

**ACT OF DEDICATION FOR
PANTHER RUN AT ORMOND SUBDIVISION – PHASE II**

BY: DORVIN DEVELOPMENTS, INC

STATE OF LOUISIANA

TO: ST. CHARLES PARISH

PARISH OF ST. CHARLES

BE IT KNOWN, that on the date hereinafter stated,

BEFORE ME, Robert L. Raymond, a Notary Public, duly commissioned and qualified in and for the Parish and State noted below, therein residing, and in the presence of the two competent witnesses hereinafter named and undersigned,

PERSONALLY CAME AND APPEARED:

DORVIN DEVELOPMENTS, INC., a corporation organized under the laws of the State of Louisiana, represented herein by its president, Howat M. Raymond, duly authorized by virtue of a Resolution of its Board of Directors, a certified copy of which is annexed to the original of this act;

Who after being duly sworn, declared unto me, Notary, that it is the owner of a certain tract of real property situated on the East Bank of St. Charles Parish, which lands are designated as **PANTHER RUN AT ORMOND SUBDIVISION – PHASE II**, being a resubdivision of portions of Lots 274 Sq. K, 276 Sq. A, 275 Sq. E, and the former East West Roadway, situated in Sections 14 & 15, T12S R8E, near Destrehan, St. Charles Parish, Louisiana, shown on a plat of said subdivision, which survey was prepared by Michael D. Bernard, P.L.S., dated September 23, 2004, corrected November 20, 2004 and changed on December 15, 2004, a copy of which is attached to and made part hereof.

Dorvin Developments, Inc. further declared unto me that it has caused that portion of the above property designated as **PANTHER RUN AT ORMOND SUBDIVISION - PHASE II** to be laid out in lots as shown on the plat referred to above; and

Dorvin Developments, Inc. further declared unto me, Notary, that on the aforesaid plat of resubdivision it has laid out a certain street within **PANTHER RUN AT ORMOND SUBDIVISION – PHASE II**, which is named and identified in accordance with the annexed plat of Michael D. Bernard, P.L.S., as **PANTHER RUN**. Also by this Act, Dorvin Developments, Inc. does hereby create the street identified below as being a part of **PANTHER**

RUN AT ORMOND SUBDIVISION – PHASE II. The description of the street for **PANTHER RUN AT ORMOND SUBDIVISION – PHASE II** is as follows, to wit:

All that portion of Panther Run Drive contained in Phase II of the development, more particularly described as follows:

Commencing at the intersection of the center of Longview Drive and Oakley Drive at a cross in the concrete, thence N65°59'52"E along the centerline of Longview Drive a distance of 129.31' to a point and a point of curvature in Longview Dr. with radius 463.15' to the left, a distance of 86.30' to a point on the extents of the former dedicated portion of Longview Drive, and the beginning of the newly dedicated portion of Longview Drive that was recently dedicated by Panther Run Phase I, thence S24°08'36"E a distance of 25.52' to a point on the eastern edge of Longview Drive, thence along the eastern edge of Longview Drive along a line of curvature with radius 487.50 to the left with chord bearing N51°31'29"E a distance of 140.96' to a point of reverse curvature, thence along a line of curvature with radius 20' to the right a distance of 32.11' to a point of tangency and thus the **POINT OF BEGINNING** on the southern edge of Panther Run Drive, thence crossing Panther Run Drive N40°35'47"E a distance of 50.00' to a point, thence along a , thence along the northern edge of Panther Run Drive S49°24'13"E a distance of 188.38' to a point of curvature, thence along a line of curvature with radius 2525.00' to the right a distance of 119.36' to a point of tangency, thence S46°41'43"E a distance of 315.43' to a point of curvature, thence along a line of curvature with radius 5.00' to the left a distance of 4.97' to a point of reverse curvature, thence around a cul-de-sac along a line of curvature with radius 60.00' to the right a distance of 320.37' to a point of reverse curvature, thence along a line of curvature with radius 5.00' to the left a distance of 4.97' to a point of tangency, thence N46°41'43"W a distance of 315.43' to a point of curvature, thence along a line of curvature with radius 2475.00' to the left a distance of 116.99' to a point of tangency, thence N49°24'13"W a distance of 188.38' to a point of curvature and thus the **POINT OF BEGINNING**, all containing 40,986 square feet – 0.94 Acres, more or less an on plan of survey entitled "Final Plat for Phase II, Panther Run at Ormond Subdivision" dated 09/23/2004.

Dorvin Developments, Inc. further declared unto me, Notary, that on the aforesaid plat of resubdivision, it has also designated and labeled various servitudes for utility and drainage purposes; and

Dorvin Developments, Inc. further declared unto me, Notary, that under the covenants, conditions and stipulations hereinafter recited it does, by these presents, dedicate the portions of the following street, located within **PANTHER RUN AT ORMOND SUBDIVISION – PHASE II**, namely **PANTHER RUN - PHASE II** as hereinabove described and does hereby grant the various servitudes for utility and drainage purposes, all as shown on the annexed plat of subdivision, 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

Dorvin Developments, Inc. further declared unto me, Notary, that this Act is 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 identified hereinabove as **PANTHER RUN - PHASE II**, only as far as said street is located in **PANTHER RUN AT ORMOND SUBDIVISION - PHASE II**;
2. The herein grant of the various servitudes for 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. Dorvin Developments, Inc. does hereby reserve all rights of fee ownership to that portion of the aforesaid **PANTHER RUN AT ORMOND SUBDIVISION - PHASE II** which comprise the various servitudes for utility and drainage purposes;
3. Dorvin Developments, Inc. 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 utility and drainage servitudes granted herein. In that connection, Dorvin Developments, Inc. 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 Dorvin Developments, Inc.'s plan and intention to reserve all of the mineral rights in, on and under all of the lots in the **PANTHER RUN AT ORMOND SUBDIVISION - PHASE II**, whereby, however, Dorvin Developments, Inc. 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 utility and drainage purposes are made by Dorvin Developments, Inc. without any warranty whatsoever except as provided for herein;
5. St. Charles Parish binds and obligates 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 further binds and obligates 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 various utility and drainage facilities within the various utility and drainage servitudes areas;
7. The grant herein of various servitudes for utility, drainage and levee purposes shall be used exclusively for those purposes and Dorvin Developments, Inc. reserves the right to use or grant any other rights with respect to said property not inconsistent with the aforesaid servitude for utility and drainage purposes. The herein granted 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 **PANTHER RUN AT ORMOND SUBDIVISION – PHASE II**;
8. Dorvin Developments, Inc. warrants that the herein dedication of streets and grant of servitudes are free of any liens and/or encumbrances and that no lots in **PANTHER RUN AT ORMOND SUBDIVISION – PHASE II** 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 "**PANTHER RUN AT ORMOND SUBDIVISION – PHASE II**", 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. Dorvin Developments, Inc. warrants that all utilities and streets have been placed within the servitude(s) granted herein.

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

ST. CHARLES PARISH, herein appearing by and through Albert Laque, Parish President, duly authorized by virtue of an Ordinance of the St. Charles Parish Council adopted on January 10th, 2005, 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 utility, drainage and levee facilities have been likewise satisfactorily completed in accordance with all requirements, and St. Charles Parish does hereby accept all of said streets and utility and drainage facilities and assumes the maintenance thereof.

This Act was approved and accepted by the St. Charles Parish Council by Ordinance on the 10th day of January, 2005, a photo copy of which is attached and made part hereof.

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THUS DONE AND SIGNED, by Dorvin Developments, Inc., in triplicate originals, in my office, before me the undersigned Notary Public in and for the State of Louisiana, Parish of St. Charles, on the 20th day of December, 2004, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers and me, Notary, after reading the whole.

WITNESSES: [Signature]
[Signature]

DORVIN DEVELOPMENTS, INC.
BY: [Signature]
HOWAT M. RAYMOND
PRESIDENT

[Signature]
NOTARY PUBLIC
ROBERT L. RAYMOND #11408

THUS DONE AND SIGNED, by Albert D. Laque, President of St. Charles Parish, in triplicate originals, in my office, before me the undersigned Notary Public in and for the State of Louisiana, Parish of St. Charles on 12th day of January, 2005, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers and me, Notary, after reading the whole.

WITNESSES: [Signature]
[Signature]

ST. CHARLES PARISH
BY: [Signature]
ALBERT D. LAQUE
PARISH PRESIDENT

[Signature]
DAWN H. HIGDON

[Signature]
ROBERT L. RAYMOND #11408
NOTARY PUBLIC