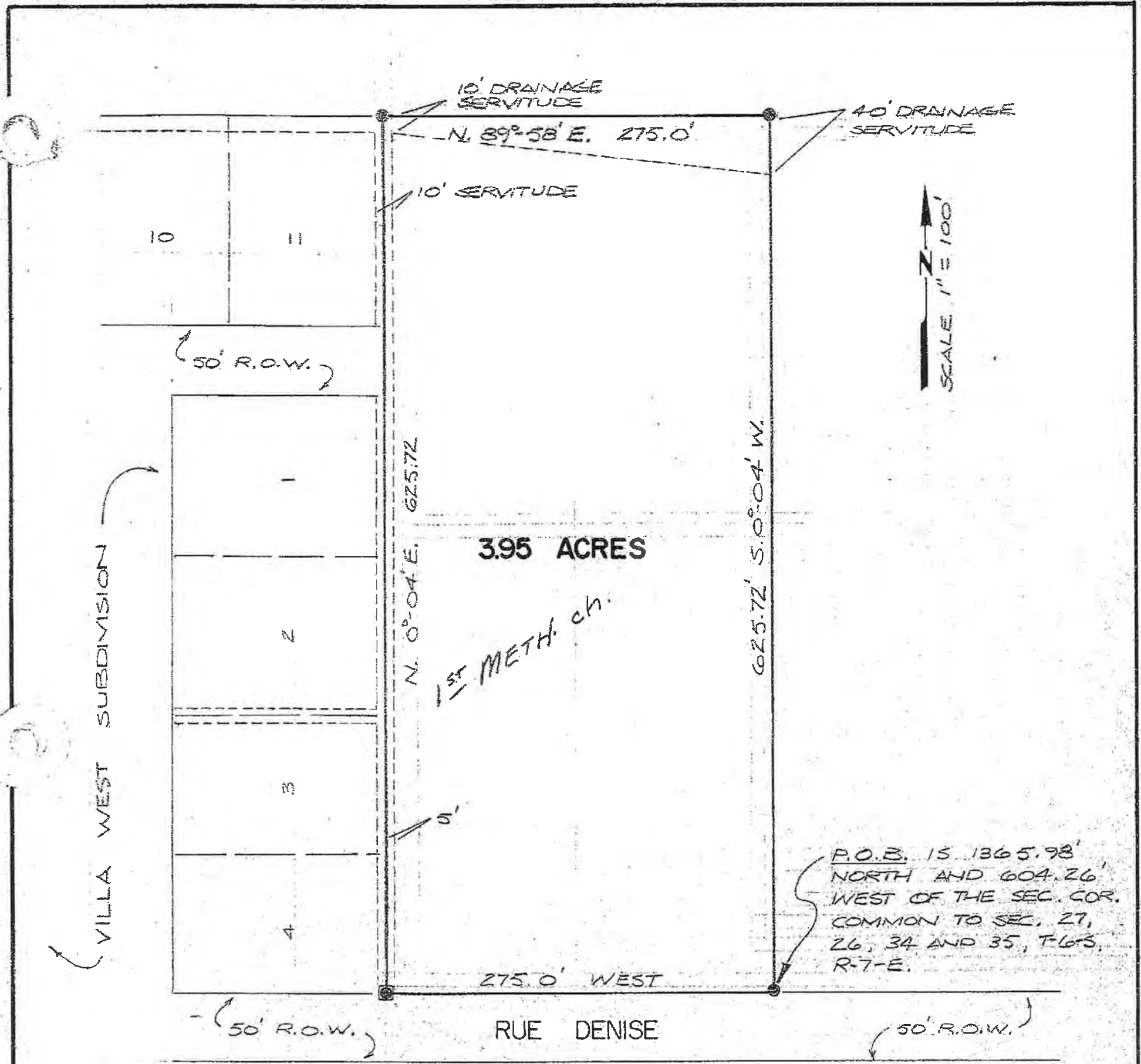
2.7 ACRES

CERTIFIED CORRECT

Wm. J. Bodin, Jr.
BODIN AND WEBB
CONSULTING ENGINEERS
AND LAND SURVEYORS



VILLA WEST SUBDIVISION



MARCH 24, 1980

A PLAN OF A PARCEL OF LAND LOCATED AS SHOWN IN SECTION 27, T-6-S, R-7-E, CITY OF HAMMOND, TANGIPAHOA PARISH, LOUISIANA.

CERTIFIED CORRECT

Wm. J. Bodin, Jr.

BODIN AND WEBB, INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

NOTE: THIS PLAT DOES NOT REPRESENT AN ACTUAL GROUND SURVEY

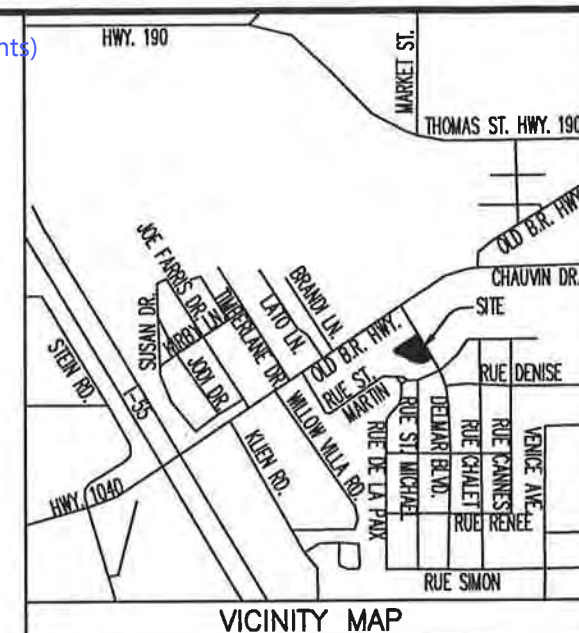
DESCRIPTION OF TRACT-1

A 0.630 ACRE PARCEL OF LAND, LOCATED IN SECTION 27, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE S.E. CORNER OF SECTION 27, T6S-R7E, THENCE PROCEED 2240.62' WEST AND 1568.99' NORTH, TO THE POINT OF BEGINNING; THENCE N 56°57'56" E A DISTANCE OF 18.39 FEET; THENCE N 69°10'46" W A DISTANCE OF 8.33 FEET; THENCE N 56°57'56" E A DISTANCE OF 240.66 FEET; TO THE WEST R/W OF DEL MAR BLVD. THENCE ALONG SAID R/W OF DEL MAR BLVD. PROCEED S 31°00'00" E A DISTANCE OF 143.84 FEET; THENCE LEAVING SAID WEST R/W, OF DEL MAR BLVD. PROCEED S 63°25'00" W A DISTANCE OF 138.32 FEET; THENCE N 86°15'00" W A DISTANCE OF 64.64 FEET; THENCE N 68°53'00" W A DISTANCE OF 102.12 FEET; BACK TO THE POINT OF BEGINNING CONTAINING 0.630 ACRES, ALL LOCATED IN SECTION 27, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR. PROFESSIONAL LAND SURVEYOR, DATED 5-1-2019.

DESCRIPTION OF TRACT-2

A 1.452 ACRE PARCEL OF LAND, LOCATED IN SECTION 27, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE S.E. CORNER OF SECTION 27, T6S-R7E, THENCE PROCEED 2240.62' WEST, 1568.99' NORTH, 18.39' N 56°57'56" E AND 8.33' N 69°10'46" W TO THE POINT OF BEGINNING; THENCE N 69°10'46" W A DISTANCE OF 188.04 FEET; THENCE N 33°00'00" W A DISTANCE OF 50.00 FEET; THENCE N 56°57'56" E A DISTANCE OF 358.71 FEET; TO THE WEST R/W OF DEL MAR BLVD. THENCE ALONG SAID R/W OF DEL MAR BLVD. PROCEED S 31°00'00" E A DISTANCE OF 201.98 FEET; THENCE LEAVING SAID WEST R/W, OF DEL MAR BLVD. PROCEED S 56°57'56" W A DISTANCE OF 240.66 FEET; BACK TO THE POINT OF BEGINNING CONTAINING 1.452 ACRES, ALL LOCATED IN SECTION 27, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR. PROFESSIONAL LAND SURVEYOR, DATED 5-1-2019.

Assessment#2852101 (Infinite Investments)



2.083 ACRE PARCEL OF LAND, LOCATED IN SECTION 27, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

APPROVAL:

Kenny Barnes 8/26/19
KENNY BARNES (OWNER) DATE

Terry Adams 8-27-19
TERRY ADAMS (OWNER) DATE

[Signature] 8/28/19
CITY PLANNER DATE

[Signature] 8-29-19
DISTRICT COUNCIL DATE

[Signature] 8-29-19
PLANNING COMM. DATE

REFERENCE PLAT #1
PLAT OF 1.00 & .50 ACRES
BY CLIFFORD G. WEBB
DATED 7-15-1965

REFERENCE PLAT #2
PLAT OF JOE MAURONER
PROPERTY
BY CLIFFORD G. WEBB
DATED 4-12-1974

REFERENCE BEARING
S 31°00'00" E AS PER
REFERENCE PLAT #1

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY OF A 2.083 ACRE PARCEL OF LAND DIVIDED INTO TRACT-1 AND TRACT-2, CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN SECTION 27, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

MAY 1, 2019

CERTIFICATION: THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AND IS CLASSIFIED AS A CLASS "C" SURVEY.

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPTION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO A LEGAL TITLE AND WAS MADE SOLELY ACCORDING TO INFORMATION PROVIDED TO THE SURVEYOR. MADE AT THE REQUEST OF KENNY BARNES.

SURVEY FOR: **INFINITE ASSETS**

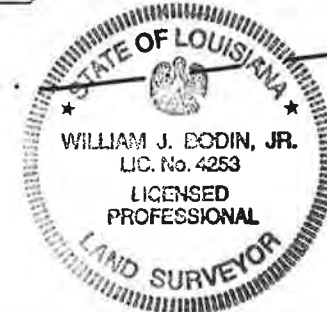
602 DEL MAR BLVD.
HAMMOND, LOUISIANA

FLOOD ZONE "X"
(NOT FLOOD PRONE)
FLOOD ZONE "A"
(FLOOD PRONE)
COMMUNITY NO. 220208
MAP NO. 22105C0430F
DATED: 7-22-2010

Recorded 9-6-19
COB1519, Page 113
SUB. 2019-09-00108

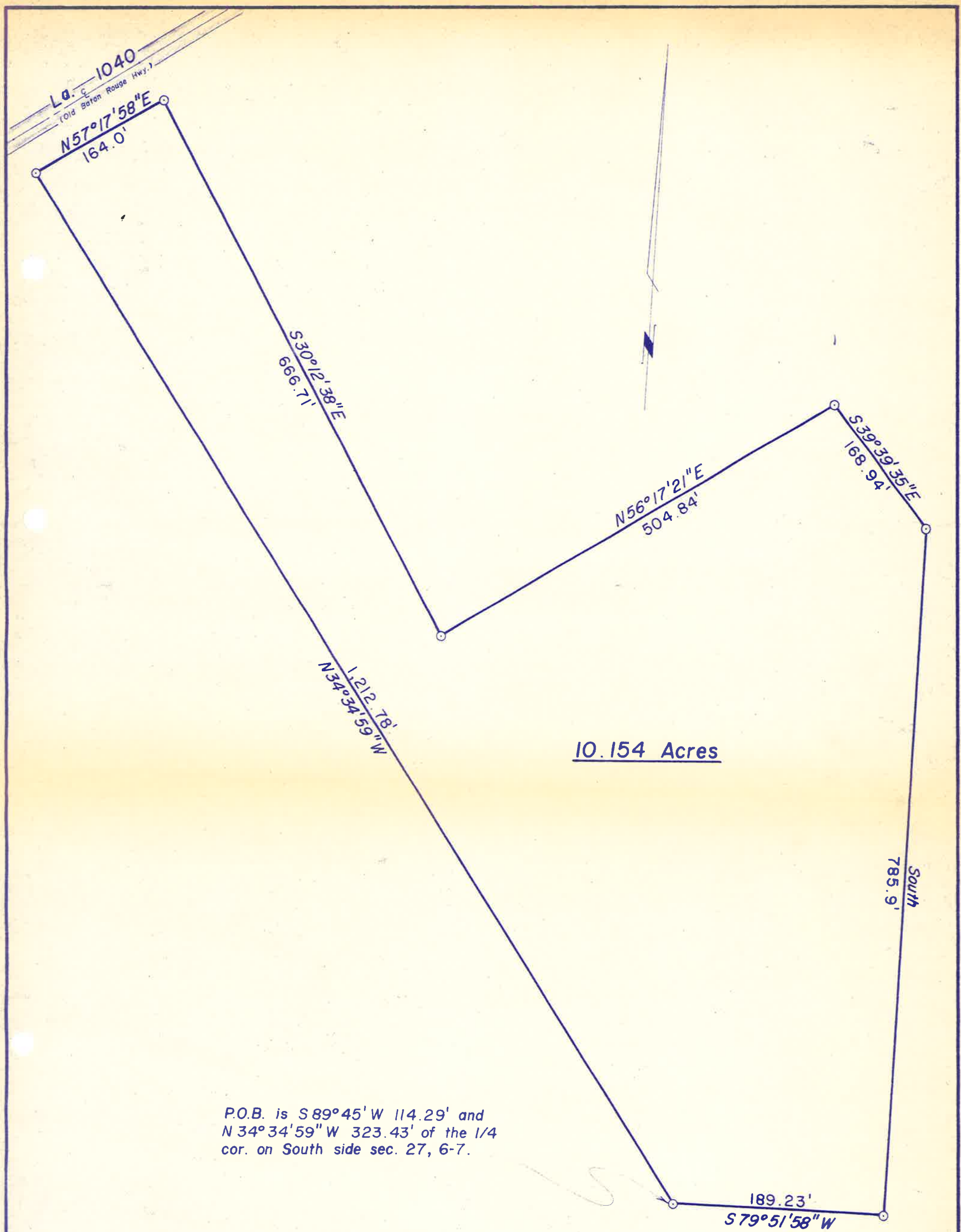
LEGEND:

● = 1" IRON PIPE SET
⊙ = FOUND CORNER



Wm. J. Bodin, Jr.
BODIN & WEBB INC.
ENGINEERS & SURVEYORS
1024 S. CYPRESS STREET
HAMMOND, LA. 70403
PROFESSIONAL LAND SURVEY
LICENSE NUMBER 4253

PH # (985)345-3947 FAX # (985)345-0213



10.154 Acres

P.O.B. is S89°45'W 114.29' and
N34°34'59"W 323.43' of the 1/4
cor. on South side sec. 27, 6-7.

Surveyed for Norwood Smith and Curtis Baham

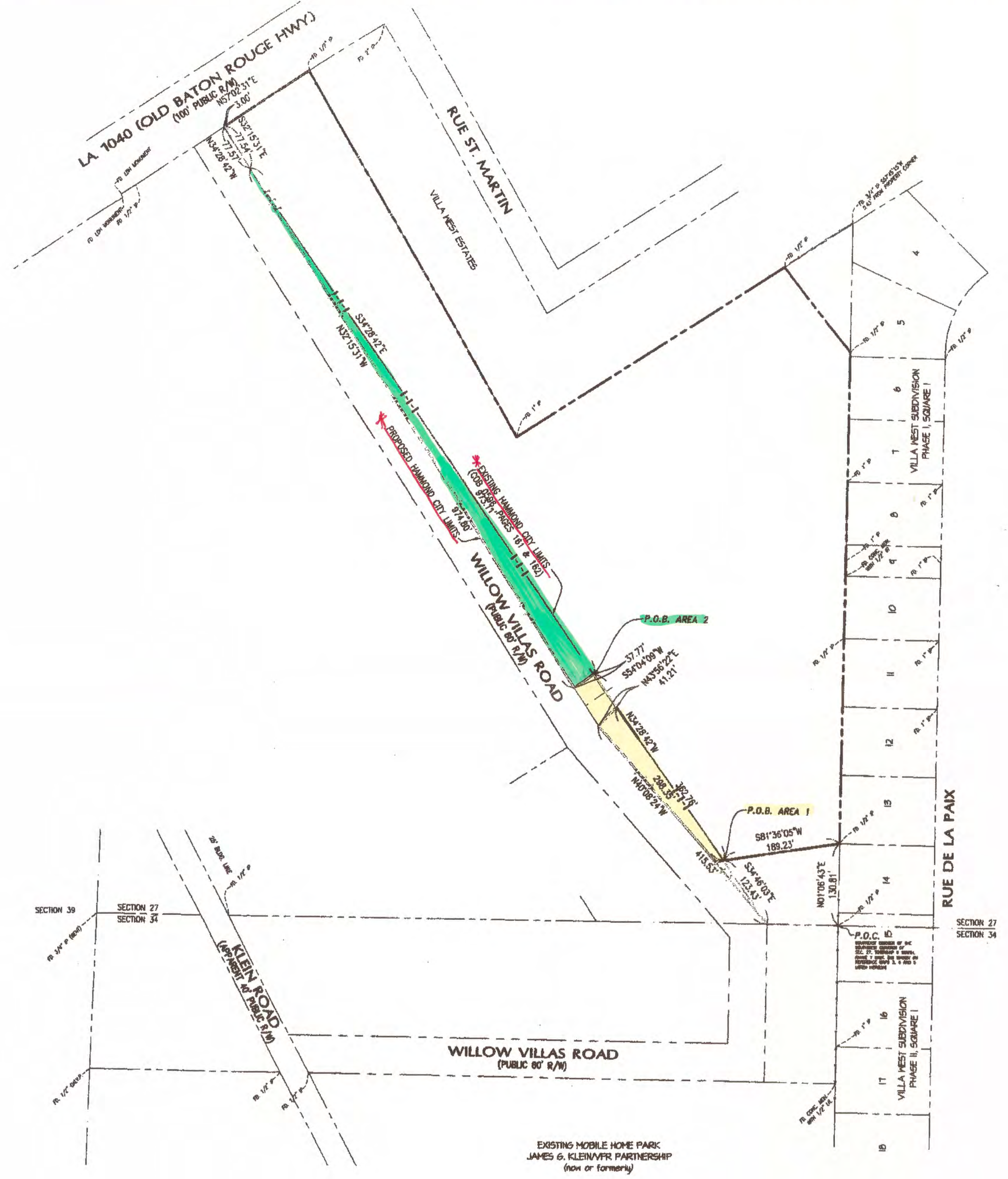
I certify that this represents an actual ground survey
and that no encroachments exist either way across
any property line except as shown on map.

BICKFORD & ASSOCIATES
RT. 4, BOX 26-R
HAMMOND, LA. 70401



Ansil M. Bickford
CERTIFIED CORRECT

S:\03-046 Willow Villas 2007\dwg\Plots\03-046 Annex_City_Limits.dwg 9/18/2008 12:48:29 PM CDT



DESCRIPTION OF AREAS TO BE ANNEXED INTO THE HAMMOND CITY LIMITS:

TWO CERTAIN AREAS OR PARCELS OF LAND GENERALLY LYING EAST OF AND CONTIGUOUS WITH THE EXISTING RIGHT-OF-WAY LINE OF WILLOW VILLAS ROAD AND WEST OF THE EXISTING CITY OF HAMMOND CITY LIMITS LINE AND SOUTH OF LA 1040 (OLD BATON ROUGE HIGHWAY) IN SECTION 27, TOWNSHIP 6 SOUTH, RANGE 7 EAST, GREENSBURG LAND DISTRICT, TANGIPAHOA PARISH, LOUISIANA AND BEING MORE PARTICULARLY DESCRIBED AS AREA 1 AND AREA 2 BELOW:

AREA 1:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 7 EAST; THENCE NORTH 07°04'43" EAST ALONG THE WESTERN BOUNDARY OF VILLA WEST SUBDIVISION A DISTANCE OF 130.81 FEET TO THE EXISTING CITY LIMITS LINE OF THE CITY OF HAMMOND; THENCE SOUTH 87°38'05" WEST ALONG THE EXISTING CITY LIMITS LINE OF THE CITY OF HAMMOND A DISTANCE OF 189.23 FEET TO THE POINT OF BEGINNING;

THENCE PROCEED SOUTH 34°40'03" EAST A DISTANCE OF 123.43 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF WILLOW VILLAS ROAD;
THENCE PROCEED NORTH 40°08'24" WEST ALONG THE EASTERN RIGHT-OF-WAY LINE OF WILLOW VILLAS ROAD A DISTANCE OF 415.53 FEET;

THENCE PROCEED NORTH 43°58'22" EAST A DISTANCE OF 41.21 FEET TO THE EXISTING CITY LIMITS LINE OF THE CITY OF HAMMOND;

THENCE PROCEED SOUTH 34°28'42" EAST ALONG THE EXISTING CITY LIMITS LINE OF THE CITY OF HAMMOND A DISTANCE OF 298.35 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED AREA 1 CONTAINS 8,424 SQUARE FEET OF 0.193 ACRES, MORE OR LESS.

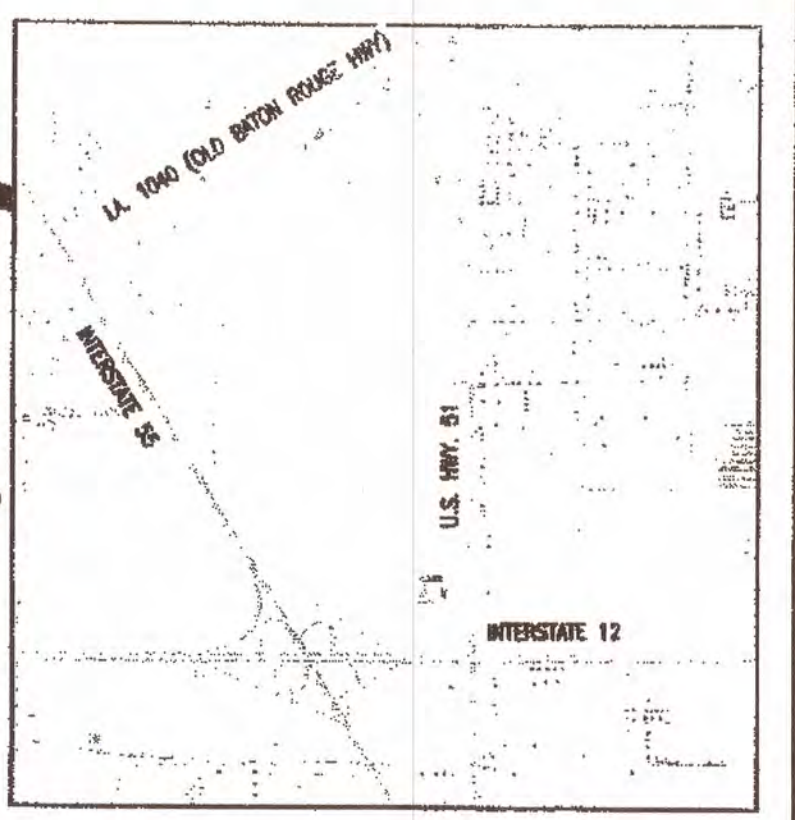
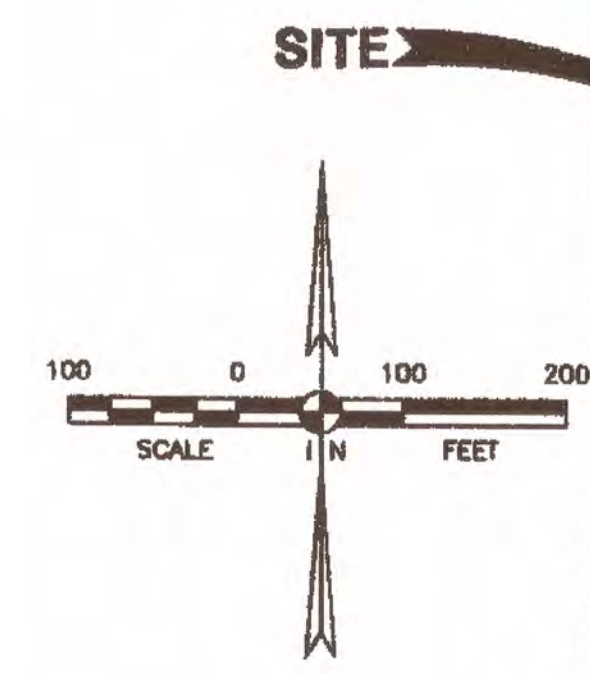
AREA 2:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 7 EAST; THENCE NORTH 07°04'43" EAST ALONG THE WESTERN BOUNDARY OF VILLA WEST SUBDIVISION A DISTANCE OF 130.81 FEET TO THE EXISTING CITY LIMITS LINE OF THE CITY OF HAMMOND; THENCE SOUTH 87°38'05" WEST ALONG THE EXISTING CITY LIMITS LINE OF THE CITY OF HAMMOND A DISTANCE OF 189.23 FEET; THENCE NORTH 34°28'42" WEST ALONG THE EXISTING CITY LIMITS LINE OF THE CITY OF HAMMOND A DISTANCE OF 382.76 FEET TO THE POINT OF BEGINNING;

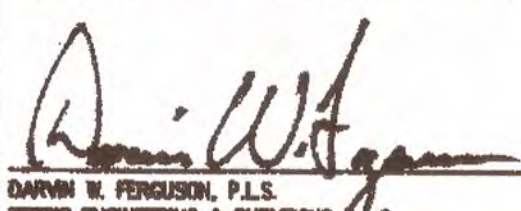
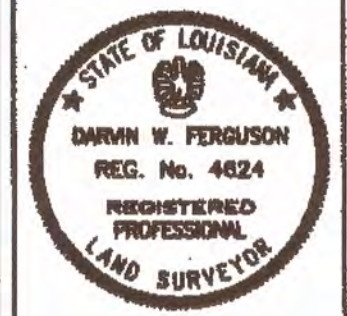
THENCE PROCEED SOUTH 54°04'00" WEST A DISTANCE OF 37.77 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF WILLOW VILLAS ROAD;

THENCE PROCEED NORTH 32°15'31" WEST ALONG THE EASTERN RIGHT-OF-WAY LINE OF WILLOW VILLAS ROAD A DISTANCE OF 974.80 FEET TO THE EXISTING CITY LIMITS LINE OF THE CITY OF HAMMOND;

THENCE PROCEED SOUTH 34°28'42" EAST ALONG THE EXISTING CITY LIMITS LINE OF THE CITY OF HAMMOND A DISTANCE OF 973.11 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED AREA 2 CONTAINS 18,370 SQUARE FEET OR 0.422 ACRES, MORE OR LESS.



CERTIFICATION: THIS IS TO CERTIFY THAT THE SURVEY SHOWN HEREON WAS ACTUALLY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND CONFORMS TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.	
 DARIN W. FERGUSON, P.L.S. FERRIS ENGINEERING & SURVEYING, L.L.C.	3/13/08 DATE
	

REVISION	TITLE: MAP SHOWING SURVEY
DATE:	PROJECT: TWO CERTAIN AREAS TO BE ANNEXED INTO THE CITY LIMITS OF THE CITY OF HAMMOND, LOUISIANA
DESCRIPTION:	LOCATED IN SECTION 27 TOWNSHIP 6 SOUTH, RANGE 7 EAST GREENSBURG LAND DISTRICT, TANGIPAHOA PARISH, LOUISIANA
CLIENT:	WILLOW VILLAS I LIMITED PARTNERSHIP, WILLOW VILLAS II LIMITED PARTNERSHIP AND WILLOW VILLAS HOLDINGS, LLC
FERRIS ENGINEERING & SURVEYING, L.L.C. CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNING • MUNICIPAL/HIGHWAY 11884 BRICKSTONE AVENUE • BRON ROUGE, LOUISIANA 70018 / PH 225-292-8838 • FAX 225-292-0441	
DRAWN BY: TOM/DW/CD/PL	DATE: 9-18-2008 PROJECT NO: 03-046 DWG NO: 08-5-0035