

ACT OF DEDICATION

UNITED STATES OF AMERICA

BY: RJM ENTERPRISES, INC

STATE OF LOUISIANA

TO: ST. CHARLES PARISH

PARISH OF ST CHARLES

BE IT KNOWN, that on this 21<sup>st</sup> day of September in the year of Our Lord Two Thousand and Seven,

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:

**RJM ENTERPRISES, INC. (72-126087)**, a Louisiana Corporation, with a stated mailing address of P O. Box 1440, *Paradis, Louisiana 70080*, represented herein by Ray J. Matheme, Ph.D, as its duly appointed officer, duly authorized by virtue of a Resolution of its Board of Directors, an original of which is recorded in COB 555, folio 49 of the official records of St. Charles Parish, Louisiana:

**RJM ENTERPRISES, INC.** 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 King's Estates - Phase I, Lots 401 through 428 and Parcel A in Sections 88, 89 and 90, T13S - R20 E, St. Charles Parish, Louisiana, shown on a preliminary plat survey by Lucien C Gassen, PLS which survey is dated November 13, 2006, revised plat on December 6, 2006, acquired in COB 663, folio 719, entry number 315396 and as shown on the attached final plat designated as King's Estates - Phase I dated 8-13-07 and made a part hereof, said copy is attached to and made a part of the ordinance; and

**RJM ENTERPRISES, INC.** further declared unto me that it has caused that portion of the above property designated as King's Estates - Phase I, on the final plat survey referred to above to be laid out as per the plan of survey and/or re-subdivision referred to above, which plan of sub-division creates King's Estates - Phase I, which is attached and made part hereof, and

**RJM ENTERPRISES, INC.** further declared unto me, Notary, that on aforesaid plan of re-subdivision, it has laid out certain streets and servitudes within the King's Estates - Phase I subdivision which is named and identified in accordance with the annexed plan of Lucien Gassen, PLS, as King's Estates - Phase I, which street and servitudes in regard to this dedication is more fully described in accordance with said plan as follows to wit:

PROPERTY DESCRIPTION  
STREET RIGHT OF WAY  
BOUTTE ESTATES DRIVE  
(KING'S ESTATES)

A certain tract of land situated in the Parish of St. Charles, State of Louisiana, on the West Bank of the Mississippi River, located in Sections 88, 89, & 90, Township 13 South, Range 20 East and being more particularly described as follows:

From the northerly right of way line of Turner Street and the westerly right of way line of Boutte Estates Drive, the POINT OF BEGINNING, proceed N31°04'51"E a distance of 98.24 feet to a point of curvature, thence along the arc of a curve to the right, having a radius of 1050.00 feet a distance of 21.86 feet, thence N56°32'00"W a distance of 101.00 feet, thence N33°28'00"E a distance of 50.00 feet, thence S56°32'00"E a distance of 100.76 feet, thence N33°28'00"E a distance of 668.61 feet, thence N56°32'00"W a distance of 14.14 feet to a point of curvature, thence along the arc of a curve to the left, having a radius of 200.00 feet a distance of 31.66 feet, thence N65°36'09"W a distance of 33.85 feet, thence N24°23'51"E a distance of 50.00 feet, thence S65°36'09"E a distance of 33.85 feet to a point of curvature, thence along the arc of a curve to the right, having a radius of 250.00 feet a distance of 39.57 feet, thence S56°32'00"E a distance of 14.14 feet, thence N33°28'00"E a distance of 91.50 feet, thence S65°36'09"E a distance of 58.56 feet to a point on a non-tangent curve, thence southwesterly along the arc of a curve to the left, having a radius of 75.00 feet a distance of 34.58 feet, thence S33°28'00"W a distance of 814.11 feet to a point of curvature, thence along the arc of a curve to the left, having a radius of 1000.00 feet a distance of 41.64 feet, thence S31°04'51"W a distance of 98.73 feet to the northerly right of way line of Turner Street, thence N58°21'22"W along said right of way a distance of 50.00 feet to the POINT OF BEGINNING, all in accordance with a plan entitled "Final Plat, King's Estates - Phase I" by Lucien C. Gassen, PLS, dated August 13, 2007.

RJM ENTERPRISES, INC. further declared unto me, Notary that the aforesaid dedication and grant are subject to all the following terms and conditions, to wit:

1. The dedication of the fee ownership of the property covered by the street, and servitudes identified hereinabove as King's Estates - Phase I, only as far as said streets and servitudes are located in King's Estates - Phase I.
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. RJM ENTERPRISES, INC. does hereby reserve all rights of fee ownership to that portion of the aforesaid King's Estates - Phase I subdivision which comprises the various servitudes for utility and drainage purposes.
3. RJM ENTERPRISES, 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 street identified hereinabove and by the aforesaid utility and drainage servitudes granted herein. In that connection, RJM ENTERPRISES, INC. does, however, agree to prohibit the use of any part of the surface of any of the property covered by the street servitudes with respect to the exploration, development or production of minerals pursuant to the reservation. This reservation is made in accordance with RJM ENTERPRISES, INC.'s plan and intention to reserve all of the mineral rights in, on and under all of the lots in the

King's Estates – Phase I, however, **RJM ENTERPRISES, 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 are made by **RJM ENTERPRISES, INC.** 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 a public street. St. Charles Parish must further bind and obligate itself to use of servitudes granted herein only for , the purpose for which they are granted.
6. This dedication and grant are conditioned upon St. Charles Parish maintaining and policing the streets and servitudes dedicated herein, and maintaining the various utilities within the servitude areas
7. The grant herein of various servitudes shall be used exclusively for those purposes identified on the plat and **RJM ENTERPRISES, INC.** reserves the right to use or grant any other rights with respect to said property not inconsistent with the aforesaid servitudes purposes. The herein granted 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 King's Estates – Phase I.
8. **RJM ENTERPRISES, INC.** warrants that the herein dedication of the streets and 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 King's Estates – Phase I, such as by way of illustration by not limitation pipeline servitudes
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. **RJM ENTERPRISES, INC.** 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 Albert D. Laque, Parish President, duly authorized by virtue of an Ordinance of the St. Charles Parish Council adopted on 9-17-07, 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 and servitudes dedicated herein has been satisfactorily completed in accordance with all requirements and that all 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 servitudes and utility and drainage facilities and assumes the maintenance thereof.

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This Act of Dedication and Acceptance was approved and accepted by the St. Charles Parish Council by Ordinance # 07-9-4 on the 17<sup>th</sup> day of September, 2007 a photo copy of which is attached and made part hereof.

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.

WITNESSES:  
Chris B. Meit  
Chris B. Thenot  
Paul J. Hogan  
Paul J. Hogan

RJM ENTERPRISES, INC.

BY Ray J. Matherne  
RAY J. MATHERNE, PH.D  
Authorized Representative

Lloyd Joseph Frickey  
Notary Public  
ID # 15308  
A Professional Notarial Company  
152 Bayou Estates Drive  
Des Allemands, LA 70030  
(985) 758-2936

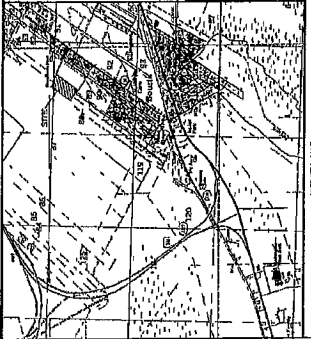
WITNESSES

Timothy G. Viol  
Timothy G. Viol  
Valerie Berthelot  
Valerie Berthelot

ST. CHARLES PARISH

Albert D. Laque  
Albert D. Laque  
Parish President

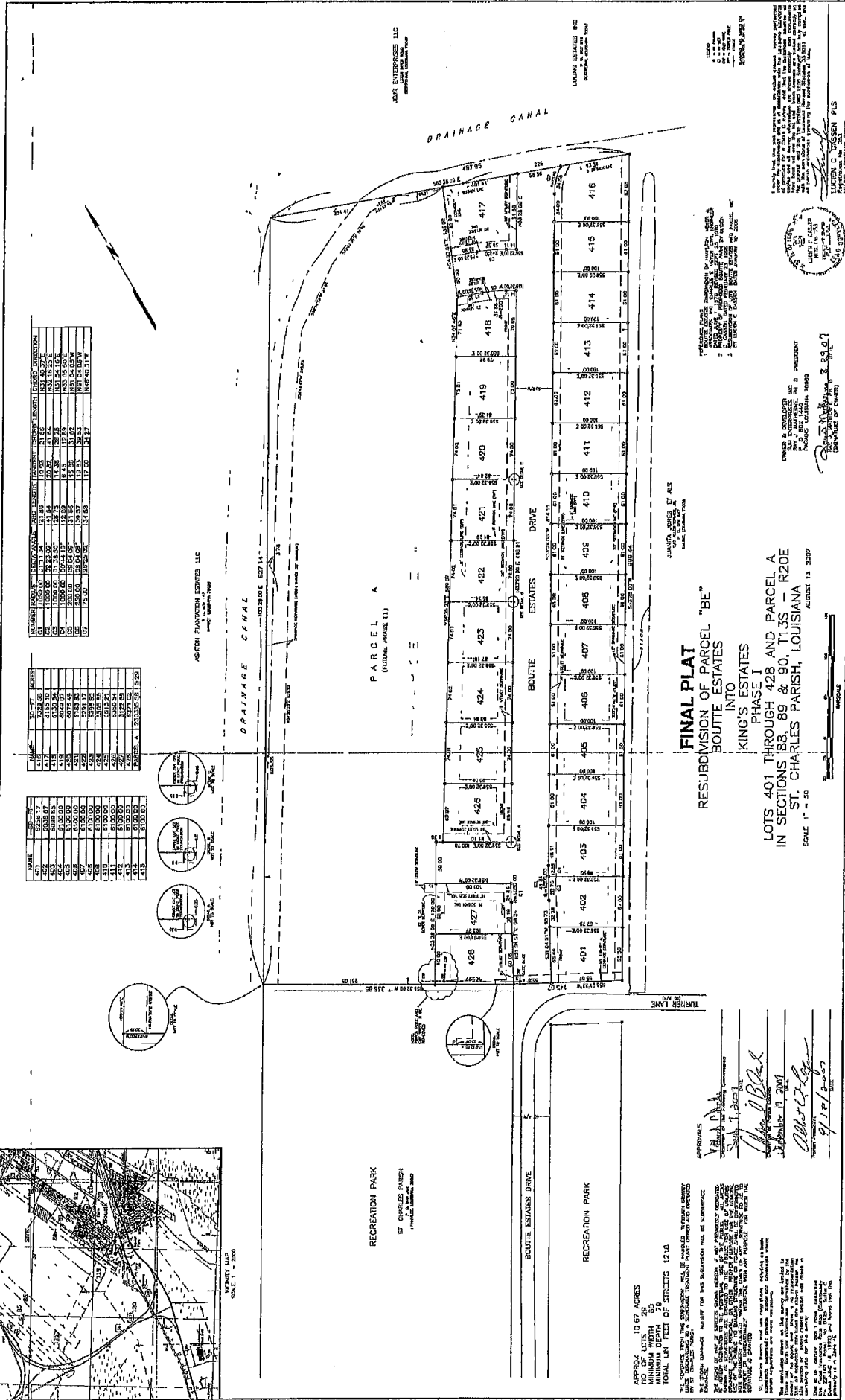
Robert L. Raymond  
Notary Public  
ROBERT L. RAYMOND  
Print Name  
Bar No. 11408



LOT	AREA (SQ. FT.)	AREA (ACRES)
401	52,536.17	1.19
402	52,536.17	1.19
403	52,536.17	1.19
404	52,536.17	1.19
405	52,536.17	1.19
406	52,536.17	1.19
407	52,536.17	1.19
408	52,536.17	1.19
409	52,536.17	1.19
410	52,536.17	1.19
411	52,536.17	1.19
412	52,536.17	1.19
413	52,536.17	1.19
414	52,536.17	1.19
415	52,536.17	1.19
416	52,536.17	1.19
417	52,536.17	1.19
418	52,536.17	1.19
419	52,536.17	1.19
420	52,536.17	1.19
421	52,536.17	1.19
422	52,536.17	1.19
423	52,536.17	1.19
424	52,536.17	1.19
425	52,536.17	1.19
426	52,536.17	1.19
427	52,536.17	1.19
428	52,536.17	1.19
429	52,536.17	1.19
430	52,536.17	1.19
431	52,536.17	1.19
432	52,536.17	1.19
433	52,536.17	1.19
434	52,536.17	1.19
435	52,536.17	1.19

LOT	AREA (SQ. FT.)	AREA (ACRES)
436	52,536.17	1.19
437	52,536.17	1.19
438	52,536.17	1.19
439	52,536.17	1.19
440	52,536.17	1.19
441	52,536.17	1.19
442	52,536.17	1.19
443	52,536.17	1.19
444	52,536.17	1.19
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449	52,536.17	1.19
450	52,536.17	1.19
451	52,536.17	1.19
452	52,536.17	1.19
453	52,536.17	1.19
454	52,536.17	1.19
455	52,536.17	1.19
456	52,536.17	1.19
457	52,536.17	1.19
458	52,536.17	1.19
459	52,536.17	1.19
460	52,536.17	1.19

LOT	AREA (SQ. FT.)	AREA (ACRES)
461	52,536.17	1.19
462	52,536.17	1.19
463	52,536.17	1.19
464	52,536.17	1.19
465	52,536.17	1.19
466	52,536.17	1.19
467	52,536.17	1.19
468	52,536.17	1.19
469	52,536.17	1.19
470	52,536.17	1.19
471	52,536.17	1.19
472	52,536.17	1.19
473	52,536.17	1.19
474	52,536.17	1.19
475	52,536.17	1.19
476	52,536.17	1.19
477	52,536.17	1.19
478	52,536.17	1.19
479	52,536.17	1.19
480	52,536.17	1.19



**FINAL PLAT**  
 RESUBDIVISION OF PARCEL "BE"  
 BOUTTE ESTATES  
 INTO  
 KING'S ESTATES  
 PHASE I  
 LOTS 401 THROUGH 428 AND PARCEL A  
 IN SECTIONS 18B, 89 & 90, T13S, R20E  
 ST. CHARLES PARISH, LOUISIANA

APPROX. 10.67 ACRES  
 100' OF  
 MINIMUM DEPTH 75'  
 TOTAL LIN FEET OF STREETS 1218

THESE ESTATES ARE BEING SUBDIVIDED INTO 48 LOTS. THE TOTAL AREA OF THESE ESTATES IS APPROXIMATELY 10.67 ACRES. THE TOTAL LIN FEET OF STREETS IS 1218 FEET. THE MINIMUM DEPTH OF EACH LOT IS 100 FEET. THE TOTAL AREA OF THESE ESTATES IS APPROXIMATELY 10.67 ACRES. THE TOTAL LIN FEET OF STREETS IS 1218 FEET. THE MINIMUM DEPTH OF EACH LOT IS 100 FEET.

APPROVED: *[Signature]* DATE: 8/18/2007  
 SUBMITTED: 8/18/2007

ST. CHARLES PARISH  
 ENGINEER  
 1000 N. GULF SHORE BLVD.  
 SUITE 100  
 METairie, LA 70002  
 (504) 885-1111

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