

ACT OF DEDICATION

UNITED STATES OF AMERICA

BY: JCJR ST. CHARLES, LLC

STATE OF LOUISIANA

TO: PARISH OF ST. CHARLES

PARISH OF ST. CHARLES

BE IT KNOWN, that on this _____ day of _____, in the year of Our Lord two thousand and twenty-four (2024),

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 ST. CHARLES, LLC, a Louisiana limited liability company appearing herein by and through Joel T. Chaisson II, duly authorized as evidenced by the Certificate of Authority dated 10/30/24, which is attached hereto and which is issued in accordance with the Articles of Organization which are on file with the Louisiana Secretary of State.

Who after being duly sworn, declared unto me, Notary, that it is the owner of a certain tract of real property situated on the West Bank of St. Charles Parish, which lands are designated as RIVER PLACE ESTATES PHASE 2, described as follows:

Stonecrest Drive, Jake Drive & Lorelei Drive

JCJR ST. CHARLES, LLC, further declared unto me that it has caused that portion of the above property designated as RIVER PLACE ESTATES PHASE 2 on the survey by Stephen P. Flynn, PLS, dated August 26, 2024, to be laid out in lots on the plan of survey and/or resubdivision referred to above, a copy of which is attached and made a part hereof; and

JCJR ST. CHARLES, LLC, further declared unto me, Notary, that on the aforesaid plan of resubdivision it has laid out certain streets within RIVER PLACE ESTATES PHASE 2 which are named and identified in accordance with the annexed plan of Stephen P. Flynn, PLS, dated August 26, 2024, as Jake Drive, Lorelei Drive, and Stonecrest Drive, and within which said streets the water, sewer, drainage and street light infrastructure lies and all of which improvements are herein dedicated to St. Charles Parish. Also by this Act, JCJR ST. CHARLES, LLC, does hereby

create the streets identified below as being a part of RIVER PLACE ESTATES

PHASE 2, the description of which streets are as follows, to-wit:

Commence at a point being the northeast corner of Lot 42, River Place Estates Phase 1 at the west right of way of LA Highway 18.

Thence proceed in a southwesterly direction along the south right of way of River Place Drive
a bearing of $S61^{\circ}25'56''W$ a distance of 1078.84' to a point;

The Point of Beginning

Thence proceed in a southwesterly direction along the north right of way of Lorelei Drive
a bearing of $S61^{\circ}25'56''W$ a distance of 50.00' to a point;

Thence proceed in a southeasterly direction along the west right of way of Lorelei Drive being the east line of Lot 31A, River Place Estates Phase 1
a bearing of $S28^{\circ}34'04''E$ a distance of 115.82' to a point;

Thence proceed in a southeasterly direction along the west right of way of Lorelei Drive being the east line of Lot 43, River Place Estates Phase 2
a bearing of $S29^{\circ}10'08''E$ a distance of 115.47' to a point;

Thence proceed in a southwesterly direction along the north right of way of Jake Drive being the south line of Lots 43, 44, 45, 46, 47, 48, 49, 50 & 51 River Place Estates Phase 2
a bearing of $S61^{\circ}01'15''W$ a distance of 924.96' to a point;

Thence proceed in a northwesterly direction along the east right of way of Stonecrest Drive being the west line of Lot 51, River Place Estates Phase 2
a bearing of $N29^{\circ}10'44''W$ a distance of 118.54' to a point;

Thence proceed in a southwesterly direction along the north right of way of Stonecrest Drive
a bearing of $S60^{\circ}49'16''W$ a distance of 50.00' to a point;

Thence proceed in a southeasterly direction along the west right of way of Stonecrest Drive being the east line of Lots 52 & 53, River Place Estates Phase 2
a bearing of $S29^{\circ}10'44''E$ a distance of 287.06' to a point;

Thence proceed in a northeasterly direction along the south right of way of Stonecrest Drive being the north line of a 30' Strip
a bearing of $N60^{\circ}49'52''E$ a distance of 50.00' to a point;

Thence proceed in a northwesterly direction along the east right of way of Stonecrest Drive being the west line of Lot 54, River Place Estates Phase 2
a bearing of $N29^{\circ}10'44''W$ a distance of 118.54' to a point;

Thence proceed in a northeasterly direction along the south right of way of Jake Drive being the north line of Lots 54, 55, 56, 57, 58, 59, 60, 61, 62 & 63, River Place Estates Phase 2
a bearing of $N61^{\circ}01'15''E$ a distance of 974.96' to a point;

Thence proceed in a northwesterly direction along the east right of way of Lorelei Drive being the west line of Lot 19-A-1
a bearing of $N29^{\circ}10'08''W$ a distance of 165.31' to a point;

Thence proceed in a northwesterly direction along the east right of way of Lorelei Drive being the west line of Lot 33A, River Place Estates Phase 1
a bearing of $N28^{\circ}34'04''W$ a distance of 115.63' to a point;

The Point of Beginning

The said appearer further declared unto me, Notary, that under the covenants, conditions, and stipulations hereinafter recited it does, by these presents, dedicate in fee simple title to St. Charles Parish, the said Jake Drive, Lorelei Drive and Stonecrest Drive and within which streets the water, sewer, drainage and street light infrastructure lies and all of which improvements, as hereinabove described and, all as shown on the annexed plan by Stephen P. Flynn, PLS, dated August 26, 2024, to the public use, unto and in favor of the Parish of St. Charles, the inhabitants of the Parish of St. Charles, and to the public in general.

The said appear further declared unto me, Notary, that the aforesaid dedication and grant of servitude 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 identified hereinabove as Jake Drive, Lorelei Drive and Stonecrest Drive, only as far as said streets are located within the River Place Estates Phase 2.
2. The appearer does hereby reserve all rights of ownership to all of the oil, gas and other minerals in, on and under the property covered and affected by the aforesaid dedication of Jake Drive, Lorelei Drive and Stonecrest Drive, and the utility and drainage servitudes granted herein. In that connection the appearer does however agree to prohibit the use of any part of the surface of any of the property covered by Jake Drive, Lorelei Drive and Stonecrest Drive and the servitudes granted herein with respect to the exploration, development or production of minerals pursuant to this reservation. This reservation is made in accordance with the appearer's plan and intention to impose a restriction on the entire subdivision against any use of the surface of any lot for the exploration, development or production of minerals.
3. The herein dedication of the streets and grant of servitudes for utility and drainage purposes are made by the appearer without any warranty whatsoever, except as provided herein.
4. Appearer warrants that all servitudes and streets have been placed within the servitudes granted herein.
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 public streets. 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 granted herein of various servitudes for utility and drainage purposes is not exclusive and the appearer reserves the right to use or grant any other rights with respect to said property not inconsistent with the aforesaid servitude grants. The aforesaid grants of servitude for utility and drainage purposes shall not be utilized so as to unreasonably interfere with or impair ingress and egress from the streets dedicated herein to any of the lots in the River Place Estates Phase 2.
8. The dedication and grant made herein are made subject to any existing servitudes affecting the River Place Estates Phase 2 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 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. Appearer warrants that the herein dedication of the streets and grant of servitudes are free of any liens and/or encumbrances and that no lots in River Place Estates Phase 2 have been sold or alienated prior to the date hereof.

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

ST. CHARLES PARISH, herein appearing through Matthew Jewell, Parish President, duly authorized by virtue of Ordinance of said Parish adopted on _____, a certified copy of which is annexed hereto and made a part hereof;

and said St. Charles parish does hereby accept, approve and ratify there herein dedication and grant under all of the terms and conditions as contained hereinabove, and does also hereby acknowledge that the construction of the streets in said subdivision dedicated herein has been satisfactorily completed in accordance with all requirements, and that all utility and drainage facilities in River Place Estates Phase 2 have been likewise satisfactorily completed in accordance with all requirements, and St. Charles Parish does hereby accept the said streets and utility and drainage facilities and assumes the maintenance thereof.

THUS DONE AND PASSED, in triplicate originals, in my office on the day, month and year herein first above written, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearer and me, Notary, after reading of the whole.

WITNESSES:

JCJR ST. CHARLES, LLC

Belinda Polk
Print Name: *Belinda Polk*

Joel T. Chaisson II
BY: JOEL T. CHAISSON II

Katie Hicks
Print Name:
Katie Hicks

[Signature]
Notary Public

THUS DONE AND PASSED, in triplicate originals, in my office on the day, month and year herein first above written, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearer and me, Notary, after reading of the whole.

WITNESSES:

ST. CHARLES PARISH

Print Name:

BY: MATTHEW JEWELL
PARISH PRESIDENT

Print Name:

Notary Public


**CERTIFICATE OF AUTHORITY FOR
JCJR ST. CHARLES, LLC**

The undersigned, being the Manager and Sole Member of JCJR ST. CHARLES, LLC, (the "Company") and acting in such capacity, hereby certifies that:

JOEL T. CHAISSON II, is hereby appointed as the Agent for JCJR ST. CHARLES, LLC, and is authorized and empowered for and on behalf of this company to sign and execute any and all documents, notarial acts or other instruments regarding River Place Estates Phase 2 for JCJR ST. CHARLES, LLC, located in Hahnville, Louisiana, as he deems fit and proper.

BE IT FURTHER RESOLVED that the said Joel T. Chaisson II is hereby authorized to sign and execute on behalf of this company any and all documents, notarial acts, or other instruments in order to carry out the purpose of this Certificate of Authority; to do any and all other things as he, in his sole discretion, deems fit or proper to carry out this Certificate of Authority.


JCJR ST. CHARLES, LLC


By: **JOEL T. CHAISSON II**
Manager and Sole Member

CERTIFICATE

The undersigned duly designated Certifying official does hereby certify that Joel T. Chaisson II is the Manager and Sole Member of JCJR ST. CHARLES, LLC, and that the foregoing Certificate of Authority has been duly adopted and approved by the Company.

JCJR ST. CHARLES, LLC


By: **JOEL T. CHAISSON II**
Certifying Official

Date: 10/30/2024

FINAL PLAN RIVER PLACE ESTATES PHASE 2

SURVEY PLAT AND RESUBDIVISION OF LOT L-3-A-1 OF LOTS 18 & 19 OF FASHION PLANTATION INTO LOTS HEREIN DESIGNATED AS LOTS 43 THROUGH 63, RIVER PLACE ESTATES PHASE 2 SITUATED IN SECTIONS 12 & 13, T-13-S, R-20-E HAHNVILLE, ST. CHARLES PARISH, LOUISIANA

APPROVED:

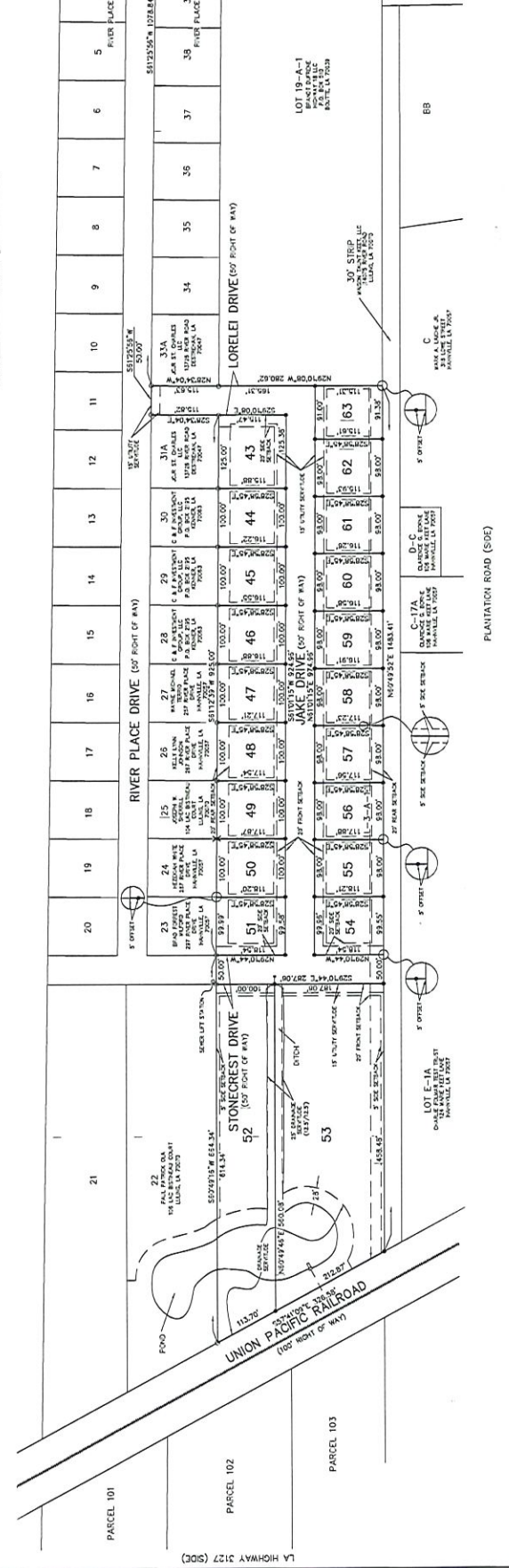
PARISH PRESIDENT _____ DATE _____

PLANNING & ZONING COMMISSION CHAIRMAN _____ DATE _____

CHAIRMAN OF THE PARISH COUNCIL _____ DATE _____

DEVELOPER _____ DATE _____

RECORDED IN THE CLERK OF COURT'S OFFICE
ST. CHARLES PARISH ON THE _____
DAY OF _____ IN BOOK _____
FOLIO _____ ENTRY # _____



LOT NO.	AREA (SQ. FT.)
43	11,482.53 FT.
44	11,425.53 FT.
45	11,428.53 FT.
46	11,427.53 FT.
47	11,429.53 FT.
48	11,428.53 FT.
49	11,427.53 FT.
50	11,428.53 FT.
51	11,427.53 FT.
52	11,428.53 FT.
53	11,427.53 FT.
54	11,428.53 FT.
55	11,427.53 FT.
56	11,428.53 FT.
57	11,427.53 FT.
58	11,428.53 FT.
59	11,441.53 FT.
60	11,428.53 FT.
61	11,427.53 FT.
62	11,428.53 FT.
63	11,427.53 FT.
TOTAL	499,931.50 FT.

SURVEYOR'S NOTES:

- A. ST. CHARLES PARISH LAND USE REGULATIONS, INCLUDING SETBACK, STAMPAOS, SUPERSEDEE
- B. PRIVATE SUBDIVISION COVENANTS WHERE PARRISH REGULATIONS ARE MORE RESTRICTIVE
- C. THERE ARE NO EXISTING UTILITIES LOCATED UNDER OR ABOVE THE PLANTATION
- D. THE PLAT IS BEING SUBMITTED TO THE CLERK OF COURT FOR RECORD AND TO BE EFFECTIVE AS TO THE PLAT'S BOUNDARIES AND INTERESTS ONLY. THE PLAT IS NOT BEING SUBMITTED TO THE CLERK OF COURT FOR RECORD AND TO BE EFFECTIVE AS TO THE PLAT'S BOUNDARIES AND INTERESTS ONLY. THE PLAT IS NOT BEING SUBMITTED TO THE CLERK OF COURT FOR RECORD AND TO BE EFFECTIVE AS TO THE PLAT'S BOUNDARIES AND INTERESTS ONLY.

STREET DEDICATION: STREET DEDICATION, THE POINT-OF-WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, IS HEREBY DEDICATED TO THE PUBLIC USE OF THE PARISH AND SHALL BE MAINTAINED AND KEPT OPEN AS PER PLAT AND APPLICABLE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED, NOR SHALLOVERLAP OR ENCROACHMENT BE MADE, NOR SHALL ANY OTHER ENCROACHMENT BE MADE, ON SAID STREETS FOR WHICH THE DEDICATION IS GRANTED.

SCALE OF ORIGIN

SCALE: 1"=100'

•	1/2" FROM 300 FOOT
○	1/4" FROM 300 FOOT
X	CROSS LOT

SURVEY REFERENCE:

1. SURVEY PLAT AND RESUBDIVISION OF LOTS 11, 12 & 13 OF FASHION PLANTATION PHASE 1 & A LOT 11-A OF LOTS 18 & 19 OF FASHION PLANTATION INTO LOTS HEREIN DESIGNATED AS LOTS 31-A & 32-PARRISH P.L. PLAN, P.L.S. DATED 07/22/2013.
2. FINAL PLAN RIVER PLACE ESTATES PHASE 1 BY STEPHEN P. FINN, P.L.S. DATED 11/07/2010.
3. FINAL PLAN FASHION PLANTATION PHASE 1 BY STEPHEN P. FINN, P.L.S. DATED 11/07/2010.
4. SURVEY PLAT AND RESUBDIVISION OF LOTS 18 & 19 OF FASHION PLANTATION INTO LOTS HEREIN DESIGNATED AS LOTS 18-A, 18-B, 18-C, 18-D, 18-E, 18-F, 18-G, 18-H, 18-I, 18-J, 18-K, 18-L, 18-M, 18-N, 18-O, 18-P, 18-Q, 18-R, 18-S, 18-T, 18-U, 18-V, 18-W, 18-X, 18-Y, 18-Z, 18-AA, 18-AB, 18-AC, 18-AD, 18-AE, 18-AF, 18-AG, 18-AH, 18-AI, 18-AJ, 18-AL, 18-AM, 18-AN, 18-AO, 18-AP, 18-AQ, 18-AR, 18-AS, 18-AT, 18-AU, 18-AV, 18-AW, 18-AX, 18-AY, 18-AZ, 18-BA, 18-BB, 18-BC, 18-BD, 18-BE, 18-BF, 18-BG, 18-BH, 18-BI, 18-BJ, 18-BK, 18-BL, 18-BM, 18-BN, 18-BO, 18-BP, 18-BQ, 18-BR, 18-BS, 18-BT, 18-BU, 18-BV, 18-BW, 18-BX, 18-BY, 18-BZ, 18-CA, 18-CB, 18-CC, 18-CD, 18-CE, 18-CF, 18-CG, 18-CH, 18-CI, 18-CJ, 18-CK, 18-CL, 18-CM, 18-CN, 18-CO, 18-CP, 18-CQ, 18-CR, 18-CS, 18-CT, 18-CU, 18-CV, 18-CW, 18-CX, 18-CY, 18-CZ, 18-DA, 18-DB, 18-DC, 18-DD, 18-DE, 18-DF, 18-DG, 18-DH, 18-DI, 18-DJ, 18-DK, 18-DM, 18-DN, 18-DO, 18-DP, 18-DQ, 18-DR, 18-DS, 18-DT, 18-DU, 18-DV, 18-DW, 18-DX, 18-DY, 18-DZ, 18-EA, 18-EB, 18-EC, 18-ED, 18-EE, 18-EF, 18-EG, 18-EH, 18-EI, 18-EJ, 18-EK, 18-EL, 18-EM, 18-EN, 18-EO, 18-EP, 18-EQ, 18-ER, 18-ES, 18-ET, 18-EU, 18-EV, 18-EW, 18-EX, 18-EY, 18-EZ, 18-FA, 18-FB, 18-FC, 18-FD, 18-FE, 18-FG, 18-FH, 18-FI, 18-FJ, 18-FK, 18-FL, 18-FM, 18-FN, 18-FO, 18-FP, 18-FQ, 18-FR, 18-FS, 18-FT, 18-FU, 18-FV, 18-FW, 18-FX, 18-FY, 18-FZ, 18-GA, 18-GB, 18-GC, 18-GD, 18-GE, 18-GF, 18-GG, 18-GH, 18-GI, 18-GJ, 18-GK, 18-GL, 18-GM, 18-GN, 18-GO, 18-GP, 18-GQ, 18-GR, 18-GS, 18-GT, 18-GU, 18-GV, 18-GW, 18-GX, 18-GY, 18-GZ, 18-HA, 18-HB, 18-HC, 18-HD, 18-HE, 18-HF, 18-HG, 18-HH, 18-HI, 18-HJ, 18-HK, 18-HL, 18-HM, 18-HN, 18-HO, 18-HP, 18-HQ, 18-HR, 18-HS, 18-HT, 18-HU, 18-HV, 18-HW, 18-HX, 18-HY, 18-HZ, 18-IA, 18-IB, 18-IC, 18-ID, 18-IE, 18-IF, 18-IG, 18-IH, 18-II, 18-IL, 18-IM, 18-IN, 18-IO, 18-IP, 18-IQ, 18-IR, 18-IS, 18-IT, 18-IU, 18-IV, 18-IW, 18-IX, 18-IY, 18-IZ, 18-JA, 18-JB, 18-JC, 18-JD, 18-JE, 18-JF, 18-JG, 18-JH, 18-JI, 18-JJ, 18-JK, 18-JL, 18-JM, 18-JN, 18-JO, 18-JP, 18-JQ, 18-JR, 18-JS, 18-JT, 18-JU, 18-JV, 18-JW, 18-JX, 18-JY, 18-JZ, 18-KA, 18-KB, 18-KC, 18-KD, 18-KE, 18-KF, 18-KG, 18-KH, 18-KI, 18-KJ, 18-KK, 18-KL, 18-KM, 18-KN, 18-KO, 18-KP, 18-KQ, 18-KR, 18-KS, 18-KT, 18-KU, 18-KV, 18-KW, 18-KX, 18-KY, 18-KZ, 18-LA, 18-LB, 18-LC, 18-LD, 18-LE, 18-LF, 18-LG, 18-LH, 18-LI, 18-LJ, 18-LK, 18-LL, 18-LM, 18-LN, 18-LO, 18-LP, 18-LQ, 18-LR, 18-LS, 18-LT, 18-LU, 18-LV, 18-LW, 18-LX, 18-LY, 18-LZ, 18-MA, 18-MB, 18-MC, 18-MD, 18-ME, 18-MF, 18-MG, 18-MH, 18-MI, 18-MJ, 18-MK, 18-ML, 18-MM, 18-MN, 18-MO, 18-MP, 18-MQ, 18-MR, 18-MS, 18-MT, 18-MU, 18-MV, 18-MW, 18-MX, 18-MY, 18-MZ, 18-NA, 18-NB, 18-NC, 18-ND, 18-NE, 18-NF, 18-NG, 18-NH, 18-NI, 18-NJ, 18-NK, 18-NL, 18-NM, 18-NO, 18-NP, 18-NQ, 18-NR, 18-NS, 18-NT, 18-NU, 18-NV, 18-NW, 18-NX, 18-NY, 18-NZ, 18-OA, 18-OB, 18-OC, 18-OD, 18-OE, 18-OF, 18-OG, 18-OH, 18-OI, 18-OJ, 18-OK, 18-OL, 18-OM, 18-ON, 18-OO, 18-OP, 18-OQ, 18-OR, 18-OS, 18-OT, 18-OU, 18-OV, 18-OW, 18-OX, 18-OY, 18-OZ, 18-PA, 18-PB, 18-PC, 18-PD, 18-PE, 18-PF, 18-PG, 18-PH, 18-PI, 18-PJ, 18-PK, 18-PL, 18-PM, 18-PN, 18-PO, 18-PP, 18-PQ, 18-PR, 18-PS, 18-PT, 18-PU, 18-PV, 18-PW, 18-PX, 18-PY, 18-PZ, 18-QA, 18-QB, 18-QC, 18-QD, 18-QE, 18-QF, 18-QG, 18-QH, 18-QI, 18-QJ, 18-QK, 18-QL, 18-QM, 18-QN, 18-QO, 18-QP, 18-QQ, 18-QR, 18-QS, 18-QT, 18-QU, 18-QV, 18-QW, 18-QX, 18-QY, 18-QZ, 18-RA, 18-RB, 18-RC, 18-RD, 18-RE, 18-RF, 18-RG, 18-RH, 18-RI, 18-RJ, 18-RK, 18-RL, 18-RM, 18-RN, 18-RO, 18-RR, 18-RS, 18-RT, 18-RU, 18-RV, 18-RW, 18-RX, 18-RY, 18-RZ, 18-SA, 18-SB, 18-SC, 18-SD, 18-SE, 18-SF, 18-SG, 18-SH, 18-SI, 18-SJ, 18-SK, 18-SL, 18-SM, 18-SN, 18-SO, 18-SP, 18-SQ, 18-SR, 18-SS, 18-ST, 18-SU, 18-SV, 18-SW, 18-SX, 18-SY, 18-SZ, 18-TA, 18-TB, 18-TC, 18-TD, 18-TE, 18-TF, 18-TG, 18-TH, 18-TI, 18-TJ, 18-TK, 18-TL, 18-TM, 18-TN, 18-TO, 18-TP, 18-TQ, 18-TR, 18-TS, 18-TU, 18-TV, 18-TW, 18-TX, 18-TY, 18-TZ, 18-UA, 18-UB, 18-UC, 18-UD, 18-UE, 18-UF, 18-UG, 18-UH, 18-UI, 18-UJ, 18-UK, 18-UL, 18-UM, 18-UN, 18-UO, 18-UP, 18-UQ, 18-UR, 18-US, 18-UT, 18-UV, 18-UW, 18-UX, 18-UY, 18-UZ, 18-VA, 18-VB, 18-VC, 18-VD, 18-VE, 18-VF, 18-VG, 18-VH, 18-VI, 18-VJ, 18-VK, 18-VL, 18-VM, 18-VN, 18-VO, 18-VP, 18-VQ, 18-VR, 18-VS, 18-VT, 18-VU, 18-VV, 18-VW, 18-VX, 18-VY, 18-VZ, 18-WA, 18-WB, 18-WC, 18-WD, 18-WE, 18-WF, 18-WG, 18-WH, 18-WI, 18-WJ, 18-WK, 18-WL, 18-WM, 18-WN, 18-WO, 18-WP, 18-WQ, 18-WR, 18-WS, 18-WT, 18-WU, 18-WV, 18-WX, 18-WY, 18-WZ, 18-XA, 18-XB, 18-XC, 18-XD, 18-XE, 18-XF, 18-XG, 18-XH, 18-XI, 18-XJ, 18-XK, 18-XL, 18-XM, 18-XN, 18-XO, 18-XP, 18-XQ, 18-XR, 18-XS, 18-XT, 18-XU, 18-XV, 18-XW, 18-XX, 18-XY, 18-XZ, 18-YA, 18-YB, 18-YC, 18-YD, 18-YE, 18-YF, 18-YG, 18-YH, 18-YI, 18-YJ, 18-YK, 18-YL, 18-YM, 18-YN, 18-YO, 18-YP, 18-YQ, 18-YR, 18-YS, 18-YT, 18-YU, 18-YV, 18-YW, 18-YY, 18-YZ, 18-ZA, 18-ZB, 18-ZC, 18-ZD, 18-ZE, 18-ZF, 18-ZG, 18-ZH, 18-ZI, 18-ZJ, 18-ZK, 18-ZL, 18-ZM, 18-ZN, 18-ZO, 18-ZP, 18-ZQ, 18-ZR, 18-ZS, 18-ZT, 18-ZU, 18-ZV, 18-ZW, 18-ZX, 18-ZY, 18-ZZ.

DEVELOPER: SCS ST. CHARLES, LLC
13726 RIVER ROAD
DREHREHN, LA 70047

OWNER: LOT L-3-A-1
J.C.R. ST. CHARLES, LLC
13726 RIVER ROAD
DREHREHN, LA 70047

NOTE: IT IS THE DEVELOPER'S INTENT TO SUBMIT A FINAL ACT OF DEDICATION OF A 50' ROAD RIGHT OF WAY, WASTEWATER FACILITIES, DRAINAGE FACILITIES & WATER FACILITIES PRIOR TO THE APPROVAL OF THE FINAL PLAN.

STREETS SHOWN ON THIS PLAN ARE NOT TO BE CONSIDERED AS A BASIS FOR ANY ENGINEERING OR ARCHITECTURAL DESIGN UNLESS OTHERWISE INDICATED BY A SEPARATE PLAT OR CONTRACT.

STREETS SHOWN ON THIS PLAN ARE NOT TO BE CONSIDERED AS A BASIS FOR ANY ENGINEERING OR ARCHITECTURAL DESIGN UNLESS OTHERWISE INDICATED BY A SEPARATE PLAT OR CONTRACT.

SURVEY REFERENCE:

1. SURVEY PLAT AND RESUBDIVISION OF LOTS 11, 12 & 13 OF FASHION PLANTATION PHASE 1 & A LOT 11-A OF LOTS 18 & 19 OF FASHION PLANTATION INTO LOTS HEREIN DESIGNATED AS LOTS 31-A & 32-PARRISH P.L. PLAN, P.L.S. DATED 07/22/2013.
2. FINAL PLAN RIVER PLACE ESTATES PHASE 1 BY STEPHEN P. FINN, P.L.S. DATED 11/07/2010.
3. FINAL PLAN FASHION PLANTATION PHASE 1 BY STEPHEN P. FINN, P.L.S. DATED 11/07/2010.

BASES OF BEARING: BEARING FROM THE ST. CHARLES STATE COGNATE SYSTEM, LOUISIANA ZONE 192Z USING THE LEGAL MERIDIAN EQUIVARIANT SYSTEM, 315°21'07" NORTH.

FLOOD NOTE: THE RIVER PLACE ESTATES PHASE 2 IS LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD HAZARD MAP OF THE PARISH, LA. 70003-0002.

SCALE OF ORIGIN

SCALE: 1"=100'

DATE: AUGUST 28, 2024
DRAWING NO.: MTH24-002419

STEPHEN P. FINN
P.L.S. LA. ST. REG. NO. 6658

RIVERLANDS SURVEYING COMPANY
7029 LACROIX
LACROIX, LA 70003
1-800-248-6982
985-652-6356