

ACT OF DEDICATION

UNITED STATES OF AMERICA
PARISH OF ST. CHARLES
STATE OF LOUISIANA

BY: JCRJ ENTERPRISES, LLC

TO: PARISH OF ST. CHARLES

BE IT KNOWN, that on this _____ day of _____, in the year of Our Lord two thousand and seventeen (2017),

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:

JCJR ENTERPRISES, LLC, represented by its duly authorized managing member, Joel T. Chaisson, II, whose mailing address shall be 13726 River Road, Destrehan, Louisiana 70047. The above named appearers declared unto me, Notary Public, that they are the owners of that certain tract of real property situated in the Parish of St. Charles, State of Louisiana.

The appearers further declared unto me, Notary, that it has caused the aforesaid land to be laid out in lots on a survey by Ralph Fontcuberta, dated March 3, 2017 creating the ASHTON OAKS SUBDIVISION, a print of which is annexed hereto and made part hereof; and has also designated and labeled "A RESUBDIVISION SURVEY OF THE ROBERT, ELMORE AND ELLA GASSEN TRACT AND THE IRBY BAUDIN TRACT INTO ASHTON OAKS SUBDIVISION, SECTION 54, T-13-S & R-21-E AND SECTIONS 88 & 89 OF T-13-S & R-20-E, OF THE SOUTHEASTERN LAND DISTRICT WEST OF THE MISSISSIPPI RIVER PARISH OF ST. CHARLES, LOUISIANA", along with that land on which Meg Lane, Ceasar Court and Ashton Oaks Lane occupies together with the utilities installed thereon, which is more fully described as follows:

A DEDICATION TO THE PARISH OF ST. CHARLES, LOUISIANA, SITUATED WITHIN THE SUBDIVISION KNOWN AS ASHTON OAKS, BOUNDED TO THE NORTH BY GASSEN SUBDIVISION ADDITION NUMBER 2 AND HIDDEN OAKS SUBDIVISION PHASE I, THE EAST BY HIDDEN OAKS SUBDIVISION PHASE II, THE SOUTH BY BOUTTE CANAL, AND THE WEST BY CAPE SOUND AT ASHTON PLANTATION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT, WHICH IS ALSO THE POINT OF BEGINNING, BEING THE COMMON CORNER OF THE SOUTHERLY RIGHT-OF-WAY OF MEG LANE, LOT 51 OF HIDDEN OAKS SUBDIVISION PHASE II, AND LOT 3 OF ASHTON OAKS SUBDIVISION;
PROCEED THENCE N56°49'42"W A DISTANCE OF 113.86 FEET;
THENCE S33°10'18"W A DISTANCE OF 218.01 FEET;
THENCE N65°04'51"W A DISTANCE OF 50.52 FEET;
THENCE N33°10'18"E A DISTANCE OF 2,050.55 FEET;
THENCE ALONG A TANGENTIAL CURVE TO THE LEFT, WITH AN ARC LENGTH OF 23.55 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF

53°58'05", A CHORD BEARING OF N6°11'15"E, AND A CHORD LENGTH OF 22.69 FEET;
THENCE ALONG A CURVE REVERSING TO THE RIGHT, WITH AN ARC LENGTH OF 113.86 FEET, A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 108°43'55", A CHORD BEARING OF N33°34'10"E, AND A CHORD LENGTH OF 97.53 FEET;
THENCE ALONG A NON-TANGENTIAL LINE N62°43'20"W A DISTANCE OF 96.53 FEET;
THENCE N33°25'23"E A DISTANCE OF 29.56 FEET;
THENCE S64°32'15"E A DISTANCE OF 263.39 FEET;
THENCE S32°55'10"W A DISTANCE OF 37.92 FEET;
THENCE N62°43'20"W A DISTANCE OF 107.36 FEET;
THENCE ALONG A NON-TANGENTIAL CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 126.21 FEET, A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 120°31'10", A CHORD BEARING OF S26°52'48"W, AND A CHORD LENGTH OF 104.19 FEET;
THENCE ALONG A CURVE REVERSING TO THE LEFT, WITH AN ARC LENGTH OF 23.55 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 53°58'05", A CHORD BEARING OF S60°09'21"W, AND A CHORD LENGTH OF 22.69 FEET;
THENCE ALONG A TANGENTIAL LINE S33°10'18"W A DISTANCE OF 583.30 FEET;
THENCE S56°49'42"E A DISTANCE OF 108.83 FEET;
THENCE S32°55'10"W A DISTANCE OF 50.00 FEET;
THENCE N56°49'42"W A DISTANCE OF 109.05 FEET;
THENCE S33°10'18"W A DISTANCE OF 1,141.99 FEET;
THENCE S56°49'42"E A DISTANCE OF 114.08 FEET;
THENCE S32°55'10"W A DISTANCE OF 50.00 FEET;

BACK TO THE POINT OF BEGINNING. AS SHOWN ON THE FINAL PLAT OF ASHTON OAKS SUBDIVISION BY RALPH P. FONTCUBERTA, JR. PLS, PROJECT NUMBER 9233 DATED MARCH 28, 2016 ANDALTOGETHER CONTAINING 3.074 ACRES (133902 SQUARE FEET), MORE OR LESS.

The said appearers further declared unto me, Notary, that on the aforesaid plan it has also designated and labeled various servitudes for utility and drainage purposes.

The said appearers further declared unto me, Notary, that under the covenants, conditions, and stipulations hereinafter recited it does, by these presents, dedicate Meg Lane, Ceasar Court, and Ashton Oaks Lane as herein above described and does hereby grant the various servitudes for utility and drainage purposes, all as shown in said subdivision on the annexed plan by Ralph Fontcuberta, to the public use, unto and in favor of the Council for the Parish of St. Charles, the inhabitants of the Parish of St. Charles and to the public in general.

The said appearers 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 herein grant of the various servitudes for utility & drainage purposes shall constitute the granting only of a "fee simple servitude of right of use", being a "fee simple servitude" in favor of the Parish of St. Charles.
2. The appearers 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 ASHTON OAKS SUBDIVISION, and the utility and drainage servitudes granted herein. In that connection the appearers do however, agree to prohibit the use of any part of the surface of any of the property covered by Meg Lane, Ceasar Court, and Ashton Oaks Lane or the servitudes with respect to the exploration, development or production of minerals pursuant to this reservation. This reservation is made in accordance with the appearers' plan and intention to reserve all of the lots in the ASHTON OAKS SUBDIVISION, whereby, however, the appearers will impose a restriction on the entire subdivision against any use of the surface of any lot for the exploration, development or production of minerals.

3. The herein dedication of street and grant of servitudes for utility and drainage purposes are made by the appearers without any warranty whatsoever, except as provided herein.
4. Where appearers have placed said utilities and drainage in said servitude, appearers warrants that said utilities and drainage are within the boundaries of the servitude granted.
5. 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.
6. 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.
7. The grant herein of various servitudes for utility and drainage purposes is not exclusive and the appearers reserve 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 ASHTON OAKS SUBDIVISION.
8. The dedication and grant made herein are made subject to any existing encumbrances affecting the ASHTON OAKS SUBDIVISION, such as by way of illustration but not limitation, pipeline servitudes and levees.
9. The herein dedication and grant shall inure to the benefit of the St. Charles Parish or any successor governmental body of St. Charles Parish, which shall be bound by all of

the terms and conditions hereof.

- 10. Grantors warrant that said servitudes for streets, utilities and drainage are free of any liens and/or encumbrances and that no lot has been sold or alienated.

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

ST. CHARLES PARISH, herein appearing by and through Larry Cochran, Parish President, duly authorized by virtue of an 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, approved and ratify the herein dedication and grant under all of the terms and conditions as contained herein above, 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 ASHTON OAKS SUBDIVISION 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 appearers and me, Notary, after reading of the whole.

WITNESSES:

APPEARERS:

JOEL T. CHAISSON II FOR
JCJR ENTERPRISES, LLC

ST. CHARLES PARISH

LARRY COCHRAN
PARISH PRESIDENT

NOTARY PUBLIC