

ACT OF DEDICATION

UNITED STATES OF AMERICA

BY: ASHTON PLANTATION ESTATES, L.L.C.

STATE OF LOUISIANA

TO: ST. CHARLES PARISH

PARISH OF ST. CHARLES

BE IT KNOWN, that on this _____ day of _____, in the
year of Our Lord Two Thousand and Eighteen,

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 witnessed hereinafter named and undersigned,
PERSONALLY CAME AND APPEARED;

Ashton Plantation Estates, L.L.C., a limited liability company organized and
existing under and by the laws of the State of Louisiana with its domicile in
the Parish of Jefferson, within said State, herein appearing by and through
Rathborne Properties, Inc., its Manager, herein appearing by and through
Michael E. Jones, its Vice President, and J.B. Levert Land Company, its
Manager, herein appearing by and through Louis M. Andolsek, its President.
(Hereinafter sometimes referred to as "Ashton");

MAILING ADDRESS: P.O. Box 157
Harvey, Louisiana 70059

Ashton 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
Ashton Plantation, Phase 2-A being a portion of Sections 97 and 98, T13S, R20E, St.
Charles Parish, Louisiana, shown on a survey of said subdivision which survey was
prepared by Lucien C. Gassen Surveying Services, dated June 4, 2018, signed by Louis J.
Gassen, Jr., Registered Land Surveyor, which survey is entitled "Ashton Plantation, Phase
2-A, in Sections 97 and 98, T13S, R20E, St. Charles Parish, Louisiana" (hereinafter
referred to as the "Final Plat"), a copy of which is attached to and made part of this Act;
and

Ashton further declared unto me that it has caused a survey to be prepared by
Lucien C. Gassen Surveying Services, dated June 4, 2018, signed by Louis J. Gassen, Jr.
Registered Land Surveyor, which is entitled "Ashton Plantation Drainage Servitudes in
Sections 84, 85, 86, 87, 97, 98 and 99, T13S – R21E and Section 8, T13S – R20E, St.
Charles Parish, Louisiana" (hereinafter referred to as the "Drainage Plat"), which sets out a
number of drainage servitudes in favor of St. Charles Parish a copy of which is attached to

and made a part of this Act; and

Ashton further declared unto me that it has caused that portion of the above property designated as Ashton Plantation Phase 2-A on the Final Plat referred to above to be laid out in squares and lots on the plan of survey and/or re-subdivision referred to above, which Final Plat creates Phase 2-A of Ashton Plantation Subdivision, a copy of which is attached and made part hereof; and

Ashton further declared unto me, Notary, that on the Final Plat it has laid out certain streets within the Ashton Plantation Subdivision which are named and identified in accordance with the annexed Final Plat as Ashton Plantation Blvd., Cove Glen Lane, Monarch Cove Lane, and Cove Pointe Drive, which streets in regard to this dedication, are more fully described in accordance with said plan as follows to wit:

**ASHTON PLANTATION BLVD., ASHTON PLANTATION, PHASE 2-A,
ST. CHARLES PARISH**

A certain portion of ground situated in the Parish of St. Charles, State of Louisiana, on the West Bank of the Mississippi River, in Section 97, Township 13 South Range 20 East in that portion of Ashton Plantation, designated as a portion of ASHTON PLANTATION BOULEVARD, being a Right of Way to be dedicated to St. Charles Parish, and more particularly described as follows:

BEGIN at the southeasterly corner of the existing Ashton Plantation Boulevard right of way (also being the Phase 1-A/2-A line), proceed along the arc of a curve in a southwesterly direction to the right having a radius of 1,230.00 feet a distance of 67.96 feet (a chord of 67.95 feet and a chord bearing of S82°04'18"W), thence S83°39'16"W a distance of 243.64 feet to a point of curvature, thence along the arc of a curve to the left having a radius of 970.00 feet a distance of 750.08 feet (a chord of 731.54 feet and a chord bearing of S61°30'06"W), thence N60°31'44"W a distance of 93.86 feet to a point on a curve, thence along the arc of a curve to the right, having a radius of 700.00 feet a distance of 278.57 feet (a chord of 276.73 feet and a chord bearing of N40°52'18"E) to a point of a reverse curve, thence along the arc of a curve to the left having a radius of 10.00 feet a distance of 14.92 feet (a chord of 13.57 feet and a chord bearing of N09°31'54"E), thence N55°04'25"E a distance of 60.03 feet to a point of curvature, thence along the arc of a curve to the left having a radius of 10.00 feet a distance of 15.37 feet (a chord of 13.90 feet and a chord bearing of S77°14'16"E) to a point of a reverse curve to the right having a radius of 700.00 feet a distance of 354.20 feet (a chord of 350.44 feet and a chord bearing of N73°13'45"E), thence N87°43'31"E a distance of 79.74 feet to a point of curvature, thence along the arc of a curve to the left having a radius of 800.00 feet a distance of 37.39 feet (a chord of 37.39 feet and a chord bearing of N84°59'37"E, thence N83°39'16"E a distance of 243.64 feet to a point of curvature, thence along the arc of a curve to the left having a radius of 1,170.00 feet a distance of 64.64 feet (a chord of 64.63 feet and a chord bearing of N82°04'18"E), thence S09°30'40"E a distance of 60.00 feet to the POINT OF BEGINNING.

All as more fully shown on a plan by Lucien C. Gassen Surveying Services,
Louis J Gassen Jr, PLS dated June 4, 2018.

COVE GLEN LANE, (SOUTHEAST OF COVE POINTE DRIVE),

ASHTON PLANTATION, PHASE 2-A, ST. CHARLES PARISH, LOUISIANA

A certain portion of ground situated in the Parish of St. Charles, State of Louisiana, on the West Bank of the Mississippi River, in Section 97, Township 13 South Range 20 East in that portion of Ashton Plantation, designated as the southeasterly portion of COVE GLEN LANE, being a Right of Way to be dedicated to St. Charles Parish, and more particularly described as follows:

BEGIN at the point of tangency on the west right of way line of Ashton Plantation Boulevard at Reserve N and the southerly right of way line of Cove Glen Lane proceed N33°12'32"W a distance of 138.89 feet, thence N56°47'28"E a distance of 60.00 feet, thence S33°12'32"E a distance of 137.09 feet, thence S55°04'25"W a distance of 60.03 feet to the POINT OF BEGINNING.

All as more fully shown on a plan by Lucien C. Gassen Surveying Services, Louis J Gassen Jr, PLS dated June 4, 2018.

**COVE GLEN LANE, (NORTHWEST OF COVE POINTE DRIVE),
ASHTON PLANTATION, PHASE 2-A, ST. CHARLES PARISH, LOUISIANA**

A certain portion of ground situated in the Parish of St. Charles, State of Louisiana, on the West Bank of the Mississippi River, in Section 97, Township 13 South Range 20 East in that portion of Ashton Plantation, designated as the northwesterly portion of COVE GLEN LANE, being a Right of Way to be dedicated to St. Charles Parish, and more particularly described as follows:

BEGIN at the northerly right of way line of Cove Pointe Drive and the westerly right of way line of Cove Glen Lane proceed N32°43'26"W a distance of 164.26 feet to a point of curvature, thence along the arc of a curve to the left having a radius of 25.00 feet a distance of 23.55 feet (a chord of 22.69 feet and a chord bearing of N59°42'28"W) to a point of a reverse curve, thence along to arc of a curve to the right having a radius of 60.00 feet a distance of 301.53 feet (a chord of 70.59 feet and a chord bearing of N57°16'34"E) to a point of a reverse curve, thence along the arc of a curve to the left having a radius of 25.00 feet a distance of 23.55 feet (a chord of 22.69 feet and a chord bearing of S05°44'23"E), thence S32°43'26"E a distance of 163.69 feet, thence S56°37'30"W a distance of 50.00 feet to the POINT OF BEGINNING.

All as more fully shown on a plan by Lucien C. Gassen Surveying Services, Louis J Gassen Jr, PLS dated June 4, 2018.

**PORTION OF COVE POINTE DRIVE, ASHTON PLANTATION, PHASE 2-A,
ST. CHARLES PARISH, LOUISIANA**

A certain portion of ground situated in the Parish of St. Charles, State of Louisiana, on the West Bank of the Mississippi River, in Section 97, Township 13 South Range 20 East in that portion of Ashton Plantation, designated as a portion of COVE POINTE DRIVE, being a Right of Way to be dedicated to St. Charles Parish, and more particularly described as follows:

BEGIN at the northwesterly corner of Cove Pointe Drive right of way (also being the Phase 2-A/Future Phase line), proceed along the arc of a curve in a northeasterly direction to the right, having a radius of 825.00 feet a distance of 112.63 feet (a chord of 112.54 feet and a chord bearing of N30°08'27"E), thence along the arc of a curve to the left having a radius 10.00 feet a distance of 14.85 feet (a chord of 13.52 feet and a chord bearing of N08°29'40"W), thence N35°27'28"E a distance of 50.09 feet to a point of curvature, thence along the arc of a curve to the left having a radius of 10.00 feet a distance 15.73 feet (a chord of 14.15 feet and a chord bearing of N83°54'37"E) to a point on a curve, thence

along of a curve to the right having a radius 825.00 feet a distance 223.87 feet (a chord of 223.18 feet and a chord bearing of N46°38'06"E) to a point of curvature, thence along the arc of a curve to the left having a radius 10.00 feet a distance of 15.21 feet (a chord of 13.78 feet and a chord bearing of N10°50'33"E) thence N56°37'30"E a distance of 50.00 feet to a point of curvature, thence along the arc of a curve to the left having a radius of 10.00 feet a distance of 15.37 feet (a chord of 13.90 feet and a chord bearing of S76°45'19"E) to a point on a curve, thence along the arc of a curve to the right having a radius of 825.00 feet a distance of 180.57 feet (a chord of 180.21 feet and a chord bearing of N65°29'01"E) to a point of a reverse curve, thence along the arc of a curve to the left having a radius of 55.00 feet a distance of 100.29 feet (a chord of 86.96 feet and a chord bearing of N19°30'54"E), thence N32°43'26"W a distance of 256.77 feet to a point of curvature, thence along the arc of a curve to the left having a radius of 25.00 feet a distance of 13.61 feet (a chord of 13.45 feet and a chord bearing of N48°19'22"W) to a point of a reverse curve, thence along the arc of a curve to the right having a radius of 60.00 feet a distance of 295.80 feet (a chord of 75.14 feet and a chord bearing of N77°18'46"E) to a point of a reverse curve, thence along the arc of a curve to the left having a radius of 25.00 feet a distance of 31.10 feet (a chord of 29.13 feet and a chord bearing of S02°54'42"W), thence S32°43'26"E a distance of 220.30 feet to a point of curvature, thence along the arc of a curve to the right having a radius of 105.00 feet a distance of 36.84 feet (a chord of 36.65 feet and a chord bearing of S22°40'25"E) to a point of a reverse curve, thence along the arc of a curve to the left having a radius of 25.00 feet a distance of 31.07 feet (a chord of 29.11 feet and a chord bearing of S48°13'52"E) to a point of a reverse curve, thence along the arc of a curve to the right having a radius of 50.00 feet a distance of 183.38 feet (a chord of 96.56 feet and a chord bearing of S21°13'51"W) to a point of a reverse curve, thence along the arc of a curve to the left having a radius of 25.00 feet a distance of 31.07 feet (a chord of 29.11 feet and a chord bearing of N89°18'26"W) to a point of a reverse curve, thence along the arc of a curve to the right having a radius of 105.00 feet a distance of 30.55 feet (a chord of 30.44 feet and a chord bearing of S63°25'10"W) to a point of a reverse curve, thence along the arc of a curve to the left having a radius of 775.00 feet a distance 161.85 feet (a chord of 161.55 feet and a chord bearing of S65°46'16"W) to a point of curvature, thence along the arc of a curve to the left having a radius of 10.00 feet a distance of 16.23 feet (a chord of 14.51 feet and a chord bearing of S13°17'23"W), thence S56°47'28"W a distance of 60.00 feet to a point of curvature, thence along the arc of a curve to the left having a radius of 10.00 feet a distance of 16.23 feet (a chord of 14.51 feet and a chord bearing of N79°42'27"W) to a point on a curve, thence along the arc of a curve to the left having a radius of 775.00 feet a distance of 352.81 feet (a chord of 349.77 feet and a chord bearing of S40°45'08"W) to the Phase 2-A/Future Phase line, thence N85°29'46"W along said phase line a distance of 54.10 feet to the POINT OF BEGINNING.

All as more fully shown on a plan by Lucien C. Gassen Surveying Services,
Louis J Gassen Jr, PLS dated June 4, 2018.

**MONARCH COVE LANE, ASHTON PLANTATION, PHASE 2-A,
ST. CHARLES PARISH, LOUISIANA**

A certain portion of ground situated in the Parish of St. Charles, State of Louisiana, on the West Bank of the Mississippi River, in Section 97, Township 13 South Range 20 East in that portion of Ashton Plantation, designated as MONARCH COVE LANE, being a Right of Way to be dedicated to St. Charles Parish, and more particularly described as follows:

BEGIN at the southern point of tangency of Monarch Cove Lane and the western edge of Cove Pointe Drive right of way, proceed N51°02'27"W a distance of 40.86 feet to a point of curvature, thence along the arc of a curve to the right having a radius of 205.00 feet a distance of 65.54 feet (a chord of 65.26 feet and a chord bearing of N41°52'56"W), thence N32°43'26"W a distance of 229.91 feet to a point of curvature, thence along the arc of a curve to the left having a radius of 25.00 feet a distance of 23.55 feet (a chord of 22.69 feet and a chord bearing of N59°42'28"W) to a point of a reverse curve, thence along the arc of a curve to the right having a radius of 60.00 feet a distance of 301.53 feet (a chord of 70.59

feet and a chord bearing of N57°16'34"E) to a point of a reverse curve, thence along the arc of a curve to the left having a radius of 25.00 feet a distance of 23.55 feet (a chord of 22.69 feet and a chord bearing of S05°44'23"E), thence S32°43'26"E a distance of 229.91 feet to a point of curvature, thence along the arc of a curve to the left having a radius of 155.00 feet a distance of 49.55 feet (a chord of 49.34 feet and a chord bearing of S41°52'56"E), thence S51°02'27"E a distance of 37.80 feet, thence S35°27'28"W a distance of 50.09 feet to the POINT OF BEGINNING.

All as more fully shown on a plan by Lucien C. Gassen Surveying Services, Louis J Gassen Jr, PLS dated June 4, 2018.

All of the streets dedicated herein are described on the Final Plat entitled "Ashton Plantation, Phase 2-A, in Sections 97 and 98, T13S, R20E, St. Charles Parish, Louisiana," which plan of subdivision is certified correct by Lucien C. Gassen Surveying Services, stamped by Louis J. Gassen, Jr., Registered Land Surveyor, dated June 4, 2018. On all matters of the description of the property on which the streets are located, the above referred to Final Plat shall be controlling.

Ashton further declared unto me, Notary, that on the aforesaid Final Plat and Drainage Plat, it has also designated and labeled various servitudes for water, utility and drainage purposes; and

Ashton further declared unto me, Notary, that under the covenants, conditions and stipulations hereinafter recited it does, by these presents, dedicate portions of the following streets located all within Phase 2-A of Ashton Plantation, namely: Ashton Plantation Blvd., Cove Glen Lane, Monarch Cove Lane, and Cove Pointe Drive, as hereinabove described and does hereby grant the various servitudes for water, utility and drainage purposes, all as shown on the annexed Final Plat and the Draining Plat, to 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; and

Ashton further declared unto me, Notary, that the aforesaid dedication and grant 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 Ashton Plantation Blvd., Cove Glen Lane, Monarch Cove Lane, and Cove Pointe Drive, only as far as said streets are located in Phase 2-A of Ashton Plantation.
2. The herein grant of the various servitudes for water, utility and

drainage purposes shall constitute the granting only of a "personal servitude of right of use" being a "limited personal servitude" in favor of St. Charles Parish. Ashton does hereby reserve all rights of fee ownership to that portion of the aforesaid Phase 2-A of Ashton Plantation Subdivision which comprises the various servitudes for water, utility and drainage purposes, and that portion of the various servitudes for water, utility and drainage purposes shown on the Drainage Plat.

3. Ashton 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 streets identified hereinabove and by the aforesaid water, utility and drainage servitudes granted herein. In that connection, Ashton does, however, agree to prohibit the use of any part of the surface of any of the property covered by the streets and servitudes with respect to the exploration, development or production of minerals pursuant to this reservation. This reservation is made in accordance with Ashton's plan and intention to reserve all of the mineral rights in, on and under all of the lots in the Ashton Plantation, Phase 2-A, whereby, however, Ashton will likewise impose a restriction on the entire subdivision against any use of the surface of any lot for the exploration, development or production of minerals, or by any other binding means of strict surface operations in regard to mineral exploration in this subdivision.
4. The herein dedication of streets and grant of servitudes for water, utility and drainage purposes are made by Ashton without any warranty whatsoever except as provided for herein.
5. St. Charles 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. St. Charles Parish must further bind and obligate itself to use the water, utility and drainage servitudes granted herein only for water, 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 water, utility and drainage facilities within the various water, utility and drainage servitudes areas.
7. The grant herein of various servitudes for water, utility and drainage purposes shall be used exclusively for those purposes and Ashton reserves the right to use or grant any other rights with respect to said property not inconsistent with the aforesaid servitudes for water, utility and drainage purposes. The herein granted water, utility and drainage servitudes 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 Ashton Plantation Subdivision.
8. Ashton warrants that the herein dedication of streets and grant of servitudes are free of any liens and/or encumbrances and that no lots have been sold or alienated prior to the date hereof.
9. The dedication and grant made herein are made subject to any existing servitudes affecting the "Ashton Plantation, Phase 2-A Subdivision", such as by way of illustration by not limitation pipeline servitudes and levees.
10. 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.
11. Ashton warrants that all utilities and streets have been placed

within the servitudes granted herein.

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 the St. Charles Parish Council adopted on _____, a certified copy of which is annexed hereto and made part hereof, and said St. Charles Parish does hereby accept, approve and ratify the herein dedication and grant under all of the terms and conditions as contained hereinabove, and does also hereby acknowledge that the construction of all of the streets dedicated herein has been satisfactorily completed in accordance with all requirements and that all water, utility and drainage facilities have been likewise satisfactorily completed in accordance with all requirements and St. Charles Parish does hereby accept all of said streets, and water, utility and drainage facilities and assumes the maintenance thereof.

This Act of Dedication and Acceptance was approved and accepted by the St. Charles Parish Council by Ordinance _____ the _____ day of _____, 2018, a photo copy of which is attached and made part hereof.

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 the whole.

ASHTON PLANTATION ESTATES, L.L.C.

WITNESSES:

By: Rathborne Properties, L.L.C., Its Manager

BY: _____
Michael E. Jones, Vice-President

J.B. Levert Land Company, Its Manager

BY: _____
Louis M. Andolsek, President

Gregory C. Lier, Bar No 08868
Notary Public

WITNESSES:

ST. CHARLES PARISH

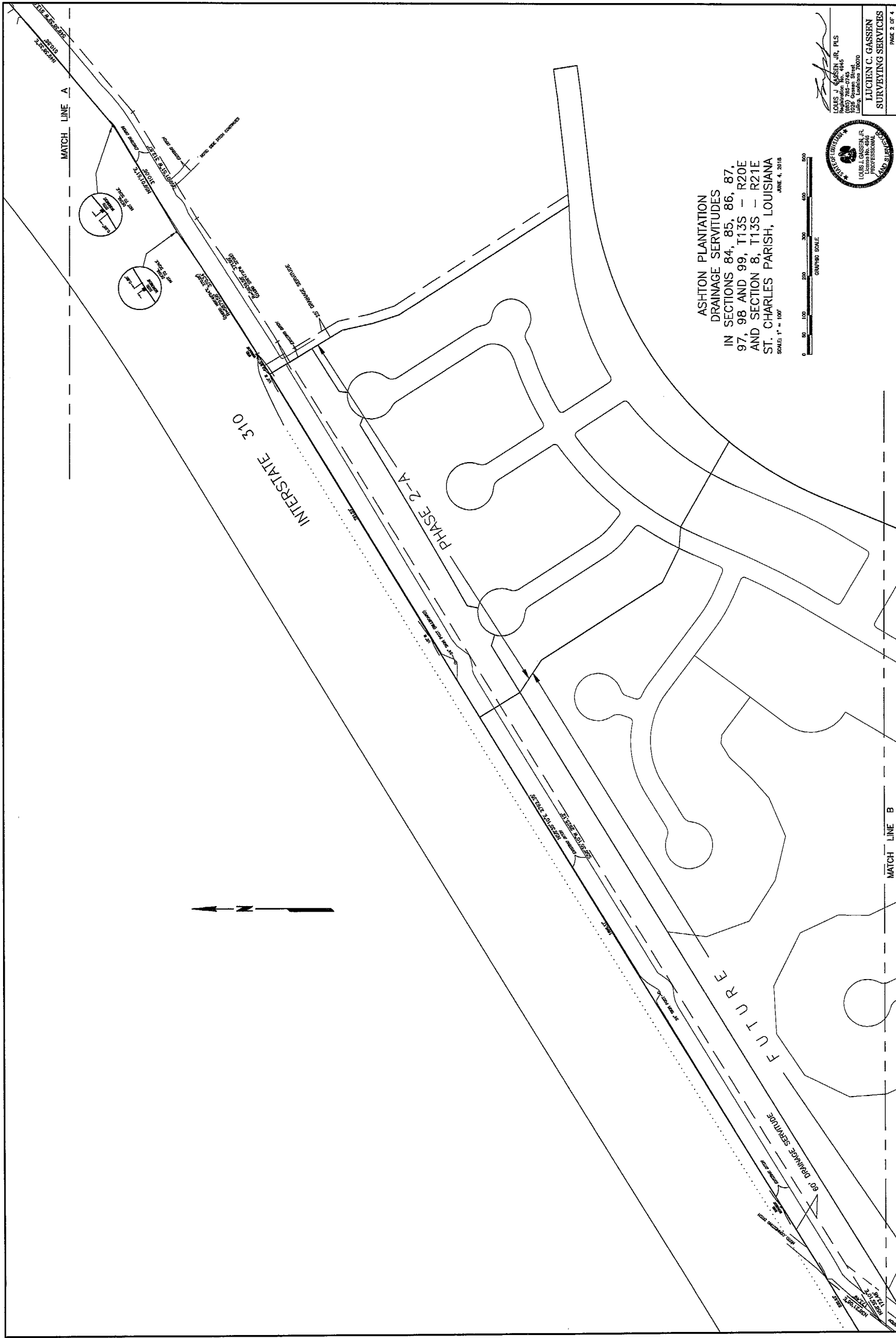
BY:

Larry Cochran
Parish President

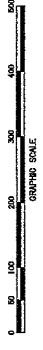
Notary Public

Print Name

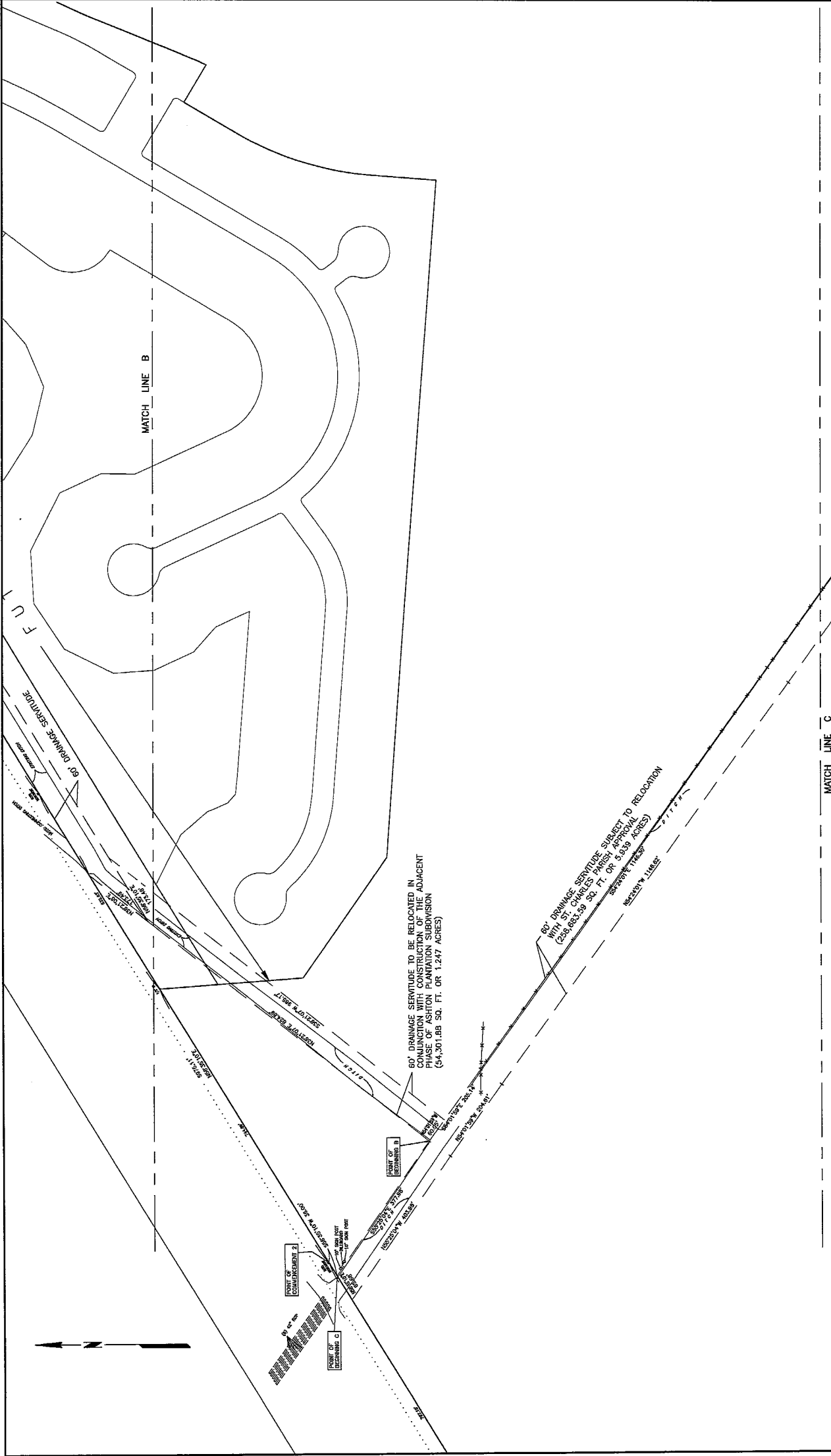
Bar No.: _____



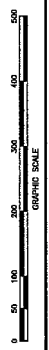
ASHTON PLANTATION
 DRAINAGE SERVITUDES
 IN SECTIONS 84, 85, 86, 87,
 97, 98 AND 99, T13S - R20E
 AND SECTION 8, T13S - R21E
 ST. CHARLES PARISH, LOUISIANA
 SCALE: 1" = 100'
 JUNE 4, 2018




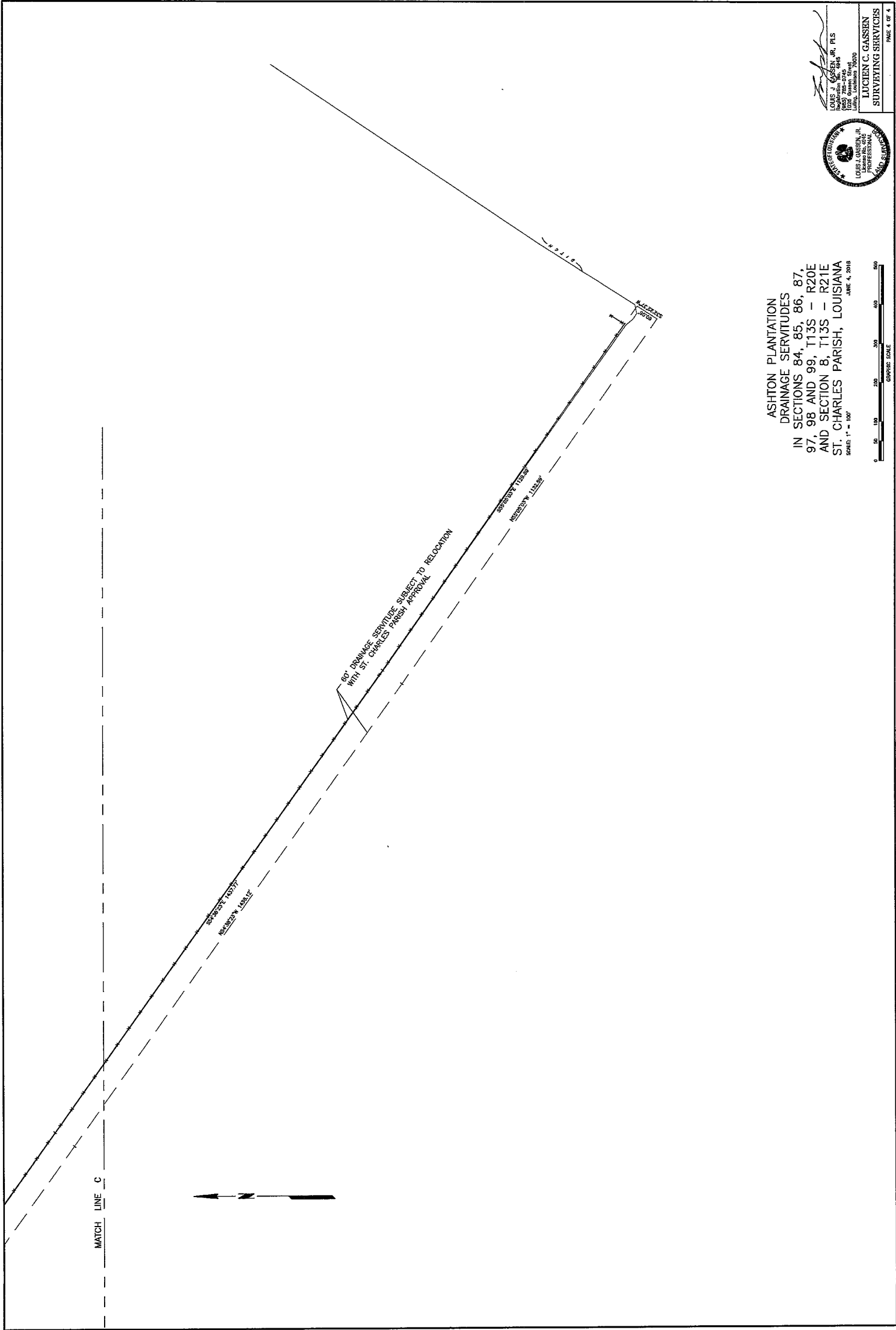
LOUIS J. GASSEN, JR., P.E.
 1029 GARDNER STREET
 MONROE, LA 70501
 (504) 335-4446
 LUCIEN C. GASSEN
 SURVEYING SERVICES



ASHTON PLANTATION
 DRAINAGE SERVITUDES
 IN SECTIONS 84, 85, 86, 87,
 97, 98 AND 99, T13S - R20E
 AND SECTION 8, T13S - R21E
 ST. CHARLES PARISH, LOUISIANA
 SCALE: 1" = 100'
 JUNE 4, 2018




 LOUIS J. GASSEN, JR., PLS
 Registration No. 4816
 1029 Grand Street
 Metairie, Louisiana 70002
 LUCIEN C. GASSEN
 SURVEYING SERVICES
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ASHTON PLANTATION
 DRAINAGE SERVITUDES
 IN SECTIONS 84, 85, 86, 87,
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 AND SECTION 8, T13S - R21E
 ST. CHARLES PARISH, LOUISIANA
 DATE: 1" = 100'



LOUIS J. CASSEIN, JR.
 No. 1446
 State of Louisiana, 7600
 LUCIEN C. GASSIEN
 SURVEYING SERVICES
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