

Jamie Garner

We, Volz Incorporated, have during November 2020, by order of Inverness Development, LLC, prepared a Subdivision Plat of "A tract of land being part of Lot 18 of the "Division of Bate's Lands" 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
Eric J. Kirby
Professional Land Surveyor
Mo. P.L.S. #2005000074

STATE OF MISSOURI)
COUNTY OF St. Louis) SS

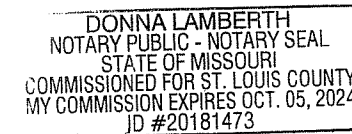
On this 15th day of January, 2021, before me personally appeared James G. Brennan, who being by me duly sworn did say that he is the member of Inverness Development, LLC, a limited liability company of the State of Missouri, and that said instrument was signed on behalf of said limited liability company and the said 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:

October 5, 2024

Donna Lamberth
Notary Public



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 Two".

The undersigned owner hereby dedicates Royal Inverness Parkway, Crail Court, Kenmare Court, Walker Lane, Elm Park Court, Royal Dornoch 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, Crail Court, Kenmare Court, Walker Lane, Elm Park Court, Royal Dornoch Court, which for better identification are shown hachured on this plat, as public streets to the city of Dardenne Prairie, Missouri, for utility purposes of all kinds. The undersigned further dedicates Royal Inverness Parkway, Crail Court, Kenmare Court, Walker Lane, Elm Park Court, Royal Dornoch 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, underground, 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 Landscaping Easement as shown hereon is hereby dedicated, granted extended and conveyed to the Inverness Homeowners Association to install, build and maintain landscaping, and trees and to use 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 landscaping and trees.

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 24, 2020, in Book DE7220, Page 2291 of the St. Charles County Records and as amended.

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 15th day of January, 2021.

Inverness Development, LLC
A Missouri limited liability company

James G. Brennan
Signature

JAMES G. BRENNAN, member
Print Name & Title

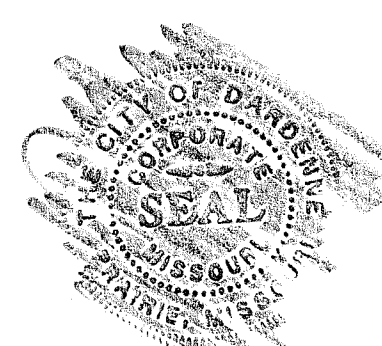
This is to certify that the above Plat of "Inverness Phase Two" has been approved by the city of Dardenne Prairie, Missouri this 20th day of January, 2021.

Edward Etzler
PLANNING & ZONING COMMISSION
John R. Kehne
CITY ENGINEER

Edward Etzler
PRINT NAME
Luke R. Kehne
PRINT NAME

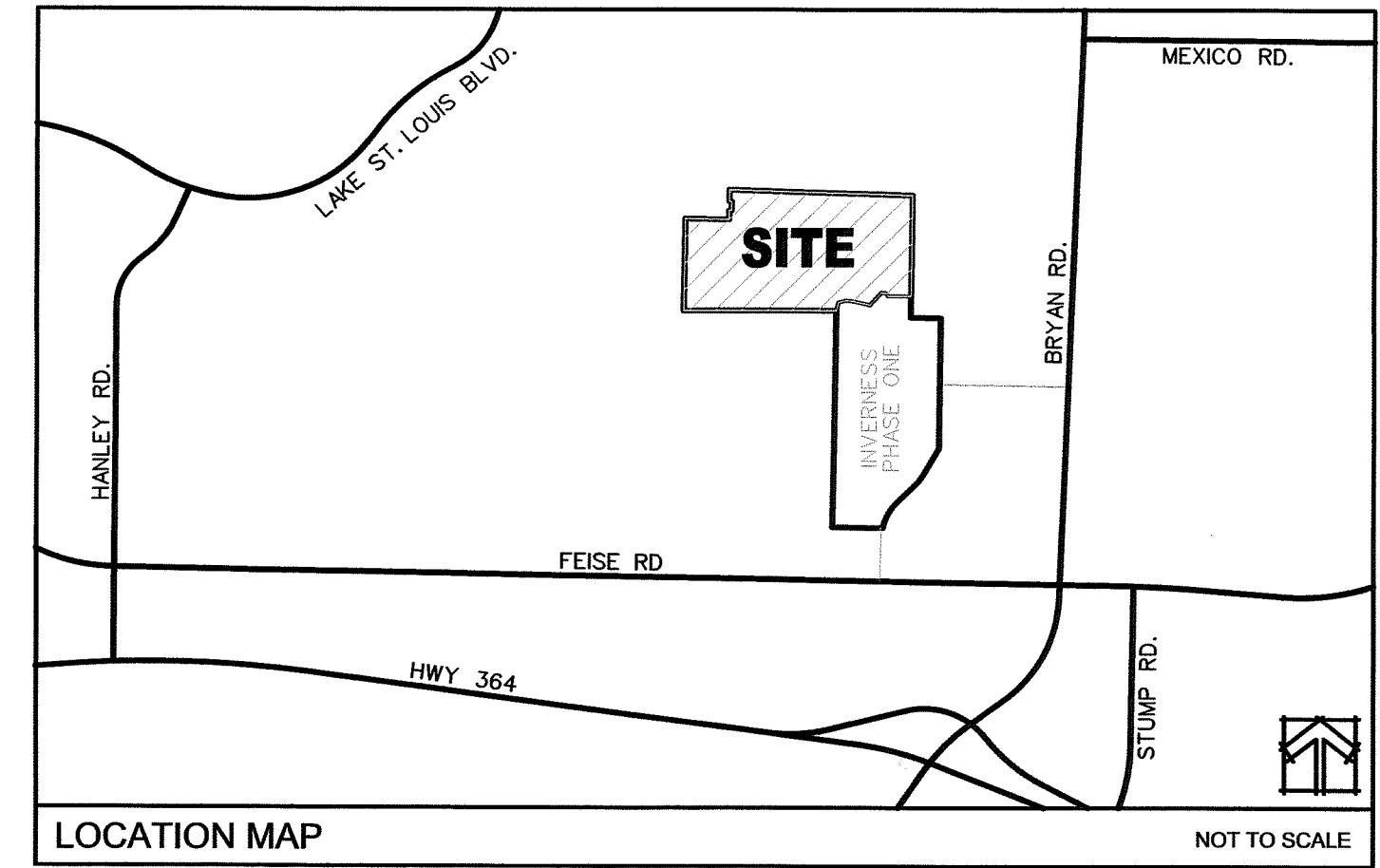
David C. Zucker
MAYOR
Kim Clark
CITY CLERK

DAVID C. ZUCKER
PRINT NAME
Kim Clark
PRINT NAME



INVERNESS Phase Two

RECORD PLAT
A TRACT OF LAND BEING PART OF LOT 18
OF THE "DIVISION OF BATE'S LANDS",
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. (Easement apparently released according to instrument recorded in Book 6979 page 134, not 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 1193, 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

PROPERTY DESCRIPTION - RESIDENTIAL PHASE TWO

A tract of land being part of Section 36, Township 47 North - Range 2 East, St. Charles County, Missouri and being more particularly described as:

Beginning at the Southeast corner of "Plat 161, A Resubdivision Of Lots 31, 32, 33, & 34 Of Lake Saint Louis Country Club Greens Plat One", a subdivision according to the plat thereof recorded in Plat Book 29 page 87 of the St. Charles County records; said point being also a Southwest corner of property described in deed to the Cora Bopp Family Limited Partnership, L.P., etal, recorded in Book 2679 page 1612 of the St. Charles County records; thence Northwardly along a West line of said Bopp property, being also the East line of said "Plat 161" and the East line of "Lake Saint Louis Country Club Greens Plat One", a subdivision according to the plat thereof recorded in Plat Book 24 page 192 of the St. Charles County records, North 00 degrees 52 minutes 39 seconds East 927.33 feet to a point in the South line of "The Manors At Lake Forest", a subdivision according to the plat thereof recorded in Plat Book 43 page 298 of the St. Charles County records; thence Eastwardly along the South line of said "The Manors At Lake Forest", South 88 degrees 25 minutes 33 seconds East 435.57 feet to the Southeast corner thereof; thence Northwardly along the East line of said "The Manors At Lake Forest", North 00 degrees 53 minutes 39 seconds East 87.26 feet to the Southwest corner of property described in deed to Dennis James Marquitz, Trustee recorded in Book 5593 page 1181 of the St. Charles County records; thence Eastwardly, Northwardly and Westwardly along the South, East and North lines of said Marquitz property, South 89 degrees 06 minutes 21 seconds East 25.00 feet, North 00 degrees 53 minutes 39 seconds East 94.17 feet and North 89 degrees 06 minutes 21 seconds West 25.00 feet to a point in the East line of said "The Manors At Lake Forest"; thence Northwardly along said East line of "The Manors At Lake Forest", North 0 degrees 53 minutes 39 seconds East 118.54 feet to the Northeast corner thereof, being also a point in the South line of "Andrew Woods Plat One", a subdivision according to the plat thereof recorded in Plat Book 30 pages 327 and 328 of the St. Charles County records; thence Eastwardly along said South line of "Andrew Woods Plat One", the South line of "Plat 185", a subdivision according to the plat thereof recorded in Plat Book 32 page 280 of the St. Charles County records and the South line of "Great Warrior Meadows", a subdivision according to the plat thereof recorded in Plat Book 34 pages 12 and 13 of the St. Charles County records, South 88 degrees 18 minutes 33 seconds East 1839.74 feet to a point in the West line of "Osage Meadows Plat Three", a subdivision according to the plat thereof recorded in Plat Book 24 pages 148 and 149 of the St. Charles County records; thence Southwardly along the West line of said "Osage Meadows Plat Three", the West line of "Osage Meadows Plat Four", a subdivision according to the plat thereof recorded in Plat Book 25 page 119 of the St. Charles County records, and 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, South 00 degrees 38 minutes 35 seconds West 1015.06 feet to a point; thence North 89 degrees 22 minutes 00 seconds West 228.54 feet to a point; thence North 44 degrees 38 minutes 33 seconds West 50.00 feet to a point; thence along a curve to the right whose radius point bears North 44 degrees 38 minutes 40 seconds West 20.00 feet from the last mentioned point, a distance of 29.29 feet to a point; thence along a curve to the left whose radius point bears South 39 degrees 07 minutes 27 seconds West 395.00 feet from the last mentioned point a distance of 7.05 feet to a point; thence South 42 degrees 00 minutes 00 seconds West 181.24 feet; thence North 47 degrees 00 minutes 00 seconds West 12.21 feet to a point; thence North 78 degrees 07 minutes 10 seconds West 163.12 feet to a point; thence North 81 degrees 30 minutes 07 seconds West 68.63 feet to a point; thence South 73 degrees 20 minutes 31 seconds West 77.07 feet to a point; thence South 17 degrees 20 minutes 58 seconds West 37.82 feet to a point; thence South 13 degrees 00 minutes 00 seconds West 44.29 feet to 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, said point being also the Eastern terminus of the line described in "Boundary Line Agreement" between Cora M. Bopp and Harold P. Henke and wife as described in Book 2378 page 1997 of the St. Charles County records; thence Westwardly along the line described in said "Boundary Line Agreement", being also the North line of said "Hampshire Village Of The Villages at Bainbridge" and the North line of "Yorkshire Village Of The Villages at Bainbridge", according to the plat thereof recorded in Plat Book 37 pages 210 and 211 of the St. Charles County records, South 89 degrees 52 minutes 52 seconds West 1533.16 feet to the point of beginning and containing 57.343 acres according to calculations by Volz Incorporated on July 24, 2019.

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 57.343 Acres.
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", Pages 220 and 240 of 525, Map Numbers 29183C0220G and 29183C0240G with effective date of January 20, 2016. By express reference to the map and its legend, this 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.

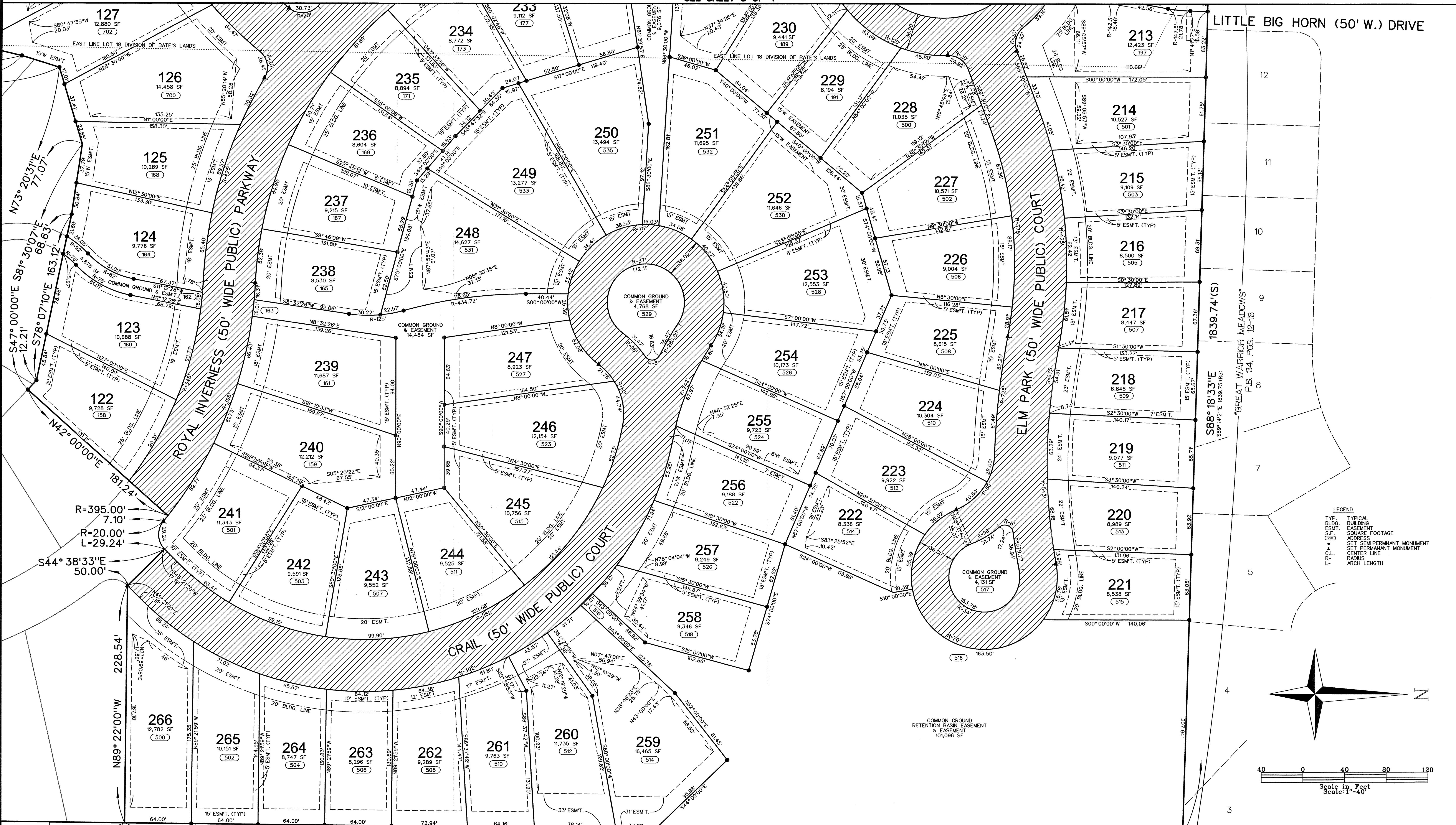
This note is not intended for reliance by any party other than the addressee nor for any purpose other than expressly stated herein.

- 7. This property is zoned R-1D Planned Unit Development.
- 8. (000) denotes lot address.

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

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

MISSOURI CORPORATE CERTIFICATES OF AUTHORITY:
NO. 19 EXPIRES: DECEMBER 31, 2021 - LAND SURVEYING
NO. 203 EXPIRES: DECEMBER 31, 2021 - ENGINEERING

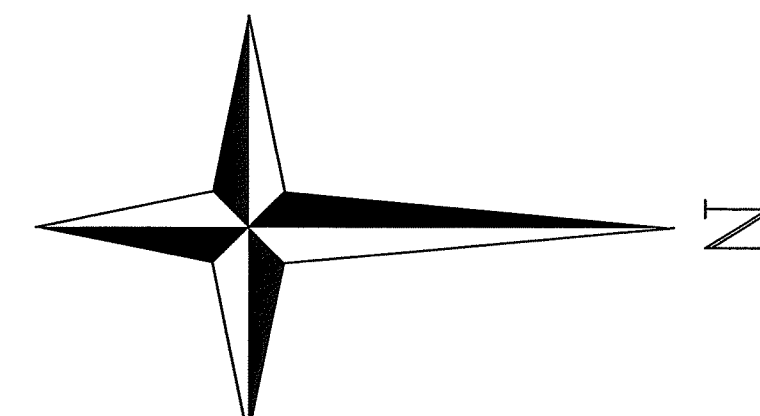


LITTLE BIG HORN (50' W.) DRIVE

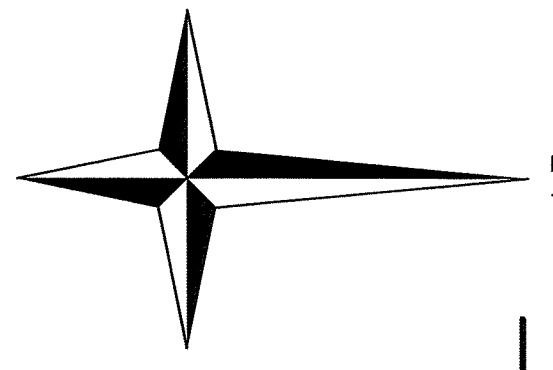
1839.74'(S)
S88°18'33"E
S89°14'21"E 1839.75'(RS)

"GREAT WARRIOR MEADOWS"
P.B. 34, PGS. 12-13

LEGEND
 TYP. TYPICAL
 BLDG. BUILDING
 ESM.T. EASEMENT
 SF. SQUARE FOOTAGE
 ADDRESS ADDRESS
 SET SEMI-PERMANENT MONUMENT
 SET PERMANENT MONUMENT
 CENTER LINE
 RADIUS
 ARCH LENGTH



212.27' "W
 "OSAGE MEADOWS PLAT FIVE" P.B. 26, PG. 81
 "OSAGE MEADOWS PLAT FOUR" P.B. 25, PG. 119
 "OSAGE MEADOWS PLAT THREE" P.B. 24, PGS. 148-149
 329 328 327 326 325 324 323 322 321 320 319 318 317 316 315 314
 WAKONDA (50' W.) DRIVE
 S00°38'35"W 1015.05'
 S00°16'29"E 1227.41'(RS)
 COMMON GROUND RETENTION BASIN EASEMENT & EASEMENT 101,096 SF
 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 CRAIL COURT, ELM PARK COURT, KENMAR COURT, WALKER LANE & ROYAL DORNOCH COURT
 FOUND IRON PIPE
 ERIC J. KIRBY
 Professional Land Surveyor
 No. 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, 2021 - LAND SURVEYING
 NO. 203 EXPIRES: DECEMBER 31, 2021 - ENGINEERING
 Phase Two
 INVERNESS
 Sheet 2 of 4
 21700-00



LEGEND

- TYP. TYPICAL
- BLDG. BUILDING
- ESMT. EASEMENT
- SF. SQUARE FEET
- ADDRESS ADDRESS
- SET PERMANENT MONUMENT
- SET PERMANENT MONUMENT
- CENTER LINE
- RADIUS
- ARCH LENGTH



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

SECTION 1, TOWNSHIP 46 NORTH, RANGE 2 EAST
SECTION 36, TOWNSHIP 47 NORTH, RANGE 2 EAST

LOT 19 DIVISION OF BATES' LANDS
LOT 18 DIVISION OF BATES' LANDS

13F
14F
15F
16F
17F
18F
19F

126 14,458 SF (700)
127 12,880 SF (702)
128 14,799 SF (704)
129 12,797 SF (706)
130 10,007 SF (708)
131 10,439 SF (710)
132 10,885 SF (712)
133 11,575 SF (714)
134 12,308 SF (716)
135 12,924 SF (718)
136 11,814 SF (720)
137 10,110 SF (724)
142 10,643 SF (723)
143 13,499 SF (721)
144 13,187 SF (719)
145 12,435 SF (717)
146 10,921 SF (715)
147 9,318 SF (713)
148 9,845 SF (711)
149 9,794 SF (709)
150 10,668 SF (705)
151 11,634 SF (712)
152 13,162 SF (714)
153 10,293 SF (800)
154 10,757 SF (802)
155 10,574 SF (804)
156 11,866 SF (806)
157 14,754 SF (808)
158 17,213 SF (810)
159 13,305 SF (812)
160 12,310 SF (814)
161 13,421 SF (816)
162 13,173 SF (819)
163 13,443 SF (817)
164 13,807 SF (815)
165 13,673 SF (809)
166 10,782 SF (805)
167 14,071 SF (818)
168 9,822 SF (810)
169 11,390 SF (816)
170 12,019 SF (810)
171 12,645 SF (800)
172 10,095 SF (802)
173 10,883 SF (806)
174 10,885 SF (808)
175 10,865 SF (810)
176 11,021 SF (814)
177 12,252 SF (818)
178 12,496 SF (822)
179 13,703 SF (824)
180 17,313 SF (826)
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204 17,707 SF (813)
205 13,435 SF (811)
206 11,672 SF (809)
207 10,502 SF (807)
208 10,973 SF (805)
209 13,284 SF (803)
210 16,114 SF (801)
211 14,796 SF (819)
212 12,367 SF (818)
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229 8,194 SF (819)
230 9,441 SF (819)
231 11,174 SF (815)
232 9,344 SF (817)
233 9,112 SF (817)
234 8,772 SF (813)
235 8,894 SF (817)

Eric J. Kirby
Professional Land Surveyor
No. P.L.S. #200500074

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, 2021 - LAND SURVEYING
NO. 203 EXPIRES: DECEMBER 31, 2021 - ENGINEERING

"ANDREW WOODS PLAT ONE"
P.B. 30, PGS. 327-328

"PLAT 186"
P.B. 32, PG. 280

13

1839.74'(S)
S88°18'33"E
S89°14'21"E (639.75'(RS))

1839.74'(S)
S88°18'33"E
S89°14'21"E (639.75'(RS))

1839.74'(S)
S88°18'33"E
S89°14'21"E (639.75'(RS))

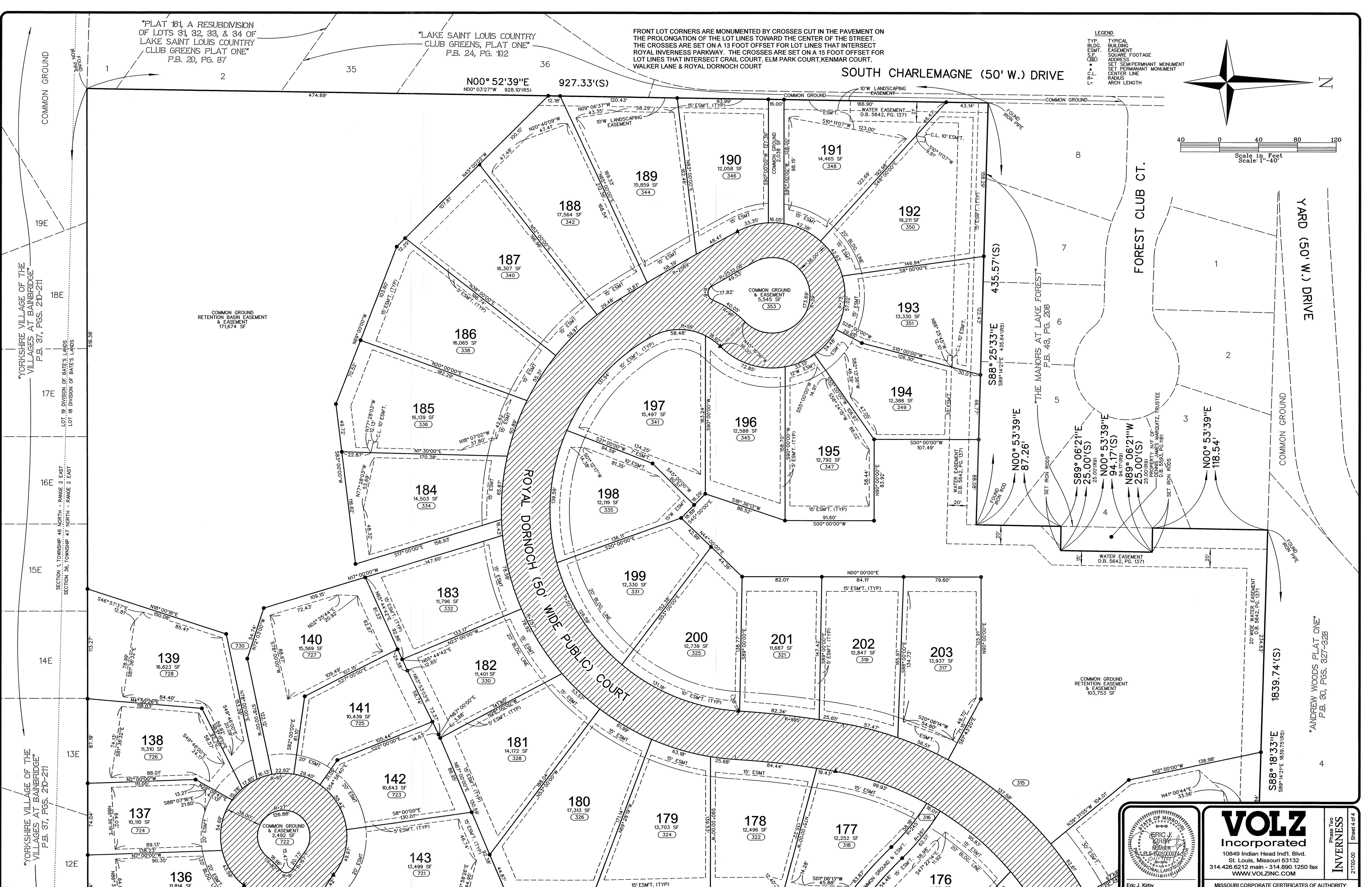
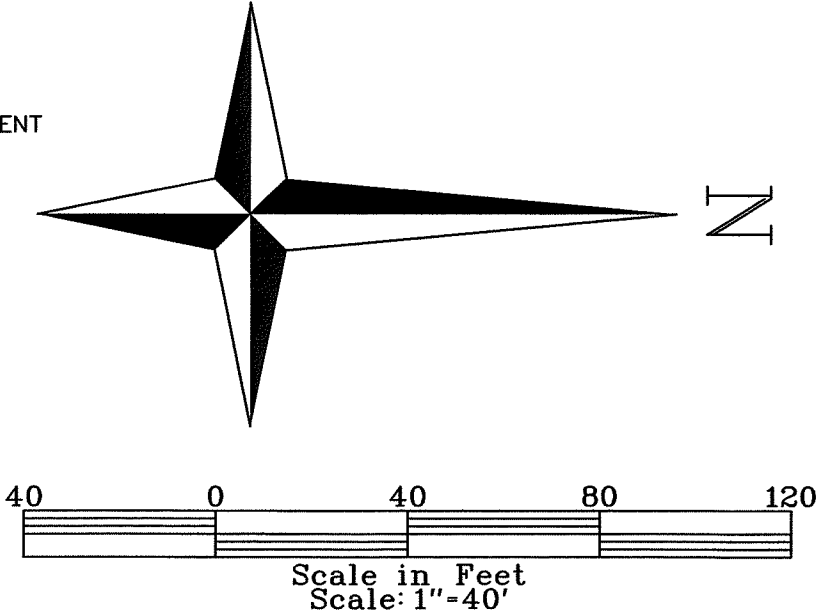
21700-00
Phase Two
INVERNESS
Sheet 3 of 4

"PLAT 161, A RESUBDIVISION OF LOTS 31, 32, 33, & 34 OF LAKE SAINT LOUIS COUNTRY CLUB GREENS PLAT ONE" P.B. 20, PG. 87

"LAKE SAINT LOUIS COUNTRY CLUB GREENS, PLAT ONE" P.B. 24, PG. 102

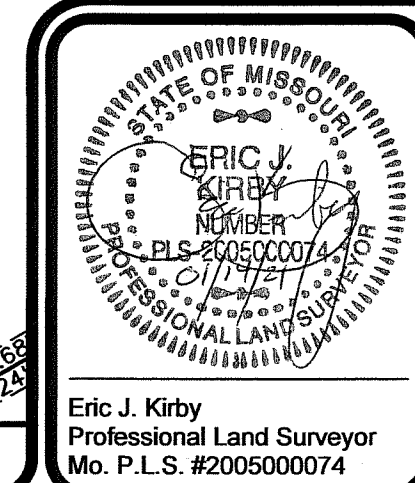
FRONT LOT CORNERS ARE MONUMENTED BY CROSSES CUT IN THE PAVEMENT ON THE PROLONGATION OF THE LOT LINES TOWARD THE CENTER OF THE STREET. THE CROSSES ARE SET ON A 13 FOOT OFFSET FOR LOT LINES THAT INTERSECT ROYAL INVERNESS PARKWAY. THE CROSSES ARE SET ON A 15 FOOT OFFSET FOR LOT LINES THAT INTERSECT CRAIL COURT, ELM PARK COURT, KENMAR COURT, WALKER LANE & ROYAL DORNOCH COURT

LEGEND
TYP. TYPICAL
BLDG. BUILDING
ESMT. EASEMENT
S.F. SQUARE FOOTAGE
AD. ADDRESS
SET. SET
P.M. PERMANENT MONUMENT
C.L. CENTER LINE
R. RADIUS
A. ARCH LENGTH



YORKSHIRE VILLAGE OF THE VILLAGES AT BAINBRIDGE P.B. 37, PGS. 21D-21I
SECTION 14, TOWNSHIP 46 NORTH - RANGE 2, EAST
SECTION 35, TOWNSHIP 47 NORTH - RANGE 2, EAST
LOT 19, DIVISION OF BATES' LANDS
LOT 18 DIVISION OF BATES' LANDS

YARD (50' W.) DRIVE
COMMON GROUND
"ANDREW WOODS PLAT ONE" P.B. 80, PGS. 827-828



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, 2021 - LAND SURVEYING
NO. 203 EXPIRES: DECEMBER 31, 2021 - ENGINEERING

Phase Two
INVERNESS
Sheet 4 of 4
21700-00