

LEGAL DESCRIPTION

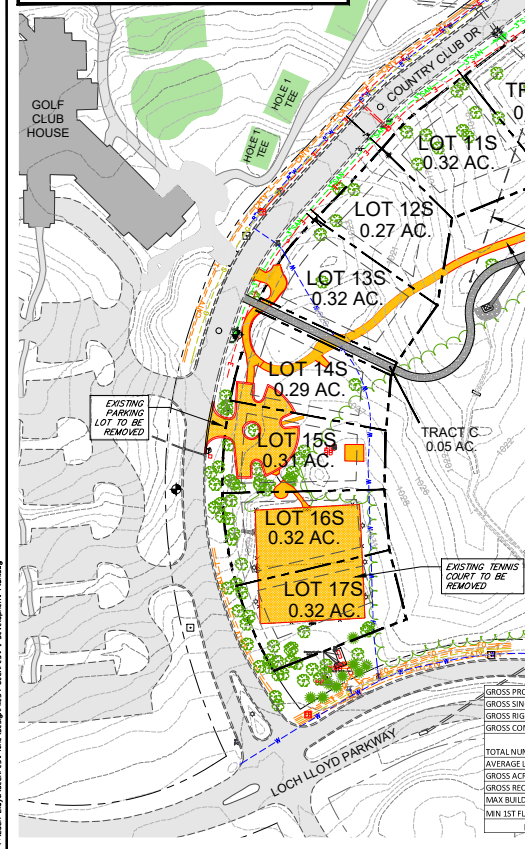
All that part of Tract B, LOCH LLOYD - FIRST PLAT, lying South of Suffolk Lane, a private drive, as now established, and lying Southeast of Country Club Drive, a private drive, as now established, all in the Northwest Quarter of Section 16, Township 48 North, Range 23 West, in the Village of Loch Lloyd, Cass County, Missouri, being more particularly described by Edward K. Donnellz, LS-2664 on this 21st day of June, 2024, as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri State Plane Coordinate System, West Zone, NAD 83.) Beginning at the Southeast corner of LOCH LLOYD PHASE 1, a subdivision in the Village of Loch Lloyd, Cass County, Missouri, according to the recorded plat thereof, also being the intersection of the West right-of-way line of Holmes Road, as it currently exists, with the South line of said Suffolk Lane, thence S 89°07'28" W with said West right-of-way line of Holmes Road, a distance of 25.50 feet to the Northeast corner of Tract C of the Northwest Quarter of Block 2032 at Page 18; thence N 37°02'28" W with the North line of said Tract C of the Northwest Quarter of Block 2032 at Page 18, a distance of 15.73 feet to the Northwest corner of said Tract C; thence S 89°07'28" W with the West line of said Tract C of the Northwest Quarter of Block 2032 at Page 18, a distance of 15.80 feet; thence continuing with said West line of Tract C, a distance of 37.18 feet; thence N 79°49'22" W and no longer with said West line of Tract C, a distance of 103.73 feet; thence N 70°34'10" W, a distance of 89.10 feet; thence N 73°02'01" W, a distance of 82.20 feet; thence N 75°42'54" W, a distance of 82.24 feet; thence N 74°42'27" W, a distance of 84.88 feet; thence N 79°12'10" W, a distance of 84.00 feet; thence S 37°27'04" W, a distance of 111.11 feet; thence S 4°22'02" W, a distance of 103.28 feet; thence S 64°12'50" W, a distance of 103.28 feet; thence S 27°42'00" W, a distance of 63.63 feet; thence N 80°32'55" W, a distance of 103.02 feet; thence S 30°30'11" W, a distance of 91.02 feet; thence S 33°22'27" N, a distance of 104.00 feet; thence S 10°02'02" W, a distance of 104.00 feet; thence S 89°32'15" W, a distance of 104.00 feet; thence S 89°32'15" W, a distance of 62.15 feet; thence S 04°44'12" E, a distance of 63.52 feet; thence S 19°49'12" E, a distance of 71.09 feet; thence S 88°49'47" W, a distance of 145.86 feet; thence the Southeastern boundary of said Country Club Drive, as it currently exists, North to the intersection with said Southeastern boundary of Country Club Drive, a curve to the right, having a Chord Bearing of N 10°28'44" East, a Chord Distance of 203.43 feet, a Radius of 382.00 feet, an Arc Distance of 205.92 feet; thence Northwesterly, continuing with said Southeastern boundary of Country Club Drive, on a curve to the right, having a Chord Bearing of 00°17'54" East, a Chord Distance of 154.85 feet, a Radius of 477.05 feet, an Arc Distance of 154.73 feet; thence N 18°30'07" East, continuing with said Southeastern boundary of Country Club Drive, a distance of 33.00 feet; thence Northwesterly, along a curve to the right, continuing along said Southeastern boundary of Country Club Drive, having a Chord Bearing of N 11°21'58" E, a Chord Distance of 97.34 feet, a Radius of 220.00 feet, an Arc Distance of 98.15 feet; thence N 44°08'49" East, continuing along said Southeastern boundary of Country Club Drive, a distance of 48.20 feet; thence Northwesterly, along a curve to the left, continuing along said Southeastern boundary of Country Club Drive, having a Chord Bearing of 42°58'19" E, a Chord Distance of 101.89 feet, an Arc Distance of 103.28 feet, an Arc Distance of 103.70 feet; thence Northwesterly, continuing with said Southeastern boundary of Country Club Drive, on the West side of said curve to the right, having a Chord Bearing of N 47°08'30" East, a Chord Distance of 91.40 feet, a Radius of 170.00 feet, and an Arc Distance of 96.47 feet; thence N 53°17'14" East, continuing with said Southeastern boundary of Country Club Drive, a distance of 244.87 feet; thence Northwesterly, continuing with said Southeastern boundary of Country Club Drive, having a Chord Bearing of N 47°41'31" E, a Chord Distance of 241.53 feet, a Radius of 478.00 feet, an Arc Distance of 243.86 feet to the intersection with said South line of Suffolk Lane, thence S 87°27'42" E, along said South line of Suffolk Lane, a distance of 30.02 feet; thence East, continuing along said South line of Suffolk Lane, on a curve to the left, having a Chord Bearing of S 79°37'28" E, a Chord Distance of 252.72 feet, a Radius of 250.00 feet, an Arc Distance of 252.84 feet; thence continuing along said South line of Suffolk Lane, S 79°37'28" E, a distance of 216.30 feet to a point of curvature, thence East, continuing with said South line of Suffolk Lane, on a curve to the left, having a Chord Bearing of S 87°18'41" E, a Chord Distance of 100.00 feet, a Radius of 780.00 feet, an Arc Distance of 100.15 feet; thence continuing with said South line of Suffolk Lane, S 87°18'41" E, a distance of 84.16 feet to the Point of Beginning. The above described tract contains 256,655.09 square feet, or 5.8 acre, more or less.

SUBSCRIBER'S CERTIFICATE

I hereby certify that the above real property description was prepared by me or under my direct supervision.

Date: _____
 Edward K. Donnellz
 Missouri P.L.C. No. 2664
 Commercial Consulting Engineers, Inc.
 9000 State Line Road
 Leesport, KS 66206
 Missouri Corporate License No. LS-302



GROSS PROJECT AREA	5.88 ACRES
GROSS SINGLE FAMILY RESIDENTIAL AREA	5.37 ACRES
GROSS RIGHT-OF-WAY AREA	0.40 ACRES
GROSS COMMON AREA TRACTS	0.47 ACRES
TOTAL NUMBER OF LOTS	17 UNITS
AVERAGE LOT SIZE = (5,37/17)	0.32 ACRES
GROSS ACRES PER LOT = (5.88/17)	0.34 ACRES
GROSS RES. & OPEN SPACE RATIO = (0.47/5.84)	0.08
MAX BUILDING HEIGHT	35 FT
MIN 1ST FLOOR BUILDING SQ. FT. LOTS	2,100 FT ²
half stories min. 2400 FT ² with 1800 FT ² on main level	

JULY 11, 2024
 THE DRAWING IS THE ORIGINAL INSTRUMENT ONLY AND IS NOT TO BE REPRODUCED FOR CONSTRUCTION. SEE INFORMATION FROM BEST AVAILABLE INFORMATION AND NOT GUARANTEED CORRECT. DESIGN MAY VARY DEPENDING ON ACTUAL TOPOGRAPHY, DRAINAGE, SOIL CONDITIONS, SURVEY, ETC. THE ADDITIONAL DATA AND THE CONDITIONS COULD CAUSE CHANGES IN SPACE AVAILABILITY FOR DEVELOPMENT, ETC., AND MAY INCREASE THE DEVELOPMENT COSTS.

LOT SETBACKS
LOTS 1A-7A

FRONT	20'
REAR	30'
SIDE	5'

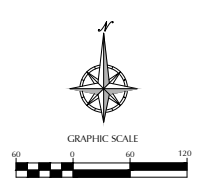
LOT SETBACKS
LOTS 8A-17A

FRONT	20'
REAR	30'
SIDE	10'

LEGEND

- Existing Water Main
- Existing Gas Main
- Existing Sanitary Sewer Main (Low Pressure System)
- Existing Communications
- Existing Storm Sewer
- Proposed Sanitary Sewer Main (Low Pressure System)
- Proposed K&P&L Power
- Proposed Water Main
- Proposed Gas Main
- Proposed Communications
- Proposed Storm Sewer

Found on noted
 Set 1/2" x 24" with log C021 30030044
 U/E Utility Easement
 R/W Right of Way
 D/E Drainage Easement
 --- Phase Boundary
 Trail Removal
 Proposed 6' Wide Lot



In testimony whereof, SE REDEV LLC, has caused these presents to be signed Dale Brook, Co-Manager, this _____ day of _____, 2024.

By: Dale Brook
 Co-Manager
 STATE OF _____
 COUNTY OF _____
 BE IT REMEMBERED that on the _____ day of _____, 2024, before me, the undersigned, a notary public in and for the County and State aforesaid, came Dale W. Brook, to me personally known, who being by me duly sworn, did say that he is the Co-Manager of SE REDEV LLC, and that said instrument was signed on behalf of said corporation and that Dale W. Brook acknowledged said instrument to be the free act and deed of said company.
 IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.
 My commission expires: _____ Notary Public
 Randall Schultz - Chairman Village of Loch Lloyd
 Anthony Lafata - Village Clerk

FINAL UTILITY AND LOCATIONS ARE SUBJECT TO CHANGE PENDING UTILITY COMPANY FINAL DESIGN

APPROVAL OF THIS PLAN IS SUBJECT TO ENGINEERING APPROVAL AND EXISTING REGULATIONS OF LOCH LLOYD VILLAGE AND THE NORTHWEST CASS COUNTY WATER RESOURCE DISTRICT

- PHASING**
 - PUBLIC IMPROVEMENTS COMPLETED IN ONE PHASE
- LANDSCAPING**
 - LANDSCAPING OF THE COMMON AREAS WILL BE SIMILAR TO WHAT EXISTS IN THE OTHER PARTS OF LOCH LLOYD AND THE LANDSCAPING OF THE HOMES WILL BE CONTROLLED BY THE DESIGN REVIEW GUIDELINES WHICH ADHERE TO THOSE ISSUED BY THE GOVERNING AUTHORITY.
- LIGHTING PLAN**
 - THE FINAL LIGHTING STYLE WILL BE CHOSEN BY THE OWNERSHIP GROUP AND SPECIAL CONSIDERATION WILL BE GIVEN TO MAINTAINING SAFETY WHILE MINIMIZING LIGHT POLLUTION IN THE AREA
 - LIGHT FIXTURES WILL BE CONSISTENT WITH THOSE IN LOCH LLOYD
- SIGNAGE PLAN**
 - IF REQUIRED SIGNAGE WILL BE PLACED IN ACCORDANCE WITH THE LATEST EDITION OF MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS
- PARKING**
 - NO OFF-STREET PARKING
- MAINTENANCE**
 - THE DEVELOPER WILL MAINTAIN THE COMMON AREAS UNTIL THE ROADS ARE HANDLED OVER. AT WHICH TIME THE SOUTH HOA WILL MAINTAIN THE COMMON AREAS.
- PRESENT ZONING**
 RECREATIONAL OPEN SPACE - ROS

- GENERAL NOTES**
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APWA STANDARDS.
 - ALL WATER MAIN EXTENSIONS AND SANITARY SEWER MAIN EXTENSIONS SHALL BE IN COMPLIANCE WITH NORTHWEST CASS COUNTY WATER RESOURCE BOARD.
 - ALL PROPOSED SANITARY SEWERS WILL TIE TO EXISTING FORCE MAIN AND WILL BE TREATED BY JOHNSON COUNTY WASTEWATER.
 - SOURCE OF WATER WILL BE FROM NORTHWEST CASS COUNTY WATER RESOURCE BOARD.
 - ALL DEVELOPMENT WORK SHALL OCCUR BETWEEN THE HOURS OF 8 A.M. - 5 P.M. MONDAY THROUGH FRIDAY. NO DEVELOPMENT WORK ON SATURDAY OR SUNDAY.
 - ACCESS FOR IMPROVEMENTS INCLUDING MASS GRADING AND UTILITY INSTALLATION WILL BE PER CONSTRUCTION ACCESS PLAN.
 - ALL STAGING OF MATERIALS AND EQUIPMENT SHALL BE LOCATED WITHIN THE SECHREST PROPERTY & PERMITS WILL BE OBTAINED FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES FOR SITE DISTURBANCE WHEN MORE THAN 1 ACRE OF LAND IS DISTURBED. THE SITE DISTURBANCE PERMIT WILL INCLUDE PREPARATION OF SITE DISTURBANCE PLANS AND A STORMWATER POLLUTION PREVENTION PLAN.
 - LOCAL DRAINAGE FOR PROPOSED IMPROVEMENTS WILL BE EVALUATED TO DETERMINE IF STORMWATER DETENTION IS REQUIRED - DRAINAGE AREAS AND PATTERNS WILL BE ANALYZED TO MITIGATE DOWNSTREAM IMPACTS FROM RUNOFF.
 - A PRE-CONSTRUCTION AND POST-CONSTRUCTION VIDEO OF EXISTING ROADWAYS ALONG THE CONSTRUCTION ACCESS ROUTE WILL BE COMPLETED TO IDENTIFY DAMAGE TO EXISTING INFRASTRUCTURE. THE DEVELOPER WILL REPAIR ANY PAVEMENTS AND CURB OR WALKWAYS AS A RESULT OF SUCH DAMAGE.

PROPOSED ZONING
 PLANNED RESIDENTIAL DEVELOPMENT - PRD

PRESENT OWNERSHIP
 SE REDEV, LLC
 DALE BROOK - CO-MANAGER



SECHREST AT LOCH LLOYD
FINAL DEVELOPMENT PLAN
 VILLAGE OF LOCH LLOYD, CASS COUNTY, MISSOURI

DATE: _____

DRAWN BY: _____

CHECKED BY: _____

REVISIONS:

SHEET TITLE & NUMBER
FINAL DEVELOPMENT PLAN SITE 1

C101

In testimony whereof, S9 REDEV LLC, has caused these presents to be signed Dale Brook, Co-Manager, this _____ day of _____, 2024.

By: Dale Brook
Co-Manager

STATE OF _____ ss. _____
COUNTY OF _____

BE IT REMEMBERED that on the _____ day of _____, 2024, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Dale M. Brook, to me personally known, who being by me duly sworn did say that he is the Co-Manager of S9 REDEV LLC, and that said instrument was signed on behalf of said corporation and that Dale M. Brook acknowledged said instrument to be the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

My commission expires: Notary Public

Randall Schultz — Chairman Village of Loch Lloyd
Anthony Lafata — Village Clerk

SURVEYOR'S CERTIFICATE
I hereby certify that the above real property description was prepared by me or under my direct supervision.

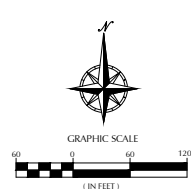
Date: _____
Edward K. Dannewitz
Missouri P.L.S. No. 2664
Continental Consulting Engineers, Inc.
3000 State Line Road
Lewistown, MO 64669
Missouri Corporate License No. LS-302

JULY 11, 2024

THE DRAWING OR CONSTRUCTION PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. SEE INFORMATION WAS OBTAINED FROM BEST AVAILABLE INFORMATION. THE USER SHALL VERIFY THE CORRECTNESS OF ALL DATA AND CONDITIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY DATA AND CONDITIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DATA AND CONDITIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DATA AND CONDITIONS.

GROSS PROJECT AREA	1.98 ACRES
GROSS SINGLE FAMILY RESIDENTIAL AREA	1.70 ACRES
GROSS RIGHT-OF-WAY AREA	0 ACRES
GROSS COMMON AREA TRACTS	0.28 ACRES
TOTAL NUMBER OF LOTS	4 UNITS
AVERAGE LOT SIZE = (1.70/3)	0.43 ACRES
GROSS ACRES PER LOT = (1.98/4)	0.50 ACRES
GROSS REC & OPEN SPACE RATIO = (0.28/1.98)	0.14
MAX BUILDING HEIGHT	35 FT
MIN 1ST FLOOR BUILDING SQ. FT.	2,100 FT ²
half stories min. 2400 ft ² with 1800 ft ² on main level	

LOT SETBACKS	
FRONT	35'
REAR	30'
SIDE	15'



LEGEND

- Existing Water Main
- Existing Gas Main
- Existing Sanitary Sewer Main (Low Pressure System)
- Existing Communications
- Existing Storm Sewer
- Proposed Sanitary Sewer Main (Low Pressure System)
- Proposed K&P&L Power
- Proposed Water Main
- Proposed Gas Main
- Proposed Communications
- Proposed Storm Sewer

○ Found as noted
 ● Set 1/2" x 24" rebar with cap CBS 201300044
 U/E Utility Easement
 R/W Right of Way
 D/E Drivage Easement
 --- Phase Boundary
 [Yellow Box] Trail Removal
 [Grey Box] Proposed 6" Wide Trail

APPROVAL OF THIS PLAN IS SUBJECT TO ENGINEERING APPROVAL AND EXISTING REGULATIONS OF LOCH LLOYD VILLAGE AND THE NORTHWEST CASS COUNTY WATER RESOURCE DISTRICT



SECHREST AT LOCH LLOYD

FINAL DEVELOPMENT PLAN

VILLAGE OF LOCH LLOYD, CASS COUNTY, MISSOURI

PHASING
-PUBLIC IMPROVEMENTS COMPLETED IN ONE PHASE

LANDSCAPING
LANDSCAPING OF THE COMMON AREAS WILL BE SIMILAR TO WHAT EXISTS IN THE OTHER PARTS OF LOCH LLOYD AND THE LANDSCAPING OF THE HOMES WILL BE CONTROLLED BY THE DESIGN REVIEW GUIDELINES WHICH ADHERE TO THOSE ISSUED BY THE GOVERNING AUTHORITY.

LIGHTING PLAN
- THE FINAL LIGHTING STYLE WILL BE CHOSEN BY THE OWNERSHIP GROUP AND SPECIAL CONSIDERATION WILL BE GIVEN TO MAINTAINING SAFETY WHILE MINIMIZING LIGHT POLLUTION IN THE AREA
- LIGHT FIXTURES WILL BE CONSISTENT WITH THOSE IN LOCH LLOYD

SIGNAGE PLAN
-IF REQUIRED SIGNAGE WILL BE PLACED IN ACCORDANCE WITH THE LATEST EDITION OF MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS

PARKING
-NO OFF-STREET PARKING

MAINTENANCE
-THE DEVELOPER WILL MAINTAIN THE COMMON AREAS UNTIL THE ROADS ARE HANDED OVER. AT WHICH TIME THE SOUTH HOA WILL MAINTAIN THE COMMON AREAS.

PRESENT ZONING
RECREATIONAL OPEN SPACE - ROS

- GENERAL NOTES**
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APWA STANDARDS.
 - ALL WATER MAIN EXTENSIONS AND SANITARY SEWER MAIN EXTENSIONS SHALL BE IN COMPLIANCE WITH NORTHWEST CASS COUNTY WATER RESOURCE BOARD.
 - ALL PROPOSED SANITARY SEWERS WILL TIE TO EXISTING FORCE MAIN AND WILL BE TREATED BY JOHNSON COUNTY WASTEWATER.
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 - ALL STAGING OF MATERIALS AND EQUIPMENT SHALL BE LOCATED WITHIN THE SECHREST PROPERTY & PERMITS WILL BE OBTAINED FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES FOR SITE DISTURBANCE WHEN MORE THAN 1 ACRE OF LAND IS DISTURBED. THE SITE DISTURBANCE PERMIT WILL INCLUDE PREPARATION OF SITE DISTURBANCE PLANS AND A STORMWATER POLLUTION PREVENTION PLAN.
 - LOCAL DRAINAGE FOR PROPOSED IMPROVEMENTS WILL BE EVALUATED TO DETERMINE IF STORMWATER DETENTION IS REQUIRED - DRAINAGE AREAS AND PATTERNS WILL BE ANALYZED TO MITIGATE DOWNSTREAM IMPACTS FROM RUNOFF.
 - A PRE-CONSTRUCTION AND POST-CONSTRUCTION VIDEO OF EXISTING ROADWAYS ALONG THE CONSTRUCTION ACCESS ROUTE WILL BE COMPLETED TO IDENTIFY DAMAGE TO EXISTING INFRASTRUCTURE. THE DEVELOPER WILL REPAIR ANY PAVEMENTS AND CURB OR WALKWAYS AS A RESULT OF SUCH DAMAGE.

PROPOSED ZONING
PLANNED RESIDENTIAL DEVELOPMENT - PRD

PRESENT OWNERSHIP
S9 REDEV, LLC
DALE BROOK - CO-MANAGER

LEGAL DESCRIPTION

All of Lot 19, Block 7 and all that part of Tract G, LOCH LLOYD - FIRST PLAT, a subdivision in the Village of Loch Lloyd, Cass County, Missouri, according to the recorded plat thereof, lying South of Highland Ridge, a private drive, as now established, and lying West of Country Club Drive, a private drive, as now established, all in the Northeast Quarter of Section 8, Township 46 North, Range 33 West, being more particularly described by Edward K. Dannewitz, LS 2664 on this 24th day of June, 2024, as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri State Plane Coordinate System, West Zone, NAD 83.)

Beginning at the Northwest corner of said Lot 19, Block 7, LOCH LLOYD - FIRST PLAT at a point of curvature, thence Easterly and Southeasterly with the Northern line of said Lot 19, along a curve to the right having a Chord Bearing of S 89°34'54" E, a Chord Distance of 158.80 feet, a Radius of 290.00 feet, and Arc Distance of 100.80 feet, thence Southeasterly, continuing along said Lot 19 and the Northern line of said Tract G, along a curve to the right, having a Chord Bearing of S 60°44'58" E, a Chord Distance of 231.98 feet, a Radius of 258.00 feet, an Arc Distance of 231.98 feet, thence Southerly, along the Easterly line of said Tract G, along a curve to the right, having a Chord Bearing of S 01°17'40" East, a Chord Distance of 178.81 feet, a Radius of 490.00 feet, an Arc Distance of 119.81 feet, thence S 01°13'08" W continuing with said Easterly line, a distance of 140.00 feet, thence Southerly, along a curve to the left, having a Chord Bearing of S 90°02'48" East, a Chord Distance of 8.89 feet, a Radius of 250.00 feet, and Arc Distance of 8.89 feet, to the Northeast corner of Lot 20, Loch Lloyd Phase Three-Repeat, Block 7, a subdivision in the Village of Loch Lloyd, Cass County, Missouri, according to the recorded plat thereof, thence S 88°45'15" W, along the Northern line of said Lot 20 and its extension thereof, a distance of 140.00 feet, thence N 01°55'25" W, a distance of 129.95 feet, thence N 06°58'57" W, a distance of 112.85 feet, thence N 17°54'54" West, a distance of 78.67 feet, thence N 61°27'13" W, a distance of 73.35 feet, thence N 82°28'42" W, a distance of 55.24 feet to the Southwesterly corner of said Lot 19, Block 7, thence N 26°27'18" W with the Westerly line of said Lot 19, a distance of 154.05 feet to the Point of Beginning. The above-described tract contains 86,168.26 square feet, or 1.98 acres, more or less.

PLS SEE: 1. Urban Utilities, Map 3, Subpart 3, Subpart 2, Development Planning
 2. 2024-2025
 3. 2024-2025

DATE	DATE
DRAWN BY	REVISION
CHECKED BY	

SHEET TITLE & NUMBER
FINAL DEVELOPMENT PLAN SITE 2

C102

In testimony whereof, S9 REDEV LLC, has caused these presents to be signed Dale Brouk, Co-Manager, this _____ day of _____, 2024.

By: Dale Brouk
Co-Manager

STATE OF _____ ss.
COUNTY OF _____ ss.

BE IT REMEMBERED that on the _____ day of _____, 2024, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Dale M. Brouk, to me personally known, who being by me duly sworn did say that he is the Co-Manager of S9 REDEV LLC, and that said instrument was signed on behalf of said corporation, and that Dale M. Brouk acknowledged said instrument to be the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

My commission expires: Notary Public

Randall Schultz — Chairman Village of Loch Lloyd
Anthony Lafata — Village Clerk

SURVEYOR'S CERTIFICATE
I hereby certify that the above real property description was prepared by me or under my direct supervision.

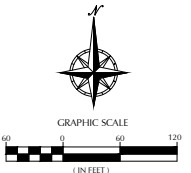
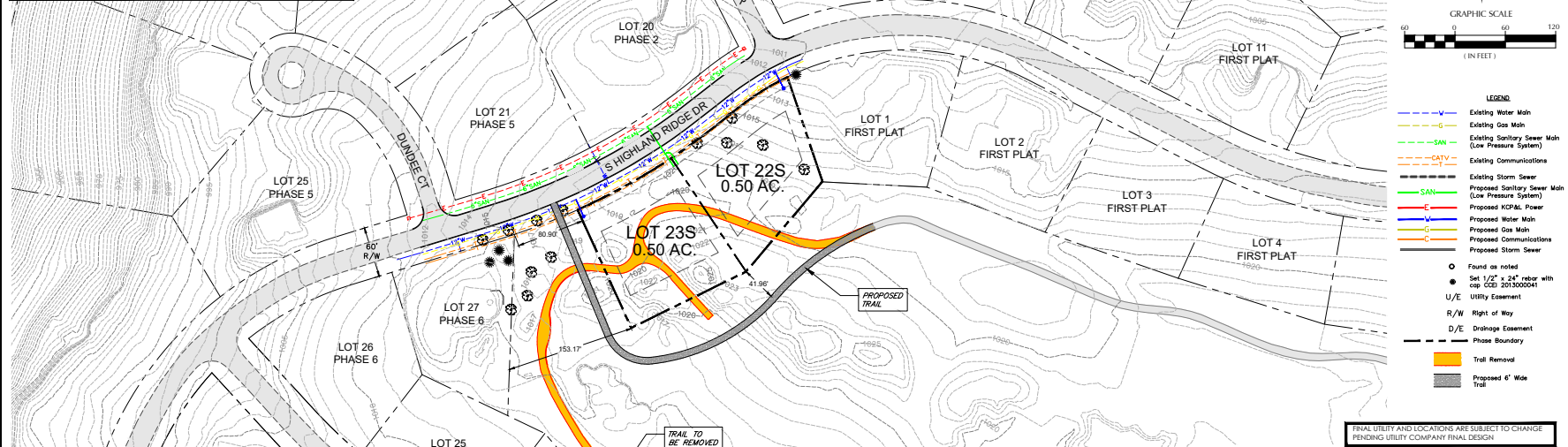
Date: _____
Edward K. Danneitz
Missouri P.L.S. No. 2664
Continental Consulting Engineers, Inc.
5000 State Line Road
Lawrence, KS 66044
Missouri Corporate License No. LS-302

JULY 11, 2024

THE SWIMMING POOL, SPACIOUS PORCHES, OPEN AREAS AND BUILT UP AREAS ARE TO BE USED FOR CONSTRUCTION. SEE INFORMATION WAS OBTAINED FROM BEST AVAILABLE INFORMATION. SEE NEP QUALITY CONTROL REPORT. DESIGN THAT MAY VARY DEPENDING ON ACTUAL TOPOGRAPHY, DRAINAGE, SOIL CONDITIONS, SURVEY, ETC. THE ADDITIONAL DATA AND/OR CONDITIONS COULD CAUSE CHANGES IN SPACE AVAILABILITY FOR DEVELOPMENT, ETC. AND MAY INCREASE SITE DEVELOPMENT COSTS.

LOT SETBACKS	
FRONT	35'
REAR	50'
SIDE	15'

GROSS PROJECT AREA	1.00 ACRES
GROSS SINGLE FAMILY RESIDENTIAL AREA	1.00 ACRES
GROSS RIGHT-OF-WAY AREA	0.00 ACRES
GROSS COMMON AREA TRACTS	0.00 ACRES
TOTAL NUMBER OF LOTS	2 UNITS
AVERAGE LOT SIZE = (1.00/2)	0.50 ACRES
GROSS ACRES PER LOT = (1.00/2)	0.50 ACRES
GROSS REC. & OPEN SPACE RATIO = (0/1.00)	0.00
MAX BUILDING HEIGHT	35 FT
MIN 1ST FLOOR BUILDING SQ. FT.	2,100 FT ²
	half stories min. 2400 ft ² with 3800 ft ² on main level



LEGEND

Blue dashed line	Existing Water Main
Green dashed line	Existing Gas Main
Red dashed line	Existing Sanitary Sewer Main (Low Pressure System)
Orange dashed line	Existing Communications
Blue dashed line	Existing Storm Sewer
Green dashed line	Proposed Sanitary Sewer Main (Low Pressure System)
Red dashed line	Proposed KCP&L Power
Blue dashed line	Proposed Water Main
Green dashed line	Proposed Gas Main
Orange dashed line	Proposed Communications
Blue dashed line	Proposed Storm Sewer

○ Found as noted
 ● Set 1/2" x 24" rebar with cap CCE# 2013000041
 U/E Utility Easement
 R/W Right of Way
 D/E Drainage Easement
 Phase Boundary
 Yellow box: Trail Removal
 Grey box: Proposed 6' Wide Trail

FINAL UTILITY AND LOCATIONS ARE SUBJECT TO CHANGE
PENDING UTILITY COMPANY FINAL DESIGN

APPROVAL OF THIS PLAN IS SUBJECT TO ENGINEERING APPROVAL AND EXISTING REGULATIONS OF LOCH LLOYD VILLAGE AND THE NORTHWEST CASS COUNTY WATER RESOURCE DISTRICT

LEGAL DESCRIPTION

All that part of Tract E, LOCH LLOYD - FIRST PLAT, according to the recorded plat thereof, lying South of NO NAME ROAD, a private drive, as now established and described in Warranty Deed recorded in Book 4096 at Page 153, lying West of HIGHLAND RIDGE, a private drive, as now established, lying North of lots 27 thru 29, Block 9, LOCH LLOYD - FIRST PLAT, and lying East of lots 1-A-2-24 and 1-A-2-25, LOCH LLOYD, PHASE 1-A-2, according to the recorded plat thereof, all in the North Half of Section 8, Township 46 North, Range 33 West, in the Village of Loch Lloyd, Cass County, Missouri, being more particularly described by John Aaron Copelin, LS-000016232 on the 7th day of December, 2022, as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri State Plane Coordinate System, West Zone, NAD 83. Holding the bearing of East Line of Lot 1-A-2-24, LOCH LLOYD, PHASE 1-A-2.)

Beginning at the Northeast corner of said Lot 27, Block 9, LOCH LLOYD - FIRST PLAT, thence N 82°31'53" W (N 82°35'35" W= Plat) with the North line of said lots 27 and 28, Block 9, LOCH LLOYD - FIRST PLAT, a distance of 340.02 feet (340.00= Plat) to the Northeast corner of said Lot 29, Block 9, LOCH LLOYD - FIRST PLAT; thence N 85°13'18" W (N 85°04'33" W= Plat) with the North line of said Lot 29, Block 9, LOCH LLOYD - FIRST PLAT, a distance of 164.56 feet; thence S 88°57'17" W (S 89°09'23" W= Plat) continuing with the North line of said Lot 29, Block 9, LOCH LLOYD - FIRST PLAT, a distance of 34.76 feet (34.81= Plat) to the Southeast corner of said Lot 1-A-2-25, LOCH LLOYD, PHASE 1-A-2; thence N 00°08'20" W (N 00°09'12" W= Plat) with the East line of said Lot 1-A-2-25, LOCH LLOYD, PHASE 1-A-2, a distance of 211.01 feet (210.54= Plat) to the Southeast corner of said Lot 1-A-2-24, LOCH LLOYD, PHASE 1-A-2; thence N 01°37'17" E with the East line of said Lot 1-A-2-24, LOCH LLOYD, PHASE 1-A-2 and the East line of said Warranty Deed recorded in Book 4096 at Page 153, a distance of 148.95 feet (148.97= Plat + Deed); thence S 86°13'57" E (S 86°10'02" E= Deed), this and the following line courses with the Southerly line of said Warranty Deed recorded in Book 4096 at Page 153, a distance of 17.88 feet (17.60= Deed) to a point of curvature; thence Easterly and Southeasterly, continuing with said Southerly line of Deed, on the arc of a curve to the right, having a radius of 100.00 feet, an arc length of 90.88 feet, a chord bearing of S 60°11'49" E and a chord distance of 67.79 feet; thence S 34°19'58" E (S 34°11'47" E= Deed), continuing with said Southerly line of Deed, a distance of 39.53 feet to a point of curvature; thence Southeasterly and Easterly, continuing with said Southerly line of Deed, on the arc of a curve to the left, having a radius of 316.00 feet, an arc length of 265.88 feet, a chord bearing of S 60°03'50" E and a chord distance of 278.05 feet; thence S 82°27'34" E (S 82°02'08" E= Deed), continuing with said Southerly line of Deed, a distance of 135.16 feet; thence S 84°01'18" E (S 84°03'23" E= Deed), continuing with said Southerly line of Deed, a distance of 58.71 feet to the Southeast corner of said Warranty Deed recorded in Book 4096 at Page 153, also being a point in the West right-of-way of said Highland Ridge; thence S 07°09'58" W (S 07°07'31" W= Plat) with said West right-of-way line of Highland Ridge, a distance of 110.29 feet to the Point of Beginning. The above described tract contains 115,128 square feet, or 2.64 acres, more or less.

PHASING
- PUBLIC IMPROVEMENTS COMPLETED IN ONE PHASE

LANDSCAPING
- LANDSCAPING OF THE COMMON AREAS WILL BE SIMILAR TO WHAT EXISTS IN THE OTHER PARTS OF LOCH LLOYD AND THE LANDSCAPING OF THE HOMES WILL BE CONTROLLED BY THE DESIGN REVIEW GUIDELINES WHICH ADHERE TO THOSE ISSUED BY THE GOVERNING AUTHORITY.

LIGHTING PLAN
- THE FINAL LIGHTING STYLE WILL BE CHOSEN BY THE OWNERSHIP GROUP AND SPECIAL CONSIDERATION WILL BE GIVEN TO MAINTAINING SAFETY WHILE MINIMIZING LIGHT POLLUTION IN THE AREA
- LIGHT FIXTURES WILL BE CONSISTENT WITH THOSE IN LOCH LLOYD

SIGNAGE PLAN
- IF REQUIRED SIGNAGE WILL BE PLACED IN ACCORDANCE WITH THE LATEST EDITION OF MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS

PARKING
- NO OFF-STREET PARKING

MAINTENANCE
- THE DEVELOPER WILL MAINTAIN THE COMMON AREAS UNTIL THE ROADS ARE HANDED OVER. AT WHICH TIME THE SOUTH HOA WILL MAINTAIN THE COMMON AREAS.

PRESENT ZONING
RECREATIONAL OPEN SPACE - ROS

- GENERAL NOTES**
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APWA STANDARDS.
 - ALL WATER MAIN EXTENSIONS AND SANITARY SEWER MAIN EXTENSIONS SHALL BE IN COMPLIANCE WITH NORTHWEST CASS COUNTY WATER RESOURCE BOARD.
 - ALL PROPOSED SANITARY SEWERS WILL TIE TO EXISTING FORCE MAIN AND WILL BE TREATED BY JOHNSON COUNTY WASTEWATER.
 - SOURCE OF WATER WILL BE FROM NORTHWEST CASS COUNTY WATER RESOURCE BOARD.
 - ALL DEVELOPMENT WORK SHALL OCCUR BETWEEN THE HOURS OF 8 A.M. - 5 P.M. MONDAY THROUGH FRIDAY. NO DEVELOPMENT WORK ON SATURDAY OR SUNDAY.
 - ACCESS FOR IMPROVEMENTS INCLUDING MASS GRADING AND UTILITY INSTALLATION WILL BE PER CONSTRUCTION ACCESS PLAN.
 - ALL STAGING OF MATERIALS AND EQUIPMENT SHALL BE LOCATED WITHIN THE SECHREST PROPERTY & PERMITS WILL BE OBTAINED FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES FOR SITE DISTURBANCE WHEN MORE THAN 1 ACRE OF LAND IS DISTURBED. THE SITE DISTURBANCE PERMIT WILL INCLUDE PREPARATION OF SITE DISTURBANCE PLANS AND A STORMWATER POLLUTION PREVENTION PLAN.
 - LOCAL DRAINAGE FOR PROPOSED IMPROVEMENTS WILL BE EVALUATED TO DETERMINE IF STORMWATER DETENTION IS REQUIRED - DRAINAGE AREAS AND PATTERNS WILL BE ANALYZED TO MITIGATE DOWNSTREAM IMPACTS FROM RUNOFF.
 - A PRE-CONSTRUCTION AND POST-CONSTRUCTION VIDEO OF EXISTING ROADWAYS ALONG THE CONSTRUCTION ACCESS ROUTE WILL BE COMPLETED TO IDENTIFY DAMAGE TO EXISTING INFRASTRUCTURE. THE DEVELOPER WILL REPAIR ANY PAVEMENTS AND CURB OR WALKWAYS AS A RESULT OF SUCH DAMAGE.

PROPOSED ZONING
PLANNED RESIDENTIAL DEVELOPMENT - PRD

PRESENT OWNERSHIP
S9 REDEV, LLC
DALE BROUK - CO-MANAGER

SECHREST AT LOCH LLOYD
FINAL DEVELOPMENT PLAN
VILLAGE OF LOCH LLOYD, CASS COUNTY, MISSOURI

DATE	BY	REVISIONS

SHEET TITLE & NUMBER
FINAL DEVELOPMENT PLAN SITE 3

C103

In testimony whereof, S9 REDEV LLC, has caused these presents to be signed Dale Brouk, Co-Manager, this _____ day of _____, 2024.

By Dale Brouk
Co-Manager

BE IT REMEMBERED that on the _____ day of _____, 2024, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Dale M. Brouk, to me personally known, who, being by me duly sworn, did say that he is the Co-Manager of S9 REDEV LLC, and that said instrument was signed on behalf of said corporation, and that Dale M. Brouk acknowledged said instrument to be the free act and deed of said company.

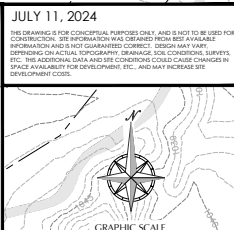
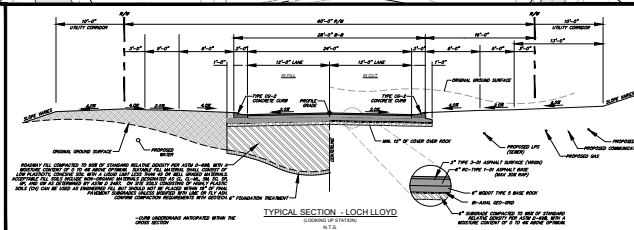
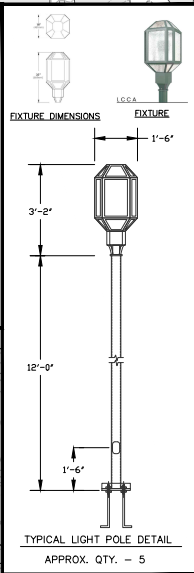
My commission expires: Notary Public

Randall Schultz - Chairman Village of Loch Lloyd

Anthony Lafata - Village Clerk

SUBSCRIBER'S CERTIFICATE
I hereby certify that the above real property description was prepared by me or under my direct supervision.

Date Edward K. Donnellitz
Missouri P.L.S. No. 2094
Continental Consulting Engineers, Inc.
3020 State Line Road
Leawood, KS 66206
Missouri Corporate License No. LS-302



GROSS PROJECT AREA	9.88 ACRES
GROSS SINGLE FAMILY RESIDENTIAL AREA	7.21 ACRES
GROSS RIGHT-OF-WAY AREA	2.03 ACRES
GROSS COMMON AREA TRACTS	0.65 ACRES
TOTAL NUMBER OF LOTS	25 LOTS
AVERAGE LOT SIZE = (7.21/25)	0.29 ACRES
GROSS ACRES PER LOT = (9.88/25)	0.40 ACRES
GROSS SEC. & OPEN SPACE RATIO = (0.65/9.88)	0.07
MAX BUILDING HEIGHT	35 FT
MIN 3ST FLOOR BUILDING SQ. FT.	2,100 FT ²
	half stories min. 2400 ft ² with 3800 ft ² on main level

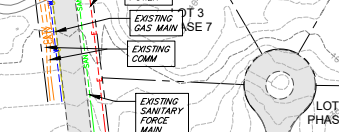
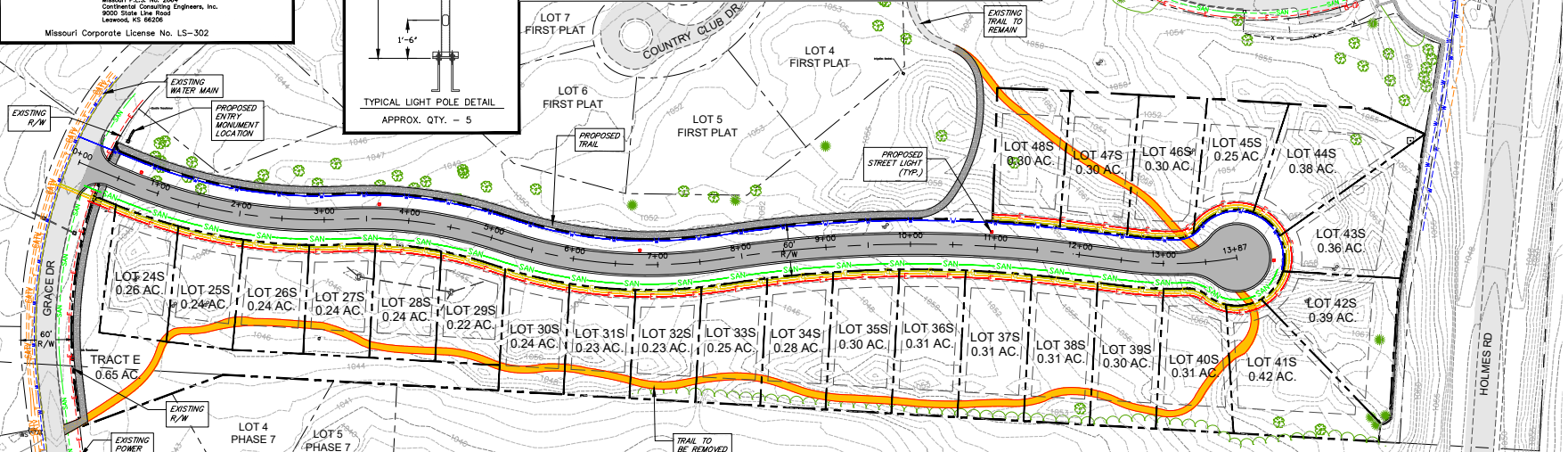
FINAL UTILITY AND LOCATION ARE SUBJECT TO CHANGE
PENDING UTILITY COMPANY FINAL DESIGN.

LOT SETBACKS	
FRONT	20'
REAR	30'
SIDE	7.5'

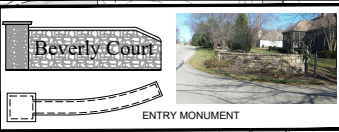
LEGAL DESCRIPTION
All that part of Tract E, LOCH LLOYD - FIRST PLAT, a subdivision in the Village of Loch Lloyd, Cass County, Missouri, according to the recorded plat thereof, lying Eastern of GRACE DRIVE, a private drive, all in the Northeast Quarter of Section 8, Township 46 North, Range 35 West, being more particularly described by Edward K. Donnellitz, LS-2684 on this 20th day of June, 2024, as follows:
Note: The bearing system in the following description is based on Grid North, Missouri State Plane Coordinate System, West Zone, NAD 83. Holding the bearing of Northern Line of Tract E, LOCH LLOYD - FIRST PLAT.

Commencing at the Northwest corner of Lot 6, THE MEADOWS AT LOCH LLOYD PHASE 7, a subdivision in the Village of Loch Lloyd, Cass County, Missouri, according to the recorded plat thereof, thence N 89°41'29" W, along the Northern line of The Meadows at Loch Lloyd Phase 7, a distance of 168.11 feet to the Eastern right-of-way line, a distance of 285.61 feet, thence S 71°02'07" W, containing along said Northern line, a distance of 168.11 feet to the Eastern right-of-way line, a distance of 107.57 feet, along the Eastern right-of-way line, a distance of 53.71 feet, thence Northwesterly, containing along said Eastern right-of-way line, along a curve to the right, having a Chord Bearing of N 09°15'00" E, a Chord Distance of 234.62 feet, a Radius of 955.20 feet, an Arc Distance of 234.62 feet, thence Northwesterly, containing along said Eastern right-of-way line, along a curve to the right, having a Chord Bearing of N 09°15'00" E, a Chord Distance of 14.36 feet, a Radius of 270.00 feet, an Arc Distance of 14.36 feet, thence Eastern, along a curve to the left, having a Chord Bearing of S 70°39'30" E, a Chord Distance of 13.58 feet, a Radius of 9.00 feet, an Arc Distance of 13.58 feet, thence S 67°34'47" E, a distance of 19.03 feet, thence Eastern, along a curve to the left, having a Chord Bearing of S 89°14'59" E, a Chord Distance of 200.68 feet, a Radius of 670.00 feet, an Arc Distance of 200.68 feet, thence Eastern, along a curve to the right, having a Chord Bearing of S 82°02'27" E, a Chord Distance of 197.04 feet, a Radius of 520.00 feet, thence Eastern, along a curve to the right, having a Chord Bearing of S 89°00'00" E, a Chord Distance of 246.14 feet, a Radius of 520.00 feet, an Arc Distance of 246.14 feet, thence Eastern, along a curve to the right, having a Chord Bearing of S 87°22'27" E, a Chord Distance of 136.03 feet, a Radius of 322.16 feet, an Arc Distance of 137.27 feet, thence S 87°35'51" E, a distance of 86.86 feet, thence S 84°44'07" E, a distance of 81.25 feet, thence S 89°58'15" E, a distance of 80.83 feet, thence S 88°18'31" E, a distance of 84.80 feet, thence S 88°32'11" E, a distance of 64.65 feet, thence S88°22'42" E, a distance of 65.38 feet to the Western right-of-way line of Missouri State Highway Route 10 (Homes Road) as it currently exists, thence S 07°28'49" W, along said Western right-of-way line, a distance of 151.13 feet, thence S 03°41'01" W, containing along said Western right-of-way line, a distance of 170.40 feet to the Southerly line of the Northeast Quarter of said Section 8, thence N 88°41'02" W, along said Southerly line, a distance of 151.04 feet to the Point of Beginning.

The above described tract contains 434,943.38 square feet, or 9.97 acres, more or less.



APPROVAL OF THIS PLAN IS SUBJECT TO ENGINEERING APPROVAL AND EXISTING REGULATIONS OF LOCH LLOYD VILLAGE AND THE NORTHWEST CASS COUNTY WATER RESOURCE DISTRICT



LIGHTING PLAN
- THE FINAL LIGHTING STYLE WILL BE CHOSEN BY THE OWNERSHIP GROUP AND SPECIAL CONSIDERATION WILL BE GIVEN TO MAINTAINING SAFETY WHILE MINIMIZING LIGHT POLLUTION IN THE AREA
- LIGHT FIXTURES WILL BE CONSISTENT WITH THOSE IN LOCH LLOYD

SIGNAGE PLAN
- IF REQUIRED SIGNAGE WILL BE PLACED IN ACCORDANCE WITH THE LATEST EDITION OF MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS

PARKING
- NO OFF-STREET PARKING

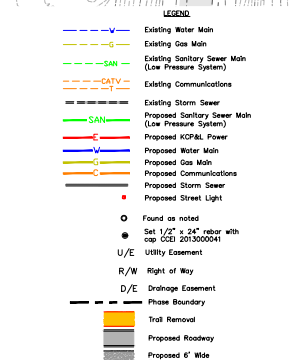
MAINTENANCE
- THE DEVELOPER WILL MAINTAIN THE COMMON AREAS UNTIL THE ROADS ARE HANDLED OVER. AT WHICH TIME THE SOUTH HOA WILL MAINTAIN THE COMMON AREAS.

PRESENT ZONING
RECREATIONAL OPEN SPACE - ROS

GENERAL NOTES
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APWA STANDARDS.
2. ALL WATER MAIN EXTENSIONS AND SANITARY SEWER MAIN EXTENSIONS SHALL BE IN COMPLIANCE WITH NORTHWEST CASS COUNTY WATER RESOURCE BOARD.
3. ALL PROPOSED SANITARY SEWERS WILL TIE TO EXISTING FORCE MAIN AND WILL BE TREATED BY JOHNSON COUNTY WASTEWATER.
4. SOURCE OF WATER WILL BE FROM NORTHWEST CASS COUNTY WATER RESOURCE BOARD.
5. ALL DEVELOPMENT WORK SHALL OCCUR BETWEEN THE HOURS OF 8 A.M. - 5 P.M. MONDAY THROUGH FRIDAY. NO DEVELOPMENT WORK ON SATURDAY OR SUNDAY.
6. ACCESS FOR IMPROVEMENTS INCLUDING MASS GRADING AND UTILITY INSTALLATION WILL BE PER CONSTRUCTION ACCESS PLAN.
7. ALL STAGING OF MATERIALS AND EQUIPMENT SHALL BE LOCATED WITHIN THE SECREST PROPERTY DISTURBANCE WHEN MORE THAN 1 ACRE OF LAND IS DISTURBED. THE SITE DISTURBANCE PERMIT WILL INCLUDE PREPARATION OF SITE DISTURBANCE PLANS AND A STORMWATER POLLUTION PREVENTION PLAN.
8. LOCAL DRAINAGE FOR PROPOSED IMPROVEMENTS WILL BE EVALUATED TO DETERMINE IF STORMWATER DETENTION IS REQUIRED - DRAINAGE AREAS AND PATTERNS WILL BE ANALYZED TO MITIGATE DOWNSTREAM IMPACTS FROM RUNOFF.
9. A PRE-CONSTRUCTION AND POST-CONSTRUCTION VIDEO OF EXISTING ROADWAYS ALONG THE CONSTRUCTION ACCESS ROUTE WILL BE COMPLETED TO IDENTIFY DAMAGE TO EXISTING INFRASTRUCTURE. THE DEVELOPER WILL REPAIR ANY PAVEMENTS AND CURBS OR WALKWAYS AS A RESULT OF SUCH DAMAGE.

PROPOSED ZONING
PLANNED RESIDENTIAL DEVELOPMENT - PRD

PRESENT OWNERSHIP
S9 REDEV, LLC
DALE BROUK - CO-MANAGER



SECREST AT LOCH LLOYD

FINAL DEVELOPMENT PLAN

VILLAGE OF LOCH LLOYD, CASS COUNTY, MISSOURI

DATE: 7/11/24
DRAWN BY: EKD
CHECKED BY: EKD

REVISIONS

SHEET TITLE & NUMBER
FINAL DEVELOPMENT PLAN SITE 4





TRUCK ROUTE
DISPLAYED IN BLUE



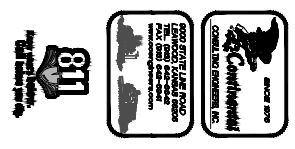
EQUIPMENT ROUTE
DISPLAYED IN RED

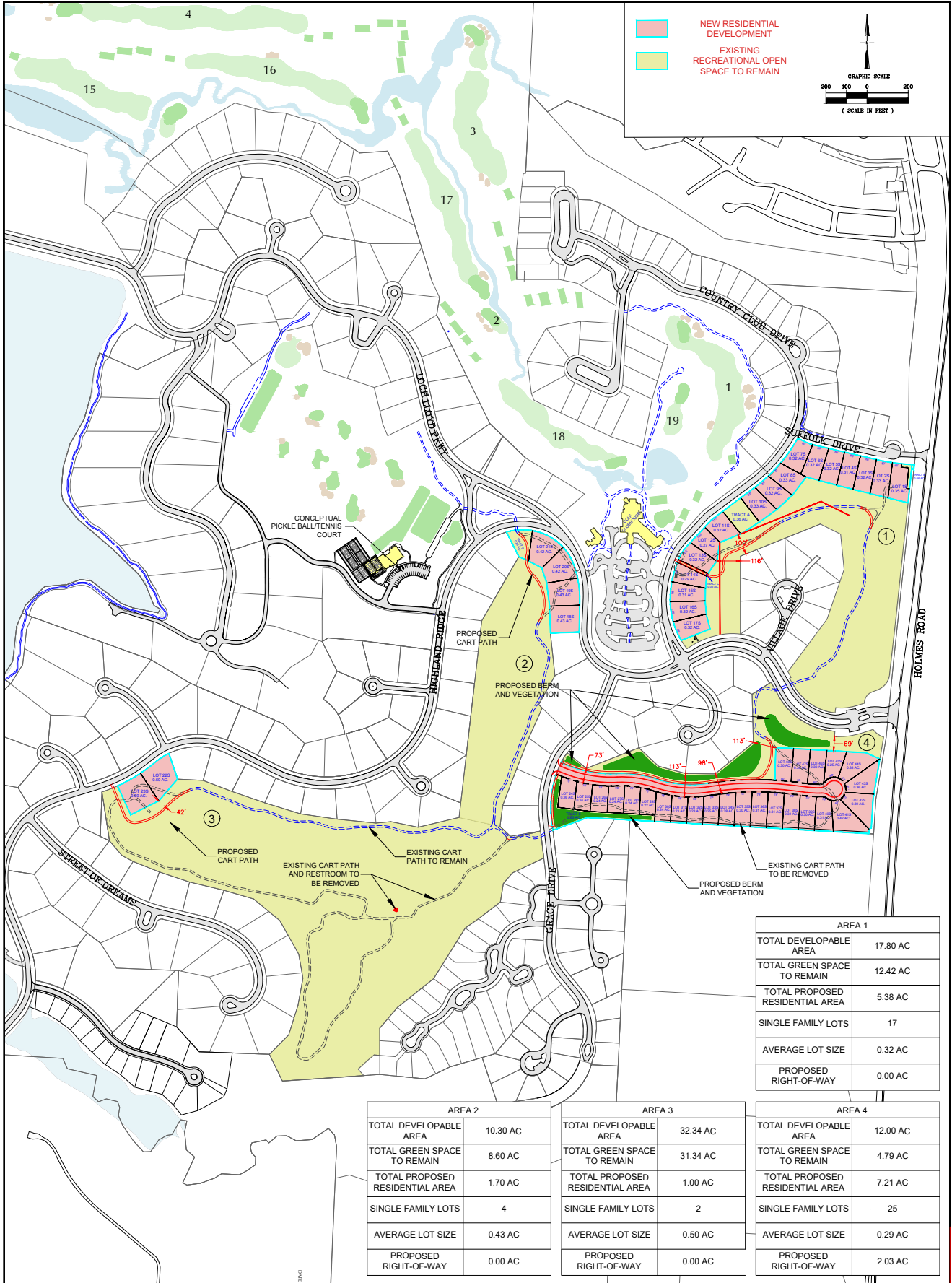
SHEET TITLE: SECHREST AT LOCH LLOYD
 CONSTRUCTION ACCESS
 SHEET NO.: C105
 DATE: 10/10/24
 DRAWN BY: [blank]
 CHECKED BY: [blank]

SECHREST AT LOCH LLOYD

FINAL DEVELOPMENT PLAN

VILLAGE OF LOCH LLOYD, CASS COUNTY,
MISSOURI





AREA 1	
TOTAL DEVELOPABLE AREA	17.80 AC
TOTAL GREEN SPACE TO REMAIN	12.42 AC
TOTAL PROPOSED RESIDENTIAL AREA	5.38 AC
SINGLE FAMILY LOTS	17
AVERAGE LOT SIZE	0.32 AC
PROPOSED RIGHT-OF-WAY	0.00 AC

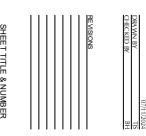
AREA 2	
TOTAL DEVELOPABLE AREA	10.30 AC
TOTAL GREEN SPACE TO REMAIN	8.60 AC
TOTAL PROPOSED RESIDENTIAL AREA	1.70 AC
SINGLE FAMILY LOTS	4
AVERAGE LOT SIZE	0.43 AC
PROPOSED RIGHT-OF-WAY	0.00 AC

AREA 3	
TOTAL DEVELOPABLE AREA	32.34 AC
TOTAL GREEN SPACE TO REMAIN	31.34 AC
TOTAL PROPOSED RESIDENTIAL AREA	1.00 AC
SINGLE FAMILY LOTS	2
AVERAGE LOT SIZE	0.50 AC
PROPOSED RIGHT-OF-WAY	0.00 AC

AREA 4	
TOTAL DEVELOPABLE AREA	12.00 AC
TOTAL GREEN SPACE TO REMAIN	4.79 AC
TOTAL PROPOSED RESIDENTIAL AREA	7.21 AC
SINGLE FAMILY LOTS	25
AVERAGE LOT SIZE	0.29 AC
PROPOSED RIGHT-OF-WAY	2.03 AC

C106

OPEN SPACE AND TRAIL EXHIBIT

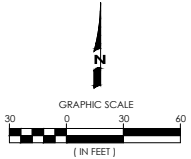


SECHREST AT LOCH LLOYD

FINAL DEVELOPMENT PLAN

VILLAGE OF LOCH LLOYD, CASS COUNTY, MISSOURI





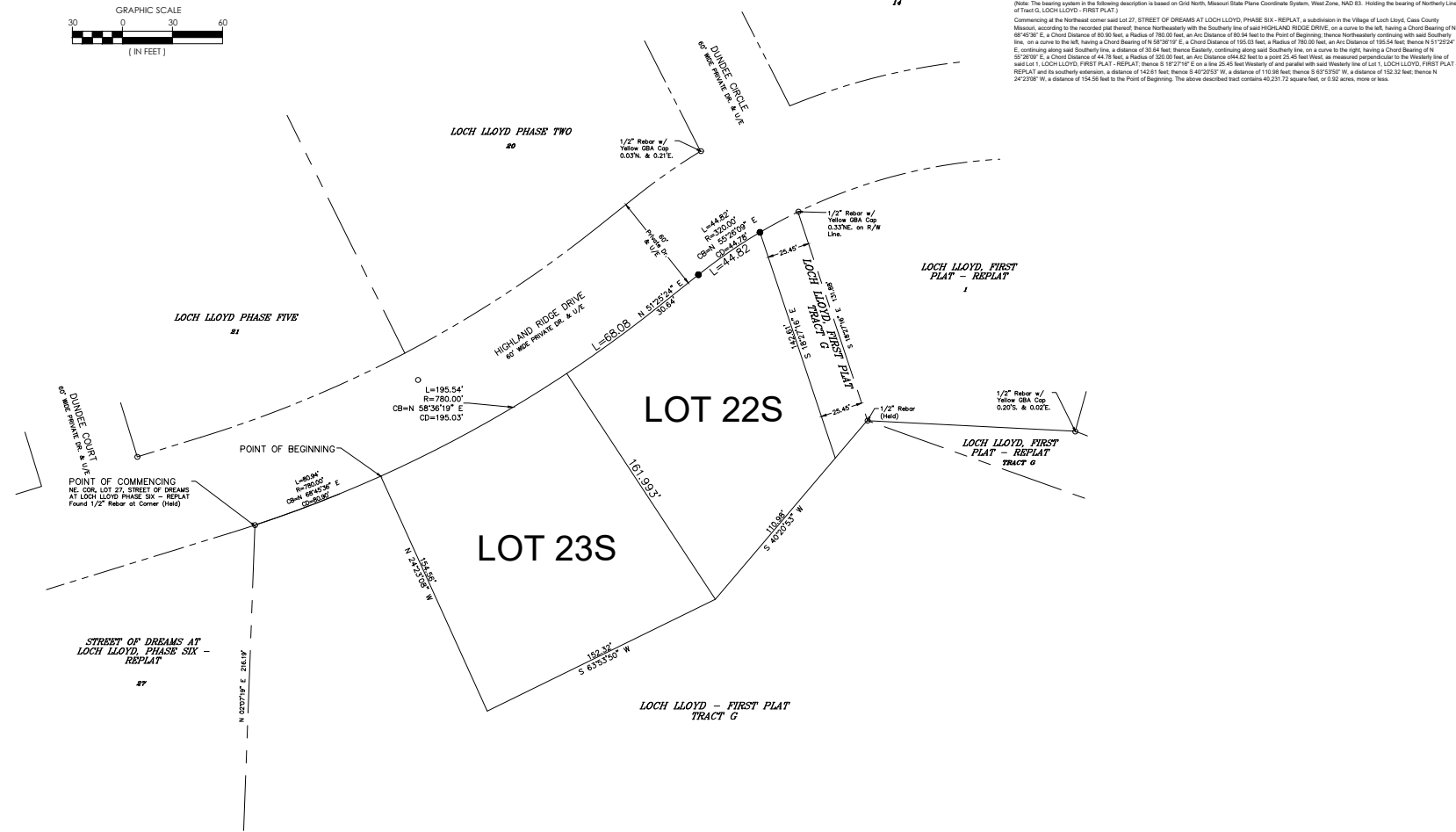
A Portion of Tract G, LOCH LLOYD - FIRST PLAT, as recorded in the West Half of SEC. 8, TWP. 46N, RGE. 33W, the Village of Loch Lloyd, Cass County, Missouri

PROPERTY DESCRIPTION

All that part of Tract G, LOCH LLOYD - FIRST PLAT, a subdivision in the Village of Loch Lloyd, Cass County, Missouri, according to the recorded plat thereof, lying Southerly of HIGHLAND RIDGE DRIVE, a private drive, as now established, lying generally Easterly of Lot 27, STREET OF DREAMS AT LOCH LLOYD, PHASE SIX - REPLAT, according to the recorded plat thereof and lying generally Southerly of Lot 1, LOCH LLOYD, FIRST PLAT - REPLAT, a subdivision in the Village of Loch Lloyd, Cass County, Missouri, according to the recorded plat thereof, all in the West Half of Section 8, Township 46 North, Range 33 West, being more particularly described by Edward K. Danavetz, LS-2664 on the 24th day of June, 2024, as follows:

Note: The bearing system in the following description is based on Grid North, Missouri State Plane Coordinate System, West Zone, NAD 83. Holding the bearing of Northernly Line of Tract G, LOCH LLOYD - FIRST PLAT.]

Commencing at the Northwest corner said Lot 27, STREET OF DREAMS AT LOCH LLOYD, PHASE SIX - REPLAT, a subdivision in the Village of Loch Lloyd, Cass County, Missouri, according to the recorded plat thereof; thence Northernly with the Southerly line of said HIGHLAND RIDGE DRIVE, on a curve to the left, having a Chord Bearing of N 88°40'30" E, a Chord Distance of 80.00 feet, a Radius of 780.00 feet, an Arc Distance of 80.04 feet to the Point of Beginning; thence Northernly continuing with said Southerly line, on a curve to the left, having a Chord Bearing of 88°38'17" E, a Chord Distance of 155.03 feet, a Radius of 780.00 feet, an Arc Distance of 155.54 feet; thence N 51°27'24" E, continuing along said Southerly line, a distance of 30.84 feet; thence Easterly, continuing along said Southerly line, on a curve to the right, having a Chord Bearing of N 50°20'00" E, a Chord Distance of 44.78 feet, a Radius of 200.00 feet, an Arc Distance of 44.82 feet to a point 25.45 feet Westerly of and parallel with said Westerly line of said Lot 1, LOCH LLOYD, FIRST PLAT - REPLAT; thence S 18°27'16" E on a line 25.45 feet Westerly of and parallel with said Westerly line of Lot 1, LOCH LLOYD, FIRST PLAT - REPLAT and its southerly extension, a distance of 142.61 feet; thence S 48°22'00" W, a distance of 110.88 feet; thence S 87°33'00" W, a distance of 152.32 feet; thence N 24°23'08" W, a distance of 154.56 feet to the Point of Beginning. The above described tract contains 40,231.72 square feet, or 0.92 acres, more or less.



SECHREST AT LOCH LLOYD
FINAL DEVELOPMENT PLAN
 VILLAGE OF LOCH LLOYD, CASS COUNTY,
 MISSOURI

DATE: 07/13/24
 DRAWN BY: BE
 CHECKED BY: BE

REVISIONS

SHEET TITLE & NUMBER

LEGAL EXHIBIT
 SITE 3

C110

P:\15 - 2024\15-004\15-004.dwg (15-004.dwg) - 07/13/24 10:08 AM
 P:\15 - 2024\15-004\15-004.dwg (15-004.dwg) - 07/13/24 10:08 AM

