

FILED

JUN 12 2014

DANA BENSON

DEPUTY CLERK

4TH JUDICIAL DISTRICT COURT
OUACHITA PARISH, LA

SCANNED	
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<input type="checkbox"/>	Content Manager
<input type="checkbox"/>	Financial Services
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STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

NUMBER

VS. **14-1738**

4TH JUDICIAL DISTRICT COURT

THE TIMOTHY E. FORD, SR. AND/OR
LILLIAN G. FORD REVOCABLE LIVING
TRUST, ET AL

PARISH OF OUACHITA

STATE OF LOUISIANA

P E T I T I O N

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

1.

THE TIMOTHY E. FORD, SR. AND/OR LILLIAN G. FORD REVOCABLE LIVING TRUST and LANA GAIL FORD PALMIERI are the defendants herein.

2.

The Department of Transportation and Development, proposes to construct in the Parish of Ouachita, a certain project designated as State Project No. 324-02-0008, H.002622, Arkansas Road (Caldwell Road-LA 143), State Route LA 616, which project is more fully described by a Certificate of Authorization to Expropriate, approved by the Secretary, Department of Transportation and Development on April 11, 2013, 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.

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

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2014 JUN 12 A 10:22
CLERK OF COURT
OUACHITA PARISH

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JUN 15 10:55 AM '55

CV. SECT. 3
CASE ASSIGNED TO:

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, THE TIMOTHY E. FORD, SR. AND/OR LILLIAN G. FORD REVOCABLE LIVING TRUST and LANA GAIL FORD PALMIERI, a portion of which is required in full ownership designated as Parcel No. 32-4, 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. 32-4-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 Ouachita, State of Louisiana, and in Section 37, Township 18 North, Range 3 East, Land District North of Red River, identified as Parcel Nos. 32-4 and 32-4-C-1, on a white print of a plat of survey, consisting of Sheet No. 32, made by Paul D. Fryer, Registered Land Surveyor, dated April 24, 2012, 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. 32-4:

From a point on the centerline of Right of Way State Project No. 324-02-0015, H.002623 (Construction Project No. 324-02-0008, H.002622), at Highway Survey Station 168+34.67, proceed S23°09'05"W a distance of 20.87 feet to the point of beginning; thence proceed S76°56'24"E a distance of 149.96 feet to a point and corner; thence proceed S23°09'05"W a distance of 30.77 feet to a point and corner; thence proceed N76°57'48"W a distance of 20.67 feet to a point and corner; thence proceed along a curve to the left having a radius of 1708.83 feet, whose length is 101.11 feet and whose chord length is 101.09 feet and bears N78°39'30"W to a point and corner; thence proceed S65°29'33"W a distance of 42.09 feet to a point and corner; thence proceed N23°09'05"E a distance of 59.92

feet to the point of beginning. All of which comprises Parcel 32-4 as shown on Sheet 32 of the Right of Way Plans of State Project No. H.002622, and contains an area of approximately 5102.2 square feet or 0.117 of an acre.

REQUIRED FOR A TEMPORARY SERVITUDE

PARCEL NO. 32-4-C-1:

From a point on the centerline of Right of Way State Project No. 324-02-0015, H.002623 (Construction Project No. 324-02-0008, H.002622), at Highway Survey Station 169+13.87, proceed S11°42'02"W a distance of 55.00 feet to the point of beginning; thence proceed along a curve to the right having a radius of 1708.83 feet, whose length is 39.85 feet and whose chord length is 39.85 feet and bears S77°37'53"E to a point and corner; thence proceed S76°57'48"E a distance of 20.67 feet to a point and corner; thence proceed S23°09'05"W a distance of 44.89 feet to a point and corner; thence proceed N68°39'16"W a distance of 58.67 feet to a point and corner; thence proceed N21°47'08"E a distance of 35.67 feet to the point of beginning. All of which comprises Parcel 32-4-C-1 as shown on Sheet 32 of the Right of Way Plans of State Project No. H.002622, and contains an area of approximately 2389.5 square feet or 0.055 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.

The only building situated wholly or partially upon the above described property consist of a two story commercial building, and the only improvements situated wholly or partially thereon consist of concrete paving and sidewalks.

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. 32-4, together with all of the buildings and 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 No. 32-4-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. 32-4, together with all of the buildings and 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 No. 32-4-C-1.

12.

The expropriation of the full ownership of the property described as Parcel No. 32-4, shall be made subject to the reservation in favor of the owners, together with all of the buildings and improvements situated wholly or partially thereon, 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. 32-4, together with all of the buildings and 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 as Parcel No. 32-4-C-1, has been estimated to be the sum of One Hundred Eleven Thousand Seven Hundred Seven and No/100 dollars

(\$111,707.00), as shown by the written Estimate of Compensation marked "Exhibit P-5A," "Exhibit P-5B," "Exhibit P-5C," "Exhibit P-5D," and "Exhibit P-5E," annexed hereto and made a part hereof.

14.

Petitioner is entitled to expropriate the full ownership of the property described as Parcel No. 32-4, together with all of the buildings and 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 as Parcel No. 32-4-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.

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 One Hundred Eleven Thousand Seven Hundred Seven and No/100 dollars (\$111,707.00) for payment to the person or persons entitled thereto, and declaring that the full ownership of the property described as Parcel No. 32-4, together with all of the buildings

and 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 No. 32-4-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 THE TIMOTHY E. FORD, SR. AND/OR LILLIAN G. FORD REVOCABLE LIVING TRUST and LANA GAIL FORD PALMIERI, 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 One Hundred Eleven Thousand Seven Hundred Seven and No/100 dollars (\$111,707.00).

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:

The Timothy E. Ford, Sr. and/or
Lillian G. Ford Revocable Living Trust
Through its co-trustee
Timothy E. Ford, Jr.
113 Maridale Drive
West Monroe, LA 71291

The Timothy E. Ford, Sr. and/or
Lillian G. Ford Revocable Living Trust
Through its co-trustee
Lana Gail Ford Palmieri
113 Maridale Drive
West Monroe, LA 71291

Lana Gail Ford Palmieri
113 Maridale Drive
West Monroe, LA 71291

FILED

JUN 12 2014

~~DANA BENSON~~
DEPUTY CLERK
4TH JUDICIAL DISTRICT COURT
OUACHITA PARISH, LA

STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

NUMBER

VS. **14-1738**

THE TIMOTHY E. FORD, SR. AND/OR
LILLIAN G. FORD REVOCABLE LIVING
TRUST, ET AL

4TH JUDICIAL DISTRICT COURT

PARISH OF OUACHITA

STATE OF LOUISIANA

ORDER OF EXPROPRIATION

The petition, exhibits and the premises considered:

IT IS HEREBY ORDERED that the STATE OF LOUISIANA, DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT, do deposit in the registry of this court, for the use and benefit of the person or persons entitled thereto, the sum of One Hundred Eleven Thousand Seven Hundred Seven and No/100 dollars (\$111,707.00).

AND IT IS HEREBY FURTHER ORDERED that the full ownership of the property described as Parcel No. 32-4, together with all of the buildings and improvements situated wholly or partially thereon, subject to the reservation in favor of THE TIMOTHY E. FORD, SR. AND/OR LILLIAN G. FORD REVOCABLE LIVING TRUST and LANA GAIL FORD PALMIERI 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. 32-4-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 Ouachita, State of Louisiana, and in Section 37, Township 18 North, Range 3 East, Land District North of Red River, identified as Parcel Nos. 32-4 and 32-4-C-1, on a white print of a plat of survey, consisting of Sheet No. 32, made by Paul D. Fryer, Registered Land Surveyor, dated April 24, 2012, 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. 32-4:

From a point on the centerline of Right of Way State Project No. 324-02-0015, H.002623 (Construction Project No. 324-02-0008, H.002622), at Highway Survey Station 168+34.67, proceed S23°09'05"W a distance of 20.87 feet to the point of beginning; thence proceed S76°56'24"E a distance of 149.96 feet to a point and corner; thence proceed S23°09'05"W a distance of 30.77 feet to a point and corner; thence proceed N76°57'48"W a distance of 20.67 feet to a point and corner; thence proceed along a curve to the left having a radius of 1708.83 feet, whose length is 101.11 feet and whose chord length is 101.09 feet and bears N78°39'30"W to a point and corner; thence proceed S65°29'33"W a distance of 42.09 feet to a point and corner; thence proceed N23°09'05"E a distance of 59.92 feet to the point of beginning. All of which comprises Parcel 32-4 as shown on Sheet 32 of the Right of Way Plans of State Project No. H.002622, and contains an area of approximately 5102.2 square feet or 0.117 of an acre.

REQUIRED FOR A TEMPORARY SERVITUDE

PARCEL NO. 32-4-C-1:

From a point on the centerline of Right of Way State Project No. 324-02-0015, H.002623 (Construction Project No. 324-02-0008, H.002622), at Highway Survey Station 169+13.87, proceed S11°42'02"W a distance of 55.00 feet to the point of beginning; thence proceed along a curve to the right having a radius of 1708.83 feet, whose length is 39.85 feet and whose chord length is 39.85 feet and bears S77°37'53"E to a point and corner; thence proceed S76°57'48"E a distance of 20.67 feet to a point and corner; thence proceed S23°09'05"W a distance of 44.89 feet to a point and corner; thence proceed N68°39'16"W a distance of 58.67 feet to a point and corner; thence proceed N21°47'08"E a distance of 35.67 feet to the point of beginning. All of which comprises Parcel 32-4-C-1 as shown on Sheet 32 of the Right of Way Plans of State Project No. H.002622, and contains an area of approximately 2389.5 square feet or 0.055 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, THE TIMOTHY E. FORD, SR. AND/OR LILLIAN G. FORD REVOCABLE LIVING TRUST and LANA GAIL FORD PALMIERI, vacate the above described property and surrender possession thereof unto the plaintiff within thirty (30) days of being served with notice of this suit.

Monroe, Louisiana, this 13th day of June, 2014.

WILSON RAMBO

JUDGE, FOURTH JUDICIAL DISTRICT COURT

**CERTIFIED
TRUE COPY**

JUL 22 2014
Hope Kennedy
DEPUTY CLERK
4TH JUDICIAL DISTRICT COURT
CALACHITA PARISH, LA

STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

NUMBER

4TH JUDICIAL DISTRICT COURT

VS.

THE TIMOTHY E. FORD, SR. AND/OR
LILLIAN G. FORD REVOCABLE LIVING
TRUST, ET AL

PARISH OF OUACHITA

STATE OF LOUISIANA

RECEIPT

LOUISE BOND, CLERK OF COURT

TO

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

STATE OF LOUISIANA
PARISH OF OUACHITA

BE IT KNOWN that on the 12th day of June, 2014, before me,
DANA BENSON

_____, Deputy Clerk of Court and Ex-officio Notary Public, in and
for the Parish of Ouachita, State of Louisiana, duly commissioned and qualified, and in the presence
of the witnesses hereinafter named and undersigned, personally came and appeared Louise Bond, a
resident of the Parish of Ouachita, State of Louisiana, and Clerk of the Fourth Judicial District Court
for the State of Louisiana, in and for the Parish of Ouachita.

The appearer declared that in the cause entitled "STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION AND DEVELOPMENT, VS. THE TIMOTHY E. FORD, SR. AND/OR
LILLIAN G. FORD REVOCABLE LIVING TRUST, ET AL," No. 14-1738 of the docket of
said court, the State of Louisiana seeks the expropriation of the full ownership of the property
described as Parcel No. 32-4, together with all of the buildings and improvements situated wholly or
partially thereon, 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, 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. 32-4-C-1, 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 Ouachita, State of Louisiana, and in Section 37, Township 18 North, Range 3 East, Land District North of Red River, identified as Parcel Nos. 32-4 and 32-4-C-1, on a white print of a plat of survey, consisting of Sheet No. 32, made by Paul D. Fryer, Registered Land Surveyor, dated April 24, 2012, 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. 32-4:

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REQUIRED FOR A TEMPORARY SERVITUDE

PARCEL NO. 32-4-C-1:

From a point on the centerline of Right of Way State Project No. 324-02-0015, H.002623 (Construction Project No. 324-02-0008, H.002622), at Highway Survey Station 169+13.87, proceed S11°42'02"W a distance of 55.00 feet to the point of beginning; thence proceed along a curve to the right having a radius of 1708.83 feet, whose length is 39.85 feet and whose chord length is 39.85 feet and bears S77°37'53"E to a point and corner; thence proceed S76°57'48"E a distance of 20.67 feet to a point and corner; thence proceed S23°09'05"W a distance of 44.89 feet to a point and corner; thence proceed N68°39'16"W a distance of 58.67 feet to a point and corner; thence proceed N21°47'08"E a distance of 35.67 feet to the point of beginning. All of which comprises Parcel 32-4-C-1 as shown on Sheet 32 of the Right of Way Plans of State Project No.

H.002622, and contains an area of approximately 2389.5 square feet or 0.055 of an acre.

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 One Hundred Eleven Thousand Seven Hundred Seven and No/100 dollars (\$111,707.00) 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 she has placed same in the registry of said court.

THUS DONE, READ AND PASSED at my office in the City of Monroe, Parish of Ouachita, State of Louisiana, in the presence of B. J. GRAHAM and CRYSTAL C. SMITH, competent witnesses, who have hereunto signed their names with the appearer and me, said Notary, the day, month and year first above written.

B. J. Graham

Louise Bond
LOUISE BOND
CLERK OF COURT

Crystal C. Smith

Dana Benson
DEPUTY CLERK OF COURT AND EX-OFFICIO NOTARY PUBLIC

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SECTION OF GENERAL COUNSEL

April 11, 2013

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.002622
STATE PROJECT NO(S). 324-02-0008
ARKANSAS ROAD (CALDWELL
ROAD – LA 143)
STATE ROUTE LA 616
PARISH OF OUACHITA

State Project Number H.002622 / 324-02-0008 provides for grading, base course, drainage structures, portland cement concrete pavement with integral concrete curb, and related work, on State Route LA 616 in Ouachita Parish, as follows: Begin at approximate Highway Survey Station 10+30.00, then proceed in an easterly then southeasterly direction, and end at approximate Highway Survey Station 189+97.42. The total roadway length and overall project length is approximately 3.402 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.

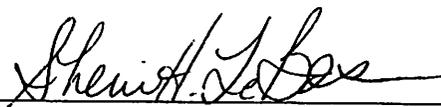
The proper construction of said described project is dependent upon the acquisition of the rights of way as fixed by the Chief Engineer, Office of Engineering, for the said project and such other rights as may be appurtenant thereto.

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.002622 / 324-02-0008, Arkansas Road (Caldwell Road – LA 143), State Route LA 616, Parish of Ouachita.

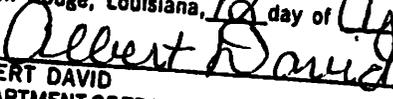
Baton Rouge, Louisiana, this 11 day of April, 2013.



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.

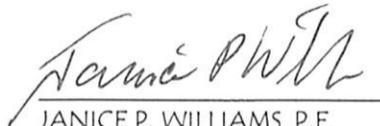
Baton Rouge, Louisiana, 12 day of April 2013



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. 324-02-0008 / H.002622, ARKANSAS ROAD (CALDWELL ROAD - LA 143), ROUTE LA 616, OUACHITA PARISH, in a manner sufficient in my judgment to provide presently and in the future for the public interest, safety, and convenience.

 5-20-14
JANICE P. WILLIAMS, P.E. DATE
CHIEF ENGINEER ADMINISTRATOR

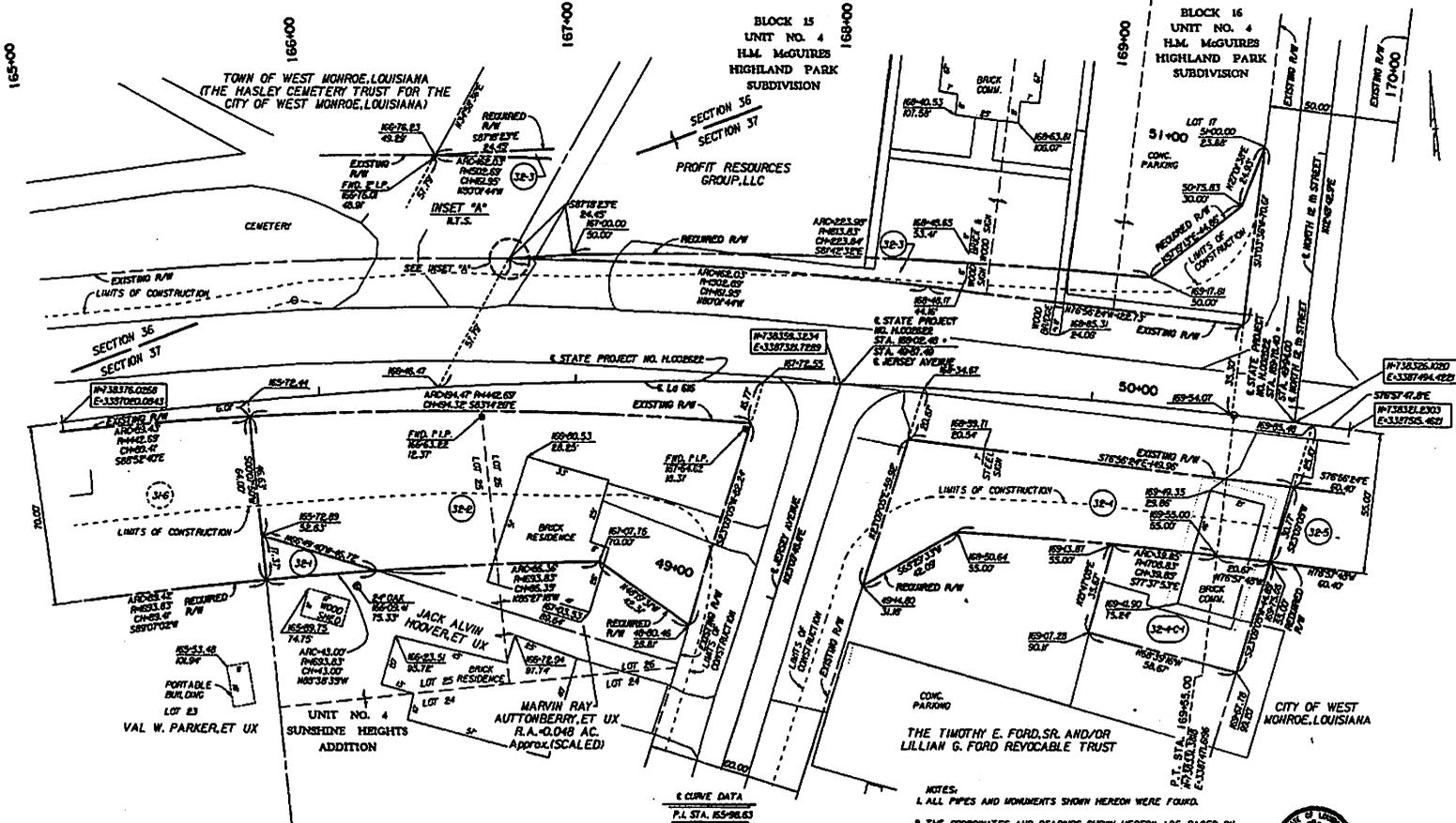


2/13/2014 11:20

FINAL PLANS

H:\PROJECTS\118063_21\118063_21\ARANSAS ROAD ROW SHEET 31.dgn

LAND DISTRICT NORTH OF RED RIVER T18N - R3E SECTIONS 36 & 37



PARCEL	OWNER	ACQUISITION	AREA
36-5	CITY OF WEST MONROE, LOUISIANA	C.O.B. 642 PG. 17 12/30/1958	0.042 ACRE
36-4-C1	THE TIMOTHY E. FORD, SR. AND/OR LILLIAN G. FORD REVOCABLE TRUST	C.O.B. 1069 PG. 266 05/05/2000	0.003 ACRE
36-3	PROFIT RESOURCES GROUP, LLC	C.O.B. 840 PG. 295 07/09/2008	0.074 ACRE
36-2	MAYVIN RAY AUTTOBERRY, ET UX	C.O.B. 177 PG. 632 02/05/1983	0.264 ACRE
36-1	JACK ALVIN HOOVER, ET UX	C.O.B. 246 PG. 630 07/25/2008	0.008 ACRE

CURVE DATA
 P.I. STA. 85+96.53
 P.C. STA. 85+00.00
 P.T. STA. 86+93.03
 Δ = 23°13'37.81"
 D = 0.017546"
 T = 368.670'
 L = 121.048'
 R = 1753.262'

LEGEND

- EXISTING R/W
- REQUIRED R/W
- RIGHT OF WAY LINE
- LIMITS OF CONSTRUCTION
- LOT LINE
- APPARENT PROPERTY LINE
- SECTION LINE

- NOTES:**
- ALL PIPES AND MONUMENTS SHOWN HEREON WERE FOUND.
 - THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD 83). TO CONVERT FROM GRID BEARINGS TO TRUE BEARINGS USE: $\theta + 0.017576^\circ$
 - DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. TO CONVERT DISTANCES DERIVED FROM COORDINATES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES, USE SCALE FACTOR: 0.99997558.



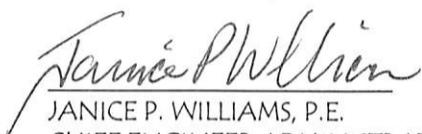
QUACHITA	NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
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RIGHT OF WAY MAP
 STATE OF ARKANSAS ROAD DISTRICT 143
 CALDWELL ROAD - LA 143
 COUNTY: CLAY COUNTY
 DISTRICT: 143
 PROJECT NO.: 118063

EXHIBIT
 A-3

CERTIFICATE
ON
LOCATION AND DESIGN

We hereby certify that the location and design of the improvements proposed within STATE PROJECT NO. 324-02-0008 / H.002622, ARKANSAS ROAD (CALDWELL ROAD - LA 143), ROUTE LA 616, OUACHITA 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

5-20-14
DATE

for 

CHAD WINCHESTER, P.E.
ROAD DESIGN ENGINEER ADMINISTRATOR

5/19/14
DATE



PAUL FOSSIER, P.E.
BRIDGE DESIGN ENGINEER ADMINISTRATOR

5/20/14
DATE



Parcel No. 32-4-A
S. P. No. H.002622

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) 32-4-A, 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 AND IMPROVEMENTS	\$46,055
DAMAGES	_____
ADDITIONAL COMPENSATION	_____
TOTAL ESTIMATE OF COMPENSATION	\$46,055

Methodology Used:

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

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

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

Baton Rouge, Louisiana, May 6, 2014



Roberto J. Aguilar, IFAS, ASA, SR/WA
LOUISIANA CERTIFIED GENERAL/RESIDENTIAL REAL ESTATE
APPRAISER CERTIFICATE NO. G0476

Total Approved Amount of Compensation to the full
extent of the owner's loss \$ 46,055.⁰⁰

Heather Corsetino 5/9/2014
HEATHER CORSENTINO Date

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



PARCEL # 32-4a
STATE PROJECT # H.002622.3 (324-02-0008)

CERTIFICATE
OF
ESTIMATE OF COMPENSATION

I, the undersigned, hereby certify that I have made a careful investigation of the property identified as Parcel # (s) 32-4a 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	=	\$ 35,345
DAMAGES	+	
ADDITIONAL COMPENSATION	+	<u>0</u>
TOTAL ESTIMATE OF COMPENSATION	=	\$ 35,345

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 May 6, 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 \$ 46,055.00

 5/9/2014

HEATHER CORSENTINO Date
Assistant Real Estate Administrator
Department of Transportation and
Development, State of Louisiana



Parcel No. 32-4-B
S. P. No. H.002622

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) 32-4-B, 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 AND IMPROVEMENTS	<u>\$11,559</u>
DAMAGES	<u>\$55,201</u>
ADDITIONAL COMPENSATION	<u> </u>
TOTAL ESTIMATE OF COMPENSATION	<u>\$66,760</u>

Methodology Used:

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

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

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

Baton Rouge, Louisiana, May 6, 2014



Roberto J. Aguilar, IFAS, ASA, SR/WA
LOUISIANA CERTIFIED GENERAL/RESIDENTIAL REAL ESTATE
APPRAISER CERTIFICATE NO. G0476

Total Approved Amount of Compensation to the full
extent of the owner's loss \$ 64,550.00

Heather Corsetino 5/9/2014
HEATHER CORSENTINO Date

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



PARCEL # 32-4b
STATE PROJECT # H.002622.3 (324-02-0008)

CERTIFICATE
OF
ESTIMATE OF COMPENSATION

I, the undersigned, hereby certify that I have made a careful investigation of the property identified as Parcel # (s) 32-4b 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	=	\$ 10,583
DAMAGES	+	42,417
ADDITIONAL COMPENSATION	+	<u>0</u>
TOTAL ESTIMATE OF COMPENSATION	=	\$ 53,000

Methodology used :

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

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

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

Monroe, Louisiana May 6, 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 \$ 64,550.⁰⁰

Heather Corsetino 5/9/2014

HEATHER CORSENTINO Date
Assistant Real Estate Administrator
Department of Transportation and
Development, State of Louisiana



Parcel No. 32-4-C-1
S. P. No. H.002622

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) 32-4-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 the compensation to be as follows:

VALUE OF LAND AND IMPROVEMENTS	\$1,102
DAMAGES	
ADDITIONAL COMPENSATION	
TOTAL ESTIMATE OF COMPENSATION	\$1,102

Methodology Used:

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

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

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

Baton Rouge, Louisiana, May 6, 2014



Roberto J. Aguilar, IFAS, ASA, SR/WA
LOUISIANA CERTIFIED GENERAL/RESIDENTIAL REAL ESTATE
APPRAISER CERTIFICATE NO. G0476

Total Approved Amount of Compensation to the full
extent of the owner's loss \$ 1,102.00

Heather Corsetino 5/9/2014
HEATHER CORSENTINO Date

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

