STATE OF LOUISIANA, DEPARTMENT OF TRANSPORTATION & DEVELOPMENT

VS.

ESTATE OF MARTHA OWENS HUGHES

NO. 158851-C

21ST JUDICIAL DISTRICT COURT

PARISH OF LIVINGSTON

STATE OF LOUISIANA

PETITION

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

1.

ESTATE OF MARTHA OWENS HUGHES is the defendant herein.

2.

The STATE OF LOUISIANA, DEPARTMENT OF TRANSPORTATION & DEVELOPMENT proposes to construct in the Parish of Livingston a certain project designated as State Project No. H.004634, Juban Road Widening (I-12 – U.S. 90), State Route LA 1026, which project is more fully described by a Certificate of Authorization to Expropriate, approved by the Secretary, STATE OF LOUISIANA, DEPARTMENT OF TRANSPORTATION & DEVELOPMENT, on January 16, 2018, which declares that it is necessary and useful to take immediately the hereinafter described property for highway purposes, a certified copy of said Certificate of Authorization to Expropriate being marked "Exhibit P-1," attached hereto and made a part hereof.

3.

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

4.

Petitioner has surveyed the right of way and laid out the centerline thereof for said project as the same will exist after said project is completed, and the width of the right of way has been fixed

by the Chief Engineer of the Department of Transportation & Development, as shown by the Certificate of the Chief Engineer marked "Exhibit P-2," annexed hereto and made a part hereof.

5.

Included within the right of way required for said project is certain property believed to be owned by the defendant, ESTATE OF MARTHA OWENS HUGHES, a portion of which is required in full ownership designated as Parcel Nos. 4-7 and 7-2, and a portion of which is required for a temporary construction servitude for a period of time not to exceed completion of the project designated as Parcel Nos. 7-2-C-1 and 7-2-C-2, and described as follows, to wit:

> Four (4) certain tracts or parcels of land, and all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the Parish of Livingston, State of Louisiana, and in Section 47, Township 6 South, Range 3 East, Greensburg Land District, identified as Parcel Nos. 4-7, 7-2, 7-2-C-1 and 7-2-C-2 on a white print of a plat of survey, consisting of Sheet Nos. 4 and 7, made by Darvin W. Ferguson, Registered Land Surveyor, dated June 23, 2016, revised, annexed to the above numbered and entitled suit, said tracts or parcels being outlined in red and being more particularly described in accordance with said plat of survey, as follows:
>
> REQUIRED IN FULL OWNERSHIP
>
> PARCEL NO. 4-7:
>
> From a point on the centerline of State Project No. H.004634, at Highway Survey Station 186+37.38, proceed S89°08'54"W a distance of 39.84 feet to the point of beginning; thence proceed S89°08'54"W a distance of 30.21 feet to a point and corner; thence proceed N12°37'56"W a distance of 93.23 feet to a point and corner; thence proceed N89°53'05"E a distance of 45.88 feet to a point and corner; thence proceed S02°58'29"E a distance of 90.74 feet to the point of beginning. All of which comprises Parcel 4-7 as shown on Sheet 4 of the Right of Way Plans of State Project No. H.004634, and contains an area of approximately 3475.5 square feet or 0.079 of an acre.
>
> PARCEL NO. 7-2:
>
> From a point on the centerline of State Project No. H.004634, at Highway Survey Station 21+63.11, which is the point of beginning, proceed S89°08'54"W a distance of 50.01 feet to a point and corner; thence proceed N00°05'20"E a distance of 96.66 feet to a point and corner; thence proceed N89°53'05"E a distance of 100.00 feet to a point and corner; thence proceed S00°05'20"W a distance of 95.37 feet to a point and corner; thence proceed S89°08'54"W a distance of 50.00 feet to the point of beginning. All of which comprises Parcel 7-2 as shown on Sheet 7 of the Right of Way Plans of State Project No. H.004634, and contains an area of approximately 9601.5 square feet or 0.220 of an acre.

REQUIRED FOR A TEMPORARY SERVITUDE

PARCEL NO. 7-2-C-1

From a point on the centerline of State Project No. H.004634, at Highway Survey Station 21+63.11, proceed S89°08'54"W a distance of 50.01 feet to the point of beginning; thence proceed S89°08'54"W a distance of 50.01 feet to a point and corner; thence proceed N00°05'20"E a distance of 15.00 feet to a point and corner; thence proceed N89°08'54"E a distance of 50.01 feet to a point and corner; thence proceed S00°05'20"W a distance of 15.00 feet to the point of beginning. All of which comprises Parcel 7-2-C-1 as shown on Sheet 7 of the Right of Way Plans of State Project No. H.004634, and contains an area of approximately 750.1 square feet or 0.017 of an acre.

PARCEL NO. 7-2-C-2

From a point on the centerline of State Project No. H.004634, at Highway Survey Station 21+63.11, proceed N89°08'54"E a distance of 50.00 feet to the point of beginning; thence proceed N00°05'20"E a distance of 10.00 feet to a point and corner; thence proceed N89°08'54"E a distance of 85.91 feet to a point and corner; thence proceed S00°24'45"E a distance of 10.00 feet to a point and corner; thence proceed S89°08'54"W a distance of 86.00 feet to the point of beginning. All of which comprises Parcel 7-2-C-2 as shown on Sheet 7 of the Right of Way Plans of State Project No. H.004634, and contains an area of approximately 859.6 square feet or 0.020 of an acre.

6.

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

7.

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

8.

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

9.

The location and design of the improvements proposed by said project are in accordance with the best modern practices adopted in the interest of the safety and convenience of the traveling public, as shown by the Certificate on Location and Design, which is marked "Exhibit P-4," annexed hereto and made a part hereof.

10.

In order to construct said project in a manner and mode conducive to the public interest, convenience and safety, it is necessary that petitioner acquire in full ownership the property described as Parcel Nos. 4-7 and 7-2, subject to the mineral reservation set forth below, and a temporary servitude for construction purposes for a period of time not to exceed completion of the project on, over and across the property described as Parcel Nos. 7-2-C-1 and 7-2-C-2, which property petitioner has attempted to acquire amicably but has been unable to do so.

11.

Therefore, it is necessary for petitioner to expropriate in full ownership the property described as Parcel Nos. 4-7 and 7-2, subject to the mineral reservation set forth below, and a temporary servitude for construction purposes for a period of time not to exceed completion of the project on, over and across the property described as Parcel Nos. 7-2-C-1 and 7-2-C-2.

12.

The expropriation of the full ownership of the property described as Parcel Nos. 4-7 and 7-2 shall be made subject to the reservation in favor of the owner, ESTATE OF MARTHA OWENS HUGHES, of all oil or gas located under the property described hereinabove, or the royalties therefrom, in accordance with law, and subject to any existing oil or gas reservation to any existing oil or gas lease.

13.

The just compensation to which the defendant is entitled, being the compensation for the full ownership of the property described hereinabove as Parcel Nos. 4-7 and 7-2, subject to the mineral reservation set forth herein, and a temporary servitude for construction purposes for a period of time not to exceed completion of the project on, over and across the property described herein as Parcel Nos. 7-2-C-1 AND 7-2-C-2, has been estimated to be the sum of Two Hundred Eleven Thousand One Hundred Sixty-Eight and 00/100 ($211,168.00) Dollars, as shown by the written Certificate of Estimate of Compensation marked "Exhibit P-5A" and "Exhibit P5-B", annexed hereto and made a part hereof.

14.

Petitioner is entitled to expropriate the full ownership of the above property described as Parcel Nos. 4-7 and 7-2, subject to the mineral reservation set forth herein, and a temporary servitude for construction purposes for a period of time not to exceed completion of the project on, over and across the property descried herein as Parcel Nos. 7-2-C-1 and 7-2-C-2, 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.

18.

Petitioner believes that MARTHA OWENS HUGHES is deceased, no succession representative has been appointed, no heirs or legatees have been sent into possession judicially, and that it is necessary for an Attorney at Law to be appointed to represent MARTHA OWENS HUGHES, as authorized in La. C.C.P. Article 5091, as amended.

Petitioner further prays that an Attorney at Law be appointed to represent MARTHA OWENS HUGHES, as authorized by La. C.C.P. Article 5091, as amended.

WHEREFORE, petitioner prays that an order issue herein directing petitioner to deposit in the Registry of this Court the sum of Two Hundred Eleven Thousand One Hundred Sixty-Eight and

00/100 ($211,168.00) Dollars for payment to the person or persons entitled thereto, and declaring that the full ownership of the property described as Parcel Nos. 4-7 and 7-2, subject to the mineral reservation set forth herein, and a temporary servitude for construction purposes for a period of time not to exceed completion of the project on, over and across the property described as Parcel Nos. 7-2-C-1 and 7-2-C-2, has been taken for highway purposes as of the time such deposit is made.

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

Petitioner further prays that notice of this expropriation be issued and served upon ESTATE OF MARTHA OWENS HUGHES together with a certified copy of this Petition, the Order of Expropriation of this Court, and the Receipt of the Clerk of Court for the deposit made, according to law.

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

Petitioner further prays that it be served with written notice of any trial, motion or other proceeding scheduled before this Honorable Court in accordance with LA R.S. 48:451, and that it be served with notice of any interlocutory or final order, decree or judgment rendered and signed as provided by the Louisiana Code of Civil Procedure.

Petitioner further prays that upon a final hearing there be judgment herein in favor of petitioner fixing the amount of just compensation at a sum not to exceed Two Hundred Eleven Thousand One Hundred Sixty-Eight and 00/100 ($211,168.00) Dollars.

PLEASE SERVE:

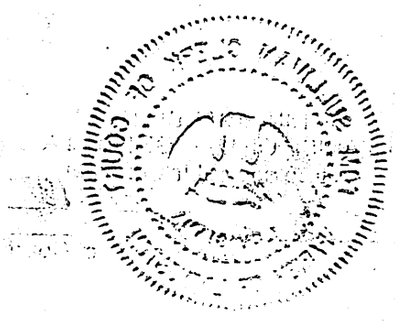
ESTATE OF MARTHA OWENS HUGHES
Through its Court appointed attorney:
_____
_____
_____

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

By: _____
Of Counsel

Victoria A. Guidry (#16952)
1201 Capitol Access Rd. (70802)
P. O. Box 94245
Baton Rouge, LA 70802
T: (225) 242-4671 | Fax: (225) 242-4691
Email: victoria.guidry@la.gov

21st JUDICIAL DISTRICT
PARISH OF LIVINGSTON, LA
A true copy of the original
this 4-3 20 18
Deputy Clerk of Court



STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

VS.

ESTATE OF MARTHA OWENS HUGHES

NO. 158851 C
21ST JUDICIAL DISTRICT COURT

PARISH OF LIVINGSTON

STATE OF LOUISIANA

O R D E R

The foregoing considered:

IT IS ORDERED that Allen Harvey, Attorney at Law, whose address is _____, and whose telephone number is _____, be and is hereby appointed to represent ESTATE OF MARTHA OWENS HUGHES, as authorized by La. C.C.P. Article 5091, as amended.

Livingston, Louisiana, this 29th day of March, 2018.

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

FILED
CLERK OF COURT
PARISH OF LIVINGSTON
2018 MAR 29 AM 8:37
DEPUTY CLERK

21st JUDICIAL DISTRICT
PARISH OF LIVINGSTON, LA
A true copy of the original
this 4-3 20 18
Deputy Clerk of Court

January 16, 2018

CERTIFICATE OF AUTHORIZATION TO EXPROPRIATE

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

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

STATE PROJECT NO(S). H.004634
JUBAN RD WIDENING (I-12 TO US 190)
STATE ROUTE LA 1026
PARISH OF LIVINGSTON

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

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

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

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

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

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

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

EXHIBIT P-1

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

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

Pursuant to the authority vested in me by the provisions of L.R.S. 36:501 et seq., and L.R.S. 48:11 et seq., as Secretary of the Department of Transportation and Development, it is necessary and useful to take and, as required by L.R.S. 48:442(3)(a), I hereby approve and authorize the Department of Transportation and Development to take by expropriation for highway purposes and in the manner provided by law, in servitude or in full ownership, the property and property rights not otherwise acquired, and which are needed for the proper construction of State Project No(s). H.004634, Juban Rd Widening (I-12 to US 190), State Route LA 1026, Parish of Livingston.

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

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

The custodian of official records of the Department of Transportation and Development of the State of Louisiana certifies under the provisions of R.S. 13:3712 and Chapter 9 of the Louisiana Code of Evidence that the attached 2 page(s) is(are) a true and correct copy (copies) of the original(s).

CERTIFICATE

OF THE

CHIEF ENGINEER

I hereby certify that I have fixed the right of way required to construct STATE PROJECT NO. H.004634, JUBAN RD WIDENING (I-12 – US 190), ROUTE LA 1026, LIVINGSTON PARISH, in a manner sufficient in my judgment to provide presently and in the future for the public interest, safety and convenience.

CHRISTOPHER P. KNOTTS, P.E. 1/25/18
DOTD CHIEF ENGINEER DATE

FILED
CLERK OF COURT
PARISH OF LIVINGSTON
2018 MAR 29 AM 8:37
DEPUTY CLERK

EXHIBIT P-2

Final Right-of-Way Map

S:\12-028 Juban Widening ROW Maps\dwg\Right of Way Map\Set 2 Juban Road\2017-10-25\04 CADConform Rev 12-028 ROW Map.dwg 10/25/17 14:3

GREENSBURG LAND DISTRICT
T6S - R3E
SECTION 47

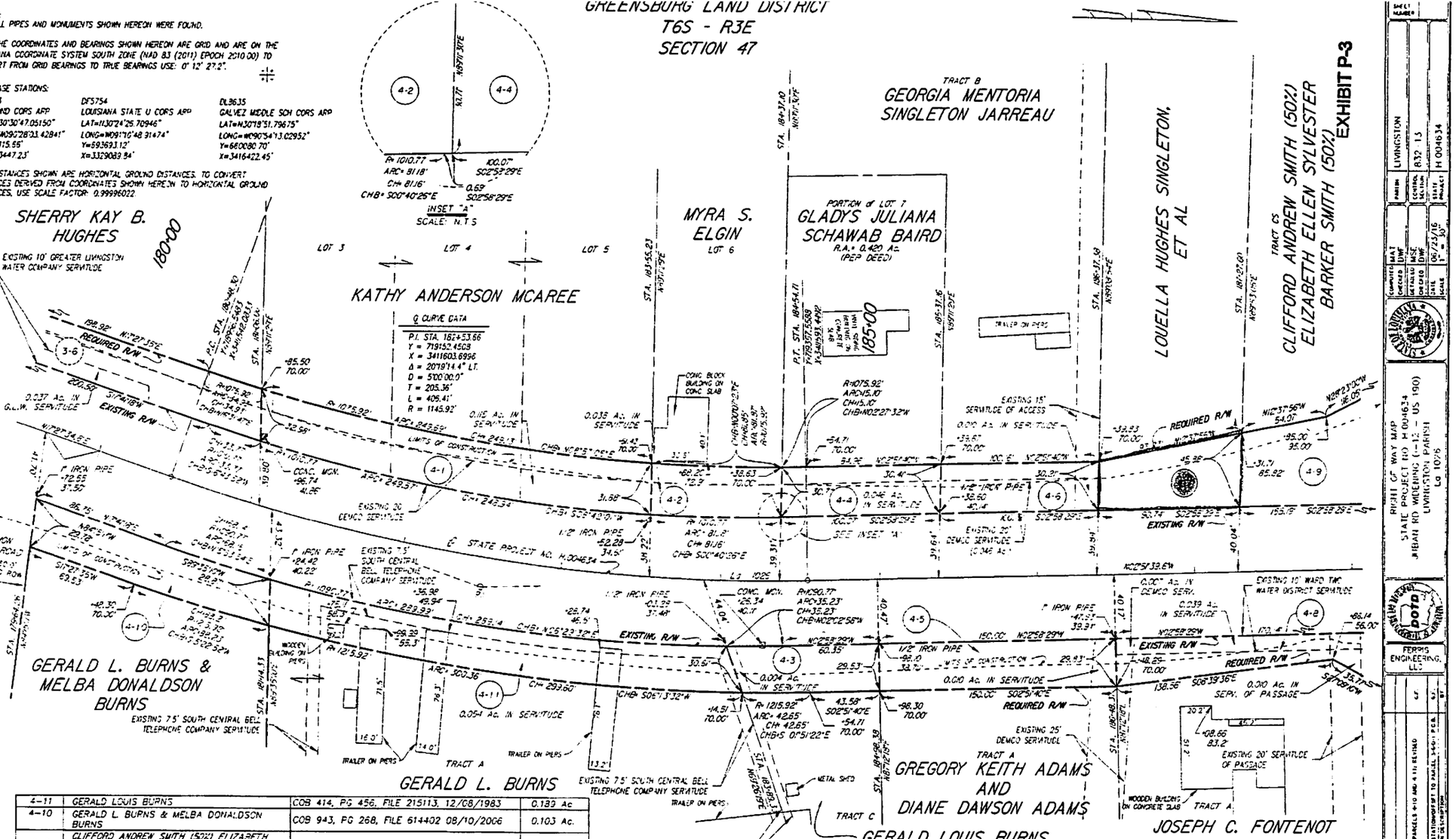
EXHIBIT P-3

NOTES:
1. ALL PIPES AND MONUMENTS SHOWN HEREON WERE FOUND.
2. THE COORDINATES AND BEARINGS SHOWN HEREON ARE GRID AND ARE ON THE LOUISIANA COORDINATE SYSTEM SOUTH ZONE (NAD 83 (2011) EPOCH 2010.00) TO CONVERT FROM GRID BEARINGS TO TRUE BEARINGS USE: 0° 12' 27.2".

BASE STATIONS:

AJ7933	DF5754	DL9635
HAMMOND CORS ARP	LOUISIANA STATE U CORS ARP	GALVEZ MIDDLE SCH CORS ARP
LAT=N30°30'47.05150"	LAT=N30°24'25.70946"	LAT=N30°18'51.79675"
LONG=W090°28'03.42841"	LONG=W091°10'48.91474"	LONG=W090°54'13.02952"
Y=733115.66'	Y=593693.12'	Y=680080.70'
X=3553447.23'	X=3329089.94'	X=3416422.45'

3. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. TO CONVERT DISTANCES DERIVED FROM COORDINATES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES, USE SCALE FACTOR: 0.99996022



PARCEL	OWNER	ACQUISITION	AREA
4-11	GERALD LOUIS BURNS	COB 414, PG 456, FILE 215113, 12/08/1983	0.139 Ac
4-10	GERALD L. BURNS & MELBA DONALDSON BURNS	COB 943, PG 268, FILE 614402 08/10/2006	0.103 Ac.
4-9	CLIFFORD ANDREW SMITH (50%) ELIZABETH ELLEN SYLVESTER BARKER SMITH (50%)	COB 875, PG 172, FILE 561575, 09/24/2004	0.249 Ac.
4-8	JOSEPH C. FONTENOT	COB 722, PG 621, FILE 398616, 04/08/1998	0.091 Ac.
4-7	LOUELLA HUGHES SINGLETON, ET AL	COB 286, PG 751, 07/13/1979	0.079 Ac.
4-6	GEORGIA MENTOPIA SINGLETON JARREAU	COB 802, PG 958, FILE 489871, 03/25/2002	0.070 Ac.
4-5	GREGORY KEITH ADAMS AND DIANE DAWSON ADAMS	COB 1152, PG 950, FILE 78900, 02/21/2013	0.102 Ac
4-4	GLADYS JULIANA SCHAWAB BAIRD	COB 805, PG 497, FILE 492904, 05/02/2002	0.070 Ac.
4-3	GERALD LOUIS BURNS & MELBA D. BURNS	COB 724, PG 170, FILE 400635, 05/08/1998	0.061 Ac.
4-2	MYRA S. ELGIN	COB 742, PG 459, FILE 421484, 04/13/1999	0.059 Ac
4-1-D-1	KATHY ANDERSON MCAREE	COB 360, PG 200, FILE 188785, 12/09/1981	DELETED
4-1			0.185 Ac.

LEGEND

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

STATE OF LOUISIANA
DARYN W. FERGUSON
REG. No. 4824
REGISTERED PROFESSIONAL LAND SURVEYOR
6/23/2016

10/25/17 DELETED PARCEL 4-1-D-1, ADDED PARCELS 4-10 AND 4-11, REVISED
12/21/2017 CORRECTED PARCEL DES. FOR 3 PL. STATIONS OFF TO PARCEL 3-6-1 - P.C.B.
DATE REVISION DESCRIPTION

SHEET NUMBER
PARISH: LIVINGSTON
ROUTE: US 190
CONTROL SECTION: 832.13
STATE PROJECT: H.004634
COMPUTED: MAT
CHECKED: DWF
DETAILED: MSE
CHECKED: DWF
DATE: 06/23/16
SCALE: 1" = 30'

RIGHT OF WAY MAP
STATE PROJECT NO. H.004634
JUBAN RD WIDENING (I-12 - US 190)
LIVINGSTON PARISH
LA 1076

DOTD
FERRIS ENGINEERING, LLC

Final Right-of-Way Map

S:\12-028 Juban Widening ROW Maps\dwg\Right of Way Map\Set 2 Juban Road\2018-01-16\07 CADConform Rev 12-028 ROW Map.dwg 1/16/18 09:47

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

2. THE COORDINATES AND BEARINGS SHOWN HEREON ARE GRID AND ARE ON THE LOUISIANA COORDINATE SYSTEM SOUTH ZONE (NAD 83 (2011) EPOCH 2010.00) TO CONVERT FROM GRID BEARINGS TO TRUE BEARINGS USE. 0° 12' 24.5".

BASE STATIONS:

AJ7833	DF5754	DL8635
HAMMOND CORS ARP	LOUISIANA STATE U CORS ARP	GALVEZ MIDDLE SCH CORS ARP
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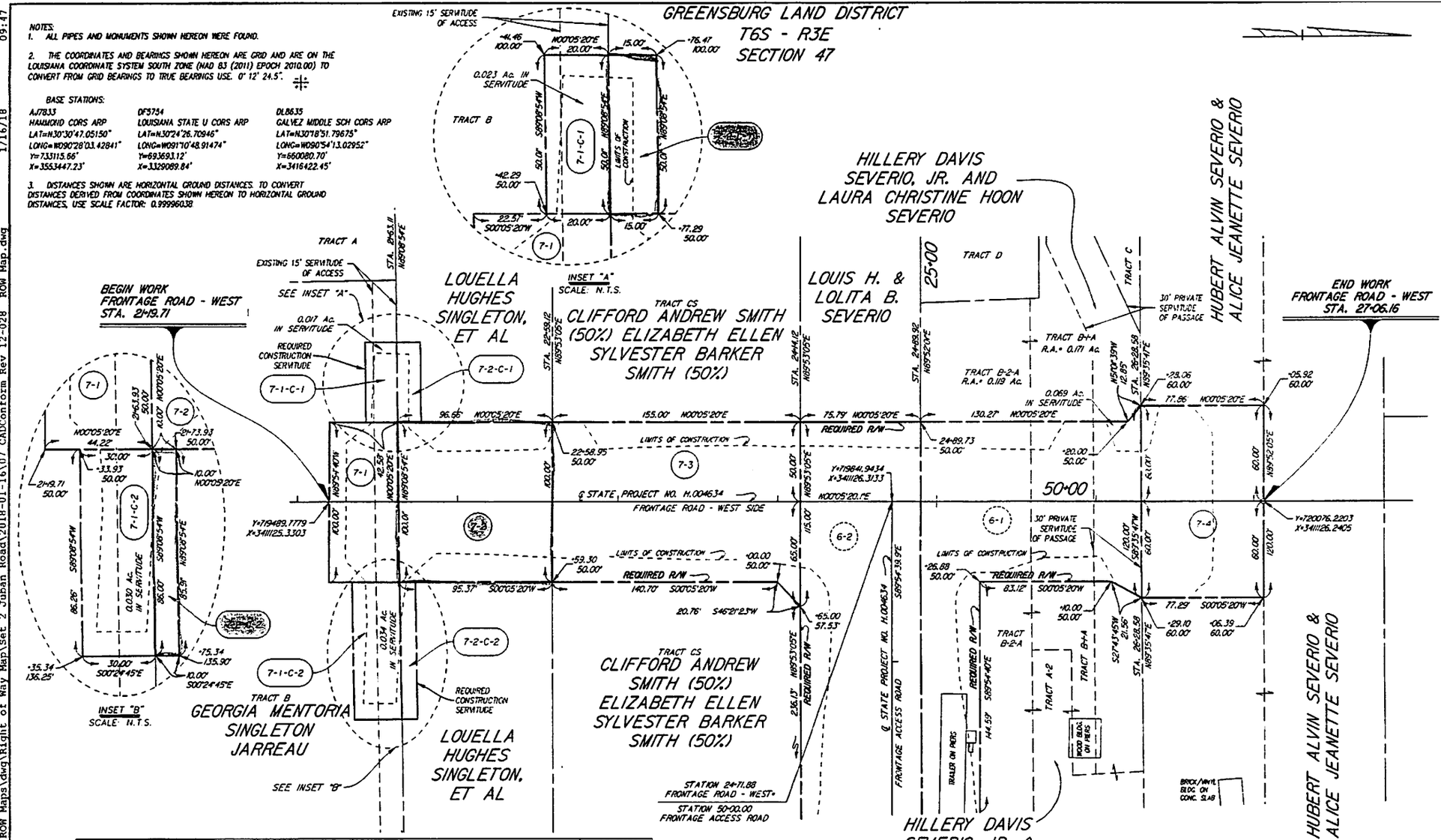
Y=733115.66'	Y=693693.12'	Y=660080.70'
X=3553447.23'	X=3329089.84'	X=3416422.45'

3. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. TO CONVERT DISTANCES DERIVED FROM COORDINATES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES, USE SCALE FACTOR: 0.99996038



PARCEL	OWNER	ACQUISITION	AREA
7-5			DELETED
7-4	HUBERT ALVIN SEVERIO AND ALICE JEANETTE SEVERIO	COB 1293, PG 758, FILE 903116, 07/13/2017 COB 848, PG 271, FILE 539422, 12/18/2003	0.214 Ac.
7-3	CLIFFORD ANDREW SMITH (50%) ELIZABETH ELLEN SYLVESTER BARKER SMITH (50%)	COB 875, PG 172, FILE 561575, 09/24/2004	0.358 Ac.
7-2-C-2	LOUELLA HUGHES SINGLETON, ET AL	COB 286, PG 751, 07/13/1979	0.020 Ac.
7-2-C-1			0.017 Ac.
7-2			0.280 Ac.
7-1-C-2	GEORGIA MENTORIA SINGLETON JARREAU	COB 602, PG 958, FILE 489871, 03/25/2002	0.059 Ac.
7-1-C-1			0.023 Ac.
7-1			0.100 Ac.

6/23/2016

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

LEGEND

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

FILE NO. 04-18-032 ROW SHEET NO. 7

DATE	REVISION DESCRIPTION	BY
01/16/2018	ADDED STATIONING AT SET FOR NORTHEASTERN CORNER OF PARCEL 7-3	G.F.
11/02/2017	REVISED ACQUISITION DATA FOR PARCEL 7-4	G.F.
10/26/2017	REVISED PARCEL 7-4, DELETED PARCEL 7-5, ADDED OWNERSHIP LINE BETWEEN PARCELS 6-1 AND 6-2	G.F.

SHEET NUMBER

PARISH	CONTROL SECTION	STATE PROJECT
LIVINGSTON	832-13	H.004634

COMPUTED	MAT
CHECKED	DWF
DETAILED	WSE
CHECKED	DWF
DATE	06/23/16
SCALE	1" = 30'

RIGHT OF WAY MAP
STATE PROJECT NO. H.004634
JUBAN RD WIDENING (I-12 - US 190)
LIVINGSTON PARISH
La 1026

FERRIS ENGINEERING, LLC

CERTIFICATE

ON

LOCATION AND DESIGN

We hereby certify that the location and design of the improvements proposed within STATE PROJECT NO. H.004634, JUBAN RD WIDENING (I-12 – US 190), ROUTE LA 1026, LIVINGSTON PARISH, are in accordance with the best modern practices adopted in the interest of the safety and convenience of the traveling public.

CHRISTOPHER P. KNOTTS, P.E. 1/25/18
DOTD CHIEF ENGINEER DATE

DAVID S. SMITH P.E. 1/24/18
ROAD DESIGN ENGINEER DATE

FILED
CLERK OF COURT
PARISH OF LIVINGSTON
2018 MAR 29 AM 8:38
DEPUTY CLERK

EXHIBIT P-4

Parcel No. 4-7, 7-2, 7-2-C-1, & 7-2-C-2
S. P. No. H.004634

CERTIFICATE
OF
ESTIMATE OF COMPENSATION

I, the undersigned, hereby certify that I have made a careful investigation of the property identified as Parcel Number(s) 4-7, 7-2, 7-2-C-1, 7-2-C-2, and its (their) remainder(s) which is the subject matter of this estimate, that I am familiar with land values in the vicinity, and that I estimate the compensation to be as follows:

VALUE OF LAND AND IMPROVEMENTS	$113,049.00
DAMAGES	$ 98,119.00
ADDITIONAL COMPENSATION	$0.00
TOTAL ESTIMATE OF COMPENSATION	$211,168.00

FILED
CLERK OF COURT
PARISH OF LIVINGSTON
2018 MAR 29 AM 8:38
DEPUTY CLERK

Methodology Used:

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

Brian D. Simoneaux
BDS ENTERPRISES, INC
18641 Creek Hollow Court
Baton Rouge, LA 70817

Qualifications:

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

Baton Rouge, Louisiana, May 15, 2017

Brian D. Simoneaux

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

Total Approved Amount of Compensation to the full extent of the owner's loss $ 211,168.00

Heather Corsentino 1/26/18
HEATHER CORSENTINO Date
Assistant R/E Administrator,
Department of Transportation and
Development, State of Louisiana

EXHIBIT P-5A

Certificate – Land

Parcel 4-7, 7-2, 7-2-C-1, 7-2-C-2 **Louisiana State Project No. H.004634**

CERTIFICATE OF ESTIMATE OF COMPENSATION (LAND AND IMPROVEMENTS)

I, the undersigned, hereby certify that I have made a careful investigation of the property identified as Parcel Number(s) 1-1 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 TO BE ACQUIRED	$106,197
DAMAGES	$70,492
ADDITIONAL COMPENSATION	
TOTAL COMPENSATION	$176,689

Methodology used:

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

NAME

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

FILED
CLERK OF COURT
PARISH OF LIVINGSTON
2018 MAR 29 AM 8:38
DEPUTY CLERK

Qualifications:

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

Baton Rouge, East Baton Rouge, Louisiana January 4, 2018,

AGUILAR CONSULTANTS, LLC

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

Total Approved Amount of Compensation to the full extent of the owner's loss $ 211,168.00

Heather Corsentino 1/26/18
Heather Corsentino **Date**
Assistant Real Estate Administrator
Department of Transportation and Development, State of Louisiana

EXHIBIT P-5B

Livingston Parish Recording Page

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

RECEIVED
APR 6 2018
LA DOTD
Office of General Counsel

Received From :
LA DOTD- LEGAL-SECTION 47
P.O. BOX 94245
BATON ROUGE, LA 70804-9245

First VENDOR

LOUISIANA DEPARTMENT OF TRANSPORTATION & DEVELOPMENT

First VENDEE

HUGHES, MARTHA OWENS

Index Type : Conveyances

File Number : 921366

Type of Document : Order-Decree

Book : 1317 **Page :** 28

Recording Pages : 8

Recorded Information

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

On (Recorded Date) : 04/03/2018

At (Recorded Time) : 1:17:54PM

Doc ID - 012657510008

CLERK OF COURT
THOMAS L. SULLIVAN JR.
Parish of Livingston
I certify that this is a true copy of the attached document that was filed for registry and
Recorded 04/03/2018 at 1:17:54
Recorded in Book 1317 Page 28
File Number 921366

Deputy Clerk

Return To :

STATE OF LOUISIANA, DEPARTMENT OF TRANSPORTATION & DEVELOPMENT

VS.

ESTATE OF MARTHA OWENS HUGHES

NO. 158851-C

21ST JUDICIAL DISTRICT COURT

PARISH OF LIVINGSTON

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 & DEVELOPMENT, deposit in the Registry of this Court, for the use and benefit of the person or persons entitled thereto, the sum of Two Hundred Eleven Thousand One Hundred Sixty-Eight and 00/100 ($211,168.00) Dollars.

IT IS HEREBY FURTHER ORDERED that the full ownership of the property described as Parcel Nos. 4-7 and 7-2, subject to the reservation in favor of ESTATE OF MARTHA OWENS HUGHES of all oil or gas located under the property described below, or the royalties therefrom, in accordance with law, and subject to any existing oil or gas reservation or to any existing oil or gas lease, and a temporary servitude for construction purposes for a period of time not to exceed completion of the project on, over and across the property described as Parcel Nos. 7-2-C-1 and 7-2-C-2, is expropriated and taken for highway purposes as of the time of such deposit, according to law, said property being described as follows, to-wit:

Four (4) certain tracts or parcels of land, and all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the Parish of Livingston, State of Louisiana, and in Section 47, Township 6 South, Range 3 East, Greensburg Land District, identified as Parcel Nos. 4-7, 7-2, 7-2-C-1 and 7-2-C-2 on a white print of a plat of survey, consisting of Sheet Nos. 4 and 7, made by Darvin W. Ferguson, Registered Land Surveyor, dated June 23, 2016, revised, annexed to the above numbered and entitled suit, said tracts or parcels being outlined in red and being more particularly described in accordance with said plat of survey, as follows:

REQUIRED IN FULL OWNERSHIP

PARCEL NO. 4-7:

From a point on the centerline of State Project No. H.004634, at Highway Survey Station 186+37.38, proceed S89°08'54"W a distance of 39.84 feet to the point of beginning; thence proceed S89°08'54"W a distance of 30.21 feet to a point and corner; thence proceed N12°37'56"W a distance of 93.23 feet to a point and corner;

thence proceed N89°53'05"E a distance of 45.88 feet to a point and corner; thence proceed S02°58'29"E a distance of 90.74 feet to the point of beginning. All of which comprises Parcel 4-7 as shown on Sheet 4 of the Right of Way Plans of State Project No. H.004634, and contains an area of approximately 3475.5 square feet or 0.079 of an acre.

PARCEL NO. 7-2:

From a point on the centerline of State Project No. H.004634, at Highway Survey Station 21+63.11, which is the point of beginning, proceed S89°08'54"W a distance of 50.01 feet to a point and corner; thence proceed N00°05'20"E a distance of 96.66 feet to a point and corner; thence proceed N89°53'05"E a distance of 100.00 feet to a point and corner; thence proceed S00°05'20"W a distance of 95.37 feet to a point and corner; thence proceed S89°08'54"W a distance of 50.00 feet to the point of beginning. All of which comprises Parcel 7-2 as shown on Sheet 7 of the Right of Way Plans of State Project No. H.004634, and contains an area of approximately 9601.5 square feet or 0.220 of an acre.

REQUIRED FOR A TEMPORARY SERVITUDE

PARCEL NO. 7-2-C-1

From a point on the centerline of State Project No. H.004634, at Highway Survey Station 21+63.11, proceed S89°08'54"W a distance of 50.01 feet to the point of beginning; thence proceed S89°08'54"W a distance of 50.01 feet to a point and corner; thence proceed N00°05'20"E a distance of 15.00 feet to a point and corner; thence proceed N89°08'54"E a distance of 50.01 feet to a point and corner; thence proceed S00°05'20"W a distance of 15.00 feet to the point of beginning. All of which comprises Parcel 7-2-C-1 as shown on Sheet 7 of the Right of Way Plans of State Project No. H.004634, and contains an area of approximately 750.1 square feet or 0.017 of an acre.

PARCEL NO. 7-2-C-2

From a point on the centerline of State Project No. H.004634, at Highway Survey Station 21+63.11, proceed N89°08'54"E a distance of 50.00 feet to the point of beginning; thence proceed N00°05'20"E a distance of 10.00 feet to a point and corner; thence proceed N89°08'54"E a distance of 85.91 feet to a point and corner; thence proceed S00°24'45"E a distance of 10.00 feet to a point and corner; thence proceed S89°08'54"W a distance of 86.00 feet to the point of beginning. All of which comprises Parcel 7-2-C-2 as shown on Sheet 7 of the Right of Way Plans of State Project No. H.004634, and contains an area of approximately 859.6 square feet or 0.020 of an acre.

STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

VS.

ESTATE OF MARTHA OWENS HUGHES

NO.

21ST JUDICIAL DISTRICT COURT

PARISH OF LIVINGSTON

STATE OF LOUISIANA

ORDER OF EXPROPRIATION (CONT'D.)

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

IT IS HEREBY FURTHER ORDERED that the defendant, ESTATE OF MARTHA OWENS HUGHES, 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.

Livingston, Louisiana, this 29th day of March, 2018.

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

21st JUDICIAL DISTRICT
PARISH OF LIVINGSTON, LA
A true copy of the original
this 4-3 20 18
Deputy Clerk of Court

STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

VS.

ESTATE OF MARTHA OWENS HUGHES

NO. 158851-C
21ST JUDICIAL DISTRICT COURT

PARISH OF LIVINGSTON

STATE OF LOUISIANA

FILED
CLERK OF COURT
PARISH OF LIVINGSTON
2018 MAR 29 AM 8: 32
DEPUTY CLERK

RECEIPT

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

TO

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

In the cause entitled "STATE OF LOUISIANA, DEPARTMENT OF TRANSPORTATION & DEVELOPMENT VS. ESTATE OF MARTHA OWENS HUGHES", No. 158851, of the docket of said Court, the State of Louisiana seeks the expropriation of the full ownership of the property described below, subject to the reservation in favor of the owner ESTATE OF MARTHA OWENS HUGHES of all oil or gas located under the property described below, or the royalties therefrom, in accordance with law, and subject to any existing oil or gas reservation or to any existing oil or gas lease, for the project set forth in the petition, said property being described as follows, to-wit:

Four (4) certain tracts or parcels of land, and all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the Parish of Livingston, State of Louisiana, and in Section 47, Township 6 South, Range 3 East, Greensburg Land District, identified as Parcel Nos. 4-7, 7-2, 7-2-C-1 and 7-2-C-2 on a white print of a plat of survey, consisting of Sheet Nos. 4 and 7, made by Darvin W. Ferguson, Registered Land Surveyor, dated June 23, 2016, revised, annexed to the above numbered and entitled suit, said tracts or parcels being outlined in red and being more particularly described in accordance with said plat of survey, as follows:

REQUIRED IN FULL OWNERSHIP

PARCEL NO. 4-7:

From a point on the centerline of State Project No. H.004634, at Highway Survey Station 186+37.38, proceed S89°08'54"W a distance of 39.84 feet to the point of beginning; thence proceed

S89°08'54"W a distance of 30.21 feet to a point and corner; thence proceed N12°37'56"W a distance of 93.23 feet to a point and corner; thence proceed N89°53'05"E a distance of 45.88 feet to a point and corner; thence proceed S02°58'29"E a distance of 90.74 feet to the point of beginning. All of which comprises Parcel 4-7 as shown on Sheet 4 of the Right of Way Plans of State Project No. H.004634, and contains an area of approximately 3475.5 square feet or 0.079 of an acre.

PARCEL NO. 7-2:

From a point on the centerline of State Project No. H.004634, at Highway Survey Station 21+63.11, which is the point of beginning, proceed S89°08'54"W a distance of 50.01 feet to a point and corner; thence proceed N00°05'20"E a distance of 96.66 feet to a point and corner; thence proceed N89°53'05"E a distance of 100.00 feet to a point and corner; thence proceed S00°05'20"W a distance of 95.37 feet to a point and corner; thence proceed S89°08'54"W a distance of 50.00 feet to the point of beginning. All of which comprises Parcel 7-2 as shown on Sheet 7 of the Right of Way Plans of State Project No. H.004634, and contains an area of approximately 9601.5 square feet or 0.220 of an acre.

REQUIRED FOR A TEMPORARY SERVITUDE

PARCEL NO. 7-2-C-1

From a point on the centerline of State Project No. H.004634, at Highway Survey Station 21+63.11, proceed S89°08'54"W a distance of 50.01 feet to the point of beginning; thence proceed S89°08'54"W a distance of 50.01 feet to a point and corner; thence proceed N00°05'20"E a distance of 15.00 feet to a point and corner; thence proceed N89°08'54"E a distance of 50.01 feet to a point and corner; thence proceed S00°05'20"W a distance of 15.00 feet to the point of beginning. All of which comprises Parcel 7-2-C-1 as shown on Sheet 7 of the Right of Way Plans of State Project No. H.004634, and contains an area of approximately 750.1 square feet or 0.017 of an acre.

PARCEL NO. 7-2-C-2

From a point on the centerline of State Project No. H.004634, at Highway Survey Station 21+63.11, proceed N89°08'54"E a distance of 50.00 feet to the point of beginning; thence proceed N00°05'20"E a distance of 10.00 feet to a point and corner; thence proceed N89°08'54"E a distance of 85.91 feet to a point and corner; thence proceed S00°24'45"E a distance of 10.00 feet to a point and corner; thence proceed S89°08'54"W a distance of 86.00 feet to the point of beginning. All of which comprises Parcel 7-2-C-2 as shown on Sheet 7 of the Right of Way Plans of State Project No. H.004634, and contains an area of approximately 859.6 square feet or 0.020 of an acre.

STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

VS.

ESTATE OF MARTHA OWENS HUGHES

NO. 158851-C
21ST JUDICIAL DISTRICT COURT

PARISH OF LIVINGSTON

STATE OF LOUISIANA

FILED
CLERK OF COURT
PARISH OF LIVINGSTON
2018 MAR 29 AM 8: 32
DEPUTY CLERK

RECEIPT

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

TO

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

In the cause entitled "STATE OF LOUISIANA, DEPARTMENT OF TRANSPORTATION & DEVELOPMENT VS. ESTATE OF MARTHA OWENS HUGHES", No. 158851, of the docket of said Court, the State of Louisiana seeks the expropriation of the full ownership of the property described below, subject to the reservation in favor of the owner ESTATE OF MARTHA OWENS HUGHES of all oil or gas located under the property described below, or the royalties therefrom, in accordance with law, and subject to any existing oil or gas reservation or to any existing oil or gas lease, for the project set forth in the petition, said property being described as follows, to-wit:

> Four (4) certain tracts or parcels of land, and all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the Parish of Livingston, State of Louisiana, and in Section 47, Township 6 South, Range 3 East, Greensburg Land District, identified as Parcel Nos. 4-7, 7-2, 7-2-C-1 and 7-2-C-2 on a white print of a plat of survey, consisting of Sheet Nos. 4 and 7, made by Darvin W. Ferguson, Registered Land Surveyor, dated June 23, 2016, revised, annexed to the above numbered and entitled suit, said tracts or parcels being outlined in red and being more particularly described in accordance with said plat of survey, as follows:
>
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>
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>
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PARCEL NO. 7-2:

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REQUIRED FOR A TEMPORARY SERVITUDE

PARCEL NO. 7-2-C-1

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STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

VS.

ESTATE OF MARTHA OWENS HUGHES

NO.

21ST JUDICIAL DISTRICT COURT

PARISH OF LIVINGSTON

STATE OF LOUISIANA

RECEIPT (CONT'D.)

In accordance with an order of the Court signed herein, the Department of Transportation & Development, on behalf of the State of Louisiana and of itself, has this day paid into the Registry of said Court the sum of Two Hundred Eleven Thousand One Hundred Sixty-Eight and 00/100 ($211,168.00) Dollars in ~~cash~~ Check 0000298653, lawful current money of the United States of America, by delivering said sum to the said Clerk of Court, who acknowledges receipt of said sum and declares that he has placed same in the Registry of said Court.

SIGNED at Livingston, Louisiana, this 29th day of March, 2018.

Kathy Holt

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

21st JUDICIAL DISTRICT
PARISH OF LIVINGSTON, LA
A true copy of the original
this 4-3 20 18
Deputy Clerk of Court