

20200124000048556 PLAT
BK-PL 51 Pg 50
11/24/2020 02:50:22 PM 1/4
CERTIFIED-FILED FOR RECORD
Mary E. Dempsey
Recorder of Deeds
St. Charles County, Missouri
BY: DBBEL \$216.00

Dawn
Abel

We, Volz Incorporated, have during August 2019, by order of Inverness Development, LLC, prepared a Subdivision Plat 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. This survey was executed in accordance with the current Missouri Standards for Property Boundary Surveys of the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Professional Landscape Architects and the Missouri Department of Agriculture and meets the accuracy requirements set forth for Urban Property.

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

The undersigned owner of the tract of land herein platted and further described in the foregoing surveyor's certificate has caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as "Inverness Phase One".

The undersigned owner hereby dedicates Royal Inverness Parkway, Cruden Bay Court, Castle Stuart Court, Alexander Court, Claymoore Court and Eden Court, which for better identification are shown hachured on this plat, as public streets to the City of Dardenne Prairie, Missouri (the "City"), for public use forever, and covenants and agrees that City acceptance of said street shall not be petitioned until the street is improved in such manner as to comply with the ordinances of the City. The undersigned further dedicates Royal Inverness Parkway, Cruden Bay Court, Castle Stuart Court, Alexander Court, Claymoore Court and Eden Court to the City for utility purposes of all kinds. The undersigned further dedicates Royal Inverness Parkway, Cruden Bay Court, Castle Stuart Court, Alexander Court, Claymoore Court and Eden Court to the City of O'Fallon Missouri for maintenance and repair of sanitary sewer.

The undersigned owner of the real estate described herein does hereby grant and dedicate the areas shown as "Easements" as perpetual non-exclusive easements for sanitary sewers, storm sewers, gas lines, water lines, electric lines, communication lines, other public utility facilities, sidewalks, and all related appurtenances. The perpetual non-exclusive easements are hereby granted to the City of Dardenne Prairie, Missouri, Public Water Supply District No. 2 of St. Charles County, Missouri, Missouri-American Water Company, Duckett Creek Sanitary District, Cuivre River Electric Company, Union Electric Co. d/b/a Ameren Missouri, Spire Missouri, Inc., CenturyLink, Charter Communications, the City of O'Fallon, Missouri for sanitary sewers and to all other public utility providers as their interest may appear, and their successors and assigns, for the installation, use, patrol, access, inspection, maintenance, repair, relocation and replacement of sanitary sewers, gas lines, water lines, communication lines, electric lines and other public utility facilities, including all related appurtenances and improvements, the right of temporary use of ground adjacent to said easements, not occupied by improvements (limited, however, to five (5) feet on either side of said easement) for the excavation and temporary storage of materials during the installation, inspection, repair, relocation, or replacement of said utility facilities and sidewalks, together with all rights implied by and incidental to the use of said easement, including, without limitation, the right of ingress and egress to and from such easements from adjacent property, and the right to trim, control, cut and remove any and all brush, bushes, saplings, trees, roots, undergrowth, rock, overhanging branches and other obstructions upon, over and under the easements and the adjacent property. Any utility company or public provider that caused damage to the property shall be responsible to restore the disturbed area as nearly as possible to its former condition.

Lot owners of laterals that cross onto other lots or within common ground areas shall have the right to repair, replace and maintain laterals that are covered by general utility easements.

The Retention Basin Easement as shown on this plat is hereby given, granted extended and conveyed to the Inverness Homeowners Association ("Association") of the aforementioned subdivision to build and maintain a sewer or sewers, including stormwater improvements and basins, on the strip or strips of ground which have been identified on the plat, and to use such additional space adjacent to the easement so granted as may be required for working room during the construction, reconstruction, maintenance, or repair of the aforementioned sewer or sewers, including stormwater improvements and basins.

The entrance monument easements as shown hereon are hereby dedicated to the Association of the aforementioned subdivision, its successors and assigns, for the purpose of erecting, maintaining, repairing and improving subdivision signs/monuments and landscape maintenance, and become the sole ownership and maintenance, responsibility of the Association, and its successors and assigns.

Permanent monuments (indicated as ▲) and semi permanent monuments at all lot corners (indicated as ●) will be set, with the exception that the front lot corners may be monumented by notches or crosses cut in concrete paving on the prolongation of the lot line, within twelve (12) months after the recording of this subdivision plat, in accordance with 2 CSR 90-60.30 of the Missouri Department of Agriculture and 20 CSR 2030-16.030 of the Missouri Department of Insurance, Financial Institutions and Professional Registration.

Building lines, as shown on this plat, are hereby established. This subdivision is subject to covenants, conditions, and restrictions in the Declaration of Covenants, Conditions, Easements and Restrictions of Inverness filed on January 24th, 2020, in Book DE 2220 Page 2291 of the St. Charles County Records.

Common ground shown on this plat has been conveyed forever to the Association, its successors and assigns, by Warranty Deed of even date herewith, recorded in the St. Charles County Records, for the use and enjoyment of the Association and the lot owners, as more fully provided for in the Indentures. Said common ground shall be maintained by the Association as aforementioned.

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat. All taxes due and payable against this property have been paid in full.

IN WITNESS WHEREOF, the undersigned has executed these presents this 14th day of January, 2020.

Inverness Development, LLC
A Missouri limited liability company
James Brennan, member
Signature
J. D. Brennan member
Print Name & Title

STATE OF MISSOURI }
COUNTY OF St. Louis } SS

On this 14 day of Jan, 2020, before me personally appeared James Brennan, who being by me duly sworn did say that he 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 James Brennan 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: August 14, 2023
Sam Finners
Notary Public



SAM SIMMONS
My Commission Expires
August 14, 2023
St. Louis City
Commission #19110766

WHEREAS, Commerce Bank by a deed of trust, dated Aug. 20, 2019, and recorded in the Recorder's office, in and for the County of St. Charles and State of Missouri, in Book DE 7130 at page 503 conveyed to the trustee therein named, certain real estate, to secure the payment of certain note or notes in said deed described and set forth; and whereas, said deed of trust and note or notes has or have been PARTLY paid and satisfied.

NOW, THEREFORE, the undersigned, present holder and legal owner of said deed of trust and note or notes, does hereby by REMISE, RELEASE AND QUIT-CLAIM unto the present owners, PART of the estate in said deed of trust described, situated in the County of St. Charles, and State of Missouri, to wit: All common ground or common land shown on this plat and all streets, public or private, or roadway easements on this plat.

TO HAVE AND TO HOLD the same, with all the appurtenances thereto belonging free, clear and discharged from the encumbrance of said deed of trust.

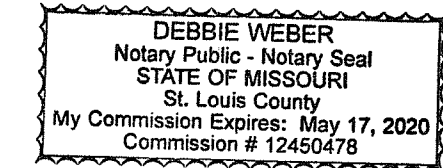
IN WITNESS WHEREOF, the undersigned has executed these presents this 15 day of January, 2020.
Commerce Bank
J. Pochter-Tugler
AVP

STATE OF MISSOURI }
COUNTY OF St. Louis } SS

On this 15 day of January, 2020, before me personally appeared J. Pochter-Tugler, who being by me duly sworn did say that he is the AVP of Commerce Bank, a Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and the said J. Pochter-Tugler acknowledged said instrument to be the free act and deed of said corporation.

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

My Commission Expires: 05/12/23
Debbie Weber
Notary Public



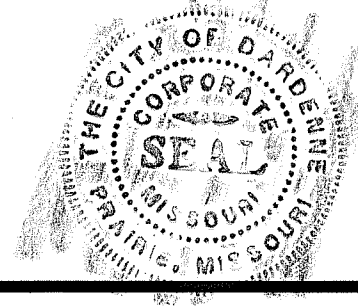
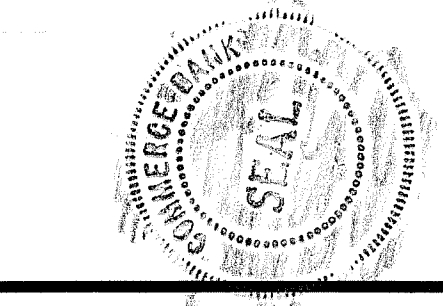
This is to certify that the above Plat of "Inverness Phase One" has been approved by the City of Dardenne Prairie, Missouri this 18th day of December, 2019.

Edward P. Edler
PLANNING & ZONING COMMISSION
CITY ENGINEER
Julie R. Kehoe

Edward G. FitzKorw
PRINT NAME
Luke R. Kehoe
PRINT

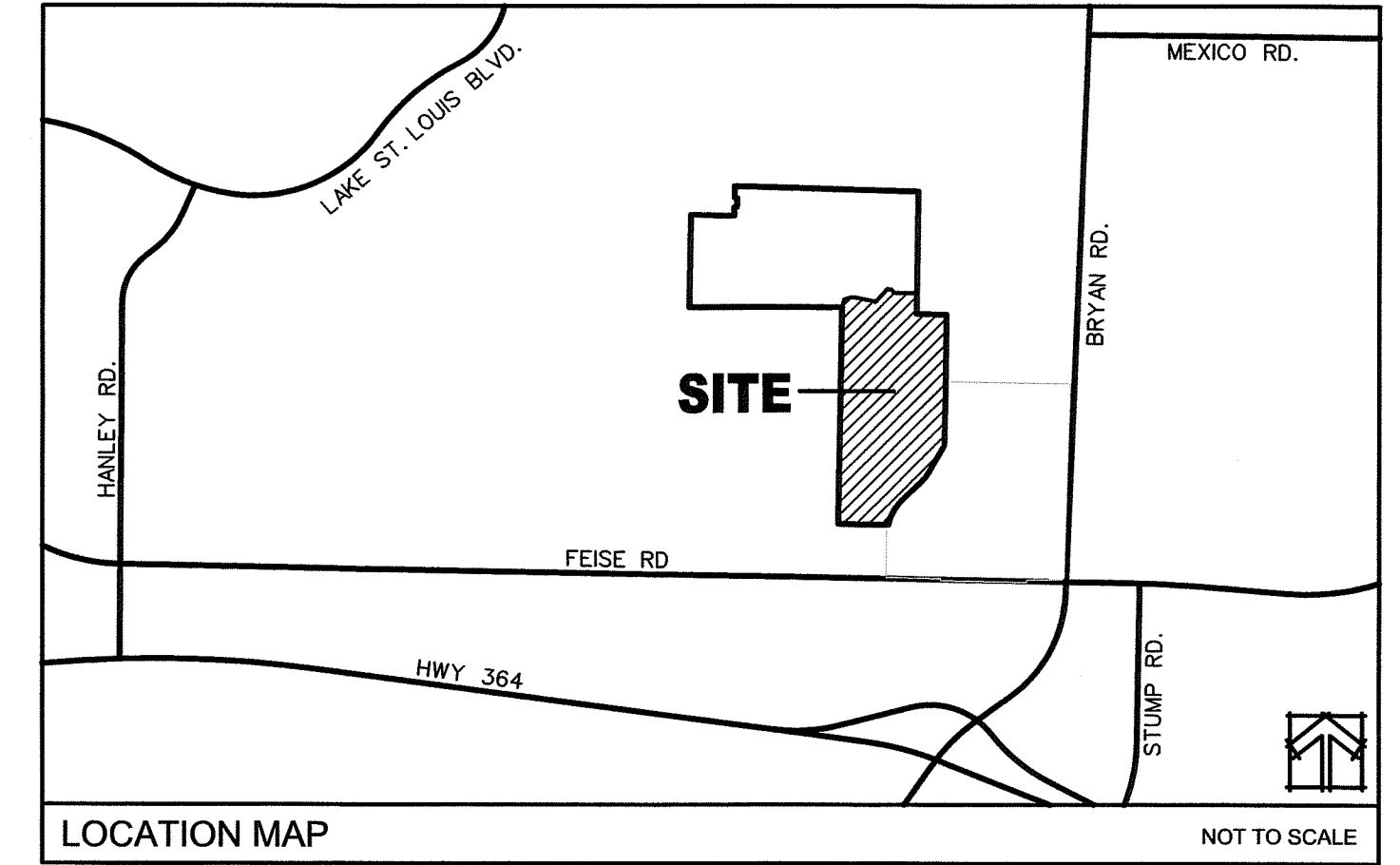
David A. Zucker
MAYOR
Keri Clark
CITY CLERK

DAVID A. ZUCKER
PRINT NAME
Kim Clark
PRINT



INVERNESS Phase One

RECORD PLAT
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



Old Republic National Title Insurance Company
File No: 5795ARC
Commitment Date: May 11, 2018
Schedule B Section II
[Note: Surveyor's Comments in Parenthesis]

- 4. Easement granted to Union Electric Company by the instrument recorded May 6, 1985 in Book 1032 page 1517. (Shown, plots on title parcel 2)
- 5. Easement granted to Patricia R. Jeffers and Walter P. Jeffers by the Easement Agreement recorded November 30, 1989 in Book 1296 page 1855. (Easement does not plot on surveyed property, not shown.)
- 6. Easement granted to the City of O'Fallon, for sanitary sewers, by the instrument recorded November 22, 1992 in Book 1499 page 705. (Shown, plots on title parcel 2)
- 7. Easement granted to GTE Midwest, Inc. by the instrument recorded June 9, 1995 in Book 1753 page 1600, affects Parcels 2 and 3. (Shown)
- 8. Easements granted to the City of O'Fallon by the instrument recorded October 23, 1996 in Book 1884 page 69, affects Parcel 3. (Shown)
- 9. Easements granted to the City of O'Fallon by the instrument recorded October 23, 1996 in Book 1884 page 71, affects Parcel 2. (Shown)
- 10. Terms and provisions of the Boundary Line Agreement executed by and between Cora M. Bopp and Harold P. Henke and Rita M. Henke, his wife, dated March 9, 2000 and recorded in Book 2378 page 1997, affects Parcel 1. (Shown)
- 11. Easement granted to Union Electric Company by the instrument recorded July 26, 2001 in Book 2628 page 859, affects Parcel 3. (Shown)
- 12. Easement granted to St. Charles County, Missouri, for drainage structures, by the General Warranty Deed recorded October 19, 2005 in Book 4323 page 2361, affects Parcels 1 and 2. (Shown)
- 13. Temporary easement granted to St. Charles County, Missouri, for construction of improvements, by the General Warranty Deed recorded October 19, 2005 in Book 4323 page 2361, affects Parcels 1 and 2. (Shown)
- 14. Easement granted to Public Water Supply District No. 2 of St. Charles County, Missouri, by the Easement Deed recorded 14. November 1, 2006 in Book 4614 page 281, affects Parcel 1. (Shown)
- 15. Temporary Easement granted to Public Water Supply District No. 2 of St. Charles County, Missouri, by the Easement Deed recorded November 1, 2006 in Book 4614 page 281, affects Parcel 1. (Shown)
- 16. Easement granted to Public Water Supply District No. 2 of St. Charles County, Missouri, by the Easement Deed recorded November 1, 2006 in Book 4614 page 291, affects Parcel 3. (Shown)
- 17. Easement granted to Public Water Supply District No. 2 of St. Charles County, Missouri, by the Easement Deed recorded November 1, 2006 in Book 4614 page 301, affects Parcel 2. (Shown)
- 18. Easement granted to Public Water Supply District No. 2 of St. Charles County, Missouri, by the Easement Deed recorded September 22, 2011 in Book 5642 page 1371, affects Parcel 1. (Shown)
- 19. Temporary Easement granted to Public Water Supply District No. 2 of St. Charles County, Missouri, by the Temporary Construction Easement Deed recorded September 22, 2011 in Book 5642 page 1388, affects Parcel 1. (Shown)
- 20. License granted to Robert L. Andrews and Lynda K. Andrews, his wife, for landscaping, planting, and residential use, by the Consent and License Agreement dated May 19, 2011 and recorded in Book 5593 page 1208, affects Parcel 1. (Document has a sketch, with no dimensions, to delineate the area subject to the license. Surveyor scaled the area from the sketch. Location shown is approximate.)
- 21. License granted to Joan C. Grau, as Trustee for the Donald G. Grau and Joan C. Grau Revocable Living Trust dated June 29, 2000, for landscaping, planting, and residential use, by the Consent and License Agreement dated May 19, 2011 and recorded in Book 5593 page 1208, affects Parcel 1. (Document has a sketch, with no dimensions, to delineate the area subject to the license. Surveyor scaled the area from the sketch. Location shown is approximate.)
- 22. License granted to Cyril Post and Patricia Post, his wife, for landscaping, planting, and residential use, by the Consent and License Agreement dated May 19, 2011 and recorded in Book 5593 page 1223, affects Parcel 1. (Document has a sketch, with no dimensions, to delineate the area subject to the license. Surveyor scaled the area from the sketch. Location shown is approximate.)

PROPERTY DESCRIPTION - RESIDENTIAL PHASE ONE

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 being more particularly described as:

Beginning at the Northeast corner of "Hampshire Village Of The Villages at Bainbridge" according to the plat thereof recorded in Plat Book 37 pages 327 and 328 of the St. Charles County records; thence North 13 degrees 00 minutes 00 seconds East 44.29 feet to a point; thence North 17 degrees 20 minutes 58 seconds East 37.82 feet to a point; thence North 73 degrees 20 minutes 31 seconds East 77.07 feet to a point; thence South 81 degrees 30 minutes 07 seconds East 68.63 feet to a point; thence South 78 degrees 07 minutes 10 seconds East 163.12 feet to a point; thence South 47 degrees 00 minutes 00 seconds East 12.21 feet to a point; thence North 42 degrees 00 minutes 00 seconds East 181.24 feet to a point; thence along a curve to the right whose radius point bears South 38 degrees 06 minutes 04 seconds West 395.00 feet from the last mentioned point a distance of 7.10 feet to a point; thence along a curve to the left whose radius point bears North 39 degrees 07 minutes 50 seconds East 20.00 feet from the last mentioned point a distance of 29.24 feet to a point; thence South 44 degrees 38 minutes 33 seconds East 50.00 feet to a point; thence South 89 degrees 22 minutes 00 seconds East 228.54 feet to the West line of "Osage Meadows Plat Five", a subdivision according to the plat thereof recorded in Plat Book 26 page 81 of the St. Charles County records; thence Southwardly along said West line and the West line of "Osage Meadows Plat Six", a subdivision according to the plat thereof recorded in Plat Book 29 page 39 of the St. Charles County records, South 00 degrees 38 minutes 35 seconds West 212.27 feet to the Southwest corner of said "Osage Meadows Plat Six"; thence Eastwardly along the South line of Lot 330 of said "Osage Meadows Plat Six", the South line of Wagon Wheel Trail, 50 feet wide, the South line of Lot 331 of said "Osage Meadows Plat Six" and the South line of Lot 333 of said "Osage Meadows Plat Five", South 89 degrees 10 minutes 59 seconds East 301.47 feet to the Northwest corner of "Green Briar Subdivision", a subdivision according to the plat thereof recorded in Plat Book 9 page 19 of the St. Charles County records; thence Southwardly along the West line of said "Green Briar Subdivision" and the West line of "Bryan Meadows Subdivision", a subdivision according to the plat thereof recorded in Plat Book 9 page 19 of the St. Charles County records, South 00 degrees 53 minutes 28 seconds West 675.75 feet to the Southwest corner of said "Bryan Meadows Subdivision"; thence South 0 degrees 56 minutes 08 seconds West 642.97 feet to a point; thence South 30 degrees 42 minutes 24 seconds West 315.93 feet to a point; thence along a curve to the right whose radius point bears North 59 degrees 17 minutes 36 seconds West 467.50 feet from the last mentioned point, a distance of 136.94 feet to a point; thence South 47 degrees 29 minutes 24 seconds West 208.32 feet to a point; thence along a curve to the left whose radius point bears South 42 degrees 30 minutes 36 seconds East 532.50 feet from the last mentioned point, a distance of 322.45 feet to a point; thence Westwardly along the Eastward prolongation of the North line of "Schaber Boundary Adjustment Plat", according to the plat thereof recorded in Plat Book 43 pages 312 and 313 of the St. Charles County records, North 89 degrees 09 minutes 39 seconds West 20.48 feet to the Northeast corner thereof; thence Westwardly along the North line of said "Schaber Boundary Adjustment Plat", North 89 degrees 09 minutes 39 seconds West 485.04 feet to a Southwest corner of a point in the Easternmost line of "Edenshire Village Of The Villages At Bainbridge - Plat Eighteen - Buildings 9-B, 10-B and 20-B", according to the plat thereof recorded in Plat Book 41 pages 35 through 37 of the St. Charles County records; thence Northwardly along a West line of said Cora Bopp Family Limited Partnership, L.P., etal property, being also the East line of the following plats: said "Edenshire Village Of The Villages At Bainbridge - Plat Eighteen - Buildings 9-B, 10-B and 20-B"; "Edenshire Village Of The Villages At Bainbridge - Plat Nineteen - Buildings 4-B, 11-B and 45-B", according to the plat thereof recorded in Plat Book 41 pages 55 through 57 of the St. Charles County records, "Edenshire Village Of The Villages At Bainbridge - Plat Thirteen - Buildings 12-B and 44-B", according to the plat thereof recorded in Plat Book 40 pages 172 through 174 of the St. Charles County records, "Edenshire Village Of The Villages At Bainbridge - Plat Seventeen - Buildings 13-B, 37-B and 63-B", according to the plat thereof recorded in Plat Book 40 pages 396 through 398 of the St. Charles County records, "Lakeshire Village Of The Villages at Bainbridge", according to the plat thereof recorded in Plat Book 37 pages 208 and 209 of the St. Charles County records and "Hampshire Village Of The Villages at Bainbridge", according to the plat thereof recorded in Plat Book 37 pages 327 and 328 of the St. Charles County records, North 01 degree 01 minute 47 seconds East 2178.23 feet to the point of beginning and containing 49.075 acres according to calculations by Volz Incorporated on July 24, 2019.

General Notes:

1. Bearing system was established from Grid North of the Missouri Coordinate System of 1983 (East Zone) by utilizing GPS instrumentation and the MoDOT GPS RTK Network. Stations "Orf" and "F-149" were used, constraining to "Orf".

Orf N 326,473.893 (Meters), E 228,692.326 (Meters) June 2012 Adjustment
F-149 N 330,484.911 (Meters), E 232,647.881 (Meters) June 2012 Adjustment

2. This property referenced from Old Republic National Title Insurance Company, File No. 5795ARC, Commitment Date: May 11, 2018. The above referenced commitment was relied upon to disclose all easements of record.

- 3. Sources of Record:
(R1) Deed Book 1884 page 69
(R2) Deed Book 3322 page 998
(R3) Plat Book 39 pages 240-241
(R4) Deed Book 1884 page 71
(R5) Deed Book 2679 page 1612
(R6) Plat Book 9 page 19
(R7) Plat Book 43 pages 312-313
(R8) Deed Book 4323 page 2361
(R9) Deed Book 5593 page 1181
(R10) Plat Book 43 page 298

4. The total area of this plat is 49.075 Acres.

5. Owner of Record:

Inverness Development, LLC
10407 Baur Blvd., Suite B
St. Louis, MO 63132

6. We have determined the horizontal location of this tract of land in the County of St. Charles, Missouri, by scaling the property in reference to the "Flood Insurance Rate Map (FIRM), St. Charles County, Missouri and Incorporated Areas", Panel 240 of 525, Map Number 29183C0240G with effective date of January 20, 2016. By express reference to the map and its legend, this entire tract is indicated to be within Zone X unshaded area.

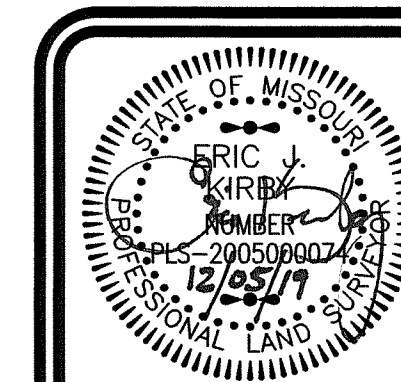
The evaluation provided in this note is confined to simply indicating the apparent physical, horizontal location of the property with respect to the features displayed on the map. No field study of the drainage characteristics to which this property may be subject has been conducted or consulted and no representation concerning the insurability of this property or the potential of this property to be susceptible to flooding or subject to any flood hazard has been made.

We make no representation concerning the accuracy of this FIRM which includes a note that, "This map is for use in administering the National Flood Insurance Program; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size." All related reference material and all specific limitations contained in the FIRM and any limitations upon any inference that can be drawn from the horizontal location of this property in relation to the features of this map are incorporated herein.

This note is not intended for reliance by any party other than the addressee nor for any purpose other than expressly stated herein.

7. This property is zoned R-1D Planned Unit Development.

8. (000) denotes lot address.

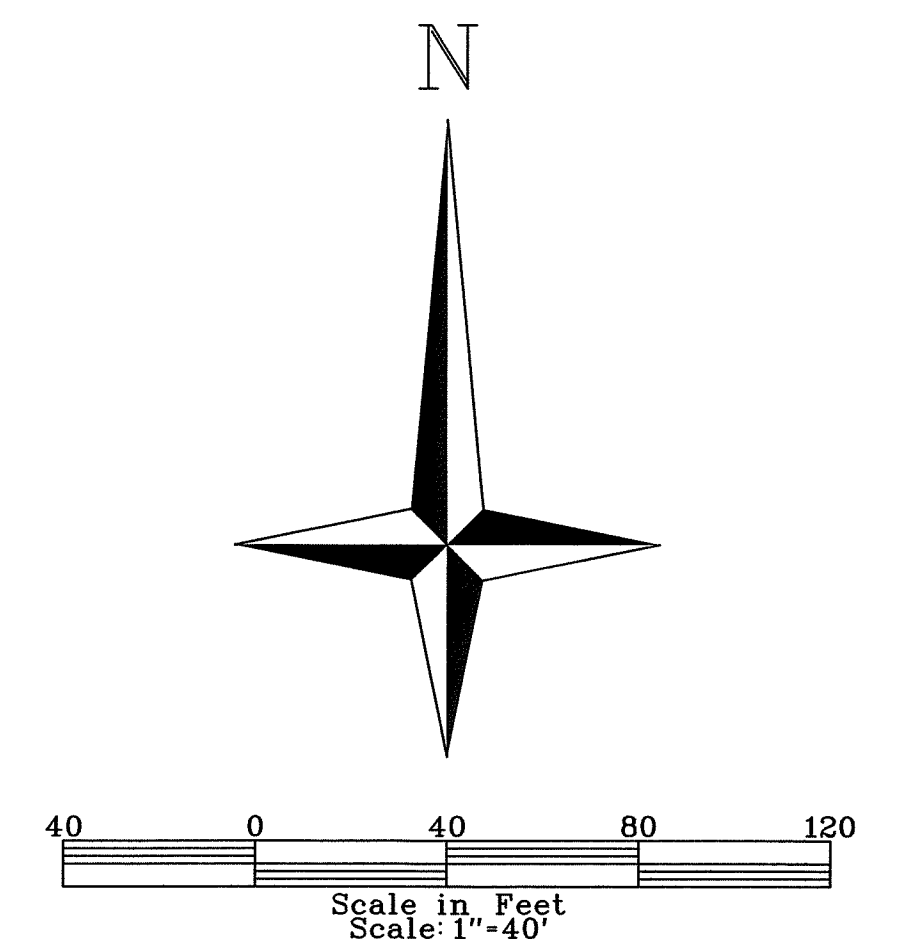
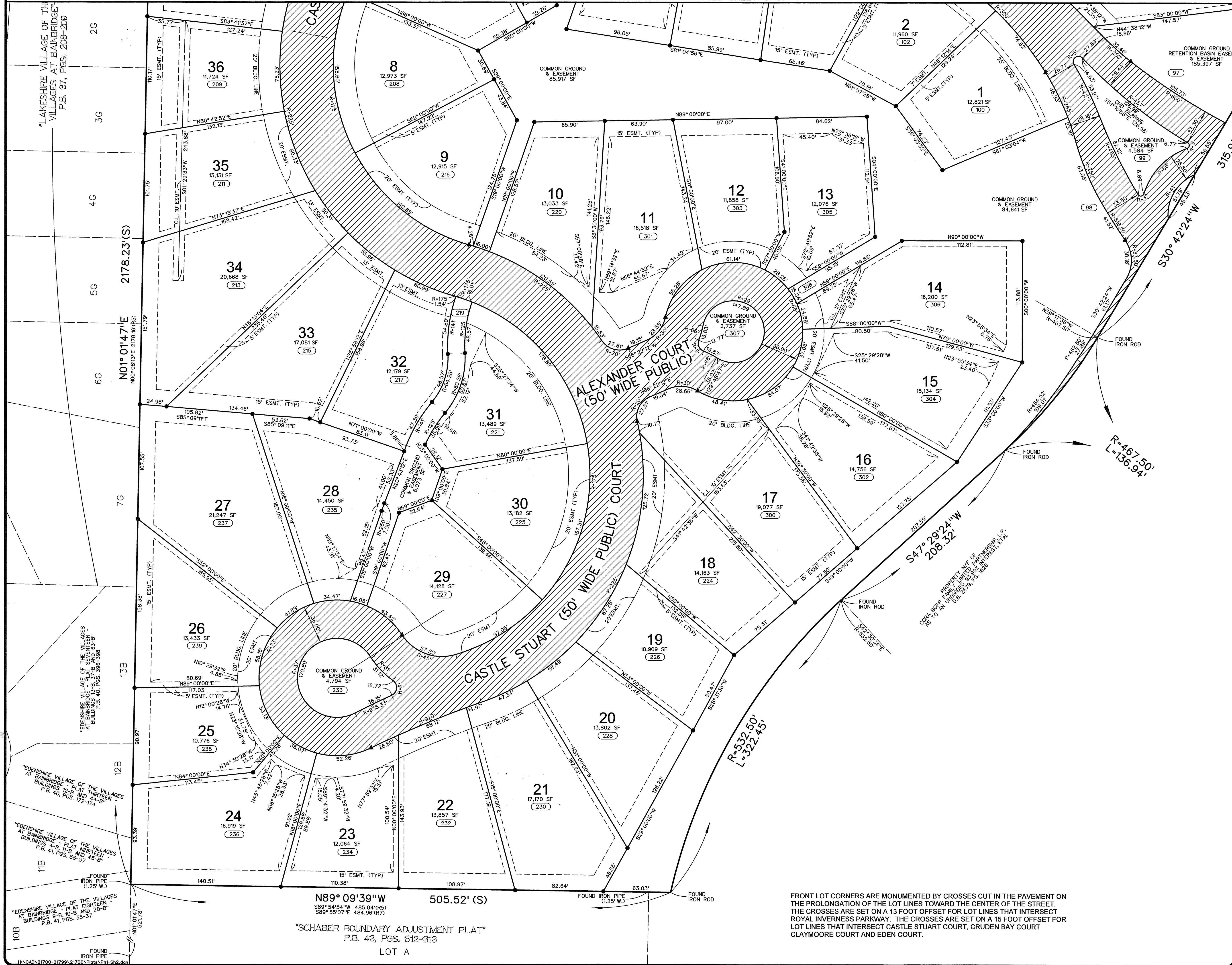


Eric J. Kirby
Professional Land Surveyor
Mo. P.L.S. #2005000074

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

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

Phase One
INVERNESS
Sheet 1 of 4
21700-00



Eric J. Kirby
Professional Land Surveyor
Mo. P.L.S. #200500074

LEGEND

- TYP. BLDG. EASMT. S.F. (225)
 - C.L.
 - R=
 - L=
- TYPICAL BUILDING EASEMENT SQUARE FOOTAGE ADDRESS SET SEMI PERMANENT MONUMENT CENTER LINE RADIUS ARCH LENGTH

"LAKESHIRE VILLAGE OF THE VILLAGES AT BAINBRIDGE" P.B. 37, PGS. 209-200

"EDENSHIRE VILLAGE OF THE VILLAGES AT BAINBRIDGE - PLAT SEVENTEEN" P.B. 40, PGS. 390-399

"EDENSHIRE VILLAGE OF THE VILLAGES AT BAINBRIDGE - PLAT THIRTEEN" P.B. 40, PGS. 172-174

"EDENSHIRE VILLAGE OF THE VILLAGES AT BAINBRIDGE - PLAT NINETEEN" P.B. 41, PGS. 55-57

"EDENSHIRE VILLAGE OF THE VILLAGES AT BAINBRIDGE - PLAT EIGHTEEN" P.B. 41, PGS. 35-37

N89° 09'39"W 505.52' (S)
"SCHABER BOUNDARY ADJUSTMENT PLAT" P.B. 43, PGS. 312-313
LOT A

FRONT LOT CORNERS ARE MONUMENTED BY CROSSES CUT IN THE PAVEMENT ON THE PROLONGATION OF THE LOT LINES TOWARD THE CENTER OF THE STREET. THE CROSSES ARE SET ON A 13 FOOT OFFSET FOR LOT LINES THAT INTERSECT ROYAL INVERNESS PARKWAY. THE CROSSES ARE SET ON A 15 FOOT OFFSET FOR LOT LINES THAT INTERSECT CASTLE STUART COURT, CRUDEN BAY COURT, CLAYMOORE COURT AND EDEN COURT.



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Phase One
INVERNESS
Sheet 2 of 4
21700-00

