

STATE OF LOUISIANA

PARISH OF TANGIPAHOA

ABANDONMENT OF SERVITUDE

BE IT KNOWN, that on the \_\_\_\_ day of \_\_\_\_\_, 2014, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for the aforementioned state and parish, and in the presence of the witnesses hereinafter named and undersigned:

PERSONALLY CAME AND APPEARED:

LA CARRETA, INC. EIN: xx-xxx-3498, (hereinafter "Carreta") a Louisiana Corporation, organized and existing under the laws of the State of Louisiana, Parish of Tangipahoa, herein represented by its duly authorized President, Saul P. Rubio, by virtue of a Corporation Resolution recorded in the official records of the Parish of Tangipahoa, State of Louisiana, with a present mailing address of 110 North Cate Street, Hammond, Louisiana, 70401; and,

THE CITY OF HAMMOND, (hereinafter "City of Hammond") a duly organized municipal corporation, organized and existing under the laws of the State of Louisiana, represented herein by Mayson Foster, Mayor, duly authorized to act;

WITNESSETH

WHEREAS, Appearers did declare and acknowledge that Carreta is the owner of a certain piece of property (hereinafter "Subject Property") located in the City of Hammond at the corner of Railroad Avenue and Charles Street which was acquired through that certain act of Cash Sale passed on the 25th day of August, 2010 and duly recorded in the conveyance records of the Parish of Tangipahoa, State of Louisiana at Book 1221, Page 528, and being more particularly described as:

One certain tract or parcel of ground together with all improvements, rights, ways, or structures appertaining thereto and being situated in the North one-half (N 1/2) of the Southwest one-quarter (SW 1/4) of Section 24 and in the North one-half (N 1/2) of the Northwest one-quarter (NW 1/4) of Section 25, Township 6 South, Range 7 East, of the St. Helena Meridian, at Hammond, Tangipahoa Parish, Louisiana and being more particularly described on a survey plat prepared by Bodin & Webb Inc., Consulting Engineers, dated April 29, 1983, and by survey of Gilbert Sullivan, Registered Land surveyor dated February 2, 1997 and being more particularly designated on said plat s Tract 2B, Said tract measuring 96 feet on Railroad Avenue by a depth between equal and parallel lines of 94 feet and measuring 96 feet across the rear, said tract being located at the corner or Charles Street and Railroad Avenue, all as more particularly shown on said survey, and as described on survey by Gilbert Sullivan, Registered Land Surveyor dated February 2, 1997.

Municipal address is 108 NW Railroad Ave., Hammond, LA 70401.

WHEREAS, Appearers acknowledge that the Subject Property includes an "Asphalt Alley" which passes through the property and connects Thomas Street to Charles Street. The Asphalt Alley is depicted on the attached survey prepared by Turner Surveys, LLC.

WHEREAS, Appearers further acknowledge that the City of Hammond may have acquired certain implicit rights upon the Subject Property including but not limited to, a predial servitude and/or right of way over the Asphalt Alley, which rights may have been acquired through the care and maintenance of the Alley through the years. The City of Hammond does hereby acknowledge the termination, extinguishment and abandonment of any and all rights it may have over the Subject Property.

WHEREAS, as consideration for the termination, extinguishment, and abandonment of the servitude and/or right of way over the subject property and for the benefit of the City of Hammond, Carreta herein agrees to improve the public area adjacent to and south of the Subject Property, being Tract 2A. Carreta agrees to provide direct investment and improvements to the public area which shall include landscaping, beautification, and improvement of the existing fountain. Carreta further agrees to perform regular maintenance on the park which shall include maintaining the landscaping, grass cutting, and tree care. The City of Hammond shall remain responsible for all substantial maintenance of tract 2A including but not limited to, infrastructure repairs, sidewalk and parking maintenance, capital improvements, and drainage repairs.

THUS DONE AND SIGNED on the day and date first above mentioned, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said Appearers and me, Notary, after due reading of the whole.

WITNESSES:

**LA CARRETA, INC.**

\_\_\_\_\_  
  
\_\_\_\_\_

By: \_\_\_\_\_  
Saul P. Rubio  
President

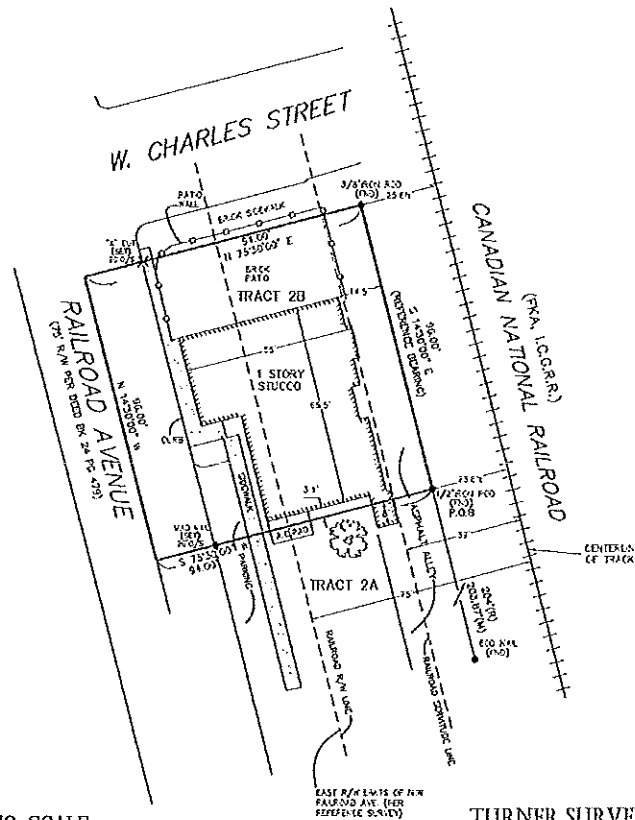
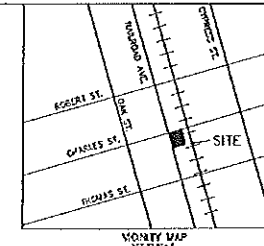
**THE CITY OF HAMMOND**

By: \_\_\_\_\_  
Mayson Foster  
Mayor

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014

\_\_\_\_\_  
NOTARY PUBLIC

SECTIONS 24 & 25  
TOWNSHIP 6 SOUTH, RANGE 7 EAST  
GREENSBURG LAND DISTRICT  
TANGIPAHOA PARISH, LOUISIANA  
CITY OF HAMMOND



REVIEW ONLY

**GENERAL NOTES**  
 THE PRECISION OF THIS SURVEY IS AS SHOWN BY THE SYMBOLS USED TO INDICATE THE QUALITY OF THE DATA. THE SURVEY IS CONSIDERED TO BE A FIRST CLASS SURVEY. THE SURVEY IS CONSIDERED TO BE A FIRST CLASS SURVEY. THE SURVEY IS CONSIDERED TO BE A FIRST CLASS SURVEY.  
 THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS FOR PROFESSIONAL SURVEYS AS SET FORTH IN THE PROFESSIONAL SURVEYING ACT AND THE REGULATIONS THEREUNDER.  
 E. A. FALLER, P.L.S.  
 15732 E. HOFFMAN ROAD  
 MONROE, LOUISIANA 70134  
 PHONE: (504) 335-2353  
 FAX: (504) 335-2353  
 TURNERSURVEYS.COM

I CERTIFY THAT THIS PLAN REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IT COMES WITHIN THE REQUIREMENTS FOR THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH IN LOUISIANA ADMINISTRATIVE CODE TITLE 49, CHAPTER 25 FOR A CLASS "M" SURVEY.

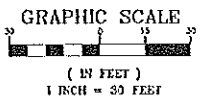
REVIEW ONLY

ANDREW N. FALLER, P.L.S.; LA. REG. NO. 4980  
REGISTERED PROFESSIONAL LAND SURVEYOR

REFERENCE:  
DEED #89220 BY EUBANK  
SURVEY BY EDDY & VEED, INC. DATED 4/12/73

MADE AT THE REQUEST OF:  
ROBERT LANDRY

DATE	DESCRIPTION	BY



**TURNER SURVEYS, LLC**  
 15732 E. HOFFMAN ROAD  
 MONROE, LOUISIANA, LA 70134  
 PHONE: (504) 335-2353  
 FAX: (504) 335-2353  
 TURNERSURVEYS.COM

BOUNDARY SURVEY OF TRACT 2B			
SECTIONS 24 & 25			
TOWNSHIP 6 SOUTH, RANGE 7 EAST			
CITY OF HAMMOND			
DATE CREATED	DRAWN BY	CHK'D BY	SCALE
08/20/13	ANF	ANF	1" = 30'
CHECKED BY: SLS	DATE: 08/20/13	SHEET NO. 1	TOTAL SHEETS 1