

Assumption Parish Recording Page

Darlene D. Landry
Clerk of Court
PO Box 249
4809 Highway One
Napoleonville, LA 70390
(985) 369-6653

Received From :
ANTEBELLUM TITLE LLC
PO BOX 277
PAINCOURTVILLE, LA 70391

First VENDOR
DUPRE AND LANDRY REAL ESTATE COMPANY

First VENDEE
LANDRY, DANIEL

Index Type : CONVEYANCES
Type of Document : SERVITUDE
Recording Pages : 4

File Number : 272359
Book : 374 Page : 855

Recorded Information

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

On (Recorded Date) : 01/31/2020
At (Recorded Time) : 2:01:55PM



Deputy Clerk

Doc ID - 002481450004

Return To : ANTEBELLUM TITLE LLC
PO BOX 277
PAINCOURTVILLE, LA 70391

Do not Detach this Recording Page from Original Document

NON-EXCLUSIVE SERVITUDE OF PASSAGE

UNITED STATES OF AMERICA
STATE OF LOUISIANA

BE IT KNOWN, that on this 28th day of January, 2020, before me, the undersigned Notary Public, duly commissioned and qualified in and for the aforesaid State and Parish, and in the presence of the undersigned competent witnesses came and appeared:

Dupre and Landry Real Estate Company, a Louisiana Partnership, domiciled in the Parish of Assumption, State of Louisiana herein represented by its duly authorized Managing Partners, Neil D. Landry, Jr. John S. Dupre and Ann D. Cassard (hereinafter referred to as "GRANTOR"), for the price and consideration hereinafter expressed, do hereby grant and convey in favor of Daniel and Bridgette Landry(current owners of the property located at 7251A Hwy 1 South Donaldsonville, LA), John Stephen Dupre, et als (current owners of the property located at 7247 Hwy 1 South Donaldsonville, LA), and Jordan M. Landry (current owner of the property located at 7251 Hwy 1 South Donaldsonville, LA), (all three property owners hereinafter referred to as "GRANTEE") their, heirs, successor and assigns all as shown on a survey plat entitled "SURVEY SHOWING PROPERTY BELONGING TO THE THOMAS DUPRE ESTATES, LOCATED IN SECTION 4, T12S-R14E ASSUMPTION PARISH, LOUISIANA" by Henry E. Schwartz, IV, R.L.S. of Bayou Country Schwartz, LLC dated January 20, 2020 with said survey attached hereto and made a part, a non-exclusive predial servitude of passage over and across the following described property: The strip of land located between the property shown as Jordon M. Landry and 7247 Hwy 1 South Donaldsonville, LA and commencing at the right of way of Louisiana Hwy 1 and extending through the Lot shown as Daniel J. & Bridgette L. Landry, all as shown on the above described survey.

This servitude is granted for the purpose of affording passage from Louisiana State Highway 1 to Lots designated as 1) "Daniel J. & Bridgette L. Landry" (7251A Hwy 1 South Donaldsonville, LA", 2) "50,141 Sq.Ft./1.151 Acres" (7247 Hwy 1 South Donaldsonville, LA, John Stephen Dupre, et als) and 3) "Jordan M. Landry" (7251 Hwy 1 South Donaldsonville, LA). Said servitude shall inure to the benefit of GRANTEE, their heirs, successors and assigns.

GRANTEE shall fully pay, indemnify and hold harmless the said GRANTOR from, against and in connection with any and all loss, damage, liability and expense of every nature and kind, however caused or occurring, including injuries or death to persons, damage to property, either belonging to GRANTOR or to others, directly or indirectly arising out any use of and/or activity on the servitude by GRANTEE or GRANTEE's agents, employees, licensees, or invitees. Without limitation of the foregoing, GRANTEE shall hold GRANTOR harmless from and shall answer and defend any action instituted against GRANTOR for any loss, damage or injury covered by the scope of this indemnity, which shall include in all instances court costs and attorney's fees.

This servitude is granted entirely without warranty of title. Without limitation of the foregoing, GRANTEE accepts this servitude subject to any existing servitudes.

GRANTOR its successors and assigns, their agents, servants, employees and all licences shall at all times have the free use of the servitude herein granted. GRANTOR shall, without limitation have the right to cross the said servitude with roadways, pipelines, canals or telephone or telegraph lines or other structures. GRANTOR reserves the right to grant to any third person a servitude over the above described servitude.

GRANTEE agrees to repair any damages it causes to the servitude or to the property of GRANTOR.

In consideration for this servitude is the sum of \$1.00, cash in hand paid by the GRANTEE, the receipt and sufficiency of which is hereby acknowledged.

And in order to properly constitute right of passage, said GRANTOR and GRANTEE hereby creates and establishes a residential servitude of passage as described above for the benefit and advantage of GRANTEE'S properties for the purpose of providing access to the residences on the above described properties.

THUS DONE AND SIGNED by the parties at my office at Paincourtville, Louisiana on the date first above written, in the presence of me Notary, and the following competent witnesses who have signed in the presence of me, Notary.

WITNESSES:

[Signature]
Sherry Frahan

Dupre and Landry Real Estate Company

[Signature]
Neil D. Landry, Jr., Managing Partners

[Signature]
John S. Dupre, Managing Partners

[Signature]
Ann D. Cassard, Managing Partners

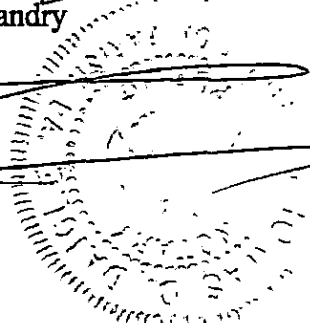
[Signature]
John Stephen Dupre, et als ^{individually and} _{as a person}

[Signature]
Daniel and Bridgette Landry

[Signature]
Jordan M. Landry

[Signature]

THOMAS D. DAIGLE
NOTARY PUBLIC
BAR ROLL# 20530



REFERENCE MAP & BEARINGS:
 BEARINGS ARE BASED ON THE
 "LOUISIANA COORDINATE SYSTEM SOUTH ZONE 1702 NAD 83"
 (USING GPS-C4GNEL-RIN SYSTEM)

1.) MAP SHOWING SURVEY OF A PARCEL OF LAND
 LOCATED IN SECTION 4, T12S-R14E,
 IN THE PARISH OF ASSUMPTION, STATE OF LOUISIANA
 PREPARED BY: ALTON F. ANDERSON
 DATED: MARCH 18, 1994

2.) SURVEY OF A LOT FOR BRYAN GILBERT
 LOCATED IN SECTION 4, T12S-R14E,
 ASSUMPTION PARISH, LOUISIANA
 PREPARED BY: T.J. WEISHAUPF
 DATED: APRIL 1980
 ENTRY NO. 56529

3.) DIVISION OF A TRACT OF LAND
 LOCATED IN SECTION 4, T12S-R14E,
 NEAR THE VILLAGE OF BELLE ROSE, ASSUMPTION PARISH, LA
 PREPARED BY: ALTON F. ANDERSON
 DATED: JULY 29, 1993
 ENTRY NO. 196019

4.) BRIAN TRIPODE SUBDIVISION SURVEY AND DIVISION OF PROPERTY
 BELONGING TO BRIAN TRIPODE
 LOCATED IN SECTION 4, T12S-R14E
 BELLE ROSE, ASSUMPTION PARISH, LOUISIANA
 PREPARED BY: BAYOU COUNTRY SURVEYING, LLC
 DATED: FEBRUARY 1, 2010



LEGEND

- FOUND MARKER
- SET 5/8" IR
- X— EXISTING FENCE

NOTE:
 THIS PLAT DOES NOT PURPORT TO SHOW ALL
 EASEMENTS, SERVITUDES AND/OR RIGHTS-OF-WAY
 THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.
 THIS PLAT DOES NOT PURPORT TO SHOW ALL
 UNDERGROUND UTILITIES AND/OR PIPELINES
 THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.
 THIS PLAT WAS PREPARED WITHOUT THE BENEFIT
 OF A COMPLETE ABSTRACT AND TITLE OPINION.

FEMA FLOOD ZONE AND HAZARDS
 THIS LOT IS LOCATED IN ZONE X, No B.F.E.
 FEMA MAP COMMUNITY PANEL NUMBER 22007C0075D DATED: SEPTEMBER 14, 2018

CERTIFICATIONS
 THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION
 AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE
 WITH THE MOST RECENT STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET
 FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS
 AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATION AND POSITIONAL TOLERANCES
 ARE IN ACCORDANCE WITH CLASS "C" SURVEYS INDICATED IN THE ABOVE STANDARDS.
 I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES
 EXCEPT AS SHOWN

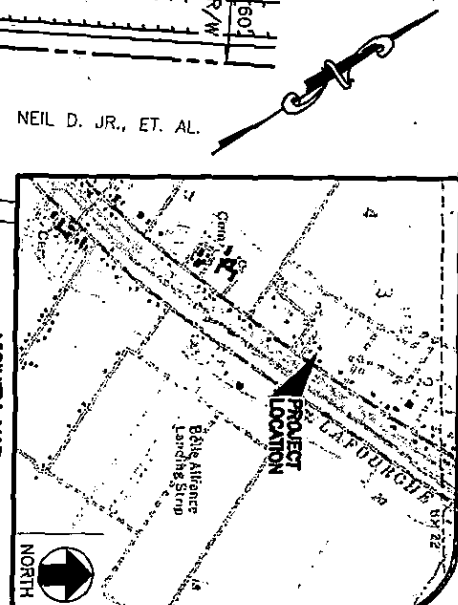
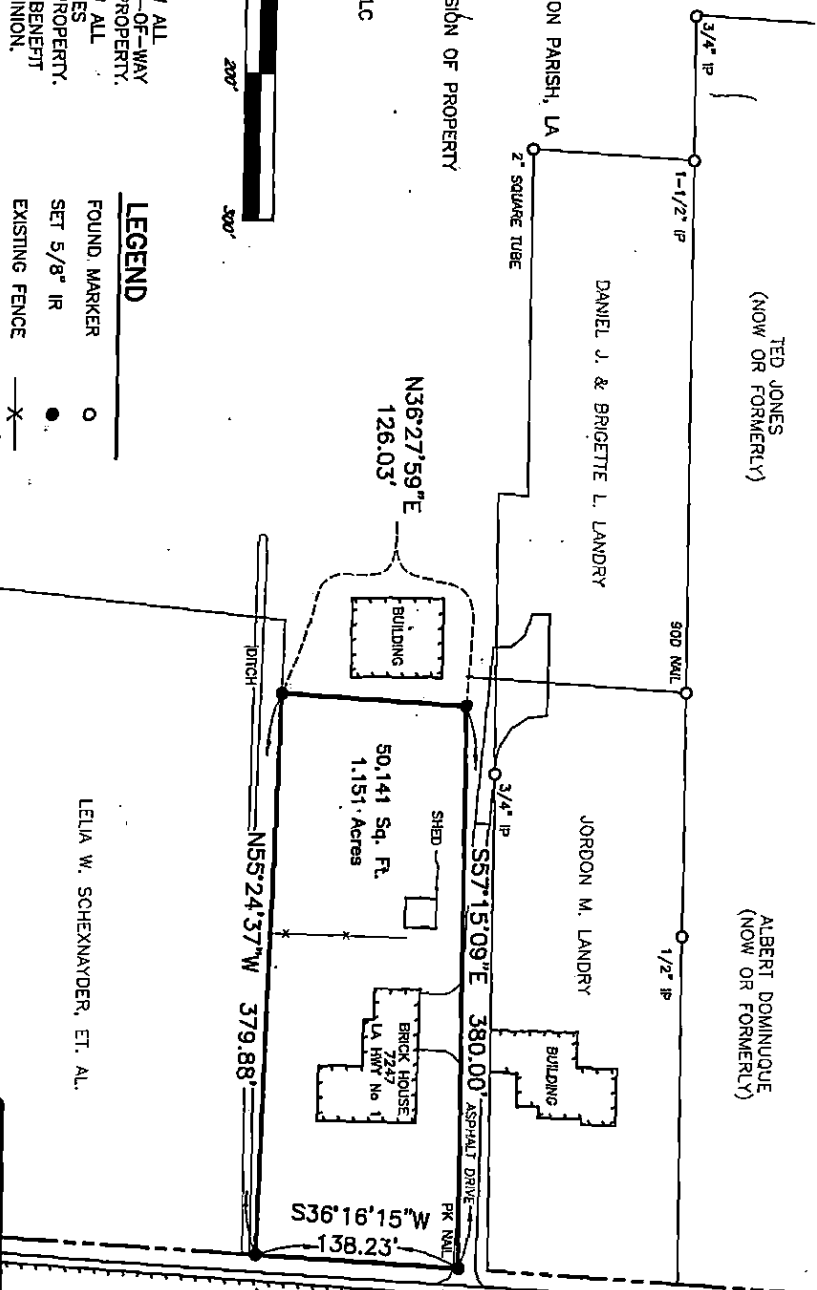
APPROVED:

Henry B. Schwartz IV

11/24/20
 Reg. No. 4899

M/M RONALD H. BAKER

LELIA W. SCHEXANDER, ET. AL.



**SURVEY SHOWING PROPERTY BELONGING
 TO THE THOMAS DUPRE ESTATES,
 LOCATED IN SECTION 4, T12S-R14E
 ASSUMPTION PARISH, LOUISIANA**

GT ENGINEERING LLC
 Coastal Design & Infrastructure
 3643 Hwy 308
 Napoleonville, LA 70390
 (985)-389-2722 F:(985)-389-2729
 ENGINEERING PLANNING SURVEYING
 ENVIRONMENTAL CONSULTING

| | | |
|-----------------|--|----------|
| DESIGNED: HES | DETAILED: | TRACED: |
| CHECKED: HES | CHECKED: HES | CHECKED: |
| DATE: 1/24/2020 | FILE: Z:\BAYOU_COUNTR_SURVEYING\JOBSTRTYEAR\2017\17-214_ADWG | |

OWNER: THOMAS DUPRE ESTATE
 7247 LA HWY No. 1
 BELLE ROSE, LA 70341

MEAN HIGH WATER PER
 LOUISIANA STATE LAND OFFICE

MEAN LOW WATER PER
 LOUISIANA STATE LAND OFFICE