

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 25<sup>th</sup> day of November, 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

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create the streets identified below as being a part of RIVER PLACE ESTATES

PHASE 2, the description of which streets are as follows, to-wit:

Commence at a point being the northeast corner of Lot 42, River Place Estates Phase 1 at the west right of way of LA Highway 18.

Thence proceed in a southwesterly direction along the south right of way of River Place Drive  
a bearing of S61°25'56"W a distance of 1078.84' to a point;

**The Point of Beginning**

Thence proceed in a southwesterly direction along the north right of way of Lorelei Drive  
a bearing of S61°25'56"W a distance of 50.00' to a point;

Thence proceed in a southeasterly direction along the west right of way of Lorelei Drive being the east line of Lot 31A, River Place Estates Phase 1  
a bearing of S28°34'04"E a distance of 115.82' to a point;

Thence proceed in a southeasterly direction along the west right of way of Lorelei Drive being the east line of Lot 43, River Place Estates Phase 2  
a bearing of S29°10'08"E a distance of 115.47' to a point;

Thence proceed in a southwesterly direction along the north right of way of Jake Drive being the south line of Lots 43, 44, 45, 46, 47, 48, 49, 50 & 51 River Place Estates Phase 2  
a bearing of S61°01'15"W a distance of 924.96' to a point;

Thence proceed in a northwesterly direction along the east right of way of Stonecrest Drive being the west line of Lot 51, River Place Estates Phase 2  
a bearing of N29°10'44"W a distance of 118.54' to a point;

Thence proceed in a southwesterly direction along the north right of way of Stonecrest Drive  
a bearing of S60°49'16"W a distance of 50.00' to a point;

Thence proceed in a southeasterly direction along the west right of way of Stonecrest Drive being the east line of Lots 52 & 53, River Place Estates Phase 2  
a bearing of S29°10'44"E a distance of 287.06' to a point;

Thence proceed in a northeasterly direction along the south right of way of Stonecrest Drive being the north line of a 30' Strip  
a bearing of N60°49'52"E a distance of 50.00' to a point;

Thence proceed in a northwesterly direction along the east right of way of Stonecrest Drive being the west line of Lot 54, River Place Estates Phase 2  
a bearing of N29°10'44"W a distance of 118.54' to a point;

Thence proceed in a northeasterly direction along the south right of way of Jake Drive being the north line of Lots 54, 55, 56, 57, 58, 59, 60, 61, 62 & 63, River Place Estates Phase 2  
a bearing of N61°01'15"E a distance of 974.96' to a point;

Thence proceed in a northwesterly direction along the east right of way of Lorelei Drive being the west line of Lot 19-A-1  
a bearing of N29°10'08"W a distance of 165.31' to a point;

Thence proceed in a northwesterly direction along the east right of way of Lorelei Drive being the west line of Lot 33A, River Place Estates Phase 1  
a bearing of N28°34'04"W a distance of 115.63' to a point;

**The Point of Beginning**

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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 appearer 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

various utility and drainage facilities within the various utility and drainage servitude areas.

7. The granted 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 streets dedicated herein to any of the lots in the River Place Estates Phase 2.
8. The dedication and grant made herein are made subject to any existing servitudes affecting the River Place Estates Phase 2 such as by way of illustration but not limitation, pipeline servitudes and levees.
9. 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.
10. Appearer warrants that the herein dedication of the streets and grant of servitudes are free of any liens and/or encumbrances and that no lots in River Place Estates 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 Nov. 18, 2024 a certified copy of which is annexed hereto and made a 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 streets in said subdivision dedicated herein has been satisfactorily completed in accordance with all requirements, and that all utility and drainage facilities in River Place Estates Phase 2 have been likewise satisfactorily completed in accordance with all requirements, and St. Charles Parish does hereby accept the said streets and 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 appearer and me, Notary, after reading of the whole.

WITNESSES:

JCJR ST. CHARLES, LLC

Belinda Polk  
Print Name: Belinda Polk

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

Sara Parry  
Print Name: SARA PARRY

Matthew Jewell  
BY: MATTHEW JEWELL  
PARISH PRESIDENT

Ashley Babut  
Print Name: ASHLEY BABUT

[Signature]  
Notary Public

COREY M. OUBRE  
NOTARY PUBLIC  
LSBA NO. 28709  
LA NOTARY NO. 77473  
St. Charles Parish, Louisiana  
My Commission is issued for Life

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**CERTIFICATE OF AUTHORITY FOR  
JCJR ST. CHARLES, LLC**

The undersigned, being the Manager and Sole Member of JCJR ST. CHARLES, LLC, (the "Company") and acting in such capacity, hereby certifies that:

JOEL T. CHAISSON II, is hereby appointed as the Agent for JCJR ST. CHARLES, LLC, and is authorized and empowered for and on behalf of this company to sign and execute any and all documents, notarial acts or other instruments regarding River Place Estates Phase 2 for JCJR ST. CHARLES, LLC, located in Hahnville, Louisiana, as he deems fit and proper.

BE IT FURTHER RESOLVED that the said Joel T. Chaisson II is hereby authorized to sign and execute on behalf of this company any and all documents, notarial acts, or other instruments in order to carry out the purpose of this Certificate of Authority; to do any and all other things as he, in his sole discretion, deems fit or proper to carry out this Certificate of Authority.

JCJR ST. CHARLES, LLC

  
By: **JOEL T. CHAISSON II**  
Manager and Sole Member

**CERTIFICATE**

The undersigned duly designated Certifying official does hereby certify that Joel T. Chaisson II is the Manager and Sole Member of JCJR ST. CHARLES, LLC, and that the foregoing Certificate of Authority has been duly adopted and approved by the Company.

JCJR ST. CHARLES, LLC

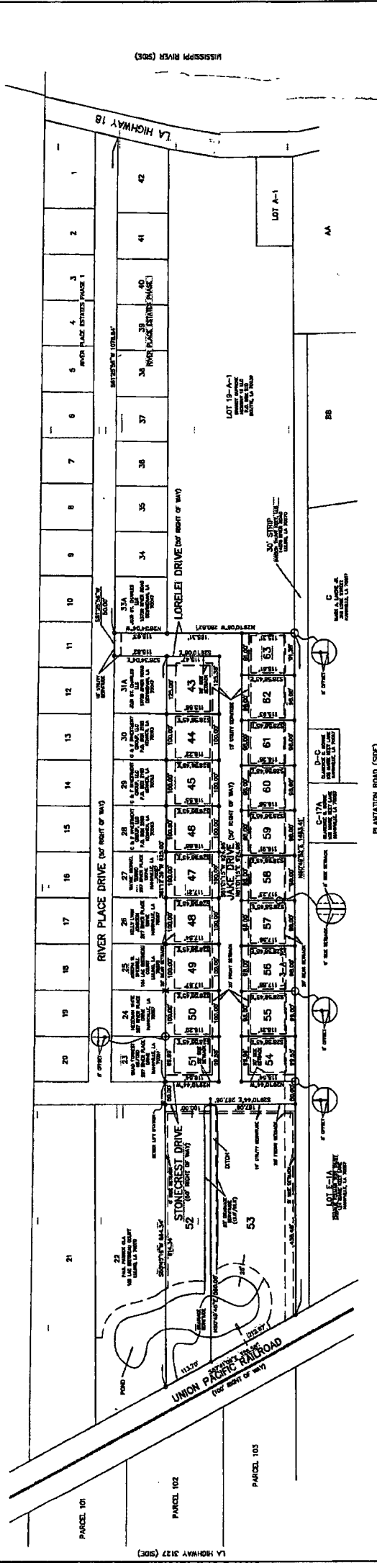
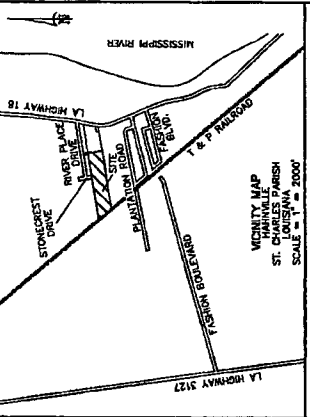
  
By: **JOEL T. CHAISSON II**  
Certifying Official

Date: 10/30/2024

**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-19-S, R-80-E  
 HARRISVILLE, ST. CHARLES PARISH, LOUISIANA

APPROVED: \_\_\_\_\_ DATE 11/21/24  
 PARISH PRESIDENT  
 \_\_\_\_\_ DATE 11/11/24  
 PLANNING & ZONING COMMISSION CHAIRMAN  
 \_\_\_\_\_ DATE 11/22/24  
 CHAIRMAN OF THE PARISH COUNCIL  
 \_\_\_\_\_ DATE 10/21/24  
 DEVELOPER

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



**DEVELOPER:** MR. ST. CHARLES, LLC  
 13728 RIVER ROAD  
 DESTREHAN, LA 70047

**OWNER:** LOT L-3-A-1  
 13728 RIVER ROAD  
 DESTREHAN, LA 70047

**NOTE:** IT IS THE DEVELOPER'S INTENT TO SIGNIFY FINAL ACT OF SURVEY AND RESUBDIVISION OF LOT L-3-A-1 OF LOTS 18 & 19 OF FASHION PLANTATION INTO LOTS 43 THROUGH 63. THIS SURVEY PLAT IS BEING FILED FOR RECORD TO BE USED AS THE BASIS FOR THE CONVEYANCE OF THE SURVEYED PROPERTY TO THE APPROVAL OF THE FINAL PLAT.

**REMARKS:** CONVEYANCE: AVOIDANCE: THIS PLAT BEING OFFERED IN CONFORMANCE WITH THE PROVISIONS OF THE SUBDIVISION ACT OF 1924. THE DEVELOPER'S INTENT IS TO SUBDIVIDE THE SURVEYED PROPERTY INTO LOTS 43 THROUGH 63. THIS SURVEY PLAT IS BEING FILED FOR RECORD TO BE USED AS THE BASIS FOR THE CONVEYANCE OF THE SURVEYED PROPERTY TO THE APPROVAL OF THE FINAL PLAT.

**STREET DEDICATION:** THE DEVELOPER HEREBY DEDICATES TO THE PUBLIC THE FOLLOWING STREETS AND DRIVE, TO-WIT: RIVER PLACE DRIVE, LORELEI DRIVE, AND STONECREST DRIVE, AS SHOWN ON THIS SURVEY PLAT. THIS DEDICATION IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS OF ST. CHARLES PARISH, LOUISIANA.

**SURVEYOR'S NOTES:**  
 A. ST. CHARLES PARISH LAND USE REGULATIONS, INCLUDING SETBACK REQUIREMENTS, SURFACING REQUIREMENTS, AND OTHER REGULATIONS, SHALL BE STRICTLY ENFORCED.  
 B. EXISTING UTILITIES SHALL BE PROTECTED AND ADEQUATELY DEPTHED.  
 C. EASEMENTS AND ENCUMBRANCES SHALL BE CLEARLY SHOWN AND PROPERLY DEPTHED.  
 D. THIS SURVEY PLAT IS BEING FILED FOR RECORD TO BE USED AS THE BASIS FOR THE CONVEYANCE OF THE SURVEYED PROPERTY TO THE APPROVAL OF THE FINAL PLAT.

**AREA TABLE**

43	14,402 SQ. FT.	56	11,441 SQ. FT.
44	14,800 SQ. FT.	60	11,600 SQ. FT.
45	14,900 SQ. FT.	61	11,777 SQ. FT.
46	14,971 SQ. FT.	62	11,845 SQ. FT.
47	15,764 SQ. FT.	63	12,828 SQ. FT.
48	11,708 SQ. FT.	STREET	24,887 SQ. FT.
49	11,708 SQ. FT.	TOTAL	140,875 SQ. FT.
50	11,708 SQ. FT.		
51	11,708 SQ. FT.		
52	11,708 SQ. FT.		
53	11,708 SQ. FT.		
54	11,708 SQ. FT.		
55	11,708 SQ. FT.		
56	11,708 SQ. FT.		
57	11,708 SQ. FT.		
58	11,708 SQ. FT.		
59	11,708 SQ. FT.		
60	11,708 SQ. FT.		
61	11,708 SQ. FT.		
62	11,708 SQ. FT.		
63	11,708 SQ. FT.		

**LEGEND:**  
 S LOT BOUNDARY  
 D LOT AND SUB LOT BOUNDARY  
 X OTHER LOT

**SURVEY REFERENCE:**  
 1. SURVEY PLAT AND RESUBDIVISION OF LOTS 18 & 19 OF FASHION PLANTATION INTO LOTS 43 THROUGH 63, FILED FOR RECORD ON 11/11/24.  
 2. SURVEY PLAT AND RESUBDIVISION OF LOTS 18 & 19 OF FASHION PLANTATION INTO LOTS 43 THROUGH 63, FILED FOR RECORD ON 11/11/24.  
 3. SURVEY PLAT AND RESUBDIVISION OF LOTS 18 & 19 OF FASHION PLANTATION INTO LOTS 43 THROUGH 63, FILED FOR RECORD ON 11/11/24.  
 4. SURVEY PLAT AND RESUBDIVISION OF LOTS 18 & 19 OF FASHION PLANTATION INTO LOTS 43 THROUGH 63, FILED FOR RECORD ON 11/11/24.

**BASES OF BEARING:** BEARING AND DISTANCE ARE ESTABLISHED BY THE LANDMARK SURVEY PLAT CONVEYANCE OF LOT L-3-A-1 OF LOTS 18 & 19 OF FASHION PLANTATION, FILED FOR RECORD ON 11/11/24.

**FLOOD NOTE:** THE SURVEYED PROPERTY IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP.

**CURRENT ZONING:** ZONE R-1A  
 BEARING STRUCKS FROM 20' TO 30' OF LOT 20'  
 FROM 30' TO 40' OF LOT 20'  
 FROM 40' TO 50' OF LOT 20'  
 FROM 50' TO 60' OF LOT 20'  
 FROM 60' TO 70' OF LOT 20'  
 FROM 70' TO 80' OF LOT 20'  
 FROM 80' TO 90' OF LOT 20'  
 FROM 90' TO 100' OF LOT 20'

**SIGNATURE OF OWNER:** \_\_\_\_\_  
 SIGNATURE OF SURVEYOR: \_\_\_\_\_

**RECORDING INFORMATION:**  
 FILED IN ST. CHARLES PARISH, LOUISIANA  
 DATE: 11/26/2024  
 BY: \_\_\_\_\_

**RIVERLANDS SURVEYING COMPANY**  
 608 PLAZA, LA 70009  
 1-800-244-6868  
 504-268-5558

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