

Calcasieu Parish Recording Page

H. Lynn Jones II
Clerk of Court
P.O. Box 1030
Lake Charles, LA 70602
(337) 437-3550

Received From :

SIGLER, ARABIE & CANNON (649)
630 KIRBY ST.
P O BOX 1550
LAKE CHARLES, LA 70602

First VENDOR

SCHRAM, GUS WILLIAM III

First VENDEE

-RE: PREDIAL SERVITUDE BY DESTINATION OF OWNER

Index Type : CONVEYANCES

File Number : 3534110

Type of Document : SERVITUDE

Book : 4631

Page : 79

Recording Pages : 6

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Calcasieu Parish, Louisiana.

On (Recorded Date) : 03/12/2024

At (Recorded Time) : 4:03:31PM



Doc ID - 036217000006

CLERK OF COURT
H. LYNN JONES II
Parish of Calcasieu
I certify that this is a true copy of the attached
document that was filed for registry and
Recorded 03/12/2024 at 4:03:31
File Number 3534110
Recorded in Book 4631 Page 79



Deputy Clerk

Return To : SIGLER, ARABIE & CANNON (649)
630 KIRBY ST.
P O BOX 1550
LAKE CHARLES, LA 70602

Do not Detach this Recording Page from Original Document

STATE OF LOUISIANA

PARISH OF CALCASIEU

PREDIAL SERVITUDE BY DESTINATION OF OWNER

Before the undersigned, Notaries Public in and for the foregoing parish and state, and in the presence of the undersigned competent witnesses, personally came and appeared,

GUS WILLIAM SCHRAM, III (SSN: XXX-XX-1686) and **LISA ANN SCHRAM, born Bonin** (SSN: XXX-XX-8712), married to and living with each other in the Parish of Calcasieu, State of Louisiana, whose mailing address is 1233 St. Joseph Avenue, Lake Charles, Louisiana 70605, hereinafter referred to as "Schram";

who under oath did depose and state they enter into this *Predial Servitude By Destination of Owner* effective the 12th day of March, 2024, as follows:

WHEREAS, Schram is the record title owner of the following described immovable property:

Tract 1 of Schram-Charvais Subdivision recorded April 10, 2023, bearing Clerk's File No. 3502341, Plat Book 63, page 92, records of Calcasieu Parish, Louisiana.

Hereinafter referred to as "Dominant Estate"

WHEREAS, Schram is also the record title owner of the following described immovable property:

Tract 2 of Schram-Charvais Subdivision recorded April 10, 2023, bearing Clerk's File No. 3502341, Plat Book 63, page 92, records of Calcasieu Parish, Louisiana.

Hereinafter referred to as "Servient Estate"

WHEREAS, the Dominant Estate is presently supplied with water and gas services through facilities located on or under the surface of the Servient Estate (the "Utility Services");

WHEREAS, there is located, in part, upon the Servient Estate a boat launch and a driveway accessing the same from Charvais Drive (the "Boat Launch");

WHEREAS, in contemplation of a future sale or alienation of the Servient Estate, Schram wishes to preserve certain rights of way, servitudes, or easements through the Servient Estate for the benefit of the Dominant Estate.

NOW, THEREFORE, pursuant to the provisions of Article 741 of the Louisiana Civil Code, Schram does hereby establish and create the herein described predial servitudes

(collectively, the “Servitudes”) on, over, under, and across portions of the Servient Estate as follows:

UTILITY SERVICES

A non-exclusive, perpetual and permanent predial servitude for the Utility Services on, over, beneath, and across the Servient Estate (the “Utility Servitude”) in the locations as shown on the survey plat by D.W. Jessen dated March 8, 2024 and attached hereto as Exhibit “A” is hereby established.

At the sole costs and expense of the owner of the Servient Estate, the Utility Services and the Utility Servitude may be relocated on the Servient Estate and, in such a case, the owner of the Servient Estate shall survey the new location of the Utility Services and the Utility Servitude and this Servitude Agreement and the exhibits thereto shall be revised and amended to reflect the new location of the Utility Services and the Utility Servitude.

The owner of the Servient Estate shall otherwise have the right to use and occupy the land subject to the Utilities Servitude for any purpose which will not unreasonably interfere with the Utility Services though the owner of the Servient Estate shall refrain from placing constructions, landscaping, and other improvements that unreasonably interfere with the Utility Servitude and its maintenance and, further, hereby acknowledges that to the extent the same are placed upon or over the Utility Servitude, they are subject to damage or removal to facilitate maintenance or repair of the Utility Services.

BOAT LAUNCH

A non-exclusive, perpetual and permanent predial servitude across the Servient Estate for use of the Boat Launch and for ingress and egress between the Boat Launch and Charvais Drive which servitude shall act as a charge on the Servient Estate for the benefit of the Dominant Estate (the “Boat Launch Servitude”) in the location as shown on Exhibit “A” is hereby established. The owner of the Servient Estate shall also be entitled to use the Boat Launch and the way of ingress and egress thereto. It is acknowledged that the Boat Launch and the way of ingress and egress thereto lies upon property which is intended for use primarily as a residential property and, in that regard, the owner of the Dominant Estate shall limit its use of the Boat Launch Servitude so that its presence on any portion of the Servient Estate is as brief and minimally intrusive as possible.

The owners of the Dominant and Servient Estates shall, in good faith, establish a mutually agreeable practice of communicating with one another to coordinate use of the Boat Launch Servitude so as to minimize interference with one another. The owner of the Servient Estate shall have the right to use and occupy the land subject to the Boat Launch Servitude for any purpose which will not unreasonably interfere with the Boat Launch Servitude by the owner of the Dominant Estate. The owners of the Dominant and Servient Estates shall share in the maintenance of the Boat Launch and the way of ingress and egress in proportion to their use of the same though each shall be solely responsible to repair damages they may have caused or which may be caused by their guests or invitees.

In connection with the contemplated transfer of the Servient Estate, Grantor, or their successors and assigns, may unilaterally adjust and/or relocate the way of ingress and egress to the Boat Launch and the Boat Launch Servitude and in such a case, the new location of the way of ingress and egress shall be surveyed and this Servitude Agreement and the exhibits thereto shall be revised and amended to reflect the new location of the way of ingress and egress to the Boat Launch and the Boat Launch Servitude at the sole costs and expense of the owner of the Servient Estate.

CHARVAIS ACCESS

A non-exclusive, perpetual and permanent predial servitude across the Servient Estate for ingress and egress over the existing rock drive in the location as shown on Exhibit "A" to place garbage cans at Charvais Drive for routine trash pick-up which servitude is hereby established and shall act as a charge on the Servient Estate for the benefit of the Dominant Estate.

The Servitudes are not dedicated to the public but are private non-exclusive servitudes for the purposes set out herein and shall be for the use and benefit of each of the present and future owners of the Dominant Estate and their respective present and future successors, assigns, lessees, sub-lessees, employees, customers and invitees.

No buildings, constructions or other improvements shall be located in the Servitudes and all such improvements that are so located in the Servitudes shall be subject to demolition and removal at the costs and expense of the owner of the Servient Estate.

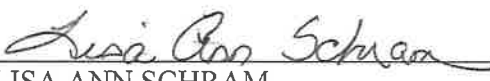
This agreement shall be binding upon and inure to the benefit of the parties hereto, their heirs, successors, transferees and assigns.

THUS DONE AND PASSED in my office in the Parish of Calcasieu, State of Louisiana, in the presence of the two undersigned competent witnesses, and me, Notary, on the 12th day of March, 2024.


SIGNATURE OF WITNESS NO. 1

Robyn Meschwitz
PRINTED NAME OF WITNESS NO. 1


GUS WILLIAM SCHRAM, III


LISA ANN SCHRAM


SIGNATURE OF WITNESS NO. 2

Morgan Handy
PRINTED NAME OF WITNESS NO. 2


NOTARY PUBLIC



CASSIDY M. ROATH
La. Bar Roll #40925
Notary Public #202828
State Of Louisiana
Commission Is For Life



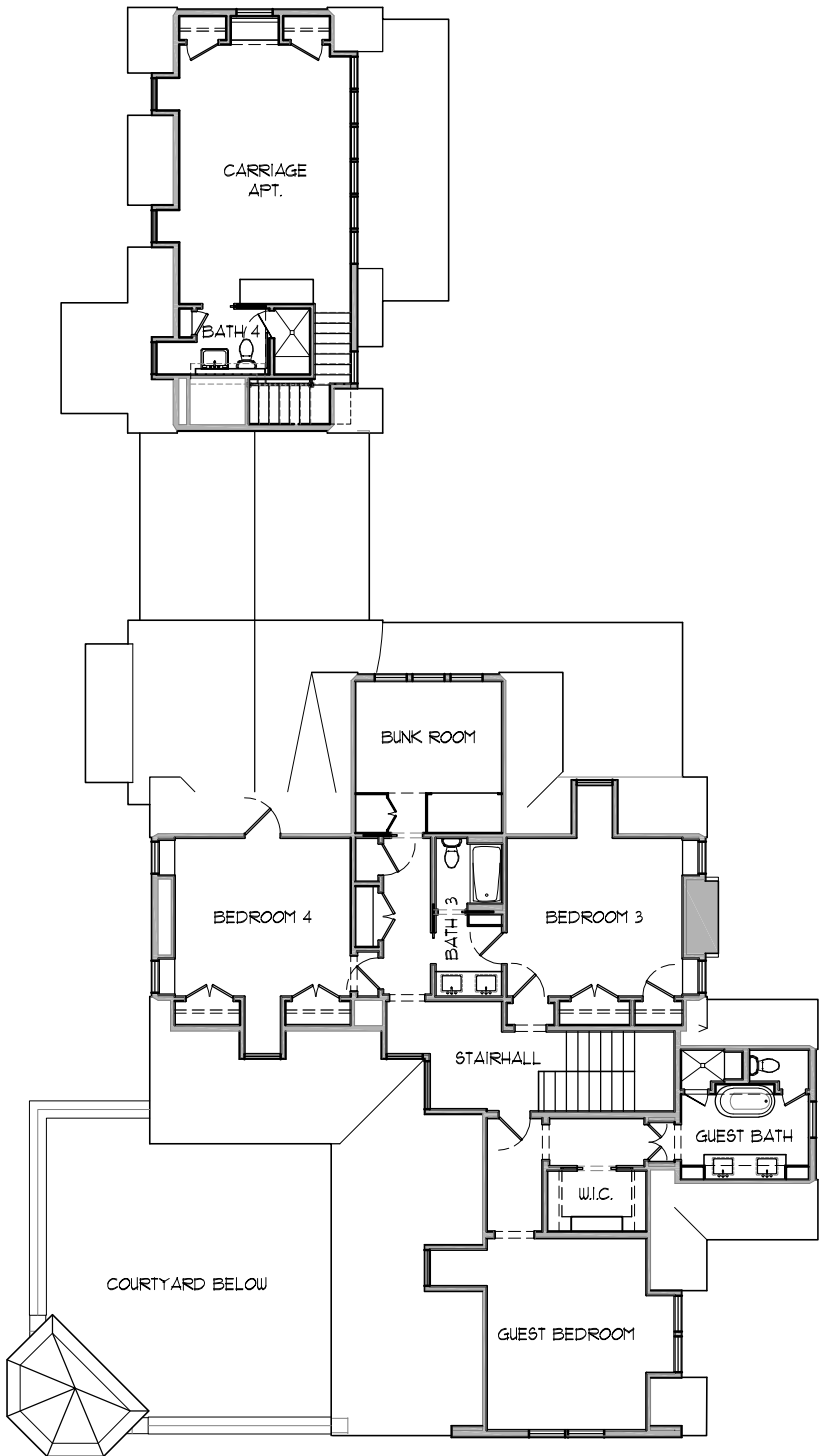
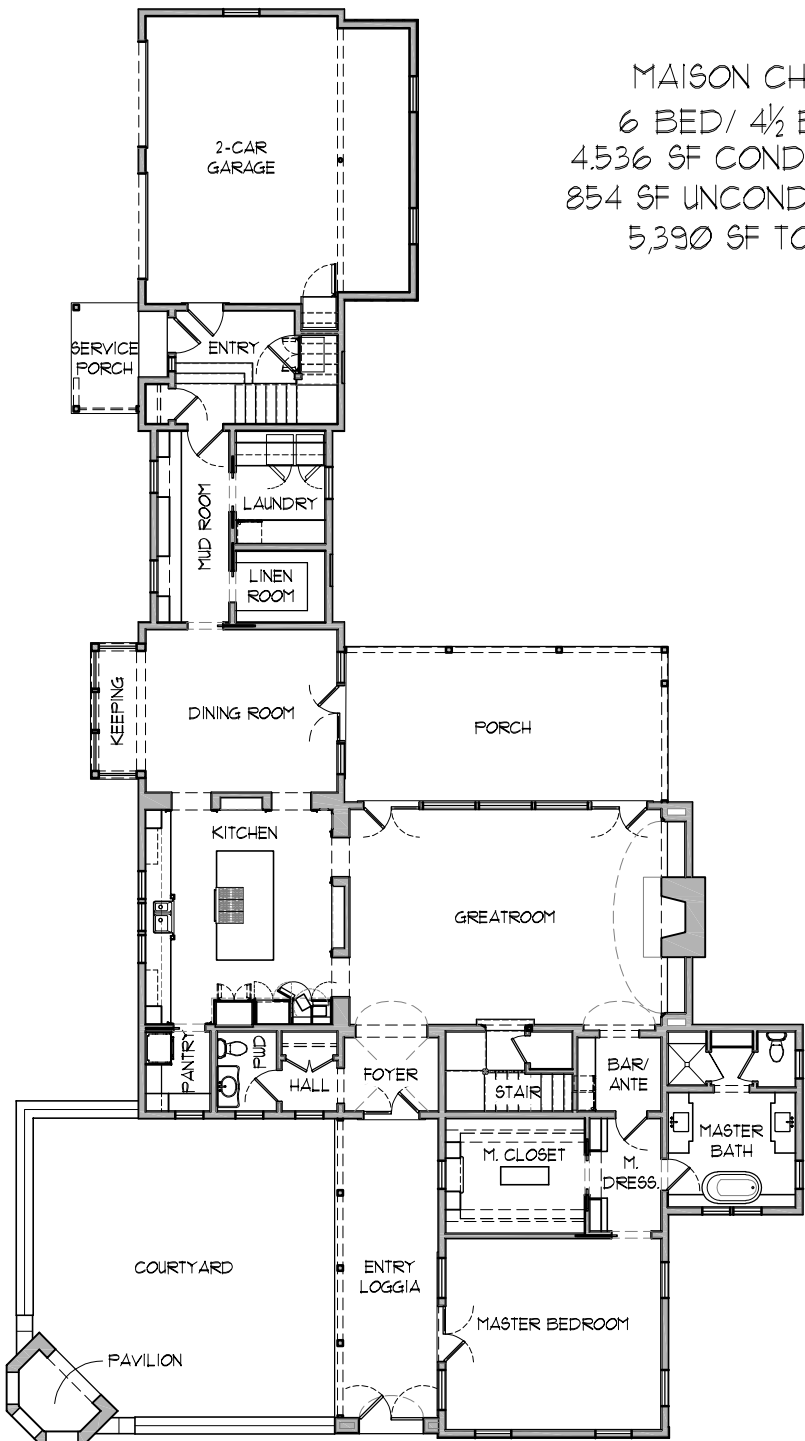
HISTORICAL CRAFT

info@historicalcraft.com

(337) 602-6695



MAISON CHENE
6 BED/ 4½ BATH
4,536 SF CONDITIONED
854 SF UNCONDITIONED
5,390 SF TOTAL



OWNERSHIP AND USE OF DOCUMENTS

Drawings and specifications, as instruments of professional service, are and shall remain the property of the Architect. These documents are not to be used, in whole or in part, for any project or purpose whatsoever, without the prior specific written authorization of J. E. SCHRAM ARCHITECT, LLC.



SCHRAM-CHARVAIS SUBDIVISION

A SUBDIVISION OF A TRACT OF LAND LYING IN THE EAST HALF (1/2) OF IRREGULAR SECTION 38, TOWNSHIP 10 SOUTH, RANGE 8 WEST, CALCASIEU PARISH, LOUISIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 18 OF BLOCK 2 OF THE RIO HONDO ESTATES SUBDIVISION AS PER PLAT BOOK 20 AT PAGE 36, BEARING CLERK'S FILE No. 1147134 RECORDS OF CALCASIEU PARISH, LOUISIANA; THENCE N22°55'40"E, ALONG THE EAST RIGHT-OF-WAY OF CHARVAIS DRIVE, A DISTANCE OF 100.0 FEET TO THE NORTHWEST CORNER OF SAID LOT 18; THENCE S67°04'20"E, ALONG THE NORTH LINE OF SAID LOT 18, A DISTANCE OF 152.0 FEET TO THE NORTHEAST CORNER OF LOT 18 OF SAID RIO HONDO ESTATES SUBDIVISION; THENCE N22°55'40"E, ALONG THE EAST LINE OF SAID RIO HONDO ESTATES SUBDIVISION, A DISTANCE OF 400.0 FEET; THENCE S67°04'20"E, A DISTANCE OF 101.0 FEET; THENCE S22°59'07"W, A DISTANCE OF 500.0 FEET; THENCE N67°04'20"W, A DISTANCE OF 253.0 FEET TO THE POINT OF BEGINNING, CONTAINING 1.50 ACRES, MORE OR LESS.

APRIL 4, 2023

GENERAL NOTES

1. THE HEREIN DESCRIBED TRACT OF LAND IS LOCATED IN OTHER AREAS ZONE "X", AREAS DETERMINED TO BE BETWEEN THE LIMITS OF THE BASE FLOOD ELEVATION AND THE 0.2% ANNUAL CHANCE FLOOD AND SPECIAL HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE "AC", AS PER FLOOD INSURANCE RATE MAP No. 22018CD480F, DATED FEBRUARY 18, 2011.
2. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OR RIGHTS-OF-WAY OF RECORD THAT A CURRENT TITLE SEARCH MAY DISCLOSE WHICH MAY AFFECT THE TRACT SURVEYED.
3. BEARINGS SHOWN HEREON ARE BASED UPON LOUISIANA COORDINATE SYSTEM OF NAD83 SOUTH ZONE.
4. REFERENCE DRAWING: A BOUNDARY SURVEY OF A PORTION OF THE RESERVED 50 ACRES LYING WEST OF BLOCK 4 OF THE BARBE ADDITION TO THE CITY OF LAKE CHARLES DONE BY PELICAN LAND SURVEYING, L.L.C., DATED AUGUST 21, 2014.
5. REFERENCE DRAWING: A BOUNDARY SURVEY DONE BY D.W.JESSEN & ASSOCIATES, L.L.C., DATED JULY 15, 1999, FILE NO. 55-059.
6. THERE MAY BE STRUCTURES AND IMPROVEMENTS LOCATED ON THIS TRACT WHICH ARE NOT SHOWN HEREON.
7. D=DEED DISTANCE; M=MEASURED DISTANCE

DEDICATION

THE RIGHTS-OF-WAY OF THE PROPOSED STREETS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN HEREON AS EASEMENTS ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PUBLIC PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE OR FENCE SHALL BE CONSTRUCTED, NOR ANY SHRUBBERY BE PLANTED WITHIN THE LIMITS OF ANY EASEMENTS SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE EASEMENT IS GRANTED.

Gus W. Schram, III
GUS W. SCHRAM, III

CERTIFICATION

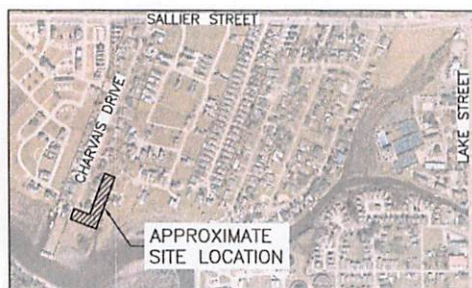
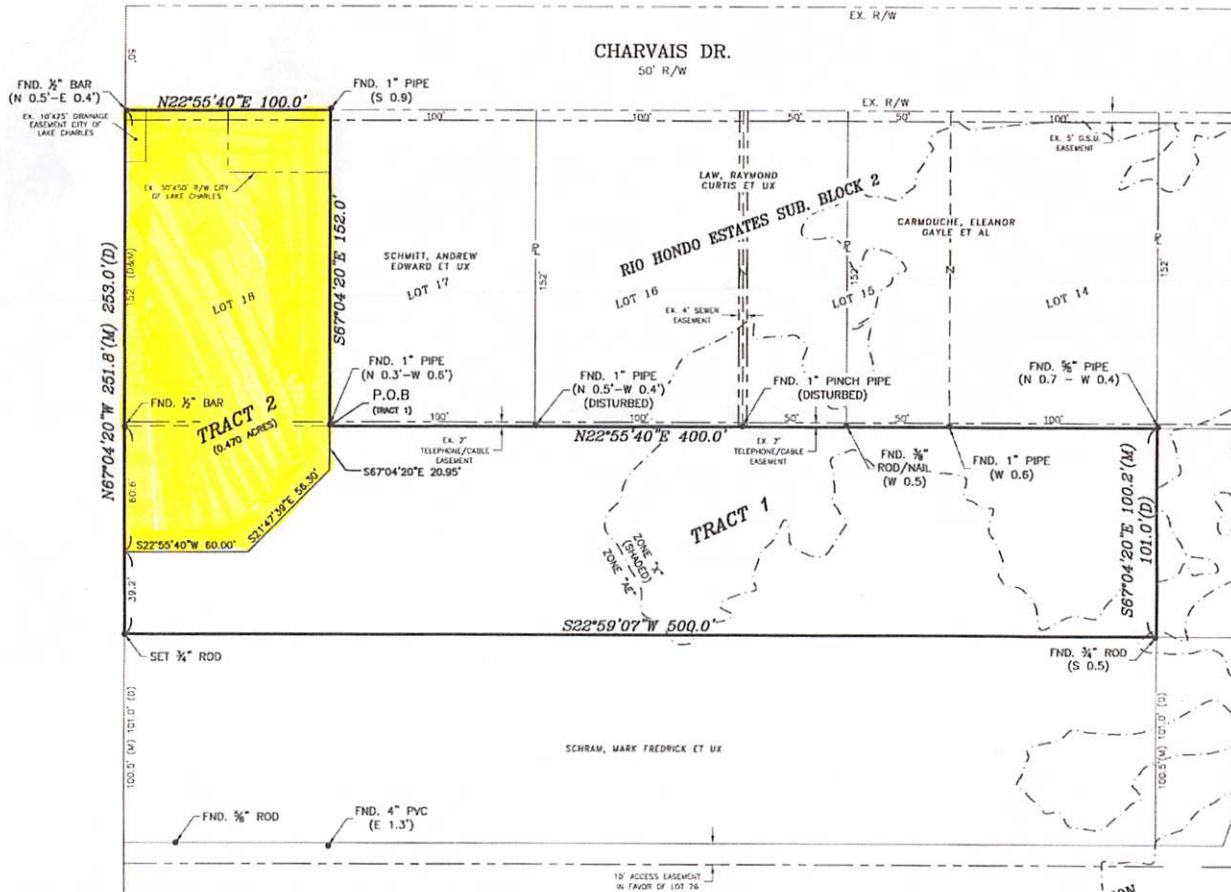
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY IN ACCORDANCE WITH THE APPLICABLE PROFESSIONAL AND OCCUPATIONAL STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY PER LOUISIANA ADMINISTRATIVE CODE, TITLE 46, PART LXI AND IN ACCORDANCE WITH THE APPLICABLE STATUTES OF THE STATE OF LOUISIANA AND THE ORDINANCE OF THE CITY OF LAKE CHARLES PERTAINING TO THE SUBDIVISION OF LAND.

D.W. Jessen, Jr.
D. W. JESSEN, JR., P.L.S.
LOUISIANA REG. NO. 4646



File: P-2021-2624 (Gus Schram ROD)
Drawing: P-2021-2624 (Gus Schram ROD).dwg
Drawn by: K.Buxton

SCALE: 1" = 30'
(24x36 SHEET)
SCALE: 1" = 60'
(11x17 SHEET)



VICINITY MAP
NTS



D. W. Jessen & Associates, L.L.C.
Civil and Consulting Engineers Lake Charles, Louisiana
440 Kirby Street Lake Charles, LA 70601
Phone: (337)433-0561 Fax: (337)433-5842
D. W. Jessen, Jr., P.E., P.L.S. Cole R. Thompson, P.E.

City of LC



**CITY OF
LAKE CHARLES, LA**

**REPORT FOR PARCEL 00539686
2022 DATA**

PARCEL LOCATION(S)

No Parcel Address listed in LTC Table

PARCEL OWNER(S)

SCHRAM, GUS WILLIAM III ET UX
SCHRAM, LISA ANN BONIN

CONTACT INFORMATION

SCHRAM, GUS WILLIAM III ET UX
P O BOX 761
LAKE CHARLES LA 70602-0000

ASSESSED VALUES AND STATUS

ASSESSMENT STATUS: ACTIVE

ASSESSED VALUE	3,560.00
HOMESTEAD EXEMPTION	0.00
TAXABLE VALUE	3,560.00

VALUATIONS

DESCRIPTION	TOTAL VALUE	TAXABLE VALUE
RESIDENTIAL SUBDIVISION LOT	3,560.00	3,560.00
TOTALS	3,560.00	3,560.00

PARISH TAXES

TAX DISTRICT	MILLAGE	TAX DUE
003 PARTXMT(3L4S4W6D7V)	2.06	\$7.34
004 CONSTSCHOOL MT(ALL)	5.06	\$18.02
005 SPECIAL SCHOOL (ALL)	11.94	\$42.50
008 ROAD MAINT MT (ALL)	3.83	\$13.64
009 CAL-LC HEALTH MT(ALL)	2.34	\$8.34
010 JUV DET MT (ALL)	3.29	\$11.72
012 MOSQ CONT MT(ALL)	1.97	\$7.02
013 ASSESSOR MT (ALL)	1.25	\$4.44
017 CRIMINAL JUST MT(ALL)	2.98	\$10.60
019 SCHOOL #34 (*3,*3L)	2.9	\$10.32
042 LIBRARY MT (ALL)	5.99	\$21.32
045 AIRPORT MT (3,3L,*4)	0.59	\$2.10
047 LCHT(*13,3L*4*4S4W*6)	2.48	\$8.82
062 LAW ENF #1 MT(ALL)	6.23	\$22.18
067 COLISEUM MT (ALL)	1.41	\$5.02



PARISH TAXES		
TAX DISTRICT	MILLAGE	TAX DUE
072 REC DIST#1 WD3 (3,3L)	7.21	\$25.66
074 GR#2E(1,2,3,3L,8,8I)	5.75	\$20.48
086 CHENLT AUTH MT(ALL)	5.38	\$19.16
087 CRTHSE JAIL MT(ALL)	3.27	\$11.64
090 LAW ENF #2 MT(ALL)	5.62	\$20.00
TOTALS		\$290.32

CITY TAXES		
TAX DISTRICT	MILLAGE	TAX DUE
101 L.C. CITY TAXES EXC	15.12	\$53.82
TOTAL		\$53.82

FIRM PANEL AND EFF DATE	
VALUE	DESCRIPTION
Panel and Date	FIRM PANEL: 22019C0480F, EFF DATE: 2/18/2011

FLOOD ZONES	
VALUE	DESCRIPTION
Zone AE	SUBJECT TO INUNDATION BY THE 1% ANNUAL-CHANCE FLOOD EVENT DETERMINED BY DETAILED METHODS. MANDATORY FLOOD INSURANCE PURCHASE REQUIREMENTS & FLOODPLAIN MANAGEMENT STANDARDS APPLY.

LAKE CHARLES ZONES	
VALUE	DESCRIPTION
RES	RESIDENTIAL

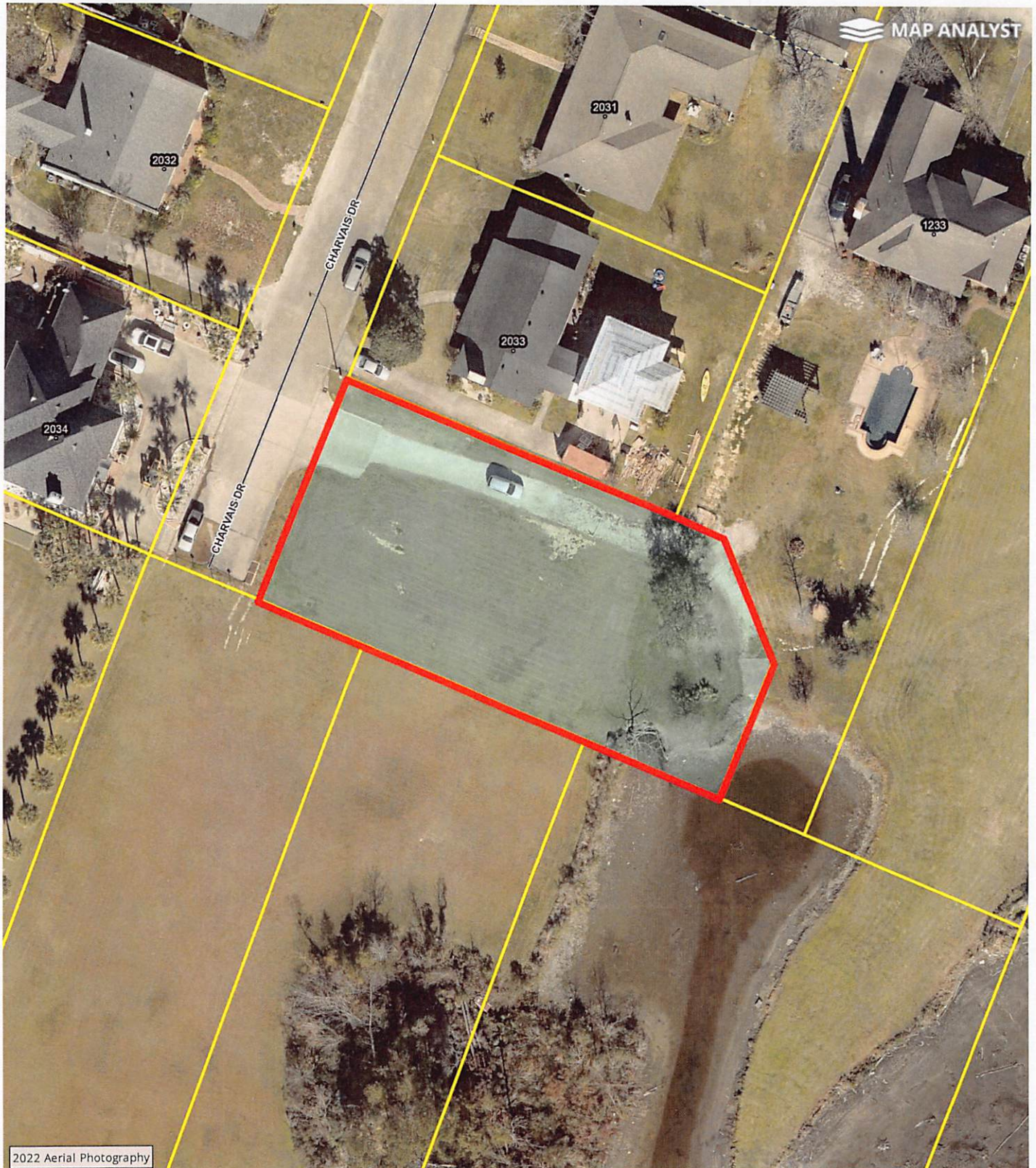
LEGAL DESCRIPTION

@381009-1615-2 0018 0000 LOT 18 BLK 2 RIO HONDO ESTATES ESTATES SUB REF1-GOUDEAU, ELIZABETH MARIE ET AL B 2698 P 603 P 605 P 607-98

SHAPEFILE ATTRIBUTES	
FIELD	VALUE



SHAPEFILE ATTRIBUTES	
FIELD	VALUE
NAME	SCHRAM, GUS WILLIAM III ET UX
ADDRESS1	P O BOX 761
ADDRESS2	LAKE CHARLES LA 70602-0000
ASSESSMENT	00539686
WARD	3L
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SHAPE.STLENGTH()	211.626211
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2022 Aerial Photography

Parish



CALCASIEU PARISH
POLICE JURY • PARISH GOVERNMENT • LOUISIANA

REPORT FOR PARCEL 00539686
2022 DATA

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PARCEL OWNER(S)

SCHRAM, GUS WILLIAM III ET UX
SCHRAM, LISA ANN BONIN

CONTACT INFORMATION

SCHRAM, GUS WILLIAM III ET UX
P O BOX 761
LAKE CHARLES LA 70602-0000

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PARISH ZONES	
VALUE	DESCRIPTION
CITY	(CITY) ZONED BY LOCAL MUNICIPALITY

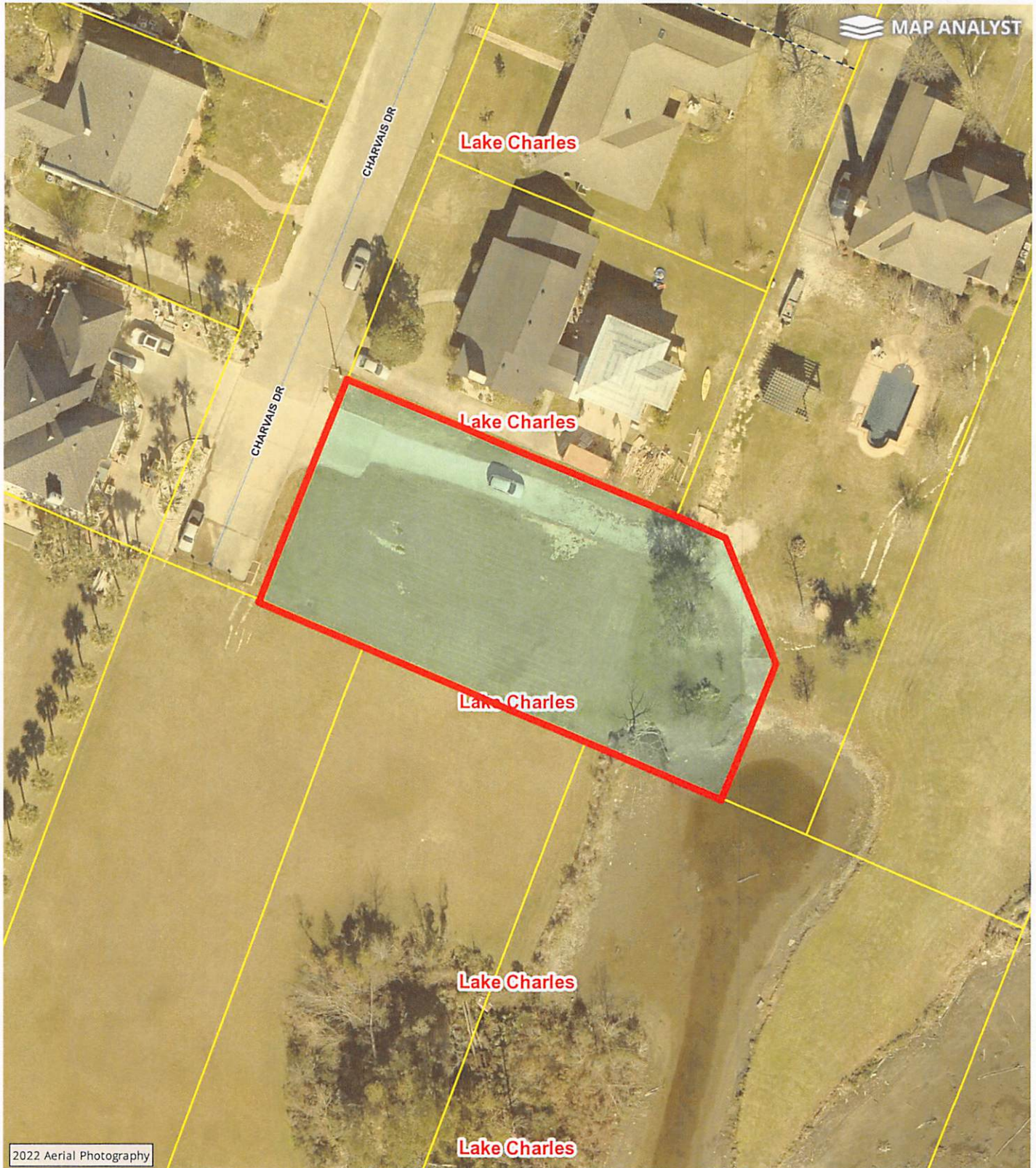
POLICE JURY DISTRICTS	
VALUE	DESCRIPTION
District 5	JUROR: BRIAN ABSHIRE, ADDRESS: 2038 ST. JOSEPH AVE., LAKE CHARLES, LA 70601, PHONE: 337-302-7416

LEGAL DESCRIPTION	
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@381009-1615-2 0018 0000 LOT 18 BLK 2 RIO HONDO ESTATES ESTATES SUB REF1-GOUDEAU, ELIZABETH MARIE ET AL B 2698 P 603
P 605 P 607-98

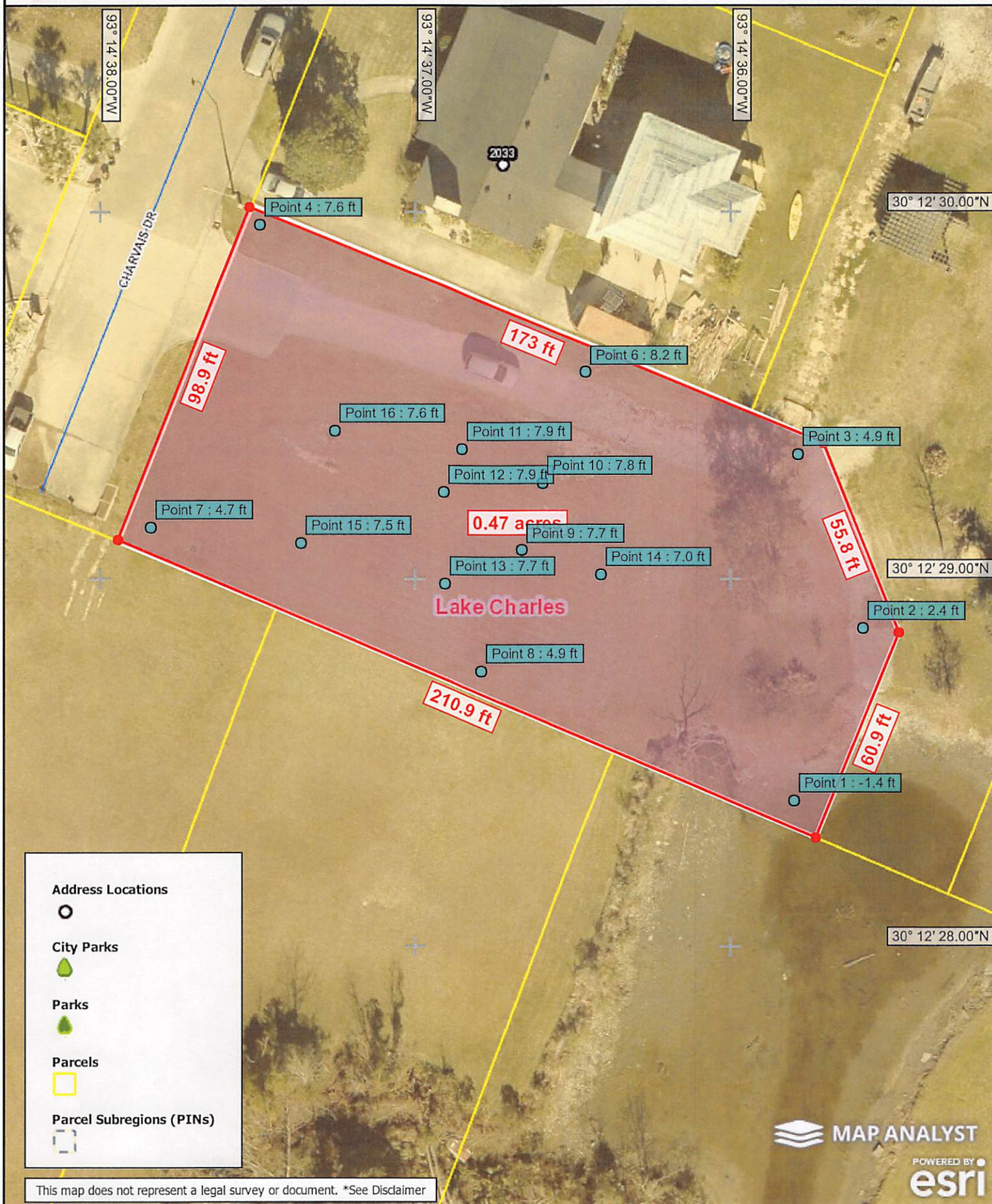
SHAPEFILE ATTRIBUTES	
FIELD	VALUE
ASSESSMENT	00539686
NAME	SCHRAM, GUS WILLIAM III ET UX
ADDRESS1	P O BOX 761
ADDRESS2	LAKE CHARLES LA 70602-0000
SHAPE.STAREA()	2543.689956
SHAPE.STLENGTH()	211.626165
WARD	3L
_PINS	381009-3809- -0002



2022 Aerial Photography



Map



Address Locations



City Parks



Parks



Parcels



Parcel Subregions (PINs)

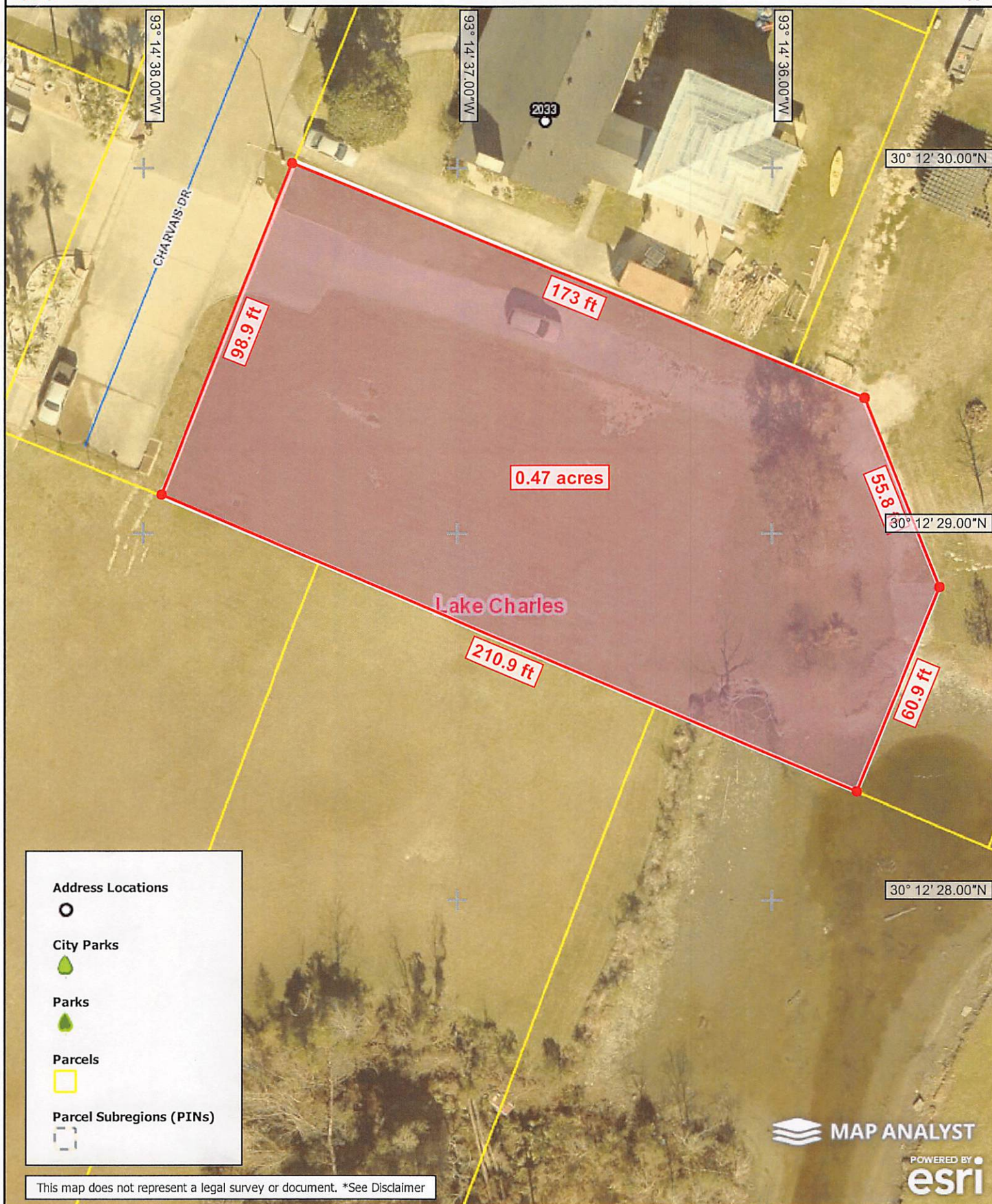


This map does not represent a legal survey or document. *See Disclaimer





Map



Address Locations



City Parks



Parks



Parcels



Parcel Subregions (PINs)



This map does not represent a legal survey or document. *See Disclaimer

MAP ANALYST

POWERED BY

esri

