

2020-0141

**INTRODUCED BY: MATTHEW JEWELL, PARISH PRESIDENT
(DEPARTMENT OF PLANNING & ZONING)**

ORDINANCE NO. 20-6-8

An ordinance approving and authorizing the execution of an Act of Dedication for Ashton Plantation Phase 2-B, Luling.

WHEREAS, Ashton Plantation Estates, LLC is the owner and developer of property located in Sections 97 & 98, T-13-S & R-20-E as indicated on a Final Plat prepared by Louis J. Gassen, Jr., PLS, dated February 26, 2020 entitled FINAL PLAT ASHTON PLANTATION PHASE 2-B IN SECTIONS 97 & 98, T13S – R20E, ST. CHARLES PARISH; and,

WHEREAS, said subdivision has been constructed in accordance with the St. Charles Parish Subdivision Regulations of 1981, as amended; and,

WHEREAS, all required reviews and approvals for the subdivision are complete.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. That the Act of Dedication by Ashton Plantation Estates, LLC for Ashton Plantation Phase 2-B, 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: BENEDETTO, FONSECA, DARENSBOURG GORDON, CLULEE, GIBBS, DUFRENE, BELLOCK, FISHER, FISHER-PERRIER
NAYS: NONE
ABSENT: NONE

And the ordinance was declared adopted this 1st day of June, 2020, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: [Signature]
SECRETARY: [Signature]
DLVD/PARISH PRESIDENT: June 21, 2020
APPROVED: _____ DISAPPROVED: _____

PARISH PRESIDENT: [Signature]
RETD/SECRETARY: June 3, 2020
AT: 1:10pm RECD BY: [Signature]

RECORDED IN THE ST. CHARLES PARISH
CLERK OF COURT OFFICE
ON June 11, 2020
AS ENTRY NO. 449555
IN MORTGAGE/CONVEYANCE BOOK
NO. 892 FOLIO 116

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 8th day of June, 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 S 18°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 June 1, 2020, 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

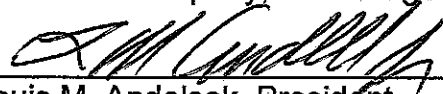
and year herein first above written, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers and me, Notary, after reading the whole.

ASHTON PLANTATION ESTATES, L.L.C.

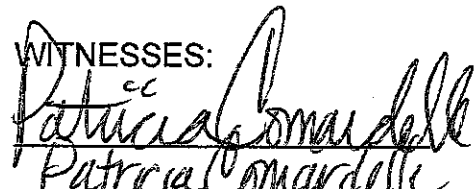
By: Rathborne Properties, L.L.C., Its Manager

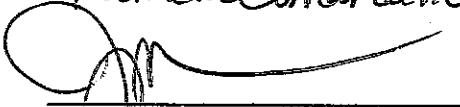
BY: 
Jeffrey W. Peters, Executive Vice-President

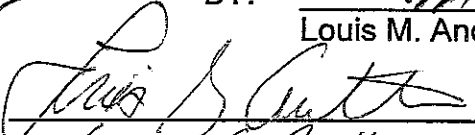
J.B. Levert Land Company, Its Manager

BY: 
Louis M. Andolsek, President

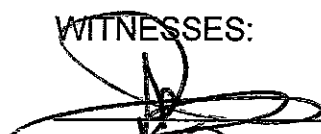

WITNESSES:


Patricia Comardelle



Jackie Vanacor

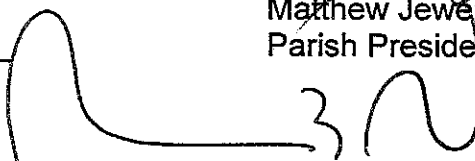

Louis B. Andolsek
Notary Public
Notary/Bar: 20089

WITNESSES:

ST. CHARLES PARISH

BY: 
Matthew Jewell
Parish President


Notary Public

Robert L. Raymond
Print Name

Bar No.: 11408

CERTIFICATE FROM CERTIFYING OFFICIAL OF
J. B. LEVERT LAND COMPANY, L.L.C.

PAMELA TAPIE who is a certifying official and Secretary of J. B. LEVERT LAND COMPANY, L.L.C. (the "Company"), a Louisiana limited liability company, does hereby certify in accordance with the Articles of Organization and the Amended and Restated Operating Agreement of the Company that:

1. J. B. LEVERT LAND COMPANY, L.L.C. is a Manager of **ASHTON PLANTATION ESTATES, LLC** a Louisiana limited liability company (the "Company") and, in accordance with the Articles of Organization of the Company, is authorized to certify the authority of any person to take actions on behalf of the Company, including but not limited to the authority to take actions referred to in La. R.S. 12:1318 (B).
2. J. B. LEVERT LAND COMPANY, L.L.C., as a Manager of the Company, is authorized to (i) act on behalf of the Company in all matters in the ordinary course of its business, (ii) buy, acquire, sell, lease, convey, exchange, dispose of, make capital contributions, manage, lease or operate real or immovable property, personal or movable property, whether tangible, intangible, corporeal or incorporeal, including all property now owned or hereinafter acquired by, the Company, whether now or in the future, for such consideration as it, as a Manager, may deem appropriate, including for cash, credit, a combination of both or exchange of property rights, and (iii) execute any deeds, leases, covenants, restrictions, acts and documents in furtherance thereof, containing such terms and conditions as it, as a Manager of the Company, may deem necessary, proper and/or advisable.
3. The President, or any Vice President, acting in its capacity as a Manager of the Company, is authorized, empowered and directed to execute and deliver any documents incorporating or enacting the above described authorized acts with such changes, modifications, additions and deletions as he may in his sole and uncontrolled discretion approve, which changes, modifications, additions and deletions he is hereby authorized to make. Such officer's signature on any such documents will constitute conclusive evidence of his approval thereof so that any such document shall be valid and binding on the parties thereto and that any and all transactions by such officers acting in its capacity as a Manager of the Company on its behalf and in its name, are, in all respects, hereby ratified, confirmed and adopted with such transactions to the extent they were done prior to this authorization are hereby given retroactive effect.

CERTIFICATE

As Secretary of J. B. LEVERT LAND COMPANY, L.L.C., I hereby certify that the foregoing is a true and correct copy of authorizations and resolutions duly and legally adopted in accordance with the Articles of Organization and the Amended and Restated Operating Agreement of J. B. LEVERT LAND COMPANY, L.L.C., and that said authorizations and resolutions have not been rescinded, modified or recalled, and are in full force and effect.

I further certify that **LOUIS M. ANDOLSEK, Jr.** is the President and Manager and **PAMELA TAPIE** is a Vice President and Secretary of this Company.

WITNESS my signature on this 28th day of April, 2020.


SECRETARY

**CERTIFICATE OF A CERTIFYING OFFICIAL AS TO AUTHORITY OF MANAGERS OF
RATHBORNE PROPERTIES, L.L.C.**

Christine M. Ouder, who is a certifying official and Secretary of **RATHBORNE PROPERTIES, L.L.C.** (the "Company"), a Louisiana limited liability company, does hereby certify in accordance with the Articles of Organization and the Operating Agreement of the Company that:

The President or any Vice President of this Company be and he is hereby authorized, on behalf of this Company, acting in its capacity as the Manager of **ASHTON PLANTATION ESTATES, L.L.C.** ("Ashton"), to do any and all things deemed by him to be necessary or appropriate for the purpose of carrying out the business activities of Ashton, including, without limitation, (i) to purchase, sell, exchange, lease or mortgage any immovable (real) or movable (personal) property on behalf of Ashton or to authorize any person or entity to act on behalf of Ashton to sell, exchange, lease, subdivide or apply for any zoning changes of any immovable property owned by Ashton, and (ii) to execute any agreements by Ashton with any person, firm or corporation to effect the formation, amendment and/or merger of Ashton or any other partnership, corporation or limited liability company that this Company may be a member or shareholder, all upon such terms, conditions, stipulations and provisions as the officer executing same shall deem proper to incorporate.

FURTHER RESOLVED, that the President or any Vice President of this Company be and he hereby is authorized, empowered and directed to execute and deliver the above described document with such changes, modifications, additions and deletions as he may in his sole and uncontrolled discretion approve, which changes, modifications, additions and deletions he is hereby authorized to make, his signature on any documents constituting conclusive evidence of his approval thereof so that any such document shall be valid and binding on the parties thereto and that any and all transactions by such officers of this Company on its behalf and in its name are, in all respects, hereby ratified, confirmed and adopted, such transactions to the extent they were done prior to this authorization are given retroactive effect.

* * * * *

CERTIFICATE

As Secretary of **RATHBORNE PROPERTIES, L.L.C.**, I hereby certify that the foregoing is a true and correct copy of certificate of **RATHBORNE PROPERTIES, L.L.C.**, and that said certificate has not been rescinded, modified or recalled, and is in full force and effect.

I further certify that **JEFFREY W. PETERS** is the Executive Vice President and a Manager of this Company.

WITNESS my signature on this 29th day of April, 2020.


Christine M. Ouder, Secretary

CERTIFICATE OF A CERTIFYING OFFICIAL AS TO AUTHORITY OF MANAGERS OF RATHBORNE PROPERTIES, L.L.C. TO ACT FOR ASHTON PLANTATION ESTATES, LLC

CHRISTINE M. OUDER, who is a certifying official and Secretary of **RATHBORNE PROPERTIES, L.L.C. ("RPLLC")**, a Louisiana limited liability company, does hereby certify in accordance with the Articles of Organization and the Operating Agreement of RPLLC that:

1. RPLLC is a Manager and a certifying official of **ASHTON PLANTATION ESTATES, LLC** a Louisiana limited liability company (the "Company") and, in accordance with the Articles of Organization of the Company, is authorized to certify the authority of any person to take actions on behalf of the Company, including but not limited to the authority to take actions referred to in La. R.S. 12:1318 (B).
2. RPLLC, as a Manager of the Company, is authorized to (i) act on behalf of the Company in all matters in the ordinary course of its business, (ii) buy, acquire, sell, lease, convey, exchange, dispose of, make capital contributions, manage, lease or operate real or immovable property, personal or movable property, whether tangible, intangible, corporeal or incorporeal, including all property now owned or hereinafter acquired by, the Company, whether now or in the future, for such consideration as RPLLC, as a Manager, may deem appropriate, including for cash, credit, a combination of both or exchange of property rights, and (iii) execute any deeds, leases, acts and documents in furtherance thereof, containing such terms and conditions as RPLLC, as a Manager of the Company, may deem necessary, proper and/or advisable.
3. The President, the Executive Vice President or any Vice President of RPLLC, acting in its capacity as a Manager of the Company, is authorized, empowered and directed to execute and deliver any documents incorporating or enacting the above described authorized acts with such changes, modifications, additions and deletions as he may in his sole and uncontrolled discretion approve, which changes, modifications, additions and deletions he is hereby authorized to make. Such officer's signature on any such documents will constitute conclusive evidence of his approval thereof so that any such document shall be valid and binding on the parties thereto and that any and all transactions by such officers of RPLLC, acting in its capacity as a Manager of the Company on its behalf and in its name, are, in all respects, hereby ratified, confirmed and adopted with such transactions to the extent they were done prior to this authorization are hereby given retroactive effect.

CERTIFICATE

As Secretary of **RATHBORNE PROPERTIES, L.L.C.**, I hereby certify that the foregoing is a true and correct copy of certificate of **RATHBORNE PROPERTIES, L.L.C.**, acting in its capacity as Manager of the Company, and that said certificate has not been rescinded, modified or recalled and is in full force and effect.

I further certify that **PHILIP DENORMANDIE** is the President and **JEFFREY W. PETERS** is the Executive Vice President of **RATHBORNE PROPERTIES, L.L.C.**

WITNESS my signature on this 29th day of April, 2020.



Christine M. Ouder, Secretary

2020-0141

INTRODUCED BY: MATTHEW JEWELL, PARISH PRESIDENT
(DEPARTMENT OF PLANNING & ZONING)

ORDINANCE NO. 20-6-8

An ordinance approving and authorizing the execution of an Act of Dedication for Ashton Plantation Phase 2-B, Luling.

WHEREAS, Ashton Plantation Estates, LLC is the owner and developer of property located in Sections 97 & 98, T-13-S & R-20-E as indicated on a Final Plat prepared by Louis J. Gassen, Jr., PLS, dated February 26, 2020 entitled FINAL PLAT ASHTON PLANTATION PHASE 2-B IN SECTIONS 97 & 98, T13S – R20E, ST. CHARLES PARISH; and,

WHEREAS, said subdivision has been constructed in accordance with the St. Charles Parish Subdivision Regulations of 1981, as amended; and,

WHEREAS, all required reviews and approvals for the subdivision are complete.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. That the Act of Dedication by Ashton Plantation Estates, LLC for Ashton Plantation Phase 2-B, 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: BENEDETTO, FONSECA, DARENSBOURG GORDON, CLULEE, GIBBS, DUFRENE, BELLOCK, FISHER, FISHER-PERRIER

NAYS: NONE

ABSENT: NONE

And the ordinance was declared adopted this 1st day of June, 2020, to become effective five (5) days after publication in the Official Journal.

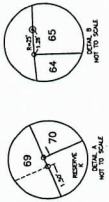
CHAIRMAN: [Signature]
SECRETARY: [Signature]
DLVD/PARISH PRESIDENT: June 2, 2020
APPROVED: [Signature] DISAPPROVED: _____

PARISH PRESIDENT: Math Jewell
RETD/SECRETARY: June 3, 2020
AT: 1:10pm RECD BY: [Signature]

CERTIFIED TRUE & CORRECT AS PER
MINUTES DATED 6/1/20
[Signature]
SECRETARY
ST. CHARLES PARISH COUNCIL

Recorded in the Clerk of Court's office
 St. Charles Parish on the 11th day of
March 2020 in Book 582
1139 Entry # 4778555

 Signature



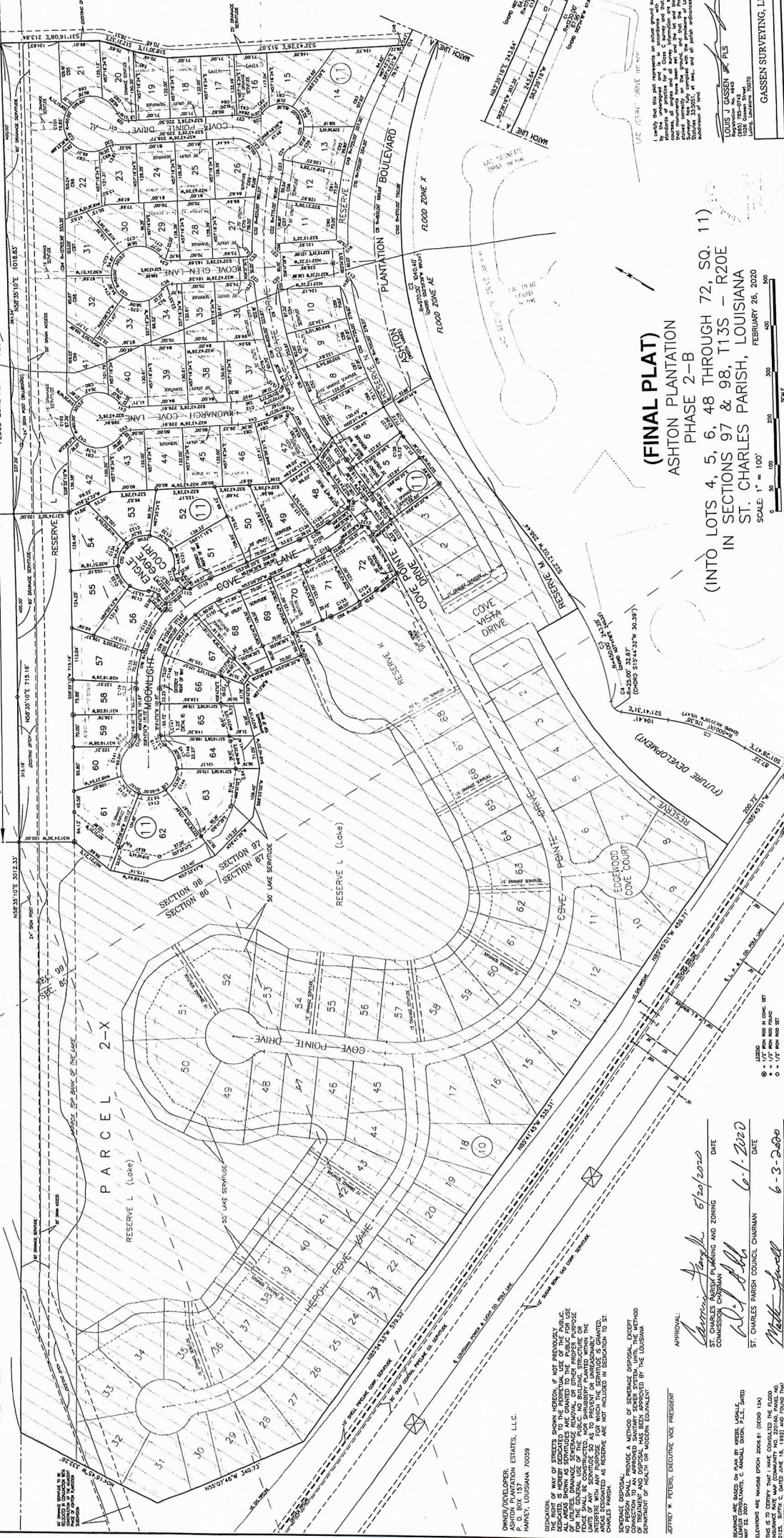
RESTRICTIONS TABLE
 FROM SETBACK 50'-0" (EXCLUDING CUL-DE-SACS)
 FROM SETBACK 25'-0" (EXCLUDING LAKE LOTS)
 FROM SETBACK 20'-0" (EXCLUDING DRIVEWAYS)
 FROM LAKE SERVICE LINE
 FROM LAKE SERVICE LINE (W/IMPROVEMENTS)
 FROM LAKE SERVICE LINE (W/IMPROVEMENTS)
 FROM LAKE SERVICE LINE (W/IMPROVEMENTS)
 FROM LAKE SERVICE LINE (W/IMPROVEMENTS)

NOTE: MINIMUM OF 10' SETBACK SHALL BE MAINTAINED TO THE EDGE OF THE LOT UNLESS OTHERWISE SPECIFIED IN THIS PLAN.
 THE LOT UNITS OR LAKE SERVICE LINE, AS APPLICABLE.

NOTE: FOR UNITY SERVICES AT FRONT OF ALL LOTS

Restrictions/Comments Recorded at:
 COB # 4778555 FOLD # 657
 Entry # 4778555

PHASE 2-A
 FLOOD ZONE X
 FLOOD ZONE AE
 FLOOD ZONE X
 FLOOD ZONE AE
 FLOOD ZONE X
 FLOOD ZONE AE
 FLOOD ZONE X
 FLOOD ZONE AE
 FLOOD ZONE X
 FLOOD ZONE AE

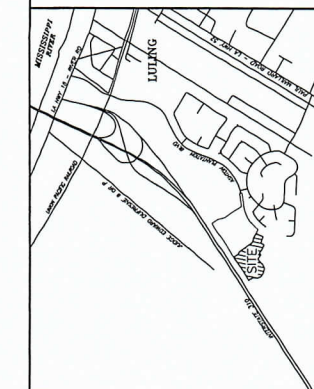


11.814 ACRES
 CONCRETE ROAD SURFACING
 R-1A ZONING
 ROAD SURFACING
 8,420.84 SQ. FT.
 SEE NOTE
 28 LOTS 1 RESERVE
 SEWERAGE SYSTEM
 MINIMUM LOT SIZE 50'
 SEE NOTE
 137' STREET P/W WIDTH
 DRAINAGE SYSTEM

ST. CHARLES PARISH LAND USE REGULATIONS, INCLUDING ZONING, SUBDIVISION, AND SANITARY ENGINEERING, SUPERSEDE ALL OTHER REGULATIONS, ORDINANCES AND CODES WHERE PARISH REGULATIONS ARE MORE RESTRICTIVE.

DRAINAGE: SURFACE WATER SHALL BE DRAINAGE BY GRAVITY INTO THE PROPOSED DRAINAGE CANALS AND ULTIMATELY DRAINAGE INTO THE BO WOOD CREEK TO THE 20 PARISH FLOODING ZONING.

CONCRETE ROAD SURFACING SHALL BE MAINTAINED TO THE CENTERLINE OF THE ROAD AND SHALL BE TO THE CENTERLINE OF THE ROAD.



(FINAL PLAT)
ASHTON PLANTATION
 PHASE 2-B
 (INTO LOTS 4, 5, 6, 48 THROUGH 72, SQ. 11)
 IN SECTIONS 97 & 98, T13S - R20E
 ST. CHARLES PARISH, LOUISIANA

SCALE: 1" = 100'
 FEBRUARY 26, 2020

DATE: 6-1-2020
 DATE: 6-3-2020

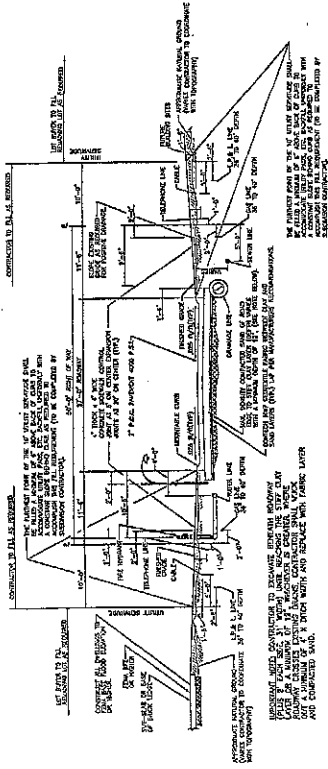
OWNERS (REGISTRAR)
 ASHTON PLANTATION ESTATES, L.L.C.
 P. O. BOX 157
 HARVEY, LOUISIANA 70059

DEPOSITION:
 THE JUSTICE OF THE PEACE FOR THE PARISH OF ST. CHARLES, LOUISIANA, DEPOSED THAT HE HAD REVIEWED THE PLAT AND THAT THE INFORMATION CONTAINED THEREIN IS TRUE AND CORRECT AND THAT HE HAD REVIEWED THE ORIGINAL RECORDS OF THE PARISH AND THAT HE HAD REVIEWED THE ORIGINAL RECORDS OF THE PARISH AND THAT HE HAD REVIEWED THE ORIGINAL RECORDS OF THE PARISH.

APPROVAL:
 JEFFREY W. PETERS, DEPUTY CLERK OF COURT
 ST. CHARLES PARISH COUNCIL CHAIRMAN
 DATE: 6-1-2020

APPROVAL:
 MICHAEL J. GIBSON, REGISTERED PROFESSIONAL ENGINEER
 DATE: 6-3-2020

LOUIS J. GASSEN, JR., PLS
 1980 355-4750
 2600 W. BRADLEY ST.
 LAKE CHARLES, LOUISIANA 70002
 GASSEN SURVEYING, LLC



TYPICAL 50' R.O.W.
SCALE: 1" = 10'

TYPICAL ROADWAY SECTION BY
DANNY J. HEBERT, P.E.
CIVIL AND ENVIRONMENTAL CONSULTING ENGINEERS

CURVE NO.	ARC LENGTH	CHORD LENGTH	CHORD BEHEADING
C103	81.20	80.00	81.63
C104	81.62	80.00	81.63
C105	82.04	80.00	81.63
C106	82.46	80.00	81.63
C107	82.88	80.00	81.63
C108	83.30	80.00	81.63
C109	83.72	80.00	81.63
C110	84.14	80.00	81.63
C111	84.56	80.00	81.63
C112	84.98	80.00	81.63
C113	85.40	80.00	81.63
C114	85.82	80.00	81.63
C115	86.24	80.00	81.63
C116	86.66	80.00	81.63
C117	87.08	80.00	81.63
C118	87.50	80.00	81.63
C119	87.92	80.00	81.63
C120	88.34	80.00	81.63
C121	88.76	80.00	81.63
C122	89.18	80.00	81.63

CURVE NO.	ARC LENGTH	CHORD LENGTH	CHORD BEHEADING
C123	89.60	80.00	81.63
C124	90.02	80.00	81.63
C125	90.44	80.00	81.63
C126	90.86	80.00	81.63
C127	91.28	80.00	81.63
C128	91.70	80.00	81.63
C129	92.12	80.00	81.63
C130	92.54	80.00	81.63
C131	92.96	80.00	81.63
C132	93.38	80.00	81.63
C133	93.80	80.00	81.63
C134	94.22	80.00	81.63
C135	94.64	80.00	81.63
C136	95.06	80.00	81.63
C137	95.48	80.00	81.63
C138	95.90	80.00	81.63
C139	96.32	80.00	81.63
C140	96.74	80.00	81.63
C141	97.16	80.00	81.63
C142	97.58	80.00	81.63

CURVE NO.	ARC LENGTH	CHORD LENGTH	CHORD BEHEADING
C143	98.00	80.00	81.63
C144	98.42	80.00	81.63
C145	98.84	80.00	81.63
C146	99.26	80.00	81.63
C147	99.68	80.00	81.63
C148	100.10	80.00	81.63
C149	100.52	80.00	81.63
C150	100.94	80.00	81.63
C151	101.36	80.00	81.63
C152	101.78	80.00	81.63
C153	102.20	80.00	81.63
C154	102.62	80.00	81.63
C155	103.04	80.00	81.63
C156	103.46	80.00	81.63
C157	103.88	80.00	81.63
C158	104.30	80.00	81.63
C159	104.72	80.00	81.63
C160	105.14	80.00	81.63
C161	105.56	80.00	81.63
C162	105.98	80.00	81.63

LOT NO.	AREA
4	8,066.54 SQ. FT.
5	8,127.28 SQ. FT.
6	8,188.02 SQ. FT.
7	8,248.76 SQ. FT.
8	8,309.50 SQ. FT.
9	8,370.24 SQ. FT.
10	8,430.98 SQ. FT.
11	8,491.72 SQ. FT.
12	8,552.46 SQ. FT.
13	8,613.20 SQ. FT.
14	8,673.94 SQ. FT.
15	8,734.68 SQ. FT.
16	8,795.42 SQ. FT.
17	8,856.16 SQ. FT.
18	8,916.90 SQ. FT.
19	8,977.64 SQ. FT.
20	9,038.38 SQ. FT.
21	9,099.12 SQ. FT.
22	9,159.86 SQ. FT.
23	9,220.60 SQ. FT.
24	9,281.34 SQ. FT.
25	9,342.08 SQ. FT.
26	9,402.82 SQ. FT.
27	9,463.56 SQ. FT.
28	9,524.30 SQ. FT.
29	9,585.04 SQ. FT.
30	9,645.78 SQ. FT.
31	9,706.52 SQ. FT.
32	9,767.26 SQ. FT.
33	9,828.00 SQ. FT.
34	9,888.74 SQ. FT.
35	9,949.48 SQ. FT.
36	10,010.22 SQ. FT.
37	10,070.96 SQ. FT.
38	10,131.70 SQ. FT.
39	10,192.44 SQ. FT.
40	10,253.18 SQ. FT.
41	10,313.92 SQ. FT.
42	10,374.66 SQ. FT.
43	10,435.40 SQ. FT.
44	10,496.14 SQ. FT.
45	10,556.88 SQ. FT.
46	10,617.62 SQ. FT.
47	10,678.36 SQ. FT.
48	10,739.10 SQ. FT.
49	10,799.84 SQ. FT.
50	10,860.58 SQ. FT.
51	10,921.32 SQ. FT.
52	10,982.06 SQ. FT.
53	11,042.80 SQ. FT.
54	11,103.54 SQ. FT.
55	11,164.28 SQ. FT.
56	11,225.02 SQ. FT.
57	11,285.76 SQ. FT.
58	11,346.50 SQ. FT.
59	11,407.24 SQ. FT.
60	11,467.98 SQ. FT.
61	11,528.72 SQ. FT.
62	11,589.46 SQ. FT.
63	11,650.20 SQ. FT.
64	11,710.94 SQ. FT.
65	11,771.68 SQ. FT.
66	11,832.42 SQ. FT.
67	11,893.16 SQ. FT.
68	11,953.90 SQ. FT.
69	12,014.64 SQ. FT.
70	12,075.38 SQ. FT.
71	12,136.12 SQ. FT.
72	12,196.86 SQ. FT.

LOT NO.	AREA
4	8,066.54 SQ. FT.
5	8,127.28 SQ. FT.
6	8,188.02 SQ. FT.
7	8,248.76 SQ. FT.
8	8,309.50 SQ. FT.
9	8,370.24 SQ. FT.
10	8,430.98 SQ. FT.
11	8,491.72 SQ. FT.
12	8,552.46 SQ. FT.
13	8,613.20 SQ. FT.
14	8,673.94 SQ. FT.
15	8,734.68 SQ. FT.
16	8,795.42 SQ. FT.
17	8,856.16 SQ. FT.
18	8,916.90 SQ. FT.
19	8,977.64 SQ. FT.
20	9,038.38 SQ. FT.
21	9,099.12 SQ. FT.
22	9,159.86 SQ. FT.
23	9,220.60 SQ. FT.
24	9,281.34 SQ. FT.
25	9,342.08 SQ. FT.
26	9,402.82 SQ. FT.
27	9,463.56 SQ. FT.
28	9,524.30 SQ. FT.
29	9,585.04 SQ. FT.
30	9,645.78 SQ. FT.
31	9,706.52 SQ. FT.
32	9,767.26 SQ. FT.
33	9,828.00 SQ. FT.
34	9,888.74 SQ. FT.
35	9,949.48 SQ. FT.
36	10,010.22 SQ. FT.
37	10,070.96 SQ. FT.
38	10,131.70 SQ. FT.
39	10,192.44 SQ. FT.
40	10,253.18 SQ. FT.
41	10,313.92 SQ. FT.
42	10,374.66 SQ. FT.
43	10,435.40 SQ. FT.
44	10,496.14 SQ. FT.
45	10,556.88 SQ. FT.
46	10,617.62 SQ. FT.
47	10,678.36 SQ. FT.
48	10,739.10 SQ. FT.
49	10,799.84 SQ. FT.
50	10,860.58 SQ. FT.
51	10,921.32 SQ. FT.
52	10,982.06 SQ. FT.
53	11,042.80 SQ. FT.
54	11,103.54 SQ. FT.
55	11,164.28 SQ. FT.
56	11,225.02 SQ. FT.
57	11,285.76 SQ. FT.
58	11,346.50 SQ. FT.
59	11,407.24 SQ. FT.
60	11,467.98 SQ. FT.
61	11,528.72 SQ. FT.
62	11,589.46 SQ. FT.
63	11,650.20 SQ. FT.
64	11,710.94 SQ. FT.
65	11,771.68 SQ. FT.
66	11,832.42 SQ. FT.
67	11,893.16 SQ. FT.
68	11,953.90 SQ. FT.
69	12,014.64 SQ. FT.
70	12,075.38 SQ. FT.
71	12,136.12 SQ. FT.
72	12,196.86 SQ. FT.

(FINAL PLAT)
ASHTON PLANTATION
PHASE 2-B
(INTO LOTS 4, 5, 6, 48 THROUGH 72, SQ. 11)
IN SECTIONS 97 & 98, T13S - R20E
ST. CHARLES PARISH, LOUISIANA