

ACT OF DEDICATION

UNITED STATES OF AMERICA

BY: RIVER ROAD ESTATES, 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 twenty-one (2021),

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:

RIVER ROAD ESTATES, LLC, a Louisiana limited liability company appearing herein by and through Richard C. Meyer, Manager, duly authorized as evidenced by the Certificate of Authority dated January 4, 2021, which is attached hereto and which is issued in accordance with the Articles of Organization dated April 20, 2016, 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 West Bank of St. Charles Parish, which lands are designated as RIVER ROAD ESTATES SUBDIVISION PHASE 1, described as follows:

The Point of Beginning (River Road Estates Phase 1)

Beginning at a point located N65°43'49"W a distance of 114.53 feet from the intersection of the southerly right-of-way line of River Road and the Section line common to Section 7 & Section 5, Township 12 South, Range 20 East;

Thence proceed along said right-of-way S65°43'49"E a distance of 402.70 feet to a point;

Thence S43°26'12"W a distance of 440.00 feet to a point;

Thence S70°19'31"E a distance of 86.00 feet to a point;

Thence S46°32'22"W a distance of 2,043.02 feet to a point;

Thence N45°11'20"W a distance of 334.36 feet to a point;

Thence N43°04'58"E a distance of 2,305.18 feet back to the point of beginning.

Altogether containing 21.431 acres or 933,562 square feet, more or less.

The Point of Beginning (The River Road Estates Phase 1)

RIVER ROAD ESTATES, LLC further declared unto me that it has caused that portion of the above property designated as RIVER ROAD ESTATES SUBDIVISION PHASE 1 on the survey by Ralph P. Fontcuberta, Jr PLS, dated March 5, 2021 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

RIVER ROAD ESTATES, LLC further declared unto me, Notary, that on the aforesaid plan of resubdivision it has laid out certain streets within RIVER ROAD ESTATES SUBDIVISION PHASE 1 which are named and identified in accordance with the annexed plan by Ralph P. Fontcuberta, Jr., PLS, dated March 5, 2021, as River Road Estates. Also by this Act, RIVER ROAD ESTATES, LLC does hereby create the streets identified as Pretty Acres Avenue, Whitney Street, and Frogmore Street, as being a part of RIVER ROAD ESTATES SUBDIVISION PHASE 1, the description of which streets are incorporated as follows, to-wit:

That piece or portion of ground being the Pretty Acres Avenue, Whitney Street and Frogmore Street right of way of River Road Estates Subdivision Phase I. Situated in Sections 5 & 7, T12S – R20E & Sections 31 & 33, T13S – R20E, Hahnville, St. Charles Parish, Louisiana per a subdivision plat entitled “A Final Plat of River Road Estates Subdivision Phase 1” by Ralph P. Fontcuberta, Jr. P.L.S. dated March 5, 2021, 2021 and being more fully described as follows:

Beginning at a point located S65°43'49"E a distance of 8.48 feet from the intersection of the southerly right-of-way line of River Road and the Section line common to Section 7 & Section 5, Township 12 South, Range 20 East;

Thence proceed along said right-of-way S65°43'49"E a distance of 165.67 feet to a point;

Thence along a curve to the left, with an arc length of 35.60 feet, a radius of 33.00 feet, a delta angle of 61°48'26", a chord bearing of S83°21'58"W, and a chord length of 33.90 feet, to a point;

Thence S52°27'45"W a distance of 65.95 feet to a point;

Thence along a curve to the left, with an arc length of 211.73 feet, a radius of 1320.00 feet, a delta angle of 9°11'25", a chord bearing of S48°11'49"W, and a chord length of 211.50 feet, to a point;

Thence along a curve to the right, with an arc length of 92.29 feet, a radius of 670.50 feet, a delta angle of 7°53'12", a chord bearing of S47°32'43"W, and a chord length of 92.22 feet, to a point;

Thence along a curve to the left, with an arc length of 101.05 feet, a radius of 250.00 feet, a delta angle of 23°09'29", a chord bearing of S39°54'34"W, and a chord length of 100.36 feet, to a point;

Thence along a curve to the right, with an arc length of 207.25 feet, a radius of 720.50 feet, a delta angle of 16°28'51", a chord bearing of S36°34'15"W, and a chord length of 206.53 feet, to a point;

Thence S44°48'40"W a distance of 482.92 feet to a point;

Thence along a curve to the left, with an arc length of 36.13 feet, a radius of 23.00 feet, a delta angle of 90°00'00", a chord bearing of S00°11'20"E, and a chord length of 32.53 feet, to a point;

Thence S45°11'20"E a distance of 155.39 feet to a point;

Thence S46°32'22"W a distance of 50.02 feet to a point;

Thence N45°11'20"W a distance of 153.88 feet to a point;

Thence along a curve to the left, with an arc length of 36.13 feet, a radius of 23.00 feet, a delta angle of 90°00'00", a chord bearing of S89°48'40"W, and a chord length of 32.53 feet, to a point;

Thence S44°48'40"W a distance of 1,054.00 feet to a point;

Thence along a curve to the left, with an arc length of 36.13 feet, a radius of 23.00 feet, a delta angle of 90°00'00", a chord bearing of S00°11'20"E, and a chord length of 32.53 feet, to a point;

Thence S45°11'20"E a distance of 120.69 feet to a point;

Thence S46°32'22"W a distance of 50.02 feet to a point;

Thence N45°11'20"W a distance of 334.36 feet to a point;

Thence N43°04'58"E a distance of 50.02 feet to a point;

Thence S45°11'20"E a distance of 120.69 feet to a point;

Thence along a curve to the left, with an arc length of 36.13 feet, a radius of 23.00 feet, a delta angle of 90°00'00", a chord bearing of N89°48'40"E, and a chord length of 32.53 feet, to a point;

Thence N44°48'40"E a distance of 1,054.00 feet to a point;

Thence along a curve to the left, with an arc length of 36.13 feet, a radius of 23.00 feet, a delta angle of 90°00'00", a chord bearing of N00°11'20"W, and a chord length of 32.53 feet, to a point;

Thence N45°11'20"W a distance of 153.88 feet to a point;

Thence N43°04'58"E a distance of 50.02 feet to a point;

Thence S45°11'20"E a distance of 155.39 feet to a point;

Thence along a curve to the left, with an arc length of 36.13 feet, a radius of 23.00 feet, a delta angle of 90°00'00", a chord bearing of N89°48'40"E, and a chord length of 32.53 feet, to a point;

Thence N44°48'40"E a distance of 482.92 feet to a point;

Thence along a curve to the left, with an arc length of 207.84 feet, a radius of 670.50 feet, a delta angle of 17°45'37", a chord bearing of N35°55'51"E, and a chord length of 207.01 feet, to a point;

Thence along a curve to the right, with an arc length of 193.60 feet, a radius of 670.50 feet, a delta angle of 16°32'38", a chord bearing of N35°19'22"E, and a chord length of 192.93 feet, to a point;

Thence along a curve to the right, with an arc length of 211.89 feet, a radius of 1400.00 feet, a delta angle of 08°40'18", a chord bearing of N47°56'16"E, and a chord length of 211.69 feet, to a point;

Thence along a curve to the left, with an arc length of 67.97 feet, a radius of 33.00 feet, a delta angle of 118°00'14", a chord bearing of N06°43'42"W, and a chord length of 56.57 feet, back to the point of beginning.

Altogether containing 3.775 acres or 164,451 square feet, more or less.

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 streets 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. PLS, dated March 5, 2021 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 as identified hereinabove, only as far as said streets are located within the RIVER ROAD ESTATES SUBDIVISION PHASE 1.
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 RIVER ROAD ESTATES SUBDIVISION PHASE 1, 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 ROAD ESTATES SUBDIVISION PHASE 1 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 with full warranty of title, 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 RIVER ROAD ESTATES SUBDIVISION PHASE 1.
9. The dedication and grant made herein are made subject to any existing servitudes affecting the RIVER ROAD ESTATES SUBDIVISION PHASE 1, 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 RIVER ROAD ESTATES SUBDIVISION 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 _____, 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 RIVER ROAD ESTATES SUBDIVISION PHASE 1 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:

RIVER ROAD ESTATES, LLC

Tiffany Trahan
NAME: Tiffany Trahan

Georgia A. Bufresne
NAME: Georgia A. Bufresne

BY:

Richard C. Meyer

RICHARD C. MEYER
MEMBER, MANAGER

Kenneth Belou, Jr.

KENNETH BELOU, JR.
NOTARY PUBLIC
NOTARY ID NO. 151190
STATE OF LOUISIANA

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: _____

Matthew Jewell
MATTHEW JEWELL
PARISH PRESIDENT

NAME: _____

NOTARY PUBLIC

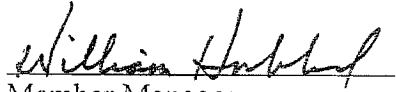
RESOLUTION OF RIVER ROAD ESTATES, LLC

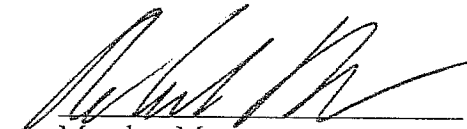
As of this day, January 4, 2021 and,


WHEREAS, Richard Meyer is a manager of River Road Estates, LLC and,

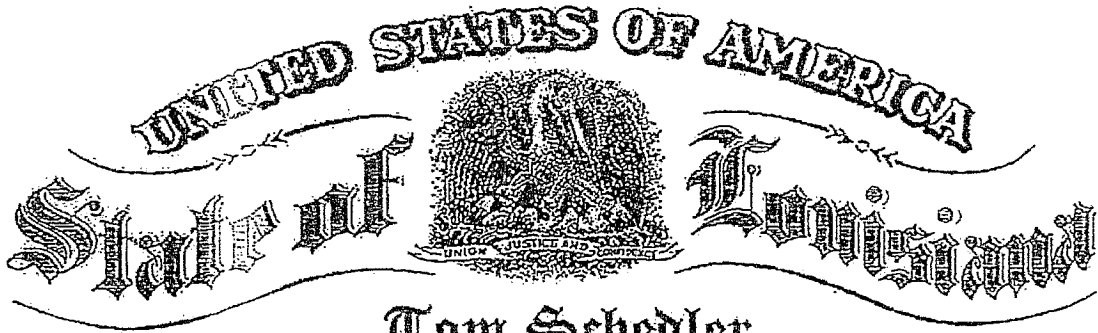
WHEREAS, St. Charles Parish requires a Certificate of Authority to submit final acceptance of the subdivision to the Parish,

By vote of all members, Richard Meyer has the authority to act on behalf of River Road Estates, LLC for the express purpose of Act of Dedication to the Parish of St. Charles.


Member Manager
William Hubbard


Member Manager
Richard Meyer


Kenneth Belou, Jr.
Notary Public
Notary ID No. 151190
State of Louisiana



Tom Schedler
SECRETARY OF STATE

As Secretary of State of the State of Louisiana, I do hereby Certify that

a copy of the Articles of Organization and Initial Report of

RIVER ROAD ESTATES, LLC

Domiciled at LAPLACE, LOUISIANA,

Was filed and recorded in this Office on April 20, 2016,

And all fees having been paid as required by law, the limited liability company is authorized to transact business in this State, subject to the restrictions imposed by law, including the provisions of R.S. Title 12, Chapter 22.

In testimony whereof, I have hereunto set my hand and caused the Seal of my Office to be affixed at the City of Baton Rouge on,

April 20, 2016

Secretary of State

SC 42241565K



Certificate ID: 10703464#ULJ62

To validate this certificate, visit the following web site, go to **Business Services**, **Search for Louisiana Business Filings**, **Validate a Certificate**, then follow the instructions displayed.
www.sos.la.gov

ARTICLES OF ORGANIZATION
OF
RIVER ROAD ESTATES, LLC

The undersigned, both persons of the full age of majority, acting as the organizers of a limited liability company under Chapter 22 of Title 12 of the Louisiana Revised Statutes Annotated, do hereby form, effective April 19, 2016, a limited liability company, under such law, and for such purposes, does hereby adopt the following Articles of Organization:

1. The name of the limited liability company organized pursuant to these Articles of Organization shall be RIVER ROAD ESTATES, LLC.

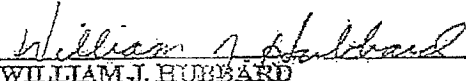
2. The object and purpose of which RIVER ROAD ESTATES, LLC, is formed shall be to engage in any lawful activity for which limited liability companies may be formed under Chapter 22 of Title 12 of the Louisiana Revised Statutes Annotated.

3. The full names and municipal address of the organizers are:

William J. Hubbard
270 West 5th Street
LaPlace, Louisiana 70068

Richard Meyer
101 Destin Lane
River Ridge, Louisiana 70123

Thus executed on April 19, 2016.


WILLIAM J. HUBBARD


RICHARD MEYER

ACKNOWLEDGMENT

STATE OF LOUISIANA

PARISH OF ST. JOHN THE BAPTIST

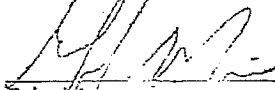
BE IT KNOWN, that on this 19 day of April, 2016, before me, the undersigned Notary Public, duly commissioned, qualified and sworn in and for the Parish and State aforesaid,

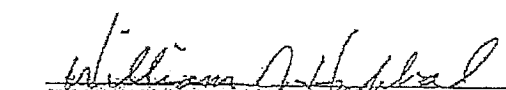
PERSONALLY CAME AND APPEARED:


WILLIAM J. HUBBARD and RICHARD MEYER,


who, after being duly sworn, declared and acknowledged to me, Notary, in the presence of the undersigned competent witnesses, that Appearers are the identical persons who executed the above and foregoing Articles of Organization and that Appearers executed the above and foregoing Articles of Organization of Appearers' own free will, as Appearers' own act and deed, for the uses, purposes and benefits therein expressed.


WITNESSES:


Print Name: Anthony Michel


WILLIAM J. HUBBARD

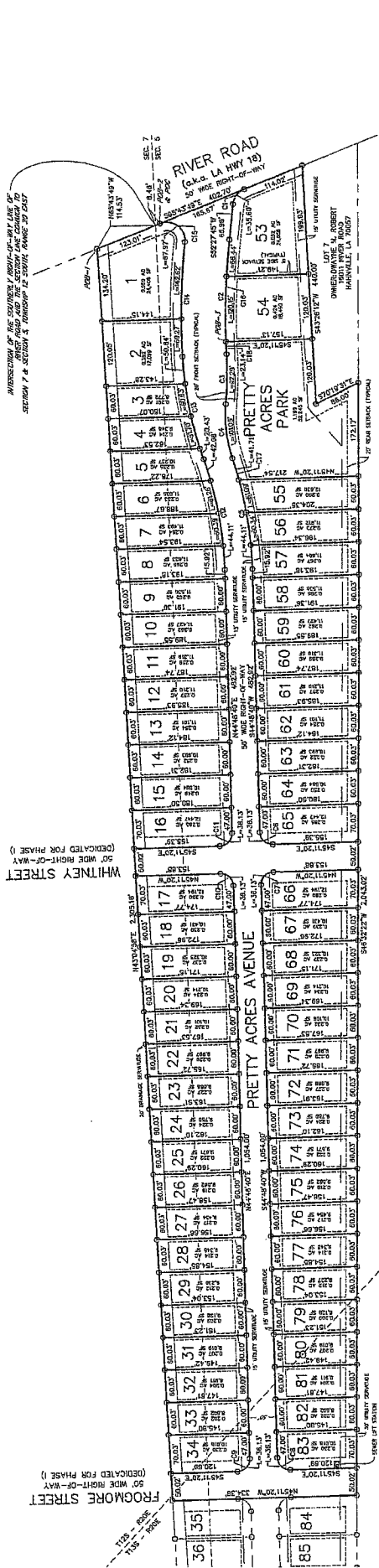

Print Name: Laurence Breaux


RICHARD MEYER


JEFFREY PERILLOUX, 22586
NOTARY PUBLIC

RIVER ROAD ESTATES PHASE I FINAL PLAT

IN SECTIONS 5 & 7, T12S - R20E & SECTIONS 31 & 33, T13S - R20E
ST. CHARLES PARISH, LOUISIANA



OWNER/DEVELOPER:
RIVER ROAD ESTATES, LLC
LAFAYETTE, LOUISIANA, 70508

ZONING INFORMATION:
SINGLE FAMILY RESIDENTIAL (SF)
FRONT SETBACK-30 FEET
SIDE SETBACK-5 FEET
REAR SETBACK-30 FEET

DEDICATION STATEMENTS:
THE RIGHT-OF-WAY OF STREETS SHOWN HEREON IS NOT PREVIOUSLY DEDICATED TO THE PUBLIC AND THE UTILITIES SHOWN HEREON ARE NOT PREVIOUSLY DEDICATED TO THE PUBLIC. THE DEDICATION OF THE STREETS AND UTILITIES SHOWN HEREON IS MADE FOR THE GENERAL USE OF THE PUBLIC AND IS IRREVOCABLE AND UNASSUMABLE IN NATURE AND IS FOR THE PURPOSE OF WHICH THE SEPARATE IS GRANTED.
THE DEDICATION OF THE UTILITIES SHOWN HEREON IS MADE BY THE METHOD OF DEDICATION TO AN APPROVED SANITARY SYSTEM, UNDER THE METHOD OF TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOUISIANA DEPARTMENT OF HEALTH AND MODERN EQUIVALENT.
THE DEDICATION OF THE STREETS SHOWN HEREON IS MADE BY THE METHOD OF DEDICATION TO AN APPROVED SANITARY SYSTEM UNDER THE METHOD OF TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOUISIANA DEPARTMENT OF HEALTH AND MODERN EQUIVALENT.

GENERAL NOTES:

1. UTILITY COMPANIES SHOULD BE NOTIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
2. SHARED PROPERTY IS LOCATED AT THE INTERSECTION OF PLOT 1 WITH SECTION 5, T12S - R20E, PER COMMUNITY NO. 2008-0125 & PAREL 125 DATED JUNE 16, 1992.
3. "SECTION CONCEPTS" WHICH EXCEEDS LOCAL REGULATIONS ARE MORE INDICATIVE.

REASON RECORDS

KEY	DESCRIPTION	DATE

APPROVAL

DATE: 3/11/2021

DATE: 3-11-21

DATE: 3-11-21

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD	CHEBYSHEV
C1	35.60	31.67	61°03'35"	53.2188	33.30
C2	21.23	120.00	9°17'52"	38.11478	21.50
C3	92.97	676.50	7°53'17"	547.92478	64.22
C4	10.00	250.00	23°09'38"	53.54318	10.00
C5	267.50	750.00	19°38'51"	538.54318	268.53
C6	36.13	31.00	89°00'00"	58.14607	32.53
C7	36.13	31.00	89°00'00"	58.14607	32.53
C8	36.13	31.00	89°00'00"	58.14607	32.53
C9	36.13	31.00	89°00'00"	58.14607	32.53
C10	36.13	31.00	89°00'00"	58.14607	32.53
C11	36.13	31.00	89°00'00"	58.14607	32.53
C12	207.84	676.50	17°45'37"	535.59178	207.00
C13	103.80	676.50	18°24'29"	535.59178	102.93
C14	211.89	1400.00	8°42'18"	1472.9616	211.89
C15	67.97	31.00	118°01'14"	66.54478	56.37
C16	168.38	1200.00	6°11'06"	584.9270	168.33
C17	41.71	200.00	37°00'00"	58.52078	41.71
C18	23.84	1300.00	1°02'13"	144.6016	23.84

OWNER/DEVELOPER:
RIVER ROAD ESTATES, LLC
LAFAYETTE, LOUISIANA, 70508

ZONING INFORMATION:
SINGLE FAMILY RESIDENTIAL (SF)
FRONT SETBACK-30 FEET
SIDE SETBACK-5 FEET
REAR SETBACK-30 FEET

THE PRIVATE RESTRICTIONS DESCRIBED HEREON ARE NOT PREVIOUSLY DEDICATED TO THE PUBLIC AND THE UTILITIES SHOWN HEREON ARE NOT PREVIOUSLY DEDICATED TO THE PUBLIC. THE DEDICATION OF THE STREETS AND UTILITIES SHOWN HEREON IS MADE FOR THE GENERAL USE OF THE PUBLIC AND IS IRREVOCABLE AND UNASSUMABLE IN NATURE AND IS FOR THE PURPOSE OF WHICH THE SEPARATE IS GRANTED.

APPROVAL

DATE: 3/11/2021

DATE: 3-11-21

DATE: 3-11-21

REASON RECORDS

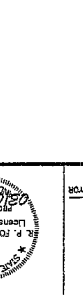
KEY	DESCRIPTION	DATE

APPROVAL

DATE: 3/11/2021

DATE: 3-11-21

DATE: 3-11-21



BPM CORPORATION, LLC
15 Westinghouse Boulevard
Bossier Parish, Louisiana 70604
(504) 488-2000
www.bpmcorp.com

REGISTERED PROFESSIONAL LAND SURVEYOR
DAVID P. FONTENOT
LICENSE NO. 4428

RIVER ROAD ESTATES SUBDIVISION PHASE I
CITY OF HAHNVILLE
PARISH OF ST. CHARLES
LOUISIANA

A FINAL PLAT OF
RIVER ROAD ESTATES SUBDIVISION PHASE I
CITY OF HAHNVILLE
PARISH OF ST. CHARLES
LOUISIANA

SCALE: 1" = 100'

DATE: MARCH 5, 2021

PROJECT NO.: 9840

FILE NO.: 9840

APPRECIATION NO.: 9840

1
V-001

DATE: _____
DATE: _____
DATE: _____

PARISH PRESIDENT

CHANDLER, PARRISH COUNCIL

CHANDLER/PARRISH COUNCIL