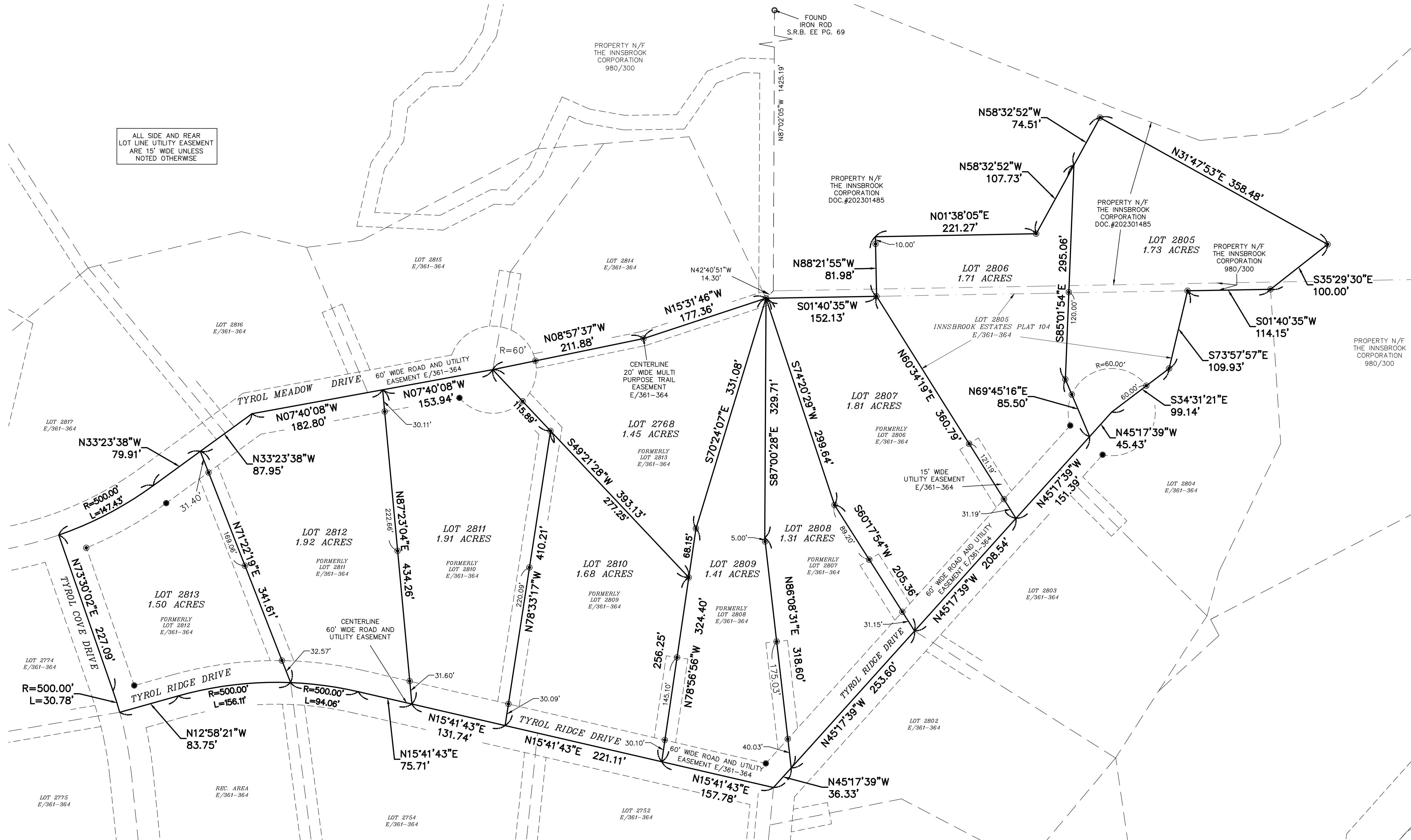


AMENDED INNSBROOK ESTATES PLAT 104

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 18 AND LOT 2805 THRU 2813 OF "INNSBROOK ESTATES PLAT 104",
SLIDE "E", PAGES 361-364, TOWNSHIP 46 NORTH, RANGE 1 WEST OF THE FIFTH PRINCIPAL MERIDIAN,
VILLAGE OF INNSBROOK, WARREN COUNTY, MISSOURI



OWNER'S CERTIFICATE

THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE, HAVE CAUSED SAID TRACT OF LAND TO BE SUBDIVIDED AS SHOWN ON THIS SUBDIVISION PLAT, WHICH PLAT SHALL HEREAFTER BE KNOWN AS "AMENDED INNSBROOK ESTATES PLAT 104".

THE UNDERSIGNED FURTHER DESIGNATES ALL UTILITY EASEMENTS SHOWN ON THIS PLAT, ARE UNLESS SPECIFIED AS BEING GRANTED FOR OTHER SPECIFIC PURPOSES BY THIS PLAT ARE HEREBY GRANTED TO THE INNSBROOK CORPORATION ITS SUCCESSORS AND ASSIGNS, INNSBROOK UTILITY COMPANY ITS SUCCESSORS AND ASSIGNS, PUBLIC WATER DISTRICT NO. 2, CENTURYLINK AND CUIVRE RIVER ELECTRIC COOPERATIVE, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND TEMPORARY STORAGE OF MATERIALS DURING INSTALLATION, REPAIR, OR REPLACEMENT OF UTILITIES, SEWERS AND DRAINAGE FACILITIES.

THE UNDERSIGNED FURTHER DESIGNATES THE ROAD EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE INNSBROOK OWNERS ASSOCIATION, ALL CURRENT AND FUTURE OWNERS OF THE LOTS SHOWN HEREON AND THEIR SUCCESSORS, ASSIGNS, LICENSEES, AGENTS, LESSEES, CONTRACTORS, SUBCONTRACTORS AND THE INNSBROOK CORPORATION AND THEIR SUCCESSORS, ASSIGNS, LICENSEES, AGENTS LESSEES, CONTRACTORS, SUBCONTRACTORS FOR THE PURPOSE OF INGRESS AND EGRESS.

THE UNDERSIGNED FURTHER DESIGNATES THE INNSBROOK CORPORATION AND THEIR SUCCESSORS, ASSIGNS, LICENSEES, AGENTS LESSEES, CONTRACTORS, SUBCONTRACTORS SHALL HAVE THE EXCLUSIVE RIGHT TO BE THE ENTITY CONSTRUCTING ANY IMPROVEMENTS ON THIS PROPERTY AND THE LOTS SHOWN HEREON. THIS COVENANT SHALL BIND ALL FUTURE ENTITIES HAVING AN INTEREST IN THE DEMISED PREMISES OR ANY PORTION THEREOF AND SHALL RUN WITH THE LAND IN PERPETUITY.

THIS PLAT ALLOWS FOR PRIMARY RESIDENCES TO BE LOCATED ON THE LOTS SHOWN HEREON.

THE UNDERSIGNED DECLARES THAT THIS SUBDIVISION SHALL BE SUBJECT TO TRUST AGREEMENT AND INDENTURE RESTRICTIONS OF INNSBROOK ESTATES, AS FILED FOR RECORD IN BOOK 232 AT PAGE 198, AND AMENDMENTS THERETO, IN THE WARREN COUNTY RECORDER'S OFFICE.

IN WITNESS WHEREOF, WE HAVE SIGNED THE FOREGOING THIS ____ DAY OF _____, 20____.

ATTEST: _____
WARREN WOBBE, EXECUTIVE VICE PRESIDENT INNSBROOK CORP.

STATE OF MISSOURI)
COUNTY WARREN) SS:

ON THIS ____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED, WARREN WOBBE, TO ME KNOWN TO BE THE PERSON OR PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

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 WRITTEN ABOVE.

NOTARY PUBLIC: _____

MY TERM EXPIRES: _____

THIS PLAT IS HEREBY APPROVED BY THE INNSBROOK OWNERS ASSOCIATION, THIS ____ DAY OF _____, 20____.

ATTEST: _____ BY: _____

THIS PLAT IS HEREBY APPROVED BY THE VILLAGE OF INNSBROOK, THIS ____ DAY OF _____, 20____.

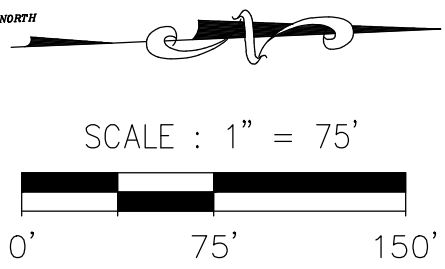
ATTEST: _____ BY: _____

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTHS OF DECEMBER 2020, JANUARY 2021 AND JULY 2023, BY THE ORDER OF THE INNSBROOK CORPORATION EXECUTED A PROPERTY BOUNDARY SURVEY AND PREPARED A SUBDIVISION PLAT ON A TRACT OF LAND BEING PART OF THE SOUTH HALF OF SECTION 18 AND PART OF THE NORTH HALF OF SECTION 19, TOWNSHIP 46 NORTH, RANGE 1 WEST OF THE FIFTH PRINCIPAL MERIDIAN, VILLAGE OF INNSBROOK, WARREN COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN PROPERTY.

PRELIMINARY NOT FOR RECORDING

DENNIS C. FRAZIER
FRAZIER LAND SURVEYING SERVICES, INC.
MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247
CORP. # 2008003911



●=SET IRON ROD/PIPE
●=SET PERMANENT MONUMENT



PREPARED FOR:
INNSBROOK CORPORATION
596 ASPEN WAY DR.
INNSBROOK, MO. 63390

DATE: 07/06/23
SCALE: 1"=75'
PROJECT NO.: 20-6394
FILE NAME: 20-6394.DWG

RECORD PLAT

DENNIS C. FRAZIER
MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247
FRAZIER LAND SURVEYING SERVICES, INC.
CORP. # 2008003911

REV-1: 05/05/21 REV 2818 2821
REV-2: 08/24/23 ADD TIES
REV-3:
REV-4:

FRAZIER LAND SURVEYING SERVICES, INC.
116 E. PEARCE BLVD., P.O. BOX 65
WENTZVILLE, MO. 63385
PHONE: 636-332-0610
FAX: 636-332-0710

1 OF 1
SHEET

GENERAL NOTES:

- BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE MISSOURI COORDINATE SYSTEM OF 1983-EAST ZONE.
- A CURRENT TITLE COMMITMENT WAS NOT FURNISHED FOR THE EXECUTION OF THE SURVEY. THEREFORE THIS PLAT IS SUBJECT TO ALL THE CONDITIONS AND EXCEPTIONS THAT A CURRENT TITLE COMMITMENT MAY REVEAL, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
 - EASEMENTS OF RECORD.
 - EASEMENTS OR CLAIMS OF EASEMENTS NOT REVEALED IN THE PUBLIC RECORDS.
 - RIGHTS OR CLAIMS OF RIGHTS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORD, IF ANY.
 - DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY. THIS SURVEY IS ALSO SUBJECT TO ANY CONVEYANCES OR TAKINGS, NOT REVEALED BY THE COUNTY ASSESSOR'S OFFICE, RIGHTS OF WAY, SETBACK LINES, COVENANTS, RESTRICTIONS AND ZONING ORDINANCES.
- THE INNSBROOK CORPORATION AND THEIR SUCCESSORS, ASSIGNS, LICENSEES, AGENTS LESSEES, CONTRACTORS, SUBCONTRACTORS SHALL HAVE THE EXCLUSIVE RIGHT TO BE ENTITY CONSTRUCTING ANY IMPROVEMENTS ON THIS PROPERTY AND THE LOTS SHOWN HEREON. THIS COVENANT SHALL BIND ALL FUTURE ENTITIES HAVING AN INTEREST IN THE DEMISED PREMISES OR ANY PORTION THEREOF AND SHALL RUN WITH THE LAND IN PERPETUITY.
- ALL LOT CORNERS TO BE MARKED WITH PERMANENT OR SEMI PERMANENT SURVEY MONUMENTATION PER THE CURRENT MISSOURI STANDARDS.

LOT SIZES AND DIMENSIONS OF LOTS 2807-2813 AND LOT 2768 HAVE NOT BEEN CHANGED FROM THE PLAT OF "INNSBROOK ESTATES PLAT 104" RECORDED IN SLIDE "E", PAGES 361-364 OF THE WARREN COUNTY RECORDS. THESE LOTS HAVE ONLY BEEN RENUMBERED FROM THE PREVIOUS PLAT.