

**ACT OF DEDICATION**

**UNITED STATES OF AMERICA**

**BY: RIVER ROAD ESTATES, 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-two (2022),

**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:**

**RIVER ROAD ESTATES, LLC**, a Louisiana limited liability company appearing herein by and through Richard C. Meyer, Manager, duly authorized as evidenced by the Certificate of Authority dated March 15, 2022, which is attached hereto and which is issued in accordance with the Articles of Organization dated April 20, 2016, and 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 ROAD ESTATES SUBDIVISION PHASE 2, described as follows:

**The Point of Beginning (River Road Estates Phase 2)**

COMMENCING AT A POINT LOCATED N65°43'49"W A DISTANCE OF 114.53' FROM THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF RIVER ROAD AND THE SECTION LINE COMMON TO SECTION 7 & SECTION 5, TOWNSHIP 12 SOUTH, RANGE 20 EAST, SOUTHEASTERN WEST OF MISSISSIPPI RIVER LAND DISTRICT;

THENCE PROCEED ALONG SAID RIGHT-OF-WAY S65°43'49"E A DISTANCE OF 402.70 FEET TO A POINT;

THENCE S43°26'12"W A DISTANCE OF 440.00 FEET TO A POINT;

THENCE S70°19'31"E A DISTANCE OF 86.00 FEET TO A POINT;

THENCE S46°32'22"W A DISTANCE OF 2,043.02 FEET TO A ¾" PIPE IN CONCRETE, THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING, PROCEED S46°32'22"W A DISTANCE OF 1,163.03 FEET TO A ¾" IRON PIPE IN CONCRETE;

THENCE N44°43'23"W A DISTANCE OF 93.76 FEET TO A ¾" IRON PIPE IN CONCRETE;

THENCE ALONG A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 14.18 FEET, A RADIUS OF 23.00 FEET, A DELTA ANGLE OF 35°19'55", A CHORD BEARING OF N27°03'25"W, AND A CHORD LENGTH OF 13.96 FEET TO A ¾" IRON PIPE IN CONCRETE;

THENCE ALONG A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 302.99 FEET, A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 289°20'10", A CHORD BEARING OF N44°43'23"W, AND A CHORD LENGTH OF 69.40 FEET TO A ¾" IRON PIPE IN CONCRETE;

THENCE ALONG A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 14.18 FEET, A RADIUS OF 23.00 FEET, A DELTA ANGLE OF 35°19'55", A CHORD BEARING OF N62°23'20"W, AND A CHORD LENGTH OF 13.96 FEET TO A ¾" IRON PIPE IN CONCRETE;

THENCE N44°43'23"W A DISTANCE OF 74.52 FEET TO A ¾" IRON PIPE IN CONCRETE;

THENCE N43°04'58"E A DISTANCE OF 1,160.88 FEET TO A ¾" IRON PIPE IN CONCRETE;

THENCE S45°11'20"E A DISTANCE OF 334.36 FEET BACK TO A ¾" PIPE IN CONCRETE, THE POINT OF BEGINNING.

ALTOGETHER CONTAINING 8.220 ACRES OR 358,093 SQUARE FEET, MORE OR LESS AS SHOWN ON A PLAN BY BFM CORPORATION, LLC, GARY J. LAMBERT, JR., PLS, DATED JANUARY 20, 2022 AND REVISED APRIL 7, 2022.

RIVER ROAD ESTATES, LLC further declared unto me that it has caused that portion of the above property designated as RIVER ROAD ESTATES SUBDIVISION PHASE 2 on the survey by BFM Corporation, LLC, Gary J. Lambert, Jr., PLS, dated January 20, 2022, and revised April 7, 2022 to be laid out in lots on the plan of survey referred to above, a copy of which is attached and made part hereof; and

RIVER ROAD ESTATES, LLC further declared unto me, Notary, that on the aforesaid plan of resubdivision it has laid out a certain street within RIVER ROAD ESTATES SUBDIVISION PHASE 2 which is named and identified in accordance with the annexed plan by BFM Corporation, LLC, Gary J. Lambert, Jr., PLS, dated January 20, 2022, and revised April 7, 2022 as PRETTY ACREAS AVENUE and more fully described as follows:

COMMENCING AT A ¾" IRON PIPE IN CONCRETE, LOCATED N65°43'49"W A DISTANCE OF 114.53' FROM THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF RIVER ROAD AND THE SECTION LINE COMMON TO SECTION 7 & SECTION 5, TOWNSHIP 12 SOUTH, RANGE 20 EAST, SOUTHEASTERN WEST OF MISSISSIPPI RIVER LAND DISTRICT;

THENCE PROCEED ALONG SAID RIGHT-OF-WAY S65°43'49"E A DISTANCE OF 402.70 FEET TO A ¾" IRON PIPE IN CONCRETE;

THENCE S43°26'12"W A DISTANCE OF 440.00 FEET TO A ¾" IRON PIPE IN CONCRETE;

THENCE S70°19'31"E A DISTANCE OF 86.00 FEET TO A ¾" IRON PIPE IN CONCRETE;

THENCE S46°32'22"W A DISTANCE OF 2,043.02 FEET TO A ¾" PIPE IN CONCRETE;

THENCE N45°11'20"W A DISTANCE OF 119.57 FEET TO A ¾" IRON PIPE, THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, ALONG A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 35.94 FEET, A RADIUS OF 23.00 FEET, A DELTA ANGLE OF 89°32'03", A CHORD BEARING OF N89°57'21"W, AND A CHORD LENGTH OF 32.39 FEET TO A ¾" IRON PIPE;

THENCE S45°16'37"W A DISTANCE OF 1,115.78 FEET TO A ¾" IRON PIPE;

THENCE ALONG A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 21.95 FEET, A RADIUS OF 23.00 FEET, A DELTA ANGLE OF 54°40'05", A CHORD BEARING OF S17°56'35"W, AND A CHORD LENGTH OF 21.12 FEET TO A ¾" IRON PIPE IN CONCRETE;

THENCE ALONG A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 302.99 FEET, A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 289°80'10", A CHORD BEARING OF N44°43'23"W, AND A CHORD LENGTH OF 69.40 FEET TO A ¾" IRON PIPE IN CONCRETE;

THENCE ALONG A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 21.95 FEET, A RADIUS OF 23.00 FEET, A DELTA ANGLE OF 54°40'05", A CHORD BEARING OF N72°36'40"E, AND A CHORD LENGTH OF 21.12 FEET TO A ¾" IRON PIPE;

THENCE N45°16'37"E A DISTANCE OF 1,115.00 FEET TO A ¾" IRON PIPE;

THENCE ALONG A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 36.32 FEET, A RADIUS OF 23.00 FEET, A DELTA ANGLE OF 90°27'58", A CHORD BEARING OF N0°02'39"E, AND A CHORD LENGTH OF 32.66 FEET TO A ¾" IRON PIPE;

THENCE S45°11'20"E A DISTANCE OF 96.00 FEET BACK TO A ¾" IRON PIPE, THE POINT OF BEGINNING.

ALTOGETHER CONTAINING 1.583 ACRES OR 68,981 SQUARE FEET, MORE OR LESS AS SHOWN ON A PLAN BY BFM CORPORATION, LLC, GARY J. LAMBERT, JR., PLS, DATED JANUARY 20, 2022 AND REVISED APRIL 7, 2022.

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 street as hereinabove described and does hereby grant the various servitudes for utility and drainage purposes, all as shown on the annexed plan by BFM Corporation, LLC, Gary J. Lambert, Jr., PLS, dated January 20, 2022, and revised April 7, 2022 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 appearer further declared unto me, Notary that the aforesaid dedication and grant of servitudes 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 street as identified hereinabove as Pretty Acres Avenue, only as far as said street is located within the RIVER ROAD ESTATES SUBDIVISION PHASE 2.
2. The herein grant of the various servitudes for utility and drainage purposes shall constitute the granting only of a right of use being a limited personal servitude in favor of St. Charles Parish.
3. 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 RIVER ROAD ESTATES SUBDIVISION PHASE 2, 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 RIVER ROAD ESTATES SUBDIVISION PHASE 2 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.
4. The herein dedication of the street and grant of servitudes for utility and drainage purposes are made by the appearer with full warranty of title, except as provided herein.
5. Appearer warrants that the street and all servitudes have been placed within the servitudes granted herein.
6. 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 a public street. The Parish must further bind and obligate itself to use the utility and drainage servitudes granted herein only for utility and drainage purposes.
7. This dedication and grant are conditioned upon St. Charles Parish maintaining and policing the street dedicated herein, and maintaining the various utility and drainage facilities within the various utility and drainage servitude areas.
8. The grant herein of various servitudes for utility and drainage purposes is not exclusive and the appearer reserves the right to use or grant any other rights with respect to said property not inconsistent with the aforesaid servitude grants. The aforesaid grants of servitude for utility and drainage purposes shall not be utilized so as to unreasonably interfere with or impair ingress and egress from the street dedicated herein to any of the lots in the RIVER ROAD ESTATES SUBDIVISION PHASE 2.
9. The dedication and grant made herein are made subject to any existing servitudes affecting the RIVER ROAD ESTATES SUBDIVISION PHASE 2, such as by way of illustration but 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. Appearer warrants that the herein dedication of the street and grant of servitudes are free of any liens and/or encumbrances and that no lots in RIVER ROAD ESTATES SUBDIVISION PHASE 2 have been sold or alienated prior to the date hereof.

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

**ST. CHARLES PARISH**, herein appearing through Matthew Jewell, Parish President, duly authorized by virtue of Ordinance of said Parish 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 there herein dedication and grant under all of the terms and conditions as contained hereinabove, and does also hereby acknowledge that the construction of the street in said subdivision dedicated herein has been satisfactorily completed in accordance with all requirements, and that all utility and drainage facilities in RIVER ROAD ESTATES SUBDIVISION PHASE 2 have been likewise satisfactorily completed in accordance with all requirements, and St. Charles Parish does hereby accept the said street and utility and drainage facilities and assumes the maintenance thereof.

THIS AREA LEFT INTENTIONALLY BLANK

THUS DONE AND PASSED, in triplicate originals, in my office on April 14, 2022 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:

Georgia A. Dellesne  
NAME: Georgia A. Dellesne

Brianna Schaefer  
NAME: Brianna Schaefer

RIVER ROAD ESTATES, LLC

BY:

Richard C. Meyer  
RICHARD C. MEYER  
MEMBER, MANAGER

April 14, 2022

Kenneth Belou, Jr.  
KENNETH BELOU, JR.  
NOTARY PUBLIC  
NOTARY ID NO. 151190  
STATE OF LOUISIANA

THUS DONE AND PASSED, in triplicate originals, in my office on \_\_\_\_\_, 2022 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  
BY:

\_\_\_\_\_  
NAME:

Matthew Jewell  
MATTHEW JEWELL  
PARISH PRESIDENT

\_\_\_\_\_  
NAME:

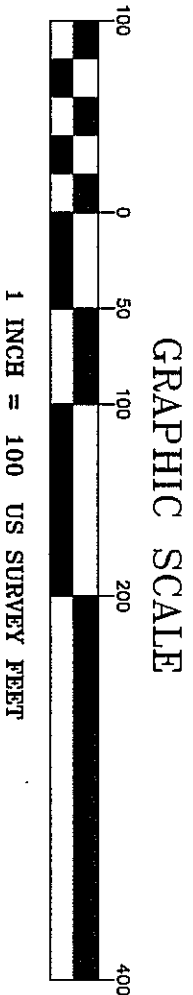
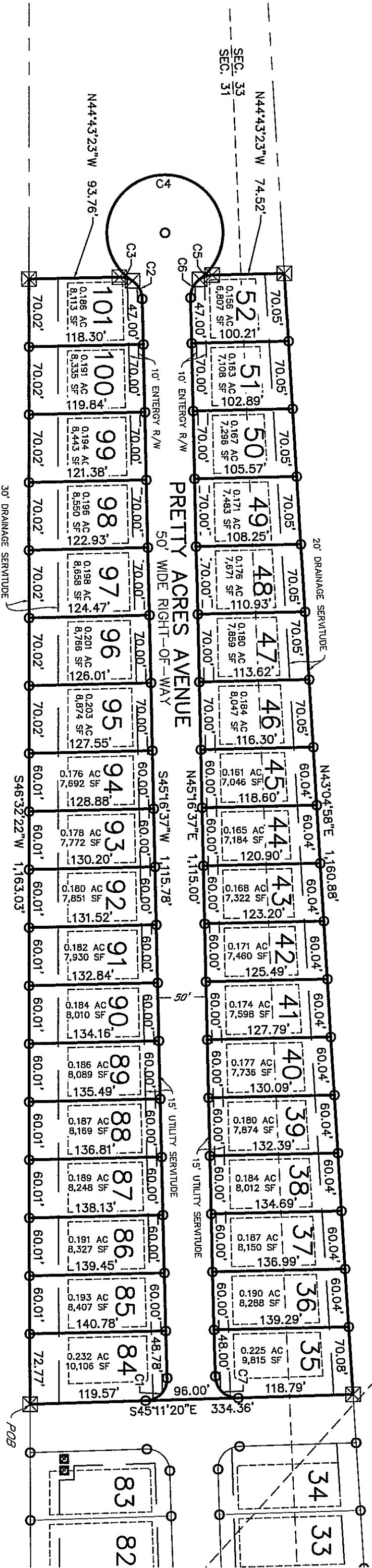
\_\_\_\_\_, 2022

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

RIVER ROAD ESTATES  
PHASE 2 FINAL PLAT

IN SECTIONS 31 & 33, TOWNSHIP 13 SOUTH, RANGE 20 EAST  
ST. CHARLES PARISH, LOUISIANA

OWNER: JUANITA B. LORIO  
15399 RIVER ROAD  
HAHNVILLE, LA 70057



- SURVEY LEGEND
- PROPERTY CORNER SET - 3/4" IRON PIPE
  - ⊗ SUBDIVISION CONCRETE MONUMENT

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA ANGLE
C1	35.94'	23.00'	89°32'03"
C2	21.95'	23.00'	54°40'05"
C3	14.18'	23.00'	35°19'55"
C4	302.89'	60.00'	289°20'10"
C5	14.18'	23.00'	35°19'55"
C6	21.95'	23.00'	54°40'05"
C7	36.32'	23.00'	90°27'58"

OWNER/DEVELOPER:  
RIVER ROAD ESTATES, LLC  
15399 RIVER ROAD  
HAHNVILLE, LA 70057

ZONING INFORMATION  
SINGLE FAMILY RESIDENTIAL DETACHED CONVENTIONAL, HOMES-MEDIUM DENSITY  
(PER ST. CHARLES PLANNING & ZONING WEBSITE)

FRONT SETBACK- 20 FEET  
SIDE SETBACK- 5 FEET  
REAR SETBACK- 20 FEET

PLAY RECORDED IN THE ST. CHARLES  
PARISH CLERK OF COURT'S OFFICE ON  
THE \_\_\_\_ DAY OF \_\_\_\_ FOLIO \_\_\_\_ IN  
BOOK \_\_\_\_ ENTRY \_\_\_\_



FROGMORE STREET  
50' WIDE RIGHT-OF-WAY  
(DEDICATED FOR PHASE 1)

GENERAL NOTES:

- UTILITY COMPANIES SHOULD BE NOTIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X".  
BASE FLOOD ELEVATION = MINIMUM SLAB ELEVATION 1 FT ABOVE CENTRINE OF STREET  
PER COMADANT NO. Z0700 0725 C PANEL 125  
DATED JUNE 10, 1992
- "ST. CHARLES PARISH LAND USE REGULATIONS, INCLUDING SETBACK STANDARDS, SUPERSEDE PRIVATE SUBDIVISION COVENANTS WHERE PARISH REGULATIONS ARE MORE RESTRICTIVE."

DEDICATION STATEMENTS:

THE RIGHT OF WAY OF STREETS, SIGNAL, HEREON, IF NOT PREVIOUSLY DEDICATED, IS HEREBY DEDICATED TO THE PUBLIC USE OF THE PUBLIC AND AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED WITHIN THE LIMITS OF ANY SERVITUDE, SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE IS GRANTED.

SEWAGE DISPOSAL- NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SYSTEM, UNTIL THE METHOD OF TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOUISIANA DEPARTMENT OF HEALTH OR MODERN EQUIVALENT.

OWNER/SUBDIVIDER

DATE

APPROVAL

DATE

CHAIRMAN, PLANNING COMMISSION

DATE

CHAIRMAN, PARISH COUNCIL

DATE

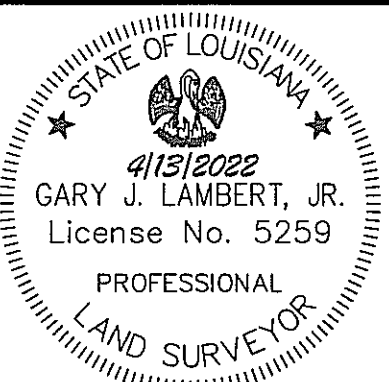
PARISH PRESIDENT

A FINAL PLAT OF  
RIVER ROAD ESTATES SUBDIVISION PHASE 2  
CITY OF HAHNVILLE,  
PARISH OF ST. CHARLES  
LOUISIANA

I certify that this plat represents an actual ground survey made by me or under my direction, the distances, courses, all angles and all survey information are shown correctly, monuments have been set and the lot and block corners are shown correctly on the ground, comply fully with the provisions of Louisiana Revised Statute 33:505, and conform to the requirements for the Minimum Standards for Property Boundary Surveys as found in Louisiana Administrative Code TITLE 46: LXX, Chapter 29 for a Class C survey.



REGISTERED PROFESSIONAL LAND SURVEYOR  
GARY J. LAMBERT JR.  
REGISTRATION NO. 5259



DATE: JANUARY 20, 2022  
DRAWN BY: SAC  
CHECKED BY: GJM  
CREW: JP, EG  
PROJECT NO.: 10478  
V-001

SHEET 1 OF 1

**RESOLUTION OF RIVER ROAD ESTATES, LLC**

As of this day, MARCH 15, 2022 and,


WHEREAS, Richard Meyer is a manager of River Road Estates, LLC and,

WHEREAS, St. Charles Parish requires a Certificate of Authority to submit final acceptance of the subdivision to the Parish,

By vote of all members, Richard Meyer has the authority to act on behalf of River Road Estates, LLC for the express purpose of Act of Dedication to the Parish of St. Charles.

  
\_\_\_\_\_  
Member Manager  
William Hubbard

  
\_\_\_\_\_  
Member Manager  
Richard Meyer

  
\_\_\_\_\_  
Kenneth Belou, Jr.  
Notary Public  
Notary ID No. 151190  
State of Louisiana