

VILLAGE LUXURY LOCKERS CONDOMINIUM SUBDIVISION

Sec.3-T39N-R16W Camden County, MO

Sheet Number:		1 OF 2
Date:	1/16/24	Scale: 1"=30'
Project Number: 23-10137		
Field Book: M-305		
Drawn By:	BFH	Approved By: R.L.W.

The Declarant expressly reserves the following Development Rights and Special Declarant Rights as enumerated in Article 15 of the Declaration of Condominium for Village Luxury Lockers, which is recorded in Book ___ at Page ___ in the Camden County Recorder of Deeds Office.

These Development Rights and Special Declarant Rights apply to Lot One and any additional property that may be added to the condominium subdivision as described in Exhibit B of the Declaration. The reserved Development Rights and Special Declarant Rights may be exercised at any time and in any order. Lot One of the Village Luxury Lockers Condominium Subdivision as shown hereon and Units has and Units 210, 220, 230, and 280 in Building 1 are hereby added to the condominium contemporaneously with the recording of this Plat.

The following Development Rights and Special Declarant Rights are reserved by the Declarant as enumerated in Article 15 of the Declaration of Condominium for Village Luxury Lockers:

Article 15 DEVELOPMENT RIGHTS AND SPECIAL DECLARANT RIGHTS

Section 15.1 General Development Rights. In addition to the easement rights reserved in Article 6, the Declarant reserves to itself and for the benefit of its successors and assigns the following development rights, which shall exist for a period of twenty (20) years following the date of recordation of this Declaration, as follows:

- i. Until the construction, marketing and sale of all Units is completed, including any future Units which may be created under Section 15.2 of this Declaration, to connect with and make use of utility lines, wires, pipes and conduits located on the Property for construction and sales purposes, provided that the Declarant shall be responsible for the cost of services so used;
- ii. Until the construction, marketing and sale of all Units is completed, including any future Units which may be created under Section 15.2 of this Declaration, to use the Common Elements for ingress and egress, for the repair and construction of additional Units and Common Elements including the movement and temporary storage of construction materials and equipment, and for the installation of signs and lighting for sales and promotional purposes;
- iii. Until the construction, marketing and sale of all Units is completed, including any future Units which may be created under Section 15.2 of this Declaration, to subdivide or convert Units into Common Elements, to withdraw real estate from the Condominium and any and all other Development Rights as are now allowed or in the future may be allowed by the Act, including the withdrawal of any portion of the Common Elements;
- iv. Until the construction, marketing and sale of all Units is completed, including any future Units which may be created under Section 15.2 of this Declaration, to complete all improvements shown on the Plats and Plans, to exercise the Development Rights set forth herein, to maintain models and sales offices and to exercise the easements as set forth in Article 6 hereof, to make the Condominium part of a larger condominium, to make the Condominium subject to a master association, to appoint or remove any officer or Executive Board member during any period of Declarant control of the Association and any and all other Special Declarant Rights as are now allowed or in the future may be allowed by the Act; and
- v. Until the construction, marketing and sale of all Units is completed, including any future Units which may be created under Section 15.2 of this Declaration, to amend this Declaration from time to time, without the approval or consent of the Association.

The real estate subject to these Development Rights and Special Declarant Rights is the Property submitted to the condominium as legally described on Exhibit A hereto and the Property which the Declarant may submit to the condominium for future development as legally described on Exhibit B hereto.

Section 15.2 Phasing. In accordance with and subject to the Condominium Act, the Declarant reserves the right, but not the obligation, from the date of the recording of this Declaration until the completion of construction, marketing and the sale of one hundred (100) units all Development Rights reserved herein for a period of twenty (20) years following the date of recordation of this Declaration. Such development rights may be exercised with respect to different parcels of real estate at different times and no assurances are made at when or what order such rights will be exercised, or if such rights will be exercised at all. The Declarant reserves the right to exercise any and all development rights and special declarant rights reserved unto it until such time as one hundred (100) units are completed, as follows:

- i. To create up to eighty-one (81) additional Units and Limited Common Elements appurtenant to such Units on the Property which Declarant may submit to the condominium for future development, as shown on the attached Exhibit B, for a total of one hundred (100) units. Such additional Units and Limited Common Elements consist of up to eight (8) additional Buildings plus accompanying Common Elements and Limited Common Elements. Although the Declarant has reserved such right, additional Buildings, Units, Common Elements and Limited Common Elements NEED NOT BE BUILT. The Declarant reserves the right to configure the Project and the buildings in any location, except that, if the Declarant has entered into a binding purchase and sale agreement for the sale of a particular Unit, it will be obligated to construct the Building Phase in which that Unit is located and to add that Building Phase to the Condominium. Upon addition of such Building Phases, which additions, subject to the provisions of purchase and sale agreements for the future Units, may occur in any number of stages and in such order as the Declarant determines, or not at all, they shall be substantially completed and shall be fully integrated into the Condominium as if this Declaration had been originally executed and recorded containing the additional Building Phases. The Percentage Interest, Common Expense liability and votes of all Units shall be reallocated in accordance with the formulas set forth in Article 5 and Section 15.2(b) of this Declaration and as more particularly set forth in the amendment adding said Building Phases. All such future Units and Limited Common Elements shall be consistent with the initial Units in terms of the quality of construction, general architectural style and principal materials, provided that the Declarant may substitute construction materials and techniques so long as the construction is aesthetically pleasing and performed in a workmanlike manner. All restrictions in or created by authority of this Declaration affecting the use, quality or alienation of Units shall apply to such Building Phases.
- ii. Upon the addition of such Units to the Condominium, the Percentage Interest and Common Expense liability of all Units shall be reallocated by a formula based on the total number of square feet in a Unit's floor area (exclusive of Limited Common Elements) divided by the total number of square feet of floor area in all Units (exclusive of Limited Common Elements). Each Unit shall have one (1) vote in the Association to permit equality among Units. The effective date for the reallocation of the Percentage Interest and Common Expense liability for and of the assignment of Common Expense Assessments and of a vote to such additional Units shall be the date of the recording in the office of the Camden County Recorder of Deeds by the Declarant of the amendment to this Declaration creating such Units.

Section 15.3 Exercise of Rights. The exercise of the Development Rights and Special Declarant Rights reserved herein shall be in accordance with and governed by the provisions of the Act, including without limitation Section 448.2-110 of the Act and shall exist for a period of twenty (20) years following the date of recordation of this Declaration. To exercise the Development Rights reserved in Section 15.2(a) of this Declaration, the Declarant will prepare, execute and record an amendment to this Declaration, which amendment shall assign an identifying number and a vote in the Association to each new Unit created, reallocate the Percentage Interest and Common Expense liability of all Units, and describe the Limited Common Elements created thereby and designate to which Units those Limited Common Elements are allocated. Further, in accordance with Section 448.2-109.6 of the Act, the Declarant will either record new Plats and Plans or record a certificate that the Plats and Plans previously recorded conform to the requirements of the Act.

Section 15.4 Amendment. This Article 15 shall not be amended or terminated without the written consent of the Declarant duly recorded in the office of the Camden County Recorder of Deeds.

OWNER'S CERTIFICATE

The undersigned, Village Luxury Lockers, L.L.C., a Missouri limited liability company, being the owner of the tract of land heretofore platted as VILLAGE LUXURY LOCKERS CONDOMINIUM SUBDIVISION, has caused said plat to be submitted to the provisions of the Missouri Uniform Condominium Act as contained in sections 448.1-101 through 448.4-120, Revised Statutes of Missouri (1983, as amended), and to be surveyed in the manner shown on this plat and hereafter be known as "Village Luxury Lockers Condominium Subdivision".

Village Luxury Lockers, L.L.C., a Missouri limited liability company

_____ Managing Member

STATE OF _____)
)SS
COUNTY OF _____)

On this _____ day of _____, 2024, before me personally appeared _____, Managing Member of Village Luxury Lockers, L.L.C., a Missouri limited liability company, to me personally known, who being by me duly sworn, did acknowledge the said instrument to be the free act and deed of the said Missouri Limited Liability Company.

TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

_____ Notary Public

My commission expires: _____

APPROVAL OF PLAT

The certificate of approval prepared for the dated signature of the Planning Administrator, I, _____ Planning & Zoning Administrator for Camden County, Missouri, do hereby certify that the accompanying plat has been reviewed for compliance with the adopted, Unified Land-Use Regulations for the Camden County's Lake District Planning Area jurisdiction, and is hereby approved for recording by the Planning Commission of said County, subject to its being recorded in the County Recorder of Deed's office within 60 days of the date below.

IN WITNESS WHEREOF, I have hereunto signed and sealed the foregoing this _____ day of _____, 2024.

(COUNTY SEAL)

Surveyor's Certificate

This is to certify that I, Ricky L Wilson, a registered Land Surveyor in the State of Missouri, during the month of January, 2024, by order of Village Luxury Lockers, L.L.C., did survey and monument VILLAGE LUXURY LOCKERS CONDOMINIUM SUBDIVISION, upon part of Section 3, Township 39 North, Range 16 West, Camden County, Missouri. The survey was made when the improvements were substantially completed and the results of said survey are as shown. The dimensions and elevations shown are the result of an actual survey, including each unit. The plat contains all information required by Chapter 448 (RSMo, 1983, as amended), the Missouri Uniform Condominium Act, except that it is not feasible to include a description of all easements thereon. The survey was made in accordance with the requirements of the standards for Property Boundary Surveys appearing at 4 C.S.R. 30-2, in accordance with Section 448.2-109 RSMo, and this survey meets the current Missouri Minimum Standards for Property Boundary Surveys.

In Witness Whereof, I have hereunder signed and sealed the foregoing this _____ day of _____, 2024.

Ricky L. Wilson
MO. REG. NO. L.S. 2638

VILLAGE LUXURY LOCKERS CONDOMINIUM SUBDIVISION
SECTION 3, TOWNSHIP 39 NORTH, RANGE 16 WEST,
CAMDEN COUNTY, MISSOURI

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Alpha Engineering & Surveying, LLC
1037 Orange Beach Rd
Orange Beach, MO 64655
(573) 392-3312 (F) 314-5552
Civil & Structural Engineering, Land Surveying
Environmental Operations, Material Testing



ALPHA ENGINEERING & SURVEYING, LLC
MO State Certificates of Authority:
LS - 2023034755
E - 2023033612

The Professional Surveyor's seal affixed to this sheet applies only to material and items as shown on this sheet. All drawings, instruments, or other documents not exhibiting this seal shall not be considered prepared by this Surveyor, and this Surveyor expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal.

SEAL

VILLAGE LUXURY LOCKERS CONDOMINIUM SUBDIVISION

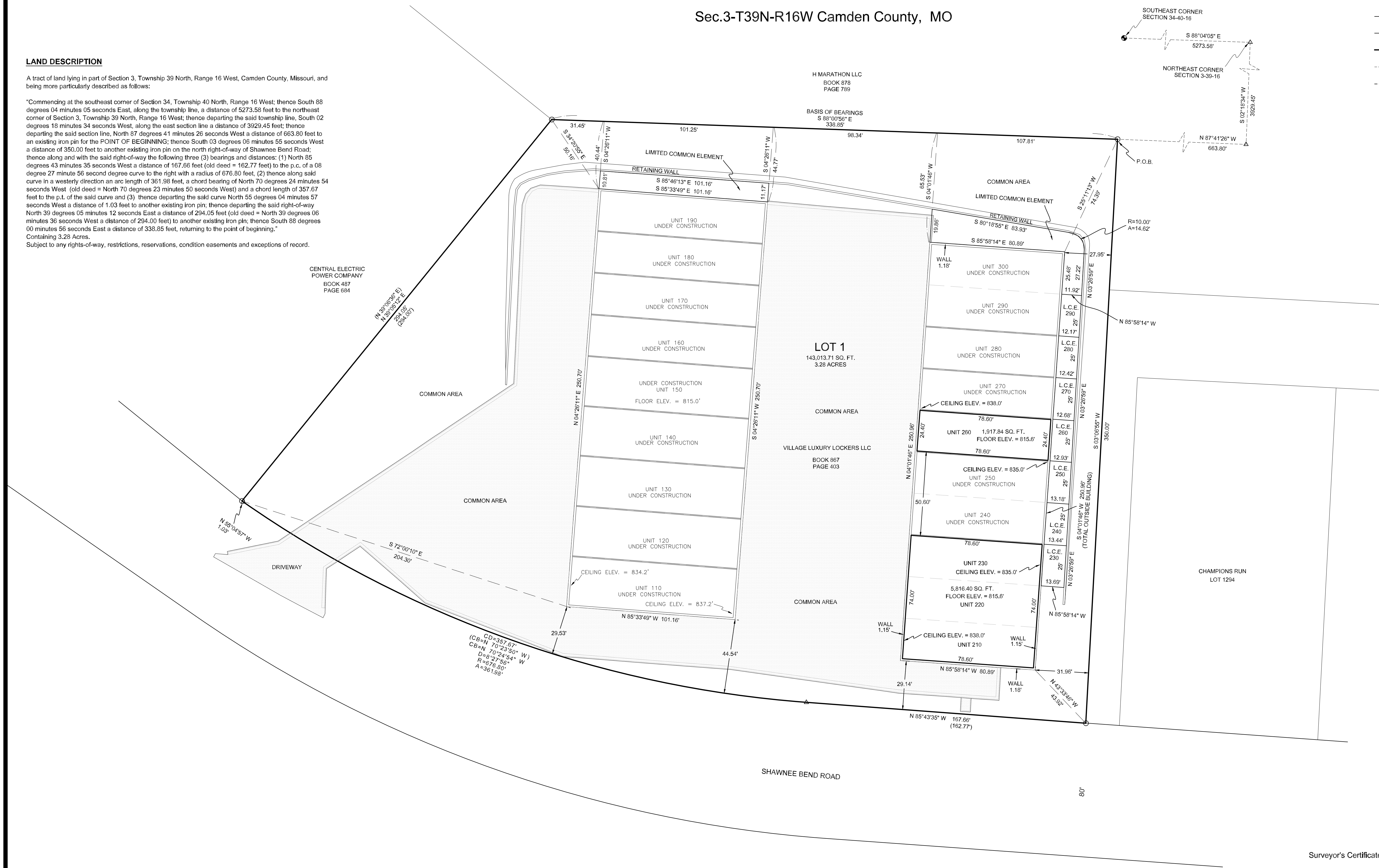
Sec.3-T39N-R16W Camden County, MO

LAND DESCRIPTION

A tract of land lying in part of Section 3, Township 39 North, Range 16 West, Camden County, Missouri, and being more particularly described as follows:

"Commencing at the southeast corner of Section 34, Township 40 North, Range 16 West; thence South 88 degrees 04 minutes 05 seconds East, along the township line, a distance of 5273.58 feet to the northeast corner of Section 3, Township 39 North, Range 16 West; thence departing the said township line, South 02 degrees 18 minutes 34 seconds West, along the east section line a distance of 3929.45 feet; thence departing the said section line, North 87 degrees 41 minutes 23 seconds West a distance of 663.80 feet to an existing iron pin for the POINT OF BEGINNING; thence South 03 degrees 08 minutes 55 seconds West a distance of 350.00 feet to another existing iron pin on the north right-of-way of Shawnee Bend Road; thence along and with the said right-of-way the following three (3) bearings and distances: (1) North 85 degrees 43 minutes 35 seconds West a distance of 167.66 feet (old deed = 162.77 feet) to the p.c. of a 08 degree 27 minute 56 second degree curve to the right with a radius of 676.80 feet, (2) thence along said curve in a westerly direction an arc length of 361.98 feet, a chord bearing of North 70 degrees 24 minutes 54 seconds West (old deed = North 70 degrees 23 minutes 50 seconds West) and a chord length of 357.67 feet to the p.t. of the said curve and (3) thence departing the said curve North 55 degrees 04 minutes 57 seconds West a distance of 1.03 feet to another existing iron pin; thence departing the said right-of-way North 39 degrees 05 minutes 12 seconds East a distance of 294.05 feet (old deed = North 39 degrees 06 minutes 36 seconds West a distance of 294.00 feet) to another existing iron pin; thence South 88 degrees 00 minutes 56 seconds East a distance of 338.85 feet, returning to the point of beginning."

Containing 3.29 Acres.
Subject to any rights-of-way, restrictions, reservations, condition easements and exceptions of record.



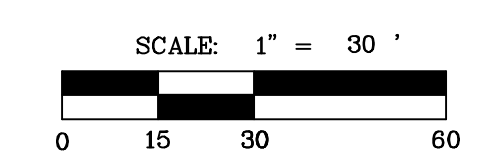
LEGEND

Standard symbols that may appear on this drawing

- Centerline of Road
- R-O-W Line
- Property Line
- Setbacks
- Closure Line
- Found Monument
- Set Monument
- No Found or Set Monument
- Government Corner
- Utility Pole
- Sewer Valve
- Manhole
- Cleanout
- Electric Box
- Class of Survey - Urban

Note:

1. Bearings and Distances in parenthesis are from recorded deed(s) and/or plat(s).
2. All monuments set and found are 1/2" Iron Pins, unless otherwise noted.
3. L.C.E. = Limited Common Element



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Drawn By: BFH Approved By: R.L.W.

VILLAGE LUXURY LOCKERS CONDOMINIUM SUBDIVISION
SECTION 3, TOWNSHIP 39 NORTH, RANGE 16 WEST,
CAMDEN COUNTY, MISSOURI

Alpha Engineering & Surveying, LLC
1037 Orange Beach Rd
Orange Beach, AL 36561
(251) 346-5552
Civil & Structural Engineering, Land Surveying
Environmental Operations - Material Testing



ALPHA ENGINEERING & SURVEYING, LLC
MO State Certificate of Authority:
LS - 2023034755
E - 2023033612

The Professional Surveyor's seal affixed to this sheet applies only to material and items as shown on this sheet. All drawings, instruments, or other documents not exhibiting this seal shall not be considered prepared by this Surveyor, and this Surveyor expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal.

SEAL

Surveyor's Certificate

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In Witness Whereof, I have hereunder signed and sealed the foregoing this ____ day of _____, 2024.

Ricky L. Wilson
MO. REG. NO. L.S. 2638

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