

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 special 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., ("TP"), the property to be purchased being more particularly described as follows:

The following unsubdivided tracts or parcels of land, situated North of Olympic Boulevard, West Monroe, Louisiana, references to street lines and intersections being the same shown and reflected by the plat H. M. McGuire's Highland Park, Unit No. 11, Sections 36 and 37, Township 18 North, Range 3 East, West Monroe, Ouachita Parish, Louisiana, recorded in Plat Book 10, page 38, of the records of Ouachita Parish, Louisiana, to-wit:

From the intersection of a Northerly extension or projection of the West line of Gulpha Drive with the North line of Olympic Boulevard, as said streets are shown on plat of Unit No. 11, H. M. McGuire's Highland Park in Sections 36 and 37, Township 18 North, Range 3 East, West Monroe, Louisiana, recorded in Plat Book 10, page 38, records of Ouachita Parish, Louisiana, the POINT OF BEGINNING, measure in a Northerly direction, along the Northerly extension or projection of the West line of Gulpha Drive, a distance of 745.00 feet, more or less, to the intersection of said line with the Southerly High Bank line of Bayou Tupawek; thence measure in a generally Northwesterly direction, along the meander line of the Southerly High Bank of Bayou Tupawek, to the Westerly line of the right of way of Louisiana Power and Light Company (130.00 feet wide), at which point is located an iron pin denoting the Northeasterly corner of that certain tract or parcel of land sold to H. G. Prophit, Jr., by deed dated December 30, 1964, and recorded in Conveyance Book 823, page 717, records of Ouachita Parish, Louisiana; thence measure South 18°49.5' West, along the said Westerly right of way line, a distance of 792.11 feet to the point at which said right of way line intersects the North line of Olympic Boulevard; thence measuring in an Easterly direction, along the North line of Olympic Boulevard, to its intersection with a Northerly extension or projection of the Westerly line of Gulpha Drive, to the POINT OF BEGINNING, which tract or parcel of land is subject to the coverage of said referred right of way in favor of Louisiana Power & Light Company.

LESS AND EXCEPT the following described parcel or portion thereof:

Beginning at an iron pin at the intersection of the North line of Olympic Boulevard with the West line of Gulpha Drive, measure thence Northerly, along the extension or production Northerly of the West line of Gulpha Drive, a distance of 150.00 feet to an iron pin; thence running back Westerly between parallel lines, one of which is the North line of Olympic Boulevard, a distance of 100.00 feet.

ALSO LESS AND EXCEPT that parcel transferred to Bradley Wayne Warden, a married man, in Conveyance Book 2191, page 616, and to Bradley Wayne Warden, et ux, in Conveyance Book 2330, page 827, records of Ouachita Parish.

The above described tract or parcel of land is subject to any rights-of-way, easements or servitudes either of record or of use, particularly those in favor of Louisiana Power & Light, Inc

for the cash price of ONE THOUSAND, FIVE HUNDRED AND NO/100 (\$1,500.00) DOLLARS, subject to the further conditions:

- a) Taxes for the year 2022, 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.

SECTION 2. BE IT FURTHER ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in special 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; but further providing that the purchase authorized above is subject to the prior receipt of a Broker’s Estimate of Value or similar valuation which verifies the fair value of the property is no less than the purchase price.

The above Ordinance was read and considered by Sections at a public meeting of the Mayor and Board of Aldermen, in special and legal session convened, voted on by yea and nay vote, passed and adopted this 26<sup>th</sup> day of April, 2022, the final vote being as follows:

YEA: \_\_\_\_\_  
NAY: \_\_\_\_\_  
NOT VOTING: \_\_\_\_\_  
ABSENT: \_\_\_\_\_

ATTEST:

APPROVED THIS 26TH DAY OF  
APRIL, 2022

\_\_\_\_\_  
RONALD S. OLVEY, CITY CLERK  
CITY OF WEST MONROE  
STATE OF LOUISIANA

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