

ACT No. 347

2017 Regular Session

HOUSE BILL NO. 470

BY REPRESENTATIVE FALCONER

1 AN ACT

2 To authorize and provide for the transfer of certain state property; to authorize the transfer
3 of certain state property in St. Tammany Parish; to provide for the property
4 description; to provide for reservation of mineral rights; to provide terms and
5 conditions; to provide an effective date; and to provide for related matters.

6 Be it enacted by the Legislature of Louisiana:

7 Section 1. The commissioner of administration and the secretary of the Louisiana
8 Department of Health, notwithstanding any other provision of law to the contrary, are hereby
9 authorized and empowered to convey, transfer, assign, lease, or deliver any interest,
10 excluding mineral rights, the state may have to all or any portion of the following described
11 parcel of property to the Recreation District No. One of St. Tammany Parish:

12 TRACT A - ACCESS ROAD

13 A CERTAIN PIECE OR PORTION OF GROUND, situated in the State of
14 Louisiana, Parish of St. Tammany, portion of Section 43, T 8 S, R 12 E, being a
15 ACCESS SERVITUDE, and more fully described as follows:

16 Commence at the intersection of the northerly right of way line of U.S. Highway 190
17 and left bank of Bayou Castin; thence South 65 degrees 30 minutes 00 seconds East
18 along the northerly right of way line of U.S. Highway 190 a distance of 3,556.50 feet
19 to a point, the point of beginning. Thence from the point of beginning measure North
20 35 degrees 20 minutes 53 seconds East a distance of 458.95 feet; thence in a
21 northerly direction along the arc of a curve to the left having a radius of 175 feet a
22 distance of 119.92 feet; thence in a northerly direction along the arc of a curve to the
23 right having a radius of 235 feet a distance of 158.98 feet to a point; thence North 34
24 degrees 50 minutes 54 seconds East a distance of 1380.96 feet; thence North 39
25 degrees 42 minutes 15 seconds West a distance of 561.78 feet; thence North 50
26 degrees 17 minutes 45 seconds East a distance of 60 feet; thence South 39 degrees
27 42 minutes 15 seconds East a distance of 545.20 feet, thence North 34 degrees 50
28 minutes 54 seconds East a distance of 20 feet; thence in a northerly direction along

1 the arc of a curve to the right having a radius of 330 feet a distance of 179.66 feet;
 2 thence in a northerly direction along the arc of a curve to the left having a radius of
 3 195 feet a distance of 101.02 feet; thence North 36 degrees 21 minutes 30 seconds
 4 East a distance of 335.83 feet; thence in a northerly direction along the arc of a curve
 5 to the left having a radius of 75.73 feet a distance of 89.88 feet; thence North 31
 6 degrees 38 minutes 56 seconds West a distance of 1109.70 feet; thence South 60
 7 degrees 00 minutes 13 seconds West a distance of 24.57 feet; thence North 29
 8 degrees 59 minutes 47 seconds West a distance of 60 feet; thence North 60 degrees
 9 00 minutes 13 seconds East a distance of 82.87 feet; thence South 31 degrees 38
 10 minutes 56 seconds East a distance of 1168.00 feet; thence in a southerly direction
 11 along the arc of a curve to the right having a radius of 135.73 feet a distance of
 12 161.10 feet; thence South 36 degrees 21 minutes 30 seconds West a distance of
 13 335.83 feet; thence in a southerly direction along the arc of a curve to the right
 14 having a radius of 255 feet a distance of 132.11 feet; thence in a southerly direction
 15 along the arc of a curve to the left having a radius of 270 feet a distance of 146.99
 16 feet; thence South 34 degrees 50 minutes 54 seconds West a distance of 1463.20
 17 feet; thence in a southerly direction along the arc of a curve to the left having a
 18 radius of 175 feet a distance of 118.39 feet; thence in a southerly direction along the
 19 arc of the curve to the right having a radius of 235 feet a distance of 161.03 feet;
 20 thence South 35 degrees 20 minutes 53 seconds West a distance of 447.45 feet to a
 21 point on the northerly right of way U.S. Highway 190; thence North 65 degrees 30
 22 minutes 00 seconds West along the northerly right of way line of U.S. Highway 190
 23 a distance of 61.09 feet to the point of beginning. All as more fully shown on a
 24 servitude plan prepared by J.J. Krebs & Sons, Inc., dated March 11, 1986, revised
 25 June 27, 1986, revised October 8, 1986, revised April 21, 1988 and recorded as an
 26 Act of Correction of Right of Way Agreement dated May 27, 1988, recorded in COB
 27 1346, Folio 608.

28 Less and except that portion of the above described right-of-way that was conveyed
 29 in a right-of-way agreement dated May 10, 1994 by and between the Louisiana
 30 Department of Culture, Recreation and Tourism and St. Tammany Parish Recreation
 31 District No. 1 filed in the Office of the Clerk of Court and Ex-Officio Recorder for
 32 the Parish of St. Tammany, DT. Reg. #526,317, Inst. #908072.

33 TRACT B

34 A CERTAIN LOT OR PARCEL OF GROUND located in Section 43, Township 8
 35 South, Range 12 East, St. Tammany Parish, Louisiana, commencing at a point on the
 36 left bank of Bayou Castin 40 feet North of the center line of U.S. Highway No. 190
 37 thence along the North right of way line of said highway S 65 degrees 30' E 3540
 38 feet to the southeast corner of property, thence a forward left angle of 79 degrees 40';
 39 N 34 degrees 50' E 2800 feet, thence forward left angle of 64 degrees 50' ; N 30
 40 degrees W 421.5 feet to point of beginning; thence S 50' 17" W 1451.5 feet and
 41 corner thence N 30' W 1527.2 feet and corner thence N 49 degrees 17" E 722.4 feet
 42 thence N 57 degrees 10' E 261.1 feet thence N 51 degrees 17' E 465.4 feet and corner
 43 thence S 30 degrees E 1500 feet to the point of beginning all as contained and
 44 described as per survey made by Ned R. Wilson and Associates, Inc., dated October
 45 8, 1984, containing approximately 50 acres.

46 Being the same property leased to the Fourth Ward Recreation Association in that
 47 certain lease dated March 25, 1985, and recorded in COB 1197, Folio 32; reassigned
 48 to Recreation District No. 1 of St. Tammany Parish May 27, 1988, recorded in COB
 49 1346, Folio 608.

50 TRACT C

51 A CERTAIN LOT OR PARCEL OF GROUND located in Section 43, Township 8
 52 South Range 12 East, St. Tammany Parish, Louisiana, said parcel being
 53 approximately 20.8 acres, located adjacent to and to the East of the Tract B; having
 54 as approximate dimensions 1451.5 feet on the West side adjacent to the first parcel,
 55 421.5 feet on the North side, 1580.7 feet on the East side along a servitude of

1 passage commonly known as a logging road, and 848.7 feet on the South side; and
2 being traversed approximately from East to West through the middle by an access
3 road being approximately sixty feet side by six hundred feet long which provides
4 access through this parcel to the first parcel.

5 TRACT D

6 A CERTAIN LOT OR PARCEL OF GROUND located in Section 43, Township 8
7 South, Range 12 East, St. Tammany Parish, Louisiana, commencing at a point on the
8 left bank of Bayou Castine 40 feet North of the center line of U.S. Highway 190;
9 thence along the North right of way line of said highway South 65 degrees 30
10 minutes East 3540.00 feet to the Southeast corner of the Southeast Louisiana State
11 Hospital property; thence North 34 degrees 50 minutes East 2800.00 feet to the point
12 of beginning; thence North 30 degrees 03 minutes 43 seconds West 421.54 feet;
13 thence North 30 degrees 07 minutes 23 seconds 1500.00 feet along the Northeast line
14 and fenceline of the 50 acre tract presently leased to the First Recreation District of
15 St. Tammany to the east right of way line of the United Gas Pipeline right of way;
16 thence North 51 degrees 11 minutes 35 seconds East 637.36 feet along said east
17 pipeline right of way; thence North 45 degrees 39 minutes 14 seconds East 3350.44
18 feet along said east pipeline right of way to the North line of the Southeast Louisiana
19 State Hospital property; thence South 23 degrees 36 minutes 59 seconds East
20 1925.68 feet along said North property line; thence South 45 degrees 39 minutes 14
21 seconds West 3775.76 feet to the point of beginning, containing approximately
22 161.206 acres, as shown on a plat of a survey by Kelly McHugh, dated June 15,
23 1995.

24 All as shown on the attached Plat of Survey by Kelly J. McHugh and Associates,
25 Inc., dated 6-15-95, entitled "Boundary Survey of: 161.206 Acres in Headright 43,
26 Township 8 South, Range 12 East, St. Tammany Parish, Louisiana".

27 Section 2. The commissioner of administration and the secretary of the Louisiana
28 Department of Health are hereby authorized to enter into such agreements, covenants,
29 conditions, and stipulations and to execute such documents as necessary to properly
30 effectuate any conveyance, transfer, assignment, lease, or delivery of title, excluding mineral
31 rights, to the property described in Section 1 of this Act, and as more specifically described
32 in any such agreements entered into and documents executed by and between the
33 commissioner of administration and the secretary of the Louisiana Department of Health and
34 the Recreation District No. One of St. Tammany Parish, in exchange of consideration
35 proportionate to the appraised value of the property. If the property described in Section 1
36 of this Act is subsequently marketed for resale by the Recreation District No. One of St.
37 Tammany Parish, then the state shall retain a right of first refusal.

1 Section 3. This Act shall become effective upon signature by the governor or, if not
2 signed by the governor, upon expiration of the time for bills to become law without signature
3 by the governor, as provided by Article III, Section 18 of the Constitution of Louisiana. If
4 vetoed by the governor and subsequently approved by the legislature, this Act shall become
5 effective on the day following such approval.

SPEAKER OF THE HOUSE OF REPRESENTATIVES

PRESIDENT OF THE SENATE

GOVERNOR OF THE STATE OF LOUISIANA

APPROVED: _____