

Ord.

2007-0172

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

ORDINANCE NO. 07-6-2

An ordinance approving and authorizing the execution of an Act of Dedication for Ashton Plantation, Phase 1-C, as requested by Ashton Plantation Estates, LLC.

WHEREAS, Ashton Plantation Estates, LLC are the owners and developers of property located in Section 8, T13S-R21E, Luling, St. Charles Parish, Louisiana and indicated on a Final Plat prepared by Krebs, LaSalle, LeMieux Consultants, Inc., and dated May 10, 2007 as a Resubdivision of a portion of Tract 11 of Ashton Plantation in Section 8, T13S-R21E into Square 7, Lots 1-45; Square 8, Lots 1-36; Square 9, Lots 1-11; Drain 3, Reserve F, Reserve G, Reserve H, and the Dedication of Lac Bistineau Court, Lac Calcasieu Drive, Lac Catahoula Drive, Lac Chicot Drive, Lac Claiborne Court, Lac Cotile Drive, Lac Maurepas Drive, and Lac Providence Drive; St. Charles Parish, Louisiana; 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 Act of Dedication for Ashton Plantation, Phase 1-C, which is located in Section 8, T13S-R21E, Luling, St. Charles Parish, Louisiana and indicated on a Final Plat prepared by Krebs, LaSalle, LeMieux Consultants, Inc., and dated May 10, 2007, as a Resubdivision of a portion of Tract 11 of Ashton Plantation in Section 8 T13S-R21E into Square 7, Lots 1-45; Square 8, Lots 1-36; Square 9, Lots 1-11; Drain 3, Reserve F, Reserve G, Reserve H, and the Dedication of Lac Bistineau Court, Lac Calcasieu Drive, Lac Catahoula Drive, Lac Chicot Drive, Lac Claiborne Court, Lac Cotile Drive, Lac Maurepas Drive, and Lac Providence Drive; St. Charles Parish, Louisiana 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: MARINO, FAUCHEUX, HILAIRE, FABRE, RAMCHANDRAN, WALLS,
BLACK, DUHE, MINNICH
NAYS: NONE
ABSENT: NONE

And the ordinance was declared adopted this 4th day of June, 2007, to become effective five (5) days after publication in the Official Journal.

Act of Dedication - Ashton Plantation 1-C

CHAIRMAN *April B. ...*

SECRETARY *Barbara ...*

DLVD/PARISH PRESIDENT June 5, 2007

APPROVED *✓*

DISAPPROVED

PARISH PRESIDENT *Albert D. Laque*

RETD/SECRETARY *June 5, 2007*

AT 11:20 A.M.

REC'D BY *DGP*

RECORDED IN THE ST. CHARLES PARISH
CLERK OF COURT OFFICE

ON June 22, 2007

AS ENTRY NO. 33 2293

IN MORTGAGE/CONVEYANCE BOOK

NO. 693 FOLIO 332

ACT OF DEDICATION

UNITED STATES OF AMERICA

BY: ASHTON PLANTATION ESTATES, L.L.C

STATE OF LOUISIANA

TO: ST. CHARLES PARISH

PARISH OF ST. CHARLES

BE IT KNOWN, that on this 19th day of JUNE, in the
year of Our Lord Two Thousand and seven,

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 witnessed hereinafter named and undersigned,
PERSONALLY CAME AND APPEARED;

Ashton Plantation Estates, L.L.C., a limited liability company organized and
existing under and by virtue of the laws of the State of Louisiana with its
domicile in the Parish of Jefferson, within said State, herein appearing by
and through Rathborne Properties, Inc., its Manager, herein appearing by
and through J. Cornelius Rathborne, its President, and J B. Levert Land
Company, its Manager, herein appearing by and through Robert E. Becker,
its President. (Hereinafter sometimes referred to as "Ashton");

MAILING ADDRESS: P O. Box 157
Harvey, Louisiana 70059

Ashton 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
Ashton Plantation, Phase 1-C being a portion of Section 8, T13S, R21E, St. Charles
Parish, Louisiana, shown on a survey of said subdivision which survey. was prepared by
Krebs, LaSalle, LeMieux Consultants, Inc., dated May 10, 2007, signed by C. Randall
Dixon, Registered Land Surveyor, which survey is entitled "Ashton Plantation, Phase 1-C,
in Section 8, T13S, R21E, St. Charles Parish, Louisiana" a copy of which is attached to
and made part of this ordinance; and

Ashton further declared unto me that it has caused that portion of the above
property designated as Ashton Plantation Phase 1-C on the survey referred to above to be
laid out in squares and lots on the plan of survey and/or re-subdivision referred to above,
which plan of sub-division creates Phase 1-C of Ashton Plantation Subdivision, a copy of
which is attached and made part hereof; and

Ashton further declared unto me, Notary, that on the aforesaid plan of re-subdivision
it has laid out certain streets and drainage canals within the Ashton Plantation Subdivision
which are named and identified in accordance with the annexed plan of Krebs, LaSalle,

LeMieux Consultants, Inc. as Lac Catahoula Drive, Lac Calcasieu Drive, Lac Maurepas Drive, Lac Bistineau Court, Lac Providence Drive, Lac Cotile Drive, Lac Chicot Drive, Lac Claiborne Court and Drain 3, which streets and drainage canals in regard to this dedication, are more fully described in accordance with said plan as follows to wit:

LAC CATAHOULA DRIVE, ASHTON PLANTATION, PHASE 1-C, ST. CHARLES PARISH, LOUISIANA

A CERTAIN PORTION OF GROUND situated in the State of Louisiana, Parish of St. Charles, in Section 8, Township 13 South – Range 21 East, in that part known as **ASHTON PLANTATION**, designated as **LAC CATAHOULA DRIVE**, being a Right of Way to be dedicated to St. Charles Parish, and is more fully described as follows:

BEGIN at the intersection of the easterly right-of-way line of Ashton Plantation Boulevard and the southerly right-of-way line of Lac Catahoula Drive;

THENCE, proceed along the aforesaid easterly right-of-way line, along a curve to the right in a northeasterly direction, having a radius of 970.00 feet, having an arc length of 121.33 feet, along a chord bearing of N45°14'19"E, having a chord distance of 121.25 feet to a point of reverse curve, at the intersection of the aforesaid easterly right-of-way line and the northerly right-of-way line of Lac Catahoula Drive; THENCE, proceed along the aforesaid northerly right-of-way line, along a curve to the left in a southwesterly direction, having a radius of 10.00 feet, having an arc length of 16.32 feet, along a chord bearing of S02°03'51"W, having a chord distance of 14.57 feet to a point of tangent; THENCE, proceed along the aforesaid right-of-way line, S44°41'37"E, a distance of 130.28 feet to a point at the intersection of the common line of Lac Catahoula Drive and Lac Calcasieu Drive; THENCE, proceed along the aforesaid common line, S45°12'44"W, a distance of 100.00 feet to a point at the intersection of the common line of Lac Catahoula Drive and Lac Calcasieu Drive; THENCE, proceed along the southerly right-of-way line of Lac Catahoula Drive, N44°41'37"W, a distance of 130.31 feet to a point of curve; THENCE, continue along the aforesaid southerly right-of-way line, along a curve to the left in a southwesterly direction, having a radius of 10.00 feet, having an arc length of 16.35 feet, along a chord bearing of S88°28'51"W, having a chord distance of 14.59 feet to the **POINT OF BEGINNING**.

All as more fully shown on a plan by Krebs, LaSalle, LeMieux Consultants, Inc. dated May 10, 2007.

LAC CALCASIEU DRIVE, ASHTON PLANTATION, PHASE 1-C, ST. CHARLES PARISH, LOUISIANA

A CERTAIN PORTION OF GROUND situated in the State of Louisiana, Parish of St. Charles, in Section 8, Township 13 South – Range 21 East, in that part known as **ASHTON PLANTATION**, designated as **LAC CALCASIEU DRIVE**, being a Right of Way to be dedicated to St. Charles Parish, and is more fully described as follows:

BEGIN at the intersection of the northerly right-of-way line of Lac Catahoula Drive and the westerly right-of-way line of Lac Calcasieu Drive;

THENCE, proceed along the aforesaid westerly right-of-way line, along a curve to the left in a southeasterly direction, having a radius of 10.00 feet, having an arc length of 15.00 feet, along a chord bearing of S87°39'36"E, having a chord distance of 13.63 feet to a point of reverse curve; THENCE, continue along the aforesaid westerly right-of-way line, along a curve to the right in a northeasterly direction, having a radius of 820.00 feet, having an arc length of 239.26 feet, along a chord bearing of N57°43'56"E, having a chord distance of 238.41 feet to a point of tangent; THENCE, continue along the aforesaid westerly right-of-

way line, N66°05'28"E, a distance of 400.78 feet to a point of curve; THENCE, continue along the aforesaid westerly right-of-way line, along a curve to the left in a northeasterly direction, having a radius of 25 00 feet, having an arc length of 10 55 feet, along a chord bearing of N54°00'02"E, having a chord distance of 10 47 feet to a point of reverse curve; THENCE, continue along the aforesaid westerly right-of-way line, along a curve to the right in a southeasterly direction, having a radius of 50.00 feet, having an arc length of 92.28 feet, along a chord bearing of S85°12'57"E, having a chord distance of 79.73 feet to a point of at the intersection with the common line of Lac Calcasieu Drive and Lac Maurepas Drive; THENCE, proceed along the aforesaid common line, S 40°37'53" W, a distance of 68.07 feet to a point at the intersection of the aforesaid common line with the easterly right-of-way line of Lac Calcasieu Drive; THENCE, proceed along the aforesaid easterly right-of-way line, along a curve to the left in a southwesterly direction, having a radius of 125.00 feet, having an arc length of 62.60 feet, along a chord bearing of S80°26'15"W, having a chord distance of 61.95 feet to a point of tangent; THENCE, continue along the aforesaid easterly right-of-way line, S66°05'28"W, a distance of 359.48 feet to a point of curve; THENCE, continue along the aforesaid easterly right-of-way line, along a curve to the left in a southwesterly direction, having a radius of 770.00 feet, having an arc length of 550.43 feet, along a chord bearing of S45°36'45"W, having a chord distance of 538.78 feet to a point of compound curve; THENCE, continue along the aforesaid easterly right-of-way line, along a curve to the left in a southeasterly direction, having a radius of 10.00 feet, having an arc length of 16.04 feet, along a chord bearing of S20°48'15"E, having a chord distance of 14.37 feet to a point at the intersection of the common line of Lac Calcasieu Drive and Lac Claiborne Court; THENCE, proceed along the aforesaid common line, S23°43'29"W, a distance of 50.00 feet to a point at the intersection aforesaid common line with the easterly right-of-way line of Lac Calcasieu Drive; THENCE, continue along the aforesaid easterly right-of-way line, along a curve to the left in a southwesterly direction, having a radius of 10.00 feet, having an arc length of 15 71 feet, along a chord bearing of S68°15'28"W, having a chord distance of 14.14 feet to a point; THENCE, continue along the aforesaid easterly right-of-way line, S23°15'28"W, a distance of 228.46 feet to a point at the intersection of the common line of Lac Calcasieu Drive and Lac Cotile Court; THENCE, proceed along the aforesaid common line, N57°23'57"W, a distance of 55.19 feet to a point at the intersection aforesaid common line with the westerly right-of-way line of Lac Calcasieu Drive; THENCE, proceed along the aforesaid westerly right-of-way line, along a curve to the left in a northeasterly direction, having a radius of 25.00 feet, having an arc length of 15.16 feet, along a chord bearing of N40°37'27"E, having a chord distance of 14.92 feet to a point, THENCE, continue along the aforesaid westerly right-of-way line, N23°15'28"E, a distance of 250.38 feet to a point of curve; THENCE, continue along the aforesaid westerly right-of-way line, along a curve to the right in a northeasterly direction, having a radius of 820 00 feet, having an arc length of 255.10 feet, along a chord bearing of N32°10'13"E, having a chord distance of 254.07 feet to a point of reverse curve; THENCE, continue along the aforesaid westerly right-of-way line, along a curve to the left in a northwesterly direction, having a radius of 10.00 feet, having an arc length of 14.97 feet, along a chord bearing of N01°48'20"W, having a chord distance of 13.61 feet to a point at the intersection of the common line of Lac Calcasieu Drive and Lac Catahoula Drive; THENCE, proceed along the aforesaid common line, N45°12'44"E, a distance of 100.00 feet to the **POINT OF BEGINNING**.

All as more fully shown on a plan by Krebs, LaSalle, LeMieux Consultants, Inc. dated May 10, 2007.

LAC MAUREPAS DRIVE, ASHTON PLANTATION, PHASE 1-C, ST. CHARLES PARISH, LOUISIANA

A CERTAIN PORTION OF GROUND situated in the State of Louisiana, Parish of St. Charles, in Section 8, Township 13 South – Range 21 East, in that part known as **ASHTON PLANTATION**, designated as a portion of **LAC MAUREPAS DRIVE**, being a Right of Way to be dedicated to St. Charles Parish, and is more fully described as follows.

BEGIN at the intersection of the westerly right-of-way line of Lac Providence Drive and the southerly right-of-way line of Lac Maurepas Drive;

THENCE, proceed along the aforesaid southerly right-of-way line, along a curve to the left in a northwesterly direction, having a radius of 10.00 feet, having an arc length of 15.71 feet, along a chord bearing of N11°31'23"W, having a chord distance of 14.14 feet to a point of tangent, THENCE, continue along the aforesaid southerly right-of-way line, N56°31'23"W, a distance of 536.77 feet to a point of curve, THENCE, continue along the aforesaid southerly right-of-way line, along a curve to the left in a northwesterly direction, having a radius of 125.00 feet, having an arc length of 62.60 feet, along a chord bearing of N70°52'10"W, having a chord distance of 61.95 feet to a point that intersects with the easterly right-of-way line of Lac Calcasieu Drive; THENCE, proceed along the common line of Lac Maurepas Drive and Lac Calcasieu Drive, N70°37'53"W, a distance of 68.07 feet to a point on the northerly right-of-way line of Lac Maurepas Drive; THENCE, proceed along the aforesaid northerly right-of-way line, along a curve to the left in a southeasterly direction, having a radius of 25.00 feet, having an arc length of 10.55 feet, along a chord bearing of S44°25'57"E, having a chord distance of 10.47 feet to a point of tangent; THENCE, continue along the aforesaid northerly right-of-way line, S56°31'23"E, a distance of 558.15 feet to a point of curve; THENCE, continue along the aforesaid northerly right-of-way line, along a curve to the left in a southeasterly direction, having a radius of 25.00 feet, having an arc length of 15.95 feet, along a chord bearing of S74°47'51"E, having a chord distance of 15.68 feet to a point of reverse curve; THENCE, continue along the aforesaid northerly right-of-way line, along a curve to the right in a southeasterly direction, having a radius of 50.00 feet, having an arc length of 142.33 feet, along a chord bearing of S11°31'23"E, having a chord distance of 98.91 feet to a point that intersects with the easterly right-of-way line of Lac Providence Drive, THENCE, proceed along the common line of Lac Maurepas Drive and Lac Providence Drive, N51°17'36"W, a distance of 55.15 feet to a point on the westerly right-of-way line of Lac Providence Drive, being the **POINT OF BEGINNING**

All as more fully shown on a plan by Krebs, LaSalle, LeMieux Consultants, Inc. dated May 10, 2007.

LAC BISTINEAU COURT, ASHTON PLANTATION, PHASE 1-C, ST. CHARLES PARISH, LOUISIANA

A CERTAIN PORTION OF GROUND situated in the State of Louisiana, Parish of St. Charles, in Section 8, Township 13 South – Range 21 East, in that part known as **ASHTON PLANTATION**, designated as **LAC BISTINEAU COURT** being a Right of Way to be dedicated to St. Charles Parish, and is more fully described as follows:

BEGIN at the intersection of the southerly right-of-way line of Lac Bistineau Court and the westerly right-of-way line of Lac Providence Drive;

THENCE, proceed along the aforesaid southerly right-of-way line, N56°31'23"W, a distance of 206.53 feet to a point of curve; THENCE, continue along a curve to the left in a northwesterly direction, having a radius of 25.00 feet, having an arc length of 23.55 feet, along a chord bearing of N83°30'26"W, having a chord distance of 22.69 feet to a point of reverse curve; THENCE, continue along a curve to the right in a northeasterly direction, having a radius of 60.00 feet, having an arc length of 301.53 feet, along a chord bearing of N33°28'37"E, having a chord distance of 70.59 feet to a point of reverse curve; THENCE, continue along a curve to the left in a southeasterly direction, having a radius of 25.00 feet, having an arc length of 23.55 feet, along a chord bearing of S29°32'20"E, having a chord distance of 22.69 feet to a point of tangent; THENCE, proceed along the northerly right-of-way line of Lac Bistineau Court, S56°31'23"E, a distance of 210.42 feet to a point at the intersection of the aforesaid right-of-way line and the westerly right-of-way line of Lac Providence Drive; THENCE, proceed along the common line of Lac Bistineau Court and Lac Providence Drive, S37°55'26"W, a distance of 50.15 feet to the **POINT OF BEGINNING**

All as more fully shown on a plan by Krebs, LaSalle, LeMieux Consultants, Inc. dated May 10, 2007.

LAC PROVIDENCE DRIVE, ASHTON PLANTATION, PHASE 1-C, ST. CHARLES PARISH, LOUISIANA

A CERTAIN PORTION OF GROUND situated in the State of Louisiana, Parish of St. Charles, in Section 8, Township 13 South – Range 21 East, in that part known as **ASHTON PLANTATION**, designated as **LAC PROVIDENCE DRIVE**, being a Right of Way to be dedicated to St. Charles Parish, and is more fully described as follows:

BEGIN at the intersection of the northerly right-of-way line of Lac Cotle Drive and the westerly right-of-way line of Lac Providence Drive,

THENCE, proceed along the aforesaid westerly right-of-way line, along a curve to the left in a northeasterly direction, having a radius of 10.00 feet, having an arc length of 16.36 feet, along a chord bearing of N80°20'32"E, having a chord distance of 14.59 feet to a point of tangent; THENCE, continue along the aforesaid westerly right-of-way line, N33°28'37"E, a distance of 279.41 feet to a point of curve; THENCE, continue along the aforesaid westerly right-of-way line, along a curve to the right in a northeasterly direction, having a radius of 2,821.03 feet, having an arc length of 203.88 feet, along a chord bearing of N35°32'51"E, having a chord distance of 203.84 feet to a point of tangent; THENCE, continue along the aforesaid westerly right-of-way line, N37°37'04"E, a distance of 144.05 feet to a point of curve; THENCE, continue along the aforesaid westerly right-of-way line, along a curve to the left in a northeasterly direction, having a radius of 2,771.03 feet, having an arc length of 11.32 feet, along a chord bearing of N37°30'03"E, having a chord distance of 11.32 feet to a point of compound curve; THENCE, continue along the aforesaid westerly right-of-way line, along a curve to the left in a northwesterly direction, having a radius of 10.00 feet, having an arc length of 16.39 feet, along a chord bearing of N09°34'11"W, having a chord distance of 14.62 feet to a point that intersects with the southerly right-of-way line of Lac Bistineau Court; THENCE, proceed along the common line of Lac Bistineau Court and Lac Providence Drive, N37°55'26"E, a distance of 50.15 feet to a point on the westerly right-of-way line of Lac Providence Drive, THENCE, continue along the aforesaid westerly right-of-way line, along a curve to the left in a northeasterly direction, having a radius of 10.00 feet, having an arc length of 15.28 feet, along a chord bearing of N79°42'11"E, having a chord distance of 13.84 feet to a point of compound curve; THENCE, continue along the aforesaid westerly right-of-way line, along a curve to the left in a northeasterly direction, having a radius of 2,771.03 feet, having an arc length of 118.59 feet, along a chord bearing of N34°42'11"E, having a chord distance of 118.58 feet to a point of tangent; THENCE, continue along the aforesaid westerly right-of-way line, N33°28'37"E, a distance of 339.74 feet to a point that intersects with the southerly right-of-way line of Lac Maurepas Drive; THENCE, proceed along the common line of Lac Maurepas Drive and Lac Providence Drive, S51°17'36"E, a distance of 55.15 feet to a point on the easterly right-of-way line of Lac Providence Drive; THENCE, proceed along the aforesaid easterly right-of-way line, along a curve to the left in a southwesterly direction, having a radius of 25.00 feet, having an arc length of 15.95 feet, along a chord bearing of S51°45'05"W, having a chord distance of 15.68 feet to a point of tangent; THENCE, continue along the aforesaid easterly right-of-way line, S33°28'37"W, a distance of 319.84 feet to a point of curve; THENCE, continue along the aforesaid easterly right-of-way line, along a curve to the right in a southwesterly direction, having a radius of 2,821.03 feet, having an arc length of 203.88 feet, along a chord bearing of S35°32'51"W, having a chord distance of 203.84 feet to a point of tangent; THENCE, continue along the aforesaid easterly right-of-way line, S37°37'04"W, a distance of 144.05 feet to a point of curve; THENCE, continue along the aforesaid easterly right-of-way line, along a curve to the left in a southwesterly direction, having a radius of 2,771.03 feet, having an arc length of 200.27 feet, along a chord bearing of S35°32'51"W, having a chord distance of 200.23 feet to a point of tangent; THENCE, continue along the aforesaid easterly right-of-way line, S33°28'37"W, a distance of 260.86 feet to a point of curve; THENCE, continue along the aforesaid easterly right-of-way line, along a curve to the left in a southwesterly direction, having a radius of 25.00 feet, having an arc length of 21.03 feet, along a chord bearing of S09°22'56"W, having a chord distance of 20.41 feet to a point of reverse curve; THENCE, continue along the aforesaid easterly right-of-way line,

having a chord distance of 27.12 feet to a point of reverse curve; THENCE, proceed along a curve to the right in a southwesterly direction, having a radius of 60.00 feet, having an arc length of 299.29 feet, along a chord bearing of S20°41'40"W, having a chord distance of 72.38 feet to a point reverse curve; THENCE, proceed along a curve to the left in a northwesterly direction, having a radius of 25.00 feet, having an arc length of 17.51 feet, along a chord bearing of N36°27'48"W, having a chord distance of 17.15 feet to a point of tangent; THENCE, proceed along the southerly right-of-way line of Lac Claiborne Court, N56°31'23"W, a distance of 148.65 feet to a point of curve; THENCE, continue along the aforesaid southerly right-of-way line, along a curve to the left in a northwesterly direction, having a radius of 75.00 feet, having an arc length of 13.38 feet, along a chord bearing of N61°37'57"W, having a chord distance of 13.36 feet to a point of tangent; THENCE, continue along the aforesaid southerly right-of-way line, N66°44'32"W, a distance of 23.32 feet to a point that intersects with the easterly right-of-way line of Lac Calcasieu Drive; THENCE, proceed along the common line of Lac Calcasieu Drive and Lac Claiborne Court, N 23°43'29" E, a distance of 50.00 feet to the **POINT OF BEGINNING**.

All as more fully shown on a plan by Krebs, LaSalle, LeMieux Consultants, Inc. dated May 10, 2007.

DRAIN 3, ASHTON PLANTATION, PHASE 1-C, ST. CHARLES PARISH, LOUISIANA

A CERTAIN PORTION OF GROUND situated in the State of Louisiana, Parish of St. Charles, in Section 8, Township 13 South – Range 21 East in that part known as **ASHTON PLANTATION**, designated as **DRAIN 3**, being a Right of Way to be dedicated to St Charles Parish, and is more fully described as follows:

BEGIN at the southeast corner of Ashton Plantation, Phase 1-C, also being the northeast corner of Ashton Plantation, Phase 1-B and the southeast corner of Drain 3;

THENCE, proceed along the southerly line, N52°47'33"W, a distance of 70.15 feet to a point; THENCE, proceed along the easterly line of Square 8, also being the westerly line of Drain 3, N33°28'37"E, a distance of 311.46 feet to a point; THENCE, proceed N56°31'23"W, a distance of 125.00 feet to a point on the easterly right-of-way line of Lac Providence Drive, THENCE, proceed along the aforesaid easterly right-of-way line, N33°28'37"E, a distance of 25.00 feet to a point; THENCE, proceed S56°31'23"E, a distance of 125.00 feet to a point; THENCE, proceed along the easterly line of Square 8, also being the westerly line of Drain 3, N33°28'37"E, a distance of 180.00 feet to a point; THENCE, proceed N56°31'23"W, a distance of 124.72 feet to a point on the easterly right-of-way line of Lac Providence Drive, THENCE, proceed along the aforesaid easterly right-of-way line, along a curve to the right in a northeasterly direction, having a radius of 2,771.03 feet, having an arc length of 20.00 feet, along a chord bearing of N34°30'09"E, having a chord distance of 20.00 feet to a point; THENCE, proceed S56°31'23"E, a distance of 124.36 feet to a point; THENCE, proceed along the easterly line of Square 8, also being the westerly line of Drain 3, N33°28'37"E, a distance of 36.06 feet to a point; THENCE, continue along the easterly line of Square 8, also being the westerly line of Drain 3, N37°37'04"E, a distance of 276.97 feet to a point; THENCE, continue along the easterly line of Square 8, also being the westerly line of Drain 3, N33°28'37"E, a distance of 700.31 feet to a point on the northerly line of Phase 1-C; THENCE, proceed along the northerly line, S56°31'23"E, a distance of 50.00 feet to a point the northeast corner of Phase 1-C; THENCE, proceed along the easterly line, S33°28'37"W, a distance of 1,553.65 feet to a point the southeast corner of Phase 1-C, being the **POINT OF BEGINNING**.

All as more fully shown on a plan by Krebs, LaSalle, LeMieux Consultants, Inc. dated May 10, 2007.

All of the streets and drainage canals dedicated herein are described on the plan of subdivision entitled "Ashton Plantation, Phase 1-C, in Section 8, T13S, R21E, St. Charles Parish, Louisiana" and which plan of subdivision is

along a curve to the left in a southwesterly direction, having a radius of 50.00 feet, having an arc length of 165.90 feet, along a chord bearing of S80°20'32"W, having a chord distance of 99.61 feet to a point that intersects with the southerly right-of-way line of Lac Cotile Drive; THENCE, proceed along the common line of Lac Cotile Drive and Lac Providence Drive, N35°22'26"E, a distance of 60.31 feet to a point which intersects with the northerly right-of-way line of Lac Cotile Drive, being the **POINT OF BEGINNING**.

All as more fully shown on a plan by Krebs, LaSalle, LeMieux Consultants, Inc. dated May 10, 2007.

LAC COTILE DRIVE, ASHTON PLANTATION, PHASE 1-C, ST. CHARLES PARISH, LOUISIANA

A CERTAIN PORTION OF GROUND situated in the State of Louisiana, Parish of St. Charles, in Section 8, Township 13 South – Range 21 East, in that part known as **ASHTON PLANTATION**, designated as **LAC COTILE DRIVE**, being a Right of Way to be dedicated to St. Charles Parish, and is more fully described as follows:

BEGIN at the intersection of the easterly right-of-way line of Lac Calcasieu Drive and the northerly right-of-way line of Lac Cotile Drive;

THENCE, proceed along the aforesaid northerly right-of-way line, along a curve to the left in a southeasterly direction, having a radius of 10.00 feet, having an arc length of 13.92 feet, along a chord bearing of S16°37'57"E, having a chord distance of 12.83 feet to a point of tangent; THENCE, continue along the aforesaid northerly right-of-way line, S56°31'23"E, a distance of 323.11 feet to a point of curve; THENCE, continue along the aforesaid northerly right-of-way line, along a curve to the left in a southeasterly direction, having a radius of 2,268.17 feet, having an arc length of 216.48 feet, along a chord bearing of S59°15'26"E, having a chord distance of 216.40 feet to a point of reverse curve, THENCE, continue along the aforesaid northerly right-of-way line, along a curve to the right in a southeasterly direction, having a radius of 1,052.11 feet, having an arc length of 168.92 feet, along a chord bearing of S57°23'31"E, having a chord distance of 168.74 feet to a point of tangent, THENCE, continue along the aforesaid northerly right-of-way line, S52°47'33"E, a distance of 153.32 feet to a point of curve as it intersects with the westerly right-of-way line of Lac Providence Drive; THENCE, proceed along the common line of Lac Cotile Drive and Lac Providence Drive, S35°22'26"W, a distance of 60.31 feet to a point which intersects with the southerly right-of-way line of Lac Cotile Drive; THENCE, proceed along the aforesaid southerly right-of-way line, along a curve to the right in a northwesterly direction, having a radius of 50.00 feet, having an arc length of 2.68 feet, along a chord bearing of N06°08'23"W, having a chord distance of 2.68 feet to a point of reverse curve; THENCE, continue along the aforesaid southerly right-of-way line, along a curve to the left in a northwesterly direction, having a radius of 25.00 feet, having an arc length of 21.03 feet, along a chord bearing of N28°41'52"W, having a chord distance of 20.41 feet to a point of tangent; THENCE, continue along the aforesaid southerly right-of-way line, N52°47'33"W, a distance of 134.77 feet to a point of curve; THENCE, continue along the aforesaid southerly right-of-way line, along a curve to the left in a northwesterly direction, having a radius of 1,002.11 feet, having an arc length of 160.89 feet, along a chord bearing of N57°23'31"W, having a chord distance of 160.72 feet to a point of reverse curve; THENCE, continue along the aforesaid southerly right-of-way line, along a curve to the right in a northwesterly direction, having a radius of 2,318.17 feet, having an arc length of 137.48 feet, along a chord bearing of N60°17'34"W, having a chord distance of 137.46 feet to a point of reverse curve; THENCE, continue along the aforesaid southerly right-of-way line, along a curve to the left in a southwesterly direction, having a radius of 10.00 feet, having an arc length of 15.35 feet, along a chord bearing of S77°26'30"W, having a chord distance of 13.88 feet to a point that intersects with the easterly right-of-way line of Lac Chicot Drive; THENCE, proceed along the common line of Lac Cotile Drive and Lac Chicot Drive, N58°12'56"W, a distance of 50.02 feet to a point which intersects with the southerly right-of-way line of Lac Cotile Drive, THENCE, proceed along the aforesaid southerly right-of-way line, along a curve to the left in a northwesterly direction, having a radius of 10.00 feet, having an arc length of 15.77 feet, along a chord bearing of N11°41'48"W, having a chord distance of 14.18 feet to a point of reverse curve; THENCE, continue along the

aforesaid southerly right-of-way line, along a curve to the right in a northwesterly direction, having a radius of 2,318.17 feet, having an arc length of 14.06 feet, along a chord bearing of N56°41'48"W, having a chord distance of 14.06 feet to a point of tangent; THENCE, continue along the aforesaid southerly right-of-way line, N56°31'23"W, a distance of 299.91 feet to a point of curve; THENCE, continue along the aforesaid southerly right-of-way line, along a curve to the left in a northwesterly direction, having a radius of 25.00 feet, having an arc length of 15.16 feet, along a chord bearing of N73°53'22"W, having a chord distance of 14.92 feet to a point of reverse curve; THENCE, continue along the aforesaid southerly right-of-way line, along a curve to the right in a northwesterly direction, having a radius of 50.00 feet, having an arc length of 130.24 feet, along a chord bearing of N16°37'57"W, having a chord distance of 96.42 feet to a point of that intersects with the westerly right-of-way line of Lac Calcasieu Drive; THENCE, proceed along the common line of Lac Cotile Drive and Lac Calcasieu Drive, S57°23'57"E, a distance of 55.19 feet to the **POINT OF BEGINNING**.

All as more fully shown on a plan by Krebs, LaSalle, LeMieux Consultants, Inc. dated May 10, 2007.

LAC CHICOT DRIVE, ASHTON PLANTATION, PHASE 1-C, ST. CHARLES PARISH, LOUISIANA

A CERTAIN PORTION OF GROUND situated in the State of Louisiana, Parish of St. Charles, in Section 8, Township 13 South – Range 21 East, in that part known as **ASHTON PLANTATION**, designated as **LAC CHICOT DRIVE**, being a Right of Way to be dedicated to St. Charles Parish, and is more fully described as follows:

BEGIN at the intersection of the westerly right-of-way line of Lac Chicot Drive and the southerly line of Ashton Plantation, Phase 1-C;

THENCE, proceed along the aforesaid westerly right-of-way line, N33°28'37"E, a distance of 115.04 feet to a point at the intersection of the aforesaid right-of-way line and the common line with Lac Cotile Drive; THENCE, proceed along the aforesaid common line, S58°12'56"E, a distance of 50.02 feet to a point that intersects with the easterly right-of-way line of Lac Chicot Drive; THENCE, proceed along the aforesaid easterly right-of-way line, S33°28'37"W, a distance of 116.52 feet to a point at that intersects with the southerly line of Ashton Plantation, Phase 1-C; THENCE, proceed along the aforesaid southerly line, N56°31'23"W, a distance of 50.00 feet to the **POINT OF BEGINNING**.

All as more fully shown on a plan by Krebs, LaSalle, LeMieux Consultants, Inc. dated May 10, 2007.

LAC CLAIBORNE COURT, ASHTON PLANTATION, PHASE 1-C, ST. CHARLES PARISH, LOUISIANA

A CERTAIN PORTION OF GROUND situated in the State of Louisiana, Parish of St. Charles, in Section 8, Township 13 South – Range 21 East, in that part known as **ASHTON PLANTATION**, designated as **LAC CLAIBORNE COURT**, being a Right of Way to be dedicated to St. Charles Parish, and is more fully described as follows:

BEGIN at the intersection of the easterly right-of-way line of Lac Calcasieu Drive and the northerly right-of-way line of Lac Claiborne Court;

THENCE, proceed along the aforesaid northerly right-of-way line, S66°44'32"E, a distance of 22.91 feet to a point of curve; THENCE, continue along the aforesaid northerly right-of-way line, along a curve to the right in a southeasterly direction, having a radius of 125.00 feet, having an arc length of 22.29 feet, along a chord bearing of S61°37'57"E, having a chord distance of 22.26 feet to a point of tangent; THENCE, continue along the aforesaid northerly right-of-way line, S56°31'23"E, a distance of 125.96 feet to a point of curve; THENCE, proceed along a curve to the left in a southeasterly direction, having a radius of 25.00 feet, having an arc length of 28.66 feet, along a chord bearing of S89°21'55"E,

certified correct by Krebs, LaSalle, LeMieux Consultants Inc , stamped by C. Randall Dixon, Registered Land Surveyor, dated May 10, 2007 On all matters of the description of the property on which the streets and drainage canals are located, the above referred to survey shall be controlling.

Ashton further declared unto me, Notary, that on the aforesaid plan of resubdivision, it has also designated and labeled various servitudes for water, utility and drainage purposes; and

Ashton further declared unto me, Notary, that under the covenants, conditions and stipulations hereinafter recited it does, by these presents, dedicate portions of the following streets and drainage canals located all within Phase 1-C of Ashton Plantation, namely: Lac Catahoula Drive, Lac Calcasieu Drive, Lac Maurepas Drive, Lac Bistineau Court, Lac Providence Drive, Lac Cotle Drive, Lac Chicot Drive, Lac Claiborne Court and Drain 3, as hereinabove described and does hereby grant the various servitudes for water, utility and drainage purposes, all as shown on the annexed plan of resubdivision by Krebs, LaSalle, LeMieux Consultants, Inc., 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

Ashton 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 the fee ownership of the property covered by the streets and drainage canals identified hereinabove as Lac Catahoula Drive, Lac Calcasieu Drive, Lac Maurepas Drive, Lac Bistineau Court, Lac Providence Drive, Lac Cotle Drive, Lac Chicot Drive, Lac Claiborne Court and Drain 3, only as far as said streets and drainage canals are located in Phase 1-C of Ashton Plantation.
2. The herein grant of the various servitudes for utility and drainage purposes shall constitute the granting only of a "personal servitude of right of use" being a "limited personal servitude" in favor of St. Charles Parish. Ashton does hereby reserve all rights of fee ownership to that portion of the aforesaid Phase 1-C of Ashton Plantation Subdivision which comprises the various servitudes for water, utility and drainage

canals dedicated herein, and maintaining the various water, utility and drainage facilities within the various water, utility and drainage servitudes areas.

7. The grant herein of various servitudes for water, utility and drainage purposes shall be used exclusively for those purposes and Ashton reserves the right to use or grant any other rights with respect to said property not inconsistent with the aforesaid servitudes for water, utility and drainage purposes. The herein granted water, utility 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 the Ashton Plantation Subdivision.
8. Ashton warrants that the herein dedication of streets and drainage canals 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.
9. The dedication and grant made herein are made subject to any existing servitudes affecting the "Ashton Plantation, Phase 1-C Subdivision", such as by way of illustration by 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. Ashton warrants that all utilities 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 Albert D. Laque, Parish President, duly authorized by virtue of an Ordinance of the St. Charles Parish Council adopted on June 4, 2007, a certified copy of which is annexed hereto and made part hereof, and said St. Charles Parish

purposes.

3. Ashton 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 streets and drainage canals identified hereinabove and by the aforesaid water, utility and drainage servitudes granted herein. In that connection, Ashton does, however, agree to prohibit the use of any part of the surface of any of the property covered by the streets, drainage canals and servitudes with respect to the exploration, development or production of minerals pursuant to this reservation. This reservation is made in accordance with Ashton's plan and intention to reserve all of the mineral rights in, on and under all of the lots in the Ashton Plantation, Phase 1-C, whereby, however, Ashton 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 streets and drainage canals and grant of servitudes for water, utility and drainage purposes are made by Ashton 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 a public street. St. Charles Parish must further bind and obligate itself to use the water, utility and drainage servitudes granted herein only for water, utility and drainage purposes
6. This dedication and grant are conditioned upon St. Charles Parish maintaining and policing the streets and drainage

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 and drainage canals 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 streets and drainage canals 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 07-6-2 the 4th day of June, 2007, a photo copy of which is attached and made part hereof.

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 appearers and me, Notary, after reading the whole

ASHTON PLANTATION ESTATES, L.L.C.

By: Rathborne Properties, Inc., Its Manager

BY: J. Cornelius Rathborne
J. Cornelius Rathborne, President

J.B. Levert Land Company, Its Manager

BY: Robert E. Becker
Robert E. Becker, President

WITNESSES:

[Signature]
[Signature]

[Signature]
[Signature]

[Signature]
Gregory C. Lier, Bar No 08868
Notary Public

WITNESSES:

Barbara Jacobs-Tucker
Barbara Jacobs-Tucker
Valerie Berthelot
Valerie Berthelot

ST. CHARLES PARISH

BY: Albert D. Laque
Albert D. Laque
Parish President

[Signature]
Notary Public
Robert L. Raymond
Print Name

Bar No.: 11408
My Commission expires at my death