STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

VS.

CHRISTINA BEARD WALKER

NO. 158809 C
21ST JUDICIAL DISTRICT COURT
PARISH OF LIVINGSTON
STATE OF LOUISIANA

PETITION

The petition of the STATE OF LOUISIANA, DEPARTMENT OF TRANSPORTATION & 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.

CHRISTINA BEARD WALKER is the defendant herein.

2.

The STATE OF LOUISIANA, DEPARTMENT OF TRANSPORTATION & DEVELOPMENT proposes to construct in the Parish of Livingston a certain project designated as State Project No. H.004634, Juban Road Widening (I-12 – U.S. 90), State Route LA 1026, which project is more fully described by a Certificate of Authorization to Expropriate, approved by the Secretary, STATE OF LOUISIANA, DEPARTMENT OF TRANSPORTATION & DEVELOPMENT, on January 16, 2018, 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 the Certificate of the Chief Engineer marked "Exhibit P-2," annexed hereto and made a part hereof.

5.

Included within the right of way required for said project is certain property believed to be owned by the defendant, a portion of which is required in full ownership designated as Parcel Nos. 5-4 and 8-5, together with all of the improvements situated wholly or partially thereon, and a portion of which is required for a temporary construction servitude for a period of time not to exceed completion of the project designated as Parcel Nos. 8-5-C-1 and 8-5-C-2, together with all of the improvements situated wholly or partially thereon, and described as follows, to wit:

> Four (4) certain tracts or parcels of land, together with all of the improvements situated wholly or partially thereon, and all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the Parish of Livingston, State of Louisiana, and in Section 47, Township 6 South, Range 3 East, Greensburg Land District, identified as Parcel Nos. 5-4, 8-5, 8-5-C-1 and 8-5-C-2 on a white print of a plat of survey, consisting of Sheet Nos. 5 and 8, made by Darvin W. Ferguson, Registered Land Surveyor, dated June 23, 2016, revised, annexed to the above numbered and entitled suit, said tracts or parcels being outlined in red and being more particularly described in accordance with said plat of survey, as follows:
>
> REQUIRED IN FULL OWNERSHIP
>
> PARCEL NOS. 5-4 AND 8-5:
>
> **Parcel No. 5-4 | Sect. 47 | T-6-S | R-3-E:**
> From a point on the centerline of State Project No. H.004634, at Highway Survey Station 191+65.11, proceed N89°19'43"E a distance of 38.80 feet to the point of beginning; thence proceed N02°58'29"W a distance of 9.00 feet to a point and corner; thence proceed along a curve to the right having a radius of 911.10 feet, whose length is 31.12 feet and whose chord length is 31.11 feet and bears N01°59'47"W to a point and corner; thence proceed N89°21'39"E a distance of 37.48 feet to a point and corner; thence proceed along a curve to the left having a radius of 1070.92 feet, whose length is 40.08 feet and whose chord length is 40.08 feet and bears S00°23'07"E to a point and corner; thence proceed S89°19'43"W a distance of 36.20 feet to the point of beginning. All of which comprises Parcel 5-4 as shown on Sheet 5 of the Right of Way Plans of State Project No. H.004634, and contains an area of approximately 1477.2 square feet or 0.034 of an acre.

Parcel 8-5 | Sect. 47 | T-6-S | R-3-E:
From a point on the centerline of State Project No. H.004634, at Highway Survey Station 25+62.40, which is the point of beginning, proceed S89°19'42"W a distance of 45.00 feet to a point and corner; thence proceed N00°05'20"E a distance of 39.94 feet to a point and corner; thence proceed N89°21'39"E a distance of 90.01 feet to a point and corner; thence proceed S00°05'20"W a distance of 39.89 feet to a point and corner; thence proceed S89°19'42"W a distance of 45.00 feet to the point of beginning. All of which comprises Parcel 8-5 as shown on Sheet 8 of the Right of Way Plans of State Project No. H.004634, and contains an area of approximately 3592.5 square feet or 0.082 of an acre.

REQUIRED FOR A TEMPORARY SERVITUDE

PARCEL NOS. 8-5-C-1 AND 8-5-C-2:

Parcel 8-5-C-1 | Sect. 47 | T-6-S | R-3-E:
From a point on the centerline of State Project No. H.004634, at Highway Survey Station 25+62.40, proceed S89°19'42"W a distance of 45.00 feet to the point of beginning; thence proceed S89°19'42"W a distance of 33.67 feet to a point and corner; thence proceed N00°05'20"E a distance of 39.96 feet to a point and corner; thence proceed N89°21'39"E a distance of 33.67 feet to a point and corner; thence proceed S00°05'20"W a distance of 39.94 feet to the point of beginning. All of which comprises Parcel 8-5-C-1 as shown on Sheet 8 of the Right of Way Plans of State Project No. H.004634, and contains an area of approximately 1345.2 square feet or 0.031 of an acre.

Parcel 8-5-C-2 | Sect. 47 | T-6-S | R-3-E:
From a point on the centerline of State Project No. H.004634, at Highway Survey Station 25+62.40, proceed N89°19'42"E a distance of 45.00 feet to the point of beginning; thence proceed N00°05'20"E a distance of 39.89 feet to a point and corner; thence proceed N89°21'39"E a distance of 49.00 feet to a point and corner; thence proceed S00°05'20"W a distance of 39.86 feet to a point and corner; thence proceed S89°19'42"W a distance of 49.00 feet to the point of beginning. All of which comprises Parcel 8-5-C-2 as shown on Sheet 8 of the Right of Way Plans of State Project No. H.004634, and contains an area of approximately 1953.9 square feet or 0.045 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 situated wholly or partially thereon the above described property, and the only improvements situated wholly or partially thereon consist of gravel paving, wood sign on wood post, metal stop sign on metal post and utility laterals.

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 property described as Parcel Nos. 5-4 and 8-5, together with all of the improvements situated wholly or partially thereon, subject to the mineral reservation set forth below, and a temporary servitude for construction purposes for a period of time not to exceed completion of the project on, over and across the property described as Parcel Nos. 8-5-C-1 and 8-5-C-2, together with all of the improvements situated wholly or partially thereon, 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 property described as Parcel Nos. 5-4 and 8-5, together with all of the improvements situated wholly or partially thereon, subject to the mineral reservation set forth below, and a temporary servitude for construction purposes for a period of time not to exceed completion of the project on, over and across the property described as Parcel Nos. 8-5-C-1 and 8-5-C-2, together with all of the improvements situated wholly or partially thereon.

12.

The expropriation of the full ownership of the property described as Parcel Nos. 5-4 and 8-5, together with all of the improvements situated wholly or partially thereon, shall be made subject to the reservation in favor of the owner, CHRISTINA BEARD WALKER, of all oil or gas located under the property described hereinabove, or the royalties therefrom, in accordance with law, and subject to any existing oil or gas reservation to any existing oil or gas lease.

13.

The just compensation to which the defendant, CHRISTINA BEARD WALKER, is entitled, being the compensation for the full ownership of the property described hereinabove as Parcel Nos. 5-4 and 8-5, together with all of the improvements situated wholly or partially thereon, subject to the mineral reservation set forth herein, and a temporary servitude for construction purposes for a period of time not to exceed completion of the project on, over and across the property described herein as Parcel Nos. 8-5-C-1 and 8-5-C-2, together with all of the improvements situated wholly or partially thereon, has been estimated to be the sum of Ten Thousand Twenty-Five and 00/100 ($10,025.00) Dollars, as shown by the written Certificate of Estimate of Compensation marked "Exhibit P-5A", and the Certificate of Estimate of Compensation (Land and Improvements) marked "Exhibit P5-B", annexed hereto and made a part hereof.

14.

Petitioner is entitled to expropriate the full ownership of the above property described as Parcel Nos. 5-4 and 8-5, together with all of the improvements situated wholly or partially thereon, subject to the mineral reservation set forth herein, and a temporary servitude for construction purposes for a period of time not to exceed completion of the project on, over and across the property descried herein as Parcel Nos. 8-5-C-1 and 8-5-C-2, together with all of the improvements situated wholly or partially thereon, 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 Ten Thousand Twenty-Five and 00/100 ($10,025.00) Dollars for payment to the person or persons entitled thereto, and declaring that the full ownership of the property described as Parcel Nos. 5-4 and 8-5, together with all of the improvements situated wholly or partially thereon, and subject to the mineral reservation set forth herein, and a temporary servitude for construction purposes for a period of time not to exceed completion of the project on, over and across the property described as Parcel Nos. 8-5-C-1 and 8-5-C-2, together with all of the improvements situated wholly or partially thereon, 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 CHRISTINA BEARD WALKER, 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 there be judgment herein in favor of petitioner fixing the amount of just compensation at a sum not to exceed Ten Thousand Twenty-Five and 00/100 ($10,025.00) Dollars.

Respectfully Submitted:

LOUISIANA DEPARTMENT OF
TRANSPORTATION & DEVELOPMENT,
OFFICE OF THE GENERAL COUNSEL

By: _____
Of Counsel

Victoria A. Guidry
La. Bar Roll No. 16952
1201 Capitol Access Road (70802)
P. O. Box 94245
Baton Rouge, LA 70804-9245
Telephone: (225) 242-4671
Fax: (225) 242-4691
Email: victoria.guidry@la.gov
Counsel for LA DOTD

PLEASE SERVE:

CHRISTINA BEARD WALKER
30613 Burgess Road
Denham Springs, LA 70726

January 16, 2018

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.004634
JUBAN RD WIDENING (I-12 TO US 190)
STATE ROUTE LA 1026
PARISH OF LIVINGSTON

State Project Number H.004634 provides for road construction (widening, new roadway construction, roundabouts, and frontage roads), earthwork, grading, base course, sub-surface drainage, Portland cement pavement, concrete curb, asphalt concrete pavement, striping and related work on LA 1026 in Livingston Parish, as follows:

Beginning LA 1026 at approximate Highway Survey Station 155+41.33, then proceed in a northerly direction to end at approximate Highway Survey Station 201+00.00.

Beginning Frontage Road at approximate Highway Survey Station 50+00.00, then proceed in an easterly direction to end at approximate Highway Survey Station 58+02.33.

Beginning Frontage Road at approximate Highway Survey Station 21+19.71, then proceed in a northerly direction to end at approximate Highway Survey Station 27+37.00.

Beginning Frontage Road at approximate Highway Survey Station 21+65.00, then proceed in a northerly direction to end at approximate Highway Survey Station 26+35.00.

The total roadway length is approximately 1.221 miles, for an overall project length of approximately 1.221 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.

EXHIBIT P-1

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.004634, Juban Rd Widening (I-12 to US 190), State Route LA 1026, Parish of Livingston.

Baton Rouge, Louisiana, this 16 day of January, 2018.

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 2 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.004634, JUBAN RD WIDENING (I-12 – US 190), ROUTE LA 1026, LIVINGSTON 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. 3/7/19
DOTD CHIEF ENGINEER DATE

FILED
CLERK OF COURT
PARISH OF LIVINGSTON
2018 MAR 26 AM 9:08
DEPUTY CLERK

EXHIBIT P-2

EXHIBIT P-3

NOTES:
1. ALL PIPES AND MONUMENTS SHOWN HEREON WERE FOUND.
2. THE COORDINATES AND BEARINGS SHOWN HEREON ARE GRID AND ARE ON THE LOUISIANA COORDINATE SYSTEM SOUTH ZONE (NAD 83 (2011) EPOCH 2010.00) TO CONVERT FROM GRID BEARINGS TO TRUE BEARINGS USE: 0° 12' 27.0".

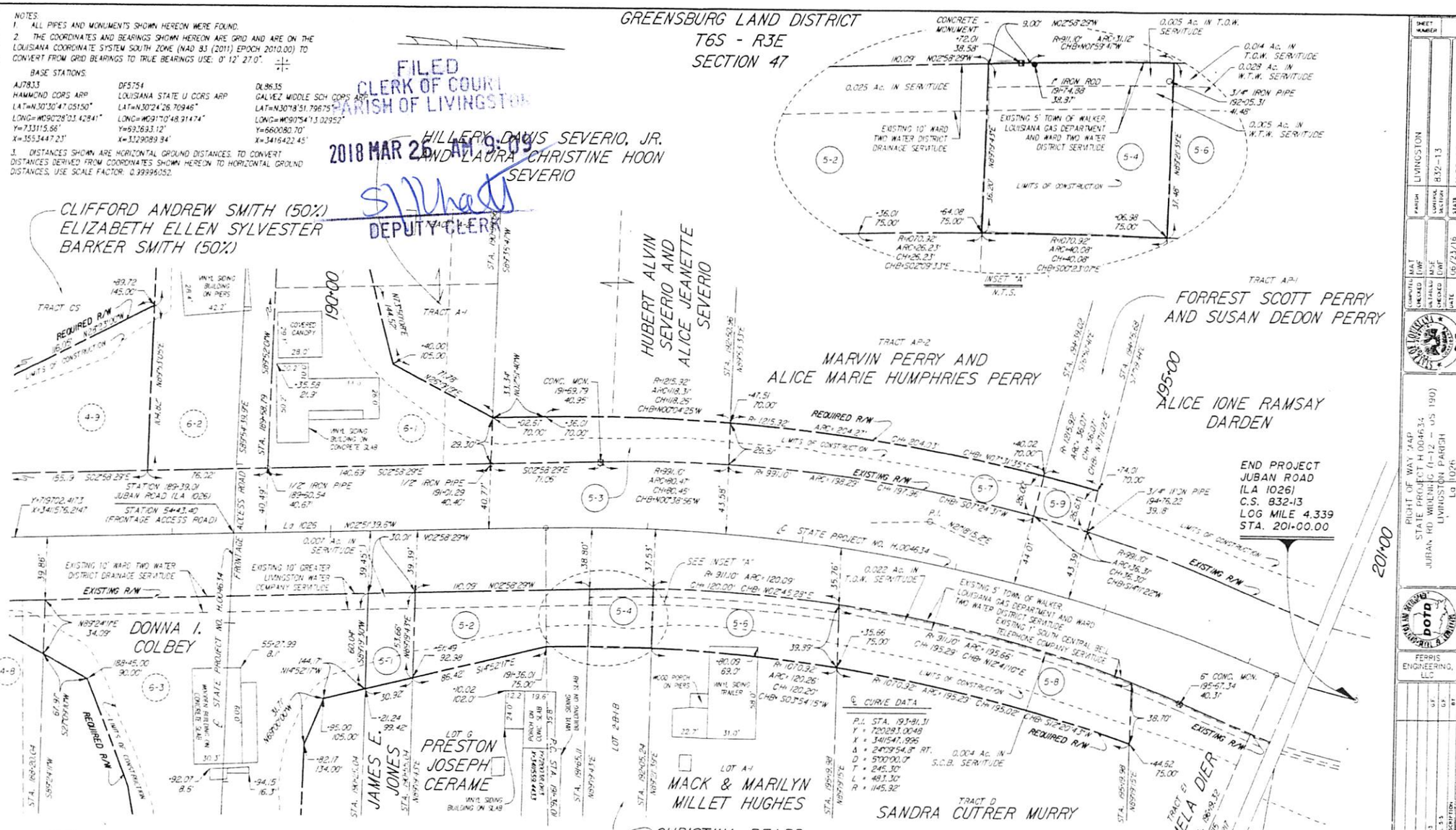
BASE STATIONS:

AJ7833	DF5754	DL8635
HAMMOND CORS ARP	LOUISIANA STATE U CORS ARP	GALVEZ MIDDLE SCH CORS ARP
LAT=N30°30'47.05150"	LAT=N30°24'26.70946"	LAT=N30°18'51.79675"
LONG=W90°28'03.42841"	LONG=W091°10'48.91474"	LONG=W90°54'13.02952"
Y=733115.66'	Y=693693.12'	Y=660080.70'
X=3553447.23'	X=3329089.94'	X=3416422.45'

3. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. TO CONVERT DISTANCES DERIVED FROM COORDINATES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES, USE SCALE FACTOR: 0.99996052.

FILED
CLERK OF COURT
PARISH OF LIVINGSTON
2018 MAR 26 AM 9:09
DEPUTY CLERK

GREENSBURG LAND DISTRICT
T6S - R3E
SECTION 47



PARCEL	OWNER	ACQUISITION	AREA
5-9	FORREST SCOTT PERRY AND SUSAN DEDON PERRY	COB 1222, PG 16, FILE 842688, 04/30/2015	0.022 Ac.
5-8	SANDRA CUTRER MURRY	COB 757, PG 482, FILE 437102, 08/11/1999	0.174 Ac.
5-7	MARVIN PERRY AND ALICE MARIE HUMPHRIES PERRY	COB 447, PG 763, FILE 233664, 04/28/1985	0.119 Ac.
5-6	MACK & MARILYN MILLET HUGHES	COB 207, PG 400, FILE 112299, 08/31/1975	0.107 Ac.
5-5			DELETED
5-4	CHRISTINA BEARD WALKER	COB 1101, PG 409, FILE 743518, 05/05/2001 COB 1200, PG 744, FILE 825723, 08/06/2014	0.034 Ac.
5-3	HUBERT ALVIN SEVERIO AND ALICE JEANETTE SEVERIO	COB 1293, PG 758, FILE 903116, 07/13/2017 COB 848, PG 271, FILE 539422, 12/18/2003	0.098 Ac.
5-2	PRESTON JOSEPH CERAME	COB 799, PG 245, FILE 485050, 01/18/2002	0.108 Ac.
5-1	JAMES E. JONES	COB 737, PG 85, FILE 415049, 01/13/1999	0.039 Ac.

STATE OF LOUISIANA
DARYL W. FERGUSON
REG. No. 4624
REGISTERED PROFESSIONAL LAND SURVEYOR
6/23/2016

SHEET NUMBER	
PARISH	LIVINGSTON
CONTROL SECTION	832-13
STATE PROJECT	H.004634
COMPUTED MAT	
CHECKED EWF	
DETAILED MSE	
CHECKED EWF	
DATE 06/23/16	
SCALE 1" = 30'	

RIGHT OF WAY MAP
STATE PROJECT H.004634
JUBAN RD WIDENING (1-12 - US 190)
LIVINGSTON PARISH
LA 1026

FERRIS ENGINEERING, LLC

DATE	REVISION DESCRIPTION
01/16/2018	ADDED STATION OFFSET FOR PARCEL 5-3
10/26/2017	THE TAKE PARCEL 5-5, DELETED PARCEL 5-5

FILE NO. 04-8-0312 | R/W SHEET NO. 5

Final Right-of-Way Map

S:\12-028 Juban Widening ROW Maps\dwg\Right of Way Map\Set 2 Juban Road\2018-01-16\05 CADconform Rev 12-028 ROW Map.dwg 1/16/18 10:02

S:\12-028 Juban Widening ROW Maps\dwg\Right of Way Maps\Set 2 Juban Road\2017-11 ... Rev 12-028 ROW Map.dwg

Final Right-of-Way Map

11/02/17 11:17

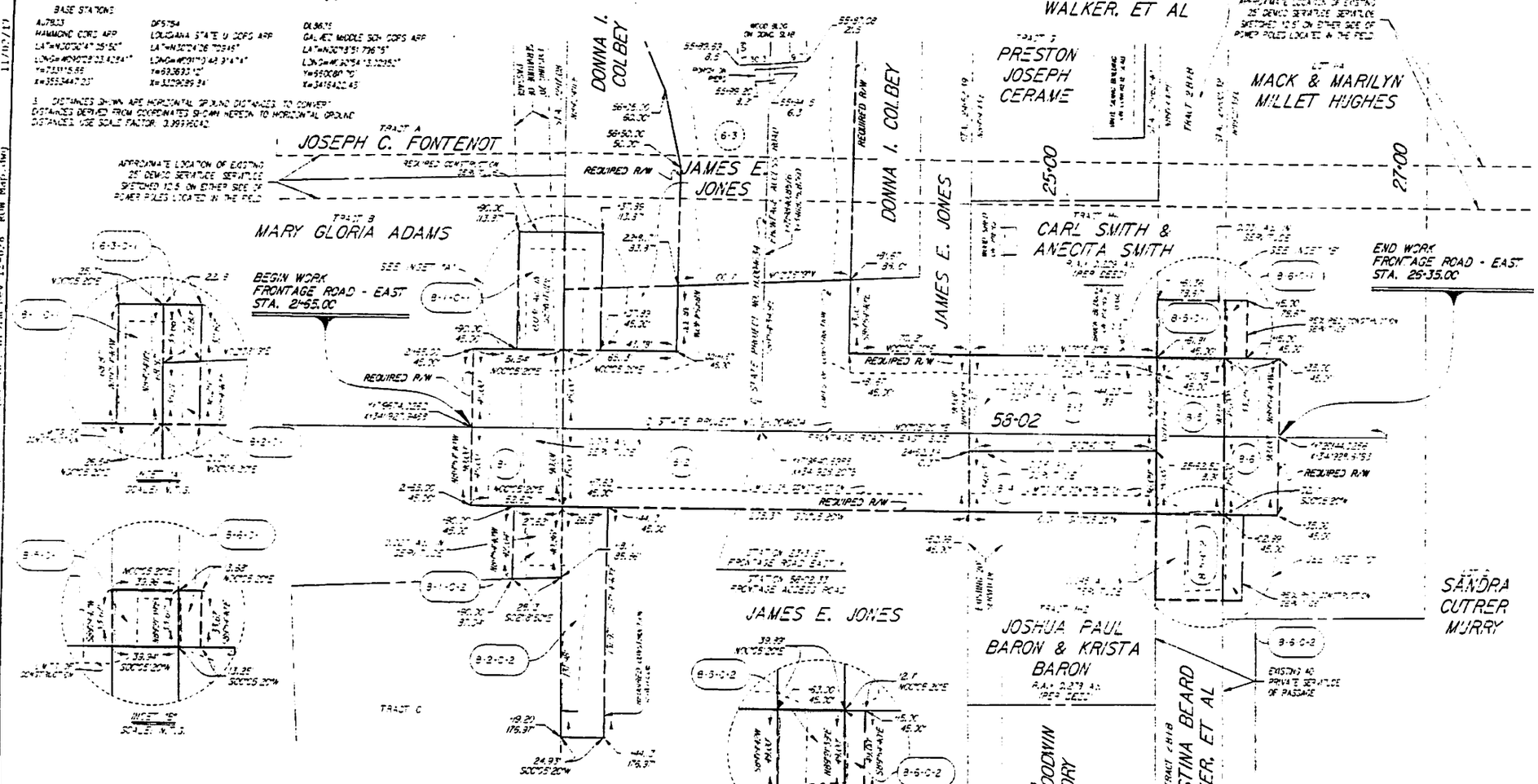
NOTES:
1. ALL PIPES AND MONUMENTS SHOWN HEREON WERE FOUND

2. THE COORDINATES AND BEARINGS SHOWN HEREON ARE GRID AND ARE ON THE LOUISIANA COORDINATE SYSTEM SOUTH ZONE (NAD 83 (2011) EPOCH 2010.00) TO CONVERT FROM GRID BEARINGS TO TRUE BEARINGS USE: 0° 12' 23.1"

BASE STATIONS

AJ7833	DF5754	DL3635
HAMMOND CORS ARP	LOUISIANA STATE U CORS ARP	GALVEZ MIDDLE SCH CORS ARP
LAT=N30°30'47.05150"	LAT=N30°24'26.70345"	LAT=N30°18'51.79675"
LONG=W090°28'03.4284"	LONG=W091°10'43.31474"	LONG=W090°54'13.02352"
Y=733115.55'	Y=693693.12'	Y=650080.70'
X=3553447.23'	X=3229089.34'	X=3416422.45'

3. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. TO CONVERT DISTANCES DERIVED FROM COORDINATES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES USE SCALE FACTOR: 0.99990042



PARCEL	OWNER	ACQUISITION	AREA
B-6-C-2	MACK & MARILYN MILLET HUGHES	COB 207, PG 400, FILE 112299, DATE	0.013 Ac.
B-6-C-1			0.010 Ac.
B-6			0.068 Ac.
B-5-C-2	CHRISTINA BEARD WALKER, ET AL	COB 1101, PG 409, FILE 743513, 05/11/2001	0.045 Ac.
B-5-C-1			0.031 Ac.
B-5			0.082 Ac.
B-4	JOSHUA PAUL BARON & KRISTA BARON	COB 1295, PG 340, FILE 904539, 07/31/2017	0.089 Ac.
B-3	CARL SMITH & ANECITA SMITH	COB 1034, PG 673, FILE 691327, 04/07/2009	0.139 Ac.
B-2-C-2	JAMES E. JONES	COB 737, PG 35, FILE 415049, 01/13/1999	0.078 Ac.
B-2-C-1			0.018 Ac.
B-2			0.580 Ac.
B-1-C-2	MARY GLORIA ADAMS	COB 961, PG 206, FILE 629119, 02/05/2007	0.027 Ac.
B-1-C-1			0.041 Ac.
B-1			0.108 Ac.

Darwin W. Ferguson
6/23/2020

STATE OF LOUISIANA
DARWIN W. FERGUSON
REG. No. 4824
REGISTERED PROFESSIONAL LAND SURVEYOR

LEGEND

EXISTING	REQUIRED	
EXISTING R/W	REQUIRED R/W	RIGHT OF WAY LINE
EXISTING C. of A.	REQUIRED C. of A.	CONTROL OF ACCESS
EXIST R/W & EXIST C. of A.	REQ'D R/W & REQ'D C. of A.	RIGHT OF WAY & CONTROL OF ACCESS
		LIMITS OF CONSTRUCTION
		LOT LINE
		APPARENT PROPERTY LINE
		EXISTING SERVITUDE LINE
		SECTION LINE

RIGHT OF WAY MAP
STATE PROJECT H.004834
JUBAN RD WIDENING (I-12 – US 190)
LIVINGSTON PARISH
1 to 10.6

FERRIS ENGINEERING LLC

DOTD

REVISED OWNERSHIP ON PARCEL B-4
REVISED OWNERSHIP ON PARCEL B-4
REVISION DESCRIPTION

PARISH: LIVINGSTON
CONTROL SECTION: 852-15
STATE PROJECT: H.004834

SHEET NUMBER

CERTIFICATE

ON

LOCATION AND DESIGN

We hereby certify that the location and design of the improvements proposed within STATE PROJECT NO. H.004634, JUBAN RD WIDENING (I-12 – US 190), ROUTE LA 1026, LIVINGSTON 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. 3/7/18 DATE
DOTD CHIEF ENGINEER

DAVID S. SMITH P.E. 3/7/18 DATE
ROAD DESIGN ENGINEER

FILED
CLERK OF COURT
PARISH OF LIVINGSTON
2018 MAR 26 AM 9:09
DEPUTY CLERK

EXHIBIT P-4

Parcel No. 5-4, 8-5, 8-5-C-1 & 8-5-C-2
S. P. No. H.004634

CERTIFICATE
OF
ESTIMATE OF COMPENSATION

I, the undersigned, hereby certify that I have made a careful investigation of the property identified as Parcel Number 5-4, 8-5, 8-5-C-1 & 8-5-C-2, and their 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 & IMPROVEMENTS	$10,521.00
DAMAGES	$0.00
ADDITIONAL COMPENSATION	$0.00
TOTAL ESTIMATE OF COMPENSATION	$10,521.00

Methodology Used:

Yes 1. Sales Comparison Approach
No 2. Cost Approach
No 3. Income Capitalization Approach

Brian David Simoneaux
18641 Creek Hollow Court
Baton Rouge, LA 70817

Qualifications:

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

Baton Rouge, Louisiana, February 2, 2018.

Brian D. Simoneaux

Brian David Simoneaux
LOUISIANA CERTIFIED GENERAL/RESIDENTIAL REAL ESTATE
APPRAISER CERTIFICATE NO. G2169

Total Approved Amount of Compensation to the full extent of the owner's loss $ 10,025.00

Heather Corsentino 3/8/18
HEATHER CORSENTINO **Date**
Assistant R/E Administrator,
Department of Transportation and
Development, State of Louisiana

FILED
CLERK OF COURT
PARISH OF LIVINGSTON
2018 MAR 26 AM 9:09
DEPUTY CLERK

EXHIBIT P-5A

Certificate – Land and Improvements

Parcel 5-4, 8-5, 8-5-C-1, 8-5-C-2 **Louisiana State Project No. H.004634**

CERTIFICATE OF ESTIMATE OF COMPENSATION (LAND AND IMPROVEMENTS)

I, the undersigned, hereby certify that I have made a careful investigation of the property identified as Parcel Number(s) 5-4 8-5, 8-5-C-1, 8-5-C-2 and its (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 TO BE ACQUIRED	$8,607
DAMAGES	$3,986
ADDITIONAL COMPENSATION	
TOTAL COMPENSATION	$12,593

Methodology used:

X 1. Sales Comparison Approach
___ 2. Cost Approach
___ 3. Income Capitalization Approach

NAME

Roberto J. Aguilar, IFAS, ASA, SR/WA
Aguilar Consultants, LLC
17732 Highland Road G-159
Baton Rouge, Louisiana 70810

Qualifications:

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

FILED
CLERK OF COURT
PARISH OF LIVINGSTON
2018 MAR 26 AM 9:09
DEPUTY CLERK

Baton Rouge, East Baton Rouge, Louisiana February 11, 2018,

AGUILAR CONSULTANTS, LLC

Roberto J. Aguilar, IFAS, ASA, SR/WA
Louisiana State Certified General Real Estate Appraiser, Certification No. G0476
Senior Independent Fee Appraiser
Senior Member, American Society of Appraiser
Senior Right of Way Agent

Total Approved Amount of Compensation to the full extent of the owner's loss $ 10,025.00

Heather Corsentino 3/8/18
Heather Corsentino **Date**
Department of Transportation and
Development, State of Louisiana

EXHIBIT P-5B

Livingston Parish Recording Page

Thomas L. Sullivan Jr.
Clerk of Court
PO Box 1150
Livingston, LA 70754-1150
(225) 686-2216

Received From :
LA DOTD- REAL ESTATE SECTION #23
PO BOX 94245
BATON ROUGE, LA 70804-9245

First VENDOR

LOUISIANA DEPARTMENT OF TRANSPORTATION & DEVELOPMENT

First VENDEE

WALKER, CHRISTINA BEARD

Index Type : Conveyances

File Number : 920882

Type of Document : Order-Decree

Book : 1316 **Page :** 352

Recording Pages : 7

Recorded Information

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

On (Recorded Date) : 03/27/2018

At (Recorded Time) : 1:53:11PM

Doc ID - 012652460007

CLERK OF COURT
THOMAS L. SULLIVAN JR.
Parish of Livingston
I certify that this is a true copy of the attached document that was filed for registry and Recorded 03/27/2018 at 1:53:11
Recorded in Book 1316 Page 352
File Number 920882

Deputy Clerk

Return To :

STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

VS.

CHRISTINA BEARD WALKER

NO. 158809 C
21ST JUDICIAL DISTRICT COURT

PARISH OF LIVINGSTON

STATE OF LOUISIANA

FILED
CLERK OF COURT
PARISH OF LIVINGSTON
2018 MAR 26 AM 9:08
DEPUTY CLERK

ORDER OF EXPROPRIATION

The petition, exhibits and the premises considered:

IT IS HEREBY ORDERED that the STATE OF LOUISIANA, DEPARTMENT OF TRANSPORTATION & DEVELOPMENT, deposit in the Registry of this Court, for the use and benefit of the person or persons entitled thereto, the sum of Ten Thousand Twenty-Five and 00/100 ($10,025.00) Dollars.

IT IS HEREBY FURTHER ORDERED that the full ownership of the property described as Parcel Nos. 5-4 and 8-5, together with all of the improvements situated wholly or partially thereon, subject to the reservation in favor of CHRISTINA BEARD WALKER 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, and a temporary servitude for construction purposes for a period of time not to exceed completion of the project on, over and across the property described as Parcel Nos. 8-5-C-1 and 8-5-C-2, 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:

> Four (4) certain tracts or parcels of land, together with all of the improvements situated wholly or partially thereon, and all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the Parish of Livingston, State of Louisiana, and in Section 47, Township 6 South, Range 3 East, Greensburg Land District, identified as Parcel Nos. 5-4, 8-5, 8-5-C-1 and 8-5-C-2 on a white print of a plat of survey, consisting of Sheet Nos. 5 and 8, made by Darvin W. Ferguson, Registered Land Surveyor, dated June 23, 2016, revised, annexed to the above numbered and entitled suit, said tracts or parcels being outlined in red and being more particularly described in accordance with said plat of survey, as follows:

REQUIRED IN FULL OWNERSHIP

PARCEL NOS. 5-4 AND 8-5:

Parcel No. 5-4 | Sect. 47 | T-6-S | R-3-E:
From a point on the centerline of State Project No. H.004634, at Highway Survey Station 191+65.11, proceed N89°19'43"E a distance of 38.80 feet to the point of beginning; thence proceed N02°58'29"W a distance of 9.00 feet to a point and corner; thence proceed along a curve to the right having a radius of 911.10 feet, whose length is 31.12 feet and whose chord length is 31.11 feet and bears N01°59'47"W to a point and corner; thence proceed N89°21'39"E a distance of 37.48 feet to a point and corner; thence proceed along a curve to the left having a radius of 1070.92 feet, whose length is 40.08 feet and whose chord length is 40.08 feet and bears S00°23'07"E to a point and corner; thence proceed S89°19'43"W a distance of 36.20 feet to the point of beginning. All of which comprises Parcel 5-4 as shown on Sheet 5 of the Right of Way Plans of State Project No. H.004634, and contains an area of approximately 1477.2 square feet or 0.034 of an acre.

Parcel 8-5 | Sect. 47 | T-6-S | R-3-E:
From a point on the centerline of State Project No. H.004634, at Highway Survey Station 25+62.40, which is the point of beginning, proceed S89°19'42"W a distance of 45.00 feet to a point and corner; thence proceed N00°05'20"E a distance of 39.94 feet to a point and corner; thence proceed N89°21'39"E a distance of 90.01 feet to a point and corner; thence proceed S00°05'20"W a distance of 39.89 feet to a point and corner; thence proceed S89°19'42"W a distance of 45.00 feet to the point of beginning. All of which comprises Parcel 8-5 as shown on Sheet 8 of the Right of Way Plans of State Project No. H.004634, and contains an area of approximately 3592.5 square feet or 0.082 of an acre.

REQUIRED FOR A TEMPORARY SERVITUDE

PARCEL NOS. 8-5-C-1 AND 8-5-C-2:

Parcel 8-5-C-1 | Sect. 47 | T-6-S | R-3-E:
From a point on the centerline of State Project No. H.004634, at Highway Survey Station 25+62.40, proceed S89°19'42"W a distance of 45.00 feet to the point of beginning; thence proceed S89°19'42"W a distance of 33.67 feet to a point and corner; thence proceed N00°05'20"E a distance of 39.96 feet to a point and corner; thence proceed N89°21'39"E a distance of 33.67 feet to a point and corner; thence proceed S00°05'20"W a distance of 39.94 feet to the point of beginning. All of which comprises Parcel 8-5-C-1 as shown on Sheet 8 of the Right of Way Plans of State Project No. H.004634, and contains an area of approximately 1345.2 square feet or 0.031 of an acre.

Parcel 8-5-C-2 | Sect. 47 | T-6-S | R-3-E:
From a point on the centerline of State Project No. H.004634, at Highway Survey Station 25+62.40, proceed N89°19'42"E a distance

STATE OF LOUISIANA, DEPARTMENT OF TRANSPORTATION & DEVELOPMENT

VS.

CHRISTINA BEARD WALKER

NO.

21ST JUDICIAL DISTRICT COURT

PARISH OF LIVINGSTON

STATE OF LOUISIANA

ORDER OF EXPROPRIATION (CONTINUED)

of 45.00 feet to the point of beginning; thence proceed N00°05'20"E a distance of 39.89 feet to a point and corner; thence proceed N89°21'39"E a distance of 49.00 feet to a point and corner; thence proceed S00°05'20"W a distance of 39.86 feet to a point and corner; thence proceed S89°19'42"W a distance of 49.00 feet to the point of beginning. All of which comprises Parcel 8-5-C-2 as shown on Sheet 8 of the Right of Way Plans of State Project No. H.004634, and contains an area of approximately 1953.9 square feet or 0.045 of an acre.

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.

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

IT IS HEREBY FURTHER ORDERED that the defendant, CHRISTINA BEARD WALKER, vacate the above described property and surrender possession thereof unto the plaintiff immediately.

Livingston, Louisiana, this 26th day of March, 2018.

JUDGE | 21ST JUDICIAL DISTRICT COURT
PARISH OF LIVINGSTON | STATE OF LOUISIANA

21st JUDICIAL DISTRICT
PARISH OF LIVINGSTON, LA
A true copy of the original
this 3/27 20 18
Deputy Clerk of Court

STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

VS.

CHRISTINA BEARD WALKER

NO. 158809-C
21ST JUDICIAL DISTRICT COURT

PARISH OF LIVINGSTON

STATE OF LOUISIANA

FILED
CLERK OF COURT
PARISH OF LIVINGSTON
2018 MAR 26 AM 9:08
DEPUTY CLERK

RECEIPT

THOMAS L. SULLIVAN, JR. | CLERK OF COURT | 21ST JUDICIAL DISTRICT COURT
PARISH OF LIVINGSTON | STATE OF LOUISIANA

TO

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

In the cause entitled "STATE OF LOUISIANA, DEPARTMENT OF TRANSPORTATION & DEVELOPMENT VS. CHRISTINA BEARD WALKER", No. 158809 C, of the docket of said Court, the State of Louisiana seeks the expropriation of the full ownership of the property described below, together with all of the improvements situated wholly or partially thereon, subject to the reservation in favor of the owner CHRISTINA BEARD WALKER 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:

> Four (4) certain tracts or parcels of land, together with all of the improvements situated wholly or partially thereon, and all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the Parish of Livingston, State of Louisiana, and in Section 47, Township 6 South, Range 3 East, Greensburg Land District, identified as Parcel Nos. 5-4, 8-5, 8-5-C-1 and 8-5-C-2 on a white print of a plat of survey, consisting of Sheet Nos. 5 and 8, made by Darvin W. Ferguson, Registered Land Surveyor, dated June 23, 2016, revised, annexed to the above numbered and entitled suit, said tracts or parcels being outlined in red and being more particularly described in accordance with said plat of survey, as follows:

REQUIRED IN FULL OWNERSHIP

PARCEL NOS. 5-4 AND 8-5:

Parcel No. 5-4 | Sect. 47 | T-6-S | R-3-E:
From a point on the centerline of State Project No. H.004634, at Highway Survey Station 191+65.11, proceed N89°19'43"E a distance of 38.80 feet to the point of beginning; thence proceed N02°58'29"W a distance of 9.00 feet to a point and corner; thence proceed along a curve to the right having a radius of 911.10 feet, whose length is 31.12 feet and whose chord length is 31.11 feet and bears N01°59'47"W to a point and corner; thence proceed N89°21'39"E a distance of 37.48 feet to a point and corner; thence proceed along a curve to the left having a radius of 1070.92 feet, whose length is 40.08 feet and whose chord length is 40.08 feet and bears S00°23'07"E to a point and corner; thence proceed S89°19'43"W a distance of 36.20 feet to the point of beginning. All of which comprises Parcel 5-4 as shown on Sheet 5 of the Right of Way Plans of State Project No. H.004634, and contains an area of approximately 1477.2 square feet or 0.034 of an acre.

Parcel 8-5 | Sect. 47 | T-6-S | R-3-E:
From a point on the centerline of State Project No. H.004634, at Highway Survey Station 25+62.40, which is the point of beginning, proceed S89°19'42"W a distance of 45.00 feet to a point and corner; thence proceed N00°05'20"E a distance of 39.94 feet to a point and corner; thence proceed N89°21'39"E a distance of 90.01 feet to a point and corner; thence proceed S00°05'20"W a distance of 39.89 feet to a point and corner; thence proceed S89°19'42"W a distance of 45.00 feet to the point of beginning. All of which comprises Parcel 8-5 as shown on Sheet 8 of the Right of Way Plans of State Project No. H.004634, and contains an area of approximately 3592.5 square feet or 0.082 of an acre.

REQUIRED FOR A TEMPORARY SERVITUDE

PARCEL NOS. 8-5-C-1 AND 8-5-C-2:

Parcel 8-5-C-1 | Sect. 47 | T-6-S | R-3-E:
From a point on the centerline of State Project No. H.004634, at Highway Survey Station 25+62.40, proceed S89°19'42"W a distance of 45.00 feet to the point of beginning; thence proceed S89°19'42"W a distance of 33.67 feet to a point and corner; thence proceed N00°05'20"E a distance of 39.96 feet to a point and corner; thence proceed N89°21'39"E a distance of 33.67 feet to a point and corner; thence proceed S00°05'20"W a distance of 39.94 feet to the point of beginning. All of which comprises Parcel 8-5-C-1 as shown on Sheet 8 of the Right of Way Plans of State Project No. H.004634, and contains an area of approximately 1345.2 square feet or 0.031 of an acre.

Parcel 8-5-C-2 | Sect. 47 | T-6-S | R-3-E:
From a point on the centerline of State Project No. H.004634, at Highway Survey Station 25+62.40, proceed N89°19'42"E a distance of 45.00 feet to the point of beginning; thence proceed N00°05'20"E

a distance of 39.89 feet to a point and corner; thence proceed N89°21'39"E a distance of 49.00 feet to a point and corner; thence proceed S00°05'20"W a distance of 39.86 feet to a point and corner; thence proceed S89°19'42"W a distance of 49.00 feet to the point of beginning. All of which comprises Parcel 8-5-C-2 as shown on Sheet 8 of the Right of Way Plans of State Project No. H.004634, and contains an area of approximately 1953.9 square feet or 0.045 of an acre.

In accordance with an order of the Court signed herein, the Department of Transportation & Development, on behalf of the State of Louisiana and of itself, has this day paid into the Registry of said Court the sum of Ten Thousand Twenty-Five and 00/100 ($10,025.00) Dollars in ~~cash~~ Ck # 0000304078, 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 it has placed same in the Registry of said Court.

SIGNED at Livingston, Louisiana, this 26th day of March, 2018.

Kathy Ford

DEPUTY CLERK OF COURT
21ST JUDICIAL DISTRICT COURT
PARISH OF LIVINGSTON
STATE OF LOUISIANA