



**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**  
**OCTOBER 10, 2024 MEETING**  
**AGENDA ITEM: 4a. REZONING – SECHREST**

**BACKGROUND**

The applicant and property owner, S9-Redev, LLC, is requesting that portions of their 74.9 acre property, generally described as all of Lot 19, Block 7 and portions of Tracts B, G, E, and I, of Loch Lloyd – First Plat, a subdivision within the Village of Loch Lloyd, Cass County, Missouri, and locally known as the Sechrest, be rezoned from Recreational and Open Space District (ROS) to Single Family Residential District (R-1) to accommodate the platting and development of 48 single family residential lots. The remaining areas of the Sechrest, including the areas identified as common area to be platted as tracts, would remain as currently zoned, ROS.

On September 24, 2024, the applicant held two informational meetings to present their plans and answer questions. As a result of those meetings, the applicant has provided revised plans for Area 1 to add a new sidewalk and Area 2 to adjust their plans for the trail.

Included as Attachment 1 is the application and exhibits including the two revised site plans for Areas 1 and 2.





**Area 1: 5.85 acres along Country Club Drive and Suffolk Drive (shown in light blue above):**

- 17 single family residential lots
- Lot sizes range from 0.27 acres to 0.36 acres
- Setbacks for lots 1 – 7 along Suffolk Drive:
  - Front: 20 ft
  - Rear: 30 ft
  - Side: 5 ft
- Setbacks for lots 8 – 17 along Country Club Drive:
  - Front: 20 ft
  - Rear: 30 ft
  - Side: 10 ft



- Trails and Sidewalks – The existing trail is proposed to be realigned through the development. The applicant is now proposing a new sidewalk along a portion of County Club Drive (see Revised Sheet C101).
- Buffering – Proposed lots 10, 11, 12, and 13 are closer than 150 ft to the existing lots to the east. The Village’s adopted Land Use Master Plan contains a policy detailing a preference for existing lots to have a minimum open space area of 150 ft in width.
- Landscaping and Berming – The applicant has provided a landscaping and berming plan, part to be installed by the developer and part to be installed by the new homeowners (the homeowner amount to equal 0.5% of the cost of the new home).

**Area 2: 1.98 acres along Loch Lloyd Parkway (shown in green above):**

- 4 single family residential lots
- Lot sizes range from 0.42 acres to 0.43 acres
- Setbacks:
  - Front: 35 ft
  - Rear: 30 ft
  - Side: 15 ft
- Trails – The existing trail proposed to be realigned through the development but will still cross the street at approximately the same location near the clubhouse entrance drive (see Revised Sheet C102).
- Landscaping and Berming – The applicant has provided a landscaping and berming plan, part to be installed by the developer and part to be installed by the new homeowners (the homeowner amount to equal 0.5% of the cost of the new home).

**Area 3: 2.64 acres along S. Highland Ridge Drive (shown in dark blue above):**

- 2 single family residential lots
- Lot sizes 0.5 acres
- Setbacks:
  - Front: 35 ft
  - Rear: 30 ft
  - Side: 15 ft
- Trails – The existing trail proposed to be realigned through the development but will still cross the street at approximately the same location near the clubhouse entrance drive (see Revised Sheet C102).
- Buffering – Proposed lots 23 is closer than 150 ft to the existing lot to the west. The Village’s adopted Land Use Master Plan contains a policy detailing a preference for existing lots to have a minimum open space area of 150 ft in width.
- Landscaping and Berming – The applicant has provided a landscaping and berming plan, part to be installed by the developer and part to be installed by the new homeowners (the homeowner amount to equal 0.5% of the cost of the new home).

**Area 4: 9.97 acres west of Grace Drive (shown in purple above):**

- 25 single family residential lots served by a new street
- Lot sizes range from 0.22 acres to 0.42 acres
- Setbacks:
  - Front: 20 ft



- Rear: 30 ft
- Side: 7.5 ft
- Trails – The existing trail proposed to be realigned through the development but will still cross Grace Drive at the same location.
- Buffering – Proposed lots 24 thru 28 are closer than 150 ft to the existing lots to the south. Proposed lots 24 thru 35 are closer than 150 ft to the existing lots to the north. The Village's adopted Land Use Master Plan contains a policy detailing a preference for existing lots to have a minimum open space area of 150 ft in width.
- Landscaping and Berming – The applicant has provided a landscaping and berming plan, part to be installed by the developer and part to be installed by the new homeowners (the homeowner amount to equal 0.5% of the cost of the new home).
- New Street – The new street being proposed is 28 ft wide from back-of-curb to back-of-curb, 8-inche thickness asphalt (HMA) with a rock subbase, approximately 1,400 ft long ending with a cul-de-sac bulb, and platted within a 60 ft wide private street parcel.
- Street Lights – The applicant is proposing to install street lights along the new street consistent with the lighting of the other streets in the area.

#### **WATER AND SANITARY SEWER INFRASTRUCTURE**

The application includes conceptual plans for providing water and sanitary sewer service to each of the proposed new residential lots. The applicant will need to continue to work with the Northwest Cass County Water Resource District to obtain approval of their plans prior to approval of any plats and start of any construction. Special consideration needs to be given that the increase in water usage and sanitary sewer will not negatively impact existing lots and residents.

#### **STORMWATER MANAGEMENT**

The applicant has provided a conceptual plan for the management of stormwater runoff from the new hard-surfaced areas being created by the new lots and street. Prior to the approval of any plats and start of any construction, the applicant must submit for review and approval, a stormwater management plan detailing how the stormwater will be managed and detained as necessary to not increase the rate of stormwater flow from their property from what is currently being discharged. An erosion control plan will further need to be provided in compliance with local and state laws.

#### **BUILDING DESIGN STANDARDS**

The applicant has provided a Design Review Rules and Regulations document summarizing the proposed building setbacks, building design standards, site design standards, review and approval process, and construction regulations and hours. The applicant has further provided a map detailing the access locations for construction vehicles and equipment. These rules will need to be tied to these new lots as part of the plat approval.

#### **HOMEOWNERS ASSOCIATION**

It is anticipated that these new lots may be incorporated into the existing Loch Lloyd Homes Association (South HOA). The applicant is encouraged to work with the HOA to obtain any required approvals including the dedication and acceptance of the proposed new private street.





### **MAINTENANCE OF THE SECHREST AND SURETY FOR IMPROVEMENTS**

The applicant has detailed the trails within the Sechrest that are to be preserved, modified, or removed, removal of the restrooms, and areas for new berming and landscaping. Portions of the Sechrest are proposed to be regraded to accommodate construction of the new lots and street. Prior to the approval of any plats and the start of any construction, the applicant should enter into an agreement with the Village to identify phasing and timing of the development and to guarantee the graded areas are restored and the proposed trail improvements, landscaping, and berming is constructed and installed in a timely manner. Additionally, this agreement needs to further ensure the remaining areas of the Sechrest are maintained to an appropriate level. This includes regular mowing and irrigation of lawn areas, control of weeds, and maintenance of the trees and sidewalks.

### **LAND USE MASTER PLAN**

The Village's adopted Land Use Master Plan identifies the entire Sechrest property as Recreation/Open Space. Should the Village desire to approve the requested rezoning, that action should include updating the master plan accordingly. Furthermore, as part of that decision making process, the following policies should be considered:

1. *Approval of any rezoning request within the Village of Loch Lloyd shall be contingent upon, among other things, (a) the determination by the Planning and Zoning Commission and the Village Board of Trustees that the proposed rezoning is substantially consistent with the then-existing Master Plan and the Land Use Policies, or (b) the amendment of the Master Plan and the Land Use Policies to the extent necessary to permit the requested rezoning, subject to review by the Planning and Zoning Commission and the Village Trustees that the requested rezoning adequately addresses the issues identified in policies #2 and #3, and following applicable notice, meeting and other legal requirements.*
2. *All existing single-family residential lots that are adjacent to an existing area designated or zoned Recreational Open Space (ROS), should continue to have at least one side (front, side, or rear yard) that is adjacent to a designated open space such as a lake, golf course, or recreational space. The width of the open space area should be maximized to the greatest extent practical, with a strong preference for a minimum of 150 feet measured from lot line to adjoining residential lot line at the nearest point. The open space area should be designed with landscaping and berming, and the proposed adjoining residential dwellings designed and limited in height all to reduce the visual impact on the existing residential.*
3. *Prior to the approval of any rezoning or change to the adopted Future Land Use Master Plan, the following must be addressed:*
  - a. *Impacts on the character of existing adjoining residential areas.*
  - b. *Development densities, lot sizes, building setbacks, and site and building design standards, especially in consideration of adjoining residential areas.*
  - c. *Appropriate buffering and land use transitions between differing land uses.*
  - d. *Buffering and visual screening of existing residential properties.*
  - e. *Stormwater drainage and impacts on downstream properties.*
  - f. *Water volume capacity and water quality impacts on Loch Lloyd Lake.*
  - g. *Water service and impacts on water pressure.*
  - h. *Sanitary sewer service and capacity.*



- i. Vehicular circulation, traffic volumes, noise and light pollution, and physical impacts on existing streets.*
- j. Impacts on existing recreational facilities.*
- k. Proximity to existing or planned recreational facilities.*
- l. Pedestrian circulation.*
- m. Preservation of open space, natural features, wildlife, and topographic landforms.*
- n. Consideration of relevant HOA rules.*
- o. Mitigation of impacts to residents and Village infrastructure during construction.*

### **APPROVAL PROCESS**

Should the requested rezoning be approved, the application must submit a Preliminary Plat application along with plat maps and construction plans, for review and approval by the Planning and Zoning Commission and Board of Trustees, prior to the start of any grading or construction. This application includes a stormwater management plan, grading plan, and engineered plans for all new roads, sewers, and watermains. Prior to the sale of any lots and issuance of any building permits, a Final Plat application must be submitted for review and approval by the Planning and Zoning Commission and Board of Trustees. A final plat application can be submitted for all or a portion of the lots being developed in the case of a multi-phase plat.

### **RECOMMENDATION**

Should the Planning and Zoning Commission decide to recommend approval of the requested rezoning, the author of this report recommends the Commission (1.) make a finding that the land use policies outlined in the adopted Land Use Master Plan and listed herein this report have been considered, (2.) recommend the Land Use Master Plan Map be updated to show the rezoning areas as Single Family Residential, and (3.) recommend the rezoning as detailed herein and as provided in the application be approved subject to the following conditions of approval:

1. The lot layout plans, lot sizes, building setbacks, sidewalks and trail improvements, landscaping and berming plans, building and site design regulations, and limitations on construction activities and access routes, as provided in the rezoning application, are approved as a condition to this rezoning.
2. Prior to the approval of any plats and the start of any construction, the applicant shall enter into an agreement with the Village of Loch Lloyd to (1.) identify phasing and timing of the development, (2.) provide financial surety to guarantee the graded areas are restored and the proposed trail improvements, landscaping, and berming is constructed and installed in a timely manner, and (3.) provide a guarantee the remaining areas of the Sechrest are maintained to an appropriate level including regular mowing and irrigation of lawn areas, control of weeds, and maintenance of the trees and sidewalks.
3. Prior to the approval of any plats and the start of any construction, the applicant shall obtain approval from the Northwest Cass County Water Resource District for the sanitary sewer and water service plans and ensure said plans do not negatively impact service to existing residents.



4. Prior to the approval of any plats and the start of any construction, the applicant shall work with the Blue Bird Committee to find mutually acceptable locations for any existing birdhouses that must be moved due to construction.
5. Prior to the approval of any plats and the start of any construction, the applicant shall work with the property owners along the west side of Grace Drive near the intersection of the new street proposed for Area 4 to provide landscaping as may be necessary to screen the headlights of cars as they enter Grace Drive from the new street.
6. Prior to the start of any construction or issuance of any building permits, the applicant shall submit the required Preliminary Plat and Final Plat applications, plat maps, stormwater management plan, erosion control plan, grading plan, construction plans, and other documentation as required and obtain approvals for the same from the Village Board of Trustees following review by the Village Planning and Zoning Commission.
7. The applicant and developer shall agree to monitor the streets being used for construction access and agree to remove any soil or debris deposited on the streets and repair any damage to the streets as a result of construction activity.
8. Should the developer fail to submit the required plat applications, fail to obtain plat approval, and/or fail to begin construction of the plat improvements within 1 year after the date of the approval of the rezoning, the Board of Trustees may, at its sole discretion, pass a motion to direct the Village Clerk to begin the process of reconsidering this area for a rezoning back to the original ROS designation following the required public notice and hearings.

Attached as Exhibit 2 is a resolution for the Commission's use.

*Respectfully submitted by Christopher Shires, AICP, Principal, Confluence, Inc.  
Planning Consultant for the Village of Loch Lloyd*



**EXHIBIT 1**

**REZONING APPLICATION**

A copy of the rezoning application is available on the Village Website at:  
[www.villageoflochlloyd-mo.org](http://www.villageoflochlloyd-mo.org)





**EXHIBIT 2**

**RESOLUTION NO:** \_\_\_\_\_

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF LOCH LLOYD, MISSOURI, RECOMMENDING APPROVAL OF THE REZONING OF LAND WITHIN THE VILLAGE OF LOCH LLOYD, MISSOURI**

**WHEREAS**, the Village of Loch Lloyd, Missouri (the "Village") has received an application from the property owner, S9-Redev, LLC, requesting that portions of their 74.9 acre property, generally described as all of Lot 19, Block 7 and portions of Tracts B, G, E, and I, of Loch Lloyd – First Plat, a subdivision within the Village of Loch Lloyd, Cass County, Missouri, and locally known as the Sechrest, be rezoned from Recreational and Open Space District (ROS) to Single Family Residential District (R-1) to accommodate the platting and development of 48 single family residential lots (see Attachment A for legal description of rezonings); and,

The remaining areas of the Sechrest, including the areas identified as common area to be platted as tracts, would remain as currently zoned, ROS.

**WHEREAS**, the planning consultant hired on the behalf of the Village of Loch Lloyd, has reviewed this request and drafted a staff report to the Planning and Zoning Commission that is dated October 10, 2024; and,

**WHEREAS**, the Commission has considered the policies contained within the Village's adopted Land Use Master Plan; and,

**WHEREAS**, the Commission recommends the Village's adopted Land Use Master Plan Map be updated, as part of this approval, to show the rezoning areas as Single Family Residential; and,

**WHEREAS**, on October 10, 2024, the Commission, after a duly called and noticed public hearing in accordance with the Village of Loch Lloyd's Unified Development Code, and after considering the views of all those who came before it, voted to recommend approval of the rezoning subject to conditions of approval.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF LOCH LLOYD, MISSOURI AS FOLLOWS:**

**SECTION 1.** The land use master plan policies outlined in the adopted Land Use Master Plan and listed in the staff report to the Commission dated October 10, 2024, have been considered.

**SECTION 2.** Land Use Master Plan Map is recommended to be updated to show the rezoning



areas as Single Family Residential as part of this rezoning approval.

**SECTION 3.** The proposed rezoning as detailed in the staff report to the Commission dated October 10, 2024, and as provided in the application, is recommended be approved subject to the following conditions of approval:

1. The lot layout plans, lot sizes, building setbacks, sidewalks and trail improvements, landscaping and berming plans, building and site design regulations, and limitations on construction activities and access routes, as provided in the rezoning application, are approved as a condition to this rezoning.
2. Prior to the approval of any plats and the start of any construction, the applicant shall enter into an agreement with the Village of Loch Lloyd to (1.) identify phasing and timing of the development, (2.) provide financial surety to guarantee the graded areas are restored and the proposed trail improvements, landscaping, and berming is constructed and installed in a timely manner, and (3.) provide a guarantee the remaining areas of the Sechrest are maintained to an appropriate level including regular mowing and irrigation of lawn areas, control of weeds, and maintenance of the trees and sidewalks.
3. Prior to the approval of any plats and the start of any construction, the applicant shall obtain approval from the Northwest Cass County Water Resource District for the sanitary sewer and water service plans and ensure said plans do not negatively impact service to existing residents.
4. Prior to the approval of any plats and the start of any construction, the applicant shall work with the Blue Bird Committee to find mutually acceptable locations for any existing birdhouses that must be moved due to construction.
5. Prior to the approval of any plats and the start of any construction, the applicant shall work with the property owners along the west side of Grace Drive near the intersection of the new street proposed for Area 4 to provide landscaping as may be necessary to screen the headlights of cars as the enter Grace Drive from the new street.
6. Prior to the start of any construction or issuance of any building permits, the applicant shall submit the required Preliminary Plat and Final Plat applications, plat maps, stormwater management plan, erosion control plan, grading plan, construction plans, and other documentation as required and obtain approvals for the same from the Village Board of Trustees following review by the Village Planning and Zoning Commission.



7. The applicant and developer shall agree to monitor the streets being used for construction access and agree to remove any soil or debris deposited on the streets and repair any damage to the streets as a result of construction activity.
8. Should the developer fail to submit the required plat applications, fail to obtain plat approval, and/or fail to begin construction of the plat improvements within 1 year after the date of the approval of the rezoning, the Board of Trustees may, at its sole discretion, pass a motion to direct the Village Clerk to begin the process of reconsidering this area for a rezoning back to the original ROS designation following the required public notice and hearings.

**PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF LOCH LLOYD, MISSOURI, THIS 10TH DAY OF OCTOBER 2024.**

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Chuck Etherington  
Chairperson

**ATTEST:**

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Anthony Lafata  
Village Clerk



## ATTACHMENT A

### LEGAL DESCRIPTIONS

#### AREA 1

All that part of Tract B, LOCH LLOYD - FIRST PLAT, lying South of Suffolk Lane, a private drive, as now established, and lying Southeasterly of Country Club Drive, a private drive, as now established, all in the Northeast Quarter of Section 8, Township 46 North, Range 33 West, in the Village of Loch Lloyd, Cass County, Missouri, being more particularly described by Edward K. Dannewitz, 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, NAO 83.)

Beginning at the Southeast corner of LOCH LLOYD, PHASE 1-82, 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 06°01'26" W with said West right-of-way line of Holmes Road, a distance of 25.43 feet to the Northeast corner of Tract II of Warranty Deed recorded in Book 203 at Page 18; thence N 39°03'28" W, with the North line of said Tract II of Warranty Deed recorded in Book 2032 at Page 18, a distance of 15.73 feet to the Northwest corner of said Tract II; thence S 06°01'26" W with the West line of said Tract II of Warranty Deed recorded in Book 2032 at Page 18, a distance of 74.89 feet; thence continuing with said West line of Tract II, S 06°01'12" W, a distance of 97.18 feet; thence N 75°49'22" W and no longer with said West line of Tract II, a distance of 100.73 feet; thence N 76°34'10" W, a distance of 89.64 feet; thence N 75°59'54" W, a distance of 85.20 feet; thence N 75°45'48" W, a distance of 82.46 feet; thence N 74°47'27" W, a distance of 88.46 feet; thence N 75°21'09" W, a distance of 64.00 feet; thence S 37°23'04" W, a distance of 111.11 feet; thence S 47°23'08" W, a distance of 103.28 feet; thence S 54°12'59" W, a distance of 103.76 feet; thence S 57°40'06" W, a distance of 107.61 feet; thence S 68°03'54" W, a distance of 109.05 feet; thence S 09°45'51" W, a distance of 92.88 feet; thence S 35°22'27" West, a distance of 73.66 feet; thence S 23°00'20" W, a distance of 14.99 feet; thence S 05°27'52" W, a distance of 58.16 feet; thence S 01°30'11" W, a distance of 62.15 feet; thence S 04°44'12" E, a distance of 63.92 feet; thence S 13°49'12" E, a distance of 75.09 feet; thence S 68°49'47" W, a distance of 149.85 feet, to a point in the Southeasterly line of said Country Club Drive, as it currently exists; thence Northeasterly with said Southeasterly line of Country Club Drive, on a curve to the right, having a Chord Bearing of N 15°26'34" East, a Chord Distance of 203.43 feet, a Radius of 382.00 feet, an Arc Distance of 205.92 feet; thence Northeasterly, continuing with said Southeasterly line of Country Club Drive, on of a curve to the right, having a Chord Bearing of N 09°17'34" East, a Chord Distance of 154.05 feet, a Radius of 477.00 feet, an Arc Distance of 154.73 feet; thence N 18°35'07" East, continuing with said Southeasterly line of Country Club Drive, a distance of 33.98 feet; thence Northeasterly, along a curve to the right, continuing along said Southeasterly line of Country Club Drive, having a Chord Bearing of N 31°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 Southeasterly line of Country Club Drive a distance of 43.29 feet; thence Northeasterly, along a curve to the left, continuing along said Southeasterly line of Country Club Drive, having a Chord Bearing of N 42°33'19" E, a Chord Distance of 101.69 feet, a Radius of 1830.28 feet, an Arc Distance of 101.70 feet; thence



Northeasterly continuing with said Southeasterly line of Country Club Drive, on the arc of said curve to the right, having a Chord Bearing of N 47°06'30" East, a Chord Distance of 36.40 feet, a Radius of 170.00 feet, and Arc Distance of 36.47; thence N 53°15'12" E continuing with said Southeasterly line of Country Club Drive, a distance of 244.87 feet; thence Northeasterly continuing with said Southeasterly line of Country Club Drive, Having a Chord Bearing of N 41°21'32" E, a Chord Distance of 321.53 feet, a Radius of 780.00 feet, an Arc Distance of 323.86 feet to the intersection with said South line of Suffolk Lane; thence S 63°27'42" E along said South line of Suffolk Lane, a distance of 30.02 feet; thence Easterly, continuing along said South line of Suffolk Lane, on a curve to the left, having a Chord Bearing of S 70°02'35" E, a Chord Distance of 52.72 feet, a Radius 230.00 feet, an Arc Distance of 52.84 feet; thence continuing along said South line of Suffolk Lane, S 76°37'32" E, a distance of 316.39 feet to a point of curvature; thence Easterly, continuing with said South line of Suffolk Lane, on a curve to the left, having a Chord Bearing of S 80°18'14" E, a Chord Distance of 100.08 feet, a Radius of 780.00 feet, an Arc Distance of 100.15 feet; thence continuing with said South line of Suffolk Lane, S 83°58'56" E, a distance of 84.16 feet to the Point of Beginning. The above- described tract contains 254,656.29 square feet, or 5.85 acres, more or less.

## AREA 2

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 Westerly 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, NAO 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 Northerly 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 160.86 feet; thence Southeasterly, continuing along said Lot 19 and the Northerly line of said Tract G, along a curve to the right, having a Chord Bearing of S 46°44'58" E, a Chord Distance of 231.98 feet, a Radius of 256.00 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 09°17'40" East, a Chord Distance of 178.81 feet, a Radius of 490.00 feet, an Arc Distance of 179.81 feet; thence S 01°13'08" W continuing with said Easterly line, a distance of 140.69 feet; thence Southerly, along a curve to the left, having a Chord Bearing of S 00°00'48" East, a Chord Distance of 9.89 feet, a Radius of 230.00 feet, and Arc Distance of 9.89 feet, to the Northeast corner of Lot 20, Loch Lloyd Phase Three-Replat, 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 Northerly line of said Lot 20 and its extension thereof, a distance of 140.00 feet; thence N 01°55'25" W, a distance of 129.56 feet; thence N 06°58'57" W, a distance of 112.65 feet; thence N 17°54'54" West, a distance of 76.67 feet; thence N 61°27'13" W, a distance of 73.35 feet; thence N 66°28'43" 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 134.05 feet to the Point of Beginning. The above-described tract contains 86,168.26 square feet, or 1.98 acres, more or less.





### AREA 3

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 Westerly 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-A2-24 and 1-A2-25, LOCH LLOYD, PHASE 1-A2, 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-2005019232 on this 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, NAO 83. Holding the bearing of East Line of Lot 1-A2-24, LOCH LLOYD, PHASE 1-A2.)

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 164.58 feet; thence S 58°57'17" W (S 59°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-A2-25, LOCH LLOYD, PHASE 1-A2; thence N 00°08'20" W (N 00°09'12" W= Plat) with the East line of said Lot 1-A2-25, LOCH LLOYD, PHASE 1-A2, a distance of 211.01 feet (210.54'= Plat) to the Southeast corner of said Lot 1-A2-24, LOCH LLOYD, PHASE 1-A2; thence N 01°37'17" E with the East line of said Lot 1-A2-24, LOCH LLOYD, PHASE 1-A2 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°16'02" E= Deed), this and the following five courses with the Southerly line of said Warranty Deed recorded in Book 4096 at Page 153, a distance of 17.68 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 87.79 feet; thence S 34°09'38" E (S 34°11'43" 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 285.68 feet, a chord bearing of S 60°03'35" E and a chord distance of 276.05 feet; thence S 85°57'34" E (S 85°59'39" 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°09'36" W (S 07°07'31" W= Plat) with said West right-of-way line of Highland Ridge, a distance of 170.29 feet to the Point of Beginning. The above-described tract contains 115,126 square feet, or 2.64 acres, more or less.

### AREA 4

All that part of Tract I, LOCH LLOYD - FIRST PLAT, a subdivision in the Village of Loch Lloyd, Cass County, Missouri, according to the recorded plat thereof, lying Easterly of GRACE DRIVE, a private drive, 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, NAO 83. Holding the bearing of Northerly Line of Tract G, LOCH LLOYD - FIRST PLAT.)

Commencing at the Northeast corner said 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 86°41'25" W, along the Northerly line of The Meadows at Loch Lloyd Phase 7, a subdivision in the Village of Loch Lloyd, Cass County Missouri, according to the recorded plat thereof, a distance of 205.01 feet; thence S 70°00'29" W, continuing along said Northerly line, a distance of 180.81 feet to the Easterly right-of-way line of Grace Drive, as it currently exists; thence N 06°50'51" W, along said Easterly right-of-way line, a distance of 53.71 feet; thence Northerly, continuing along said Easterly right-of-way line, along a curve to the right, having a Chord Bearing of N 09°15'26" E, a Chord Distance of 274.62 feet, a Radius of 495.00 feet, an Arc Distance of 274.62 feet; thence Northerly, continuing along said Easterly right-of-way line, along a curve to the right, having a Chord Bearing of N 26°53'07" E, a Chord Distance of 14.36 feet; a Radius of 270.00 feet, an Arc Distance of 14.36 feet; thence Easterly, along a curve to the left, having a Chord Bearing of S 19°35'36" E, a Chord Distance of 13.38 feet, a Radius of 9.00 feet, an Arc Distance of 15.08 feet; thence S 67°35'43" E, a distance of 19.03 feet; thence Easterly, along a curve to the left, having a Chord Bearing of S 80°14'29" E, a Chord Distance of 249.58 feet, a Radius of 570.00 feet, an Arc Distance of 251.61 feet; thence Easterly, along a curve to the right, having a Chord Bearing of S 82°10'27" E, a Chord Distance of 197.04 feet, a Radius of 530.00 feet, an Arc Distance of 198.20 feet; thence Easterly, along a curve to the left, having a Chord Bearing of S 85°09'06" E, a Chord Distance of 246.14 feet, a Radius of 520.00 feet, an Arc Distance of 248.50 feet; thence Easterly, along a curve to the right, having a Chord Bearing of N 87°17'22" E, a Chord Distance of 326.83 feet, a Radius of 1530.00 feet, an Arc Distance of 327.46 feet; thence N 02°08'23" E, a distance of 157.27 feet; thence S 87°35'51" E, a distance of 86.64 feet; thence S 86°44'07" E, a distance of 81.25 feet; thence S 86°58'15" E, a distance of 80.63 feet; thence S 86°18'31" E, a distance of 96.82 feet; thence S 86°32'11" E, a distance of 94.65 feet; thence S 65°25'42" E, a distance of 85.38 feet to Westerly right-of-way line of Missouri State Highway Route D (Holmes Road) as it currently exists; thence S 09°28'40" W, along said Westerly right-of-way line, a distance of 191.13 feet; thence S 03°41'01" W, continuing along said Westerly right-of-way line, a distance of 170.40 feet to the Southerly line of the Northeast Quarter of said Section 8; thence N 86°41'25" W, along said Southerly line, a distance of 1187.04 feet to the Point of Beginning. The above-described tract contains 434,943.36 square feet, or 9.97 acres, more or less.