

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 21st day of December, 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 PHASE 1, 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 PHASE 1 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 PHASE 1 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 Brazan 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 PHASE 1, the description of which streets are as follows, to-wit:

That piece or portion of ground being the River Place Drive & Brazan 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 Brazan 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 Brazan 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 Brazan 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 Brazan 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 Brazan 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 Brazan 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 Brazan Street, only as far as said streets are located within the River Place Estates Phase 1.
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 Brazan Street, 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 Brazan Street 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 1.
8. The dedication and grant made herein are made subject to any existing servitudes affecting the River Place Estates Phase 1 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 1 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 1 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

Yvonne L. Hebert
Name: Yvonne L. Hebert

JCJR ST. CHARLES, LLC

BY: JOEL T. CHAISSON II

Joseph B. Rochelle
Notary Public



JOSEPH B. ROCHELLE
NOTARY PUBLIC
BAR ROLL #32230
STATE OF LOUISIANA
My Commission is for Life

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

Name:

BY: MATTHEW JEWELL
PARISH PRESIDENT

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 1 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: _____

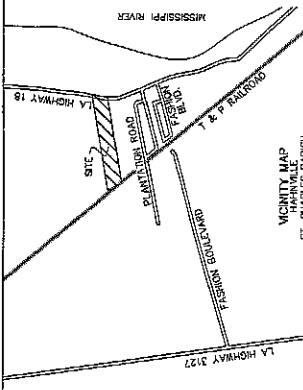
12/21/20

FINAL PLAN
RIVER PLACE ESTATES PHASE 1
RIVER PLACE AND RESUBDIVISION OF A PORTION OF LOTS 19, 20, 1-1, 1-2 & 1-3 OF FASHION PLANTATION
INTO LOTS HEREBY 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
THE LOTS EAST OF THE UNION PACIFIC RAILROAD ARE SITUATED IN SECTIONS 12 & 13, T-19-S, R-20-E
HARRISVILLE, ST. CHARLES PARISH, LOUISIANA

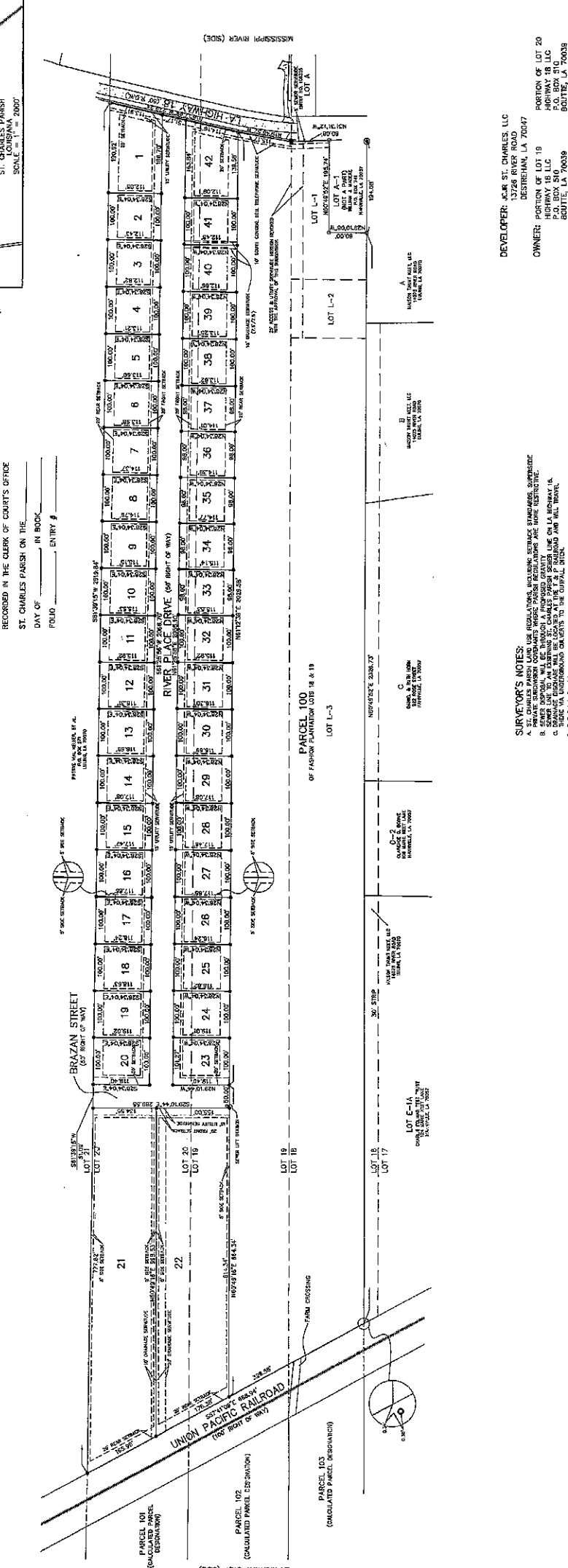
APPROVED: _____ DATE _____
 PARISH PRESIDENT
 _____ DATE 12/21/2010
 PLANNING & ZONING COMMISSION CHAIRMAN

_____ DATE _____
 CHAIRMAN OF THE PARISH COUNCIL

_____ DATE _____
 DEVELOPER



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



AREA TABLE

1	18,923 SQ. FT.	16	16,786 SQ. FT.	31	11,671 SQ. FT.
2	11,251 SQ. FT.	17	16,885 SQ. FT.	32	11,673 SQ. FT.
3	11,251 SQ. FT.	18	11,844 SQ. FT.	33	11,283 SQ. FT.
4	11,283 SQ. FT.	19	11,882 SQ. FT.	34	11,283 SQ. FT.
5	11,283 SQ. FT.	20	11,283 SQ. FT.	35	11,283 SQ. FT.
6	11,283 SQ. FT.	21	10,265 SQ. FT.	36	11,283 SQ. FT.
7	11,283 SQ. FT.	22	10,747 SQ. FT.	37	11,283 SQ. FT.
8	11,283 SQ. FT.	23	11,283 SQ. FT.	38	11,283 SQ. FT.
9	11,283 SQ. FT.	24	11,283 SQ. FT.	39	11,283 SQ. FT.
10	11,283 SQ. FT.	25	11,283 SQ. FT.	40	11,283 SQ. FT.
11	11,283 SQ. FT.	26	11,283 SQ. FT.	41	11,283 SQ. FT.
12	11,283 SQ. FT.	27	11,283 SQ. FT.	42	11,283 SQ. FT.
13	11,283 SQ. FT.	28	11,283 SQ. FT.		
14	11,283 SQ. FT.	29	11,283 SQ. FT.		
15	11,227 SQ. FT.	30	11,890 SQ. FT.		

SURVEYOR'S NOTES:

- THE ABOVE SURVEY WAS MADE FROM THE ORIGINAL RECORDS OF THE PARISH RECORDS.
- THE ORIGINAL RECORDS OF THE PARISH RECORDS SHOW THAT THE LOTS IN THIS SUBDIVISION WERE SUBDIVIDED FROM A PORTION OF LOTS 18, 19 & 20 OF FASHION PLANTATION.
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DEVELOPER: JCB ST. CHARLES, LLC
 13228 RIVER ROAD
 DESTREHAN, LA 70007

OWNER: PORTION OF LOT 19
 HIGHWAY 19 LLC
 P.O. BOX 510
 BOULTE, LA 70009

LOT L-1, LOT L-2 & LOT L-3
 JCB ST. CHARLES, LLC
 13228 RIVER ROAD
 DESTREHAN, LA 70007

SCALE IN FEET
 0 100 200 300

RIVERLANDS SURVEYING COMPANY
 608 HAZARD STREET
 DESTREHAN, LA 70009
 PHONE: 504-885-0258
 FAX: 504-885-0259

STEPHEN P. FLANN
 REGISTERED PROFESSIONAL SURVEYOR
 P.L.S. LA. ST. REG. NO. 4686

SURVEYOR'S NOTES:

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BASIS OF BEARING: THE BEARING IS THE BEARING OF THE MERIDIAN LINE.

FLOOD NOTE: THE SURVEY WAS MADE FROM THE ORIGINAL RECORDS OF THE PARISH RECORDS.