

ACT OF DEDICATION

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

BY: JJJ DEVELOPMENT PARTNERS, LLC

TO: PARISH OF ST. CHARLES

BE IT KNOWN, that on this 27th day of February, in the year of Our Lord two thousand and twelve (2012),

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:

JJJ DEVELOPMENT PARTNERS, 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 Richard P. Shread, dated December 20, 2011 creating the HIDDEN OAKS SUBDIVISION PHASE II-B, a print of which is annexed hereto and made part hereof; and has also designated and labeled "HIDDEN OAKS SUBDIVISION PHASE II-B", along with that land on which Allie Lane and Meg Lane occupies together with the utilities installed thereon, which is more fully described as follows:

THAT CERTAIN PIECE OR PORTION OF GROUND, located in Luling, sections 10, 11, 53 & 54 of T13S – R21E and Sections 89 & 90 of T13S – R20E of the South Eastern Land District West of the Mississippi River, St. Charles Parish, Louisiana, described more fully as follows:

From the point of intersection of the southerly Right of Way of Caesar Court and Allie Lane, S33°28'00"W a distance of 126.00' to a point, said point being the Point of Beginning, thence along the southerly right of way line of Allie Lane S33° 28'00"W a distance of 630.00', thence S 56°32'00"E a distance of 95.39', thence S33°20'19"W a distance of 50.00', thence S56°32'00"W a distance of 94.90', thence S53°28'00"W a distance of 179.54, thence N65°02'01 W a distance of 50.56', thence S33°28'00W a distance of 187.02', thence S56°32'00E a distance of 97.11', thence N32°58'00E a distance of 50', thence S56°32'00E a distance of 95.95', thence S32°47'09"W a distance of 386.00', thence S33°28'00W a distance of 630.00', thence S56°32'00" a distance of 50.00 to a point, said point being the Point of Beginning.

Said parcel being further described as the Right of Way for Hidden Oaks Subdivision Phase II-B, said parcel having an area of 118,266 sq.ft. (2.7150 Acres) and is shown on the survey by Rickard Shread P.E., P.L.S. dated December 20, 2011

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 Allie Lane and Meg 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 Richard P. Shread, 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 HIDDEN OAKS SUBDIVISION PHASE II-B, 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 Allie Lane and Meg 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 HIDDEN OAKS SUBDIVISION PHASE II-B, 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 HIDDEN OAKS SUBDIVISION PHASE II-B.
8. The dedication and grant made herein are made subject to any existing encumbrances affecting the HIDDEN OAKS SUBDIVISION PHASE II-B, 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 V.J. St. Pierre, Parish President, duly authorized by virtue of an Ordinance of said Parish adopted on February 13, 2012, 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 HIDDEN OAKS SUBDIVISION PHASE II-B 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:

Billie Morris
Billie Morris

APPEARERS:

Joel T. Chaisson II
JOEL T. CHAISSON II FOR
JJJ DEVELOPMENT PARTNERS, LLC

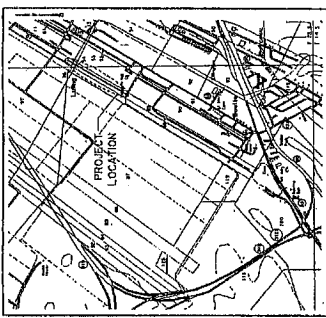
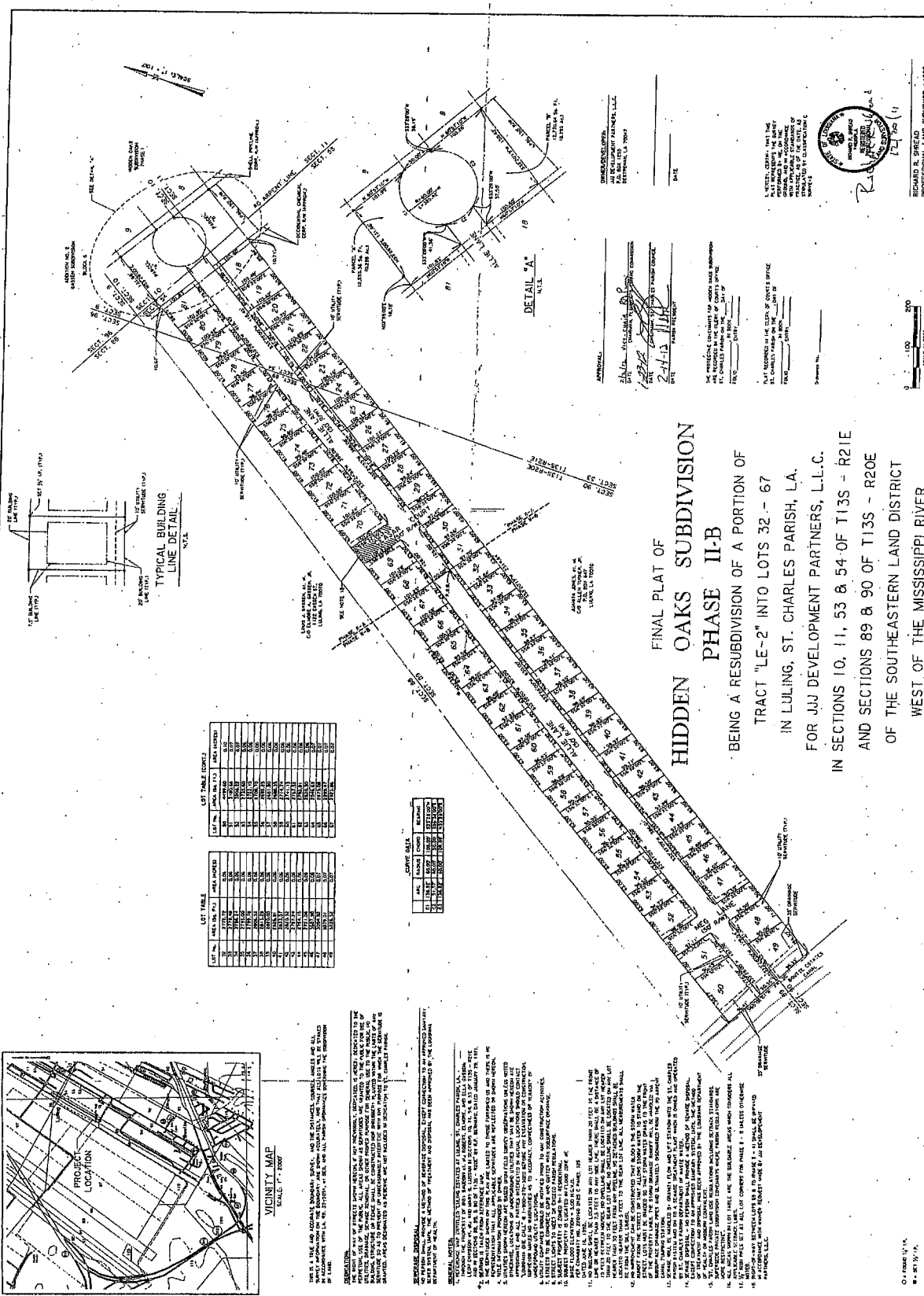
John M. Chaisson

NOTARY PUBLIC SEAL
JOHN M. CHAISSON
NOTARY PUBLIC - LOUISIANA
NOTARY #57819
PARISH OF ST. CHARLES ST. CHARLES PARISH
My Commission Is For Life

Archie Adams

BY: W. J. Adams
PARISH PRESIDENT

Leon R. V. Adams
NOTARY PUBLIC
Leon R. V. Adams
#58825



LOT TABLE

LOT NO.	AREA (SQ. FT.)	AREA (ACRES)
1	10,000	0.23
2	10,000	0.23
3	10,000	0.23
4	10,000	0.23
5	10,000	0.23
6	10,000	0.23
7	10,000	0.23
8	10,000	0.23
9	10,000	0.23
10	10,000	0.23
11	10,000	0.23
12	10,000	0.23
13	10,000	0.23
14	10,000	0.23
15	10,000	0.23
16	10,000	0.23
17	10,000	0.23
18	10,000	0.23
19	10,000	0.23
20	10,000	0.23
21	10,000	0.23
22	10,000	0.23
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25	10,000	0.23
26	10,000	0.23
27	10,000	0.23
28	10,000	0.23
29	10,000	0.23
30	10,000	0.23
31	10,000	0.23
32	10,000	0.23
33	10,000	0.23
34	10,000	0.23
35	10,000	0.23
36	10,000	0.23
37	10,000	0.23
38	10,000	0.23
39	10,000	0.23
40	10,000	0.23
41	10,000	0.23
42	10,000	0.23
43	10,000	0.23
44	10,000	0.23
45	10,000	0.23
46	10,000	0.23
47	10,000	0.23
48	10,000	0.23
49	10,000	0.23
50	10,000	0.23
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53	10,000	0.23
54	10,000	0.23
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67	10,000	0.23
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80	10,000	0.23
81	10,000	0.23
82	10,000	0.23
83	10,000	0.23
84	10,000	0.23
85	10,000	0.23
86	10,000	0.23
87	10,000	0.23
88	10,000	0.23
89	10,000	0.23
90	10,000	0.23
91	10,000	0.23
92	10,000	0.23
93	10,000	0.23
94	10,000	0.23
95	10,000	0.23
96	10,000	0.23
97	10,000	0.23
98	10,000	0.23
99	10,000	0.23
100	10,000	0.23

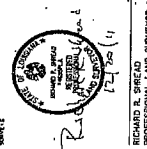
LOT TABLE CONT'D

LOT NO.	AREA (SQ. FT.)	AREA (ACRES)
101	10,000	0.23
102	10,000	0.23
103	10,000	0.23
104	10,000	0.23
105	10,000	0.23
106	10,000	0.23
107	10,000	0.23
108	10,000	0.23
109	10,000	0.23
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111	10,000	0.23
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142	10,000	0.23
143	10,000	0.23
144	10,000	0.23
145	10,000	0.23
146	10,000	0.23
147	10,000	0.23
148	10,000	0.23
149	10,000	0.23
150	10,000	0.23

GENERAL NOTES:

1. THE SUBDIVISION IS BEING SUBMITTED TO THE BOARD OF SUPERVISORS FOR APPROVAL AND RECORDATION.
2. THE SUBDIVISION IS BEING SUBMITTED TO THE BOARD OF SUPERVISORS FOR APPROVAL AND RECORDATION.
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**FINAL PLAT OF
HIDDEN OAKS SUBDIVISION
PHASE II-B
BEING A RESUBDIVISION OF A PORTION OF
TRACT "LE-2" INTO LOTS 32 - 67
IN LULING, ST. CHARLES PARISH, LA.
FOR JJJ DEVELOPMENT PARTNERS, L.L.C.
IN SECTIONS 10, 11, 53 & 54 OF T13S - R21E
AND SECTIONS 89 & 90 OF T13S - R20E
OF THE SOUTHEASTERN LAND DISTRICT
WEST OF THE MISSISSIPPI RIVER**



APPROVAL:
DATE: 2-11-13
BY: [Signature]

THE PROFESSIONAL SURVEYOR HAS REVIEWED THE PLAT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MISSISSIPPI SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SUPERVISORS.

REVISIONS:
NO. 1: [Description of revision]

SCALE:
1" = 100'

DATE: 2-11-13

BY: [Signature]

PROFESSIONAL LAND SURVEYOR #4626