

2020-0348

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

ORDINANCE NO. 21-1-4

An ordinance approving and authorizing the execution of an Act of Dedication for River Place Estates Phase 1, Hahnville.

WHEREAS, JCJR St. Charles, LLC is the owner and developer of property located in Sections 12 & 13, T-13-S & R-20-E, Hahnville as indicated on a Final Plat prepared by Stephen P. Flynn, PLS, dated November 13, 2020 entitled FINAL PLAN RIVER PLACE ESTATES PHASE 1; 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 JCJR St. Charles, LLC for River Place Estates Phase 1 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: DONALDSON, FONSECA, DARENSBOURG GORDON, CLULEE, GIBBS, DUFRENE, BELLOCK, FISHER, FISHER-PERRIER
NAYS: NONE
ABSENT: NONE

And the ordinance was declared adopted this 11th day of January, 2021, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: Marilyn Bellock
SECRETARY: Michelle Dupastato
DLVD/PARISH PRESIDENT: January 11, 2021
APPROVED: DISAPPROVED:
PARISH PRESIDENT: Math Jewell
RETD/SECRETARY: January 11, 2021
AT: 8:15 pm RECD BY: [Signature]

RECORDED IN THE ST. CHARLES PARISH
CLERK OF COURT OFFICE
ON January 12, 2021
AS ENTRY NO. 455256
IN MORTGAGE/CONVEYANCE BOOK
NO. 901 FOLIO 84

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 21st day of December, in the year of Our Lord two thousand and twenty (2020),

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 12/1/20, 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 1, described as follows:

Resubdivision of a portion of Lots 18, 19, 20, L-1, L-2 & L-3 of Fashion Plantation into lots herein designated as Lots 1 through 42, River Place Estates, Phase 1, Parcel 100 of Lots 18 & 19 of Fashion Plantation & Parcels 101, 102 & 103 (calculated) of Lots 18, 19 & 20 of Fashion Plantation situated in Sections 12 & 13, T-13-S, R-20-E, Hahnville, St. Charles Parish, Louisiana.

JCJR ST. CHARLES, LLC, further declared unto me that it has caused that portion of the above property designated as RIVER PLACE ESTATES PHASE 1 on the survey by Stephen P. Flynn, PLS, dated November 13, 2020, 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 1 which are named and identified in accordance with the annexed plan of Stephen P. Flynn, PLS, dated November 13, 2020, as River Place Drive and Brazan Street, and within which said streets the water, sewer, drainage and street light infrastructure lies and all of which improvements is herein dedicated to St. Charles Parish. Also by this Act, JCJR ST.

CHARLES, LLC, does hereby create the streets identified below as being a part of RIVER PLACE ESTATES PHASE 1, the description of which streets are as follows, to-wit:

That piece or portion of ground being the River Place Drive & Brazan Street right of way of River Place Estates Phase 1. Situated in Sections 12 & 13, T-13-S, R-20-E, Hahnville, St. Charles Parish, Louisiana per a subdivision plat entitled "Final Plan River Place Estates Phase 1" by Stephen P. Flynn, P.L.S.. dated November 13, 2020 and being more fully described as follows:

Commence at a point being the northeast corner of Lot 1 and the west right of way of LA Highway 18.

Thence proceed in a southeasterly direction along the east line of Lot 1 being the west right of way of LA Highway 18 a bearing of S16°17'49"E a distance of 113.91' to a point;

The Point of Beginning

Thence proceed in a southwesterly direction along the north right of way of River Place Drive being the south line of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 & 20 a bearing of S61°25'56"W a distance of 2066.70' to a point;

Thence proceed in a northwesterly direction along the east right of way of Brazan Street being the west line of Lot 20 a bearing of N28°34'04"W a distance of 119.40' to a point;

Thence proceed in a southwesterly direction along the north right of way of Brazan Street a bearing of S61°39'15"W a distance of 51.09' to a point;

Thence proceed in a southeasterly direction along the west right of way of Brazan Street being the east line of Lots 21 & 22 a bearing of S29°10'44"E a distance of 289.55' to a point;

Thence proceed in a northeasterly direction along the south right of way of Brazan Street a bearing of N61°12'39"E a distance of 50.00' to a point;

Thence proceed in a northwesterly direction along the east right of way of Brazan Street being the west line of Lot 23 a bearing of N29°10'44"W a distance of 119.40' to a point;

Thence proceed in a northeasterly direction along the south right of way of River Place Drive being the north line of Lots 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41 & 42 a bearing of N61°25'56"E a distance of 2055.10' to a point;

Thence proceed in a northwesterly direction along the east right of way of River Place Drive being the west right of way of LA Highway 18 a bearing of N16°17'49"W a distance of 51.17' to a point;

The Point of Beginning

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 River Place Drive and Brazan Street 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 November 13, 2020, 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 appear 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 River Place Drive and Brazan Street, only as far as said streets are located within the River Place Estates Phase 1.
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 River Place Drive and Brazan Street, 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 Place Drive and Brazan Street 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 1.
8. The dedication and grant made herein are made subject to any existing servitudes affecting the River Place Estates Phase 1 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 1 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 1-11-2021, 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 1 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:

Belinda Polk
Name: Belinda Polk

Yvonne L. Hebert
Name: Yvonne L. Hebert

JCJR ST. CHARLES, LLC

Joel T. Chaisson II
BY: JOEL T. CHAISSON II

Joseph B. Rochelle
Notary Public



JOSEPH B. ROCHELLE
NOTARY PUBLIC
BAR ROLL #32230
STATE OF LOUISIANA
My Commission is for Life

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:

Michelle Augustato
Name:

[Signature]
Name:

ST. CHARLES PARISH

Matthew Jewell
BY: MATTHEW JEWELL
PARISH PRESIDENT

1/11/2021

Corey M. Oubre
Notary Public
Corey M. Oubre #28909
St. Charles Parish, LA
Commission is for Life

**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 1 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: 12/21/20

2020-0348

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

ORDINANCE NO. 21-1-4

An ordinance approving and authorizing the execution of an Act of Dedication for River Place Estates Phase 1, Hahnville.

WHEREAS, JCJR St. Charles, LLC is the owner and developer of property located in Sections 12 & 13, T-13-S & R-20-E, Hahnville as indicated on a Final Plat prepared by Stephen P. Flynn, PLS, dated November 13, 2020 entitled FINAL PLAN RIVER PLACE ESTATES PHASE 1; 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 JCJR St. Charles, LLC for River Place Estates Phase 1 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: DONALDSON, FONSECA, DARENSBOURG GORDON, CLULEE, GIBBS, DUFRENE, BELLOCK, FISHER, FISHER-PERRIER
NAYS: NONE
ABSENT: NONE

And the ordinance was declared adopted this 11th day of January, 2021, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: Marilyn Bellock
SECRETARY: Michelle Inpastato
DLVD/PARISH PRESIDENT: January 11, 2021
APPROVED: DISAPPROVED:

PARISH PRESIDENT: Math Jewell
RETD/SECRETARY: January 11, 2021
AT: 8:15 pm RECD BY: [Signature]

CERTIFIED TRUE & CORRECT AS PER
MINUTES DATED 1-11-2021
Michelle Inpastato
SECRETARY
ST. CHARLES PARISH COUNCIL

2019-0398

**INTRODUCED BY: LARRY COCHRAN, PARISH PRESIDENT
(DEPARTMENT OF PLANNING & ZONING)**

RESOLUTION NO. 6463

A resolution providing supporting authorization to endorse a waiver from the Subdivision Regulations of 1981, Section III. Geometric Standards, B. Blocks, 1. Length to allow a 2,066.70 foot-long block as shown on the Preliminary Plat for River Place Estates and as requested by Highway 18, LLC & JCJR St. Charles, LLC.

WHEREAS, the St. Charles Parish Subdivision Ordinance of 1981 requires that the St. Charles Parish Council endorse waivers from the geometric standards; and,

WHEREAS, the subdivider has requested a waiver from the geometric standard for maximum block length to allow a block consisting of 2,066.70 feet, as shown on a plan for River Place Estates Subdivision by Riverlands Surveying Company dated October 23, 2019 (revised November 13, 2019; revised December 6, 2019); and,

WHEREAS, the Planning and Zoning Commission approved the request at their December 5, 2019 meeting.

NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL, hereby provides this supporting authorization to endorse a waiver from the maximum 1,500 foot block length and allow a 2,066.70 foot long block as shown on a plan for River Place Estates Subdivision by Riverlands Surveying Company dated October 23, 2019 (revised November 13, 2019; revised December 6, 2019) as requested by Highway 18, LLC & JCJR St. Charles, LLC.

The foregoing resolution having been submitted to a vote, the vote thereon was as follows:

YEAS: HOGAN, WILSON, CLULEE, GIBBS, WOODRUFF, BELLOCK, FLETCHER
NAYS: NONE
ABSENT: FISHER-PERRIER
ABSTAIN: BENEDETTO

And the resolution was declared adopted this 16th day of December, 2019, to become effective five (5) days after publication in the Official Journal.

ACTING

CHAIRMAN: Wesley Benedetto
SECRETARY: Michelle Dupont
DLVD/PARISH PRESIDENT: December 17, 2019
APPROVED: [Signature] DISAPPROVED: _____
PARISH PRESIDENT: _____
RETD/SECRETARY: December 19, 2019
AT: 7:27am RECD BY: [Signature]

CERTIFIED TRUE & CORRECT AS PER
MINUTES DATED 12-16-19

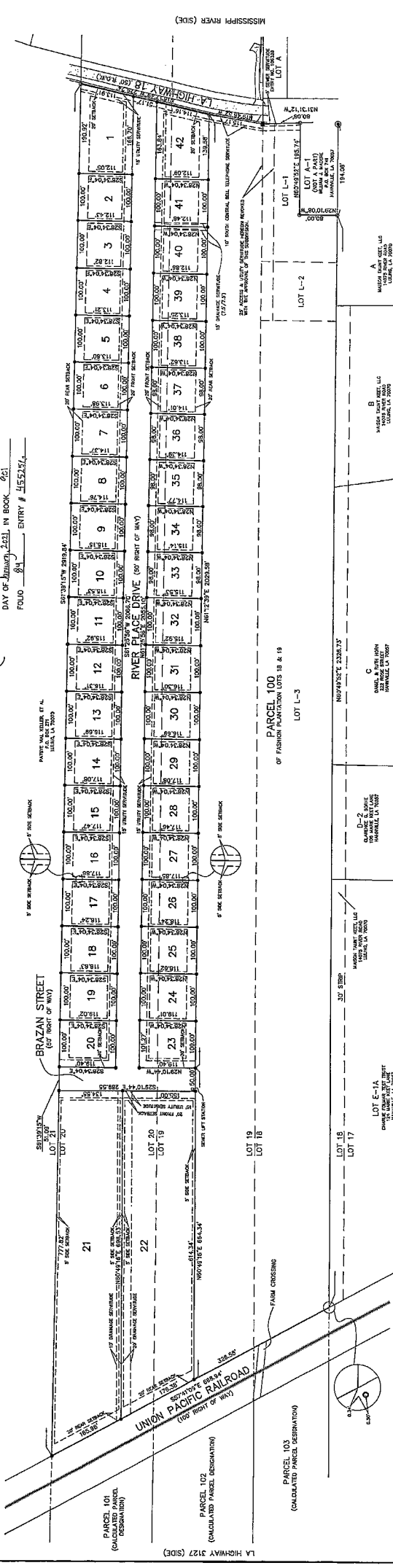
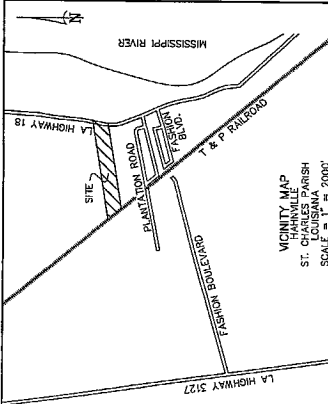
Michelle Dupont
SECRETARY
ST. CHARLES PARISH COUNCIL

FINAL PLAN RIVER PLACE ESTATES PHASE 1

SURVEY PLAT AND RESUBDIVISION OF A PORTION OF LOTS 18, 19, 20, L-1, L-2 & L-3 OF FASHION PLANTATION INTO LOTS HEREBY DESIGNATED AS LOTS 1 THROUGH 42, RIVER PLACE ESTATES PHASE 1, PARCEL 100 OF LOTS 18 & 19 OF FASHION PLANTATION & PARCELS 101, 102 & 103 (CALCULATED) OF LOTS 18, 19 & 20 OF FASHION PLANTATION THE LOTS EAST OF THE UNION PACIFIC RAILROAD ARE SITUATED IN SECTIONS 12 & 13, T-13-S, R-80-E HAHNVILLE, ST. CHARLES PARISH, LOUISIANA

APPROVED: *Math Jurel* 11/1/2021 DATE
 PARISH PRESIDENT
Leann Young 12/14/2023 DATE
 PLANNING & ZONING COMMISSION CHAIRMAN
Melvin Bell 11/13/2021 DATE
 CHAIRMAN OF THE COUNCIL
[Signature] 12/31/2023 DATE
 DEVELOPER

RECORDED IN THE CLERK OF COURTS OFFICE
 ST. CHARLES PARISH ON THE 12TH
 DAY OF JANUARY, 2024, IN BOOK 061
 FOLIO 84 ENTRY # 457274



DEVELOPER: JCR ST. CHARLES, LLC
 1238 RIVER ROAD
 GERRITSMAN, LA 70047
 OWNER: PORTION OF LOT 19
 PORTION OF LOT 20
 P.O. BOX 510
 BOULTE, LA 70039
 LOT L-1, LOT L-2 & LOT L-3
 JCR ST. CHARLES, LLC
 1238 RIVER ROAD
 GERRITSMAN, LA 70047

SURVEYOR'S NOTES:
 A. PRIVATE SUBDIVISION COVENANTS WHERE PARISH REGULATORY AND ZONING RESTRICTIONS APPLY.
 B. SURVEYOR HAS REVIEWED ALL RECORDS AND RECORDS ON FILE WITH THE PARISH AND STATE.
 C. DRAINAGE DISCHARGE WILL BE LOCATED AT THE T & P RAILROAD AND WALL TRAVEL.
 D. THE FINAL PLAT IS BASED UPON AN ACTUAL SURVEY MADE BY STEPHEN P. FLANN, P.L.L.C., THE SURVEYOR, AND HIS FIELD NOTES AND RECORDS ON FILE WITH THE PARISH AND STATE.
 E. THE FINAL PLAT IS BASED UPON THE RECORDS OF THE SURVEY MADE BY STEPHEN P. FLANN, P.L.L.C., THE SURVEYOR, AND HIS FIELD NOTES AND RECORDS ON FILE WITH THE PARISH AND STATE.
 F. THE SURVEYOR HAS REVIEWED ALL RECORDS AND RECORDS ON FILE WITH THE PARISH AND STATE.
 G. THE SURVEYOR HAS REVIEWED ALL RECORDS AND RECORDS ON FILE WITH THE PARISH AND STATE.
 H. THE SURVEYOR HAS REVIEWED ALL RECORDS AND RECORDS ON FILE WITH THE PARISH AND STATE.
 I. THE SURVEYOR HAS REVIEWED ALL RECORDS AND RECORDS ON FILE WITH THE PARISH AND STATE.
 J. THE SURVEYOR HAS REVIEWED ALL RECORDS AND RECORDS ON FILE WITH THE PARISH AND STATE.
 K. THE SURVEYOR HAS REVIEWED ALL RECORDS AND RECORDS ON FILE WITH THE PARISH AND STATE.
 L. THE SURVEYOR HAS REVIEWED ALL RECORDS AND RECORDS ON FILE WITH THE PARISH AND STATE.
 M. THE SURVEYOR HAS REVIEWED ALL RECORDS AND RECORDS ON FILE WITH THE PARISH AND STATE.
 N. THE SURVEYOR HAS REVIEWED ALL RECORDS AND RECORDS ON FILE WITH THE PARISH AND STATE.
 O. THE SURVEYOR HAS REVIEWED ALL RECORDS AND RECORDS ON FILE WITH THE PARISH AND STATE.
 P. THE SURVEYOR HAS REVIEWED ALL RECORDS AND RECORDS ON FILE WITH THE PARISH AND STATE.
 Q. THE SURVEYOR HAS REVIEWED ALL RECORDS AND RECORDS ON FILE WITH THE PARISH AND STATE.
 R. THE SURVEYOR HAS REVIEWED ALL RECORDS AND RECORDS ON FILE WITH THE PARISH AND STATE.
 S. THE SURVEYOR HAS REVIEWED ALL RECORDS AND RECORDS ON FILE WITH THE PARISH AND STATE.
 T. THE SURVEYOR HAS REVIEWED ALL RECORDS AND RECORDS ON FILE WITH THE PARISH AND STATE.
 U. THE SURVEYOR HAS REVIEWED ALL RECORDS AND RECORDS ON FILE WITH THE PARISH AND STATE.
 V. THE SURVEYOR HAS REVIEWED ALL RECORDS AND RECORDS ON FILE WITH THE PARISH AND STATE.
 W. THE SURVEYOR HAS REVIEWED ALL RECORDS AND RECORDS ON FILE WITH THE PARISH AND STATE.
 X. THE SURVEYOR HAS REVIEWED ALL RECORDS AND RECORDS ON FILE WITH THE PARISH AND STATE.
 Y. THE SURVEYOR HAS REVIEWED ALL RECORDS AND RECORDS ON FILE WITH THE PARISH AND STATE.
 Z. THE SURVEYOR HAS REVIEWED ALL RECORDS AND RECORDS ON FILE WITH THE PARISH AND STATE.

LOT	AREA (SQ. FT.)	LOT	AREA (SQ. FT.)
1	11,673.50	31	11,611.50
2	11,726.50	32	11,572.50
3	11,625.50	33	11,502.50
4	11,653.50	34	11,488.50
5	11,340.50	35	11,228.50
6	11,279.50	36	11,181.50
7	11,418.50	37	11,154.50
8	11,458.50	38	11,342.50
9	11,502.50	39	11,202.50
10	11,534.50	40	11,267.50
11	11,573.50	41	11,228.50
12	11,611.50	42	11,228.50
13	11,650.50	STREET	11,253.50
14	11,689.50		
15	11,727.50		

LEGEND:
 • LOT CORNER SET
 ○ 1/2" IRON ROD FOUND
 ⊗ IRON ROD
 ⊙ IRON ROD
 ⊙ IRON ROD
 ⊙ IRON ROD

SURVEY REFERENCE:
 1. SUBDIVISION OF THE EAST ONE HALF OF LOT 18, 20, 21 & 22 OF FASHION PLANTATION BY J.E. LARRY, C.E. DATED JANUARY 8, 1978.
 2. SUBDIVISION OF LOTS 16, 17 & 18 OF FASHION PLANTATION BY LUCY C. GIBSON, P.L.L.C. DATED JULY 1, 1978.
 3. SUBDIVISION OF LOTS 16, 17 & 18 OF FASHION PLANTATION BY JOHN E. WALKER, P.L.L.C. DATED JANUARY 13, 1978.
 4. SUBDIVISION OF LOTS 16, 17 & 18 OF FASHION PLANTATION BY JOHN E. WALKER, P.L.L.C. DATED JANUARY 13, 1978.
 5. SUBDIVISION OF LOTS 16, 17 & 18 OF FASHION PLANTATION BY JOHN E. WALKER, P.L.L.C. DATED JANUARY 13, 1978.
 6. SURVEY OF THE SURVEY OF LOTS 18, 19 & 20 OF FASHION PLANTATION BY J.E. LARRY, C.E. DATED 1978.
 7. A RESUBDIVISION OF A PORTION OF A SUBDIVISION OF LOTS 16, 17 & 18 OF FASHION PLANTATION INTO LOTS L-1, L-2 & L-3 BY LUCY C. GIBSON, P.L.L.C. DATED NOVEMBER 8, 2018.

BASIS OF BEARING: BEARINGS HEREBY ARE ESTABLISHED BY THE ORIGINAL PLAT PLANE COORDINATE SYSTEM, LANSAM SOUTH ZONE TIME LONG LENS SHARPEST SOLUTION DATED 5/20/2017, NAD83.

FLOOD NOTE: THE SURVEYOR HAS REVIEWED THE FLOOD INSURANCE RATE MAP NUMBER 22016-2-210 DATED 6/11/1992.

RIVERLANDS SURVEYING COMPANY
 605 HAWLOCK STREET
 LAFAYETTE, LA 70508
 504-285-0202

REGISTERED PROFESSIONAL SURVEYOR
 STATE OF LOUISIANA
 REG. NO. 4658
 P.L.L.C.

DATE: NOVEMBER 13, 2023
 DRAWING NO.: MATR1-00007
 SHEET NO.: 1 OF 1
 SURVEY NO.: P.L. NO. 4688

APPROVED: *Stephen P. Flann*
 SURVEYOR

RESTRICTIVE COVENANTS RECORDED AT
 COB 244 P. 155
 ENTRY # 457274