

2020-0315

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

ORDINANCE NO. 20-12-5

An ordinance approving and authorizing the execution of an Act of Dedication for Esperanza Business Park Phase 2, Luling.

**WHEREAS,** Esperanza Land, LLC is the owner and developer of property located in Sections 1, 81, 99, 100, 101, 102, & 121, T-13-E & R-20-E as indicated on a Final Plat prepared by Stephen P. Flynn, PLS, dated April 8, 2020 entitled FINAL PLAN ESPERANZA BUSINESS PARK PHASE 2; 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 Esperanza Land, LLC for Esperanza Business Park Phase 2, 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 7th day of December, 2020, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: [Signature]  
SECRETARY: Michelle Dupont  
DLVD/PARISH PRESIDENT: December 8, 2020  
APPROVED:  DISAPPROVED:

PARISH PRESIDENT: Matthew Jewell  
RETD/SECRETARY: December 8, 2020  
AT: 1:20 pm RECD BY: [Signature]

RECORDED IN THE ST. CHARLES PARISH  
CLERK OF COURT OFFICE  
ON January 6, 2021  
AS ENTRY NO. 455081  
IN MORTGAGE/CONVEYANCE BOOK  
NO. 900 FOLIO 654

**ACT OF DEDICATION  
AND GRANT OF  
UTILITIES & DRAINAGE SERVITUDES**

**UNITED STATES OF AMERICA  
STATE OF LOUISIANA**

**BY: ESPERANZA LAND, LLC**

**PARISH OF ST. CHARLES**

**TO: ST. CHARLES PARISH**

BE IT KNOWN, that on this 18<sup>th</sup> day of December, in the year of Our Lord Two Thousand Twenty (2020),

BEFORE the undersigned authorities, duly commissioned and qualified in and for the Parish and State noted above, therein residing, and in the presence of the two competent witnesses hereinafter named and undersigned,

**PERSONALLY CAME AND APPEARED;**

**ESPERANZA LAND, LLC**, a Louisiana limited liability company, being the successor by merger with Esperanza Land Company, and having an address of 14035 Esperanza Plantation Road, Luling, Louisiana 70070, represented herein by Debra Dufresne Vial, its Authorized Representative, duly authorized by resolution of its Board of Managers attached hereto and made a part hereof;

(Hereinafter sometimes referred to as "Esperanza");

Esperanza 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 designated as Esperanza Business Park Phase 2, located in Sections 1, 81, 99, 100, 101, 102 & 121 of T-13-S, R-20-E, Luling, St. Charles Parish, Louisiana, as shown on a Final Plan of Resubdivision prepared by Riverlands Surveying Company, dated April 8, 2020, which Plan is entitled "Final Plan Esperanza Business Park Phase 2, Survey Plat and Resubdivision of a Portion of Lot 11A of Esperanza Business Park Phase 1 & a Portion of Tract 14 of Esperanza Planation into Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 28, 29, 30, 31, 32, 33, 34, 35, Parcel A, Parcel B, and Parcel C of Esperanza Business Park Phase 2, situated in Sections 1, 81, 99, 100, 101, 102 & 121 of T-13-S, R-20-E, Luling, St. Charles Parish, Louisiana," (hereinafter referred to as the "Final Plat"), a copy of which is attached to and made part of this Act; and

Esperanza further declared unto me that it has caused that portion of the above property designated as Esperanza Business Park Phase 2 on the Final Plat to be laid out into lots designated as Lots 11 thru 19 and 28 thru 35, and Parcel A, Parcel B and Parcel C and into two developed streets designated as Deputy Jeff G. Watson Drive and Rue Sucre.

By this Act, Esperanza does hereby create Deputy Jeff G. Watson Drive and Rue Sucre,

which are more fully described below, as being a part of Esperanza Business Park Phase 2, to

wit:

**DEPUTY JEFF G. WATSON DRIVE  
ESPERANZA BUSINESS PARK PHASE 2**

That piece or portion of ground being the Deputy Jeff G. Watson Drive right of way of Esperanza Business Park 2. Situated in Sections 1, 81, 99, 100, 101, 102 & 121, T-13-S, R-20-E, Luling, St. Charles Parish, Louisiana per a subdivision plat entitled "Final Plat Esperanza Business Park Phase 2 Survey Plat and Resubdivision of a portion of Lot 11A of Esperanza Business Park Phase 1 and Parcel A, Parcel B and Parcel C of Esperanza Business Park, Phase 2, situated in Section 1, 81, 99, 100, 101, 102 & 121, T-13-E, R-20-E, Luling, St. Charles Parish, Louisiana" by Stephen P. Flynn, P.L.S. dated April 8, 2020 and being more fully described as follows:

Commence at a point being the northwest intersection of Deputy Jeff G. Watson and Judge Edward Dufresne Parkway.

Thence proceed along the south right of way of the Union Pacific Railroad and the north right of way of Deputy Jeff G. Watson Drive along a tangent curve to the right with a radius of 17238.89', a curve length of 729.01' and a chord bearing of N63°05'16"W a distance of 728.95' to a point;

**The Point of Beginning**

Thence proceed in a southwesterly direction along the east right of way of Deputy Jeff G. Watson Drive a bearing of S39°11'48"W a distance of 60.56' to a point;

Thence proceed along the south right of way of Deputy Jeff G. Watson Drive along a tangent curve to the left with a radius of 17298.93', a curve length of 31.60' and a chord bearing of N58°31'08"W a distance of 31.60' to a point;

Thence proceed along the south right of way of Deputy Jeff G. Watson Drive along a tangent curve to the left with a radius of 270.00', a curve length of 265.97' and a chord bearing of N86°41'13"W a distance of 255.35' to a point;

Thence proceed along the south right of way of Deputy Jeff G. Watson Drive along a tangent curve to the right with a radius of 330.00', a curve length of 369.68' and a chord bearing of N82°48'53"W a distance of 330.65' to a point;

Thence proceed in a northwesterly direction along the south right of way of Deputy Jeff G. Watson Drive a bearing of N50°43'21"W a distance of 715.69' to a point;

Thence proceed along the south right of way of Deputy Jeff G. Watson Drive along a tangent curve to the left with a radius of 42.00', a curve length of 65.97' and a chord bearing of S84°16'39"W a distance of 59.40' to a point;

Thence proceed in a northwesterly direction along the south right of way of Deputy Jeff G. Watson Drive a bearing of N50°43'21"W a distance of 100.00' to a point;

Thence proceed in a northeasterly direction along the west right of way of Deputy Jeff G. Watson Drive a bearing of N39°16'39"E a distance of 271.70' to a point;

Thence proceed in a southeasterly direction along the north right of way of Deputy Jeff G. Watson Drive being the south right of way of the Union Pacific Railroad a bearing of S57°38'26"E a distance of 100.73' to a point;

Thence proceed in a southwesterly direction along the east right of way of Deputy Jeff G. Watson Drive a bearing of S39°16'39"W a distance of 139.83' to a point;

Thence proceed along the north right of way of Deputy Jeff G. Watson Drive along a tangent curve to the left with a radius of 42.00', a curve length of 65.97' and a chord bearing of S05°43'21"E a distance of 59.40' to a point;

Thence proceed in a southeasterly direction along the north right of way of Deputy Jeff G. Watson Drive a bearing of S50°43'21"E a distance of 715.69' to a point;

Thence proceed along the north right of way of Deputy Jeff G. Watson Drive along a tangent curve to the left with a radius of 270.00', a curve length of 302.46' and a chord bearing of S82°48'53"E a distance of 286.89' to a point;

Thence proceed along the north right of way of Deputy Jeff G. Watson Drive along a tangent curve to the right with a radius of 330.00', a curve length of 325.07' and a chord bearing of S86°41'13"E a distance of 312.09' to a point;

Thence proceed along the north right of way of Deputy Jeff G. Watson Drive along a non-tangent curve to the right with a radius of 17240.27', a curve length of 39.68' and a chord bearing of S58°31'57"E a distance of 39.68' to a point;

#### **The Point of Beginning**

### **RUE SUCRE ESPERANZA BUSINESS PARK PHASE 2**

That piece or portion of ground being the Rue Sucre right of way of Esperanza Business Park 2, . Situated in Sections 1, 81, 99, 100, 101, 102 & 121, T-13-S, R-20-E, Luling, St. Charles Parish, Louisiana per a subdivision plat entitled "Final Plat Esperanza Business Park Phase 2 Survey Plat and Resubdivision of a portion of Lot 11A of Esperanza Business Park Phase 1 and Parcel A, Parcel B and Parcel C of Esperanza Business Park, Phase 2, situated in Section 1, 81, 99, 100, 101, 102 & 121, T-13-E, R-20-E, Luling, St. Charles Parish, Louisiana " by Stephen P. Flynn, P.L.S. dated April 8, 2020 and being more fully described as follows:

**Beginning at a point** being the southwest intersection of Judge Edward Dufresne Parkway and Rue Sucre.

Thence proceed in a northwesterly direction along the south right of way of Rue Sucre a bearing of N57°11'01"W a distance of 2181.51' to a point;

Thence proceed along the south right of way of Rue Sucre along a tangent curve to the left with a radius of 42.00', a curve length of 61.24' and a chord bearing of S81°02'49"W a distance of 55.96' to a point;

Thence proceed in a southwesterly direction along the east right of way of Rue Sucre a bearing of S39°16'39"W a distance of 11.81' to a point;

Thence proceed in a northwesterly direction along the south right of way of Rue Sucre a bearing of N50°43'21"W a distance of 100.00' to a point;

Thence proceed in a northeasterly direction along the west right of way of Rue Sucre a bearing of N39°16'39"E a distance of 166.80' to a point;

Thence proceed in a southeasterly direction along the north right of way of Rue Sucre a bearing of S50°43'21"E a distance of 100.00' to a point;

Thence proceed along the south right of way of Rue Sucre along a tangent curve to the left with a radius of 42.00', a curve length of 70.71' and a chord bearing of S08°57'11"E a distance of 62.65' to a point;

Thence proceed in a southeasterly direction along the north right of way of Rue Sucre a bearing of S57°11'01"E a distance of 513.89' to a point;

Thence proceed in a southeasterly direction along the north right of way of Rue Sucre a bearing of S51°26'41"E a distance of 100.01' to a point;

Thence proceed in a southeasterly direction along the north right of way of Rue Sucre a bearing of S57°01'11"E a distance of 1556.58' to a point;

Thence proceed in a southwesterly direction along the east right of way of Rue Sucre being the west right of way of Judge Edward Dufresne Parkway a bearing of S38°26'09"W a distance of 60.29' to a point;

### **The Point of Beginning**

Esperanza further declared unto me that on the Final Plat it has defined and depicted various utility and drainage servitudes, including the boundaries of an historic drainage canal, which it does by this Act intend to grant to St. Charles Parish as public utilities and drainage servitudes hereinafter collectively defined as the "Utilities and Drainage Servitudes." For greater clarity, the drainage servitudes through which public drainage servitudes are being granted herein are more fully described below, to wit:

### **DRAINAGE SERVITUDES LEGAL DESCRIPTION**

That piece or portion of ground being designated as "Drainage Servitudes" over and across Parcel A, Parcel B, Lot 34 & Lot 35 of Esperanza Business Park Phase 2, and Tract 12 of Ashton Plantation, and Judge Robert Milling Tract and Dr. C. Walter Mattingly Tract of Esperanza Plantation situated in Sections 1, 81, 99, 100, 101 102 & 121, T-13-S, R-20-E, Luling, St. Charles Parish, Louisiana per a survey plat entitled "Final Plat Esperanza Business Park Phase 2" by Stephen P. Flynn, P.L.S. dated April 8, 2020 and being more fully described as follows:

Beginning at a Point from a ½" Iron Rod with State Plane Coordinates Zone 1702 Northing: 524889.42, Easting: 3580577.42 being the west line of a 135' Drainage Servitude and the south right of way of Union Pacific Railroad hereinafter defined as "**The Point of Beginning.**"

Thence proceed in a southwesterly direction along the west line of a 135' Drainage Servitude a bearing of S39°16'39"W a distance of 2279.36' to a point;  
Thence proceed in a southwesterly direction along the west line of a Drainage Servitude a bearing of S56°33'51"W a distance of 185.09' to a point;  
Thence proceed in a southwesterly direction along the west line of a Drainage Servitude a bearing of S41°30'53"W a distance of 212.82' to a point;  
Thence proceed in a southwesterly direction along the west line of a 70' Drainage Servitude a bearing of S40°15'09"W a distance of 169.32' to a point;  
Thence proceed in a southwesterly direction along the west line of a 70' Drainage Servitude a bearing of S40°23'59"W a distance of 1008.38' to a point;  
Thence proceed in a southwesterly direction along the west line of a 70' Drainage Servitude a bearing of S38°56'10"W a distance of 993.35' to a point;  
Thence proceed in a southwesterly direction along the west line of a 70' Drainage Servitude a bearing of S38°55'09"W a distance of 1007.75' to a point;  
Thence proceed in a southwesterly direction along the west line of a 70' Drainage Servitude a bearing of S39°17'28"W a distance of 991.68' to a point;  
Thence proceed in a southwesterly direction along the west line of a 70' Drainage Servitude a bearing of S38°07'43"W a distance of 189.80' to a point;  
Thence proceed in a southwesterly direction along the west line of a 70' Drainage Servitude a bearing of S39°18'08"W a distance of 856.66' to a point;

Thence proceed in a southwesterly direction along the west line of a 70' Drainage Servitude along a tangent curve to the right with a radius of 55.00', a curve length of 71.22' and a chord bearing of S76°23'49"W a distance of 66.34' to a point;  
 Thence proceed in a northwesterly direction along the north line of a 80' Drainage Servitude a bearing of N66°30'31"W a distance of 986.28' to a point;  
 Thence proceed in a northwesterly direction along the north line of a 80' Drainage Servitude a bearing of N65°44'48"W a distance of 852.46' to a point;  
 Thence proceed in a northwesterly direction along the north line of a 80' Drainage Servitude a bearing of N70°41'13"W a distance of 322.84' to a point;  
 Thence proceed in a southwesterly direction along the north line of a 80' Drainage Servitude along a tangent curve to the right with a radius of 318.00', a curve length of 108.60' and a chord bearing of N58°34'54"W a distance of 108.08' to a point;  
 Thence proceed in a northwesterly direction along the north line of a 80' Drainage Servitude a bearing of N48°47'52"W a distance of 492.72' to a point;  
 Thence proceed in a northwesterly direction along the north line of a 80' Drainage Servitude a bearing of N50°01'10"W a distance of 359.95' to a point;  
 Thence proceed in a southwesterly direction along the west line of a 100' Drainage Servitude along a tangent curve to the left with a radius of 50.00', a curve length of 75.43' and a chord bearing of S86°45'43"W a distance of 68.48' to a point;  
 Thence proceed in a southwesterly direction along the west line of a 100' Drainage Servitude a bearing of S41°36'34"W a distance of 432.74' to a point;  
 Thence proceed in a southwesterly direction along the west line of a 100' Drainage Servitude along a tangent curve to the right with a radius of 170.00', a curve length of 163.48' and a chord bearing of S71°07'31"W a distance of 157.25' to a point;  
 Thence proceed in a northwesterly direction along the west line of a 100' Drainage Servitude along a tangent curve to the right with a radius of 3573.14', a curve length of 320.76' and a chord bearing of N78°45'17"W a distance of 320.65' to a point;  
 Thence proceed in a northwesterly direction along the west line of a 100' Drainage Servitude along a tangent curve to the left with a radius of 2427.00', a curve length of 784.54' and a chord bearing of N85°26'37"W a distance of 781.13' to a point;  
 Thence proceed in a southwesterly direction along the west line of a 100' Drainage Servitude a bearing of S85°17'45"W a distance of 103.84' to a point;  
 Thence proceed in a southwesterly direction along the west line of a 100' Drainage Servitude a bearing of S71°15'21"W a distance of 197.56' to a point;  
 Thence proceed in a southeasterly direction along the south line of a 100' Drainage Servitude being the north right of way of La Highway 3127 a bearing of S26°32'04"E a distance of 100.93' to a point;  
 Thence proceed in a northeasterly direction along the east line of a 100' Drainage Servitude a bearing of N71°15'21"E a distance of 183.88' to a point;  
 Thence proceed in a northeasterly direction along the east line of a 100' Drainage Servitude a bearing of N85°17'45"E a distance of 99.05' to a point;  
 Thence proceed in a southeasterly direction along the east line of a 100' Drainage Servitude along a tangent curve to the right with a radius of 2327.00', a curve length of 752.21' and a chord bearing of S85°26'37"E a distance of 748.94' to a point;  
 Thence proceed in a southeasterly direction along the east line of a 100' Drainage Servitude along a tangent curve to the left with a radius of 3673.14', a curve length of 329.74' and a chord bearing of S78°45'17"E a distance of 329.63' to a point;  
 Thence proceed in a northeasterly direction along the east line of a 100' Drainage Servitude along a tangent curve to the left with a radius of 270.00', a curve length of 259.64' and a chord bearing of N71°07'31"E a distance of 249.75' to a point;  
 Thence proceed in a northeasterly direction along the east line of a 100' Drainage Servitude a bearing of N41°28'53"E a distance of 405.87' to a point;  
 Thence proceed in a southeasterly direction along the south line of a 80' Drainage Servitude a bearing of S50°01'10"E a distance of 310.87' to a point;  
 Thence proceed in a southeasterly direction along the south line of a 80' Drainage Servitude a bearing of S48°47'52"E a distance of 491.87' to a point;  
 Thence proceed in a southeasterly direction along the south line of a 80' Drainage Servitude along a tangent curve to the left with a radius of 398.00', a curve length of 135.93' and a chord bearing of S58°34'54"E a distance of 135.27' to a point;  
 Thence proceed in a southeasterly direction along the south line of a 80' Drainage Servitude a bearing of S70°39'21"E a distance of 323.91' to a point;  
 Thence proceed in a southeasterly direction along the south line of a 80' Drainage Servitude a bearing of S65°44'48"E a distance of 848.26' to a point;

Thence proceed in a southeasterly direction along the south line of a 80' Drainage Servitude a bearing of S66°30'31"E a distance of 1021.78' to a point;  
 Thence proceed in a northeasterly direction along the east line of a 80' Drainage Servitude along a tangent curve to the left with a radius of 75.00', a curve length of 97.11' and a chord bearing of N76°23'49"E a distance of 90.47' to a point;  
 Thence proceed in a northeasterly direction along the east line of a 70' Drainage Servitude a bearing of N39°18'08"E a distance of 859.05' to a point;  
 Thence proceed in a southeasterly direction along the south line of a 60' Drainage Servitude a bearing of S55°16'04"E a distance of 336.79' to a point;  
 Thence proceed in a southeasterly direction along the south line of a 60' Drainage Servitude a bearing of S55°25'48"E a distance of 1067.21' to a point;  
 Thence proceed in a northeasterly direction along the east line of a 60' Drainage Servitude a bearing of N47°50'29"E a distance of 46.97' to a point;  
 Thence proceed in a southeasterly direction along the south line of a 60' Drainage Servitude a bearing of S55°02'33"E a distance of 276.61' to a point;  
 Thence proceed in a northeasterly direction along the east line of a 60' Drainage Servitude being the west right of way of Interstate 310 a bearing of N58°36'02"E a distance of 65.50' to a point;  
 Thence proceed in a northwesterly direction along the north line of a 60' Drainage Servitude a bearing of N55°02'33"W a distance of 288.42' to a point;  
 Thence proceed in a northeasterly direction along the east line of a 50' Drainage Servitude a bearing of N38°05'54"E a distance of 1023.54' to a point;  
 Thence proceed in a northeasterly direction along the east line of a 50' Drainage Servitude a bearing of N39°29'49"E a distance of 594.66' to a point;  
 Thence proceed in a northeasterly direction along the east line of a 50' Drainage Servitude a bearing of N39°09'52"E a distance of 371.05' to a point;  
 Thence proceed in a southeasterly direction along the south line of a 50' Drainage Servitude a bearing of S57°11'01"E a distance of 1044.81' to a point;  
 Thence proceed in a northeasterly direction along the east line of a 50' Drainage Servitude being the west right of way of Interstate 310 a bearing of N58°36'02"E a distance of 55.53' to a point;  
 Thence proceed in a northwesterly direction along the north line of a 50' Drainage Servitude a bearing of N57°11'01"W a distance of 1063.44' to a point;  
 Thence proceed in a northeasterly direction along the east line of a 50' Drainage Servitude a bearing of N39°02'04"E a distance of 978.96' to a point;  
 Thence proceed in a northeasterly direction along the east line of a 50' Drainage Servitude a bearing of N39°07'02"E a distance of 997.52' to a point;  
 Thence proceed in a northeasterly direction along the east line of a 50' Drainage Servitude a bearing of N39°28'53"E a distance of 359.91' to a point;  
 Thence proceed in a southeasterly direction along the south line of a 80' Drainage Servitude a bearing of S57°11'01"E a distance of 40.89' to a point;  
 Thence proceed in a northeasterly direction along the east line of a 80' Drainage Servitude a bearing of N39°11'48"E a distance of 2587.71' to a point;  
 Thence proceed in a northwesterly direction along the north line of a 80' Drainage Servitude being the south right of way of Deputy Jeff G. Watson Drive a bearing of N58°31'08"W a distance of 31.60' to a point;  
 Thence proceed in a northwesterly direction along the north line of a 80' Drainage Servitude being the south right of way of Deputy Jeff G. Watson Drive along a tangent curve to the left with a radius of 270.00', a curve length of 120.06' and a chord bearing of N71°12'18"W a distance of 119.07' to a point  
 Thence proceed in a southwesterly direction along the west line of a 80' Drainage Servitude a bearing of S06°03'23"W a distance of 115.09' to a point;  
 Thence proceed in a southwesterly direction along the west line of a 80' Drainage Servitude a bearing of S39°11'48"W a distance of 2394.16' to a point;  
 Thence proceed in a southwesterly direction along the west line of a 80' Drainage Servitude a bearing of S49°01'41"W a distance of 62.48' to a point;  
 Thence proceed in a southwesterly direction along the west line of a 50' Drainage Servitude a bearing of S39°28'53"W a distance of 354.23' to a point;  
 Thence proceed in a southwesterly direction along the west line of a 50' Drainage Servitude a bearing of S39°07'02"W a distance of 997.72' to a point;  
 Thence proceed in a southwesterly direction along the west line of a 50' Drainage Servitude a bearing of S39°02'04"W a distance of 998.82' to a point;

Thence proceed in a southwesterly direction along the west line of a 50' Drainage Servitude a bearing of S39°09'52"W a distance of 401.88' to a point;  
 Thence proceed in a southwesterly direction along the west line of a 50' Drainage Servitude a bearing of S39°29'50"W a distance of 593.85' to a point;  
 Thence proceed in a southwesterly direction along the west line of a 50' Drainage Servitude a bearing of S38°39'48"W a distance of 1027.76' to a point;  
 Thence proceed in a southwesterly direction along the west line of a 50' Drainage Servitude along a tangent curve to the right with a radius of 50.00', a curve length of 74.97' and a chord bearing of S81°37'00"W a distance of 68.14' to a point;  
 Thence proceed in a northwesterly direction along the north line of a 60' Drainage Servitude a bearing of N55°25'48"W a distance of 982.72' to a point;  
 Thence proceed in a northwesterly direction along the north line of a 60' Drainage Servitude a bearing of N55°16'04"W a distance of 332.19' to a point;  
 Thence proceed in a northeasterly direction along the east line of a 70' Drainage Servitude a bearing of N38°07'43"E a distance of 176.16' to a point;  
 Thence proceed in a northeasterly direction along the east line of a 70' Drainage Servitude a bearing of N39°17'28"E a distance of 991.20' to a point;  
 Thence proceed in a northeasterly direction along the east line of a 70' Drainage Servitude a bearing of N38°55'09"E a distance of 1007.96' to a point;  
 Thence proceed in a northeasterly direction along the east line of a 70' Drainage Servitude a bearing of N38°56'10"E a distance of 992.45' to a point;  
 Thence proceed in a northeasterly direction along the east line of a 70' Drainage Servitude a bearing of N40°23'59"E a distance of 1007.58' to a point;  
 Thence proceed in a northeasterly direction along the east line of a 70' Drainage Servitude a bearing of N40°15'09"E a distance of 170.60' to a point;  
 Thence proceed in a southeasterly direction along the south line of a 135' Drainage Servitude a bearing of S50°43'21"E a distance of 128.30' to a point;  
 Thence proceed in a northeasterly direction along the east line of a 135' Drainage Servitude a bearing of N39°16'39"E a distance of 2685.13' to a point;  
 Thence proceed in a northwesterly direction along the north line of a 135' Drainage Servitude being the south right of way of the Union Pacific Railroad a bearing of N57°38'26"W a distance of 135.99' back to **The Point of Beginning**.

Esperanza further declared unto me, Notary, that under the covenants, conditions and stipulations hereinafter recited it does, by these presents, dedicate Deputy Jeff G. Watson Drive and Rue Sucre, as hereinabove described, and does hereby grant the various "Utilities and Drainage Servitudes," all as shown on the annexed Final Plat and as described above, to 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; and

Esperanza further declared unto me, Notary, that this Act is subject to all of the following terms and conditions, to wit:

1. The dedication of the fee ownership of the property and all appurtenances covered by Deputy Jeff G. Watson Drive and Rue Sucre are only as far as the same are located in Esperanza Business Park Phase 2
2. The herein grant of the Utilities and Drainage Servitudes shall constitute the granting only of "personal servitudes of right of use"



being "limited personal servitudes" in favor of St. Charles Parish. Esperanza does hereby reserve all rights of ownership to those portions of its properties which comprise the Utilities and Drainage Servitudes.

3. Esperanza 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 Deputy Jeff G. Watson Drive and Rue Sucre and by the Utilities and Drainage Servitudes granted herein. In that connection, Esperanza does, however, agree to prohibit the use of any part of the surface of any of the property covered by said streets and servitudes with respect to the exploration, development or production of minerals pursuant to this reservation. This reservation is made in accordance with Esperanza's plan and intention to reserve all of the mineral rights in, on and under all of the lots in Esperanza Business Park Phase 2, whereby, however, Esperanza will likewise impose a restriction on the entire subdivision against any use of the surface of any lot for the exploration, development or production of minerals, or by any other binding means of strict surface operations in regard to mineral exploration in this subdivision.
4. The herein dedication of Deputy Jeff G. Watson Drive and Rue Sucre are made by Esperanza without any warranty whatsoever except as provided for herein.
5. 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 public streets. St. Charles Parish must further bind and obligate itself to use the Utilities and Drainage Servitudes granted herein only for utilities and drainage purposes.
6. This dedication and grant are conditioned upon St. Charles Parish

maintaining and policing the streets and the Utilities and Drainage Servitudes dedicated herein and within the boundaries thereof.

7. The grant of the various servitudes for utilities and drainage purposes shall be used exclusively for those purposes, and Esperanza reserves the right to use or grant any other rights with respect to said properties not inconsistent with the aforesaid servitudes for utilities and drainage purposes. The herein Utilities and Drainage Servitudes 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 Esperanza Business Park, Phases 1 and 2.
8. Esperanza warrants that the herein dedication of streets and grant of servitudes are free of any liens and/or encumbrances and that no lots have been sold or alienated prior to the date hereof. Esperanza further warrants that all utilities and streets have been placed with the servitudes granted and areas dedicated.
9. The dedications and grant made herein are made subject to any existing servitudes and dedications affecting Esperanza Business Park, Phases 1 and 2, such as by way of illustration but not limitation pipeline servitudes and railroad crossing.
10. The herein dedications 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. Esperanza warrants that all utilities and drainage servitudes and streets have been placed within the servitudes granted herein.

AND NOW, to these presents, personally came and intervened:

**ST. CHARLES PARISH**, herein appearing by and through Matthew Jewell, Parish President, duly authorized by virtue of an Ordinance of the St. Charles Parish Council adopted on December 7, 2020, a certified copy of which is

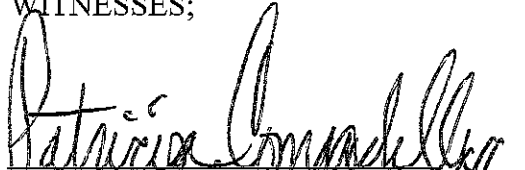
annexed hereto and made part hereof, and said St. Charles Parish does hereby accept, approve and ratify the herein dedications and grant under all of the terms and conditions as contained hereinabove, and does also hereby acknowledge that the construction of all of streets dedicated herein has been satisfactorily completed in accordance with all requirements and all utilities and drainage facilities have been likewise satisfactorily completed in accordance with all requirements, and St. Charles Parish does hereby accept all streets and utilities and drainage facilities and assumes the maintenance thereof, including but not limited to the maintenance of the Drainage Servitudes more fully described above.


This Act of Dedication was approved and accepted by the St. Charles Parish Council by Ordinance 20-12-5 on the 7<sup>th</sup> day of December, 2020, a photo copy of which is attached and made part hereof.

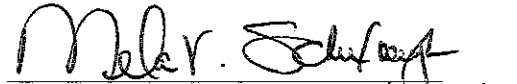
THUS DONE AND PASSED, in triplicate originals, in my office, the undersigned Notary Public in and for the State of Louisiana, Parish of St. Charles, effective as of the day, month and year herein first above written, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers and me, Notary, after reading the whole.


WITNESSES;

ESPERANZA LAND, LLC

  
Printed Name: Patricia Comardelle

BY:   
Debra Dufresne Vial,  
Authorized Representative

  
Printed Name: Melanie V. Schraepfer

  
NOTARY PUBLIC  
LOUIS G. AUTHEMENT  
NO. 25814

My Commission is issued for life

[SEAL]

THUS DONE AND PASSED, in triplicate originals, in my office, the undersigned Notary Public in and for the State of Louisiana, Parish of St. Charles 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 appearers and me, Notary, after reading the whole.

WITNESSES:

ST. CHARLES PARISH

*Sam Scholle*  
Printed Name: SAM SCHOLLE

BY: *Matthew Jewell*  
Matthew Jewell,  
Parish President

*[Signature]*  
Printed Name: *Robert L. Raymond*

*[Signature]*  
Notary Public  
Printed Name: Robert L. Raymond  
My Commission is issued for life

[SEAL]

**CERTIFICATE OF AUTHORITY  
FOR  
ESPERANZA LAND, LLC**

The undersigned hereby certify that they are all of the members of the Board of Managers of Esperanza Land Holdings, L.L.C., which is the sole member of Esperanza Land, LLC (the "Company"). The Company is managed by its sole member, Esperanza Land Holdings, L.L.C. Accordingly, the undersigned, being all of the members of the Board of Managers of Esperanza Land Holdings, L.L.C., in its capacity as the sole member of the Company, hereby adopt the following resolutions effective as of July 7, 2020:

RESOLVED, that Debra Dufresne Vial, as the Authorized Manager of the Company, is hereby authorized for and on behalf of the Company to execute the attached Act of Dedication and Grant of Utilities & Drainage Servitudes in favor of St. Charles Parish for the reasons more fully set forth therein.

FURTHER RESOLVED, that Debra Dufresne Vial, in her capacity as the Authorized Manager of the Company is authorized and empowered to do or cause to be done all such acts or things and to sign and deliver, or cause to be signed and delivered, all such documents, instruments and certificates in the name and on behalf of this Company or otherwise, as she may deem necessary, advisable or appropriate to effectuate or carry out the purposes and intent of the foregoing Resolution.

FURTHER RESOLVED, that all acts, transactions, or agreements undertaken by Debra Dufresne Vial prior to the adoption of these Resolutions in connection with the foregoing matters are hereby ratified, confirmed and adopted by Esperanza Land Holdings, L.L.C. and the Company. Third parties are entitled to rely on this Certificate of Authority until it has been revoked in writing and recorded in the public records of St. Charles Parish, Louisiana. The receipt of facsimile or email copies of the signature page hereof, as between the recipient thereof and the party that executed and sent the same, shall constitute delivery of such signature page. This Certificate of Authority may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

**ESPERANZA LAND, LLC**

By: **ESPERANZA LAND HOLDINGS, L.L.C.,  
SOLE MEMBER**

  
**DEBRA DUFRESNE VIAL,  
MANAGER**

  
**DANA DUFRESNE AUTHEMENT,  
MANAGER**

  
**DENISE DUFRESNE HYMEL,  
MANAGER**

  
**DAWN DUFRESNE DAWSON,  
MANAGER**

  
**KARAN L. ACCARDO  
MANAGER**

**2020-0315**

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

**ORDINANCE NO. 20-12-5**

An ordinance approving and authorizing the execution of an Act of Dedication for Esperanza Business Park Phase 2, Luling.

**WHEREAS,** Esperanza Land, LLC is the owner and developer of property located in Sections 1, 81, 99, 100, 101, 102, & 121, T-13-E & R-20-E as indicated on a Final Plat prepared by Stephen P. Flynn, PLS, dated April 8, 2020 entitled FINAL PLAN ESPERANZA BUSINESS PARK PHASE 2; 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 Esperanza Land, LLC for Esperanza Business Park Phase 2, 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 7th day of December, 2020, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: [Signature]

SECRETARY: Michelle Spodato

DLVD/PARISH PRESIDENT: December 8, 2020

APPROVED:  DISAPPROVED:

PARISH PRESIDENT: Math Jewell

RETD/SECRETARY: December 8, 2020

AT: 1:20 pm RECD BY: [Signature]

CERTIFIED TRUE & CORRECT AS PER MINUTES DATED 12/7/20

Michelle Spodato  
SECRETARY  
ST. CHARLES PARISH COUNCIL





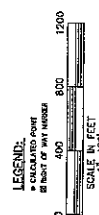
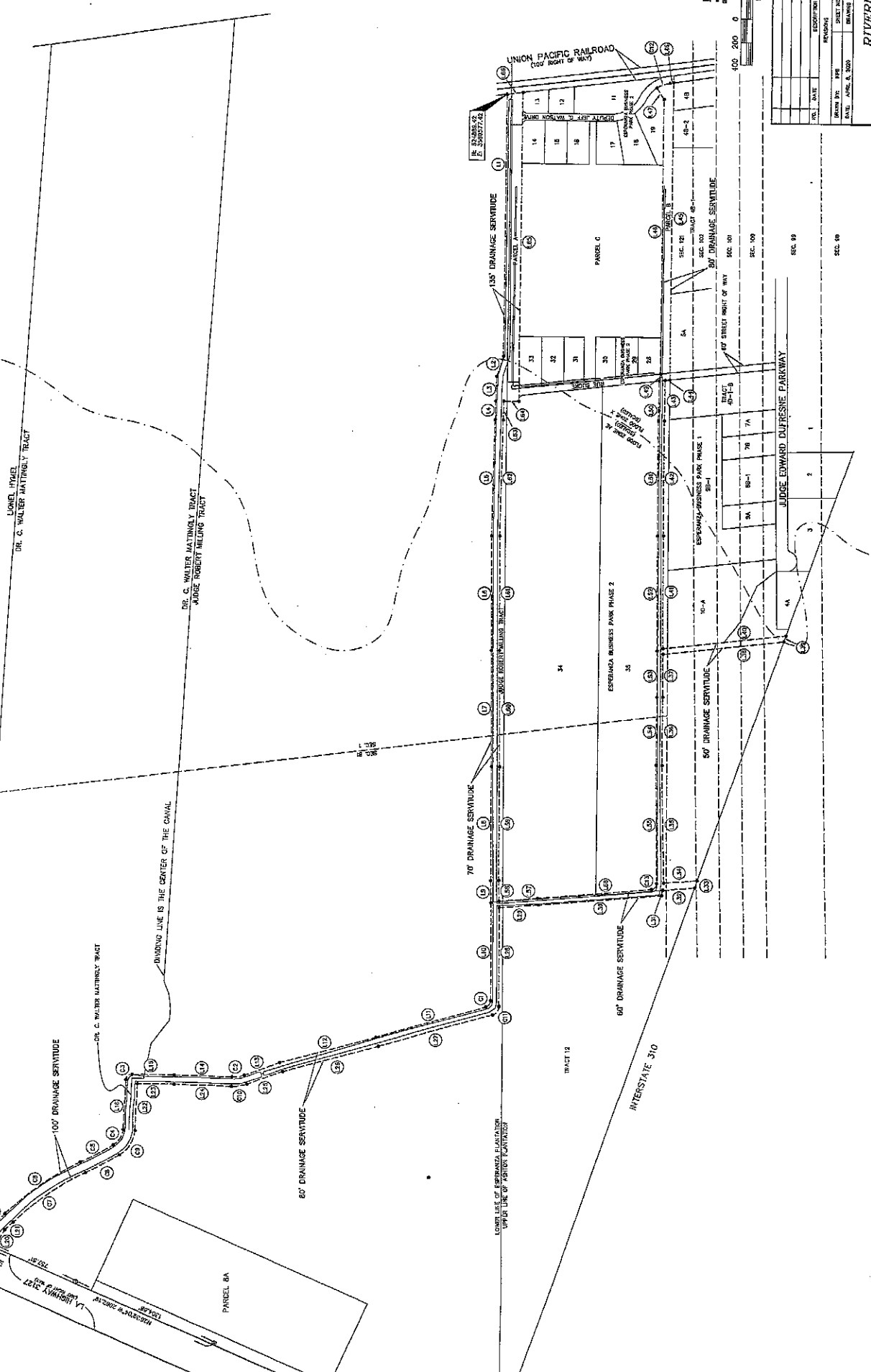


# FINAL PLAN DRAINAGE SERVICES

OVER AND ACROSS PARCEL A, PARCEL B, LOT 34 & LOT 35 OF ESPERANZA BUSINESS PARK PHASE 2 & TRACT 12 OF ASTON PLANTATION & THE JUDGE ROBERT MILUNG TRACT AND DR. C. WALTER MATTINGLY TRACT OF ESPERANZA PLANTATION SITUATED IN SECTIONS 1, 81, 85, 100, 101, 102 & 121, T-13-S-5, R-20-E LOUISIANA, ST. CHARLES PARISH, LOUISIANA

LINE	BEARING	DISTANCE
L1	S82°00'00"W	229.35
L2	S82°00'00"W	218.87
L3	S82°00'00"W	218.87
L4	S82°00'00"W	218.87
L5	S82°00'00"W	218.87
L6	S82°00'00"W	218.87
L7	S82°00'00"W	218.87
L8	S82°00'00"W	218.87
L9	S82°00'00"W	218.87
L10	S82°00'00"W	218.87
L11	S82°00'00"W	218.87
L12	S82°00'00"W	218.87
L13	S82°00'00"W	218.87
L14	S82°00'00"W	218.87
L15	S82°00'00"W	218.87
L16	S82°00'00"W	218.87
L17	S82°00'00"W	218.87
L18	S82°00'00"W	218.87
L19	S82°00'00"W	218.87
L20	S82°00'00"W	218.87
L21	S82°00'00"W	218.87
L22	S82°00'00"W	218.87
L23	S82°00'00"W	218.87
L24	S82°00'00"W	218.87
L25	S82°00'00"W	218.87
L26	S82°00'00"W	218.87
L27	S82°00'00"W	218.87
L28	S82°00'00"W	218.87
L29	S82°00'00"W	218.87
L30	S82°00'00"W	218.87
L31	S82°00'00"W	218.87
L32	S82°00'00"W	218.87
L33	S82°00'00"W	218.87
L34	S82°00'00"W	218.87
L35	S82°00'00"W	218.87
L36	S82°00'00"W	218.87
L37	S82°00'00"W	218.87
L38	S82°00'00"W	218.87
L39	S82°00'00"W	218.87
L40	S82°00'00"W	218.87
L41	S82°00'00"W	218.87
L42	S82°00'00"W	218.87
L43	S82°00'00"W	218.87
L44	S82°00'00"W	218.87
L45	S82°00'00"W	218.87
L46	S82°00'00"W	218.87
L47	S82°00'00"W	218.87
L48	S82°00'00"W	218.87
L49	S82°00'00"W	218.87
L50	S82°00'00"W	218.87
L51	S82°00'00"W	218.87
L52	S82°00'00"W	218.87
L53	S82°00'00"W	218.87
L54	S82°00'00"W	218.87
L55	S82°00'00"W	218.87
L56	S82°00'00"W	218.87
L57	S82°00'00"W	218.87
L58	S82°00'00"W	218.87
L59	S82°00'00"W	218.87
L60	S82°00'00"W	218.87

CHORD	BEARING	DISTANCE
C1	S82°00'00"W	229.35
C2	S82°00'00"W	218.87
C3	S82°00'00"W	218.87
C4	S82°00'00"W	218.87
C5	S82°00'00"W	218.87
C6	S82°00'00"W	218.87
C7	S82°00'00"W	218.87
C8	S82°00'00"W	218.87
C9	S82°00'00"W	218.87
C10	S82°00'00"W	218.87
C11	S82°00'00"W	218.87
C12	S82°00'00"W	218.87
C13	S82°00'00"W	218.87
C14	S82°00'00"W	218.87
C15	S82°00'00"W	218.87
C16	S82°00'00"W	218.87
C17	S82°00'00"W	218.87
C18	S82°00'00"W	218.87
C19	S82°00'00"W	218.87
C20	S82°00'00"W	218.87



LEGEND:  
 \* CALCULATED POINT  
 # POINT BY SURVEYOR  
 SOURCE: 1-400'

**RIVERLANDS SURVEYING COMPANY**  
 600 Highway 3007  
 Metairie, Louisiana 70002  
 Phone: 822-2400  
 Fax: 822-2401

STEPHEN P. FLYNN  
 P.L.S. LICENSE NO. 1623  
 REG. NO. 4688

DATE: APRIL 8, 2008  
 SHEET NO. 3 OF 3  
 DRAWING NO. 1623-2008-03

**SURVEYOR'S NOTES:** A. I CERTIFY THAT THIS PLAN REPRESENTS AN ACCURATE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT OF 1967, AS AMENDED BY HOUSE BILLS 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 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