

# Title Letter



City of Natchitoches

**Title Letter**  
Natchitoches Business Park II

LAW OFFICES  
**MURCHISON AND MURCHISON, L.L.C.**  
616 FRONT STREET P. O. BOX 226  
NATCHITOCHES, LOUISIANA 71458-0226

DANIEL T. MURCHISON, SR. (1936-2012)

DANIEL T. MURCHISON, JR.  
[t-murchison@hotmail.com](mailto:t-murchison@hotmail.com)  
ROBERT C. OWSLEY  
[rbtowsley@yahoo.com](mailto:rbtowsley@yahoo.com)

TELEPHONE (318) 352-2302  
FAX (318) 238-2302

December 19, 2019

Mayor Lee Posey  
City of Natchitoches  
Post Office Box 37  
Natchitoches, Louisiana 71457

RE: 19.46 acre tract in Sections 72, 73 and 74  
Township 9 North, Range 7 West,  
Natchitoches Industrial Park

Dear Mayor:

Pursuant to your request, we have examined the title to the property shown and depicted on that survey by Robert Lynn Davis, dated November 4, 2019, and attached hereto as Exhibit "A".

Our examination was conducted by the use of the indices of the Conveyance and Mortgage Records of Natchitoches Parish, Louisiana; therefore, any wild deeds, if such do exist, did not come to our attention, per force. Our examination covered a period of more than twenty years.

**ASSESSED OWNER:**

The subject property is assessed as part of a larger tract in the name of the City of Natchitoches, Louisiana, under assessment listing parcel number 801 1007000A, a copy of which is attached as Exhibit "B". There are no property taxes owed as the property is exempt. We also attach as Exhibit "C" a copy of the assessor's map which depicts the area in question.

**RECORD FEE OWNER:**

The record fee owner is The City of Natchitoches, Louisiana, Post Office Box 37, Natchitoches, Louisiana, 71457.

**CHAIN OF TITLE:**

The City of Natchitoches acquired the subject tract as part of a larger 61.46 acre tract from By-Pass Trust by deed dated May 29, 1996, recorded at Conveyance Book 512, page 874 of the records of Natchitoches Parish, Louisiana. This 61.46 acre tract is shown on a survey by Jack E. Farmer, P.L.S. dated May 16, 1996 which is recorded at original instrument number 203588 (a copy of which is attached as Exhibit "D").

The City sold a 3.15 acre tract out of the parent tract to Alliance Compressors, LLC by deed dated January 22, 2001 and recorded at Conveyance Book 553, page 28 of the records of Natchitoches Louisiana. This 3.15 acre tract is shown survey attached as Exhibit "E".

The City sold a 13.9 acre tract out of the parent tract to ARK-LA-TEX Investment and Development Corporation (sometimes hereinafter "ALT) by deed dated May 15, 2003 and recorded at Conveyance Book 572, page 17. The 13.9 acre tract is shown on a survey by Glen L. Cannon, dated November 27, 2002, and recorded at Map Slide 450A, a copy of which is attached hereto as Exhibit "E". ALT then sold a portion of this 13.9 acre tract (2.896 acres) to Natchitoches Parish Communication District by deed dated March 26, 2014 and recorded at Conveyance Book 617, page 642. The 2.896 acre tract is shown on a survey by Robert Lynn Davis dated April 12, 2013 a copy of which is attached hereto as Exhibit "F".

The City also sold a 12.8 acre tract to ALT by deed dated December 27, 2007 and recorded at Conveyance Book 617, page 795. The 12.8 acre tract is depicted on a survey by Glen L. Cannon, dated July 6, 2004 and recorded with the deed at Conveyance Book 617, page 795, a copy of which is attached hereto as Exhibit "G".

The City reacquired the 12.8 acre tract and the 13.9 acre tract, less the 2896 acre tract, from ALT by instrument dated December 7, 2017 and recorded at Conveyance Book 716, page 853.

**MORTGAGES:**

We find no mortgages or recorded leases, judgments, or other types of encumbrances in the Mortgage Records.

**SURVEYS:**

There are a number of survey of the subject tract and adjacent tracts that referenced above and are attached hereto

The most recent survey by Davis, attached as Exhibit "A", reflects a 65 foot right of way (Public Safety Blvd) on the Western boundary, Industrial Drive on the northern boundary, a drainage ditch along the southern portion of the lot and a drainage ditch on the eastern boundary.

## **RECORDED EASEMENTS AND SERVITUDES:**

There is a 65 foot servitude granted in that instrument recorded at Conveyance Book 682, page 642, in favor of the 2.895 acre tract conveyed to the Natchitoches Communication District. This servitude includes the same area shown as Public Safety Blvd shown on the November 4, 2019 survey by Davis.

There is a right of way agreement or servitude in favor of Cane River Levee and Drainage District, dated May 30, 1947, filed under Conveyance Original No. 99782 and recorded in Conveyance Book 220, page 71 of the records of Natchitoches Parish, Louisiana.

We find a right of way in favor of Central Louisiana Electric Company, Inc. dated October 24, 1973 recorded in Conveyance Book 314, page 855 of the records of Natchitoches Parish, Louisiana. Copy attached as Exhibit "H".

We find a right of way and easement in favor of the City of Natchitoches, dated June 30 and July 13, 1982, recorded at Conveyance Book 379, page 461 of the records of Natchitoches Parish, Louisiana. Copy attached as Exhibit "I".

There is a drainage ditch which transverses the subject property from East to West as shown on the Davis Survey. The ditch is located on the South side of the subject tract and is open and obvious.

## **ENVIRONMENTAL MATTERS:**

We did not examine the subject property from the stand point of environmental matters for the applicability of wetlands, etc., and make no warranty as to such environmental matters including application of the wetlands, hazardous waste storage, contamination, or the like.

## **CONCLUSION:**

We find that the City of Natchitoches is the owner of the above referenced property, subject only to the following:

1. Property taxes for 2019 and previous years are exempt.
2. 65 foot servitude granted in that instrument recorded at Conveyance Book 682, page 642, in favor of the 2.895 acre tract conveyed to the Natchitoches Communication District. This servitude includes the same area shown as Public Safety Blvd shown on the November 4, 2019 survey by Davis.
3. Right of way agreement or servitude in favor of Cane River Levee and Drainage District, dated May 30, 1947, filed under Conveyance Original No. 99782 and recorded in Conveyance Book 220, page 71 of the records of Natchitoches Parish, Louisiana.

4. Right of way in favor of Central Louisiana Electric Company, Inc. dated October 24, 1973 recorded in Conveyance Book 314, page 855 of the records of Natchitoches Parish, Louisiana. Copy attached as Exhibit "H".
5. Right of way and easement in favor of the City of Natchitoches, dated June 30 and July 13, 1982, recorded at Conveyance Book 379, page 461 of the records of Natchitoches Parish, Louisiana. Copy attached as Exhibit "I".
6. Drainage ditch which transverses the subject property from East to West as shown on the Davis Survey. The ditch is located on the South side of the subject tract and is open and obvious.
7. Any lien, or right to lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
8. Easements, or claims of easements, not shown by the public records.
9. Rights or claims of parties in possession, boundary line disputes, overlaps, encroachments, and any other matters not shown by the public records which would be disclosed by an accurate survey and inspection of the land. See comments above under Adverse Claim of Ownership.

Very truly yours,

A handwritten signature in blue ink, consisting of a stylized 'D' followed by a long horizontal stroke that curves upwards at the end.

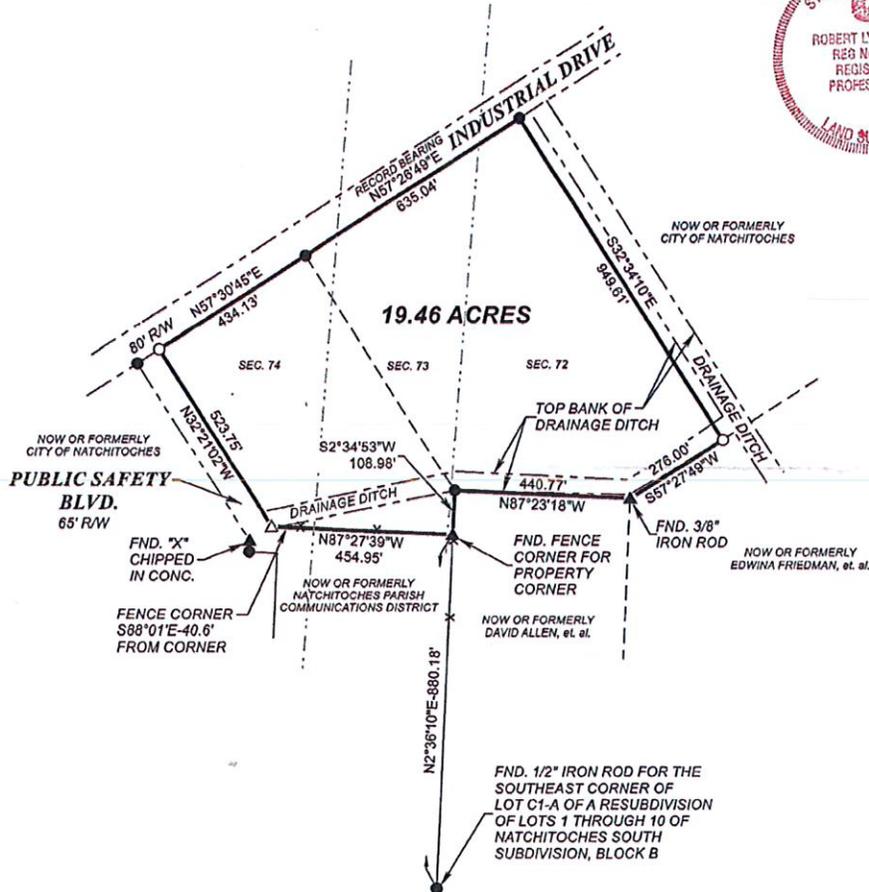
**Daniel T. Murchison, Jr.**

SURVEY SHOWING  
**A 19.46 ACRE TRACT OF LAND**  
 LOCATED IN SECTIONS 72, 73, & 74, T9N-R7W, LOUISIANA PRINCIPAL MERIDIAN  
 NATCHITOCHE PARISH, LOUISIANA



I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY SUPERVISION AND IS IN ACCORDANCE WITH THE CURRENT APPLICABLE STANDARD OF PRACTICE FOR A CLASS "C" SURVEY, AS REQUIRED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS & LAND SURVEYORS AND THAT NO ENCROACHMENTS WERE VISIBLE OTHER THAN THOSE SHOWN, TO THE BEST OF MY KNOWLEDGE.

*Robert Lynn Davis*  
 ROBERT LYNN DAVIS, P.L.S. No. 4820  
 PROFESSIONAL LAND SURVEYOR



**NOTES:**

1. BEARINGS ARE BASED ON RECORD BEARINGS AS SHOWN ON PLAT FOR THE COORDINATING & DEVELOPMENT CORP. BY GLEN L. CANNON, P.L.S. DATED JULY 6, 2004.
2. EXCEPT AS SPECIFICALLY SHOWN OR STATED ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING: UTILITY LOCATIONS, ZONING, RESTRICTIVE COVENANTS, SETBACKS, IMPROVEMENTS OR EASEMENTS.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR.
4. THIS SURVEY PLAT IS PROTECTED UNDER COPYRIGHT LAW. THIS SURVEY IS VALID ONLY IF IT CONTAINS THE ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
5. SECTION LINES ARE SCALED IN.

**LEGEND:**

- = FND. 1/2" IRON ROD.
- = SET 1/2" IRON ROD.
- ▲ = FND. AS NOTED.
- △ = CHIPPED "X" IN CONC.
- X- = FENCE.

SCALE: 1"=300'



FOR: **CITY OF NATCHITOCHE**  
 REQ. BY: **RANDY LACAZE**

PROJECT No.	16519
DRAWN BY	JRD
CHECKED BY	RLD
DATE	NOVEMBER 4, 2019

**DAVIS SURVEYING  
 & MAPPING, L.L.C.**  
 926 THIRD STREET  
 NATCHITOCHE, LA 71457  
 PH. (318) 356-9050

## NATCHITOCHESS ASSESSOR 2020 Assessment Listing

**Parcel#**

8011007000A

**Primary Owner**

CITY OF NATCHITOCHESS, LA

**Mailing Address**

P.O. BOX 37

Natchitoches LA 71458-0037

**Ward**

W01\_Natch

**Type**

Exempt

**Legal**

23.804 AC -- BEING 13.90 AC AS SHOWN ON PLAT IN CB 572, PG. 17 & 12.8 AC AS SHOWN ON A PLAT  
IN CB 617/800 ALL LOCATED IN SEC. 72, 73 & 74-9-7, LESS 2.98 AC TO NATCH COMMUNICATION DIST.

**Physical Address****Parcel Items**

Property Class	Assessed Value	Market Value	Units	Homestead
EXEMPT PROP.	0	0	24.00	0
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>24.00</b>	<b>0</b>

**Deeds**

Deed#	Type	Date	Amount	Book	Page
223168	CASH SALE	5/19/2003	0	572	17

**Ownership History**

Homestead?	Name	Primary?	% Ownership	% Tax	From	To	Address
NO	CITY OF NATCHITOCHESS, LA	YES	100.0000	100.0000	12/13/2017		

Homestead?	Name	Primary?	% Ownership	% Tax	From	To	Address
NO	ARK-LA-TEX INVESTMENT AND DEVELOPMENT CORPORATION	YES	100.0000	100.0000	05/19/2003	12/13/2017	
NO	CITY OF NATCHITOCHE	YES	100.0000	100.0000	10/27/2000	05/19/2003	

**Locations**

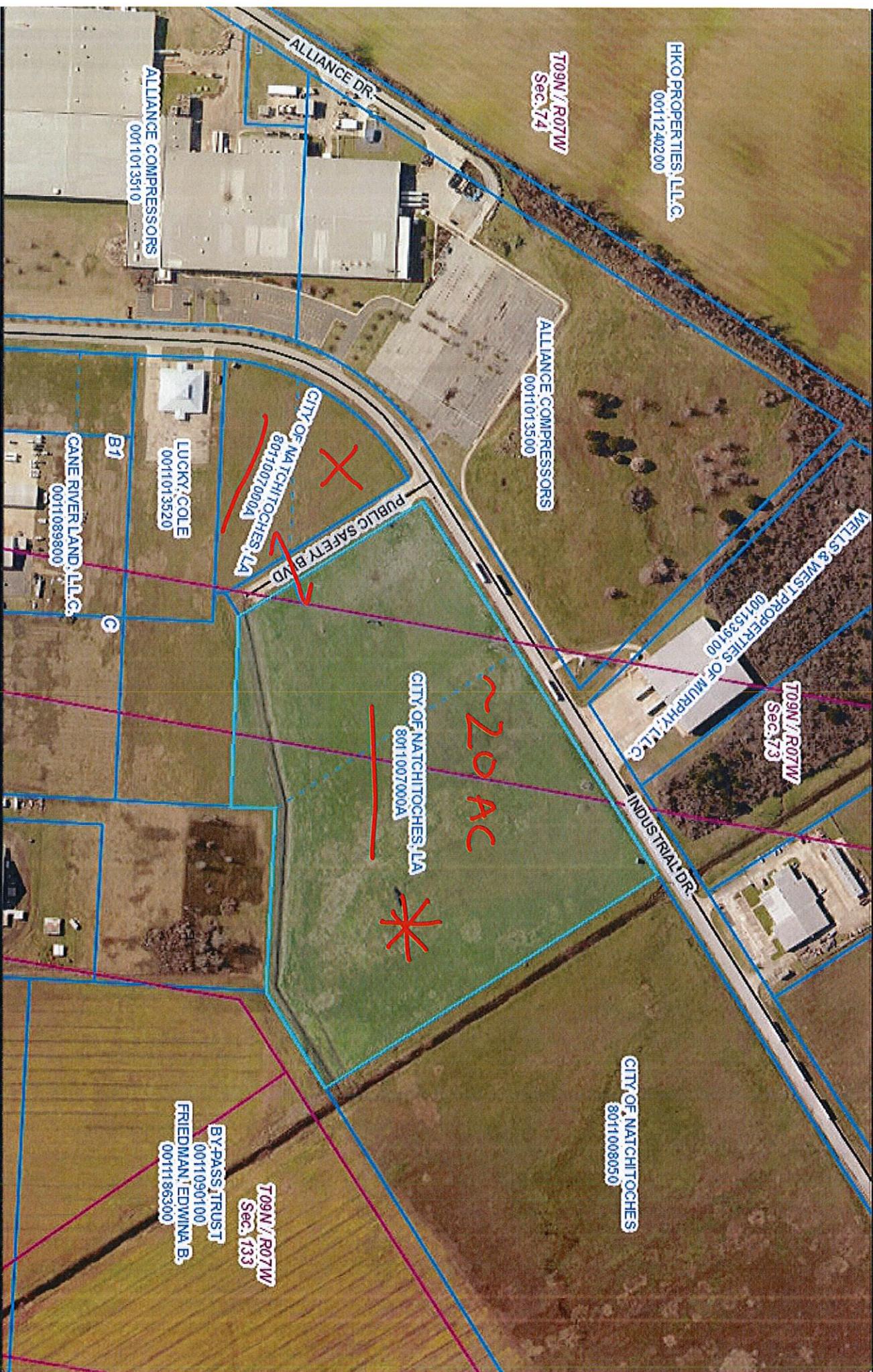
Subdivision	Block	Lot	Section	Township	Range	Tract
97			74	9	7	

**PARISH**

Millage	Mills	Taxpayer Tax	Homestead Tax
(01) PARISH WIDE	58.8900	0.00	0.00
(02) GEN TAX INSIDE	1.7300	0.00	0.00
(04) RED RIVER W/W	2.3400	0.00	0.00
(19) SCH DIST #9	15.0000	0.00	0.00
(52) NATCH LEVEE	4.2200	0.00	0.00
EXEMPT	0.0000	0.00	0.00
<b>TOTALS</b>	<b>82.1800</b>	<b>0.00</b>	<b>0.00</b>

**CITY**

Millage	Mills	Taxpayer Tax	Homestead Tax
SPECIAL TAX	10.0000	0.00	0.00
GEN. ALIMONY (NATCHITOCHE)	7.0300	0.00	0.00
<b>TOTALS</b>	<b>17.0300</b>	<b>0.00</b>	<b>0.00</b>



August 12, 2019

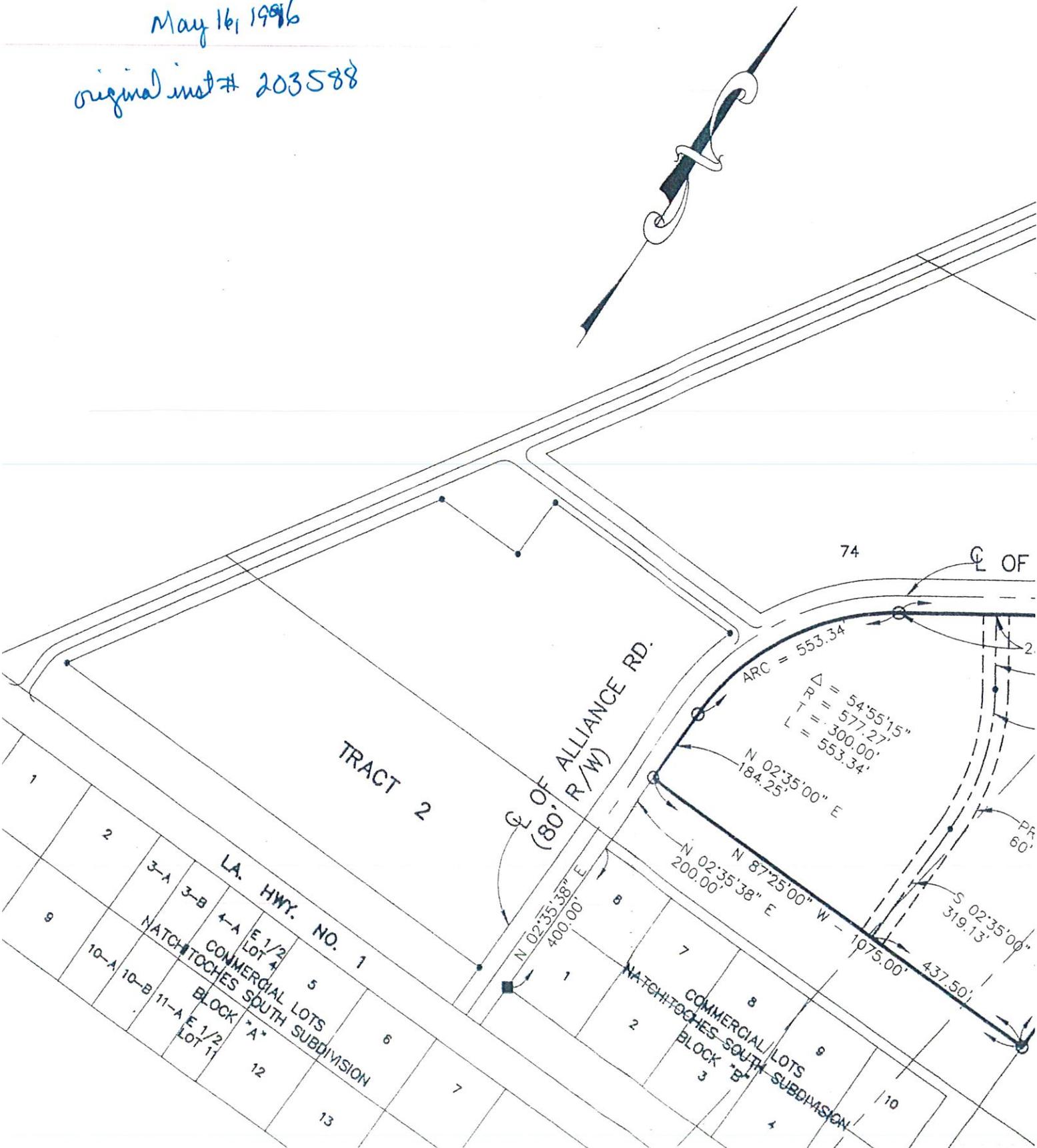


DISCLAIMER: Every reasonable effort has been made to assure the accuracy of the data presented. The Assessor of Natchitoches Parish makes no warranties, express or implied, regarding the completeness, reliability or suitability of the site data and assumes no liability associated with the use or misuse of said data. The Assessor retains the right to make changes and update data on this site at any time, without notification. The parcel data on the base map is used to locate, identify and inventory parcels of land in Natchitoches Parish for assessment purposes only and is not to be used or interpreted as a legal survey or legal document. Additional data layers not originating in the Assessor's Office are also presented for informational purposes only. Before proceeding in any legal matter, all data should be verified by contacting the appropriate county or municipal office.

A Survey showing a 61.46 acre  
Tract of land in Portions of Sections  
74, 73, 72 & 71 T9N-R8W

May 16, 1996

original inst # 203588



ENCROACHMENTS EXIST OTHER THAN THOSE SHOWN.

SURVEYED BY:

*Jack E. Farmer*

JACK E. FARMER, P.L.S. #4564



TOWN SOUTH SUBDIVISION UNIT NO. 1

TRANS LA GAS

ALLIANCE RD. (80' R/W)

N 57°30'10" E - 2613.10'

73  
 .00'  
 -N 32°29'50" W  
 175.00'

∠ CURVE DATA  
 Δ = 35°04'50"  
 R = 568.13'  
 T = 179.57'  
 L = 347.85'

61.46 Ac.

∠ OF DITCH  
 SEWER LINE  
 POWER LINE

FLOODWAY

72

ZONE AE

S 32°26'25" E - 948.62'

∠ OF K.C.S. R/R

POSED  
 W  
 209.00'  
 02°35'00" W  
 440.45'  
 N 87°25'00" W

S 57°29'34" W - 1726.06'

71

**A 1.160 AC. TRACT**  
**LOCATED IN SECTIONS 7A, 7B, & 7C, 19N-R/W**  
 FOR: CITY OF MATCHTOWNE  
 REQUESTED BY: KERRY LAUGHE  
 SCALE: 1" = 200'  
 CITY OF MATCHTOWNE, OHIO

OWNER Wayne McCallan

APPROVED BY: Wayne McCallan  
MAYOR, CITY OF MATCHTOWNE

J. Orr  
CHAIRMAN, PLANNING COMMISSION

James Whitten  
DIRECTOR OF UTILITIES

John Below  
DIRECTOR OF PUBLIC WORKS

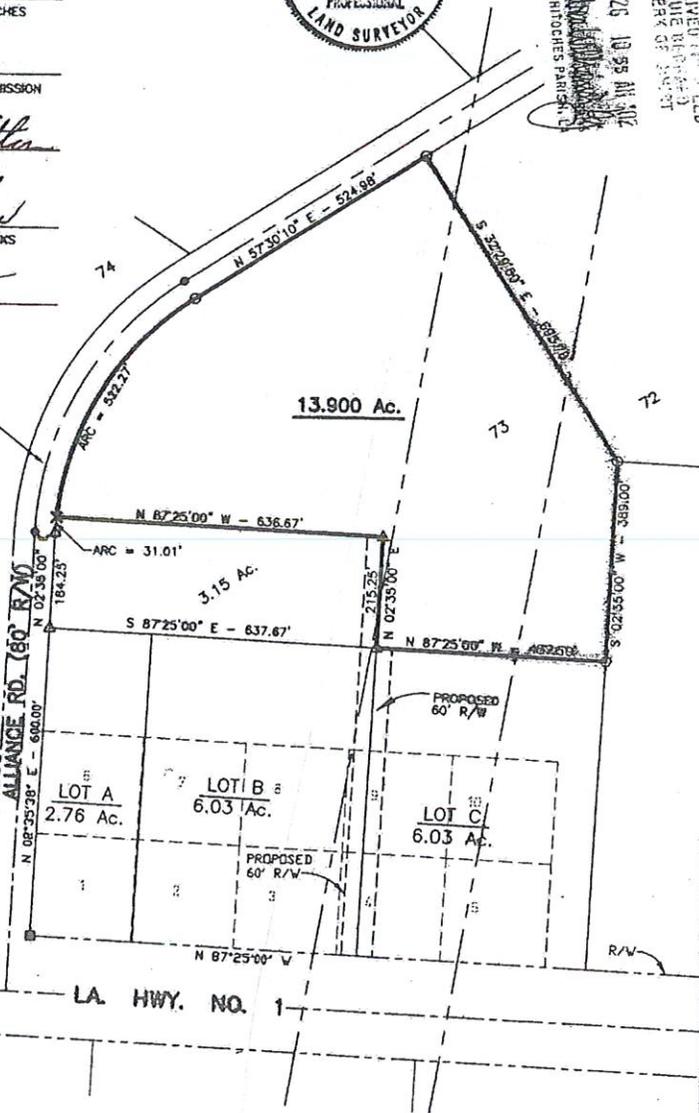
Bob Helbert  
FIRE CHIEF



RECEIVED  
 DECEMBER 28 10 58 AM '02  
 CLERK OF COURT  
 MATCHTOWNE, OHIO

**C CURVE DATA**  
 $\Delta = 54^{\circ}59'16''$   
 $T = 308.79'$   
 $R = 617.27'$   
 $L = 591.27'$   
 Chord S  $30^{\circ}02'35''$  W - 560.29'

- NOTES:
- O = SET 1/2" IRISH ROD.
  - X = CHECKED "X" ON ELEC. BOX.
  - A = 1/4" IRISH ROD.
  - S = FID. CORNER SURVEY.
  - REFERENCE TO:
    - FOR SURVEY BY JACK E. WILSON, P.L.S. DATED APRIL 6, 1992.
    - FOR CITY OF MATCHTOWNE BY JOHN E. GIBSON, P.L.S. DATED SEPTEMBER 11, 1991.
    - FOR CITY OF MATCHTOWNE BY GLENN L. GIBSON, P.L.S. DATED SEPTEMBER 11, 1991.
  - THIS IS A REVISION TO THE SURVEY BY GLENN L. GIBSON, P.L.S. DATED SEPTEMBER 11, 1991.
  - FOR SURVEY BY GLENN L. GIBSON, P.L.S. DATED SEPTEMBER 11, 1991.
  - FOR SURVEY BY GLENN L. GIBSON, P.L.S. DATED SEPTEMBER 11, 1991.
  - FOR SURVEY BY GLENN L. GIBSON, P.L.S. DATED SEPTEMBER 11, 1991.



METER, MEYER, LARSON & HILSON, INC.  
 2200 CENTRE STREET, SUITE 100, CLEVELAND, OHIO 44115  
 216.745.1111

**SURVEY SHOWING**  
**A 2.896 ACRE TRACT OF LAND**  
**LOCATED IN SECTIONS 72, 73, & 74, T9N-R7W, LOUISIANA MERIDIAN**  
**NATCHITOCHEES PARISH, LOUISIANA**

360234

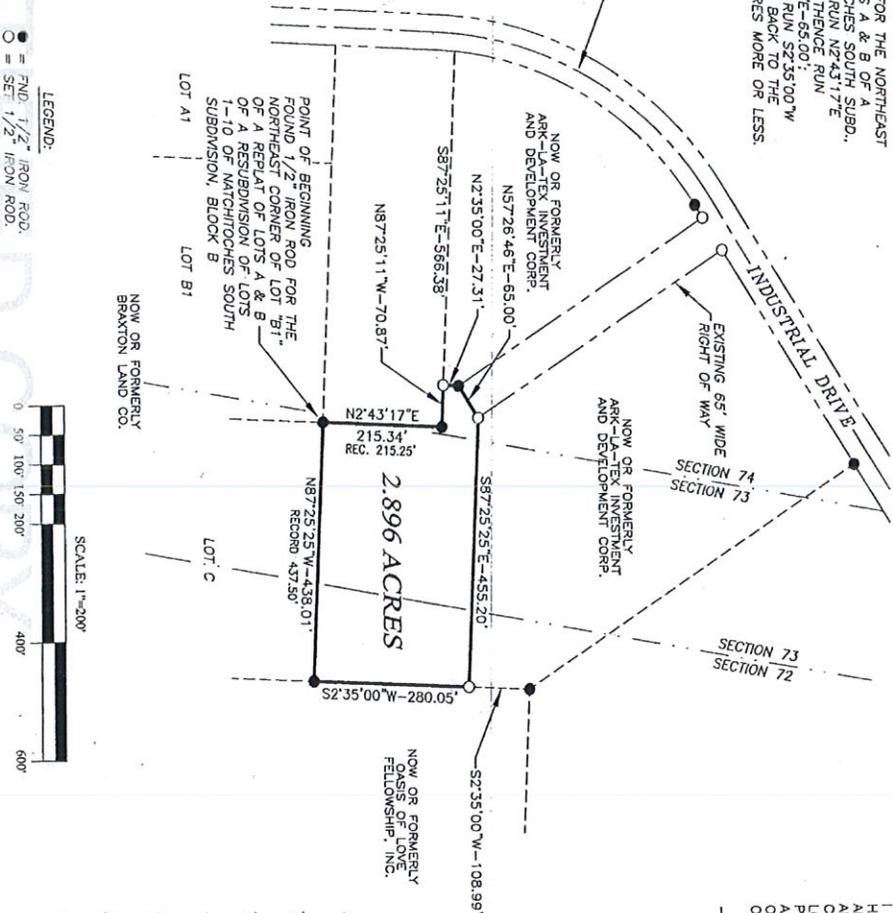
RECEIVED AND FILED  
 LOUIS BERNARD  
 CLERK OF COURT  
 2013 MAY 29 P 1:41  
 BY *Carole Stovall*  
 CLERK  
 NATCHITOCHEES PARISH, LA

DESCRIPTION:  
 COMMENCING AT A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT B-1 OF A REPLAT OF LOTS A & B OF A RESUBDIVISION OF LOTS 1-10 OF NATCHITOCHEES SOUTH SUBD., BLOCK B, BEING THE POINT OF BEGINNING, RUN N2°43'17"E 215.34'; THENCE RUN N87°25'11"W-70.87'; THENCE RUN N2°35'00"E-27.31'; THENCE RUN N57°26'46"E-85.00'; THENCE RUN S87°25'25"E-455.20'; THENCE RUN S2°35'00"W-280.05'; THENCE RUN N87°25'25"W-438.01' BACK TO THE POINT OF BEGINNING, CONTAINING 2.896 ACRES MORE OR LESS.

RECORD  
 & CURVE DATA  
 R=617.27'  
 L=591.27'  
 CHB=N50°04'08"E  
 CHD=539.73'

- REFERENCE SURVEYS:
- FOR THE CITY OF NATCHITOCHEES BY GLEN L. CANNON, P.L.S., DATED DECEMBER 19, 2007.
  - FOR THE CITY OF NATCHITOCHEES BY GLEN L. CANNON, P.L.S., DATED NOVEMBER 27, 2002.
  - FOR KEN MCCOY, ATTY., BY ROBERT LYNN DAVIS, P.L.S., DATED MAY 16, 2001.

- NOTES:
- BEARINGS ARE BASED ON RECORD BEARINGS AS SHOWN ON MATCHLINES FOR GLEN L. CANNON, P.L.S., DATED NOVEMBER 27, 2002.
  - EXCEPT AS SPECIFICALLY SHOWN OR STATED ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING: UTILITY LOCATIONS, ZONING, RESTRICTIVE COVENANTS, SETBACKS, IMPROVEMENTS OR EASEMENTS.
  - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR.
  - THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
  - SECTION LINES ARE SCALED IN.



I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREOIN WAS MADE UNDER MY SUPERVISION AND IS IN ACCORDANCE WITH THE CURRENT APPLICABLE STANDARD OF PRACTICE FOR A CLASS "C" SURVEY, AS REQUIRED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS & LAND SURVEYORS, AND THAT NO ENCROACHMENTS WERE VISIBLE OTHER THAN THOSE SHOWN TO THE BEST OF MY KNOWLEDGE.

*Robert Lynn Davis*  
 ROBERT LYNN DAVIS, P.L.S. NO. 4820  
 PROFESSIONAL LAND SURVEYOR



APPROVED BY:

*Lee Deane*  
 OWNER

*Lee Deane*  
 MAYOR, CITY OF NATCHITOCHEES

*Robert L. Cannon*  
 CHAIRMAN - PLANNING COMMISSION

*Robert L. Cannon*  
 DIRECTOR OF PLANNING

*Robert L. Cannon*  
 DIRECTOR OF PUBLIC WORKS

*Robert L. Cannon*  
 FINE CHIEF

FOR: **NATCHITOCHEES 911 COMMUNICATION CENTER**

PROJECT No.	5413B
DRAWN BY	JRD
CHECKED BY	RLD
DATE	APRIL 12, 2013

**DAVIS SURVEYING & MAPPING, L.L.C.**  
 926 THIRD STREET  
 NATCHITOCHEES, LA 71457  
 PH. (318) 356-9050

**SURVEY SHOWING  
A 12.80 ACRE TRACT  
LOCATED IN SECTIONS 72, 73, & 74,**

FOR: COORDINATING & DEVELOPMENT CORPO  
REQUESTED BY: RANDY LaCAZE

**SCALE: 1" = 300'  
CITY OF NATCHITOCHEs,**

**JU**

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY SUPERVISION AND IS IN ACCORDANCE WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "B" SURVEY, AS REQUIRED BY THE LA. STATE BOARD OF REGISTRATION, AND THAT NO VISIBLE ENCROACHMENTS EXIST OTHER THAN THOSE SHOWN.

*Glen L. Cannon*  
GLEN L. CANNON, P.L.S. No. 4436

OWNER \_\_\_\_\_

APPROVED BY: \_\_\_\_\_

MAYOR, CITY OF NATCHITOCHEs

*[Signature]*

Acting CHAIRMAN, PLANNING COMMISSION

*[Signature]*  
DIRECTOR OF UTILITIES

DIRECTOR OF PUBLIC WORKS

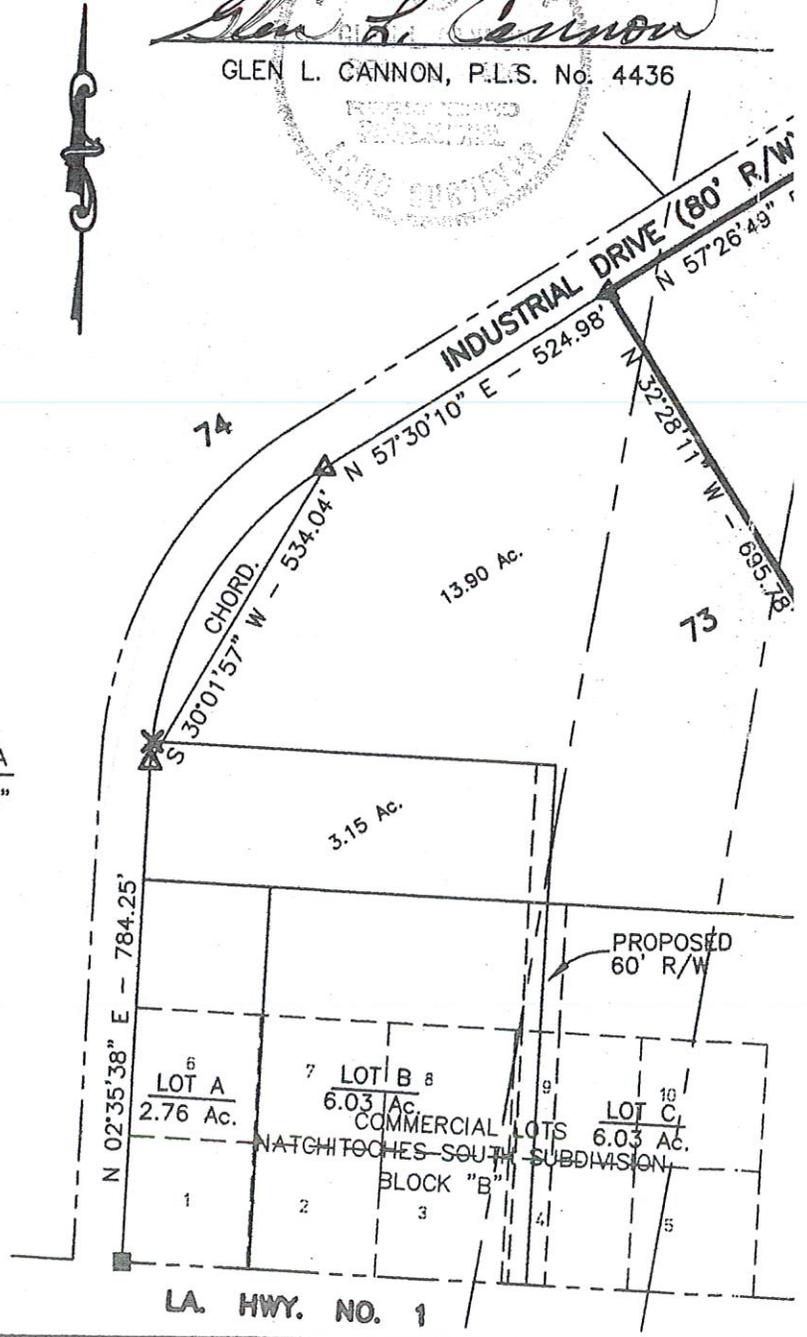
FIRE CHIEF

**NOTES:**

1. ○ = SET 1/2" IRON ROD.
2. X = CHISELED "X" IN CONC. ELEC. BOX.
3. Δ = FND. IRON ROD.
4. REFERENCE SURVEYS:
  - a) FOR SAM FRIEDMAN BY JACK E. FARMER, P.L.S. DATED APRIL 6, 1992.
  - b) FOR CITY OF NATCHITOCHEs BY JOHN E. BRADFORD, P.L.S. DATED SEPTEMBER, 1992.
  - c) FOR CITY OF NATCHITOCHEs BY GLEN L. CANNON, P.L.S. DATED JUNE 26, 2000.
  - d) FOR CITY OF NATCHITOCHEs BY GLEN L. CANNON, P.L.S. DATED NOVEMBER 27, 2002.
5. THIS PROPERTY IS LOCATED IN BOTH ZONE "X" (AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN) AND IN ZONE "AE" (SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOODS WITH B.F.E. 109.00' M.S.L. DETERMINED) ACCORDING TO COMMUNITY PANEL No. 220131 0003 C DATED SEPTEMBER 18, 1987.
6. NO ABSTRACT WAS DONE BY THIS SURVEYOR.
7. BEARINGS ARE BASED ON RECORD BEARING SHOWN ON REFERENCE SURVEY 4a.

**Ⓢ CURVE DATA**

Δ = 54°55'16"  
T = 320.79'  
R = 617.27'  
L = 591.27'



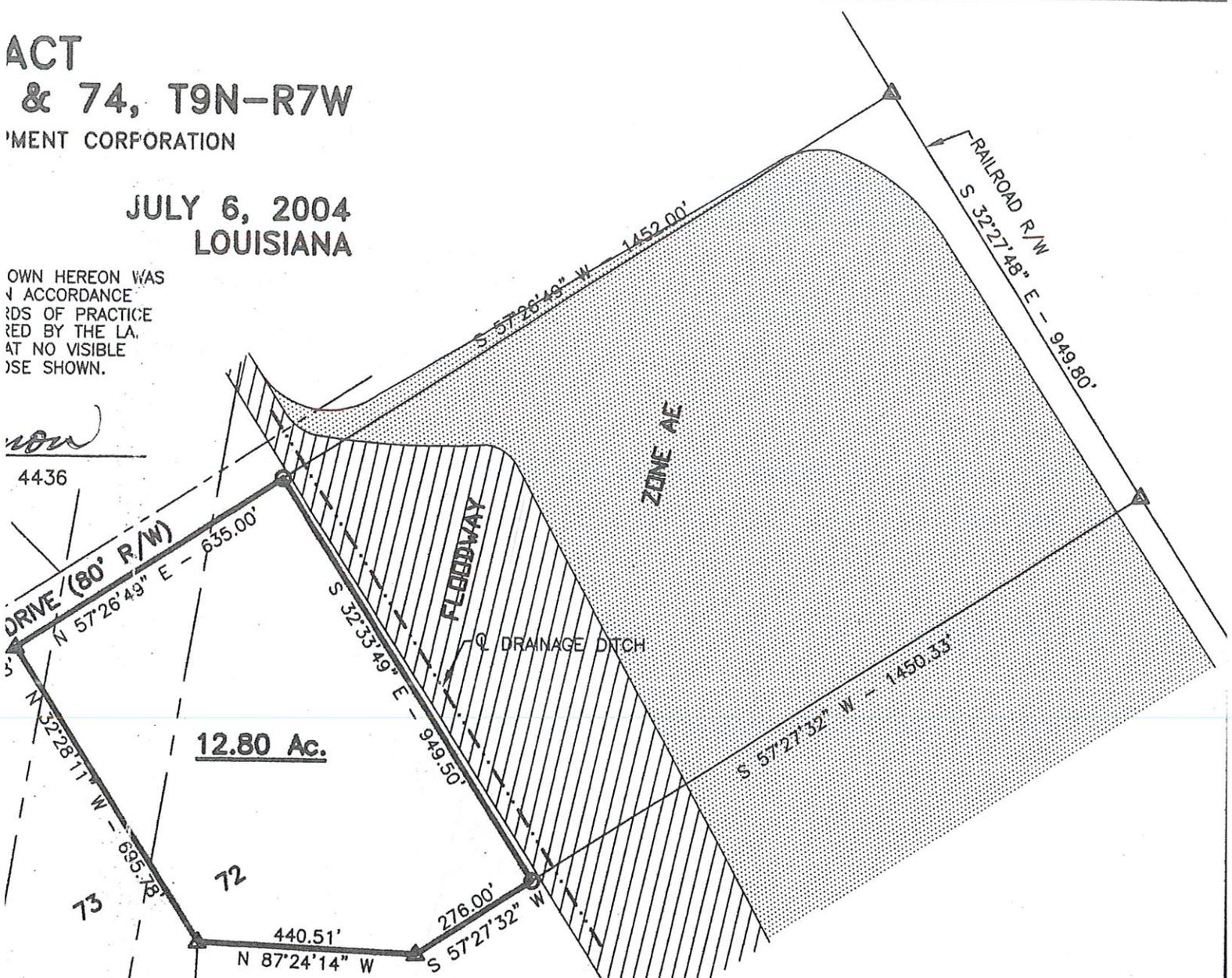
**ACT  
& 74, T9N-R7W**

MENT CORPORATION

**JULY 6, 2004  
LOUISIANA**

OWN HEREON WAS  
IN ACCORDANCE  
STANDARDS OF PRACTICE  
ESTABLISHED BY THE LA.  
SOCIETY OF SURVEYORS  
AT NO VISIBLE  
DISCREPANCY OR  
MISTAKE SHOWN.

*mm*  
4436



**12.80 Ac.**

72

73

NOTE:  
FLOOD ZONE BOUNDARIES AND FLOODWAY  
BOUNDARIES ARE GRAPHICALLY SHOWN  
AS SCALED FROM COMMUNITY PANEL.

PROPOSED  
60' R/W



**MEYER, MEYER, LaCROIX & HIXSON, INC.**  
CONSULTING ENGINEERS and LAND SURVEYORS  
4275 UNIVERSITY PARKWAY - NATCHITOCHEES, LA. 71457

140416

Case Book 314  
Pg. 855

CENTRAL LOUISIANA ELECTRIC COMPANY.  
RIGHT-OF-WAY PERMIT  
GAS OR WATER DISTRIBUTION LINES

FILED  
TS. JR.  
CLERK OF DISTRICT COURT  
NOV 14 11 15 AM '73  
NATCHITOCHES PARISH LA  
CLERK

STATE OF LOUISIANA  
PARISH OF Natchitoches

Project No. \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS, that Sylvan Friedman, Sam J. Friedman  
Harry Friedman, Jr.

of lawful age, a resident of Natchitoches, State of Louisiana, Grantor, in consideration of the mutual benefits to accrue, and One Dollar (\$1.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, and full acquittance granted therefor, does hereby grant unto CENTRAL LOUISIANA ELECTRIC COMPANY, INC., a Louisiana corporation whose postoffice address is Pineville, Louisiana, and to its successors or assigns (herein

called Grantee) the right to enter upon the land of the undersigned situated in the Parish of Natchitoches, State of Louisiana, and more particularly described as follows: This right-of-way will begin at a point where the existing 2 inch gas line and the drainage servitude intersect, thence, go in a southeasterly direction parallel and adjacent to the East side of the servitude until it intersects Louisiana Highway 1 bypass, thence, in both directions along and on both sides of the highway to the western boundary of the subdivision and to the Texas and Pacific Railroad. This is located in Section 74, T9N, R7W, Natchitoches Parish, Louisiana. Route of the proposed gas line is more particularly described by the attached plat and made a part hereof.

In Natchitoches Parish, Louisiana,

and to construct, lay, maintain, operate, alter, repair, remove, change the size of, and replace thereon a pipe line and appurtenances thereto (including without limitation all protective equipment) for the distribution or transmission of gas or water, and to open, clear of trees and brush and maintain said Right-of-Way and to keep the same clear of underbrush, trees and all other obstructions.

It is understood and agreed that the Right-of-Way and easement hereby granted is 10 feet in width.

The Grantee shall have the right of ingress and egress to and from said Right-of-Way and all other rights and privileges necessary or convenient for the full use and enjoyment of the Right-of-Way herein granted for the purposes herein described.

To have and to hold said Right-of-Way and privileges unto the Grantee, its successors and assigns, subject to the conditions and limitations herein contained.

The Grantor shall have full use of said Right-of-Way and the right to cultivate the same except for the purposes herein granted to said Grantee. Grantor agrees not to construct or permit to be constructed any house, structure or obstruction on or over or that will interfere with the construction, maintenance or operation of said pipe line or appurtenances constructed hereunder. Grantee agrees to bury all pipes below plow depth when requested to do so by Grantor.

This Right-of-Way and agreement is granted and accepted subject to the following restrictions: \_\_\_\_\_

This Right-of-Way does not convey any interest whatever in any oil, gas or other minerals in, on or under the above described land.

IN WITNESS WHEREOF, the undersigned has set his hand and seal, this 24 day of October

19 73, in the presence of two competent witnesses who sign as such, with the Grantor after due reading.

Witnesses  
[Signature]  
[Signature]

[Signature]  
Grantor

CENTRAL LOUISIANA ELECTRIC COMPANY, INC.

By [Signature]  
Grantee Rt.-of-Way Agent

STATE OF LOUISIANA

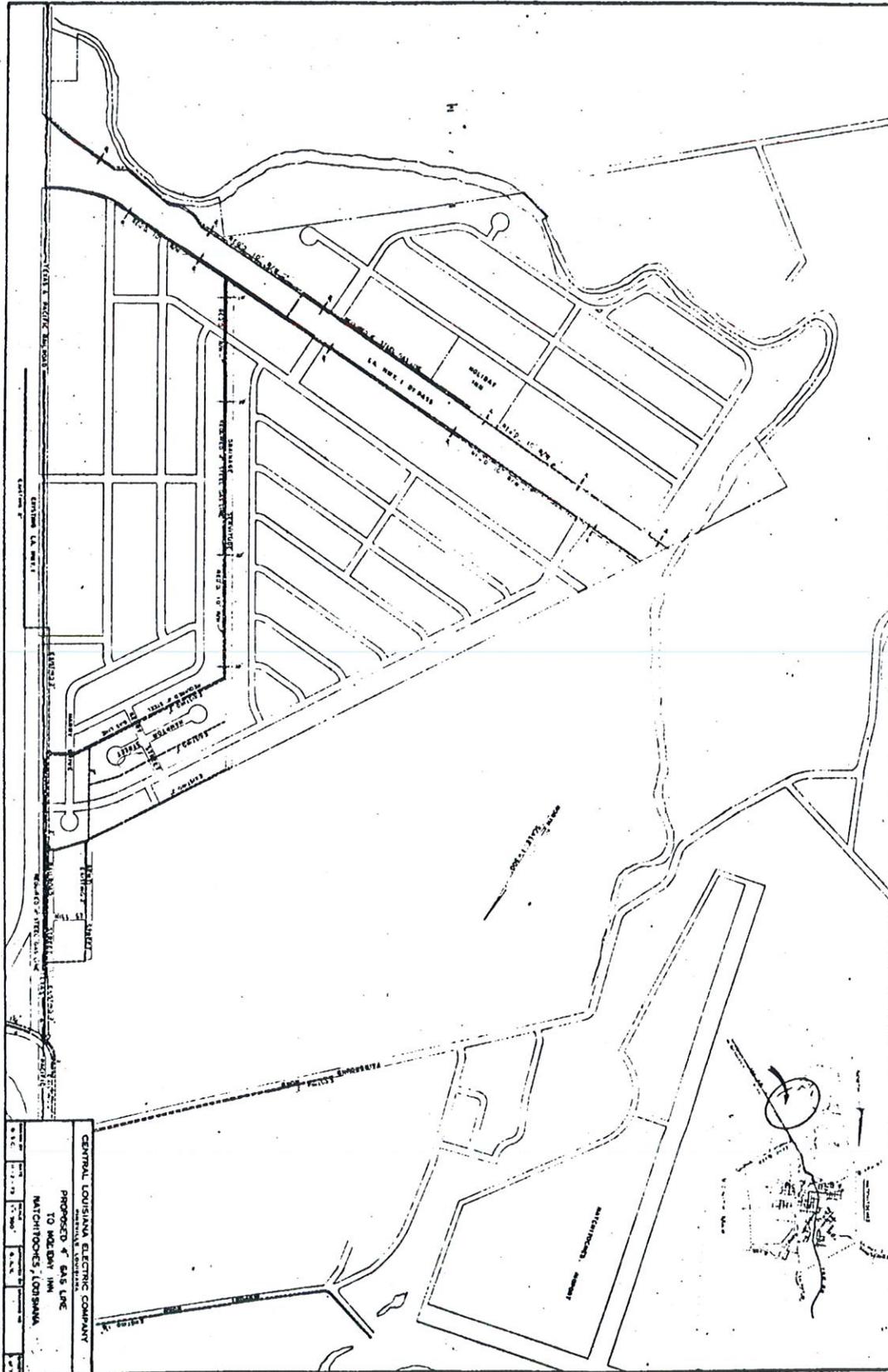
PARISH OF NATCHITOCHES

Before me, the undersigned authority, personally came and appeared W. R. NOAH who being first duly sworn, did depose and say that he signed the within foregoing instrument as a witness, in the presence of the Grantor and another subscribing witness, all of whom signed in his presence, each signing in the presence of all the others, and that all of said signatures thereto are genuine and correct.

[Signature]

SWORN TO AND SUBSCRIBED before me this 24th day of October, A.D. 19 73.

[Signature]  
Notary Public



NON-CERTIFIED COPY

STATE OF LOUISIANA  
PARISH OF NATCHITOCHE

FILED  
IRBY L. ANOTTS, JR.  
CLERK OF DISTRICT COURT  
165190  
Cam. Book 379  
JUL 14 11 39 AM '82  
BY *Delia J. P. 461*  
CLERK  
NATCHITOCHE PARISH, LA.

E A S E M E N T

BE IT KNOWN, that on this the *30th* day of June, 1982, before me, the undersigned Notary Public, and subscribing witnesses, personally came and appeared:

SAM J. FRIEDMAN, a married man whose wife's name is Edwina Bagwell Friedman, a resident of Natchitoches Parish, Louisiana;

HARRY FRIEDMAN, JR., a married man whose wife's name is Amanda Readhimer Friedman, a resident of Natchitoches Parish, Louisiana; and

SYLVAN FRIEDMAN, II, a single man, a resident of Orleans Parish, Louisiana;

who declared that they are owners, in indivision, of certain properties located in Sections 71, 72, 73, 74, 87, 105, 110, 111, and 133, all in Township 9 North, Range 7 West, Natchitoches Parish, Louisiana, said properties being shown on a plat of survey by A. J. Brouillette, Registered Surveyor, dated December 22, 1971, a copy of which is referred to and attached to a voluntary partition of immovable property dated February 25, 1972, filed of record in Conveyance Book 303, page 454 of the Records of Natchitoches Parish, Louisiana.

The appearers herein declare that the above described property is their separate property under their separate control and administration, and acquired by them by inheritance.

And the said appearers declare that they do, by these presents, grant and convey unto the CITY OF NATCHITOCHE, a municipal corporation, represented herein by JOE SAMPITE, Mayor, duly authorized to act herein, its successors and assigns, a right-of-way, easement and servitude to install, build, construct, maintain, inspect, alter, operate, remove and repair a pipeline or pipelines, for the transportation of sewage, water and other substances, and such valves, fittings, manholes and other equipment and appurtenances that may be necessary and proper for construction and operation of a sewer line over, across and through a portion of the grantors' land, said easement being more particularly described on the attached survey entitled "survey showing location of force main in Friedman property", prepared by A. J. Brouillette and Associates, Inc., and dated June 1, 1981, a copy of which is attached hereto and made a part hereof and shown thereon as follows, to-wit:

The easement's centerline is described on the attached survey by A. J. Brouillette dated June 1, 1981, as follows, to-wit:

NON CERTIFIED COPY

Commence at a manhole located on the Easterly side of Louisiana Highway No. 1 at a point where Louisiana Highway No. 1 intersects Glass Street and from this point run thence South 57 degrees 39 minutes West a distance of 161.6 feet to another manhole; thence run South 54 degrees 24 minutes West a distance of 418.0 feet to a point which is located South 32 degrees 13 minutes East a distance of 111.8 feet from a point shown on said survey as "block corner proposed" (said servitude or easement along this course being 15 feet in width with the course being the centerline); thence continue South 54 degrees 24 minutes West a distance of 999.6 feet to a point; thence on an interior angle of 93 degrees 40 minutes run South 31 degrees 56 minutes East a distance of 2,564.9 feet to the point shown on the survey as "lift station Highway 1 By-Pass top wet well" (the servitude or easement along these last courses being 10 feet in width with the course being the centerline of said servitude).

The location of said servitude is shown on the attached survey by A. J. Brouillette and Associates, Inc. in blue, with the width of the said servitude being shown on said survey.

Together with an additional servitude or easement of 10 feet in width running from the lift station Highway 1 By-Pass top wet well South 31 degrees 56 minutes East to a point located on the Northern right-of-way of said Louisiana Highway No. 1 By-Pass (Louisiana 3110); thence continuing along the Northerly right-of-way of said Louisiana Highway No. 1 (3110 By-Pass) North 87 degrees 25 minutes West to a point where the grantors' property intersects the property of Sam Hill, Jr., et al, said easement to be 10 feet in width and to encompass the first 10 feet of grantors' property located North of Louisiana Highway No. 1 By-Pass over and across Sections 110, 133, 72, 73, and 74, Township 9 North, Range 7 West, all of which is shown on the plat of survey prepared by A. J. Brouillette, dated December 22, 1971, referred to above.

It is understood that the above described servitude or easement is a permanent servitude across grantors' property as shown on the attached survey by A. J. Brouillette and Associates, Inc., dated June 1, 1981, and also across grantors' property as it parallels the North right-of-way of Louisiana Highway No. 1 (Louisiana By-Pass 3110), and has a width of 10 feet for pipeline purposes, except as is shown on the plat as 15 feet, and to include an additional 10 feet for construction purposes.

It is further agreed and understood that the above described permanent easement is also granted for any and all utilities and utility service lines as might be required by the City, together with all necessary rights of ingress and egress to and from said line or lines, or any of them, and for the purposes and benefits herein contained.

The grantors shall have the right to fully enjoy and use the above described property, except as to the rights hereinabove granted. Grantee hereby agrees and obligates itself to pay any damages which may occur to any property of the said grantors on these lands as a result of the exercising of the rights herein granted. In particular, the grantee takes cognizance of the fact that the

above described property is presently leased by the grantors, for agricultural purposes, to Kenneth Methvin, and said grantee agrees to hold the grantors harmless from any damages occasioned to the said Kenneth Methvin as a result of the construction of said pipeline.

This easement, right-of-way and servitude is made for and in consideration of the mutual benefits derived by the grantors and the grantee, and in particular, the parties show that the sewer line or lines, which will be installed, will facilitate service to the entire area, including the lands owned by the grantors, it being contemplated that a force sewer main will be installed by the City.

TO HAVE AND TO HOLD the said easement, servitude and right-of-way unto the said grantee, its successors and assigns, so long as said easement and servitude is exercised and so long thereafter as same shall be used for the above named purposes.

The grantee further declares that it is its intention to remove the present sanitary sewer, being a 6 inch plastic force main, which said right-of-way is shown on the attached plat by Brouillette, dated June 1, 1981, in "red". This sanitary sewer will be removed in due course, and the right-of-way for the old 6 inch plastic force main, as shown on said plat, will be abandoned.

It is understood and agreed that the right-of-way or easement along the Northerly right-of-way of Louisiana Highway No. 1 (3110 By-Pass) is shown on the attached sketch, said servitude being 10 feet in width for permanent pipeline purposes, and 20 feet for construction purposes.

THUS DONE AND PASSED before me, the undersigned Notary Public, and subscribing witnesses on the day, month and year first hereinabove written in the City and Parish of Natchitoches, Louisiana.

WITNESSES:

Carrie C. Daly  
Sharon Coffey

[Signature]  
SAM J. FRIEDMAN  
[Signature]  
HARRY FRIEDMAN, JR.  
[Signature]  
SYLVAN FRIEDMAN, II

Becky G. Batten  
NOTARY PUBLIC

THUS DONE AND PASSED in the presence of the undersigned competent witnesses and me, Notary, in the City and Parish of Natchitoches, Louisiana, on this the 13th day of July, 1982.

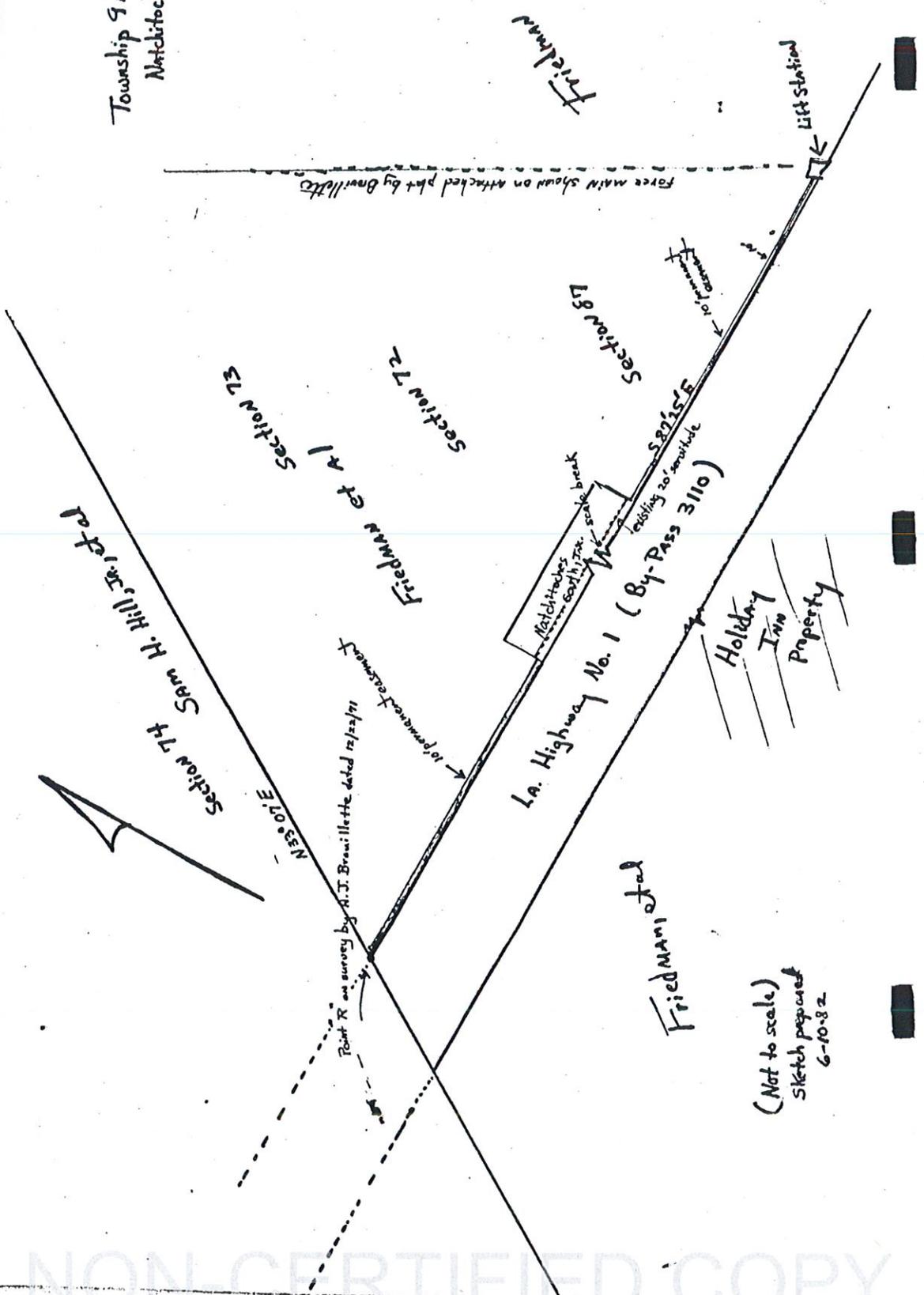
WITNESSES:

Aria B. McCart  
Cindy Herbolsheimer

CITY OF NATCHITOCHEs  
BY: [Signature]  
JOE SAMPITE, Mayor

[Signature]  
NOTARY PUBLIC

Township 9 North, Range 7 West  
Matchitchea Parish, La.



(Not to scale)  
Sketch prepared  
6-10-82