



ST. CHARLES PARISH


OFFICE OF THE COUNCIL SECRETARY

P.O. BOX 302 • HAHNVILLE, LOUISIANA 70057
(985) 783-5000 • www.stcharlesparish.gov

COUNCIL OFFICE MEMORANDUM

DATE: NOVEMBER 22, 2024

TO: MR. COREY OUBRE
LEGAL SERVICES DIRECTOR

FROM: MICHELLE IMPASTATO 
COUNCIL SECRETARY

RE: ACT OF DEDICATION
RIVER PLACE ESTATES PHASE 2, HAHNVILLE

On November 18, 2024, the St. Charles Parish Council adopted Ordinance No. 24-11-8 approving and authorizing the execution of an Act of Dedication for River Place Estates Phase 2, Hahnville.

A copy of the ordinance along with three (3) partially executed Act of Dedications are enclosed. Please return all three (3) fully executed Act of Dedications to our office for further processing.

MI/ag

Enclosures

cc: ✓ Parish Council
Ms. Samantha de Castro w/enclosures

2024-0367

**INTRODUCED BY: MATTHEW JEWELL, PARISH PRESIDENT
(DEPARTMENT OF PLANNING & ZONING)**

ORDINANCE NO. 24-11-8

An ordinance approving and authorizing the execution of an Act of Dedication for River Place Estates Phase 2, Hahnville.

WHEREAS, JCJR St. Charles, LLC is the owner and developer of property located in Sections 12 & 13, T13S – R20E, Hahnville as indicated on a Final Plat prepared by Stephen P. Flynn, PLS dated August 26, 2024 entitled FINAL PLAN RIVER PLACE ESTATES PHASE 2; and,

WHEREAS, said subdivision has been constructed in accordance with the St. Charles Parish Subdivision Regulations of 1981, as amended; and,

WHEREAS, all required approvals for the subdivision are complete and all required fees are paid.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. That the Act of Dedication by JCJR St. Charles, LLC for River Place Estates Phase 2, is hereby approved and accepted.

SECTION II. That the Parish President is hereby authorized to execute the Final Plat and Act of Dedication on behalf of St. Charles Parish.

The foregoing ordinance having been submitted to a vote, the vote thereon was as follows:

YEAS: MOBLEY, FONSECA, WILSON, SKIBA, PILIE, COMARDELLE,
O'DANIELS, FISHER, DEBRULER
NAYS: NONE
ABSENT: NONE

And the ordinance was declared adopted this 18th day of November, 2024, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: Bob Fisher
SECRETARY: Michelle Dupontato
DLVD/PARISH PRESIDENT: November 19, 2024
APPROVED: DISAPPROVED:

PARISH PRESIDENT: Matthew Jewell
RETD/SECRETARY: November 21, 2024
AT: 2:30pm RECD BY: [Signature]

CERTIFIED TRUE & CORRECT AS PER
MINUTES DATED 11-18-2024
Michelle Dupontato
SECRETARY
ST. CHARLES PARISH COUNCIL

ACT OF DEDICATION

UNITED STATES OF AMERICA

BY: JCJR ST. CHARLES, LLC

STATE OF LOUISIANA

TO: PARISH OF ST. CHARLES

PARISH OF ST. CHARLES

BE IT KNOWN, that on this _____ day of _____, in the year of Our Lord two thousand and twenty-four (2024),

BEFORE ME, the undersigned authority, a Notary Public duly commissioned and qualified in and for the aforesaid Parish and State, therein residing, and in the presence of the two competent witnesses hereinafter named and undersigned,

PERSONALLY CAME AND APPEARED:

JCJR ST. CHARLES, LLC, a Louisiana limited liability company appearing herein by and through Joel T. Chaisson II, duly authorized as evidenced by the Certificate of Authority dated 10/30/24, which is attached hereto and which is issued in accordance with the Articles of Organization which are on file with the Louisiana Secretary of State.

Who after being duly sworn, declared unto me, Notary, that it is the owner of a certain tract of real property situated on the West Bank of St. Charles Parish, which lands are designated as RIVER PLACE ESTATES PHASE 2, described as follows:

Stonecrest Drive, Jake Drive & Lorelei Drive

JCJR ST. CHARLES, LLC, further declared unto me that it has caused that portion of the above property designated as RIVER PLACE ESTATES PHASE 2 on the survey by Stephen P. Flynn, PLS, dated August 26, 2024, to be laid out in lots on the plan of survey and/or resubdivision referred to above, a copy of which is attached and made a part hereof; and

JCJR ST. CHARLES, LLC, further declared unto me, Notary, that on the aforesaid plan of resubdivision it has laid out certain streets within RIVER PLACE ESTATES PHASE 2 which are named and identified in accordance with the annexed plan of Stephen P. Flynn, PLS, dated August 26, 2024, as Jake Drive, Lorelei Drive, and Stonecrest Drive, and within which said streets the water, sewer, drainage and street light infrastructure lies and all of which improvements are herein dedicated to St. Charles Parish. Also by this Act, JCJR ST. CHARLES, LLC, does hereby

The said appearer further declared unto me, Notary, that under the covenants, conditions, and stipulations hereinafter recited it does, by these presents, dedicate in fee simple title to St. Charles Parish, the said Jake Drive, Lorelei Drive and Stonecrest Drive and within which streets the water, sewer, drainage and street light infrastructure lies and all of which improvements, as hereinabove described and, all as shown on the annexed plan by Stephen P. Flynn, PLS, dated August 26, 2024, to the public use, unto and in favor of the Parish of St. Charles, the inhabitants of the Parish of St. Charles, and to the public in general.

The said appear further declared unto me, Notary, that the aforesaid dedication and grant of servitude are subject to all of the following terms and conditions, to-wit:

1. The dedication of the fee ownership of the property covered by the streets identified hereinabove as Jake Drive, Lorelei Drive and Stonecrest Drive, only as far as said streets are located within the River Place Estates Phase 2.
2. The appearer does hereby reserve all rights of ownership to all of the oil, gas and other minerals in, on and under the property covered and affected by the aforesaid dedication of Jake Drive, Lorelei Drive and Stonecrest Drive, and the utility and drainage servitudes granted herein. In that connection the appearer does however agree to prohibit the use of any part of the surface of any of the property covered by Jake Drive, Lorelei Drive and Stonecrest Drive and the servitudes granted herein with respect to the exploration, development or production of minerals pursuant to this reservation. This reservation is made in accordance with the appearer's plan and intention to impose a restriction on the entire subdivision against any use of the surface of any lot for the exploration, development or production of minerals.
3. The herein dedication of the streets and grant of servitudes for utility and drainage purposes are made by the appearer without any warranty whatsoever, except as provided herein.
4. Appearer warrants that all servitudes and streets have been placed within the servitudes granted herein.
5. The Parish must bind and obligate itself not to use the property dedicated herein for street purposes in any manner which would be inconsistent with or detrimental to such use as public streets. The parish must further bind and obligate itself to use the utility and drainage servitudes granted herein only for utility and drainage purposes.
6. This dedication and grant are conditioned upon St. Charles Parish maintaining and policing the streets dedicated herein, and maintaining the

THUS DONE AND PASSED, in triplicate originals, in my office on the day, month and year herein first above written, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearer and me, Notary, after reading of the whole.

WITNESSES:

JCJR ST. CHARLES, LLC

Belinda Poik
Print Name: Belinda Poik

Joel T. Chaisson II
BY: JOEL T. CHAISSON II

Katie Hicks
Print Name: Katie Hicks

[Signature]
Notary Public

THUS DONE AND PASSED, in triplicate originals, in my office on the day, month and year herein first above written, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearer and me, Notary, after reading of the whole.

WITNESSES:

ST. CHARLES PARISH

Print Name:

BY: MATTHEW JEWELL
PARISH PRESIDENT

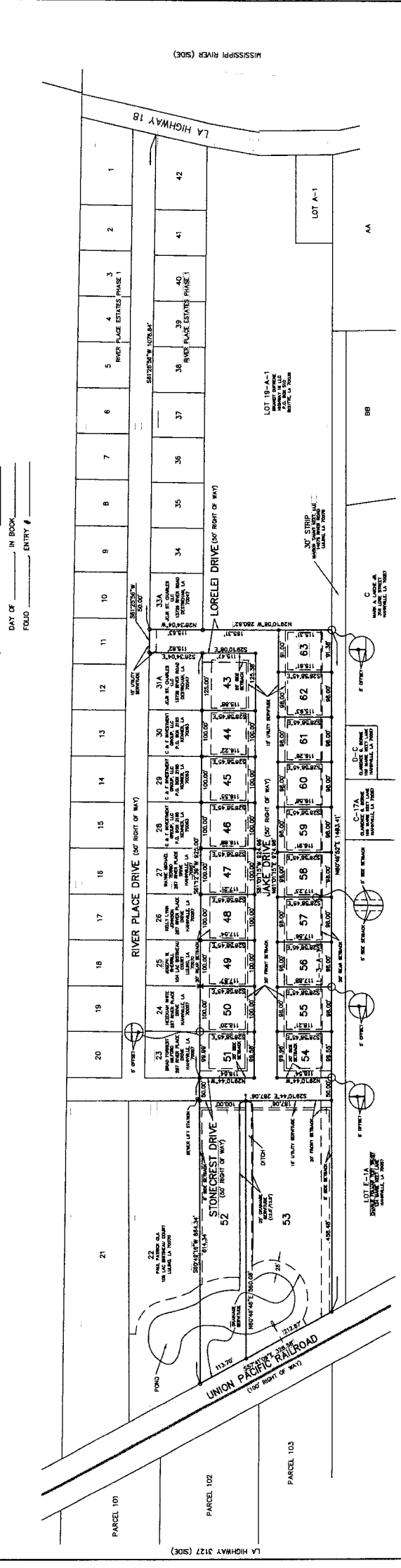
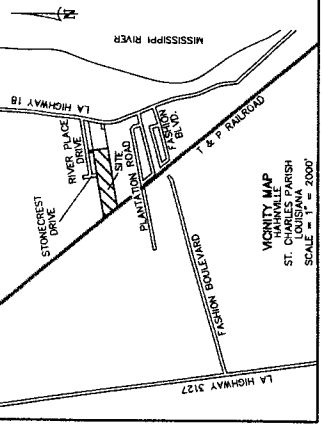
Print Name:

Notary Public

FINAL PLAN
RIVER PLACE ESTATES PHASE 2
 SURVEY PLAT AND RESUBDIVISION OF LOT L-3-A-1
 OF LOTS 18 & 19 OF FASHION PLANTATION
 INTO LOTS HEREIN DESIGNATED AS LOTS 43 THROUGH 63
 RIVER PLACE ESTATES PHASE 2
 SITUATED IN SECTIONS 12 & 13, T-13-S, R-20-E
 HAVENVILLE, ST. CHARLES PARISH, LOUISIANA

APPROVED: *[Signature]* DATE 11/21/24
 PARISH PRESIDENT
[Signature] DATE 11/11/24
 PLANNING & ZONING COMMISSION CHAIRMAN
[Signature] DATE 11/14/24
 CHAIRMAN OF THE PARISH COUNCIL
 DEVELOPER *[Signature]* DATE 10/21/24

RECORDED IN THE CLERK OF COURTS OFFICE
 ST. CHARLES PARISH ON THE _____
 DAY OF _____ IN BOOK _____
 FOLIO _____ ENTRY # _____



PLANTATION ROAD (SIDE)

AREA TABLE

43	14,482 SQ. FT.	50	11,441 SQ. FT.
44	11,802 SQ. FT.	51	11,409 SQ. FT.
45	11,832 SQ. FT.	52	11,377 SQ. FT.
46	11,671 SQ. FT.	53	11,345 SQ. FT.
47	11,704 SQ. FT.	54	11,313 SQ. FT.
48	11,738 SQ. FT.	55	11,281 SQ. FT.
49	11,771 SQ. FT.	56	11,249 SQ. FT.
50	11,804 SQ. FT.	57	11,217 SQ. FT.
51	11,837 SQ. FT.	58	11,185 SQ. FT.
52	11,870 SQ. FT.	59	11,153 SQ. FT.
53	11,903 SQ. FT.	60	11,121 SQ. FT.
54	11,936 SQ. FT.	61	11,089 SQ. FT.
55	11,969 SQ. FT.	62	11,057 SQ. FT.
56	12,002 SQ. FT.	63	11,025 SQ. FT.
57	12,035 SQ. FT.		
58	12,068 SQ. FT.		
		TOTAL	490,637 SQ. FT.

SURVEYOR'S NOTES:
 A. ST. CHARLES PARISH LAND USE REGULATIONS, INCLUDING SETBACK STANDARDS, SUPERSEDE ALL PRIVATE SUBDIVISION COVENANTS WHERE PARISH REGULATIONS ARE MORE RESTRICTIVE.
 B. SETBACK LINES TO AN EXISTING ST. CHARLES PARISH CENTER LINE ON LA HIGHWAY 18.
 C. THERE IS AN UNDERGROUND CONDUIT TO THE OUTFALL STATION.
 D. THE FINAL PLAT IS BASED UPON AN ACTUAL SURVEY MADE BY STEPHEN P. FLYNN, P.L.S., THE SURVEYOR, AND THE LOT AND BLOCK CORNERS ARE STAKED CORRECTLY ON THE GROUND AND THE SURVEYOR HAS BEEN SATISFIED THAT THE CORNERS ARE CORRECTLY LOCATED.
 E. THERE IS A 30' STRIP OF EASEMENT FOR THE RIGHT-OF-WAY OF THE ST. CHARLES PARISH.

DEVELOPER: JCR ST. CHARLES, LLC
 13726 RIVER ROAD
 DESTREHAN, LA 70047

OWNER: JCR ST. CHARLES, LLC
 13726 RIVER ROAD
 DESTREHAN, LA 70047

NOTE: IT IS THE DEVELOPER'S INTENT TO SUBMIT A FINAL ACT OF REDIGATION OF A 50' ROAD RIGHT OF WAY, WASTEWATER FACILITIES, DRAINAGE FACILITIES & WATER FACILITIES PRIOR TO THE APPROVAL OF THE FINAL PLAT.
 SUBSEQUENT TO THE APPROVAL OF THIS PLAT, THE DEVELOPER AND THE SURVEYOR SHALL ENTER INTO AN AGREEMENT TO CONVEY TO THE PARISH THE RIGHT-OF-WAY OF THE ST. CHARLES PARISH, THE WASTEWATER FACILITIES, DRAINAGE FACILITIES & WATER FACILITIES FOR A CLASS B STANDARD OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS B SURVEY. THIS IS A PRELIMINARY PLAT ONLY.
 THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE SURVEYING AND THE PREPARATION OF THIS PLAT. THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON.
 THE SURVEYOR'S LIABILITY IS LIMITED TO THE SURVEYING AND THE PREPARATION OF THIS PLAT. THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

STREET DEDICATION: STREET DEDICATION: THE RIGHT-OF-WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, IS HEREBY DEDICATED TO THE EXCLUSIVE USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVICES ARE SERVICES AS SHOWN ON THIS PLAT. THE SURVEYOR HAS BEEN SATISFIED THAT THE PUBLIC USE OF THE PUBLIC IS NOT IMPAIRED BY THE DEDICATION OF THE PUBLIC USE OF THE PUBLIC. THE PUBLIC USE OF THE PUBLIC SHALL BE CONSTRUCTED AND MAINTAINED FOR THE PURPOSE FOR WHICH THE SERVICE IS DEDICATED.

SIGNATURE OF OWNER:
 STEPHEN P. FLYNN
 SURVEYOR
 APPROVED BY THE LOUISIANA DEPARTMENT OF HEALTH AND HUMAN SERVICES

LEGEND:
 ■ 1/2" HIGH IRON SET
 ○ 1/2" HIGH IRON PILING
 X CROSS BIT

SURVEY REFERENCE:
 1. SURVEY PLAT AND RESUBDIVISION OF LOTS 11, 12, & 13 OF RIVER PLACE ESTATES PHASE 1 & LOT L-3-A-1 OF LOTS 18 & 19 OF FASHION PLANTATION WITH LOTS HEREIN DESIGNATED AS LOTS 37 & 38.
 2. FINAL PLAT AND RESUBDIVISION OF LOT L-3-A-1 OF FASHION PLANTATION BY STEPHEN P. FLYNN, P.L.S., DATED 5/2/2023.
 3. FINAL PLAT AND RESUBDIVISION OF LOTS 11, 12, & 13 OF RIVER PLACE ESTATES PHASE 1 & LOT L-3-A-1 OF LOTS 18 & 19 OF FASHION PLANTATION BY STEPHEN P. FLYNN, P.L.S., DATED 11/27/2023.
 4. FINAL PLAT AND RESUBDIVISION OF LOTS 11, 12, & 13 OF RIVER PLACE ESTATES PHASE 1 & LOT L-3-A-1 OF LOTS 18 & 19 OF FASHION PLANTATION BY STEPHEN P. FLYNN, P.L.S., DATED 11/27/2023.
 5. FINAL PLAT AND RESUBDIVISION OF LOTS 11, 12, & 13 OF RIVER PLACE ESTATES PHASE 1 & LOT L-3-A-1 OF LOTS 18 & 19 OF FASHION PLANTATION BY STEPHEN P. FLYNN, P.L.S., DATED 11/27/2023.

BASIS OF BEARING: BEARING: LANSANA SOUTH ZONE TRUE USING LEICA SMARTNET SOLUTION DATED 3/27/2017 MANS.

FLOOD NOTE: THE SURVEY WAS CONDUCTED UNDER A FLOOD INSURANCE RATE MAP NUMBER 22010-01-22C DATED 5/27/2003 LOW.

SCALE IN FEET
 1" = 100'

REVISIONS:

NO.	DATE	REVISIONS
1	10/21/24	REVISED TO SHOW MONUMENTS
2		
3		

DATE: AUGUST 28, 2024
SCALE: 1" = 100'
REVISIONS NO.: 001
DATE: 11/21/24

SIGNATURE OF SURVEYOR:
 STEPHEN P. FLYNN
 P.L.S. LA. ST. REC. NO. 4688

RIVERLANDS SURVEYING COMPANY
 505 HEMLOCK STREET
 DESTREHAN, LA 70047
 504-805-6448
 1-800-644-6928