

STATE OF LOUISIANA, DEPARTMENT OF TRANSPORTATION & DEVELOPMENT

SUIT NUMBER: 579076-A
1ST JUDICIAL DISTRICT COURT
PARISH OF CADDO

VS.

DIANNE HOLMES DAWSON, ET AL

STATE OF LOUISIANA

PETITION

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:

SCAN08272014000000074

1.

DIANNE HOLMES DAWSON, SALLIETTA HOLMES HAMMONDS, CARLTON HOLMES, KENNETH HOLMES and ANDREA HOLMES are the defendants herein.

2.

The Department of Transportation and Development, proposes to construct in the Parish of Caddo, a certain project designated as State Project No. H.011105, Cul-De-Sacs @ I-49N C of A Lines, on State Route I-49, which project is more fully described by a Certificate of Authorization to Expropriate, approved by the Secretary, Department of Transportation and Development on April 4, 2014, 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.

PGS 9 EXH 12 MIN
CC 5 CP MAIL 2 N/J
INDEX 11 REC 41 FAX
W/D DOC CERT MAIL
SERVICE S N/A

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.

#50.00
Receipt

State FILED
AUG 21 2014
JIM SCOTT
SABBO DEPUTY CLERK OF COURT

801
Charles McBride

Jim Scott

Included within the right of way required for said project is certain property believed to be owned by the defendants, a portion of which is required in full ownership designated as Parcel No. 4-4, 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 No. 4-4-C-1, and described as follows, to-wit:

Two (2) certain tracts or parcels of land, together with all of the buildings and 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 Caddo, State of Louisiana, and in Section 16, Township 18 North, Range 14 West, Northwestern Land District, identified as Parcel No. 4-4 and 4-4-C-1, on a white print of a plat of survey, consisting of Sheet No. 4, made by Charles G. Coyle, III, Registered Land Surveyor, dated December 19, 2013, 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 NO. 4-4:

From a point on the centerline of Construction and Right of Way State Project No. H.011105, Phelps Street, at Highway Survey Station 17+32.50, proceed N00°50'24"E a distance of 30.67 feet to the point of beginning; thence proceed N00°50'24"E a distance of 12.65 feet to a point and corner; thence proceed along a curve to the left having a radius of 55.00 feet, whose length is 8.13 feet and whose chord length is 8.12 feet and bears N49°02'20"E to a point and corner; thence proceed along a curve to the right having a radius of 70.00 feet, whose length is 49.45 feet and whose chord length is 48.43 feet and bears N65°02'29"E to a point and corner; thence proceed S00°51'57"W a distance of 39.06 feet to a point and corner; thence proceed N89°15'00"W a distance of 49.64 feet to the point of beginning. All of which comprises Parcel 4-4 as shown on Sheet 4 of the Right of Way Plans of State Project No. H.011105, and contains an area of approximately 1477.4 square feet or 0.034 of an acre.

REQUIRED FOR A TEMPORARY SERVITUDE

PARCEL NO. 4-4-C-1:

From a point on the centerline of Construction and Right of Way State Project No. H.011105, Phelps Street, at Highway Survey Station 17+32.50, proceed N00°50'24"E a distance of 43.32 feet to the point of beginning; thence proceed N00°50'24"E a distance of 81.68 feet to a point and corner; thence proceed S89°18'14"E a distance of 49.68 feet to a point and corner; thence proceed S00°51'57"W a distance of 55.31 feet to a point and corner; thence proceed along a curve to the left having a radius of 70.00 feet, whose length is 49.45 feet and whose chord length is 48.43 feet and bears S65°02'29"W to a point and corner; thence proceed along a curve to the right having a radius

of 55.00 feet, whose length is 8.13 feet and whose chord length is 8.12 feet and bears S49°02'20"W to the point of beginning. All of which comprises Parcel 4-4-C-1 as shown on Sheet 4 of the Right of Way Plans of State Project No. H.011105, and contains an area of approximately 3208.3 square feet or 0.074 of an acre.

Being a portion of the same property acquired by defendants by Act recorded July 19, 1974, in COB 1456, Page 237 of the conveyance records of Caddo Parish, State of Louisiana, and by Act recorded April 3, 2014, in COB 4734, Page 336 of the conveyance records of Caddo Parish, State of Louisiana.

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 defendants.

8.

The only building situated wholly or partially upon the above described property consists of a single family residence, and the only improvements situated wholly or partially thereon consists of porch, concrete patio, concrete drive, chain link side fencing and 6' double gate.

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 No. 4-4, 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 No. 4-4-C-1, 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 No. 4-4, 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 No. 4-4-C-1.

12.

The expropriation of the full ownership of the property described as Parcel No. 4-4, 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.

13.

The just compensation to which the defendants are entitled, being the compensation for the full ownership of the property described as Parcel No. 4-4, 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 No. 4-4-C-1, has been estimated to be the sum of Forty-One Thousand Six Hundred Forty-Six & No/100 Dollars (\$41,646.00), as shown by the written estimate of compensation marked "Exhibit P-5A", "Exhibit P-5B," and "Exhibit P-5C" annexed hereto and made a part hereof.

14.

Petitioner is entitled to expropriate the full ownership of the property described as Parcel No. 4-4, 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 No. 4-4-C-1, 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.

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 Article 451 of Title 48 of the Louisiana Revised Statutes, and also requests notice of any interlocutory or final order, decree or judgment rendered and signed in this lawsuit as provided by 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 Forty-One Thousand Six Hundred Forty-Six & No/100 Dollars (\$41,646.00) for payment to the person or persons entitled thereto, and declaring that the full ownership of the property described as Parcel No. 4-4, 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 No. 4-4-C-1, has been taken for highway purposes as of the time such deposit is made.

PETITIONER FURTHER PRAYS that said order direct the defendants 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 DIANNE HOLMES DAWSON, SALLIETTA HOLMES HAMMONDS, CARLTON HOLMES, KENNETH HOLMES and ANDREA HOLMES, 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 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 Forty-One Thousand Six Hundred Forty-Six & No/100 Dollars (\$41,646.00).

LOUISIANA DEPARTMENT OF
TRANSPORTATION & DEVELOPMENT
OFFICE OF THE GENERAL COUNSEL

BY: 

Of Counsel
Charles D. McBride
Bar Roll No. 23856
1201 Capitol Access Road
Baton Rouge, LA 70802
P. O. Box 94245
Baton Rouge, LA 70804-9245
Telephone: (225) 242-4607
Facsimile: (225) 242-4690
Attorney for State, DOTD

PLEASE SERVE:

DIANNE HOLMES DAWSON
6102 Rollo Circle
Shreveport, LA 71119

SALLIETTA HOLMES HAMMONDS Via Long-Arm Service
1510 Plantation Road
Tuscaloosa, LA 35402

CARLTON HOLMES
4520 N. Fairway Dr.
Shreveport, LA 71109

KENNETH HOLMES
124 Diomino Drive
Patterson, LA 70392

ANDREA HOLMES
15469 Marsh Overlook Drive
Woodbridge, VA 22191

Via Long-Arm Service

STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

SUIT NUMBER: 579,076-A

VS.

1ST JUDICIAL DISTRICT COURT

PARISH OF CADDO

DIANNE HOLMES DAWSON, ET AL

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 Forty-One Thousand Six Hundred Forty-Six & No/100 Dollars (\$41,646.00).

AND IT IS HEREBY FURTHER ORDERED that the full ownership of the property described as Parcel No. 4-4, subject to the reservation in favor of DIANNE HOLMES DAWSON, SALLIETTA HOLMES HAMMONDS, CARLTON HOLMES, KENNETH HOLMES and ANDREA HOLMES, 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 No. 4-4-C-1, 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:

Two (2) certain tracts or parcels of land, together with all of the buildings and 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 Caddo, State of Louisiana, and in Section 16, Township 18 North, Range 14 West, Northwestern Land District, identified as Parcel No. 4-4 and 4-4-C-1, on a white print of a plat of survey, consisting of Sheet No. 4, made by Charles G. Coyle, III, Registered Land Surveyor, dated December 19, 2013, 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 NO. 4-4:

From a point on the centerline of Construction and Right of Way State Project No. H.011105, Phelps Street, at Highway Survey Station 17+32.50, proceed N00°50'24"E a distance of 30.67 feet to the point of beginning; thence proceed N00°50'24"E a distance of 12.65 feet to

a point and corner; thence proceed along a curve to the left having a radius of 55.00 feet, whose length is 8.13 feet and whose chord length is 8.12 feet and bears N49°02'20"E to a point and corner; thence proceed along a curve to the right having a radius of 70.00 feet, whose length is 49.45 feet and whose chord length is 48.43 feet and bears N65°02'29"E to a point and corner; thence proceed S00°51'57"W a distance of 39.06 feet to a point and corner; thence proceed N89°15'00"W a distance of 49.64 feet to the point of beginning. All of which comprises Parcel 4-4 as shown on Sheet 4 of the Right of Way Plans of State Project No. H.011105, and contains an area of approximately 1477.4 square feet or 0.034 of an acre.

REQUIRED FOR A TEMPORARY SERVITUDE

PARCEL NO. 4-4-C-1:

From a point on the centerline of Construction and Right of Way State Project No. H.011105, Phelps Street, at Highway Survey Station 17+32.50, proceed N00°50'24"E a distance of 43.32 feet to the point of beginning; thence proceed N00°50'24"E a distance of 81.68 feet to a point and corner; thence proceed S89°18'14"E a distance of 49.68 feet to a point and corner; thence proceed S00°51'57"W a distance of 55.31 feet to a point and corner; thence proceed along a curve to the left having a radius of 70.00 feet, whose length is 49.45 feet and whose chord length is 48.43 feet and bears S65°02'29"W to a point and corner; thence proceed along a curve to the right having a radius of 55.00 feet, whose length is 8.13 feet and whose chord length is 8.12 feet and bears S49°02'20"W to the point of beginning. All of which comprises Parcel 4-4-C-1 as shown on Sheet 4 of the Right of Way Plans of State Project No. H.011105, and contains an area of approximately 3208.3 square feet or 0.074 of an acre.

Being a portion of the same property acquired by defendants by Act recorded July 19, 1974, in COB 1456, Page 237 of the conveyance records of Caddo Parish, State of Louisiana, and by Act recorded April 3, 2014, in COB 4734, Page 336 of the conveyance records of Caddo Parish, State of Louisiana.

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. Art. 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.

STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

VS.

DIANNE HOLMES DAWSON, ET AL

SUIT NUMBER:

1ST JUDICIAL DISTRICT COURT

PARISH OF CADDO

STATE OF LOUISIANA

ORDER OF EXPROPRIATION (Continued)

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 defendants, DIANNE HOLMES DAWSON, SALLIETTA HOLMES HAMMONDS, CARLTON HOLMES, KENNETH HOLMES and ANDREA HOLMES, vacate the above described property and surrender possession thereof unto the plaintiff immediately upon the deposit of the estimated just compensation into the registry of this Court.

Shreveport, Louisiana, this 22 day of August, 2014

RAMON LAFITTE
CADDO PARISH DISTRICT JUDGE

JUDGE, FIRST JUDICIAL DISTRICT COURT

ENDORSED FILED
JIM SCOTT, Deputy Clerk

AUG 21 2014

A TRUE COPY - Attest
J. Macdonald
CADDIS PARISH DEPUTY CLERK

STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

VS.

DIANNE HOLMES DAWSON, ET AL

SUIT NUMBER: *579076-A*

1ST JUDICIAL DISTRICT COURT

PARISH OF CADDO

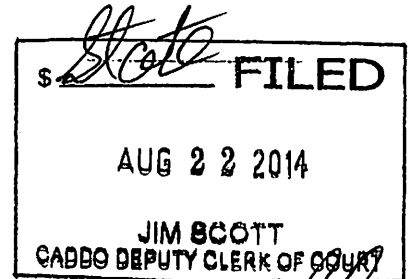
STATE OF LOUISIANA

RECEIPT

GARY LOFTIN, 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. DIANNE HOLMES DAWSON, ET AL" No. *579076-A* 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 owners 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:

Two (2) certain tracts or parcels of land, together with all of the buildings and 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 Caddo, State of Louisiana, and in Section 16, Township 18 North, Range 14 West, Northwestern Land District, identified as Parcel No. 4-4 and 4-4-C-1, on a white print of a plat of survey, consisting of Sheet No. 4, made by Charles G. Coyle, III, Registered Land Surveyor, dated December 19, 2013, 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:

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S00°51'57"W a distance of 39.06 feet to a point and corner; thence proceed N89°15'00"W a distance of 49.64 feet to the point of beginning. All of which comprises Parcel 4-4 as shown on Sheet 4 of the Right of Way Plans of State Project No. H.011105, and contains an area of approximately 1477.4 square feet or 0.034 of an acre.

REQUIRED FOR A TEMPORARY SERVITUDE

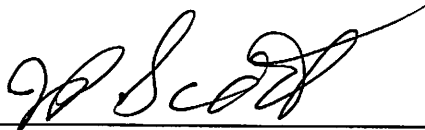
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Being a portion of the same property acquired by defendants by Act recorded July 19, 1974, in COB 1456, Page 237 of the conveyance records of Caddo Parish, State of Louisiana, and by Act recorded April 3, 2014, in COB 4734, Page 336 of the conveyance records of Caddo Parish, State of Louisiana.

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 Forty-One Thousand Six Hundred Forty-Six & No/100 Dollars (\$41,646.00) 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/she has placed same in the registry of said court.

Signed at Shreveport, Louisiana, this 22 day of August, 2014.



DEPUTY CLERK OF COURT, FIRST JUDICIAL DISTRICT COURT

April 4, 2014

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.011105
CUL-DE-SACS AT I-49N C OF A LINES
STATE ROUTE I-49
PARISH OF CADDO

State Project Number H.011105 provides for asphaltic concrete roadway, class II base course, lime treatment, grading, drainage structures, and related work, on State Route I-49 in Caddo Parish, for five cul-de-sacs as follows:

The cul-de-sac on Nash Street begins at approximate Highway Survey Station 10+00.00, proceeds in an easterly direction, then in a westerly direction, and ends at approximate Highway Survey Station 13+01.74. The roadway length is approximately 0.030 miles.

The cul-de-sac on Hall Street begins at approximate Highway Survey Station 12+00.00, proceeds in an easterly direction, then in a westerly direction, and ends at approximate Highway Survey Station 14+96.08. The roadway length is approximately 0.030 miles.

The cul-de-sac on Kelsey Street begins at approximate Highway Survey Station 12+00.00, proceeds in an easterly direction, then in a westerly direction, and ends at approximate Highway Survey Station 15+05.86. The roadway length is approximately 0.030 miles.

The cul-de-sac on Phelps Street begins at approximate Highway Survey Station 16+00.00, proceeds in an easterly direction, then in a westerly direction, and ends at approximate Highway Survey Station 18+59.89. The roadway length is approximately 0.030 miles.

The cul-de-sac on Montana Street begins at approximate Highway Survey Station 19+75.00, proceeds in an easterly direction, then in a westerly direction, and ends at approximate Highway Survey Station 23+52.73. The roadway length is approximately 0.062 miles.

The project road length and overall project length is approximately 0.182 miles.

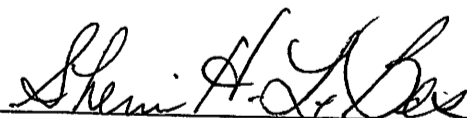
The construction of the above described project will be conducive to the public interest, convenience and safety and will enable the Department of Transportation and Development to properly fulfill the functions imposed upon it by law.

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.011105, Cul-De-Sacs at I-49N C of A Lines, State Route I-49, Parish of Caddo.

Baton Rouge, Louisiana, this 4th day of April, 2014.



SHERRI H. LEBAS, P.E.

SECRETARY

DEPARTMENT OF TRANSPORTATION
AND DEVELOPMENT

I, Albert David, assistant custodian of official records of the Department of Transportation and Development of the State of Louisiana, do certify 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) which is (are) in my custody and possession in my official capacity.

Baton Rouge, Louisiana, 19 day of May, 2014



ALBERT DAVID
DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
STATE OF LOUISIANA

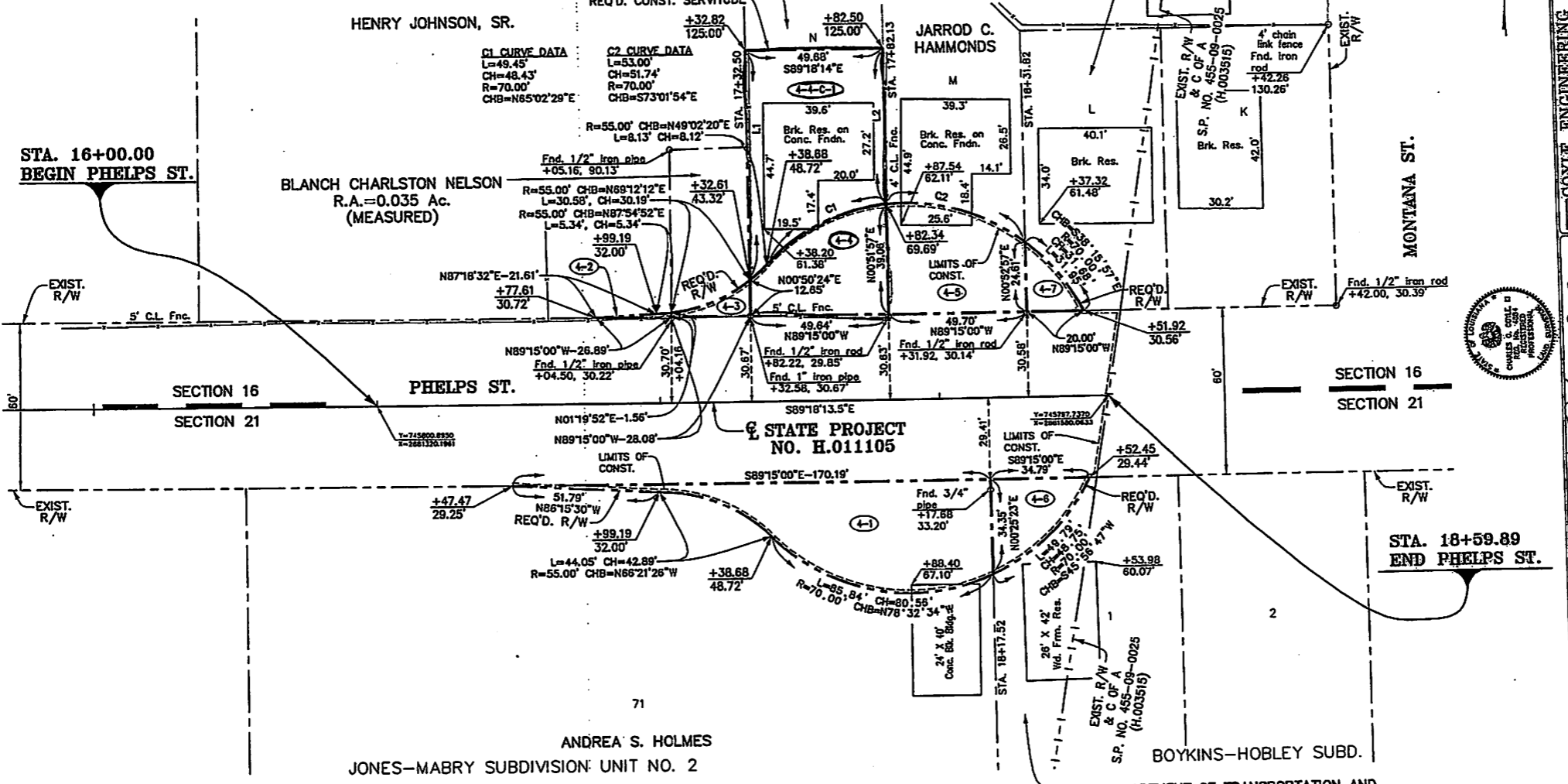
CERTIFICATE
OF THE
CHIEF ENGINEER

I hereby certify that I have fixed the right of way required to construct STATE PROJECT NO. H.011105, CUL-DE-SACS @ I-49N C OF A LINES, ROUTE I-49, CADDO PARISH, in a manner sufficient in my judgment to provide presently and in the future for the public interest, safety, and convenience

 7-21-14
JANICE P. WILLIAMS, P.E. DATE
CHIEF ENGINEER ADMINISTRATOR

NORTHWESTERN LAND DISTRICT
T18N-R14W
SECTIONS 16 & 21

THE DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT OF THE STATE OF LOUISIANA
0.087 Ac. (MEASURED)



COYLE ENGINEERING CO., INC.
BOSSIER CITY, LOUISIANA
(318) 748-8687

DATE 12/18/2013
COMPUTED BY: CSB3
DRAWN BY: LYS
SCALE: 1"=20'
FILE NO. 03-16-1-008
RAW SHEET NO. 3

RIGHT OF WAY MAP
STATE PROJECT NO. H.011105
CUL-DE-SACS @ I-49N C-OF-A LINE
CADDO PARISH
CADDO PARISH
L-48

DATE 06/04/2014
DRAWN BY: LYS
DESCRIPTION: ADDED PARCEL 14-C-1
REVISIONS:

EXHIBIT P-3

PARCEL	OWNER	ACQUISITION	AREA
4-7	THE DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT OF THE STATE OF LOUISIANA	C.O.B. 4570, Pg. 163 MAY 15, 2012	0.007 Ac.
4-6	JARROD C. HAMMONDS	C.O.B. 4567, Pg. 85 MAY 1, 2011	0.017 Ac.
4-5	FRANCES HOLMES	C.O.B. 4365, Pg. 542 JUNE 8, 2010	0.040 Ac.
4-4-C-1	BLANCH CHARLSTON NELSON	C.O.B. 1456, Pg. 237 JULY 19, 1974	0.074 Ac.
4-4	HENRY JOHNSON, SR.	C.O.B. 705, Pg. 234 DECEMBER 9, 1953	0.034 Ac.
4-3	ANDREA S. HOLMES	C.O.B. 4432, Pg. 468 DECEMBER 7, 2010	0.004 Ac.
4-2		C.O.B. 3012, Pg. 38 DECEMBER 15, 1994	21.4 SF
4-1			0.074 Ac.

LEGEND

- APPARENT PROPERTY LINE
- RIGHT OF WAY LINE
- RIGHT OF WAY & C OF A
- LIMITS OF CONSTRUCTION

- NOTES:**
- 1) ALL PIPES AND MONUMENTS SHOWN HEREON WERE FOUND.
 - 2) THE COORDINATES & BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD 83). TO CONVERT TO TRUE BEARINGS USE: $-00^{\circ}41'06.4''$
 - 3) DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. TO CONVERT DISTANCES DERIVED FROM COORDINATES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES, USE SCALE FACTOR: 1.000025741

File Name: P:\131310\131310-14-C-1.dwg Date: 12/18/2013 10:44:44 AM

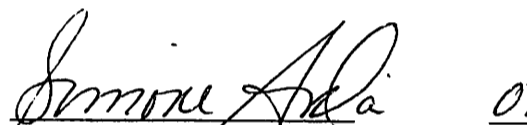
CERTIFICATE
ON
LOCATION AND DESIGN

We hereby certify that the location and design of the improvements proposed within
STATE PROJECT NO. H.011105, CUL-DE-SACS @ I-49N C OF A LINES, ROUTE I-49,
CADDO PARISH, are in accordance with the best modern practices adopted in the interest of the
safety and convenience of the traveling public.



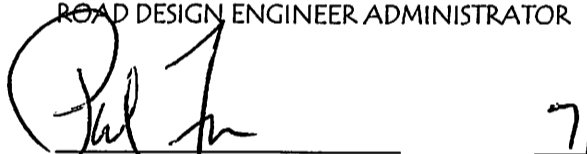
JANICE P. WILLIAMS, P.E.
CHIEF ENGINEER ADMINISTRATOR

7-21-14
DATE



SIMONE A. ARDOIN, P.E.
ROAD DESIGN ENGINEER ADMINISTRATOR

07/15/14
DATE



PAUL FOSSIER, P.E.
BRIDGE DESIGN ENGINEER ADMINISTRATOR

7/21/14
DATE

PARCEL # 4-4
STATE PROJECT # H.011105

CERTIFICATE
OF
ESTIMATE OF COMPENSATION

I, the undersigned, hereby certify that I have made a careful investigation of the property identified as Parcel # (s) 4-4 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 compensation to be as follows:

VALUE OF LAND AND IMPROVEMENTS	=	\$ 39,895
DAMAGES	+	1,674
ADDITIONAL COMPENSATION	+	<u>0</u>
TOTAL ESTIMATE OF COMPENSATION	=	\$ 41,569

Methodology used :

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

Michael A. Graham, MAI
1300 Hudson Lane, Suite 1
Monroe, LA 71201

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

Monroe, Louisiana July 30, 2014



MICHAEL A. GRAHAM, MAI
LOUISIANA CERTIFIED GENERAL REAL ESTATE APPRAISER
LICENSE NO. G0938

Total Approved Amount of Compensation to the full extent of the owner's loss \$ 41,569.00

Heather Corsetino 7/31/2014
HEATHER CORSENTINO Date

Assistant Real Estate Administrator
Department of Transportation and Development
State of Louisiana

Parcel No. 4-4
S. P. No. H.011105

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) 4-4, 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 & IMPROVEMENTS	\$36,763
DAMAGES	\$ 1,257
ADDITIONAL COMPENSATION	\$ <u>0</u>
TOTAL ESTIMATE OF COMPENSATION	\$38,020

Methodology Used:

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


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

Qualifications:

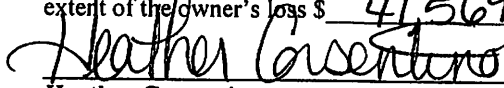
- X 1. Designated Appraiser
- 2. Candidate for Designation
- 3. Louisiana Certified Residential Real Estate Appraiser
- X 4. Louisiana Certified General Real Estate Appraiser
- 5. Right of Way Appraiser in the regular employ of the Department

West Monroe, Louisiana, July 30, 2014



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 \$ 41,569.00

 7/31/2014
Heather Corsentino Date

Department of Transportation and
Development, State of Louisiana

PARCEL # 4-4-C-1
STATE PROJECT # H.011105

CERTIFICATE
OF
ESTIMATE OF COMPENSATION

I, the undersigned, hereby certify that I have made a careful investigation of the property identified as Parcel # (s) 4-4-C-1 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 compensation to be as follows:

VALUE OF LAND AND IMPROVEMENTS	=	\$77
DAMAGES	+	0
ADDITIONAL COMPENSATION	+	0
TOTAL ESTIMATE OF COMPENSATION	=	<u>\$77</u>

Methodology used :

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

Michael A. Graham, MAI
1300 Hudson Lane, Suite 1
Monroe, LA 71201

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

Monroe, Louisiana July 30, 2014



MICHAEL A. GRAHAM, MAI
LOUISIANA CERTIFIED GENERAL REAL ESTATE APPRAISER
LICENSE NO. GO938

Total Approved Amount of Compensation to the full
extent of the owner's loss \$ 77.00

 7/31/2014
Date

HEATHER CORSETINO
Assistant Real Estate Administrator
Department of Transportation and Development
State of Louisiana