



Office of Engineering  
Project Development Division  
Section 23 Real Estate  
3108 Williams Boulevard | Kenner, LA 70065-4505  
Phone : 504-465-3468 | 1-800-256-1599 Ext. 02158 | [erin.roussel@la.gov](mailto:erin.roussel@la.gov)

John Bel Edwards, Governor  
Shawn D. Wilson, Ph.D., Secretary

March 22, 2021

STATE PROJECT NO. H.009320  
ACADIAN ROAD ROUNDABOUT  
LA 20 (CANAL BLVD) AND LOCAL ROUTES  
LAFOURCHE PARISH

City of Thibodaux  
Attention: Mayor Tommy Eschete  
P. O. Box 5418  
Thibodaux, Louisiana 70302

Subject: Parcel No. 1-5

Dear Mayor Eschete:

State Project No. H.009320 has been programmed for construction and the property rights bearing Parcel No.1-5, shown on the project right of way plans are required for construction of the project.

The plans for the project were approved by the Louisiana Department of Transportation and Development in accordance with public announcements. The property rights comprising Parcel No. 1-5 have been valued according to established procedures consistent with legal requirements, and the Just Compensation for the parcel has been determined to be \$24,515.00.

Just Compensation is based upon appraisals and other factual data of record used to determine total consideration and recommended offer. The appraisal approach used in this matter is the cost approach.

The Department of Transportation and Development of the State of Louisiana does hereby make a firm offer of \$24,515.00 for the purchase of all interests in Parcel No. 1-5, free and clear of all mortgages, judgments, liens or other encumbrances, including payment of pro-rata taxes, if applicable. It is the responsibility of the property owner to clear any mortgages, judgments, liens or other encumbrances. The summary of the offer is attached.

So that you may have the complete information regarding the Department's offer, the following information is being provided to you with respect to the Estimate of Just Compensation made on the subject property:

Thompson Bradford Core, ASA, IFAA  
Louisiana Certified General Real Estate Appraiser, No. G0204  
P. O. Drawer 368, Crowley, Louisiana 70527  
(337) 783-4515 [Brad.Core@RWS.US](mailto:Brad.Core@RWS.US)

Driveways which you presently have and/or any mesh and barbed wire fencing will be replaced during construction only to the extent consistent with state law and the Department's policies. If applicable, the exact location of these items will be discussed with you by the Department's representatives who meet with you.

Our representatives who meet with you will freely discuss with you any questions you have concerning the project requirements. For any commitments and/or agreements to be considered as valid and binding upon the Department, such commitments and/or agreements must be set forth in writing.

Should the proposal not be acceptable, the Department will have no alternative other than to acquire the property rights through expropriation in accordance with applicable state law.

Discussion of expropriation procedures by the Department can be found in the brochure **Acquisition of Right of Way and Relocation Assistance**, a copy of which is included with the presentation of the Department's proposal to acquire the ownership.

Yours very truly,



Erin D. Roussel  
Right of Way Regional Manager

**SUMMARY OF JUST COMPENSATION**

STATE PROJECT NO. H.009320  
PARCEL NO. 1-5

VALUE OF PARCEL	\$14,427.00
DAMAGES	\$ 5,972.00
IMPROVEMENT VALUE	<u>\$ 4,116.00</u>
TOTAL AMOUNT OF OFFER	\$24,515.00

**LAND**

Parcel No.	Area	Interest Acquired
1-5	0.051 ac.	Full rights, less minerals

**IMPROVEMENTS:**

1. The following items are considered as real property and are included in the above value:	2. The following items are considered as personal property and are <u>not</u> included in the above value:	3. The following items of real property are located outside the required R/W and are <u>not</u> included in the above value:	4. The following items are owned by others and are <u>not</u> included in the above value:
Concrete, 2 wheel stops, striped parking space, & utility laterals	None	Three (3) buildings, concrete surface striped parking lot, landscaping, flag poles 5' chain link fencing, & utility laterals	None

**REMARKS:**

**NOTES:**

The amount of the offer as shown above:

1. is based on the just compensation for the property,
2. is the approved value of the property, and
3. disregards any decrease or increase in the value of the property caused by the project for which the property is being acquired.

STATE PROJECT NO. H.009320  
ACADIAN ROAD ROUNDABOUT  
LA 20 (CANAL BLVD) AND LOCAL ROUTES  
LAFOURCHE PARISH  
PARCEL NO. 1-5

**S A L E**

STATE OF LOUISIANA:

PARISH OF LAFOURCHE:

For the price and on the terms and conditions hereinafter set forth, the CITY OF THIBODAUX (TIN XX-XXX\_\_\_\_), a political subdivision of the State of Louisiana, having a permanent mailing address of Post Office Box 5418 Thibodaux, Louisiana 70302, herein represented by the Honorable Tommy Eschete, its Mayor, duly authorized to act herein by virtue of an ordinance dated \_\_\_\_\_, a copy of which is attached hereto and made a part hereof, being hereinafter sometimes referred to as the "Vendor," have bargained and sold and do hereby grant, bargain, sell, transfer, assign, set over, convey and deliver, under all lawful warranties and with substitution and subrogation to all of Vendor's rights and actions of warranty, unto the Department of Transportation and Development of the State of Louisiana, herein represented by CHARLES MCBRIDE, Real Estate Administrator of said Department of Transportation and Development, P.O. Box 94245, Baton Rouge, Louisiana 70804-9245, authorized herein by Policy and Procedure Memorandum No. 5, dated December 16, 1976, as amended and revised, issued by the Secretary of the Louisiana Department of Transportation and Development, being hereinafter referred to as the "Department," who accepts this sale and conveyance on behalf of the Department, the following described property, situated in the Parish of Lafourche, Louisiana, to-wit:

**D E S C R I P T I O N**

One (1) certain tract or parcel of land, together with all the improvements situated thereon, and all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, being a portion of Lot Nos. 144-A and 144-B of the Town of Thibodaux situated in Section 24, Township 15 South, Range 16 East, Southeastern West of the Mississippi River Land District, Lafourche Parish, Louisiana, identified as PARCEL NO. 1-5 as shown on Sheets No. 1 and 2 of the property map for STATE PROJECT NO. H.009320, ACADIAN ROAD ROUNDABOUT, LA 20 (CANAL BLVD) AND LOCAL ROUTES, LAFOURCHE PARISH, LOUISIANA, prepared by Robert A. Price, Professional Land Surveyor, dated March 18, 2019 and Sheet No. 1 was last revised on July 16, 2020, said map being attached hereto and made a part hereof, which property is more particularly described as follows:

PARCEL NO. 1-5:

From a point on the centerline of State Project No. H.009320, at Station 109+95.12, proceed S68°16'57"E a distance of 45.19 feet to the point of beginning; thence proceed N21°32'17"E a distance of 221.97 feet to a point and corner; thence proceed S67°57'34"E a distance of 10.00 feet to a point and corner; thence proceed S21°32'17"W a distance of 221.91 feet to a point and corner; thence proceed N68°16'57"W a distance of 10.00 feet to the point of beginning; All of which comprises Parcel 1-5 as shown on Sheets No. 1 and 2 of the Right of Way Plans of State Project No. H.009320, and contains an area of 2219.4 square feet or 0.051 acres.

Being a portion of the same property acquired by the City of Thibodaux by Donation dated May 29, 1974, and recorded May 30, 1974 in Book 514, on Page 762 as File Number 388399 in the official conveyance records of Lafourche Parish.

This sale and conveyance is made for and in consideration of the price and sum of TWENTY FOUR THOUSAND FIVE HUNDRED FIFTEEN AND NO/100 (\$24,515.00) DOLLARS, which price the Department hereby binds and obligates itself to pay to Vendor upon the approval by the Department of Vendor's good and unencumbered title to the hereinabove described property.

Vendor acknowledges and agrees that the consideration provided herein constitutes full and final payment for the property hereby conveyed and for any and all diminution in the value of the Vendor's remaining property as a result of the transfer of this property for highway purposes.

The consideration recited herein represents full and final settlement of all claims of any kind to the full extent of the Vendor's loss, except relocation assistance claims where applicable, and specifically represents a compromise by all parties to avoid formal expropriation proceedings and the added expenses of litigation.

All ad valorem taxes assessed against the above-described property for the four (4) years immediately preceding the current year have been paid. Taxes for the current year will be prorated in accordance with the provisions of Act No. 123 of the Legislature of the State of Louisiana for the year 1954.

It is understood and agreed that Vendor reserves unto himself, his heirs and assigns, all oil and gas beneath the area hereinabove described. It is specifically understood, however, that while no exploration, drilling, nor mining of oil or gas minerals of any kind shall be conducted upon said area, there may be directional drilling from adjacent lands to extract the oil or gas from said area.

There is specifically included in this present sale and conveyance all of the improvements situated wholly or partially on the hereinabove described property, including but not necessarily restricted to Vendor's concrete paving, concrete wheel stops, striping and utility laterals, together with the appurtenances thereunto.

The parties hereto do hereby acknowledge and declare that of the aforesaid price and sum of TWENTY FOUR THOUSAND FIVE HUNDRED FIFTEEN AND NO/100 (\$24,515.00) DOLLARS, the amount of FIVE THOUSAND NINE HUNDRED SEVENTY TWO AND NO/100 (\$5,972.00) DOLLARS constitutes full and final payment for labor and materials to replace two parking spaces on the remainder, and for any and all damage to and diminution in value of Vendor's remaining property as a result of the taking of the property hereby conveyed and the construction of the transportation improvement thereon.

IN TESTIMONY WHEREOF, the parties hereto have signed and executed and acknowledged this instrument as their free and voluntary acts, in triplicate originals in the presence of the undersigned competent witnesses, as of the \_\_\_\_ day of \_\_\_\_\_, 2021.

WITNESSES:

CITY OF THIBODAUX

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
BY: TOMMY ESCHETE  
ITS: MAYOR

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

DEPARTMENT OF TRANSPORTATION  
AND DEVELOPMENT OF THE STATE  
OF LOUISIANA

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
CHARLES MCBRIDE  
REAL ESTATE ADMINISTRATOR

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

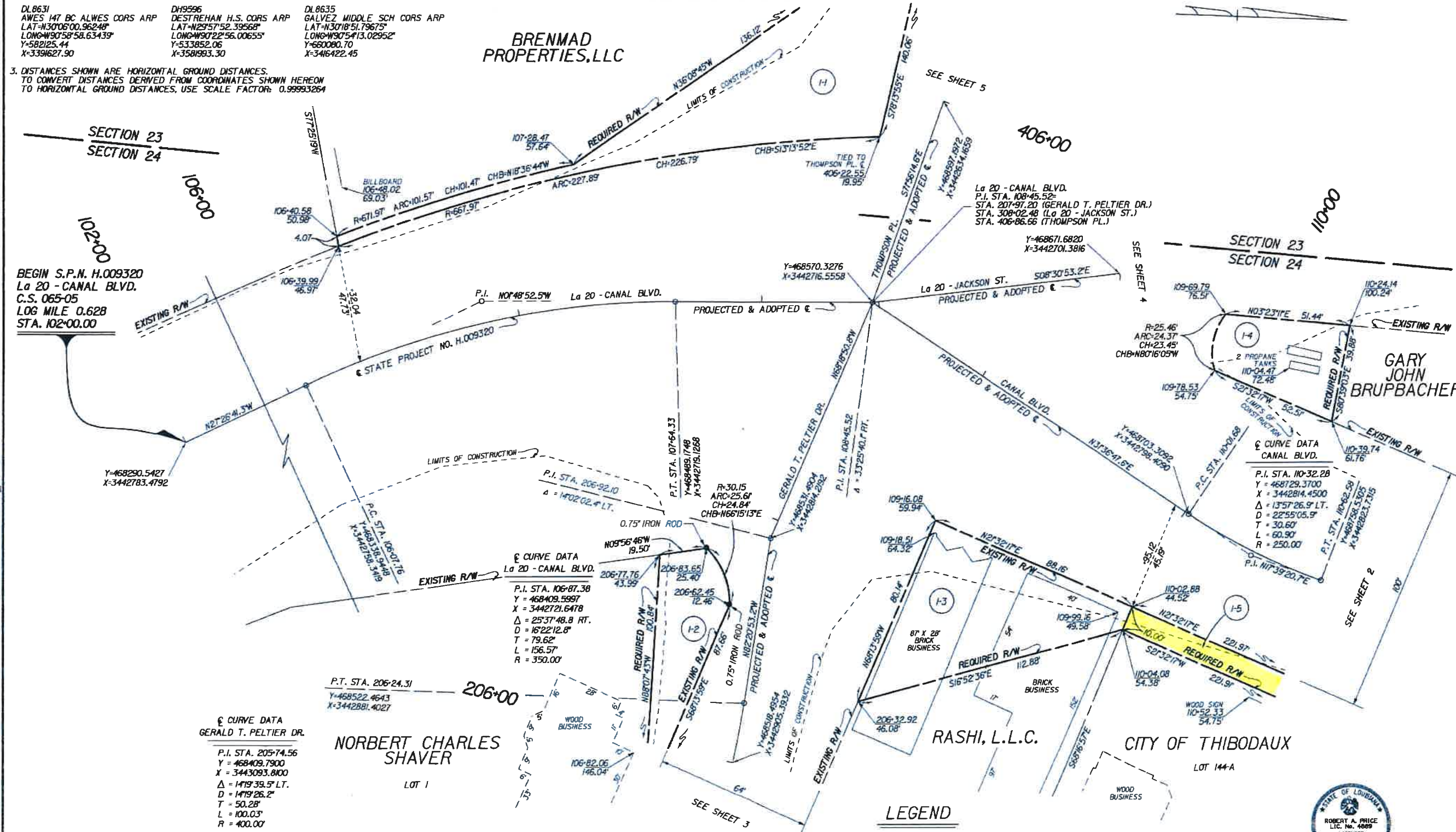


11:08  
6/23/2020  
Final Right of Way Map  
T:\PROJECTS\708 - Acadian Road Roundabout Thibodaux\100\100\SHEET\_1.dgn

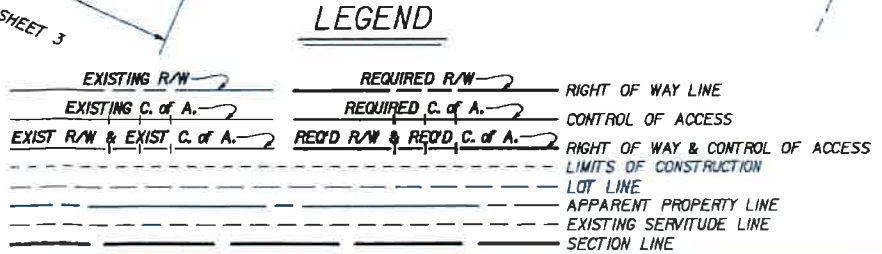
NOTES:  
1. ALL PIPES AND MONUMENTS SHOWN HEREON WERE FOUND.  
2. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83 (2011) EPOCH 2010.00) TO CONVERT FROM GRID BEARINGS TO TRUE BEARINGS USE: 00715'18.6"  
BASE STATIONS:  
DL8631 AWES 147 BC ALWES CORS ARP  
DH9596 DESTREHAN H.S. CORS ARP  
DL8635 GALVEZ MIDDLE SCH CORS ARP  
LAT-N30°06'00.96248"  
LONG-W90°58'58.63439"  
Y=582125.44  
X=3391627.90  
LAT-N29°57'52.39568"  
LONG-W90°22'56.00655"  
Y=533852.06  
X=3581993.30  
LAT-N30°18'51.79675"  
LONG-W90°54'13.02952"  
Y=60080.70  
X=3416422.45  
3. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. TO CONVERT DISTANCES DERIVED FROM COORDINATES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES, USE SCALE FACTOR: 0.99993264

SOUTHEASTERN WEST OF THE MISSISSIPPI RIVER LAND DISTRICT  
T15S - R16E  
SECTIONS 23 & 24

BRENMAD PROPERTIES, LLC



PARCEL	OWNER	ACQUISITION	AREA
I-5	CITY OF THIBODAUX	BK. 514, PG. 762, 05/30/1974	0.051 Ac.
I-4	GARY JOHN BRUPBACHER	BK. 1888, PG. 245, 05/24/2012	0.038 Ac.
I-3	RASHI, L.L.C.	BK. 2004, PG. 854, 06/11/2015	0.091 Ac.
I-2	NORBERT CHARLES SHAVER	BK. 805, PG. 281, 01/11/1983; BK. 2129, PG. 60, 03/11/2019	0.041 Ac.
I-1	BRENMAD PROPERTIES, LLC	BK. 2026, PG. 784, 02/28/2020	0.260 Ac.



STATE OF LOUISIANA  
ROBERT A. PRICE  
LIC. NO. 4889  
LICENSED PROFESSIONAL LAND SURVEYOR  
3-18-19

SHEET NUMBER	LAFOURCHE	PARISH	065-05 B 000-29	STATE PROJECT	H.009320
CONTROLLED R/W	CONTROLLED R/W	DATE	3/18/2019	SCALE	1"=20'
COMPUTED	DAS	CHECKED	RAP	REVIEWED	RIC
DATE	3/18/2019	SCALE	1"=20'	DATE	3/18/2019

RIGHT OF WAY MAP  
STATE PROJECT NO. H.009320  
ACADIAN ROAD ROUNDABOUT  
LA 20 (CANAL BLVD) AND LOCAL ROUTES  
LAFOURCHE PARISH

DOTD  
DEPARTMENT OF TRANSPORTATION

GOTECH, INC.

DATE	DESCRIPTION
7-16-2020	REVISED PARCEL 1-1 OWNERSHIP
6-17-2020	REVISED PARCEL 1-2
6-17-2020	ADDED LOT DESIGNATION TO PARENT TRACT
6-17-2020	OF PARCEL 1-2
6-17-2020	ADDED ACQUISITION DATA FOR PARCEL 1-2

FILE NO. 04-19-101 R/W SHEET NO. 1



15:45

3/18/2019

Final Right of Way Map

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NOTES:  
 1. ALL PIPES AND MONUMENTS SHOWN HEREON WERE FOUND.  
 2. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83 (2011) EPOCH 2010.00) TO CONVERT FROM GRID BEARINGS TO TRUE BEARINGS USE: 0015'19.6"

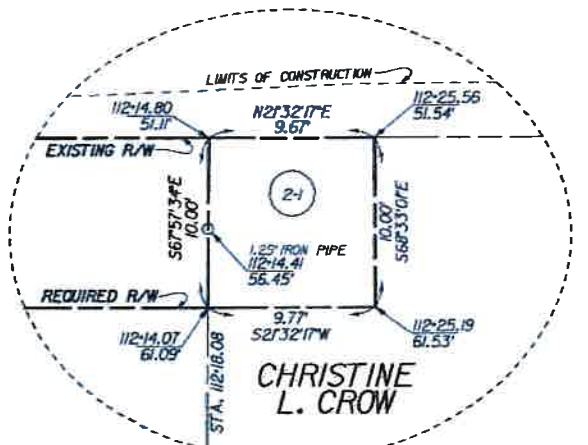
BASE STATIONS:  
 DL8631 AWES 147 BC ALWES CORS ARP  
 LAT=N30°06'00.96248"  
 LONG=W90°58'58.63439"  
 Y=582125.44  
 X=3391627.90

DH9596 DESTREHAN H.S. CORS ARP  
 LAT=N29°57'52.39568"  
 LONG=W90°22'56.00655"  
 Y=533852.06  
 X=3581993.30

DL8635 GALVEZ MIDDLE SCH CORS ARP  
 LAT=N30°18'51.79675"  
 LONG=W90°54'13.02952"  
 Y=660080.70  
 X=3416422.45

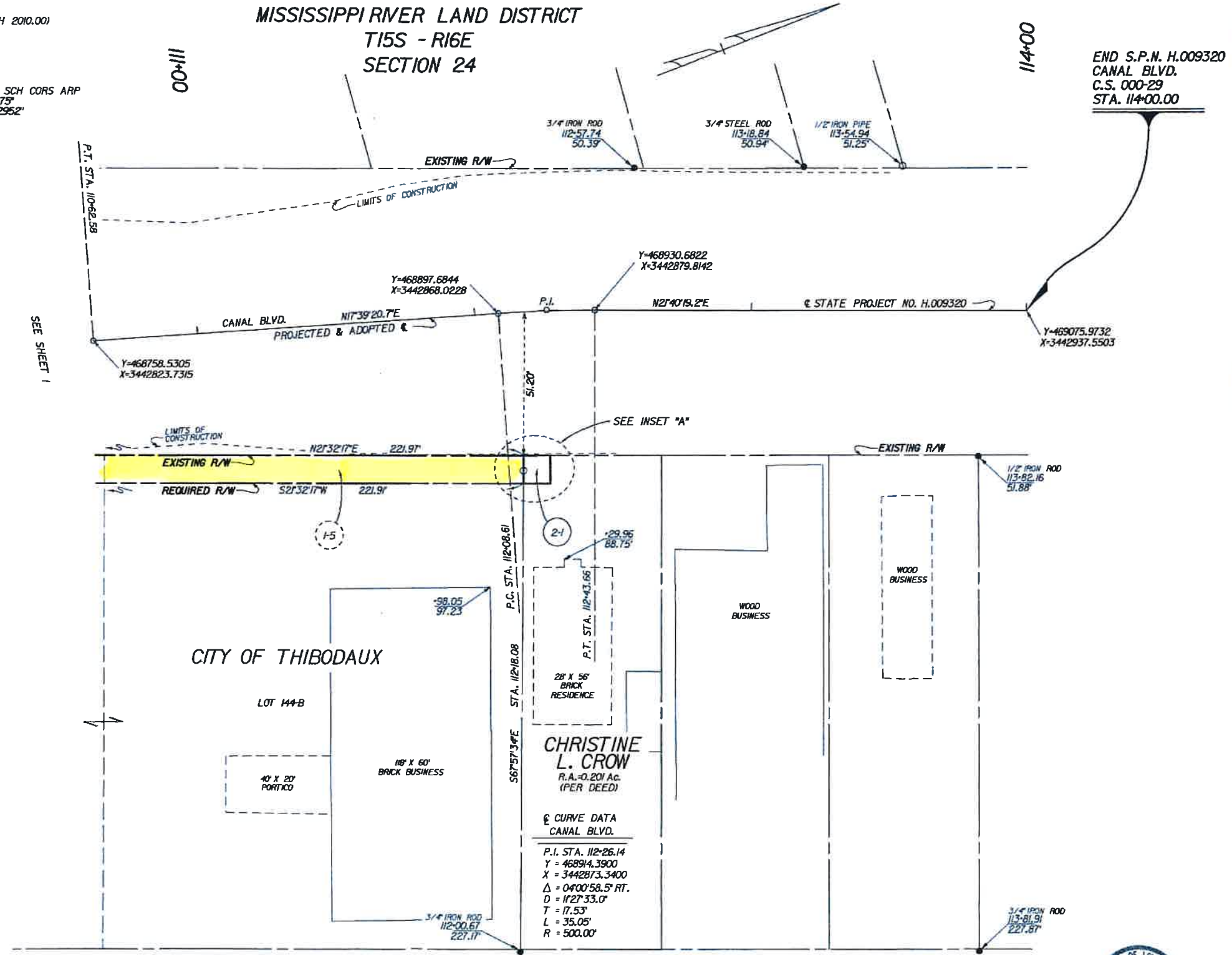
3. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. TO CONVERT DISTANCES DERIVED FROM COORDINATES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES, USE SCALE FACTOR: 0.99993257

☉ CURVE DATA  
 CANAL BLVD.  
 P.I. STA. 110+32.28  
 Y = 468729.3700  
 X = 3442814.4500  
 Δ = 13°57'26.9" LT.  
 D = 225°05.9"  
 T = 30.60'  
 L = 60.90'  
 R = 250.00'



INSET "A"  
N.T.S.

SOUTHEASTERN WEST OF THE  
 MISSISSIPPI RIVER LAND DISTRICT  
 T15S - R16E  
 SECTION 24



LEGEND

- EXISTING R/W → RIGHT OF WAY LINE
- EXISTING C. of A. → CONTROL OF ACCESS
- EXIST R/W & EXIST. C. of A. → RIGHT OF WAY & CONTROL OF ACCESS
- LIMITS OF CONSTRUCTION
- - - LOT LINE
- - - APPARENT PROPERTY LINE
- - - EXISTING SERVITUDE LINE
- - - SECTION LINE

STATE OF LOUISIANA  
 ROBERT A. POISE  
 L.L.C. No. 4099  
 LICENSED  
 PROFESSIONAL  
 LAND SURVEYOR  
 R.A.P.  
 3-18-19

2-1	CHRISTINE L. CROW	BK. 2088, PG. 624, 12/04/2017	0.002 Ac.
PARCEL	OWNER	ACQUISITION	AREA

COMPUTED DAB CHECKED RAP RETAILLED RJC CHECKED RAP DATE 3/18/2019 SCALE 1"=20'

PARISH LAFOURCHE CONTROL SECTION 065-05 B D00-29 STATE PROJECT H.009320

RIGHT OF WAY MAP STATE PROJECT NO. H.009320 ACADIAN ROAD ROUNDABOUT LA 20 (CANAL BLVD) AND LOCAL ROUTES LAFOURCHE PARISH

GOTECH, INC.