

ACT OF DEDICATION

UNITED STATES OF AMERICA

BY: ASHTON PLANTATION ESTATES, L.L.C.

STATE OF LOUISIANA

TO: ST. CHARLES PARISH

PARISH OF ST. CHARLES

BE IT KNOWN, that on this \_\_\_\_\_ day of \_\_\_\_\_, in the  
year of Our Lord Two Thousand and Twenty,

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 witnessed hereinafter named and undersigned,

PERSONALLY CAME AND APPEARED;

Ashton Plantation Estates, L.L.C., a limited liability company organized and  
existing under and by the laws of the State of Louisiana with its domicile in  
the Parish of Jefferson, within said State, herein appearing by and through  
Rathborne Properties, Inc., its Manager, herein appearing by and through  
Jeffrey W. Peters, its Executive Vice President, and J.B. Levert Land  
Company, its Manager, herein appearing by and through Louis M. Andolsek,  
its President. (Hereinafter sometimes referred to as "Ashton");

MAILING ADDRESS: P.O. Box 157  
Harvey, Louisiana 70059

Ashton 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  
Ashton Plantation, Phase 2-B being a portion of Sections 97 and 98, T13S, R20E, St.  
Charles Parish, Louisiana, shown on a survey of said subdivision which survey was  
prepared by Gassen Surveying, LLC, dated February 26, 2020, signed by Louis J. Gassen,  
Jr., Registered Land Surveyor, which survey is entitled "Ashton Plantation, Phase 2-B, (Into  
Lots 4,5,6, 48 Through 72, Sq. 11) in Sections 97 and 98, T13S, R20E, St. Charles Parish,  
Louisiana" (hereinafter referred to as the "Final Plat"), a copy of which is attached to and  
made part of this Act; and

Ashton further declared unto me that it has caused that portion of the above  
property designated as Ashton Plantation Phase 2-B on the Final Plat referred to above to  
be laid out in squares and lots on the plan of survey and/or re-subdivision referred to  
above, which Final Plat creates Phase 2-B of Ashton Plantation Subdivision, a copy of  
which is attached and made part hereof; and

Ashton further declared unto me, Notary, that on the Final Plat it has laid out certain  
streets within the Ashton Plantation Subdivision which are named and identified in

accordance with the annexed Final Plat as Cove Pointe Drive, Moonlight Cove Lane, and Engle Cove Court, which streets in regard to this dedication, are more fully described in accordance with said plan as follows to wit:

**PORTION OF COVE POINTE DRIVE, ASHTON PLANTATION, PHASE 2-B,  
ST. CHARLES PARISH**

A certain portion of ground situated in the Parish of St. Charles, State of Louisiana, on the West Bank of the Mississippi River, in Section 97, Township 13 South Range 20 East in that portion of Ashton Plantation, designated as a portion of COVE POINTE DRIVE, being a Right of Way to be dedicated to St. Charles Parish, and more particularly described as follows:

BEGIN at the northwesterly corner of Cove Pointe Drive right of way (also being the Phase 2-A/ Phase 2-B line), proceed S85°29' 46"E along said Phase line a distance of 54.10 feet to a point on a curve, thence along the arc of a curve to the left having a radius 775.00 feet a distance 58.11 feet (a chord of 58.10 feet and a chord bearing of S25°33' 45" W), thence S23°24' 52"W a distance of 119.88 feet to a point of curvature, thence along the arc of a curve to the right having a radius of 1,525.00 feet a distance of 40.99 feet (a chord of 40.99 feet and a chord bearing of S24°11'04"W), thence N66°40' 20"W a distance of 50.02 feet to a point on a curve, thence along the arc of a curve to the left having a radius of 1,475.00 feet a distance of 16.53 feet (a chord of 16.53 feet and a chord bearing of N24°41' 19"E), thence along the arc of a curve to the left having a radius of 10.00 feet a distance of 15.87 feet (a chord of 14.26 feet and a chord bearing of N21°06' 32" W), thence N23°38'48"E a distance of 50.00 feet to a point of curvature, thence along the arc of a curve to the left having a radius of 10.00 feet a distance of 15.71 feet (a chord of 14.14 feet and a chord bearing of N68°24' 52"E), thence N23°24'52"E a distance of 74.25 feet to a point of curvature, thence along the arc of a curve to the right having a radius of 825.00 feet a distance of 40.54 feet (a chord of 40.53 feet and a chord bearing of N24°49' 20"E) to the POINT OF BEGINNING.

All as more fully shown on a plan by Gassen Surveying,  
LLC, Louis J Gassen Jr, PLS dated February 26, 2020.

**MOONLIGHT COVE LANE, ASHTON PLANTATION, PHASE 2-B, ST.  
CHARLES PARISH, LOUISIANA**

A certain portion of ground situated in the Parish of St. Charles, State of Louisiana, on the West Bank of the Mississippi River, in Sections 97 and 98, Township 13 South Range 20 East in that portion of Ashton Plantation, designated as MOONLIGHT COVE LANE, being a Right of Way to be dedicated to St. Charles Parish, and more particularly described as follows:

BEGIN at the southern point of tangency of Moonlight Cove Lane and the western edge of Cove Pointe Drive right of way, proceed N66°35' 08"W a distance of 52.25 feet to a point of curvature, thence along the arc of a curve to the right having a radius of 355.00 feet a distance of 83.52 feet (a chord of 83.33 feet and a chord bearing of N59°50' 44"W), thence N53°06' 20" W a distance of 208.08 feet to a point of curvature, thence along the arc of a curve to the left having a radius of 205.00 feet a distance of 243.88 feet (a chord of 229.75 feet and a chord bearing of N87°11' 14" W), thence S58°43' 52" W a distance of 101.97 feet to a point of curvature, thence along the arc of a curve to the left having a radius of 25.00 feet a distance of 23.55 feet (a chord of 22.69 feet and a chord bearing of S31°44' 49"W) to a point of a reverse curve, thence along the arc of a curve to the right having a radius of 60.00 feet a distance of 301.53 feet (a chord of 70.59 feet and a chord bearing of N31° 16'

08"E) to a point of a reverse curve, thence along the arc of a curve to the left having a radius of 25.00 feet a distance of 23.55 feet (a chord of 22.69 feet and a chord bearing of N85°42' 54"E), thence N58°43'52"E a distance of 101.97 feet to a point of curvature, thence along the arc of a curve to the right having a radius of 255.00 feet a distance of 187.24 feet (a chord of 183.06 feet and a chord bearing of N79°45'59"E) to a point of a reverse curve, thence along the arc of a curve to the left having a radius of 10.00 feet a distance of 14.38 feet (a chord of 13.18 feet and a chord bearing of N59°35'48"E), thence S71°36' 31 "E, a distance of 50.00 feet to a point of curvature, thence along the arc of a curve to the left having a radius of 10.00 feet a distance of 14.38 feet (a chord of 13.18 feet and a chord bearing of S22°48'49"E) to a point of reverse curve, thence along the arc of a curve to the right having a radius of 255.00 feet a distance of 48.57 feet (a chord of 48.50 feet and a chord bearing of S58°33'44"E), thence S53°06' 20"E a distance of 208.08 feet to a point of curvature, thence along the arc of a curve to the left having a radius of 305.00 feet a distance of 71.76 feet (a chord of 71.59 feet and a chord bearing of S59°50' 44"E), thence S66°35' 08"E a distance of 52.45 feet, thence S23°38' 48"W a distance of 50.00 feet to the POINT OF BEGINNING.

All as more fully shown on a plan by Gassen Surveying,  
LLC, Louis J Gassen Jr, PLS dated February 26, 2020.

**ENGLE COVE COURT, ASHTON PLANTATION, PHASE 2-B, ST.  
CHARLES PARISH, LOUISIANA**

A certain portion of ground situated in the Parish of St. Charles, State of Louisiana, on the West Bank of the Mississippi River, in Section 97, Township 13 South Range 20 East in that portion of Ashton Plantation, designated as ENGLE COVE COURT, being a Right of Way to be dedicated to St. Charles Parish, and more particularly described as follows:

BEGIN at the northern point of tangency of Moonlight Cove Lane and the western edge of Engle Cove Court proceed N18°23'29"E a distance of 23.90 feet to a point of curvature, thence along the arc of a curve to the left having a radius of 25.00 feet a distance of 23.55 feet (a chord of 22.69 feet and a chord bearing of N08°35'33"W) to a point of reverse curve, thence along the arc of a curve to the right having a radius of 60.00 feet a distance of 301.53 feet (a chord of 70.59 feet and a chord bearing of S71°36' 31"E) to a reverse curve, thence along the arc of a curve to the left having a radius of 25.00 feet a distance of 23.55 feet (a chord of 22.69 feet and a chord bearing of S45°22' 32"W), thence S18°23'29"W a distance of 23.90 feet, thence N71°36'31"W a distance of 50.00 feet to the POINT OF BEGINNING.

All as more fully shown on a plan by Gassen Surveying,  
LLC, Louis J Gassen Jr, PLS dated February 26, 2020.

Ashton further declared unto me, Notary, that on the aforesaid Final Plat, it has also designated and labeled various servitudes for water, utility and drainage purposes; and

Ashton further declared unto me, Notary, that under the covenants, conditions and stipulations hereinafter recited it does, by these presents, dedicate portions of the following streets located all within Phase 2-B of Ashton Plantation, namely: Cove Pointe Drive, Moonlight Cove Lane, and Engle Cove Court, as hereinabove described and does hereby grant the various servitudes for water, utility and drainage purposes, all as shown on the

annexed Final Plat, to 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; and

Ashton further declared unto me, Notary, that the aforesaid dedication and grant 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 Cove Pointe Drive, Moonlight Cove Lane, and Engle Cove Court, only as far as said streets are located in Phase 2-B of Ashton Plantation.
2. The herein grant of the various servitudes for water, utility and drainage purposes shall constitute the granting only of a "personal servitude of right of use" being a "limited personal servitude" in favor of St. Charles Parish. Ashton does hereby reserve all other rights of fee ownership to that portion of the aforesaid Phase 2-B of Ashton Plantation Subdivision which comprises the various servitudes for water, utility and drainage purposes, and that portion of the various servitudes for water, utility and drainage purposes.
3. Ashton 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 streets identified hereinabove and by the aforesaid water, utility and drainage servitudes granted herein. In that connection, Ashton does, however, agree to prohibit the use of any part of the surface of any of the property covered by the streets and servitudes with respect to the exploration, development or production of minerals pursuant to this reservation. This reservation is made in accordance with Ashton's plan and intention to reserve all of the mineral rights in, on and under all of the lots in the Ashton Plantation, Phase 2-B, whereby, however, Ashton will likewise impose a restriction on the entire subdivision against any use

of the surface of any lot for the exploration, development or production of minerals, or by any other binding means of strict surface operations in regard to mineral exploration in this subdivision.

4. The herein dedication of streets and grant of servitudes for water, utility and drainage purposes are made by Ashton without any warranty whatsoever except as provided for herein.
5. St. Charles 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 a public street. St. Charles Parish must further bind and obligate itself to use the water, utility and drainage servitudes granted herein only for water, 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 various water, utility and drainage facilities within the various water, utility and drainage servitudes areas.
7. The grant herein of various servitudes for water, utility and drainage purposes shall be used exclusively for those purposes and Ashton reserves the right to use or grant any other rights with respect to said property not inconsistent with the aforesaid servitudes for water, utility and drainage purposes. The herein granted water, utility and drainage servitudes shall not be utilized so as to unreasonably interfere with or impair ingress and egress from the streets dedicated herein to any of the lots in the Ashton Plantation Subdivision.
8. Ashton warrants that the herein dedication of streets and grant of servitudes are free of any liens and/or encumbrances and that no lots have been sold or alienated prior to the date hereof.
9. The dedication and grant made herein are made subject to any

existing servitudes affecting the "Ashton Plantation, Phase 2-B Subdivision", such as by way of illustration by not limitation pipeline servitudes and levees.

10. The herein dedication and grant shall inure to the benefit of St. Charles Parish or any successor governmental body of St. Charles Parish, which shall be bound by all of the terms and conditions hereof.
11. Ashton warrants that all utilities and streets have been placed within the servitudes granted herein.

AND NOW, to these presents, personally came and intervened:

ST. CHARLES PARISH, herein appearing by and through Matthew Jewell, Parish President, duly authorized by virtue of an Ordinance of the St. Charles Parish Council adopted on \_\_\_\_\_, a certified copy of which is annexed hereto and made part hereof, and said St. Charles Parish does hereby accept, approve and ratify the herein dedication and grant under all of the terms and conditions as contained hereinabove, and does also hereby acknowledge that the construction of all of the streets dedicated herein has been satisfactorily completed in accordance with all requirements and that all water, utility and drainage facilities have been likewise satisfactorily completed in accordance with all requirements and St. Charles Parish does hereby accept all of said streets, and water, utility and drainage facilities and assumes the maintenance thereof.

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 appearers and me, Notary, after reading the whole.

ASHTON PLANTATION ESTATES, L.L.C.

WITNESSES:

*Patricia Comardelle*  
*Patricia Comardelle*  
*Jackee Vanacor*

By: Rathborne Properties, L.L.C., Its Manager

BY: *Jeffrey W. Peters*  
Jeffrey W. Peters, Executive Vice-President

J.B. Levert Land Company, Its Manager

BY: *Louis M. Andolsek*  
Louis M. Andolsek, President

*Louis B. Authement*  
Louis B. Authement  
Notary Public  
Notary/Bac: 20089

WITNESSES:

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

ST. CHARLES PARISH

BY: \_\_\_\_\_  
Matthew Jewell  
Parish President

\_\_\_\_\_  
Notary Public

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

Bar No.: \_\_\_\_\_

