

**ACT OF DEDICATION AND
GRANT OF SERVITUDES**

UNITED STATES OF AMERICA

STATE OF LOUISIANA

BY: JCJR ENTERPRISES, LLC

PARISH OF ST. CHARLES

TO: PARISH OF ST. CHARLES

BE IT KNOWN, that on this _____ day of _____, in the year of Our Lord two thousand and seventeen (2017),

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 ENTERPRISES, LLC, a Louisiana limited liability company, represented by its managing member, Joel Chaisson, II, duly authorized by virtue of a Certificate of Authority, a copy of which is annexed to the original of this Act of Dedication.

Who after being duly sworn, declared unto me, Notary, that it is the owner of a certain tract of real property situated on the East Bank of St. Charles Parish, which lands are designated as ASHTON OAKS SUBDIVISION, being a resubdivision of the Robert, Elmore and Ella Gassen Tract and the Irby Baudin Tract, Section 54, T13S, R21E, and Sections 88 and 89 of T13S, R20E, of the Southeastern Land District West of the Mississippi River, Parish of St. Charles, Louisiana.

JCJR ENTERPRISES, LLC further declared unto me that it has caused that portion of the above property designated as ASHTON OAKS SUBDIVISION on the survey by Ralph P. Fontcuberta, Jr., PLS., Project Number 9232, dated March 3, 2017, 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 part hereon; and

JCJR ENTERPRISES, LLC further declared unto me, Notary, that on the aforesaid plan of resubdivision it has laid out certain streets within ASHTON OAKS SUBDIVISION which are named and identified in accordance with the annexed plan of Ralph P. Fontcuberta, Jr, P.L.S, as Meg Lane, Caesar Court, and Ashton Oaks Lane. Also by this Act, JCJR ENTERPRISES, LLC does hereby create the streets identified below as being a part of ASHTON OAKS SUBDIVISION, the description of which streets is as follows, to-wit:

Legal Description of the portions of ASHTON OAKS to be dedicated in fee simple title to St. Charles Parish upon final approval of the subdivision.

A DEDICATION IN FEE SIMPLE TITLE TO THE PARISH OF ST. CHARLES, LOUISIANA, SITUATED WITHIN THE SUBDIVISION KNOWN AS ASHTON OAKS, BOUNDED TO THE NORTH BY GASSEN SUBDIVISION ADDITION NUMBER 2 AND HIDDEN OAKS SUBDIVISION PHASE I, THE EAST BY HIDDEN OAKS SUBDIVISION PHASE II, THE SOUTH BY BOUTTE CANAL, AND THE WEST BY CAPE SOUND AT ASHTON PLANTATION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT, WHICH IS ALSO THE POINT OF BEGINNING, BEING THE COMMON CORNER OF THE SOUTHERLY RIGHT-OF-WAY OF MEG LANE, LOT 51 OF HIDDEN OAKS SUBDIVISION PHASE II, AND LOT 3 OF ASHTON OAKS SUBDIVISION;

PROCEED THENCE N56°49'42"W A DISTANCE OF 113.86 FEET;

THENCE S33°10'18"W A DISTANCE OF 218.01 FEET;

THENCE N65°04'51"W A DISTANCE OF 50.52 FEET;

THENCE N33°10'18"E A DISTANCE OF 2,050.55 FEET;

THENCE ALONG A TANGENTIAL CURVE TO THE LEFT, WITH AN ARC LENGTH OF 23.55 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 53°58'05", A CHORD BEARING OF N6°11'15"E, AND A CHORD LENGTH OF 22.69 FEET;

THENCE ALONG A CURVE REVERSING TO THE RIGHT, WITH AN ARC LENGTH OF 113.86 FEET, A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 108°43'55", A CHORD BEARING OF N33°34'10"E, AND A CHORD LENGTH OF 97.53 FEET;

THENCE ALONG A NON-TANGENTIAL LINE N62°43'20"W A DISTANCE OF 96.53 FEET;

THENCE N33°25'23"E A DISTANCE OF 29.56 FEET;

THENCE S64°32'15"E A DISTANCE OF 263.39 FEET;

THENCE S32°55'10"W A DISTANCE OF 37.92 FEET;

THENCE N62°43'20"W A DISTANCE OF 107.36 FEET;

THENCE ALONG A NON-TANGENTIAL CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 126.21 FEET, A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 120°31'10", A CHORD BEARING OF S26°52'48"W, AND A CHORD LENGTH OF 104.19 FEET;

THENCE ALONG A CURVE REVERSING TO THE LEFT, WITH AN ARC LENGTH OF 23.55 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 53°58'05", A CHORD BEARING OF S60°09'21"W, AND A CHORD LENGTH OF 22.69 FEET;

THENCE ALONG A TANGENTIAL LINE S33°10'18"W A DISTANCE OF 583.30 FEET;

THENCE S56°49'42"E A DISTANCE OF 108.83 FEET;

THENCE S32°55'10"W A DISTANCE OF 50.00 FEET;

THENCE N56°49'42"W A DISTANCE OF 109.05 FEET;

THENCE S33°10'18"W A DISTANCE OF 1,141.99 FEET;

THENCE S56°49'42"E A DISTANCE OF 114.08 FEET;

THENCE S32°55'10"W A DISTANCE OF 50.00 FEET;

BACK TO THE POINT OF BEGINNING. AS SHOWN ON THE FINAL PLAT OF ASHTON OAKS SUBDIVISION BY RALPH P. FONTCUBERTA, JR. PLS, PROJECT NUMBER 9233 DATED MARCH 3, 2017 AND ALTOGETHER CONTAINING 3.074 ACRES (133902 SQUARE FEET), MORE OR LESS.

The said appearer further declared unto me, Notary, that on the aforesaid plan it has also designated and labeled various servitudes for utility and drainage purposes.

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 Meg Lane, Caesar Court, and Ashton Oaks Lane as hereinabove

described and does hereby grant the various servitudes for utility and drainage purposes, all as shown on the annexed plan by Ralph P. Fontcuberta, Jr., P.L.S., dated March 3, 2017, 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 servitudes 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 Meg Lane, Caesar Court, and Ashton Oaks Lane, only as far as said streets are located within the ASHTON OAKS SUBDIVISION;
2. The herein grant of the various servitudes for utility and drainage purposes shall constitute the granting only of a right of use being a limited personal servitude in favor of St. Charles Parish.
3. 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 ASHTON OAKS SUBDIVISION, 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 Meg Lane, Caesar Court, Ashton Oaks Lane, 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.
4. The herein dedication of streets and grant of servitudes for utility and drainage purposes are made by the appearer without any warranty whatsoever, except as provided herein.
5. Appearer warrants that all servitudes and streets have been placed within the servitudes granted herein.
6. 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 a public street. The Parish must further bind and obligate itself to use the utility and drainage servitudes granted herein only for utility and drainage purposes.

7. 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.
8. The grant 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 street dedicated herein to any of the lots in the ASHTON OAKS SUBDIVISION.
9. The dedication and grant made herein are made subject to any existing servitudes affecting the ASHTON OAKS SUBDIVISION, such as by way of illustration but not limitation, pipeline servitudes and levees.
10. The herein dedication and grant shall inure to the benefit of St. Charles Parish or any successor governmental body of St. Charles Parish, which shall be bound by all of the terms and conditions hereof.
11. Appearer warrants that the herein dedication of streets and grant of servitudes are free of any liens and/or encumbrances and that no lots in ASHTON OAKS SUBDIVISION 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 Larry Cochran, Parish President, duly authorized by virtue of Ordinance of said Parish adopted on _____, a certified copy of which is annexed hereto and made 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 have been satisfactorily completed in accordance with all requirements, and that all utility and drainage facilities in ASHTON OAKS SUBDIVISION 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 ENTERPRISES, LLC

NAME:

BY: JOEL T. CHAISSON, II

NAME:

NOTARY PUBLIC
ROBERT L. RAYMOND
LSBA BAR NO. 11408

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

NAME:

BY: LARRY COCHRAN
PARISH PRESIDENT

NAME:

NOTARY PUBLIC
ROBERT L. RAYMOND
LSBA BAR NO. 11408