

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 (2020),

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 12/1/20, 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 SUBDIVISION, described as follows:

Resubdivision of a portion of Lots 18, 19, 20, L-1, L-2 & L-3 of Fashion Plantation into lots herein designated as Lots 1 through 42, River Place Estates, Phase 1, Parcel 100 of Lots 18 & 19 of Fashion Plantation & Parcels 101, 102 & 103 (calculated) of Lots 18, 19 & 20 of Fashion Plantation situated in Sections 12 & 13, T-13-S, R-20-E, Hahnville, St. Charles Parish, Louisiana.

JCJR ST. CHARLES, LLC, further declared unto me that it has caused that portion of the above property designated as RIVER PLACE ESTATES on the survey by Stephen P. Flynn, PLS, dated November 13, 2020, 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 which are named and identified in accordance with the annexed plan of Stephen P. Flynn, PLS, dated November 13, 2020, as River Place Drive and River Place Street, and within which said streets the water, sewer, drainage and street light infrastructure lies and all of which improvements is 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, the description of which streets are as follows, to-wit:

That piece or portion of ground being the River Place Drive & River Place Street right of way of River Place Estates Phase 1. Situated in Sections 12 & 13, T-13-S, R-20-E, Hahnville, St. Charles Parish, Louisiana per a subdivision plat entitled "Final Plan River Place Estates Phase 1 by Stephen P. Flynn, P.L.S.. dated November 13, 2020 and being more fully described as follows:

Commence at a point being the northeast corner of Lot 1 and the west right of way of LA Highway 18.

Thence proceed in a southeasterly direction along the east line of Lot 1 being the west right of way of LA Highway 18 a bearing of S16°17'49"E a distance of 113.91' to a point;

**The Point of Beginning**

Thence proceed in a southwesterly direction along the north right of way of River Place Drive being the south line of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 & 20 a bearing of S61°25'56"W a distance of 2066.70' to a point;

Thence proceed in a northwesterly direction along the east right of way of River Place Street being the west line of Lot 20 a bearing of N28°34'04"W a distance of 119.40' to a point;

Thence proceed in a southwesterly direction along the north right of way of River Place Street a bearing of S61°39'15"W a distance of 51.09' to a point;

Thence proceed in a southeasterly direction along the west right of way of River Place Street being the east line of Lots 21 & 22 a bearing of S29°10'44"E a distance of 289.55' to a point;

Thence proceed in a northeasterly direction along the south right of way of River Place Street a bearing of N61°12'39"E a distance of 50.00' to a point;

Thence proceed in a northwesterly direction along the east right of way of River Place Street being the west line of Lot 23 a bearing of N29°10'44"W a distance of 119.40' to a point;

Thence proceed in a northeasterly direction along the south right of way of River Place Drive being the north line of Lots 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41 & 42 a bearing of N61°25'56"E a distance of 2055.10' to a point;

Thence proceed in a northwesterly direction along the east right of way of River Place Drive being the west right of way of LA Highway 18 a bearing of N16°17'49"W a distance of 51.17' 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 River Place Drive and River Place Street 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 November 13, 2020, 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 River Place Drive and River Place Street, only as far as said streets are located within the River Place Estates Subdivision.
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 River Place Drive and River Place Streets, and the utility and drainage servitudes granted herein. In that connection the appearer does however agree to prohibit the use of any part of the surface of any of the property covered by River Place Drive and River Place Streets 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 Subdivision.
8. The dedication and grant made herein are made subject to any existing servitudes affecting the River Place Estates 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 Subdivision 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 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:

Belinda Polk  
Name: Belinda Polk

Rahelle C. Fahmy  
Name: Rahelle C. Fahmy

JCJR ST. CHARLES, LLC

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

John M. Chaisson  
Notary Public



OFFICIAL SEAL  
JOHN M. CHAISSON  
NOTARY PUBLIC - LOUISIANA  
NOTARY #5781  
PARISH OF ST. CHARLES  
My Commission Expires \_\_\_\_\_

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:

\_\_\_\_\_  
Name:

\_\_\_\_\_  
Name:

ST. CHARLES PARISH

\_\_\_\_\_  
BY: MATTHEW JEWELL  
PARISH PRESIDENT

\_\_\_\_\_  
Notary Public

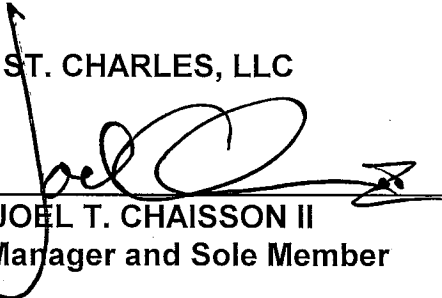
**CERTIFICATE OF AUTHORITY FOR  
JCJR ST. CHARLES, LLC**

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 the River Place Estates Subdivision 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.

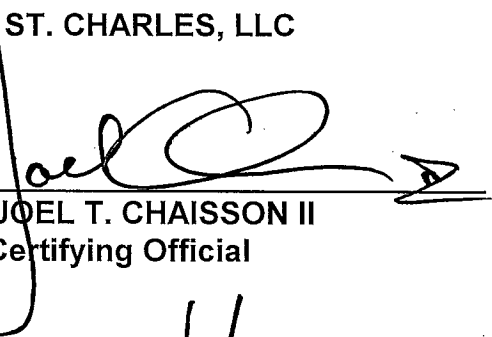
JCJR ST. CHARLES, LLC

  
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: \_\_\_\_\_

12/3/20