

Physical Address: 8131 North Frontage Road Monroe, La 71203
Parcel:124705
Legal: TRACT 11 L & A SUBDIVISION
Acres: 47.48

Physical Address: 1195 Luffey Drive Monroe, La 71203
Parcel:14407
Legal: 0.80 AC IN SEC 35 T18N R4E SHOWN ON PLATOF L & A SUB PLAT BK 24-63 AS RESERVEDSTRIP
Acres: 1.00

Physical Address: 8131 North Frontage Road Monroe, La 71203
Parcel: 14406
Legal: 1.00 AC IN SEC 2 T17N R4E SHOWN ON PLATOF L & A SUB PLAT BK 24-63 AS RESERVEDSTRIP
Acres: 1.00

Physical Address: 8151 North Frontage Road Monroe, La 71203
Parcel: 124703
Legal: TRACT 9 L & A SUBDIVISION
Acres: 1.33

Physical Address: 8201 North Frontage Road Monroe, La 71203
Parcel: 124704
Legal: TRACT 10 L & A SUBDIVISION
Acres: 1.20

DECEMBER 29, 2020

**A LEGAL DESCRIPTION OF A 68.092 ACRE TRACT (TRACTS 2 – 11) FOR EAST
OUACHITA DEVELOPMENT LLC ET AL OF L & A SUBDIVISION**

**Commencing from a 1” iron rod at the Southeast corner of Section 35, T 18 N, R 4 E of
Ouachita Parish, Louisiana and being the POINT OF BEGINNING; thence, South
05°38’26” West, a distance of 435.77’ to a point being the PC of a curve to the left whose
radius is 330.00’, whose chord bears North 70°55’05” West, a distance of 155.20’ along
the arc length, a distance of 156.67’ to a point; thence, North 84°31’06” West, a distance
of 196.80’ to a point; thence, North 84°31’06” West, a distance of 56.79’ to a point being
the PC of a curve to the left whose radius is 330.00, whose chord bears South 65°28’54”
West, a distance of 330.00’ along the arc length, a distance of 345.58’ to a point; thence,
South 35°28’54” West, a distance of 464.77’ to a point being the PC of a curve to the
right whose radius is 395.00’, whose chord bears South 65°28’54” West, a distance of
395.00’ along the arc length, a distance of 413.64’ to a point on the North Frontage**

Road right of way; thence, North 84°31'06" West along said right of way, a distance of 1321.63' to a point on the East right of way of Luffey Drive; thence, North 39°15'57" West along said right of way, a distance of 35.79' to a point; thence, North 05°59'13" East along said right of way, a distance of 338.40' to a point on the Southwest corner of a sewer pumping station; thence, South 84°31'06" East, a distance of 50.16' to a point; thence, North 05°59'13" East, a distance of 50.48' to a point; thence, North 84°31'06" West, a distance of 50.16' to a point on the East right of way of Luffey Drive; thence, North 05°59'13" East along said right of way, a distance of 501.54' to a found 5/8" rebar; thence, observed South 85°05'41" West, a distance of 700.02' to a found 5/8" rebar; thence, observed North 05°59'57" East, a distance of 899.89' to a found 5/8" rebar on the South right of way of Millhaven Road; thence, South 85°13'24" East along said right of way, a distance of 517.04' to a found ½" iron pipe; thence, South 00°31'00" West on the West property line of Arkansas Freightways Corp. property, a distance of 419.86' to a found ½" iron pipe; thence, South 85°06'21" East on the South property line of Arkansas Freightways Corp. property, a distance of 419.85' to a found ½" iron pipe; thence, North 00°31'00" East on the East property line of Arkansas Freightways Corp., a distance of 419.86' to a found ½" iron pipe on the South right of way of Millhaven Road; thence, South 85°06'21" East along said right of way, a distance of 251.90' to a found 5/8" rebar; thence, South 05°08'00" West on the West property line of Evans Oil Company LLC., a distance of 418.64' to a found 5/8" rebar; thence, South 85°06'21" East on the South property line of Evans Oil Company LLC., a distance of 681.84' to a point; thence, South 00°16'39" West, a distance of 261.10' back to the POINT OF BEGINNING and containing 69.609 acres more or less.

LESS AND EXCEPT a 1.517 acre tract Road "F" and being more particularly described as commencing from a 1" iron rod at the Southeast corner of Section 35, T 18 N, R 4 E of Ouachita Parish, Louisiana; thence, South 05°38'26" West, a distance of 435.77' to a point being the PC of a curve to the left whose radius is 330.00', whose chord bears North 70°55'05" West, a distance of 155.20' along the arc length, a distance of 156.67' to a point; thence, North 84°31'06" West, a distance of 56.80' to a point and being the POINT OF BEGINNING; thence, North 84°31'06" West, a distance of 140.00' to a point; thence, North 50°28'54" East, a distance of 28.28' to a point; thence, North

05°28'54" East, a distance of 636.18' to a point; thence, South 85°06'21" East, a distance of 100.01' to a point; thence, South 05°28'54" West, a distance of 637.20' to a point; thence, South 39°31'06" East, a distance of 28.28' back to the POINT OF BEGINNING and being 1.517 acres.

SUBJECT TO THE FOLLOWING EASEMENTS AND SERVITUDES:

- 1. 10' wide Gas Line Right of Way adjacent to State Highway 594, C.B. 1520, PG. 382 Ouachita Parish Clerk of Court.**
- 2. 16' wide Gas Line Right of Way adjacent to State Highway 594, C.B. 212, PG. 410 Ouachita Parish Clerk of Court.**
- 3. 10' wide Utility Easement and 25' Setback Lines along portions of the property perimeter as shown on plat filed in Plat Book 24, PG. 65, Ouachita Parish Clerk of Court.**
- 4. Unfiled 0.083 acre Advertising Billboard Easement shown in Plat Book 24, PG. 65, Ouachita Parish Clerk of Court.**

LESS AND EXCEPT TRACT 2-A AS SEEN Below

Exhibit "A"
Legal Description

Tract 2-A

A certain tract or parcel of land, being designated as Tract 2-A, being a portion of the L & A Subdivision, located in Section 35, Township 18 North, Range 4 East, and Section 2, Township 17 North, Range 4, East, North of the Red River Land District, Ouachita Parish, Louisiana, as created by that "Map Showing Resubdivision of Tracts 2-8 & Tract 11 being a portion of the L & A Subdivision into Tract 2-A and Tract 11-A," which map was drawn by CSRS, Inc., Colin B. Gravois, P.L.S. No. 5115, dated June 13, 2023, and designated as Project No. 223024, and which survey was recorded in the Conveyance Records of Ouachita Parish on December 28, 2023, as Instrument No. 1888237, and on which Tract 2-A is more particularly described as follows:

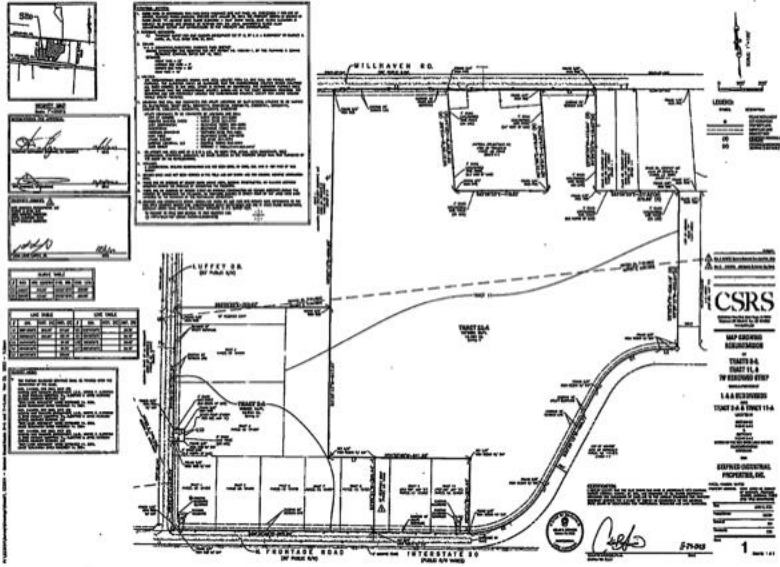
Commencing from the intersection of the property line common to Tract 1 and Tract 11-A, being a portion of L & A Subdivision, and along the southern right-of-way of Millhaven Road, being a 60-foot public right-of-way; thence, South 06 degrees 00 minutes 15 seconds West, a distance of 899.89 feet to point; also being the Point of Beginning;

thence, South 05 degrees 29 minutes 12 seconds West, a distance of 617.41 feet to a point and corner; thence, South 84 degrees 30 minutes 48 seconds East, a distance of 209.94 feet to a point and corner; thence, South 05 degrees 59 minutes 31 seconds West, a distance of 305.44 feet to a point and corner; thence, North 84 degrees 30 minutes 48 seconds West a distance of 899.89 feet to a point and corner; thence North 39 degrees 15 minutes 39 seconds West, a distance of 35.79 feet to a point and corner; thence North 05 degrees 59 minutes 31 seconds East, a distance of 338.39 feet to a point and corner; thence South 84 degrees 30 minutes 50 seconds East, a distance of 50.16 feet to a point and corner; thence North 05 degrees 59 minutes 31 seconds East, a distance of 50.48 feet to a point and corner; thence North 84 degrees 30 minutes 48 seconds West, a distance of 50.16 feet to a point and corner; thence North 05 degrees 59 minutes 31 seconds East, a distance of 501.54 feet to a point and corner; thence South 85 degrees 05 minutes 23 seconds East, a distance of 700.02 feet to a point; also being the Point of Beginning; said tract containing 16.255 acres, 708061 square feet.

The Proposed Tract is a portion of the property shown on Plat in Book 24, page 63, that includes a parcel marked "Reserved Strip" without further designation.

Being a portion of the same property acquired by East Ouachita Development, LLC (5/7 interest) by Capital Contribution recorded at Inst. 1216232, COB 1719 page 450; further acquired by Morris & Dixie, LLC (1/7 interest) by Act of Transfer and Contribution of Property recorded at Inst. 1628251, COB 2330 page 308; and further acquired by Keith Winston Albritton (1/21 interest), Sonya Albritton West (1/21 interest) and Scott Lavelle Albritton (1/21 interest) by Judgment of Possession recorded at Inst. 1864056, COB 2717 page 183.

DANA BENSON
OUACHITA PARISH CLERK OF COURT
Inst# 1888237
Recorded On: 12/28/2023 9:48 AM



Michelle Smith

Generated Date:
12/28/2023 9:50 AM

Michelle Smith
Ouachita Parish
Deputy Clerk of Court

Certified True and
Correct Copy
CertID: 2023122800012

