



STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

VS.

KIM MAURICE ANGELETTI, ET UX

NUMBER

577,369-B

1ST JUDICIAL DISTRICT COURT

PARISH OF CADDO

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:

1.

KIM MAURICE ANGELETTI and EXIE V. CLINTON-ANGELETTI 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, 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.

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.

5.

Included within the right of way required for said project is certain property believed to be owned by the defendants, 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 Caddo, State of Louisiana, and in Section 21, Township 18 North, Range 14 West, Northwestern Land District, identified as Parcel No. 1-6, on a white print of a plat of survey, consisting of Sheet No. 1, made by Charles G. Coyle, III, Registered Land Surveyor, dated December 19, 2013, 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. 1-6:

From a point on the centerline of State Project No. H.011105, Nash Street, at Highway Survey Station 11+75.90, proceed N00°26'13"E a distance of 24.12 feet to the point of beginning; thence proceed N00°26'13"E a distance of 36.87 feet to a point and corner; thence proceed along a curve to the right having a radius of 70.00 feet, whose length is 52.02 feet and whose chord length is 50.83 feet and bears N82°10'21"E to a point and corner; thence proceed S00°26'13"W a distance of 43.91 feet to a point and corner; thence proceed N89°51'46"W a distance of 50.30 feet to the point of beginning. All of which comprises Parcel 1-6 as shown on Sheet 1 of the Right of Way Plans of State Project No. H.011105, and contains an area of approximately 2194.7 square feet or 0.050 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 defendants.

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 as Parcel No. 1-6, shall be made subject to the reservation in favor of the owners 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, such reservation of mineral rights being imprescriptible as authorized by LA R.S. 31:149.

13.

The just compensation to which the defendants are 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 Eight Hundred Eighty-Five and No/100 Dollars (\$885.00), as shown by the written estimate of compensation marked "Exhibit P-5," 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 Eight Hundred Eighty-Five and No/100 Dollars (\$885.00) 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 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 KIM MAURICE ANGELETTI and EXIE V. CLINTON-ANGELETTI, 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 Eight Hundred Eighty-Five and No/100 Dollars (\$885.00).

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
PH: (225) 242-4607
FAX: (225) 242-4690
Attorney for State, DOTD

PLEASE SERVE:

Kim Maurice Angeletti
225 Norcross Street
Bossier City, LA 71111

Exie V. Clinton-Angeletti
225 Norcross Street
Bossier City, LA 71111

Gary Loftin
Caddo Parish Clerk of Court
2508233
06/17/2014 09:54 AM

STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

VS.

KIM MAURICE ANGELETTI, ET UX

NUMBER **577,369-B**
1ST JUDICIAL DISTRICT COURT

PARISH OF CADDO

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 Eight Hundred Eighty-Five and No/100 Dollars (\$885.00).

AND IT IS HEREBY FURTHER ORDERED that the full ownership of the property described below designated as Parcel No. 1-6, subject to the reservation in favor of KIM MAURICE ANGELETTI and EXIE V. CLINTON-ANGELETTI in their respective fractional ownership interest 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, such reservation of mineral rights being imprescriptible as authorized by LA R.S. 31:149, and 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 Caddo, State of Louisiana, and in Section 21, Township 18 North, Range 14 West, Northwestern Land District, identified as Parcel No. 1-6, on a white print of a plat of survey, consisting of Sheet No. 1, made by Charles G. Coyle, III, Registered Land Surveyor, dated December 19, 2013, 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. 1-6:

From a point on the centerline of State Project No. H.011105, Nash Street, at Highway Survey Station 11+75.90, proceed N00°26'13"E a

distance of 24.12 feet to the point of beginning; thence proceed N00°26'13"E a distance of 36.87 feet to a point and corner; thence proceed along a curve to the right having a radius of 70.00 feet, whose length is 52.02 feet and whose chord length is 50.83 feet and bears N82°10'21"E to a point and corner; thence proceed S00°26'13"W a distance of 43.91 feet to a point and corner; thence proceed N89°51'46"W a distance of 50.30 feet to the point of beginning. All of which comprises Parcel 1-6 as shown on Sheet 1 of the Right of Way Plans of State Project No. H.011105, and contains an area of approximately 2194.7 square feet or 0.050 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 defendants, KIM MAURICE ANGELETTI and EXIE V. CLINTON-ANGELETTI, 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.

Shreveport, Louisiana, this 11 day of June, 2014.



JUDGE, FIRST JUDICIAL DISTRICT COURT

ENDORSED FILED
TORI HAYES, Deputy Clerk

JUN 10 2014

A TRUE COPY ATTEST


CADD0 PARISH

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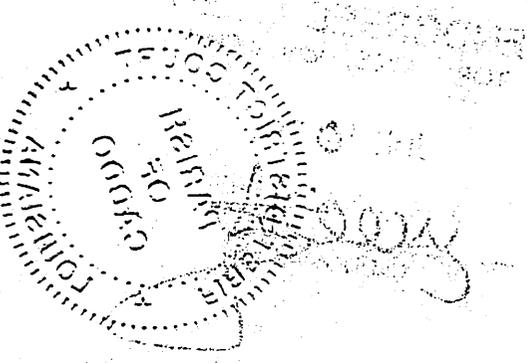
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STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

VS.

KIM MAURICE ANGELETTI, ET UX

NUMBER

577,369-B

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

STATE OF LOUISIANA
PARISH OF CADDO

BE IT KNOWN that on the 17 day of June, 2014, before me,

Tori Hayes, Deputy Clerk of Court and Ex-officio Notary Public, in and
for the Parish of Caddo, State of Louisiana, duly commissioned and qualified, and in the presence of
the witnesses hereinafter named and undersigned, personally came and appeared Gary Loftin, a
resident of the Parish of Caddo, State of Louisiana, and Clerk of the First Judicial District Court for
the State of Louisiana, in and for the Parish of Caddo.

The appearer declared that in the cause entitled "STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION AND DEVELOPMENT, VS. KIM MAURICE ANGELETTI, ET UX,"
No. 577,369^B of the docket of said court, the State of Louisiana seeks the expropriation of
the full ownership of the property described below, subject to any existing oil or gas reservation,
such reservation of mineral rights being imprescriptible as authorized by LA R.S. 31:149, 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 Caddo, State of Louisiana, and in Section 21, Township 18 North,
Range 14 West, Northwestern Land District, identified as Parcel No. 1-6, on a white
print of a plat of survey, consisting of Sheet No. 1, made by Charles G. Coyle, III,
Registered Land Surveyor, dated December 19, 2013, 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:

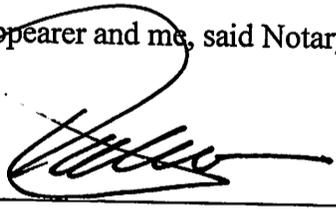
REQUIRED IN FULL OWNERSHIP

PARCEL NO. 1-6:

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The appearer further declared that 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 Eight Hundred Eighty-Five and No/100 Dollars (\$885.00) in cash, lawful current money of the United States of America, by delivering said sum to the said Clerk of Court and said appearer further acknowledges receipt of said sum and declares that he has placed same in the registry of said court.

THUS DONE, READ AND PASSED at my office in the City of Shreveport, Parish of Caddo, State of Louisiana, in the presence of COWIN ROBERSON and JIM SCOTT, competent witnesses, who have hereunto signed their names with the appearer and me, said Notary, the day, month and year first above written.



~~GARY LOFTIN~~
DEP. CLERK OF COURT



TORI HAYES
DEPUTY CLERK
CADDO PARISH
ID # 87022

DEPUTY CLERK OF COURT AND EX-OFFICIO NOTARY PUBLIC

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.

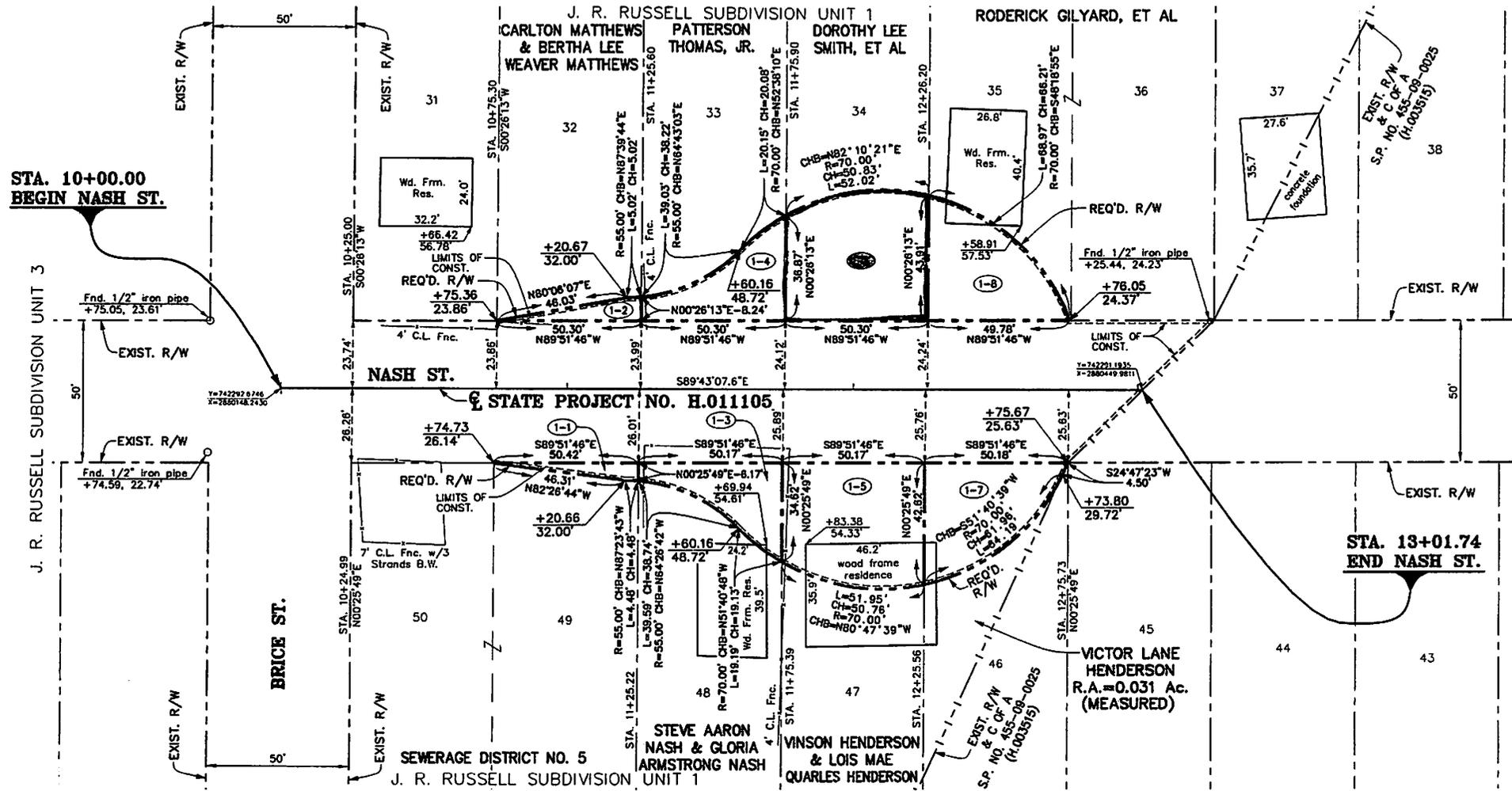


CERTIFICATE
OF THE
CHIEF ENGINEER

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 LINE, 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.


JANICE P. WILLIAMS, P.E. 5-6-14
CHIEF ENGINEER ADMINISTRATOR DATE

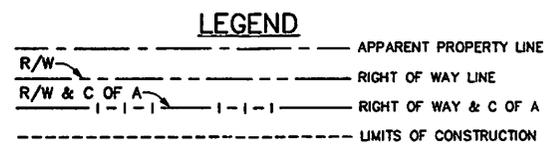
**NORTHWESTERN LAND DISTRICT
T18N-R14W
SECTION 21**



**STA. 10+00.00
BEGIN NASH ST.**

**STA. 13+01.74
END NASH ST.**

PARCEL	OWNER	ACQUISITION	AREA	
1-8	RODERICK GILYARD, ET AL	C.O.B. 4159, Pg. 472 C.O.B. 2257, Pg. 50 C.O.B. 1822, Pg. 650	NOVEMBER 14, 2008 JULY 29, 1985 NOVEMBER 13, 1980	0.034 Ac.
1-7	VICTOR LANE HENDERSON	C.O.B. 2291, Pg. 496	NOVEMBER 25, 1985	0.033 Ac.
1-6	DOROTHY LEE SMITH, ET AL	C.O.B. 4257, Pg. 586 C.O.B. 2954, Pg. 746	AUGUST 17, 2009 MARCH 11, 1994	0.050 Ac.
1-5	VINSON HENDERSON & LOIS MAE QUARLES HENDERSON	C.O.B. 969, Pg. 735	AUGUST 6, 1962	0.048 Ac.
1-4	PATTERSON THOMAS, JR.	C.O.B. 756, Pg. 288	MAY 24, 1955	0.022 Ac.
1-3	STEVE AARON NASH & GLORIA ARMSTRONG NASH	C.O.B. 3370, Pg. 410	FEBRUARY 1, 2000	0.020 Ac.
1-2	CARLTON MATTHEWS & BERTHA LEE WEAVER MATTHEWS	C.O.B. 861, Pg. 81	APRIL 13, 1962	0.005 Ac.
1-1	SEWERAGE DISTRICT #5	C.O.B. 966, Pg. 140 C.O.B. 966, Pg. 138 C.O.B. 948, Pg. 621	JUNE 20, 1962 JUNE 20, 1962 DECEMBER 4, 1961	0.004 Ac.



- NOTES:**
- ALL PIPES AND MONUMENTS SHOWN HEREON WERE FOUND.
 - THE COORDINATES & BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD 83). TO CONVERT TO TRUE BEARINGS USE: $-00^{\circ}41'13.3''$
 - DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. TO CONVERT DISTANCES DERIVED FROM COORDINATES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES, USE SCALE FACTOR: 1.000027570

COYLE ENGINEERING CO., INC.
 BOSSIER CITY, LOUISIANA
 (318) 746-8987

SHEET NO.
 CAUDO
 PROJECT NO.
 H.011105

STATE PROJECT NO. H.011105
 CUL-DE-SACS @ I-49N C-OF-A LINE
 CADDO PARISH, LA

DATE
 FILE NO. 03-16-1-082
 ROW SHEET NO. 1

RIGHT OF WAY MAP
 CHARLES COYLE III
 PROFESSIONAL LAND SURVEYOR

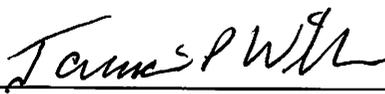
STATE PROJECT NO. H.011105
 CUL-DE-SACS @ I-49N C-OF-A LINE
 CADDO PARISH, LA

RIGHT OF WAY MAP

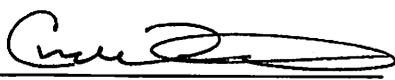
DATE

CERTIFICATE
ON
LOCATION AND DESIGN

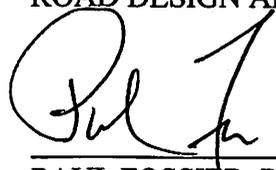
We hereby certify that the location and design of the improvements proposed within STATE PROJECT NO. H.011105, CUL-DE-SACS @ I-49N C-OF-A LINE, ROUTE I-49, CADDO PARISH, are in accordance with the best modern practices adopted in the interest of the safety and convenience of the traveling public.



JANICE P. WILLIAMS, P.E. 5-6-14
CHIEF ENGINEER ADMINISTRATOR DATE



CHAD WINCHESTER, P.E. 5-6-14
ROAD DESIGN ADMINISTRATOR DATE



PAUL FOSSIER, P.E. 5-6-14
BRIDGE DESIGN ADMINISTRATOR DATE

Parcel No. 1-6
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) 1-6, 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	\$425
DAMAGES	\$460
ADDITIONAL COMPENSATION	\$ 0
TOTAL ESTIMATE OF COMPENSATION	\$885

Methodology Used:

- X 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:

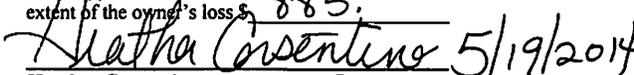
- X 1. Designated Appraiser
- 2. Candidate for Designation
- 3. Louisiana Certified Residential Real Estate Appraiser
- X 4. Louisiana Certified General Real Estate Appraiser
- 5. Right of Way Appraiser in the regular employ of the Department

West Monroe, Louisiana, May 19, 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 \$ 885.


Heather Corsentino

Date

Department of Transportation and
Development, State of Louisiana