

GENERAL NOTES:

1. BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE MISSOURI COORDINATE SYSTEM, 1983-EAST ZONE.
2. 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:
  - A. EASEMENTS OF RECORD.
  - B. EASEMENTS OR CLAIMS OF EASEMENTS NOT REVEALED IN THE PUBLIC RECORDS.
  - C. RIGHTS OR CLAIMS OF RIGHTS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORD, IF ANY.
  - D. 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.
3. 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.
4. ALL LOT CORNERS AND OR ROAD EASEMENT TO BE MARKED WITH PERMANENT OR SEMI PERMANENT SURVEY MONUMENTATION PER THE CURRENT MISSOURI STANDARDS FOR SUBDIVISIONS.

*INNSBROOK ESTATES PLAT 100*  
A TRACT OF LAND BEING PART OF THE SOUTH HALF OF SECTION 18,  
AND PART OF THE NORTHWEST QUARTER OF SECTION 19,  
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 AND SHOWN ON THIS SUBDIVISION PLAT, WHICH PLAT SHALL HEREAFTER BE KNOWN AS "INNSBROOK ESTATES PLAT 100".

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, CENTURYLINK AND OUIVRE 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 UNLESS SPECIFIED AS BEING GRANTED FOR OTHER SPECIFIC PURPOSES BY THIS PLAT, 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 25 FOOT LAKE MAINTENANCE EASEMENT IS HEREBY DEDICATED TO THE INNSBROOK CORPORATION AND THEIR SUCCESSORS, ASSIGNS, LICENSEES, AGENTS LESSEES, CONTRACTORS, SUBCONTRACTORS FOR THE PURPOSE OF MAINTENANCE AND REPAIRS.

THE UNDERSIGNED FURTHER DESIGNATES 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.

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 \_\_\_\_\_ AT PAGE \_\_\_\_\_, AND AMENDMENTS THERETO, WARREN COUNTY RECORDER'S OFFICE.

IN WITNESS WHEREOF, WE HAVE SIGNED THE FOREGOING THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2018.

ATTEST: \_\_\_\_\_ CHARLIE G. BOYCE PRESIDENT INNSBROOK CORP.

STATE OF MISSOURI )  
 ) SS:  
COUNTY WARREN )

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018 BEFORE ME PERSONALLY APPEARED, CHARLIE G. BOYCE, 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: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTHS OF OCTOBER AND NOVEMBER 2018, 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 17 AND PART OF THE NORTHWEST QUARTER OF SECTION 18, 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.

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

PREPARED FOR:  
INNSBROOK CORPORATION  
1 ASPEN CIRCLE  
INNSBROOK, MO. 63390

DATE: 10/29/18  
SCALE: 1"=100'  
PROJECT NO.: 18-5358  
FILE NAME: 18-5358.DWG

RECORD PLAT

REV-1: 09/05/18 ADJUST EASEMENTS  
REV-2:  
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

