

# Lafayette Parish Recording Page

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Clerk of Court  
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**First VENDOR**

GLEASON MINYARD LLC

**First VENDEE**

GLEASON MINYARD LLC

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**Recorded Information**

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

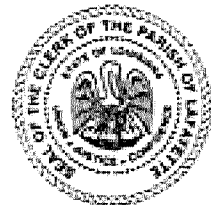
  
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STATE OF LOUISIANA

PARISH OF LAFAYETTE

ACT OF DEDICATION OF STREETS AND/OR SERVITUDES FOR SHENANDOAH PARK

BE IT KNOWN, that on this 8<sup>th</sup> day of July, 2015, before me, the undersigned Notary Public, duly commissioned and qualified as such in and for the aforesaid Parish and State, and in the presence of the undersigned competent witnesses, personally came and appeared:

GLEASON MINYARD, L.L.C., (TIN 46-2871757), a Louisiana limited liability company, with its registered office located at 811-C Albertson Parkway, Broussard, Louisiana 70518, herein represented by its duly authorized Member-Managers, David A. Gleason and Robert Minyard, pursuant to that certain Certificate of Authority filed under Entry No. 2014 - 128, records of Lafayette Parish, Louisiana, and made a part hereof by reference thereto, hereinafter referred to as "Appearer",

who, after being first duly sworn, did depose and declare that:

Appearer is the owner of certain property more fully described herein below, and in connection therewith has submitted for Final Approval a plat of survey subdividing said property into a lot or lots, and delineating and designating certain streets, utility servitudes, drainage servitudes and/or other servitudes which are to be provided in accordance with the applicable regulations for subdivision plat approval promulgated by the City of Broussard (the "City"), or by its predecessors but now administered by the City.

**I**

**DEDICATION IN ACCORDANCE WITH LSA-R.S. 33:5051, ET SEQ.**

Appearer declares, accordingly, that he/they/it, by these presents dedicated to public use, for and on behalf of the public in general, but in particular in favor of the City, the roads, streets, public ways, squares, blocks, parks, and other items shown upon said plat of survey, the original of which is filed under Entry No. 2014-46859, records of Lafayette Parish, Louisiana, and made a part hereof by referenced thereto (the "Plat"), said dedication to be considered a formal statutory dedication in accordance with the provision of LSA-R.S. 33:5051 et seq., provided however, that to the extent any streets, roads, alleys, or ways which are depicted on said plat of survey are intended to remain private and are so designated on said plat of survey, same are not hereby dedicated and shall remain privately owned and maintained. **Notwithstanding the foregoing, Appearer does hereby reserve the oil, gas and/or mineral rights on the streets, roads, alley, and/or ways, which are being dedicated to the public herein.**

## II

### DEDICATION, CREATION, AND ESTABLISHMENT OF SERVITUDES

Appearer further declares that he/they/it do hereby further dedicate, create, and establish exclusively in favor of the City, for the ultimate benefit of the public and any other persons, entities or estates who are given authority by the City to use same or who may as a result of this dedication may derive any benefit there from, any and all rights-of-way, rights-of-passage, utility servitudes, drainage servitudes, and other items shown on the Plat.

Appearer declares that in connection herewith, Appearer grants a perpetual predial servitude(s) in favor the City and such other persons, entities, or estates who are given authority by said Government to use the servitudes, rights-of-passage, rights-of-way, and other items shown on the attached plat of survey, or who may as a result of this grant of servitude derive any benefit there from, and in connection therewith agrees that the City and any such individuals, entities, and estates as are authorized by the City shall have access to said servitudes for the purpose of constructing, repairing, maintaining, upgrading, improving, or otherwise operating any and all utility, drainage, and other improvements, and in connection therewith, may, within the confines of said servitudes as shown on the plat, clear brush, trees, and other items or obstacles as may interfere with the free use of said servitudes; construct drainage, electric, sewer, water, and other utility facilities; remove all obstacles which would hamper or preclude the exercise of the servitudes; and otherwise have full access for the purpose of utilizing and maintaining the servitudes and any improvements hereafter or heretofore constructed therein, or thereon.

In connection with the exercise of the use of the servitudes created hereby, the City, for the ultimate benefit of the public and any other persons, entities, or estates, shall have such access as is appropriate or reasonably necessary, both within and without the actual confines of the servitudes, as same are shown on said plat, to access said servitude in order to maintain same, improve same, construct appropriate improvements, structures, and appurtenances with regard thereto, in accordance with the relevant provisions of the Louisiana Civil Code, and in particular Article 745 thereof.

With regard to any drainage servitude shown on the plat of survey, it is hereby understood that the drainage servitude shall include a width of twenty feet (20') from the high bank of any channels, streams, drainage structures, or other facilities utilized for the purposes of drainage and shall additionally include a servitude over all Appearer's property which is located within the confines of such streams, channels, coulees or other drainage facilities to the full extent of

Appearer's ownership therein. The Grantee hereunder shall have the right to enter upon the drainage servitude for the purpose of constructing improvements to any stream, channel, coulee, or other drainage facility, and in connection therewith shall have the right to perform all necessary and appropriate work for the maintenance, improvement or construction of drainage facilities within the easement and shall specifically have the right to clear said easement of any and all obstructions, including but not limited to trees, brush, debris, and other matters, and shall further have the right to remove dirt or spoil and deepen the channel, widen any channel, concrete line, or place other structures in said channel or otherwise undertake any and all actions as may be necessary or proper for the maintenance and improvement of the drainage facilities.

The property made subject to this dedication and grant of servitudes is more fully described as follows:

That certain parcel of ground, together with all improvements thereon, and all rights, ways, privileges, servitude, advantages, and appurtenances thereon and thereunto appertaining to be known and declared as Shenandoah Park, located in the City of Broussard, Parish of Lafayette as shown and set forth in that certain plat of survey prepared by SPEC LLC Engineering and Consulting, dated July 1, 2014, a copy of which is filed under Entry No. 2014-46859, records of Lafayette Parish, Louisiana, and made a part hereof by referenced thereto.

The purpose of this Act is to dedicate to the City, for the ultimate benefit of the public, all utility servitudes, streets, rights-of-way and other matters as reflected on the plat of survey and to provide for the use and enjoyment of same by the public. In that regard, however, this dedication is made in favor of the City, which will have full authority to regulate the use of said servitudes, streets of rights-of-way, rights-of-passage, and other items as shown on said plat. The servitudes shall be subject to full use by the City and those authorized by it for the purposes for which they are intended by those having the need or responsibility to provide utilities, drainage, or other services to the properties or estates to be serviced or benefited by said servitudes, whether contiguous or not.

THUS DONE AND PASSED on the date first hereinabove written, before me, Notary, and in the presence of the undersigned competent witnesses, after due reading of the whole.

WITNESSES:

Nanette Oliver  
Printed Name: Nanette Oliver

Monica Waguespack  
Printed Name: Monica Waguespack

GLEASON MINYARD, L.L.C.

BY: [Signature]  
David A. Gleason, Member-Manager

BY: [Signature]  
Robert Minyard, Member-Manager

[Signature]  
PHILIP H. BOUDREAUX, NOTARY PUBLIC  
Notary ID #37749