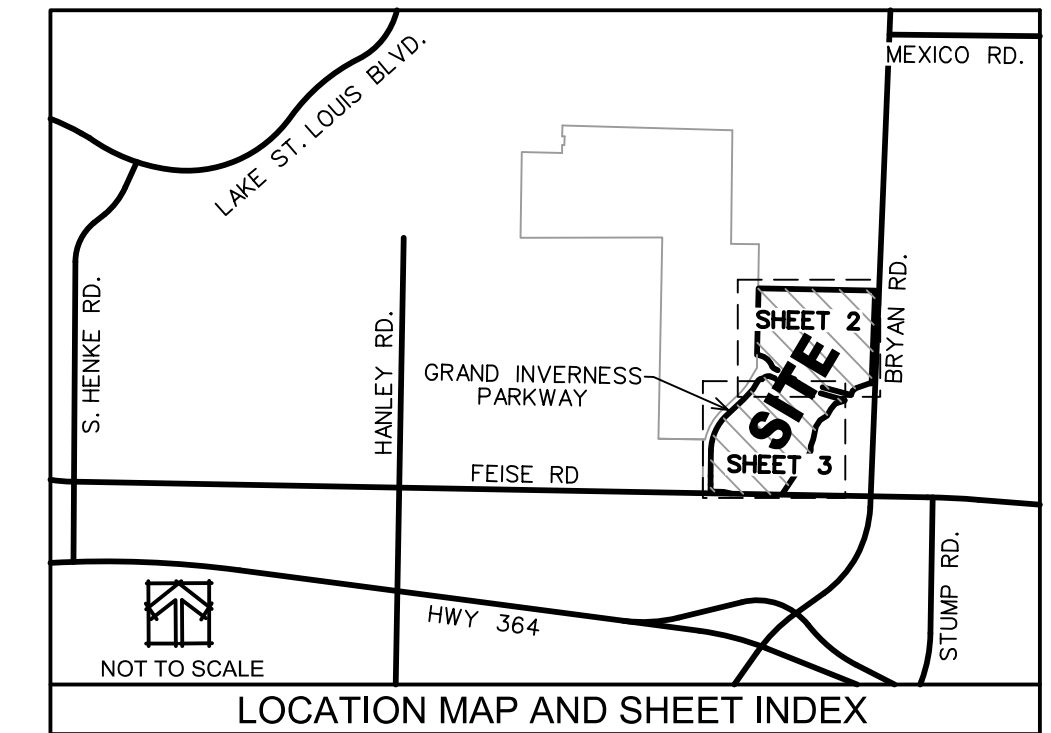


INVERNESS Phase Three

RECORD PLAT A TRACT OF LAND BEING PART OF SECTION 1, TOWNSHIP 46 NORTH - RANGE 2 EAST ST. CHARLES COUNTY, MISSOURI



We, Volz Incorporated, have during January 2022, 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, 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.

MARCH 15, 2022
Date
Richard G. Norvell, P.L.S.
Professional Land Surveyor
Mo. P.L.S. # 2005000077
Richard G. Norvell
Print Name & Title

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 Three".

The undersigned owner hereby dedicates Royal Troon Drive, Warchol Court, Kerry Downs Drive, Kingsbarns Court and the 20 foot wide strip along the North line of Feise Road, 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 streets shall not be petitioned until the streets are improved in such manner as to comply with the ordinances of the City. The undersigned further dedicates Royal Troon Drive, Warchol Court, Kerry Downs Drive, Kingsbarns Court and the 20 foot wide strip along the North line of Feise Road to the City of Dardenne Prairie, Missouri, for utility purposes of all kinds. The undersigned further dedicates Royal Troon Drive, Warchol Court, Kerry Downs Drive, Kingsbarns Court and the 20 foot wide strip along the North line of Feise Road to the City of O'Fallon, Missouri for maintenance and repair of sanitary sewer.

The undersigned owner hereby designates the 12 foot wide strip along the West line of Bryan Road, which for better identification is shown cross hachured on this plat, as a public street and roadway which is hereby dedicated to the City of O'Fallon, Missouri, for public use forever, and covenants and agrees that City acceptance of said street and/or roadway shall not be petitioned until the street and roadway is improved in such manner as to comply with the street construction provisions and land subdivision regulations of the O'Fallon Municipal Code that are in effect at the time of such petition; and this covenant shall run with the land abutting upon said street and roadway. The undersigned further designates this street as a utility easement, for all public utilities as their interest may appear.

The undersigned owner of the real estate described herein does hereby grant and dedicate the areas shown as "Easements" as perpetual non-exclusive utility 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 utility 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 utility 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 utility easements, including, without limitation, the right of ingress and egress to and from such utility 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 utility easements and the adjacent property. Any utility company or public provider that causes damage to the property shall be responsible to restore the disturbed area as nearly as possible to its prior 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 City of Dardenne Prairie is hereby granted the right and easement to access and inspect the Retention Basin.

The Sidewalk Easements as shown on this plat are hereby given, granted, extended and conveyed to the Association of the aforementioned subdivision to construct, repair, maintain and replace a sidewalk.

The entrance monument easement as shown hereon is 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 becomes the sole ownership, maintenance and 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 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 _____ day of _____, 20____.

Inverness Development, LLC
A Missouri limited liability company
Signature

STATE OF MISSOURI)
COUNTY OF _____) SS

On this _____ day of _____, 20____, before me personally appeared _____, who being by me duly sworn did say that he is the _____ 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 _____ 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: _____
Notary Public

WHEREAS, _____ by a deed of trust, dated _____, 20____, and recorded in the Recorder's office, in and for the County of St. Charles and State of Missouri, in Book _____ at page _____ 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 here 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 _____ day of _____, 20____.

STATE OF MISSOURI)
COUNTY OF _____) SS

On this _____ day of _____, 20____, before me personally appeared _____, who being by me duly sworn did say that he is the _____ of _____, 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 _____ 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: _____
Notary Public

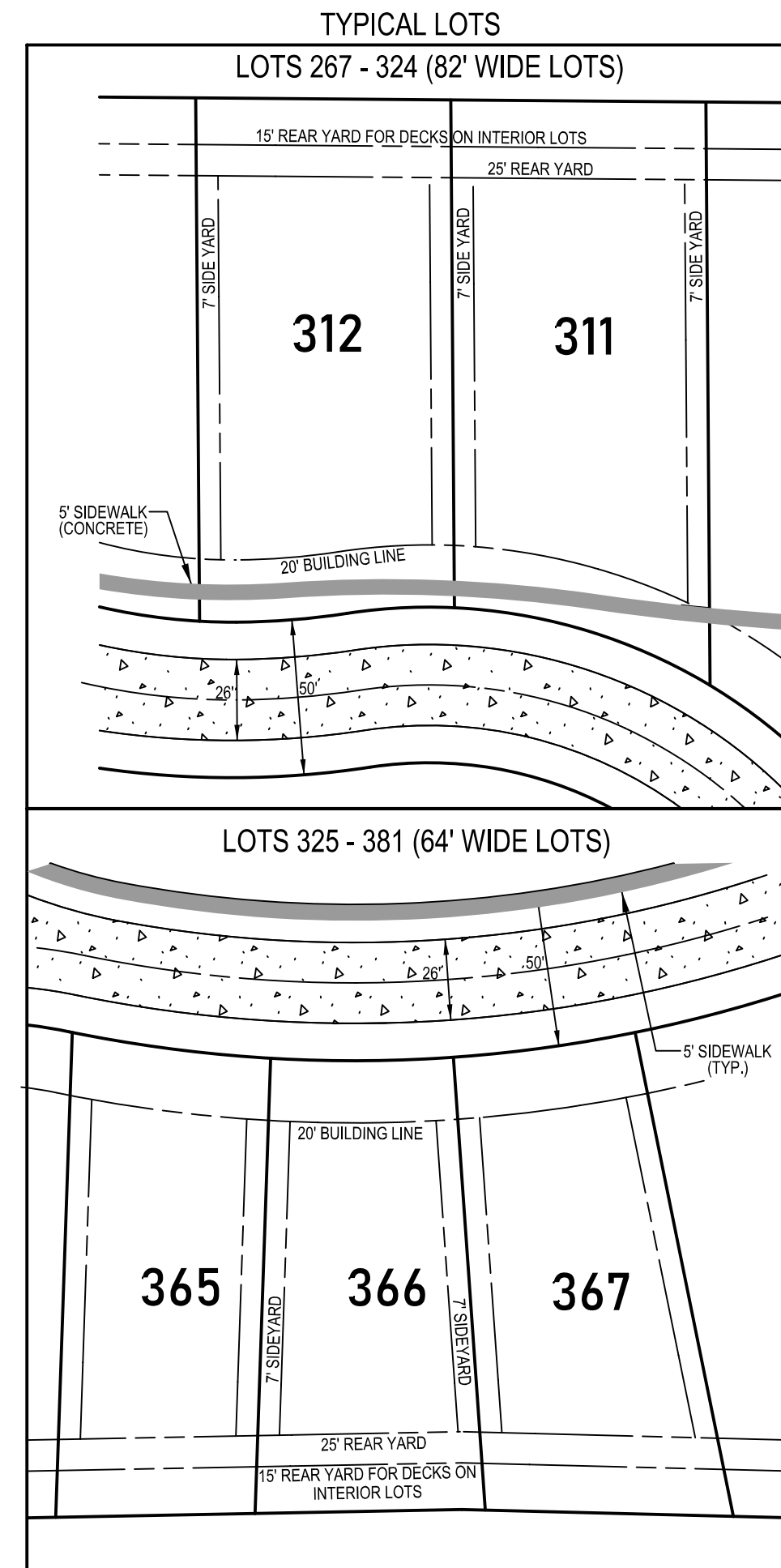
This is to certify that the above Plat of "Inverness Phase Three" has been approved by the City of Dardenne Prairie, Missouri this _____ day of _____, 20____.

PLANNING & ZONING COMMISSION _____ CITY ENGINEER

PRINT NAME _____ PRINT NAME

MAYOR _____ CITY CLERK

PRINT NAME _____ PRINT NAME



Phase 3 North:

A tract of land being part of Section 1, Township 46 North - Range 2 East, St. Charles County, Missouri and being more particularly described as:

Beginning at a point in the North line of property described in deed to Cora Bopp Family Limited Partnership, L.P., et al, recorded in Book 2679 page 1626 of the St. Charles County records, being the Southwest corner of "Bryan Meadows Subdivision", a subdivision according to the plat thereof recorded in Plat Book 9 page 19 of the St. Charles County records; thence Eastwardly along the North line of said Bopp property, being also the South line of said "Bryan Meadows Subdivision", South 89 degrees 03 minutes 52 seconds East 1248.44 feet to a point in the West line of Bryan Road, 100 feet wide, as widened by deed recorded in Book 1884 page 71 of the St. Charles County records; thence Southwardly along the West line of Bryan Road, 100 feet wide, as widened by said Book 1884 page 71, South 01 degree 42 minutes 05 seconds West 904.47 feet to a point; thence South 72 degrees 48 minutes 18 seconds West 182.93 feet to a point; thence South 46 degrees 58 minutes 12 seconds West 39.05 feet to a point; thence South 23 degrees 49 minutes 56 seconds West 45.40 feet to a point; thence South 50 degrees 29 minutes 54 seconds West 0.97 feet to a point; thence North 75 degrees 11 minutes 49 seconds West 456.64 feet to a point; thence along a curve to the right whose radius point bears North 14 degrees 48 minutes 11 seconds East 968.00 feet from the last mentioned point, a distance of 268.69 feet to a point; thence North 59 degrees 17 minutes 36 seconds West 89.92 feet to the Northeast line of Grand Inverness Parkway, varying width, according to the dedication plat recorded in Plat Book 51 pages 45 and 46 of the St. Charles County records; thence Northwestwardly along said Northeast line of Grand Inverness Parkway, varying width, the following courses and distances: along a curve to the right whose radius point bears North 30 degrees 42 minutes 24 seconds East 48.50 feet from the last mentioned point, a distance of 39.88 feet, along a curve to the left whose radius point bears South 77 degrees 48 minutes 56 seconds West 83.00 feet from the last mentioned point, a distance of 76.94 feet, along a curve to the right whose radius point bears North 24 degrees 42 minutes 12 seconds East 423.50 feet from the last mentioned point, a distance of 21.16 feet and along a curve to the right whose radius point bears North 27 degrees 34 minutes 00 seconds East 600.00 feet from the last mentioned point, a distance of 2.73 feet to a Southeast line of "Inverness Phase One", a subdivision according to the plat thereof recorded in Plat Book 51 pages 50-53 of the St. Charles County records; thence Northeastwardly along said Southeast line of "Inverness Phase One", North 30 degrees 42 minutes 24 seconds East 81.68 feet to an angle point; thence Northwardly along an East line of said "Inverness Phase One", North 00 degrees 56 minutes 08 seconds East 642.97 feet to the point of beginning and containing 27.157 acres according to calculations by Volz Incorporated on October 28, 2020.

Phase 3 South:

A tract of land being part of Section 1, Township 46 North - Range 2 East, St. Charles County, Missouri and being more particularly described as:

Beginning at a point in the East line of property described in deed to the Cora Bopp Family Limited Partnership, L.P., et al, recorded in Book 2679 page 1612 of the St. Charles County records, being the Northeast corner of a widening strip for Feise Road recorded in Book 4323 page 2361 of the St. Charles County records; thence Westwardly along the North line of Feise Road, varying width, as widened by said Book 4323 page 2361, North 88 degrees 33 minutes 15 seconds West 289.84 feet to the Southeast corner of Grand Inverness Parkway, varying width, according to the dedication plat recorded in Plat Book 51 pages 45 and 46 of the St. Charles County records; thence along the boundary lines of said Grand Inverness Parkway, varying width, the following courses and distances: North 75 degrees 43 minutes 05 seconds West 67.07 feet, North 88 degrees 33 minutes 15 seconds West 100.89 feet, along a curve to the right whose radius point bears North 01 degree 26 minutes 45 seconds East 20.00 feet from the last mentioned point, a distance of 31.43 feet, North 01 degree 28 minutes 41 seconds East 74.59 feet, North 01 degree 06 minutes 35 seconds West 77.52 feet, North 01 degree 28 minutes 41 seconds East 234.74 feet; along a curve to the right whose radius point bears South 88 degrees 31 minutes 19 seconds East 467.50 feet from the last mentioned point, a distance of 375.43 feet, North 47 degrees 29 minutes 24 seconds East 207.98 feet, along a curve to the left whose radius point bears North 40 degrees 10 minutes 13 seconds West 533.77 feet from the last mentioned point, a distance of 124.99 feet, along a curve to the left whose radius point bears North 55 degrees 50 minutes 52 seconds West 537.50 feet from the last mentioned point, a distance of 32.32 feet, North 30 degrees 42 minutes 24 seconds East 54.06 feet, along a curve to the right whose radius point bears South 59 degrees 17 minutes 36 seconds East 48.50 feet from the last mentioned point, a distance of 41.61 feet, along a curve to the left whose radius point bears North 10 degrees 08 minutes 11 seconds West 83.00 feet from the last mentioned point, a distance of 13.62 feet, along a curve to the right whose radius point bears South 19 degrees 32 minutes 23 seconds East 33.50 feet from the last mentioned point, a distance of 29.38 feet and South 59 degrees 17 minutes 36 seconds East 6.78 feet to a point; thence leaving said Grand Inverness Parkway, South 59 degrees 17 minutes 36 seconds East 30.40 feet to a point; thence along a curve to the left whose radius point bears North 30 degrees 42 minutes 24 seconds East 1,032.00 feet from the last mentioned point, a distance of 286.45 feet to a point; thence South 75 degrees 11 minutes 49 seconds East 472.12 feet to a point; thence South 50 degrees 29 minutes 54 seconds West 10.26 feet to a point; thence South 72 degrees 44 minutes 24 seconds West 87.27 feet to a point; thence South 38 degrees 29 minutes 03 seconds West 69.58 feet to a point; thence South 29 degrees 59 minutes 37 seconds West 76.05 feet to a point; thence South 57 degrees 46 minutes 30 seconds West 81.67 feet to a point; thence South 32 degrees 51 minutes 47 seconds West 73.36 feet to a point; thence South 11 degrees 55 minutes 45 seconds West 125.52 feet to a point; thence South 19 degrees 57 minutes 42 seconds West 75.15 feet to a point; thence South 02 degrees 40 minutes 47 seconds East 43.80 feet to a point; thence South 24 degrees 25 minutes 54 seconds West 39.18 feet to a point; thence South 35 degrees 34 minutes 37 seconds West 122.38 feet to a point; thence South 31 degrees 55 minutes 13 seconds West 124.37 feet to a point; thence South 34 degrees 17 minutes 53 seconds West 161.25 feet to the North line of Feise Road, varying width; thence Westwardly along said North line of Feise Road, varying width, North 88 degrees 57 minutes 51 seconds West 218.06 feet to the East line of the aforesaid widening strip for Feise Road recorded in Book 4323 page 2361; thence Northwardly along said East line, North 1 degree 10 minutes 34 seconds East 20.00 feet to the point of beginning and containing 20.267 acres according to calculations by Volz Incorporated on October 28, 2020.

Title Commitment 10501ARC Schedule B-II Notes:

Phase Three North (Title Parcel 1) and Phase Three South (Title Parcel 2) are referenced from commitment by Old Republic National Title Insurance Company, File No: 10501ARC; Commitment Date: January 29, 2021. Said commitment was relied upon to disclose all easements, restrictions and rights of way affecting the surveyed property. Volz Incorporated comments are shown in brackets.

- Easements established by Grand Inverness Parkway recorded in Plat Book 51 page 46 [shown, plots on Title Parcels 1 and 2].
- Easement granted to Union Electric Company by the instrument recorded May 6, 1985 in Book 1032 page 1517, affects Parcel 1 [shown, plots on Title Parcel 1].
- Easement granted to GTE Midwest, Inc. by the instrument recorded June 9, 1995 in Book 1753 page 1600, affects Parcel 1 [shown, plots on Title Parcel 1].
- Easements granted to the City of O'Fallon by the instrument recorded October 23, 1996 in Book 1884 page 71, affects Parcel 1 [shown, plots on Title Parcel 1].
- 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, does not plot on Title Parcels 1 or 2].
- 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, plots on Title Parcel 2].
- 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 2 [shown, plots on Title Parcel 2].
- 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 2 [shown, plots on Title Parcel 2].
- 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 1 [shown, plots on Title Parcel 2].
- Easement granted to Ameren by the instrument recorded in Book 7200 page 155, affects Parcel 2 [shown, plots on Title Parcel 2].
- 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 1 [shown, plots on Title Parcel 2].
- Easement granted to Ameren by the instrument recorded in Book 7200 page 163, affects Parcel 1 [shown, plots on Title Parcel 1].

Notes:

- 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. Sources of Record:

- Deed Book 1884 page 69
- Deed Book 3322 page 998
- Plat Book 39 pages 240-241
- Deed Book 1884 page 71
- Deed Book 2679 page 1612
- Plat Book 9 page 19
- Plat Book 43 pages 312-313
- Deed Book 4323 page 2361
- Deed Book 5593 page 1181
- Plat Book 43 page 298

3. The total area of this plat is 47.424 Acres.

4. Owner of Record:

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

- 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", Panels 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.

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

- ### denotes lot address.

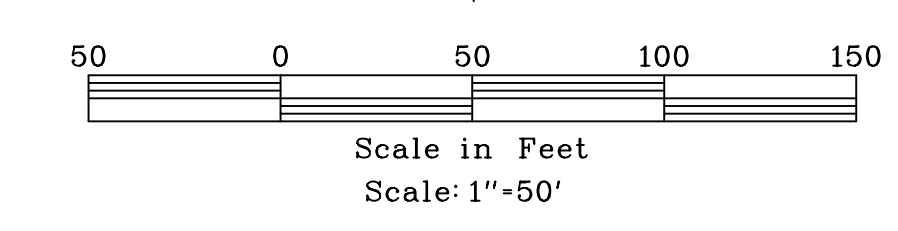
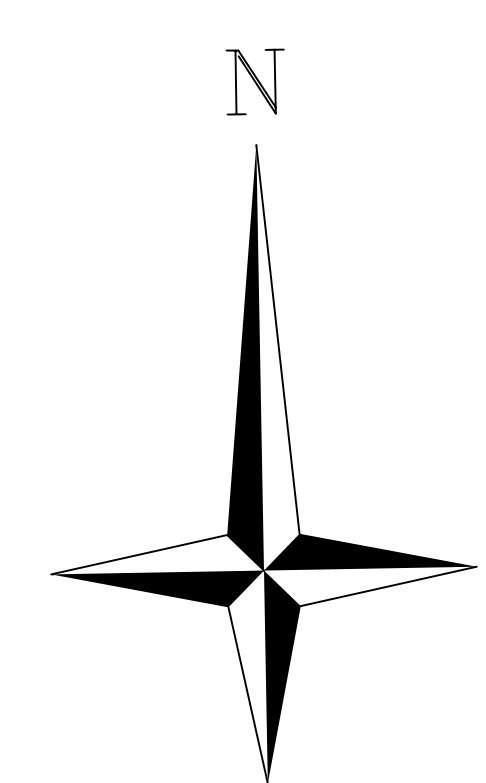
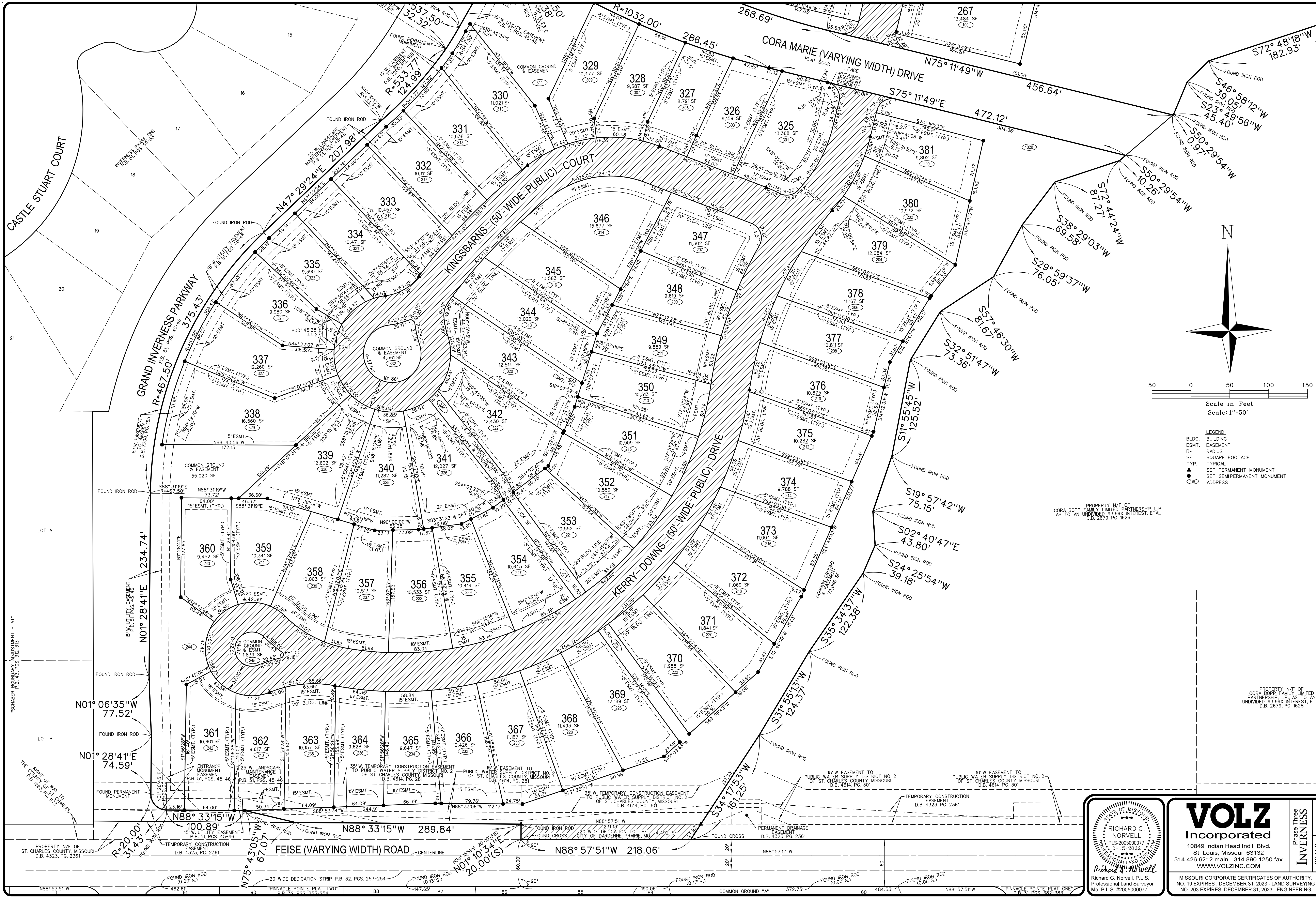
Richard G. Norvell, P.L.S.
Professional Land Surveyor
Mo. P.L.S. #2005000077

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, 2023 - LAND SURVEYING
NO. 203 EXPIRES: DECEMBER 31, 2023 - ENGINEERING

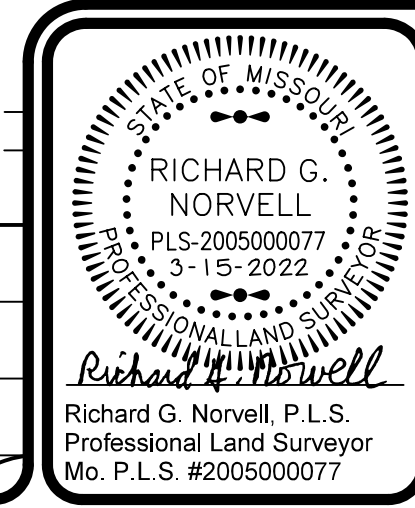
Phase Three
INVERNESS
Sheet 1 of 3
22450



- LEGEND**
- BLDG. BUILDING
 - ESMT. EASEMENT
 - R- RADIUS
 - SF- SQUARE FOOTAGE
 - TYP. TYPICAL
 - SET PERMANENT MONUMENT
 - SET SEMI-PERMANENT MONUMENT
 - ② ADDRESS

PROPERTY N/F OF
CORA BOPP FAMILY LIMITED PARTNERSHIP, L.P.
AS TO AN UNDIVIDED 93.99% INTEREST, ET AL.
D.B. 2679, PG. 1626

PROPERTY N/F OF
CORA BOPP FAMILY LIMITED
PARTNERSHIP, L.P. AS TO AN
UNDIVIDED 93.99% INTEREST, ET AL.
D.B. 2679, PG. 1626



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, 2023 - LAND SURVEYING
 NO. 203 EXPIRES: DECEMBER 31, 2023 - ENGINEERING

"SCHABER BOUNDARY ADJUSTMENT PLAT"
 P.B. NO. 1663, PGS. 312-316

PROPERTY N/F OF
ST. CHARLES COUNTY, MISSOURI
D.B. 4323, PG. 2361

TEMPORARY CONSTRUCTION
EASEMENT
D.B. 4323, PG. 2361

35' W. TEMPORARY CONSTRUCTION EASEMENT
TO PUBLIC WATER SUPPLY DISTRICT NO. 2
OF ST. CHARLES COUNTY, MISSOURI
D.B. 4614, PG. 281

15' W. EASEMENT TO
PUBLIC WATER SUPPLY DISTRICT NO. 2
OF ST. CHARLES COUNTY, MISSOURI
D.B. 4614, PG. 301

10' W. EASEMENT TO
PUBLIC WATER SUPPLY DISTRICT NO. 2
OF ST. CHARLES COUNTY, MISSOURI
D.B. 4614, PG. 301

TEMPORARY CONSTRUCTION
EASEMENT
D.B. 4323, PG. 2361

PERMANENT DRAINAGE
EASEMENT
D.B. 4323, PG. 2361

"PINNACLE POINTE PLAT ONE"
 P.B. NO. 171, PGS. 382-383