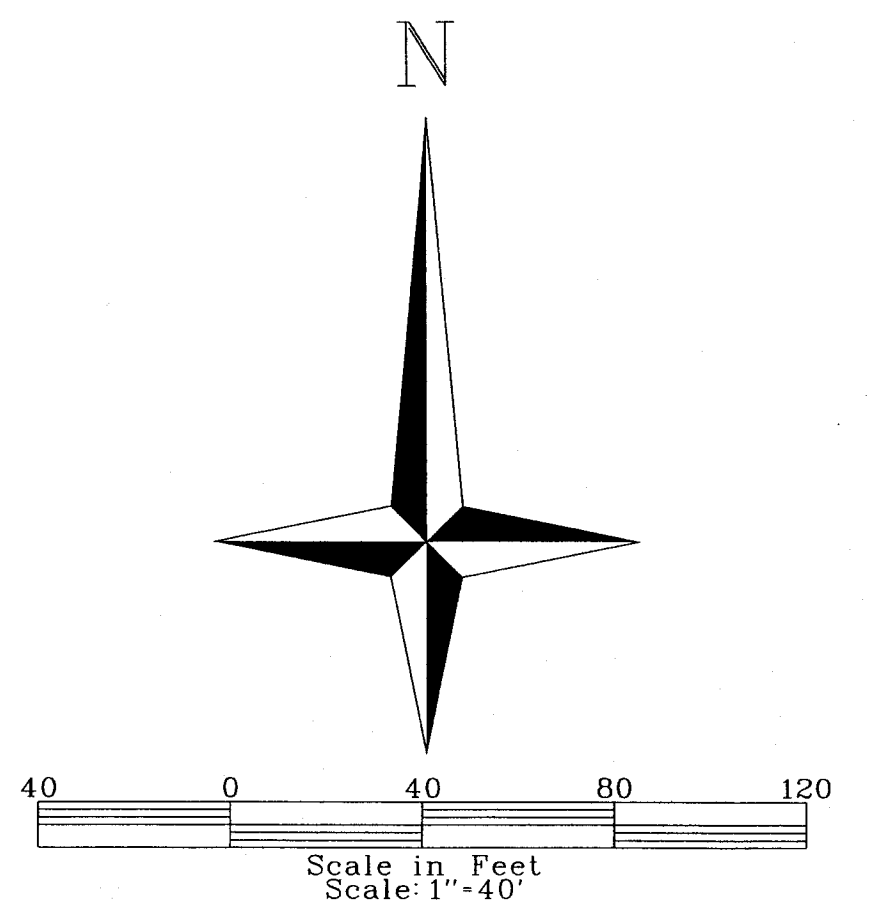




The undersigned owner of the tract of land included in this easements plat has caused this plat to be prepared, which shall hereafter be known as **"Inverness Phase One Sewer Easement Plat."**

This Easement Agreement ("Easement") made and entered into the 13th day of January, 2020, by and between **Inverness Development, LLC, GRANTOR** and the **City of O'Fallon, Missouri, GRANTEE**.

Witnesseth: that Grantor does by these presents grant, dedicate unto the said Grantee, a perpetual, non-exclusive Easement to build and maintain a sanitary sewer or sewers in, over, under, across and through the Sewer Easements shown stippled  on this plat.

Together with a such additional space adjacent to the easement(s) so granted as may be required for working room during the construction, reconstruction, maintenance, or repair of the aforementioned sewer or sewers.

The Grantor agrees that it will not erect any building or structure or create or permit any hazard or obstruction of any kind or character, which will interfere with Grantee's use of such perpetual non-exclusive easement area or Grantee's facilities. The words hazard or obstruction shall not be interpreted to include fences, landscaping, parking lots and driveways.

The Grantor covenants to and with the Grantee that subject to existing easements and other matters of record, covering the land herein described, the Grantor is lawfully seized and possessed of said lands, has a good and lawful right and power to sell and convey the easement described herein.

In Witness Whereof the said Grantor and Grantee has executed these presents the day and year first above written.

In Witness Whereof the said Grantor and Grantee has executed these presents the day and year first above written.

Grantor:

Inverness Development, LLC


Signature
JAMES G. BRENNAN
Print Name & Title
member

STATE OF MISSOURI)
COUNTY OF ST. CHARLES)SS

On this 10 day of December, 2019, before me personally appeared James Brennan, who being by me duly sworn did say that he/she is the member of Inverness Development, LLC, a limited liability company of the State of Missouri, and that said instrument was signed on behalf of said limited liability company and the said member acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

My Commission Expires:

Aug 14 2023

 SAM SIMMONS
My Commission Expires
August 14, 2023
St. Louis City
Commission #19110786

Notary Public

Grantee:

City of O'Fallon, Missouri


Signature

Michael Swanson, City Administrator
Print Name & Title

STATE OF MISSOURI)
)SS
COUNTY OF ST. CHARLES)

On this day 13th of January, 2020, before me appeared Michael Snowden, to me personally known, and stated that he/she is the of the City of O'Fallon, Missouri, and that he/she executed the foregoing document on behalf of the City of O'Fallon, by authority of the City Council, and that the said document is the free act and deed of the City of O'Fallon.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My Commission Expires:

10/6/2023

Julie L. Lutz
Notary Public

INVERNESS Phase One Sewer Easement Plat

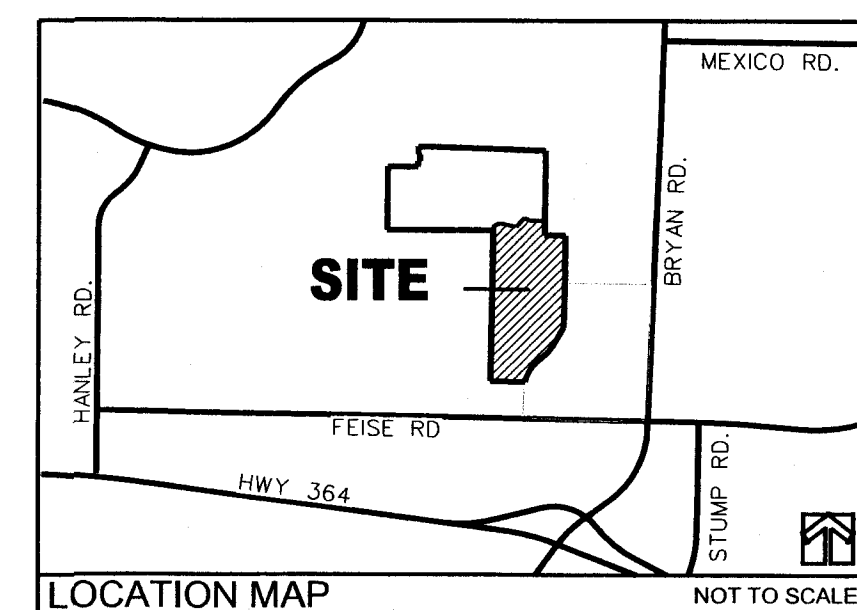
A TRACT OF LAND BEING PART OF INVERNESS PHASE ONE
IN SECTION 1, TOWNSHIP 46 NORTH - RANGE 2 EAST AND
IN SECTION 36, TOWNSHIP 47 NORTH - RANGE 2 EAST
ST. CHARLES COUNTY, MISSOURI

We, Voiz Incorporated, have during November 2019, by order of Inverness Development, LLC, prepared an Easement Plat, based upon a boundary survey prepared by Voiz Incorporated dated April 6, 2015 of "A tract of land being part of Section 1, Township 46 North - Range 2 East, and part of Section 36, Township 47 North - Range 2 East, St. Charles County, Missouri" and the results are represented hereon.

JILL REITZNER
Notary Public - Notary Seal
St. Charles County
STATE OF MISSOURI
My Commission Expires 6-6-2023
619999177

Eric J. Kirby
Professional Land Surveyor
Mo. P.L.S. #2005000074

Note: Reference the recorded Subdivision Plat of Inverness Phase One for the Lot Dimensions, Right-of-Way Dimension and survey monumentation.



N89° 09' 39" W 505.52' (S)

"SCHABER BOUNDARY ADJUSTMENT PLAT"
P.B. 43, PGS. 312-313

LOT A

CASTLE

ALEXANDER COURT
(50' WIDE PUBLIC)

30

225

CASTLE STUART (50' WIDE PUBLIC) COURT

S44° E 235' W
47.135'

SEE SHEET 1 OF 4

"LAKESHIRE VILLAGE OF THE
VILLAGES AT BAINBRIDGE"
P.B. 37, PGS. 208-209

DEPNSHIRE VILLAGE OF THE VILLAGES
AT BARKSIDE - PLAT SEVENTEEN
BUILDINGS 13-B, 37-B AND 63-B*
P.B. 40, POS. 396-398

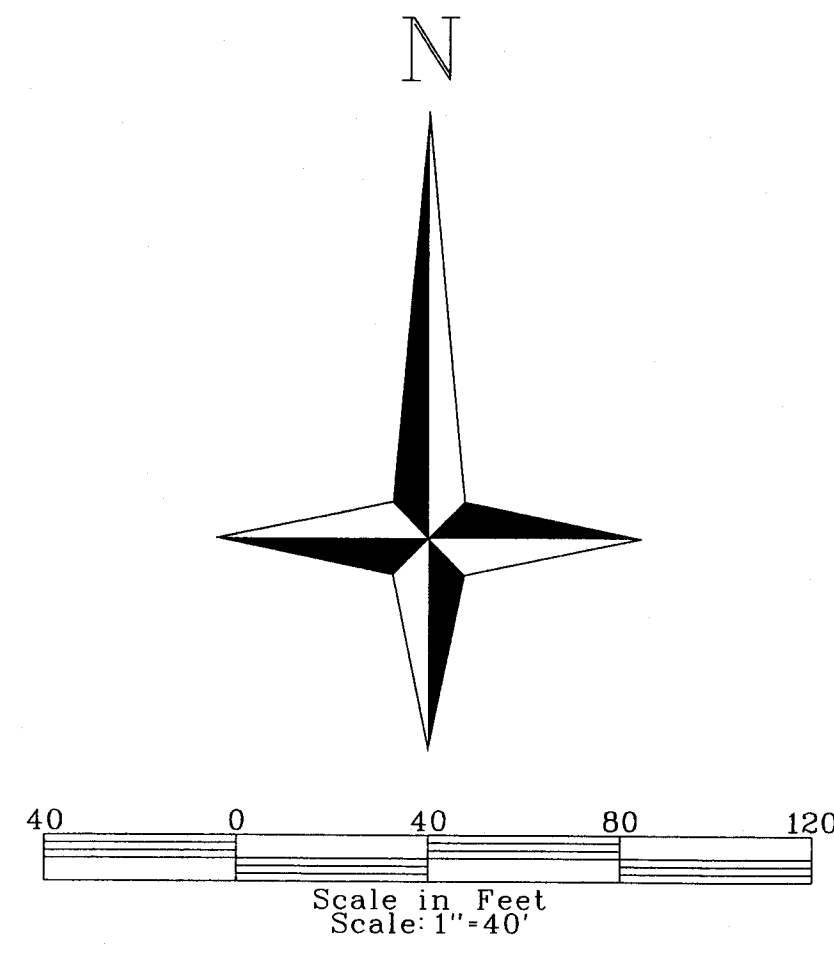
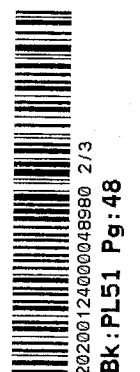
EDENSHIRE VILLAGE OF THE VILLAGES
AT BAINBRIDGE - PLAT THIRTY
BUILDINGS 12-B AND
P.B. 40, PCS

"EDENSHIRE VILLAGE OF THE VILLAGES
AT BAINBRIDGE - PLAT NINETEEN -
BUILDINGS 4-B, 11-B AND 45-B"
P.B. 41, PGS. 55-57

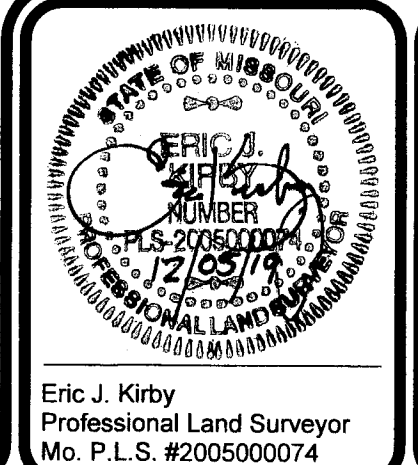
10B

"EDENSHERE VILLAGE OF THE VILLAGES
AT BAINBRIDGE - PLAT EIGHTEEN -
BUILDINGS 9-B, 10-B AND 20-B"
P.B. 41, PGS. 35-37

H:\CAD\21700-21799\21700\Plots\Sewers Ph1-Sh1.dgn



LEGEND
C/L CENTER LINE
R. RADIUS
L. ARCH LENGTH
ADDRESS



VOLZ
Incorporated
10849 Indian Head Ind'l. Blvd.
St. Louis, Missouri 63132
314.426.6212 main - 314.890.1250 fax
WWW.VOLZINC.COM

INVERNESS
Phase One
21700-00
Sheet 2 of 3

Eric J. Kirby
Professional Land Surveyor
Mo. P.L.S. #2005000074

MISSOURI CORPORATE CERTIFICATES OF AUTHORITY:
NO. 19 EXPIRES: DECEMBER 31, 2019 - LAND SURVEYING
NO. 203 EXPIRES: DECEMBER 31, 2019 - ENGINEERING

"HAMPSHIRE VILLAGE OF THE VILLAGES AT BAINBRIDGE"
P.B. 37, PGS. 327-328

"KESHIRE VILLAGE OF THE VILLAGES AT BAINBRIDGE"
P.B. 37, PGS. 208-209

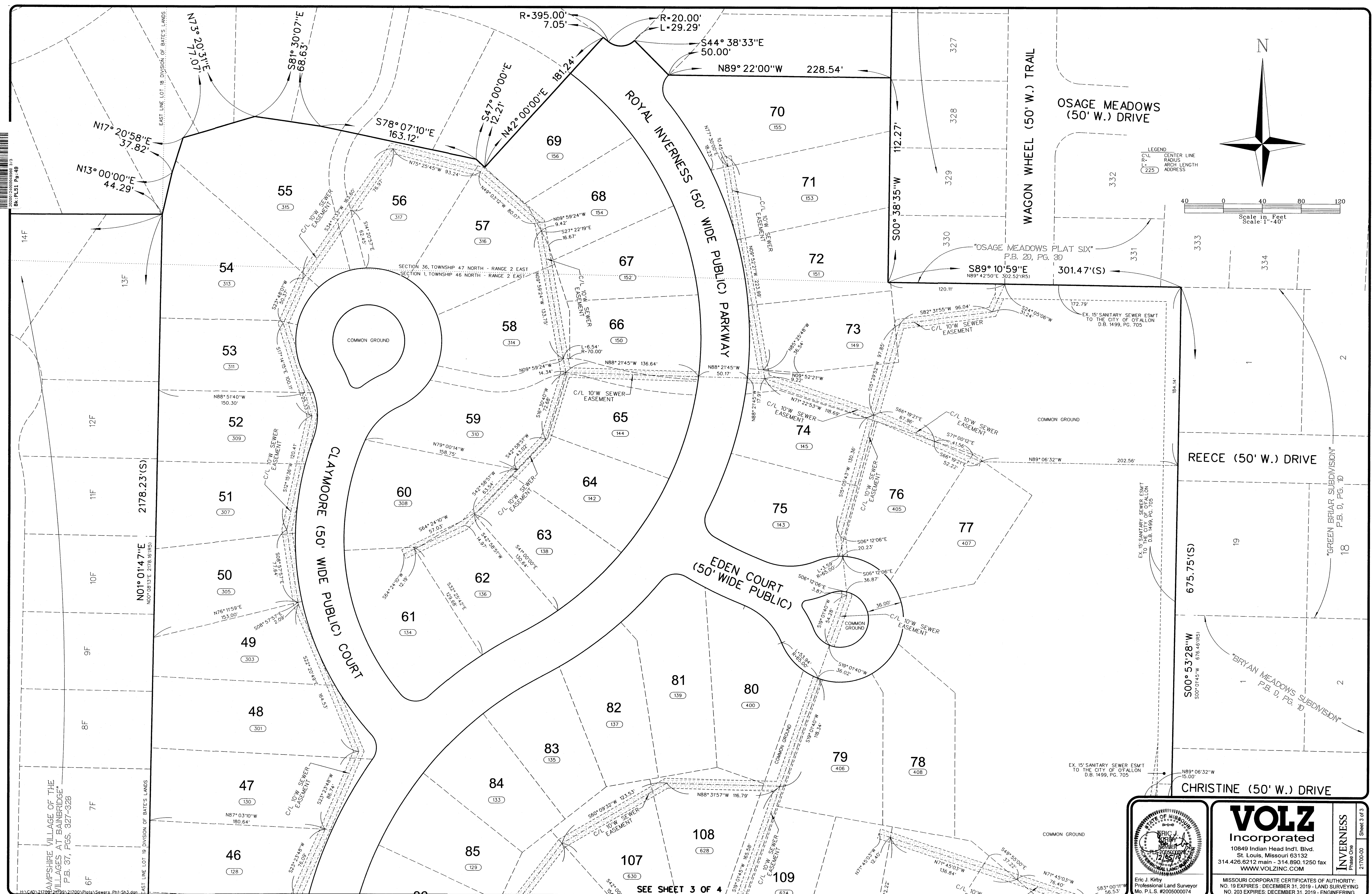
SEE SHEET 3 OF 3

SEE SHEET 1 OF 3

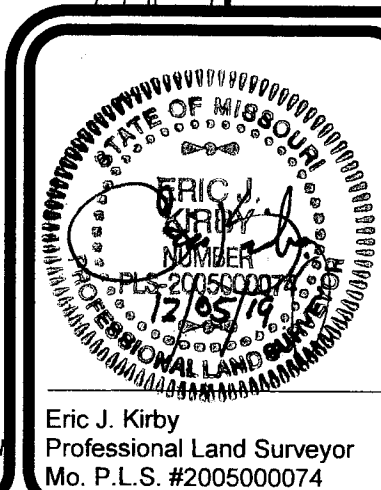
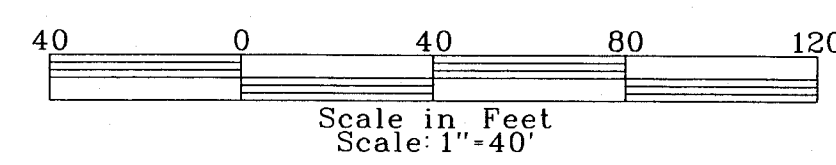
202001250000998 3/3
BK-PLE1, PG. 49

AMPSHIRE VILLAGE OF THE
VILLAGES AT BAINBRIDGE*
P.B. 37, PGS. 327-328

H:\CADD\21700\21700\21700\Plots\Sewers_Plot-SB3.dwg



LEGEND
C/L CENTER LINE
R- RADIUS
L- ARCH LENGTH
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INVERNESS
Phase One
Sheet 3 of 3
21700-00

SEE SHEET 3 OF 4