



36.252 Acre± Tract  
Section 32, T-18-N, R-3-E  
Land District North of Red River  
Ouachita Parish, Louisiana  
L & A, Inc. Project No. 24SO47.00

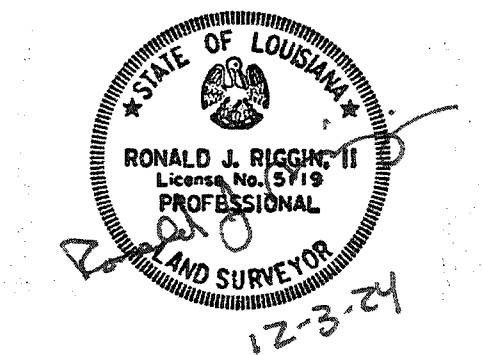
### LEGAL DESCRIPTION

A certain tract or parcel of land situated in Section 32, Township 18 North, Range 3 East, Land District North of Red River, Ouachita Parish, Louisiana, and being more particularly described as follows:

Commence at a found 1-1/2" iron pipe at the southwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 32, Township 18 North, Range 3 East, Land District North of Red River, Ouachita Parish, Louisiana, and the **POINT OF BEGINNING**; proceed North 00°08'59" East along the west line of the Southwest 1/4 of the Northeast 1/4 of Section 32, a distance of 190.09 feet to a found 1/2" rebar at the southwest corner of Lot 3 of West Monroe Commercial Park, as per plat recorded in Plat Book 19, Page 143 of the records of Ouachita Parish, Louisiana; thence proceed North 79°59'10" East along the south line of said Lot 3, a distance of 567.53 feet to a found 1/2" rebar; thence proceed North 35°19'44" East, a distance of 608.11 feet to a set 5/8" rebar on the south line of said Lot 3; thence proceed North 89°50'09" East along the south line of said Lot 3, a distance of 126.54 feet to a set 5/8" rebar; thence proceed South 54°04'56" East, a distance of 503.91 feet to a set 5/8" rebar; thence proceed South 88°48'14" East, a distance of 220.68 feet to a set 5/8" rebar; thence proceed South 82°30'19" East, a distance of 211.32 feet to a set 5/8" rebar on the west right-of-way line of Pavilion Road (60' R.O.W.); thence proceed South 31°20'19" East along the west right-of-way line of Pavilion Road, a distance of 229.95 feet to a found 1/2" rebar at the northeast corner of Lot 15 of the aforementioned West Monroe Commercial Park; thence proceed South 59°44'26" West along the north line of said Lot 15, a distance of 200.35 feet to a set 5/8" rebar at the northwest corner of said Lot 15; thence proceed South 25°21'34" East along the west line of said Lot 15, a distance of 473.27 feet to a found 1/2" rebar at the southwest corner of said Lot 15 and the north right-of-way line of Exchange Street (60' R.O.W.); thence proceed South 69°56'06" West along the north right-of-way line of Exchange Street, a distance of 102.92 feet to a set 5/8" rebar; thence proceed South 71°23'55" West along the north right-of-way line of Exchange Street, a distance of 151.11 feet to a found 1/2" rebar; thence proceed South 66°13'26" West along the north right-of-way line of Exchange Street, a distance of 94.46 feet to a set 5/8" rebar on the north right-of-way line of Exchange Street as dedicated on the plat of the Resubdivision of Lot 14 of West Monroe Commercial Park, as per plat recorded in Instrument No. 1905678 of the records of Ouachita Parish, Louisiana; thence proceed in a southwesterly direction along the north right-of-way line of Exchange Street and a curve to the right, an arc distance of 144.31 feet (Radius=220.00 feet, Chord=South 85°00'55" West - 141.73 feet) to a set 5/8" rebar; thence proceed in a northwesterly direction along the north right-of-way line of Exchange Street and a curve to the left, an arc distance of 41.29 feet (Radius=280.00 feet, Chord=North 80°25'03" West - 41.25 feet) to a set 5/8" rebar at the southeast corner of Lot 14A of the aforementioned Resubdivision of Lot 14 of West Monroe Commercial Park; thence proceed North 09°44'05" West along the east line of said Lot 14A, a distance of 404.55 feet to a set 5/8" rebar at the northeast corner of said Lot 14A; thence proceed South 89°50'10" West along the north line of said Lot 14A, a distance of 115.00 feet to a set 5/8" rebar at the northwest corner of said Lot 14A; thence proceed South 00°11'21" West along the west line of said Lot 14A, a distance of 444.09 feet to a set 5/8" rebar at the southwest corner of said Lot 14A; thence proceed South 62°33'19" West, a distance of 503.74 feet to a set 5/8" rebar; thence proceed in a northwesterly direction along a curve to the right, an arc distance of 255.67 feet (Radius=170.00 feet, Chord=North 74°21'35" West - 232.25 feet) to a set 5/8" rebar; thence proceed North 31°16'29" West, a distance of 504.25 feet to a set 5/8" rebar; thence proceed North 00°09'28" East, a distance of 180.00 feet to a set 5/8" rebar on the south line of the Southwest 1/4 of the Northeast 1/4 of Section 32;

thence proceed South 89°50'10" West along the south line of the Southwest 1/4 of the Northeast 1/4 of Section 32, a distance of 400.00 feet to the **POINT OF BEGINNING**; containing 36.252 acres, more or less, and being subject to all easements, servitudes and rights-of-way of record and/or of use.

This description is based on the Boundary Survey and Plat prepared by Ronald J. Riffin, II, Professional Land Surveyor, dated December 3, 2024.





## DEPARTMENT OF PUBLIC WORKS

303 West Pavilion Drive West Monroe, La 71291 Main: 318-325-0496

Daryl Platt  
Director

December 9, 2024

RE: Downtown Centralized Garbage Collection

Dear Downtown Merchants and Residents,

For those unable to attend the merchants meeting held on November 12, the City of West Monroe Public Works Department would like to give a brief summary of the discussion held and to announce a new policy regarding garbage collection in the downtown area.

In keeping with the City of West Monroe's Downtown West Monroe Streetscape Master Plan, the city has created a new Downtown Garbage Collection District. If you are receiving this letter, your business or property is located within the boundary of this district. The approximate boundaries of the district are between Pine and Wood Streets east of Cotton Street to the Ouachita River.

The City of West Monroe will move to a centralized garbage collection in this downtown district, effective **January 1, 2025**. All green cans will be removed from the downtown district and replaced with secure, convenient dumpsters located throughout the district for residents and businesses to use. Dumpsters will be emptied twice a week and can be adjusted if needed. The locations are: adjacent to Flying Heart Brewing & Pub (204 Commerce Street), near the Bell Tower parking lot (Pine and Commerce Streets), the new public parking lot at Wood and Commerce Streets and the WMPD Detective Building at 400 Natchitoches Street.

Green cans will still be utilized for special downtown events such as Mardi Gras, Ouachita RiverFest and the Christmas Parade. City crews will promptly remove these cans after these events take place.

Per City of West Monroe Code of Ordinances Section 8-1028, all businesses in the downtown district are required to pay for municipal garbage service. The fee for this service will be \$10 a month. This fee will be included in your monthly City of West Monroe utility bill, beginning in January. Businesses who currently have their own dumpsters are exempt from this fee.

For a copy of this ordinance, please contact City of West Monroe Clerk Andrea Pate at City Hall at (318) 396-2600. If you have any questions or need more information, please contact City of West Monroe Public Works Director Daryl Platt or Sanitation Supervisor Sean Montgomery at (318) 325-0496.

Sincerely,

Daryl Platt, Director  
City of West Monroe Public Works Department

Sean Montgomery  
Sanitation Supervisor