

ACT OF DEDICATION

UNITED STATES OF AMERICA

**BY: DESTREHAN PLANTATION
DEVELOPMENT, LLC**

STATE OF LOUISIANA

TO: PARISH OF ST. CHARLES

PARISH OF ST. CHARLES

BE IT KNOWN, that on this ____ day of _____, in the year of Our Lord two thousand and eighteen (2018),

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:

DESTREHAN PLANTATION DEVELOPMENT, LLC, a Louisiana limited liability company appearing herein by and through Paul J. Murray, III, duly authorized as evidenced by the Certificate of Authority dated June 7, 2018, which is attached hereto and which is issued in accordance with the Articles of Organization dated January 24, 2017, and 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 East Bank of St. Charles Parish, which lands are designated as DESTREHAN PLANTATION ESTATES, described as follows:

Tract 4-II-A-2A, a portion of undesignated Tract C of Plantation Business Campus and a portion of Whirlpool Corp. Property 1-II situated in Section 4, T-13-E, R-8-E, Destrehan, St. Charles Parish, Louisiana.

DESTREHAN PLANTATION DEVELOPMENT, LLC further declared unto me that it has caused that portion of the above property designated as DESTREHAN PLANTATION ESTATES on the survey by Stephen P. Flynn., PLS, dated April 6, 2018 and revised on June 14, 2018, 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 hereof; and

DESTREHAN PLANTATION DEVELOPMENT, LLC further declared unto me, Notary, that on the aforesaid plan of resubdivision it has laid out a certain street within DESTREHAN PLANTATION ESTATES which is named and identified in accordance with the annexed plan of Stephen P. Flynn., PLS, dated April 6, 2018 and revised on June 14, 2018, as Audubon Place. Also by this Act, DESTREHAN PLANTATION DEVELOPMENT, LLC does

hereby create the street identified below as being a part of DESTREHAN PLANTATION ESTATES, the description of which street is as follows, to-wit:

Beginning at a point being the northwest intersection of LA Highway 48 – River Road and Audubon Place.

Thence proceed in a northeasterly direction along the west right of way of Audubon Place being the east line of Lots 30 and 29 along a tangent curve to the right with a radius of 483.65', a curve length of 187.53' and a chord bearing of N38°05'06"E a distance of 186.36' to a point;

Thence proceed in a northeasterly direction along the west right of way of Audubon Place being the east line of Lots 29 and 28 along a tangent curve to the left with a radius of 200.00', a curve length of 103.45' and a chord bearing of N34°22'28"E a distance of 102.30' to a point;

Thence proceed in a northeasterly direction along the west right of way of Audubon Place being the east line of Lots 28, 27, 26, 25, 24, 23, 22 & 21 along a tangent curve to the right with a radius of 1890.96', a curve length of 634.13' and a chord bearing of N29°09'47"E a distance of 631.16' to a point;

Thence proceed in a northeasterly direction along the west right of way of Audubon Place being the east line of Lots 21, 20, 19, 18, and 17 along a tangent curve to the left with a radius of 704.55', a curve length of 390.52' and a chord bearing of N22°53'27"E a distance of 385.54' to a point;

Thence proceed in a northwesterly direction along the west right of way of Audubon Place being the east line of Lot 17 along a tangent curve to the left with a radius of 25.00', a curve length of 22.04' and a chord bearing of N18°14'27"W a distance of 21.33' to a point;

Thence proceed in a northeasterly direction along the west right of way of Audubon Place being the east line of Lot 16 along a tangent curve to the right with a radius of 50.00', a curve length of 99.42' and a chord bearing of N13°28'19"E a distance of 83.83' to a point;

Thence proceed in a northeasterly direction along the west right of way of Audubon Place being the east line of Lot 16 along a non-tangent curve to the right with a radius of 175.00', a curve length of 26.95' and a chord bearing of N22°13'57"E a distance of 26.92' to a point;

Thence proceed in a southeasterly direction along the north right of way of Audubon Place being the north line of Destrehan Plantation Estates being the south line of a portion of undesignated Tract C of Plantation Business Campus a bearing of S64°02'13"E a distance of 50.00' to a point;

Thence proceed in a southwesterly direction along the east right of way of Audubon Place being the west line of Lot 15 along a non-tangent curve to the left with a radius of

125.00', a curve length of 13.66' and a chord bearing of S23°47'12"W a distance of 13.65' to a point;

Thence proceed in a southwesterly direction along the east right of way of Audubon Place being the west line of Lot 15 along a non-tangent curve to the right with a radius of 50.00', a curve length of 88.72' and a chord bearing of S01°58'38"W a distance of 77.53' to a point;

Thence proceed in a southwesterly direction along the east right of way of Audubon Place being the west line of Lot 14 along a tangent curve to the left with a radius of 25.00', a curve length of 20.12' and a chord bearing of S29°45'37"W a distance of 19.58' to a point;

Thence proceed in a southwesterly direction along the east right of way of Audubon Place being the west line of Lots 14, 13, 12, 11 and 10 along a tangent curve to the right with a radius of 754.55', a curve length of 422.21' and a chord bearing of S22°44'24"W a distance of 416.73' to a point;

Thence proceed in a southwesterly direction along the east right of way of Audubon Place being the west line of Lots 10, 9, 8, 7, 6, 5, 4 and 3 along a tangent curve to the left with a radius of 1840.96', a curve length of 637.29' and a chord bearing of S28°51'10"W a distance of 634.11' to a point;

Thence proceed in a southwesterly direction along the east right of way of Audubon Place being the west line of Lot 3 along a tangent curve to the left with a radius of 200.00', a curve length of 67.12' and a chord bearing of S09°19'19"W a distance of 66.80' to a point;

Thence proceed in a southwesterly direction along the east right of way of Audubon Place being the west line of Lots 2 & 1 along a tangent curve to the right with a radius of 483.65', a curve length of 206.40' and a chord bearing of S11°56'01"W a distance of 204.83' to a point;

Thence proceed in a northwesterly direction along the south right of way of Audubon Place being the north right of way of LA Highway 48 – River Road a bearing of N66°09'04"W a distance of 175.02' to a point;

The Point of Beginning

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 description of which are as follows:

Legal Description: Sewer Servitude (Lots 9-10)

That piece or portion of ground being a sewer servitude over a portion of Lot 9 & Lot 10 of Destrehan Plantation Estates, situated in Section 4, T-13-S, R-8-E, Southeast Land District, East of the Mississippi River, Destrehan, St. Charles Parish, Louisiana with reference to a resubdivision

by Stephen P. Flynn, P.L.S. dated April 6, 2018, revised June 14, 2018 and being more fully described as follows:

Beginning at a point at the intersection of the easterly right-of-way of Audubon Place and northwest corner of Lot 9 being the southwest corner of Lot 10.

Thence proceed in a southwesterly direction along the east right of way of Audubon Place being the west line of Lot 9 along a non-tangent curve to the left a radius of 1840.96' feet for an arc length of 7.63' feet along a chord which bears S36°35'14"W a distance of 7.63' feet to a point;

Thence proceed in a southeasterly direction along the south line of a sewer servitude a bearing of S64°02'13"E a distance of 194.68 feet to a point;

Thence proceed in a southwesterly direction along the west line of a sewer servitude a bearing of S25°57'47"W a distance of 25.50' feet to a point;

Thence proceed in a southeasterly direction along the south line of a sewer servitude a bearing of S64°02'13"E a distance of 15.00' feet to a point;

Thence proceed in a northeasterly direction along the east line of a sewer servitude being the east line of Lot 9 and Lot 10 and the west right of way of Destrehan Boulevard and the west line of the Nabisco Lot a bearing of N25°57'47"E a distance of 40.50' feet to a point;

Thence proceed in a northwesterly direction along the north line of a sewer servitude a bearing of N64°02'13"W a distance of 206.84' feet to a point;

Thence proceed in a southwesterly direction along the east right of way of Audubon Place being the west line of Lot 10 along a non-tangent curve to the left a radius of 1840.96' feet for an arc length of 7.64' feet along a chord which bears S36°49'29"W a distance of 7.64' feet to a point;

The Point of Beginning

Said sewer servitude parcel contains 0.0805 acres (3,507 square feet).

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 Audubon Place as hereinabove described and does hereby grant the various servitudes for utility and drainage purposes, all as shown on the annexed plan by Stephen P. Flynn., PLS, dated April 6, 2018 and revised on June 14, 2018 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 street identified hereinabove as Audubon Place, only as far as said street is located within the DESTREHAN PLANTATION ESTATES.
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 DESTREHAN PLANTATION ESTATES, 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 Audubon Place 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 the street 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 street 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 DESTREHAN PLANTATION ESTATES.
9. The dedication and grant made herein are made subject to any existing servitudes affecting the DESTREHAN PLANTATION ESTATES, 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 the street and grant of servitudes are free of any liens and/or encumbrances and that no lots in DESTREHAN PLANTATION ESTATES 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 street in said subdivision dedicated herein has been satisfactorily completed in accordance with all requirements, and that all utility and drainage facilities in DESTREHAN PLANTATION ESTATES have been likewise satisfactorily completed in accordance with all requirements, and St. Charles Parish does hereby accept the said street 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:

**DESTREHAN PLANTATION
DEVELOPMENT, LLC
BY:**

NAME:

PAUL J. MURRAY, III

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
BY:**

NAME:

LARRY COCHRAN
PARISH PRESIDENT

NAME:

**NOTARY PUBLIC
ROBERT L. RAYMOND
LSBA BAR NO. 11408**

