

FILED

MAR 25 2019
C. McEELLYN

DEPUTY CLERK
4TH JUDICIAL DISTRICT COURT
OUACHITA PARISH, LA

STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

NUMBER

VS. 19-1033

4TH JUDICIAL DISTRICT COURT

ACE DISTRIBUTORS, INC.

PARISH OF OUACHITA

STATE OF LOUISIANA

P E T I T I O N

The petition of the STATE OF LOUISIANA, DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT, legal successor to the Department of Highways, created and organized under the laws of the State of Louisiana, with its domicile in the City of Baton Rouge, Parish of East Baton Rouge, State of Louisiana, with respect, represents that:

1.

ACE DISTRIBUTORS, INC., is the defendant herein.

2.

The Department of Transportation and Development, proposes to construct in the Parish of Ouachita, a certain project designated as State Project No. H.008221, LA 134 Improvements at US 165, State Route LA 134, which project is more fully described by a Certificate of Authorization to Expropriate, approved by the Secretary, Department of Transportation and Development on February 11, 2019, which declares that it is necessary and useful to take immediately the hereinafter described property for highway purposes, a certified copy of said Certificate of Authorization to Expropriate being marked "Exhibit P-1," attached hereto and made a part hereof.

3.

The construction of said project will be greatly conducive to the public interest, convenience and safety, and will be an important improvement in the State Highway System.

4.

Petitioner has surveyed the right of way and laid out the centerline thereof for said project as the same will exist after said project is completed, and the width of the right of way has been fixed by the Chief Engineer of the Department of Transportation and Development, as shown by his certificate marked "Exhibit P-2," annexed hereto and made a part hereof.

**CASE ASSIGNED TO:
CV. SECT. 3**

5.

Included within the right of way required for said project is certain property believed to be owned by the defendant, required in full ownership, and described as follows, to-wit:

One (1) certain tract or parcel of land, together with all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the Parish of Ouachita, State of Louisiana, and in Sections 9 and 40, Township 19 North, Range 4 East, North of Red River Land District, identified as Parcel No. 3-2, on a white print of a plat of survey, consisting of Sheet Nos. 3 and 4, made by Paul D. Fryer, Registered Land Surveyor, dated April 30, 2018, revised, annexed to the above numbered and entitled suit, said tract or parcel being outlined in red and being more particularly described in accordance with said plat of survey, as follows:

REQUIRED IN FULL OWNERSHIP

PARCEL NO. 3-2:

From a point on the centerline of State Project No. H.008221, at Highway Survey Station 110+82.75, proceed N9°45'14"E a distance of 44.69 feet to the point of beginning; thence proceed N26°48'12"E a distance of 36.24 feet to a point and corner; thence proceed S80°14'46"E a distance of 29.29 feet to a point and corner; thence proceed along a curve to the left having a radius of 465.66 feet, whose length is 230.41 feet and whose chord length is 228.06 feet and bears N85°34'45"E to a point and corner; thence proceed S26°48'12"W a distance of 78.37 feet to a point and corner; thence proceed along a curve to the right having a radius of 475.00 feet, whose length is 185.22 feet and whose chord length is 184.05 feet and bears S88°45'15"W to a point and corner; thence proceed N80°4'30"W a distance of 18.17 feet to a point and corner; thence proceed N53°49'14"W a distance of 43.80 feet to the point of beginning; All of which comprises Parcel 3-2 as shown on SHEETS 3 & 4 of the Right of Way Plans of State Project No. H.008221, and contains an area of approximately 13856.4 square feet or 0.318 of an acre.

6.

This property is outlined in red on a plat of survey marked "Exhibit P-3," annexed hereto and made a part hereof.

7.

This property is a portion of a larger tract believed to be owned by the defendant.

8.

There are no buildings or improvements situated wholly or partially upon the above described property.

9.

The location and design of the improvements proposed by said project are in accordance with the best modern practices adopted in the interest of the safety and convenience of the traveling

public, as shown by the Certificate on Location and Design, which is marked "Exhibit P-4," annexed hereto and made a part hereof.

10.

In order to construct said project in a manner and mode conducive to the public interest, convenience and safety, it is necessary that petitioner acquire in full ownership the described property, subject to the mineral reservation set forth below, which property petitioner has attempted to acquire amicably but has been unable to do so.

11.

Therefore, it is necessary for petitioner to expropriate in full ownership the above described property, subject to the mineral reservation set forth below.

12.

The expropriation of the full ownership of the property described above shall be made subject to the reservation in favor of the owner of all oil or gas located under the property described above, or the royalties therefrom, in accordance with law, and subject to any existing oil or gas reservation or to any existing oil or gas lease, such reservation of mineral rights being imprescriptible as authorized by LA.R.S. 31:149.

13.

The just compensation to which the defendant is entitled, being the compensation for the full ownership of the above described property, subject to the mineral reservation set forth herein, has been estimated to be the sum of Two Hundred Thousand Nine Hundred Eighteen and No/100 Dollars (\$200,918.00), as shown by the written estimate of compensation marked "Exhibit P-5A" and "Exhibit P-5B," annexed hereto and made a part hereof.

14.

Petitioner is entitled to expropriate the full ownership of the above described property, subject to the mineral reservation set forth herein, in a manner authorized by Article 1, Section 4 of the Constitution of the State of Louisiana for the year 1974, and Title 48 of the Louisiana Revised Statutes of 1950, Sections 441 to 460, inclusive as amended and reenacted.

15.

Petitioner is entitled to trial by jury as authorized by Title 48 of the Louisiana Revised Statutes, Section 451.2, as amended and reenacted.

16.

Petitioner desires to utilize the cash deposit authorized by Article 1734.1 of the Louisiana Code of Civil Procedure and desires that the amount of the deposit be fixed as required by law.

17.

Petitioner requests written notice at least thirty (30) days prior thereto of any trial, motion or other proceeding scheduled to come before this Honorable Court in this lawsuit in accordance with Title 48 of the Louisiana Revised Statutes, Section 451, and also requests notice of any interlocutory or final order, decree or judgment rendered and signed in this lawsuit as provided by the Louisiana Code of Civil Procedure.

WHEREFORE, petitioner prays that an order issue herein directing petitioner to deposit in the registry of this court the sum of Two Hundred Thousand Nine Hundred Eighteen and No/100 Dollars (\$200,918.00) for payment to the person or persons entitled thereto, and declaring that the full ownership of the above described property, and subject to the mineral reservation set forth herein, has been taken for highway purposes as of the time such deposit is made.

Petitioner further prays that said order direct the defendant to surrender to petitioner possession of said property.

Petitioner further prays that the Order of Expropriation in this matter be recorded in the conveyance records of this Parish.

Petitioner further prays that notice of this expropriation be issued and served upon ACE DISTRIBUTORS, INC., together with a certified copy of this petition, the order of expropriation of this court and the receipt of the Clerk of Court for the deposit made, according to law.

Petitioner further prays that this matter be tried by jury and that it be allowed to utilize the cash deposit authorized by LA C.C.P. Article 1734.1.

Petitioner further prays that it be served with written notice of any trial, motion or other proceeding scheduled before this Honorable Court in accordance with LA R.S. 48:451, and that it be

served with notice of any interlocutory or final order, decree or judgment rendered and signed as provided by the Louisiana Code of Civil Procedure.

Petitioner further prays that upon a final hearing herein there be judgment herein in favor of petitioner fixing the amount of just compensation at a sum not to exceed Two Hundred Thousand Nine Hundred Eighteen and No/100 Dollars (\$200,918.00).

LOUISIANA DEPARTMENT OF
TRANSPORTATION & DEVELOPMENT
OFFICE OF THE GENERAL COUNSEL

BY: 
Of Counsel

Terrence J. Donahue, Jr.
Bar Roll No. 32126
1201 Capitol Access Road
Baton Rouge, LA 70802
P. O. Box 94245
Baton Rouge, LA 70804-9245
PH: (225) 242-4607
FAX: (225) 242-4691
Attorney for State, DOTD

PLEASE SERVE:

Ace Distributors, Inc.
Through Agent for Service of Process
Sookham Dhillon
3106 River Oaks Drive
Monroe, LA 71201

CERTIFICATE OF AUTHORIZATION TO EXPROPRIATE

The Department of Transportation and Development contemplates and plans to construct certain projects for the improvement of various highways throughout the State of Louisiana.

The project presently planned by the Department of Transportation and Development is hereinafter set forth:

STATE PROJECT NO(S). H.008221
LA 134 IMPROVEMENTS AT US 165
ROUTE LA 134
PARISH OF OUACHITA

State Project Number H.008221 provides for asphalt concrete pavement, class II base course, earthwork, milling, drainage structures, signal work, fiber optics and related work on LA 134 in Ouachita Parish, as follows:

Beginning at approximate Highway Survey Station 99+00.00, then proceed in an easterly direction to end at approximate Highway Survey Station 109+00.33.

Beginning at approximate Highway Survey Station 109+00.33, then proceed in a north easterly direction to end at approximate Highway Survey Station 132+15.00.

The total roadway length is approximately 0.614 miles, for an overall project length of approximately 0.614 miles.

The construction of the above described project will be conducive to the public interest, convenience and safety and will enable the Department of Transportation and Development to properly fulfill the functions imposed upon it by law.

The proper construction of said described project is dependent upon the acquisition of the rights of way as fixed by the Chief Engineer, Office of Engineering, for the said project and such other rights as may be appurtenant thereto.

It is necessary and useful to take, by expropriation for highway purposes and in the manner provided by law, in servitude or in full ownership, the property and property rights not otherwise acquired, which are needed for the proper construction of said project.

Pursuant to the authority vested in me by the provisions of L.R.S. 36:501 et seq., and L.R.S. 48:11 et seq., as Secretary of the Department of Transportation and Development, it is necessary and useful to take and, as required by L.R.S. 48:442(3)(a), I hereby approve and authorize the Department of Transportation and Development to take by expropriation for highway purposes and in the manner provided by law, in servitude or in full ownership, the property and property rights not otherwise acquired, and which are needed for the proper construction of State Project No(s). H.001537, LA 4: Bee Branch Bridge, Route LA 4, Parish of Bienville.

Baton Rouge, Louisiana, this 11 day of February, 2019.


SHAWN D. WILSON, Ph.D.
SECRETARY
DEPARTMENT OF TRANSPORTATION
AND DEVELOPMENT

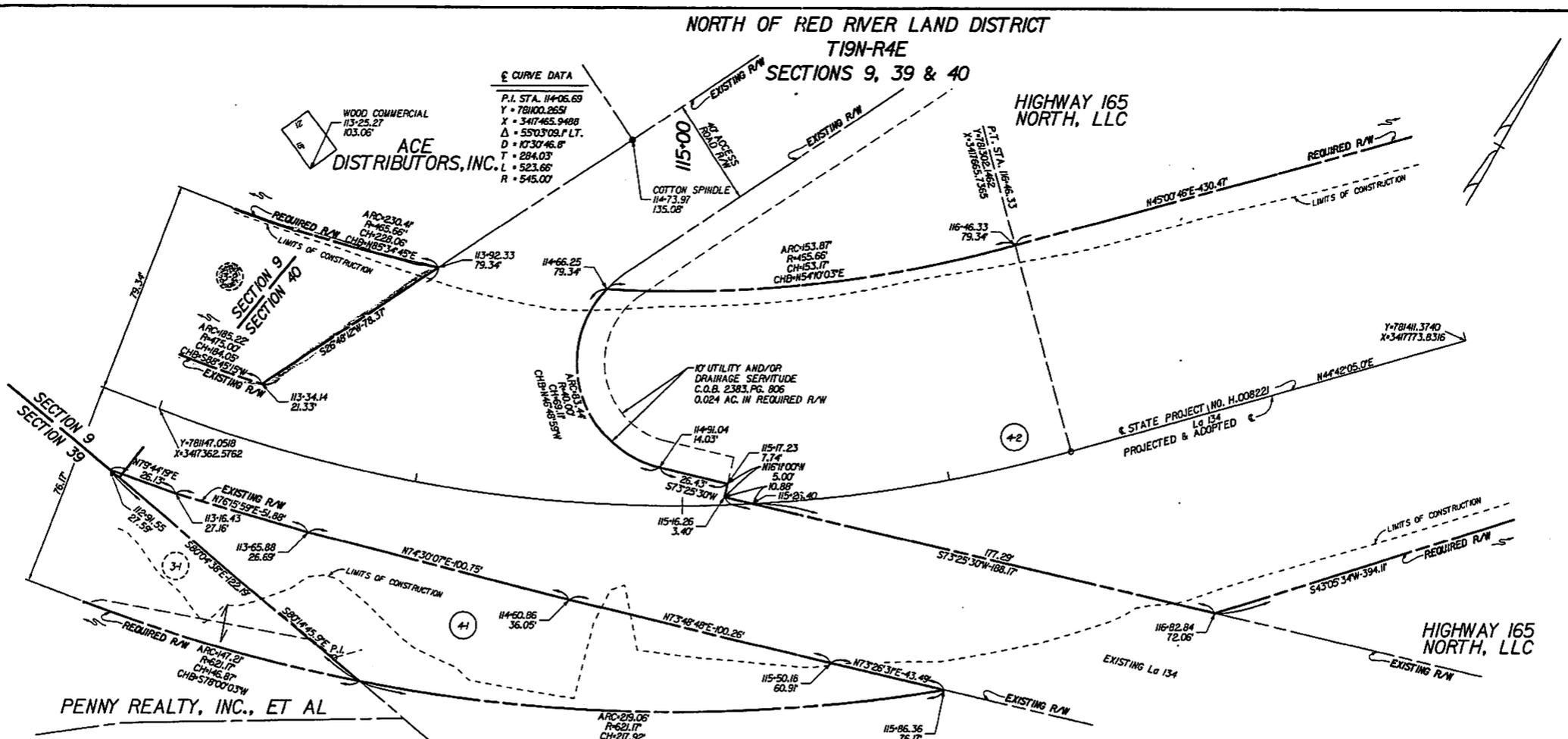
The custodian of official records of the Department of Transportation and Development of the State of Louisiana certifies under the provisions of R.S. 13:3712 and Chapter 9 of the Louisiana Code of Evidence that the attached 1 page(s) is(are) a true and correct copy (copies) of the original(s).

CERTIFICATE
OF THE
CHIEF ENGINEER

I hereby certify that I have fixed the right of way required to construct STATE PROJECT NO. H.008221, F.A.P. NO. H008221, LA 134 IMPROVEMENTS AT US 165, ROUTE LA 134, OUACHITA PARISH, in a manner sufficient in my judgment to provide presently and in the future for the public interest, safety and convenience.


CHRISTOPHER P. KNOTTS, P.E. 3/8/19
DOTD CHIEF ENGINEER DATE

08:41
 9/13/2018
 Final Right-of-Way Map
 R:\PROJECTS\155026.04\MICROSTATION\H.008221 LA 134 IMPROVEMENTS AT US 165 SHEET 4.dgn



§ CURVE DATA
 P.I. STA. 114+06.69
 Y = 78100.2651
 X = 3417465.9488
 Δ = 5503°09.1 LT.
 D = 103°46.8"
 T = 284.03'
 L = 523.66'
 R = 545.00'

NOTES:
 1. ALL PIPES AND MONUMENTS SHOWN HEREON WERE FOUND.
 2. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD 83 (GORS2011) EPOCH 2010.0000). TO CONVERT FROM GRID BEARINGS TO TRUE BEARINGS USE: 00°14'05.8" #
 BASE STATION (GORS):
 DF7069 IULM
 U OF LA AT MOHRE CORP ARP
 LAT = N32°31'44.5013"
 LONG = W92°04'33.23408"
 Y = 738356.01
 X = 3411547.16
 3. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. TO CONVERT DISTANCES DERIVED FROM COORDINATES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES, USE SCALE FACTOR: 0.999999556

LEGEND

		RIGHT OF WAY LINE
		CONTROL OF ACCESS
		RIGHT OF WAY & CONTROL OF ACCESS
		LIMITS OF CONSTRUCTION
		LOT LINE
		APPARENT PROPERTY LINE
		EXISTING SERVITUDE LINE
		SECTION LINE

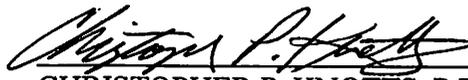
PARCEL	OWNER	ACQUISITION	AREA
4-2	HIGHWAY 165 NORTH, LLC	C.O.B. 2089 Pg. 261 05/24/2007	2.788 Ac.
4-1	DAVID KEITH CASCIO, SR.	C.O.B. 2089 Pg. 258 05/24/2007	
		C.O.B. 1899 Pg. 536 07/07/2003	0.207 Ac.

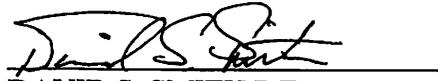


SHEET NUMBER		PARISH	OUIACHITA	SECTION	000-37 & 837-06	STATE PROJECT	H.008221
COMPUTED	P.D.F.	CHECKED	K.E.C.	DATE	04/30/2018	SCALE	1" = 20'
DRAWN	B.C.R.	CHECKED	P.D.F.				
RIGHT OF WAY MAP STATE PROJECT NO. H.008221 LA 134 IMPROVEMENTS AT US 165 OUIACHITA PARISH							
LAZENBY & ASSOCIATES, INC. L.A., INC. BY							
DATE	09/13/18	REV.	AC. OF PARCEL	4-2	REVISION DESCRIPTION		
FILE NO. 04-14-038 R/W SHEET NO. 4							

CERTIFICATE
ON
LOCATION AND DESIGN

We hereby certify that the location and design of the improvements proposed within STATE PROJECT NO. H.008221, F.A.P. NO. H008221, LA 134 IMPROVEMENTS AT US 165, ROUTE LA 134, OUACHITA PARISH, are in accordance with the best modern practices adopted in the interest of the safety and convenience of the traveling public.


CHRISTOPHER P. KNOTTS, P.E. 3/8/19
DOTD CHIEF ENGINEER DATE


DAVID S. SMITH P.E. 3/9/19
ROAD DESIGN ENGINEER DATE

Parcel No. 3-2
S. P. No. H.008221

CERTIFICATE
OF
ESTIMATE OF COMPENSATION

I, the undersigned, hereby certify that I have made a careful investigation of the property identified as Parcel Number 3-1, and its remainder which is the subject matter of this estimate, that I am familiar with land values in the vicinity, and that I estimate the compensation to be as follows:

VALUE OF LAND AND IMPROVEMENTS	\$133,160
DAMAGES	
ADDITIONAL COMPENSATION	
TOTAL ESTIMATE OF COMPENSATION	\$133,160

Methodology Used:

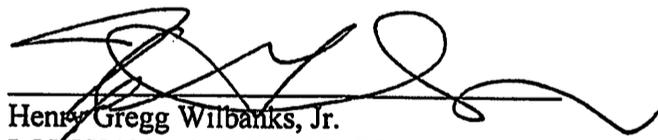
- 1. Sales Comparison Approach
- 2. Cost Approach
- 3. Income Capitalization Approach

Henry Gregg Wilbanks, Jr.
PO Box 1940, Columbia, Louisiana 71418-1940

Qualifications:

- 1. Designated Appraiser
- 2. Candidate for Designation
- 3. Louisiana Certified Residential Real Estate Appraiser
- 4. Louisiana Certified General Real Estate Appraiser
- 5. Right of Way Appraiser in the regular employ of the Department

Columbia, Louisiana, 2/25/2019.


Henry Gregg Wilbanks, Jr.
LOUISIANA CERTIFIED GENERAL REAL ESTATE APPRAISER
CERTIFICATE NO# G0184

Total Approved Amount of Compensation to the full extent of the owner's loss \$ 200,918.00

HEATHER CORSETINO Date
Assistant R/E Administrator,
Department of Transportation and
Development, State of Louisiana

Parcel No. 3-2
S. P. No. H.008221

CERTIFICATE
OF
ESTIMATE OF COMPENSATION

I, the undersigned, hereby certify that I have made a careful investigation of the property identified as Parcel Number(s) 3-2 and it's (their) remainder(s) which is the subject matter of this estimate, that I am familiar with land values in the vicinity, and that I estimate the compensation to be as follows:

Value of Land and Improvements	\$200,918
Damages	\$ 0
Additional Compensation	<u>\$ 0</u>
Total Estimate of Compensation	\$200,918

Methodology Used:

- 1. Sales Comparison Approach
- 2. Cost Approach
- 3. Income Capitalization Approach

Todd M. Tidwell, MAI
117 Julia Street, Suite 7, West Monroe, LA 71291

Qualifications:

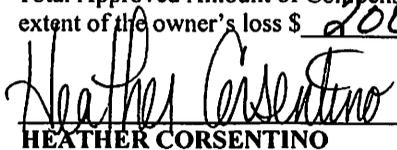
- 1. Designated Appraiser
- 2. Candidate for Designation
- 3. Louisiana Certified Residential Real Estate Appraiser
- 4. Louisiana Certified General Real Estate Appraiser
- 5. Right of Way Appraiser in the regular employ of the Department

West Monroe, Louisiana, February 21, 2019



TODD M. TIDWELL, MAI
LOUISIANA CERTIFIED GENERAL REAL ESTATE
APPRAISER CERTIFICATE NO. G0805

Total Approved Amount of Compensation to the full
extent of the owner's loss \$ 200,918.00

 2/27/19
HEATHER CORSENTINO Date

Assistant R/E Administrator,
Department of Transportation and
Development, State of Louisiana

EXHIBIT P-5B

Ouachita Parish Recording Page

LOUISE BOND
Clerk of Court
PO Box 1862
Monroe, LA 71210-1862
(318) 327-1444

Received From :
OP CIVIL 19-1033

First VENDOR

ACE DISTRIBUTORS INC

First VENDEE

LOUISIANA STATE OF DEPT OF TRANS & DEV

Index Type : CONVEYANCES

File Number : 1772891

Type of Document : ORDER OF EXPROPRIATION

Book : 2576

Page : 344

Recording Pages : 5

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Ouachita Parish, Louisiana.

Louise Bond

Clerk of Court



On (Recorded Date) : 03/28/2019

At (Recorded Time) : 2:29:19PM



Doc ID - 012099540005

Return To : OP CIVIL 19-1033

STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

VS.

ACE DISTRIBUTORS, INC.

NUMBER

4TH JUDICIAL DISTRICT COURT

PARISH OF OUACHITA

STATE OF LOUISIANA

ORDER OF EXPROPRIATION

The petition, exhibits and the premises considered:

IT IS HEREBY ORDERED that the STATE OF LOUISIANA, DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT, do deposit in the registry of this court, for the use and benefit of the person or persons entitled thereto, the sum of Two Hundred Thousand Nine Hundred Eighteen and No/100 Dollars (\$200,918.00).

AND IT IS HEREBY FURTHER ORDERED that the full ownership of the property described below, subject to the reservation in favor of ACE DISTRIBUTORS, INC., of all oil or gas located under the property described below, or the royalties therefrom, in accordance with law, and subject to any existing oil or gas reservation or to any existing oil or gas lease, such reservation of mineral rights being imprescriptible as authorized by LA.R.S. 31:149, is expropriated and taken for highway purposes as of the time of such deposit, according to law, said property being described as follows, to-wit:

One (1) certain tract or parcel of land, together with all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the Parish of Ouachita, State of Louisiana, and in Sections 9 and 40, Township 19 North, Range 4 East, North of Red River Land District, identified as Parcel No. 3-2, on a white print of a plat of survey, consisting of Sheet Nos. 3 and 4, made by Paul D. Fryer, Registered Land Surveyor, dated April 30, 2018, revised, annexed to the above numbered and entitled suit, said tract or parcel being outlined in red and being more particularly described in accordance with said plat of survey, as follows:

REQUIRED IN FULL OWNERSHIP

PARCEL NO. 3-2:

From a point on the centerline of State Project No. H.008221, at Highway Survey Station 110+82.75, proceed N9°45'14"E a distance of 44.69 feet to the point of beginning; thence proceed N26°48'12"E a distance of 36.24 feet to a point and corner; thence proceed S80°14'46"E a distance of 29.29 feet to a point and corner; thence proceed along a curve to the left having a radius of 465.66 feet, whose length is 230.41 feet and whose chord length is 228.06 feet and bears N85°34'45"E to a point and corner; thence proceed S26°48'12"W a distance of 78.37 feet to a point and corner;

FILED

MAR 25 2019
CHLOE ELLINGTON
DEPUTY CLERK
4TH JUDICIAL DISTRICT COURT
OUACHITA PARISH, LA

STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

VS. 19-1033

ACE DISTRIBUTORS, INC.

NUMBER

4TH JUDICIAL DISTRICT COURT

PARISH OF OUACHITA

STATE OF LOUISIANA

ORDER OF EXPROPRIATION (continued)

thence proceed along a curve to the right having a radius of 475.00 feet, whose length is 185.22 feet and whose chord length is 184.05 feet and bears S88°45'15"W to a point and corner; thence proceed N80°4'30"W a distance of 18.17 feet to a point and corner; thence proceed N53°49'14"W a distance of 43.80 feet to the point of beginning; All of which comprises Parcel 3-2 as shown on SHEETS 3 & 4 of the Right of Way Plans of State Project No. H.008221, and contains an area of approximately 13856.4 square feet or 0.318 of an acre.

AND IT IS HEREBY FURTHER ORDERED that this matter be tried by jury upon the plaintiff making a cash deposit in accordance with LA C.C.P. Article 1734.1. Upon the setting of this matter for trial, the court shall fix the amount due and the time of said deposit, which time shall be no later than thirty (30) days prior to trial.

AND IT IS HEREBY FURTHER ORDERED that this Order of Expropriation be recorded in the conveyance records of this Parish.

AND IT IS HEREBY FURTHER ORDERED that the defendant, ACE DISTRIBUTORS, INC., vacate the above described property and surrender possession thereof unto the plaintiff immediately upon the deposit of the estimated compensation into the registry of this court.

Monroe, Louisiana, this 28 day of March, 2019.

WILSON RAMBO

JUDGE, FOURTH JUDICIAL DISTRICT COURT

CERTIFIED
TRUE COPY

MAR 28 2019
DEPUTY CLERK
4TH JUDICIAL DISTRICT COURT
OUACHITA PARISH, LA

FILED

MAR 25 2019
CHLOE ELLINGTON

DEPUTY CLERK
4TH JUDICIAL DISTRICT COURT
OUACHITA PARISH, LA

STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

NUMBER

VS. 19-1033

4TH JUDICIAL DISTRICT COURT

PARISH OF OUACHITA

ACE DISTRIBUTORS, INC.

STATE OF LOUISIANA

RECEIPT

LOUISE BOND, CLERK OF COURT

TO

THE STATE OF LOUISIANA, AND
THE DEPARTMENT OF TRANSPORTATION
AND DEVELOPMENT

In the cause entitled "STATE OF LOUISIANA, DEPARTMENT OF TRANSPORTATION
AND DEVELOPMENT, VS. ACE DISTRIBUTORS, INC." No. 19-1033 of the docket of
said court, the State of Louisiana seeks the expropriation of the full ownership of the property
described below, subject to the reservation in favor of the owner of all oil or gas located under the
property described below, or the royalties therefrom, in accordance with law, and subject to any
existing oil or gas reservation or to any existing oil or gas lease, for the project set forth in the
petition, said property being described as follows, to-wit:

One (1) certain tract or parcel of land, together with all of the rights, ways, privileges,
servitudes and advantages thereunto belonging or in anywise appertaining, situated in
the Parish of Ouachita, State of Louisiana, and in Sections 9 and 40, Township 19
North, Range 4 East, North of Red River Land District, identified as Parcel No. 3-2,
on a white print of a plat of survey, consisting of Sheet Nos. 3 and 4, made by Paul
D. Fryer, Registered Land Surveyor, dated April 30, 2018, revised, annexed to the
above numbered and entitled suit, said tract or parcel being outlined in red and being
more particularly described in accordance with said plat of survey, as follows:

REQUIRED IN FULL OWNERSHIP

PARCEL NO. 3-2:

From a point on the centerline of State Project No. H.008221, at Highway
Survey Station 110+82.75, proceed N9°45'14"E a distance of 44.69 feet to
the point of beginning; thence proceed N26°48'12"E a distance of 36.24
feet to a point and corner; thence proceed S80°14'46"E a distance of 29.29
feet to a point and corner; thence proceed along a curve to the left having a
radius of 465.66 feet, whose length is 230.41 feet and whose chord length
is 228.06 feet and bears N85°34'45"E to a point and corner; thence
proceed S26°48'12"W a distance of 78.37 feet to a point and corner;
thence proceed along a curve to the right having a radius of 475.00 feet,
whose length is 185.22 feet and whose chord length is 184.05 feet and

bears S88°45'15"W to a point and corner; thence proceed N80°4'30"W a distance of 18.17 feet to a point and corner; thence proceed N53°49'14"W a distance of 43.80 feet to the point of beginning; All of which comprises Parcel 3-2 as shown on SHEETS 3 & 4 of the Right of Way Plans of State Project No. H.008221, and contains an area of approximately 13856.4 square feet or 0.318 of an acre.

In accordance with an order of the court signed herein, the Department of Transportation and Development, on behalf of the State of Louisiana and of itself, has this day paid into the registry of said court the sum of Two Hundred Thousand Nine Hundred Eighteen and No/100 Dollars (\$200,918.00) in cash, lawful current money of the United States of America, by delivering said sum to the said Clerk of Court, who acknowledges receipt of said sum and declares that he has placed same in the registry of said court.

Signed at Monroe, Louisiana, this 25 day of March, 2019.

CHLOE ELLINGTON

DEPUTY CLERK OF COURT, FOURTH JUDICIAL DISTRICT COURT

