

STATE OF LOUISIANA  
CITY OF WEST MONROE

ORDINANCE NO. \_\_\_\_\_

MOTION BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

AN ORDINANCE TO AUTHORIZE THE PURCHASE OF CERTAIN  
IMMOVABLE PROPERTY FROM MISC PROPERTIES, LLC, AND TO  
OTHERWISE PROVIDE WITH RESPECT THERETO.

SECTION 1. BE IT ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in regular and legal session convened, that the City of West Monroe, Louisiana, be and it is hereby authorized to purchase certain immovable property owned by MISC PROPERTIES, LLC, ("MISC"), the property to be purchased being more particularly described as follows:

From an iron pin marking the corner common to Sections 34, 46 and 47, Township 18 North, Range 3 East, Ouachita Parish, Louisiana, run North 54 degrees 00 minutes 30 seconds East along the southeasterly line of said Section 46 a distance of 2,274.2 feet to an iron pin at the most southerly corner of that certain 13.2 +/- acre tract conveyed to Charles E. Wilkes and Allison Syme Wilkes by Cash Sale in Conveyance Book 1576, Page 43, of the records of Ouachita Parish, Louisiana; thence run North 54 degrees 05 minutes 30 seconds East along the southeasterly line of said Section 46 and the southerly line of said Wilkes tract a distance of 600.0 feet to the most southerly corner of Tract 1 sold to Wal-Mart Stores, Inc. by deed filed for record in Conveyance Book 1612, Page 507, records of Ouachita Parish, Louisiana; thence North 35 degrees 54 minutes 30 seconds West a distance of 237.03 feet to a point on the northwesterly line of Lot 1 of the Blazier Estate, and the most westerly corner of said Tract 1 sold to Wal-Mart Stores, Inc.; thence run North 54 degrees 01 minutes 42 seconds East along said northwesterly line a distance of 728.78 feet to the centerline of Black Bayou Drainage Canal, the most northerly corner of said Tract 1 sold to Wal-Mart Stores, Inc., and the POINT OF BEGINNING of the herein described tract; then run South 52 degrees 03 minutes 01 seconds East along said centerline a distance of 247.60 feet to a point on the southerly line of said Lot 1 and said Section 46, and said point also being the most easterly corner of said Tract 1 sold to Wal-Mart Stores, Inc.; thence, proceed North 54 degrees 05 minutes 30 seconds East along the southeasterly line of said Section 46 and the southeasterly line of said Wilkes tract, a distance of 117.77 feet, more or less, to a 1/2 inch iron rod on the easterly bank of a drainage canal (Golf Course Creek), being the southwest corner of a 1.299+/- acre tract donated to the City of West Monroe by Donation filed as Instrument # 1895203, records of Ouachita Parish, Louisiana; thence, proceed North 21 degrees 06 minutes 31 seconds West along the easterly bank and southwesterly line of said City of West Monroe tract, a distance of 243.94 feet to the Southwest corner of Lot 34 of the West Monroe Commercial Center as per plat recorded in Plat Book 11, Page 123, of the records of Ouachita Parish, Louisiana; thence proceed in a Southwesterly direction along the northerly line of said Wilkes 13.2+/- acre tract back to the point of beginning (being all of that portion of the Wilkes 13.2 +/- acre tract located between the Black Bayou Drainage Canal and Golf Course Creek), being that same parcel of property transferred by Charles Edward Wilkes and Allison Syme Wilkes in that certain Cash Sale Deed filed for record as DR#1900984, records of Ouachita Parish, Louisiana.

for the cash price of THREE THOUSAND AND NO/100 (\$3,000.00) DOLLARS, subject to the further conditions:

- a) Taxes for the year 2024, if any, to be paid by the City of West Monroe.

- b) MISC PROPERTIES, LLC to waive, renounce and relinquish any and all rights to which it may have or enjoy pursuant to R.S. 41:1338 or R.S. 31:149, or arising under LA Constitution Article I, Section 4, as to the properties.
- c) The property described above to be free and clear of all mortgages, liens or encumbrances.
- d) Any improvements located on the property are in “as is” condition, with no warranty as to usability for any purpose.

SECTION 2. BE IT FURTHER ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in regular and legal session convened, that Staci Albritton Mitchell, Mayor of the City of West Monroe, Louisiana be and she is hereby authorized to execute such documents as she determines appropriate on behalf of the City of West Monroe in order that the City of West Monroe acquire the immovable property or properties described above at the price and/or under the terms and conditions set forth above, and subject to such other terms and conditions as she determines appropriate, and to take any and all other action deemed by her either necessary or appropriate to effect execution of that purchase, or any matter ancillary or otherwise relating thereto, including but not limited to the payment of any cash consideration provided above, and the payment of such other customary costs and expenses of a purchaser which are incurred in conjunction with these transactions.

SECTION 3. The above ordinance was introduced on August 20, 2024, in regular and legal session convened; notice of this ordinance was published three times in fifteen (15) days, one week apart, as required by R.S. 33:4712; no opposition being filed, it is considered by sections, voted on by yea and nay vote, passed and adopted in regular and legal session convened this 17<sup>th</sup> day of September, 2024, with the final vote being as follows:

YEA: \_\_\_\_\_

NAY: \_\_\_\_\_

NOTVOTING: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ATTEST:

APPROVED THIS 17TH DAY OF  
SEPTEMBER, 2024

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CINDY EMORY, CITY CLERK  
CITY OF WEST MONROE  
STATE OF LOUISIANA

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STACI ALBRITTON MITCHELL, MAYOR  
CITY OF WEST MONROE  
STATE OF LOUISIANA