

STATE OF LOUISIANA
PARISH OF OUACHITA

ACT OF TRANSFER OF PREDIAL SERVITUDE

BE IT KNOWN, That on the dates below set out, before the undersigned Notaries Public in and for said Parish and State, duly commissioned and sworn, came and appeared

GRIVT, LLC, a Limited Liability Company organized and doing business in Ouachita Parish, Louisiana, having a mailing address for tax purposes of P. O. Box 14485, Monroe, Louisiana, 71207, being herein represented by its authorized agent, Thomas A. Grant, III pursuant to the Certificate of Authority attached hereto, (herein sometimes referred to as "Transferor"),

who declared that in consideration of the amount of Fifteen Thousand Six Hundred Ten and 00/100 (\$15,610.00) Dollars, said Transferor does and by these presents, give, grant, convey, transfer, assign, set over and deliver unto:

CITY OF WEST MONROE, represented herein by Staci Albritton Mitchell, Mayor, which has its principal office at 2305 North 7th Street, West Monroe, Louisiana, 71291, (herein sometimes referred to as "Transferee"),

which is present and accepting for itself, its successors and assigns, and acknowledging due delivery and possession thereof, a predial servitude for the placement of utilities, including all corresponding rights of use and access, and for all installation, construction, operation, maintenance, repair and replacement of improvements which are determined by CITY OF WEST MONROE as either necessary or appropriate over, under, and across the following real property:

The northeasterly 60 feet of the following described property, it being intended that the northeasterly edge of the servitude area shall be the westerly edge of the drainage canal known as the Golf Course Creek:

From the common corner of Sections 34, 46, and 47, Township 18 North, Range 2 East, Ouachita Parish, Louisiana, run North 54 degrees East along the line between Sections 46 and 47 a distance of 2275.15 feet; thence run North 36 degrees West a distance of 237.26 feet to a point on the dividing line between Lots 1 and 2 of the Partition of the Blazier Estate to the POINT OF BEGINNING; thence from said point of beginning, continue North 36 degrees West a distance of 444.52 feet; thence run North 54 degrees East along the Southerly line of Drago Street, parallel to the Section line of said Section 46 and 47, a distance of 1662.28 feet to the center line of drainage canal; thence South 21 degrees 22.5 minutes East along the center line of said canal a distance of 459 feet, more or less to the South Line of Lot 2 of the Partition of the Blazier Estate a distance of 1550 feet, more or less to the POINT OF BEGINNING (R20783), records of Ouachita Parish, Louisiana, LESS AND EXCEPT:

Lot 1: From the corner common to Sections 34, 46, and 47, Township 18 North, Range 3 East, Ouachita Parish, Louisiana, proceed North 54 degrees East along the line dividing said Sections 46 and 47 a distance of 2275.15 feet; thence at right angles North 36 degrees West a distance of 237.36 feet to the POINT OF BEGINNING; thence measure North 36 degrees West a distance of 130 feet; then North 54 degrees East a distance of 125 feet; thence South 36 degrees East a distance of 130 feet; thence South 54 degrees West a distance of 125 feet to the Point of Beginning, containing 0.373 acres, more or less.

Lot 2: From the corner common to Sections 34, 46, and 47, Township 18 North, Range 3 East, Ouachita parish, Louisiana, proceed North 54 degrees East along the line dividing Sections 46 and 47 a distance of 2275.15 fee; thence at right

angles North 36 degrees West a distance of 671.76 feet to the point 30 feet South of the North line of Lot 3 of the Partition of the Blazier Estate as recorded in Plat Book 6, Page 6, of the records of Ouachita Parish, Louisiana; thence North 54 degrees East parallel to the North line of said Lot 3 a distance of 1507.83 feet to the POINT OF BEGINNING; thence measure North 54 degrees East a distance of 60 feet; thence at right angles South 36 degrees East a distance of 60 feet; thence at right angles South 54 degrees West a distance of 60 feet; thence North 36 degrees West a distance of 60 feet to the Point of Beginning, containing 0.08 acres, more or less.

(Being herein referred to as "Servitude Area")

Said servitude shall be a predial servitude running with the Subject Property and providing routing of utilities for the benefit of the following described real property of the Transferee, situated in the Parish of Ouachita, State of Louisiana, to-wit:

COMMENCE at a the corner common to Sections 34, 46, and 47, Township 18 North, Range 3 East, Ouachita Parish, Louisiana; thence, run N54°00'30"E, along the Southeasterly line of said Section 46, a distance of 2274.2 feet; thence, run N54°05'30"E, along the Southeasterly line of said Section 46, a distance of 1515.38 feet to a set 1/2" iron rod on the Easterly bank of a drainage canal (Black Bayou Canal/Golf Course Creek) from whence a found chiseled "X" in concrete bears N62°38'20"E a distance of 0.76 feet, said point also being the Southwest corner of that certain tract conveyed to Auto Body Specialist, Inc. as recorded in Conveyance Book 1727, Page 617, of the records of Ouachita Parish, Louisiana and the POINT OF BEGINNING; thence, run N21°06'31"W, along said Easterly bank and Southwesterly line of said Auto Body tract, a distance of 243.94 feet to a set 1/2" iron rod at the Southerly 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, from whence a found 3/4" iron rod bears N48°12'36"W a distance of 2.03 feet; thence, run N54°00'10"E, a distance of 84.03 feet to a found 3/4" iron rod marking the most Easterly corner of said Lot 34; thence, continue N54°00'10"E, along the Southeasterly line of said West Monroe Commercial Center and the Northwesterly line of said Auto Body tract, a distance of 124.68 feet to a set 1/2" iron rod; thence, run S35°54'30"E a distance of 236.17 feet to a set 1/2" iron rod on the Southeasterly line of said Section 46 and the Southeasterly line of said Auto Body tract; thence, run S54°05'30"W, along the Southeasterly line of said Section 46 and the Southeasterly line of said Auto Body tract, a distance of 271.02 feet back to the POINT OF BEGINNING and containing 1.299 acres, more or less, and being subject to any rights-of-way, easements and or servitudes in use or of record

AND

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.

TO HAVE AND TO HOLD said servitude rights unto the Transferee, CITY OF WEST MONROE, its successors and assigns, in full ownership forever, with full and general warranty of title, and with full substitution and subrogation to all rights and actions of warranty which said Transferor may have against all former owners or vendors of said property.

No title opinion was requested of the Notary herein and none was rendered except as may be evidenced by a separate written opinion.

THUS DONE, SIGNED AND PASSED before me, Notary, in Ouachita Parish, Louisiana, in the presence of the undersigned competent witnesses, on the ____ day of _____, 2024.

WITNESSES:

GRIVT, LLC

By: _____
Thomas A. Grant, III, Authorized Agent

NOTARY PUBLIC

DONE AND PASSED at my office in Ouachita Parish, Louisiana, in the presence of the undersigned competent witnesses and me, Notary, on this the _____ day of _____, 2024.

WITNESSES:

CITY OF WEST MONROE

PRINTED NAME: _____

By: _____
STACI ALBRITTON MITCHELL,
Mayor

PRINTED NAME: _____

NOTARY PUBLIC