

Ord.

2002-0443

INTRODUCED BY: ALBERT D. LAQUE, PARISH PRESIDENT
(DEPT. OF PLANNING & ZONING)

ORDINANCE NO. 02-10-11

An ordinance approving and authorizing the execution of
an Act of Dedication for Fashion Plantation Estates
Phase II Subdivision.

WHEREAS, Fashion Plantation Estates, LLC are the owners and developers of
property located in Sections 7, 8, 75 & 76, T13S R20E, St. Charles Parish,
LA and indicated on a Final Plat prepared by Lucien C. Gassen, PLS, and
dated September 21, 2002 as a Resubdivision of a portion of Lots 11, 12,
& 13 of Fashion Plantation, St. Charles Parish, LA; and,

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

WHEREAS, all required administrative reviews and approvals have been effected
relative to said subdivision.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. That the attached Act of Dedication for Fashion Plantation Estates,
LLC for Fashion Plantation Estates, Phase II which includes Lots 200-246, Lots 248-
283, Lots 285-307, Parcel A, Parcel B, Parcel C, Parcel D, Parcel E; and South Fashion
Boulevard, General Lee Drive, Natchez Court, General Taylor Drive, and Union Drive is
hereby approved and accepted.

SECTION II. That the Parish President is hereby authorized to execute the
attached 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: FAUCHEUX, HILAIRE, ABADIE, AUTHEMENT, BLACK, MARINO
NAYS: MINNICH
ABSENT: RAMCHANDRAN, FABRE

And the ordinance was declared adopted this 21st day of October 2002,
to become effective five (5) days after publication in the Official Journal.

CHAIRMAN *Albert D. Laque*
SECRETARY *Barbara G. Gass*
DLVD/PARISH PRESIDENT October 22, 2002
APPROVED DISAPPROVED
PARISH PRESIDENT *Albert D. Laque*
RETD/SECRETARY *October 22, 2002*
AT 10:49 AM RECD BY: *BJJ*

RECORDED IN THE ST. CHARLES PARISH
CLERK OF COURT OFFICE
ON 10-23-02
AS ENTRY NO. 271858
IN MORTGAGE/CONVYANCE BOOK
NO. 609 FOLIO 560

Act of Dedication

United States of America

State of Louisiana

Parish of St. Charles

By: Fashion Plantation Estates, LLC

To: St. Charles Parish

BE IT KNOWN, that on this 23rd. day of October, in the year of Our Lord Two Thousand Two (2002),

BEFORE ME, Lloyd Joseph Frickey, a Notary Public, duly commissioned and qualified in and for the Parish of St. Charles, State of Louisiana, therein residing, and in the presence of the two competent witnesses hereinafter named and undersigned,

Personally came and appeared:

Fashion Plantation Estates, LLC, a Louisiana Limited liability company, domiciled in St. Charles Parish, Louisiana, herein represented by Dr. Ray J. Matherne, Manager, and whose mailing address is Post Office Box 330, Des Allemands, Louisiana 70030,

(Hereafter referred to as "Developer")

Mailing address: Post Office Box 330
Des Allemands, LA 70030

Developer declared unto me, Notary, that it (Fashion Plantation Estates, LLC) is the owner of one or more tract of Real Property situated in Hahnville, Parish of St. Charles Parish, State of Louisiana, herein described as follows:

ONE CERTAIN LOT OR PORTION OF GROUND, together with all buildings and improvements thereon, and all rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in Hahnville, St. Charles Parish, Louisiana, and according to a survey prepared by Lucien C. Gassen, Surveyor, dated March 24, 1998, entitled "Survey of Lots 11, 12 and 13, Fashion Plantation, in Sections 7, 8, 75 and 76, Township 13 South, Range 20 East, St. Charles Parish, Louisiana", said portion of ground is described as follows: Commencing at a point at the intersection of the southern boundary line of Louisiana Highway 18 and the line dividing Lots 11 and 12 of Fashion Plantation, thence running N 41 degrees 37' 26" W along the southern boundary line of Louisiana Highway 18 for a distance of 72.47 feet to a point; thence running South 49 degrees 55 feet 39 inches West for a distance of 224.10 feet to a point: thence running North 32 degrees 03 feet 39 inches West for a distance of 154.62 feet to a point on the line dividing Lots 12 and 13 of Fashion Plantation; thence running South 57 degrees 56 feet 21 inches West for a distance of 310.97 feet to a point; thence South 30 degrees 37 feet 26 inches East for a distance of 199.08 feet to a point: and thence running North 57 degrees 29 feet 38 inches East for a distance of 544.90 feet to the point of beginning. Acquired from Laura Dube Neylon on April 20, 1998, by act before Leon C. Vial, III, Notary Public, recorded in COB 535, folio 873, St. Charles Parish, Louisiana; Vial interest acquired from RJM Enterprises, Inc. by act before Leon C. Vial, III, Notary, on May 28, 1998, recorded in COB 542, folio 308, St. Charles Parish, Louisiana.

A CERTAIN TRACT OF LAND, together with all buildings and improvements thereon, and all rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in Hahnville, St. Charles Parish, Louisiana, on the right descending bank of the Mississippi River, measuring two (2) arpents front on said River by 56 arpents in depth, between opening lines about one degree, also the batture in front of said property, and all accessions and accretion thereto, being Lots 12 & 13 of the Subdivision of the Fashion Plantation bounded above by the property formerly of Leon C. Vial and below of the Estate of C. A. Caillet, LESS AND EXCEPT: (1) That property sold to the State of Louisiana in act recorded at COB 111, folio 275; and (2) ONE CERTAIN LOT OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in Hahnville, St. Charles Parish, State of Louisiana, and according to a survey prepared by Lucien C. Gassen, Surveyor,

dated March 24, 1998, entitled "Survey of Lots 11, 12, & 13, Fashion Plantation, in Section 7, 8, 75 & 76, Township 13 South, Range 20 East, St. Charles Parish, Louisiana", said portion of ground is described as follows: Commencing at a point at the intersection of the southerly right-of-way line of Louisiana Highway 18 and the line dividing Lots 11 and 12 of Fashion Plantation, thence running N 41 degrees 37' 26" W for a distance of 96.18 feet to a point ; thence running N 42 degrees 15' 08" W for a distance of 101.61 feet to a point; thence running N 42 degrees 09' 52" W for a distance of 198.46 feet to a point on the easterly line of Fashion Terrace Subdivision; thence running S 58 degrees 23' 04" W for a distance of 445.35 feet to a point; thence running S 30 degrees 37' 26" E for a distance of 198.90 feet to a point; thence running S 57 degrees 56' 21" W for a distance of 25.83 feet, more or less, to a point; thence running S 30 degrees 37' 26" E for a distance of 199.08 feet to a point the line dividing Lots 11 and 12 of Fashion Plantation; and thence running N 57 degrees 29' 38" E for a distance of 544.90 feet to the point of beginning. Acquired from Gennaro E. Duhe, et al by act dated April 20, 1998, before Leon C. Vial, III, Notary, recorded in COB 535, folio 877, St. Charles Parish; Vial interest acquired from RJM Enterprises, Inc. by act before Leon C. Vial, III, Notary, on May 28, 1998, recorded in COB 542, folio 308, St. Charles Parish, Louisiana.

A CERTAIN TRACT OF LAND together with all the buildings and improvements thereon, and all rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in Mahenville, St. Charles Parish, Louisiana, on the right bank of the Mississippi River, measuring one (1) arpent front on said River by 54 arpents in depth between lines opening towards the rear about one-half degree, which tract is bounded above by property of Edward Duhe and below by that of C. Mercier, and being Lot No. 11 on a plan of survey made by Owen McLeran, C.E., dated December 1882, and according to survey by George A. Grandjean, C.E., dated January 10, 1892, the northwest or upper rear corner of said tract is located N 60 degrees 7" E 75.9 chains and S 39 degrees 45' E 15.56 chains from the northwest or upper rear corner of Section 75, Township 13 South, Range 20 East; together with all the batture, accretion and alluvion appertaining thereto, said tract lies in Section 7 and 76, Township 13 South, Range 20 East, containing in all 47 acres, more or less. LESS AND EXCEPT: any and all property sold to Louisiana State Dept. of Highways recorded in COB 111, folio 506 and COB 250, folio 111, St. Charles Parish. Acquired from Cyril A. Caillet, Jr., et als by act before Leon C. Vial, III, Notary, on May 1, 1998, recorded in COB 536, folio 592; Vial interest acquired from RJM Enterprises, Inc. by act before Leon C. Vial, III, Notary, on May 28, 1998, recorded in COB 542, 308, St. Charles Parish, Louisiana.

Developer further declared unto me, Notary, they have developed the above described property into a residential development described as Fashion Plantation Estates Phase II, which has been divided into lots and streets, all in accordance with a copy of a "Survey of Fashion Plantation Estates Phase II, a resubdivision of a portion of Lots 11, 12, and 13 of Fashion Plantation in Section 7, 8, 75 and 76, Township 13 South, Range 20 East, St. Charles Parish, Louisiana, said map is done by Lucien C. Gassen, PLS, dated September 21, 2002, herein attached and made a part hereof.

Developer further declared that on the aforesaid plan the streets laid out are named and identified as South Fashion Boulevard and General Lee Drive, Natchez Court, General Taylor Drive, Union Drive,

"See Exhibit "A" property description for right-of-way for the aforementioned streets.

Developer further declared to me, Notary, that the aforesaid plan of subdivision in has also designated and labeled various servitudes for utility and drainage purposes; and

Developer further declared unto me, Notary, that under the covenants, conditions, and stipulations hereafter recited it does by these presents, dedicate those streets as hereinabove described, and does hereby grant the various servitudes for utility and drainage purposes, all as shown on the annexed Plan of Subdivision for public use, unto and in favor of the Parish of St. Charles, and to the public in general, and

Developer 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 fee ownership of the property covered by the streets identified hereinabove.

(2)

Developer does hereby reserve all right of ownership of all of the oil, gas and other minerals in, on, and under the property covered and affected by the streets identified hereinabove. In that connection, Developer does, however, agree to prohibit the use of any part of the surface of any of the property covered by the streets with respect to the exploration, development or production of minerals pursuant to this reservation. This reservation is made in accordance with Developer's plan and intention to reserve all mineral rights in, on and under all of the lots in Fashion Plantation Estates Phase II, whereby, however, Developer will likewise impose a restriction on the entire subdivision against the use of the surface of any lot for the exploration, development or production of minerals, or by any other binding measure of street surface operations in regard to mineral exploration in this subdivision.

(3)

The dedication of these streets are made by Developer without any warranty whatsoever except as provided for herein.

(4)

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.

(5)

This dedication and grant is conditioned upon St. Charles Parish maintaining and policing the streets dedicated herein.

(6)

Developer warrants that the herein dedication of streets is free of any liens and/or encumbrances.

(7)

The dedication and grant made herein is made subject to any existing servitudes affecting Developer, such as by way of illustration but not limitation, pipeline servitudes and levees.

(8)

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 bounded by all of the terms and conditions hereof.

(9)

Developer warrants that the streets drainage ditches, and/or subsurface drainage, sewerage and other public utilities have been constructed within the bounds of the servitude herein granted.

(10)

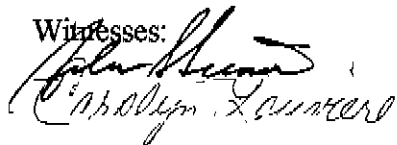
Developer does by these presents dedicate to St. Charles Parish two certain parcels of ground designated as Parcel "D" and Parcel "E" as per map of Lucien C. Gassen attached and made a part hereof. Parcels "D" and "E" are described as follows: See attached "Exhibit "B". Should the location of the "future roadway" change, St. Charles Parish and Developer agrees to the relocation and parcels will be relocated by Developer. This dedication is for a future roadway.


(11)

Fashion Plantation Estates, LLC, its successors and/or assigns herein agree to maintain the trees along the dedicated streets to Fashion Plantation Phase II for a period of five (5) years from acceptance of the dedication by St. Charles Parish. Fashion Plantation Estates, LLC will assume responsibility for removing or maintaining any trees, which are requested to be removed by St. Charles Parish through its Public Works Director that are within the dedicated right-of-way during this time period.

Thus done and signed by St. Charles Parish, in triplicate originals, in the Parish of St. Charles, Louisiana, on the 23rd. day of October, 2002, before me, Louis Authement, a Notary Public, duly commissioned in and for the Parish of St. Charles Louisiana, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said St. Charles Parish and me, Notary, after reading of the whole.

Witnesses:


Abdullah Loureiro


Notary Public

St. Charles Parish

By:



Albert D. Laque
President

AND NOW, to these presents personally came and intervened:

ST. CHARLES PARISH, herein appearing by and through Albert Laque, Parish President, duly authorized by virtue of Ordinance #2002-0443 of said Parish adopted on October 21, 2002, a certified copy of which is annexed hereto and made a 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 utility and drainage facilities have been likewise satisfactorily completed in accordance with all requirements and St. Charles Parish does hereby accept all of said street and utility and drainage facilities and assumes the maintenance thereof

This Act of Dedication and acceptance was approved and accepted by The St. Charles Parish Council by Ordinance #2002-0443, the 21st. day of October, 2002, a photo copy of which is attached and made a part thereof.

THUS DONE AND SIGNED by Fashion Plantation Enterprises, LLC., per Dr. Ray J. Matherne, Partner, and made a part hereof, in triplicate originals, in the Parish of St. Charles, State of Louisiana, on this 23rd. day of October, 2002, before me, Lloyd Joseph Frickey, a Notary Public, duly commissioned in and for the Parish of St. Charles, State of Louisiana, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said Fashion Plantation Enterprises, LLC., per Dr. Ray J. Matherne, Manager, and me, Notary, after reading of the whole.

WITNESSES:

Paulo Scheynauphe
Melvin Amis

Fashion Plantation, LLC.

Ray J. Matherne
Dr. Ray J. Matherne
Manager

Lloyd Joseph Frickey
Notary Public

**CERTIFICATE OF AUTHORIZATION
FOR FASHION PLANTATION ESTATES, L.L.C.**

The undersigned, being the only members of FASHION PLANTATION ESTATES, L.L.C. (the "Company") and acting in such capacity, hereby certify:

That at a meeting of the Members of the Company held on the 21st day of October, 2002, the following resolution was unanimously adopted:

Approval of Act of Dedication

RESOLVED, that Dr. Ray J. Matherne, as the Company's Manager, is hereby authorized for and on behalf of this Company to execute an act of dedication in favor of St. Charles Parish for the purpose of dedicating all streets constructed in connection with Fashion Plantation Estates Subdivision Phase II, together with all drainage and utility servitudes relating thereto, all in accordance with such terms and conditions as he deems necessary.

Dated this 21st day of October, 2002.


RJM ENTERPRISES, INC.



DR. DAVID J. VEAL

EXHIBIT "A"

PROPERTY DESCRIPTION
FASHION PLANTATION ESTATES
PHASE II
RIGHT OF WAY FOR SOUTH FASHION BOULEVARD

A certain tract of land situated in the Parish of St. Charles, State of Louisiana located in Sections 7, 8, 75 and 76, Township 13 South, Range 20 East and being more particularly described as follows:

From the intersection of the southerly right of way line of the Union Pacific Railroad (formerly Texas and Pacific Railroad) and the westerly boundary of Lot 13 of Fashion Plantation, proceed S57°40'52"E a distance of 240.50 feet to the POINT OF BEGINNING, thence continue S57°40'52"E a distance of 94.00 feet, thence S32°19'08"W a distance of 110.09 feet, thence S37°43'52"W a distance of 130.05 feet, thence S32°22'57"W a distance of 130.07 feet to a point of curvature, thence along the arc of a curve to the right, having a radius of 260.00 feet a distance of 111.81 feet, thence S57°01'15"W a distance of 483.12 feet to a point of curvature, thence along the arc of a curve to the right, having a radius of 2000.00 feet a distance of 245.10 feet to a point of curvature of a reverse curve, thence along the arc of said curve to the left, having a radius of 2000.00 feet a distance of 245.10 feet, thence S57°01'15"W a distance of 331.40 feet, thence S49°23'23"W a distance of 100.89 feet, thence S53°59'36"W a distance of 143.40 feet to a point of curvature, thence along the arc of a curve to the right, having a radius of 957.00 feet a distance of 46.82 feet, thence S56°47'40"W a distance of 683.61 feet, thence S32°58'45"E a distance of 4.09 feet, thence S57°01'15"W a distance of 100.00 feet to a point of curvature, thence along the arc of a curve to the left, having a radius of 1585.88 feet a distance of 97.56 feet to a point of curvature of a reverse curve, thence along the arc of said curve to the right, having a radius of 1585.88 feet a distance of 97.56 feet, thence S57°01'15"W a distance of 244.14 feet to a point of curvature, thence along the arc of a curve to the right, having a radius of 580.00 feet a distance of 142.80 feet to a point of curvature of a reverse curve, thence along the arc of said curve to the left, having a radius 375.50 feet a distance of 89.79 feet, thence S57°25'33"W a distance of 1600.00 feet to a point of curvature, thence along the arc of a curve to the left, having a radius of 777.68 feet a distance of 131.92 feet to a point of curvature of a reverse curve, thence along the arc of said curve to the right, having a radius of 750.00 feet a distance of 121.92 feet, thence S57°01'15"W a distance of 1300.00 feet, thence S42°59'04"W a distance of 103.08 feet, thence S57°01'15"W a distance of 211.35 feet to a point on the northeasterly right of way of Louisiana Highway 3127, thence N26°30'08"W along said right of way a distance of 100.64 feet, thence N57°01'15"E a distance of 200.00 feet, thence N71°03'25"E a distance of 103.08 feet, thence N57°01'15"E a distance of 832.37 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 39.27 feet, thence N32°58'45"W a distance of 25.00 feet, thence N57°01'15"E a distance of 50.00 feet, thence S32°58'45"E a distance of 25.00 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 39.27 feet, thence N57°01'15"E a

distance of 367.63 feet to a point of a curvature, thence along the arc of a curve to the left, having a radius of 700.00 feet a distance of 66.90 feet to a point of curvature of a compound curve, thence along the arc of said curve to the left, having a radius of 25.00 feet a distance of 43.64 feet to a point of curvature of a compound curve, thence along the arc of said curve to the right, having a radius of 278.82 feet a distance of 20.58 feet, thence N49°05'58"E a distance of 50.10 feet to a point on a non-tangent curve, thence along the arc of said curve to the left, having a radius of 228.82 feet a distance of 30.00 feet to a point of curvature of a compound curve, thence along the arc of said curve to the left, having a radius of 25.00 feet a distance of 33.17 feet to a point of curvature of a reverse curve, thence along the arc of said curve to the right, having a radius of 827.68 feet a distance of 85.73 feet, thence N57°25'33"E a distance of 1218.67 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 39.27 feet, thence N32°34'27"W a distance of 25.00 feet, thence N57°25'33"E a distance of 50.00 feet, thence S32°34'27"E a distance of 25.00 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 39.27 feet, thence N57°25'33"E a distance of 281.33 feet to a point of curvature, thence along the arc of a curve to the right, having a radius of 425.50 feet a distance of 101.75 feet to a point of curvature of a reverse curve, thence along the arc of said curve to the left, having a radius of 530.00 feet a distance of 130.49 feet, thence N57°01'15"E a distance of 25.00 feet, thence N32°58'45"W a distance of 30.00 feet, thence N57°01'15"E a distance of 318.83 feet to a point of curvature, thence along the arc of a curve to the left, having a radius of 89.00 feet a distance of 68.26 feet, thence N32°58'45"W a distance of 124.94 feet, thence N57°01'15"E a distance of 60.00 feet, thence S32°58'45"E a distance of 124.00 feet, thence N57°01'15"E a distance of 75.00 feet, thence N57°33'36"E a distance of 60.00 feet to a point on a non-tangent curve, thence along the arc of said curve to the left, having a radius of 25.00 feet a distance of 39.37 feet, thence N56°47'40"E a distance of 573.23 feet to a point of curvature, thence along the arc of a curve to the left, having a radius of 887.00 feet a distance of 151.82 feet, thence N52°17'12"E a distance of 106.01 feet, thence N57°01'15"E a distance of 365.00 feet to a point of curvature, thence along the arc of a curve to the right, having a radius of 2070.00 feet a distance of 253.68 feet to a point of curvature of a reverse curve, thence along the arc of said curve to the left, having a radius of 1930.00 feet a distance of 236.52 feet, thence N57°01'15"E a distance of 483.12 feet to a point of curvature, thence along the arc of a curve to the left, having a radius of 190.00 feet a distance of 81.70 feet, thence N32°22'57"E a distance of 134.52 feet, thence N26°13'41"E a distance of 110.65 feet, thence N32°19'08"E a distance of 125.00 feet to the POINT OF BEGINNING, all in accordance with a plan entitled "Fashion Plantation Estates, Phase II" by Lucien C. Gassen, dated September 21, 2002.

PROPERTY DESCRIPTION
FASHION PLANTATION ESTATES
PHASE II
RIGHT OF WAY FOR UNION DRIVE

A certain tract of land situated in the Parish of St. Charles, State of Louisiana located in Sections 7 and 8, Township 13 South, Range 20 East and being more particularly described as follows:

From the intersection of the southerly right of way line of the Union Pacific Railroad (formerly Texas and Pacific Railroad) and the westerly boundary of Lot 13 of Fashion Plantation, proceed S57°40'52"E a distance of 240.50 feet, thence S32°19'08"W a distance of 125.00 feet to the POINT OF BEGINNING, thence S26°13'41"W a distance of 110.65 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 39.30 feet, thence N57°40'52"W a distance of 329.96 feet to the northwesterly line of Fashion Plantation Estates, Phase II, thence N58°23'04"E along said line a distance of 66.79 feet, thence S57°40'52"E a distance of 288.87 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 39.27 feet to the POINT OF BEGINNING all in accordance with a plan entitled "Fashion Plantation Estates, Phase II" by Lucien C. Gassen, dated September 21, 2002.

PROPERTY DESCRIPTION
FASHION PLANTATION ESTATES
PHASE II
RIGHT OF WAY FOR UNION DRIVE
(CUL-DE-SAC)

A certain tract of land situated in the Parish of St. Charles, State of Louisiana located in Sections 7 and 8, Township 13 South, Range 20 East and being more particularly described as follows:

From the intersection of the southerly right of way line of the Union Pacific Railroad (formerly Texas and Pacific Railroad) and the westerly boundary of Lot 13 of Fashion Plantation, proceed S57°40'52"E a distance of 334.50 feet, thence S32°19'08"W a distance of 110.09 feet to a point of curvature, the POINT OF BEGINNING, thence along the arc of a curve to the left, having a radius of 25.00 feet a distance of 54.40 feet to a point of curvature of a reverse curve, thence along the arc of said curve to the right, having a radius of 60.00 feet a distance of 272.44 feet to a point of curvature of a reverse curve, thence along the arc of said curve to the left, having a radius of 25.00 feet a distance of 59.09 feet, thence N37°43'52"E a distance of 130.05 feet to the POINT OF BEGINNING, all in accordance with a plan entitled "Fashion Plantation Estates, Phase II" by Lucien C. Gassen, dated September 21, 2002.

PROPERTY DESCRIPTION
FASHION PLANTATION ESTATES
PHASE II
RIGHT OF WAY FOR GEN. TAYLOR DRIVE

A certain tract of land situated in the Parish of St. Charles, State of Louisiana located in Sections 7 and 8, Township 13 South, Range 20 East and being more particularly described as follows:

From the intersection of the southerly right of way line of the Union Pacific Railroad (formerly Texas and Pacific Railroad) and the westerly boundary of Lot 13 of Fashion Plantation, proceed S58°23'04"W a distance of 233.77 feet, thence S57°40'52"E a distance of 87.96 feet to the POINT OF BEGINNING, thence continue S57°40'52"E a distance of 122.45 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 27.90 feet, thence S58°23'04"W a distance of 838.44 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 39.86 feet, thence S32°58'45"E a distance of 187.61 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 36.46 feet to a point on a curve, thence along the arc of a curve to the right, having a radius of 1930.00 feet a distance of 19.28 feet to a point of curvature of a reverse curve, thence along the arc of said curve to the left, having a radius of 2070.00 feet a distance of 90.48 feet to a point on a curve, thence along the arc of a curve to the left, having a radius of 25.00 feet a distance of 41.24 feet, thence N32°58'45"W a distance of 176.17 feet to a point of curvature, thence along the arc of a curve to the right, having a radius of 85.00 feet a distance of 135.54 feet, thence N58°23'04"E a distance of 784.63 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 50.64 feet to the POINT OF BEGINNING, all in accordance with a plan entitled "Fashion Plantation Estates, Phase II" by Lucien C. Gassen, dated September 21, 2002.

PROPERTY DESCRIPTION
FASHION PLANTATION ESTATES
PHASE II
RIGHT OF WAY FOR NATCHEZ COURT

A certain tract of land situated in the Parish of St. Charles, State of Louisiana located in Sections 7 and 8, Township 13 South, Range 20 East and being more particularly described as follows:

From the intersection of the southerly right of way line of the Union Pacific Railroad (formerly Texas and Pacific Railroad) and the westerly boundary of Lot 13 of Fashion Plantation, proceed S57°40'52"E a distance of 240.50 feet, thence S32°19'08"W a distance of 125.00 feet, thence S26°13'41"W a distance of 110.65 feet, thence S32°22'57"W a distance of 134.52 feet to a point of curvature, thence along the arc of a curve to the right, having a radius of 190.00 feet a distance of 81.70 feet, thence S57°01'15"W a distance of 483.12 feet to a point of curvature, thence along the arc of a curve to the right, having a radius of 1930.00 feet a distance of 236.52 feet to a point of curvature of a reverse curve, thence along the arc of said curve to the left, having a radius of 2070.00 feet a distance of 253.68 feet, thence S57°01'15"W a distance of 45.00 feet to the POINT OF BEGINNING, thence continue S57°01'15"W a distance of 110.00 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 39.27 feet, thence N32°58'45"W a distance of 133.42 feet to a point of curvature, thence along the arc of a curve to the left, having a radius of 30.00 feet a distance of 25.23 feet to a point of curvature of a reverse curve, thence along the arc of said curve to the right, having a radius of 60.00 feet a distance of 289.42 feet to a point of curvature of a reverse curve, thence along the arc of said curve to the left, having a radius of 30.00 feet a distance of 25.23 feet, thence S32°58'45"E a distance of 133.42 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 39.27 feet to the POINT OF BEGINNING, all in accordance with a plan entitled "Fashion Plantation Estates, Phase II" by Lucien C. Gassen, dated September 21, 2002.

PROPERTY DESCRIPTION
FASHION PLANTATION ESTATES
PHASE II
RIGHT OF WAY FOR GEN. LEE DRIVE

A certain tract of land situated in the Parish of St. Charles, State of Louisiana located in Sections 7 and 8, Township 13 South, Range 20 East and being more particularly described as follows:

From the intersection of the southerly right of way line of the Union Pacific Railroad (formerly Texas and Pacific Railroad) and the westerly boundary of Lot 13 of Fashion Plantation, proceed S58°23'04"W a distance of 2562.42 feet, thence S32°58'45"E a distance of 120.03 feet to the POINT OF BEGINNING, thence N58°23'04"E a distance of 807.25 feet to a point of curvature, thence along the arc of a curve to the right, having a radius of 85.00 feet a distance of 131.49 feet, thence S32°58'45"E a distance of 183.06 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 39.27 feet, thence S52°17'12"W a distance of 106.01 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 34.89 feet, thence N32°58'45"W a distance of 192.47 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 38.67 feet, thence S58°23'04"W a distance of 720.20 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 39.86 feet, thence S32°58'45"E a distance of 224.22 feet, thence S57°33'36"W a distance of 60.00 feet, thence N32°58'45"W a distance of 310.70 feet to the POINT OF BEGINNING, all in accordance with a plan entitled "Fashion Plantation Estates, Phase II" by Lucien C. Gassen, dated September 21, 2002.

EXHIBIT "B"
PROPERTY DESCRIPTION
PARCEL D
FASHION PLANTATION ESTATES
PHASE II

A certain tract of land situated in the Parish of St. Charles, State of Louisiana located in Sections 7 and 8, Township 13 South, Range 20 East and being more particularly described as follows:

From the intersection of the southerly right of way line of the Union Pacific Railroad (formerly Texas and Pacific Railroad) and the westerly boundary of Lot 13 of Fashion Plantation, proceed S58°23'04"W a distance of 3078.10 feet, thence S32°58'45"E a distance of 549.01 feet to the southeasterly right of way of South Fashion Boulevard, the POINT OF BEGINNING, thence N57°01'15"E along said right of way a distance of 125.00 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 39.27 feet, thence S32°58'45"E a distance of 140.00 feet, thence S57°01'15"W a distance of 100.00 feet, thence N32°58'45"W a distance of 165.00 feet to the southeasterly right of way of South Fashion Boulevard, the POINT OF BEGINNING all in accordance with a plan entitled "Fashion Plantation Estates, Phase II" by Lucien C. Gassen, dated September 21, 2002.

PROPERTY DESCRIPTION
PARCEL E
FASHION PLANTATION ESTATES
PHASE II

A certain tract of land situated in the Parish of St. Charles, State of Louisiana located in Sections 7 and 8, Township 13 South, Range 20 East and being more particularly described as follows:

From the intersection of the southerly right of way line of the Union Pacific Railroad (formerly Texas and Pacific Railroad) and the westerly boundary of Lot 13 of Fashion Plantation, proceed S58°23'04"W a distance of 2978.07 feet to the POINT OF BEGINNING, thence S32°58'45"E a distance of 441.63 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 39.27 feet to the northwesterly right of way of South Fashion Boulevard thence S57°01'15"W along said right of way a distance of 125.00 feet, thence N32°58'45"W a distance of 469.01 feet, thence N58°23'04"E a distance of 100.03 feet to the POINT OF BEGINNING all in accordance with a plan entitled "Fashion Plantation Estates, Phase II" by Lucien C. Gassen, dated September 21, 2002.