



**APPLICATION FOR FINAL PLAT**

Project Name: THE SECRET AT LOCH LLOYD (3RD PLAT)

Project Address (if available): LOT 225 AND 235, VILLAGE OF LOCH LLOYD  
HIGHLAND RIDGE DRIVE

Project Legal Description (attached separate page if lengthy): \_\_\_\_\_  
SEE ATTACHED

Description of Request: APPROVAL OF THE FINAL PLAT FOR  
SECRET - THIRD PLAT

**Property Owner Authorization:**

*The undersigned does hereby certify that they are the sole owner of the property described herein or has the authority to act on the behalf of the owners of said property and does hereby authorize the submittal of this application for the described property and associated documents and does hereby further certify that all information contained therein is true and correct.*

*The undersigned acknowledges that property within the Village of Loch Lloyd, Missouri, is subject to the Unified Development Code of the Village of Loch Lloyd and does hereby agree to abide by and comply with the above-mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.*

*The undersigned hereby agrees to the timely reimbursement of the Village of Loch Lloyd for all costs related to the processing, noticing, and review of this application including the costs for hiring consultants as necessary complete any legal or technical reviews as determined necessary by the Zoning Administrator.*

Name: DALE W. BROOK

Company: TRENDENT DEVELOPMENT, INC

Address: 1920 W. 143RD ST., SUITE 150, LEAWOOD, KS 66224

Phone: 816-331-9500

Email: DALEB@TRENDENTREALTYSTATE.COM

Signature: 

**Applicant (if different from property owner):**

Name: SAME AS PROPERTY OWNER  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

**Representative(s):**

Name: BRETT HAUGLAND + TRENT SHREDER  
Company: CONTINENTAL CONSULTING ENGINEERS  
Address: 9000 STATE LANE RD, LEAWOOD, KS 66206  
Phone: 816-223-8075 816-876-5454  
Email: BH@CCENGINEERS.COM TJS@CCENGINEERS.COM

Name: MATT JASPENIEN  
Company: JAL2226  
Address: 1615 E 173RD ST., BELTON, MO 64012  
Phone: 816-559-1541  
Email: MATT@JAL2226.COM

Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_



**Area 3 (Highland Ridge)**

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 Southwesterly 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. 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. Holding the bearing of Northerly Line of Tract G, LOCH LLOYD - FIRST PLAT.)

Commencing at the Northeast 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 Northeasterly with the Southerly line of said HIGHLAND RIDGE DRIVE, on a curve to the left, having a Chord Bearing of N 68°45'36" E, a Chord Distance of 80.90 feet, a Radius of 780.00 feet, an Arc Distance of 80.94 feet to the Point of Beginning; thence Northeasterly continuing with said Southerly line, on a curve to the left, having a Chord Bearing of N 58°36'19" E, a Chord Distance of 195.03 feet, a Radius of 780.00 feet, an Arc Distance of 195.54 feet; thence N 51°25'24" E, continuing along said Southerly line, a distance of 30.64 feet; thence Easterly, continuing along said Southerly line, on a curve to the right, having a Chord Bearing of N 57°44'54" E, a Chord Distance of 70.51 feet, a Radius of 320.00 feet, an Arc Distance of 70.65 feet to the Northwest corner Lot 1, LOCH LLOYD, FIRST PLAT - REPLAT, a subdivision in the Village of Loch Lloyd, Cass County, Missouri, according to the recorded plat thereof; ; thence S 18°27'16" E on a line 25.45 feet Westerly of and parallel with said Westerly line of Lot 1, a distance of 131.70 to the Southwest corner of said Lot 1; thence S 40°20'53" W, a distance of 140.53 feet; thence S 63°53'50" 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 43,713.88 square feet, or 1.00 acres, more or less.

## Supporting Information Required:

One (1) printed copy and one (1) electronic copy (in PDF format) of each of the following items shall be submitted along with the application fee and/or deposit as determined by the Village Board of Trustees. Applications missing any of the required information shall be deemed incomplete and returned to the applicant.

- Completed and signed application form. ✓
- Payment of fee and/or deposit as determined by resolution of the Village Board of Trustees. TBO
- Final Plat Map shall include the information as required in the Village's adopted Unified Development Ordinance and summarized below:
  - Name of subdivision. ✓
  - Date, compass point, legend of symbols, and discernable scale. ✓
  - Legal description and location by section, township, range, county and state, and including descriptive boundaries of the subdivision, based on an accurate traverse, giving angular and linear dimensions of second order surveying accuracy that must close. A final plat must show ties to the state plane coordinate system. All calculations shall be furnished showing bearings and distances of all boundary lines and lot lines. ✓
  - Property boundaries and parcel lines: location of the subdivision boundaries shown in reference to existing official monuments or the nearest established street lines, including true angles and distances to such reference points or monuments. All section and land corners referenced on the plat and legal description shall be identified as to what was physically found or set, e.g., aluminum monument, ½" iron bar. These same corners shall also be referenced and reference ties submitted with the plat on the certified Land Corner Restoration/Reestablishment sheet provided by the Missouri Department of Natural Resources, Division of Geology and Land Survey (MLS). If the section corner referenced on the plat has been previously referenced and reference ties have not changed since submission to the MLS, the MLS document number for those corners shall be indicated on the plat. ✓
  - Total acreage of the proposed subdivision. ✓

- Location of lots, streets, public highway, alleys, sidewalks, parks and other features with accurate dimensions in feet and decimals of feet, with the length and radii and/or arcs of all curves indicated with all other information necessary to reproduce the plat on the ground. Dimensions shall be shown from all angle points and points of curvature to the lot lines. ✓
- Area in square feet for each lot or parcel. ✓
- When lots are located on a curve or when side lot lines are at angles other than ninety (90) degrees, the width of the lots are measured at the building line. ✓
- Lots shall be numbered clearly. If blocks are to be numbered or lettered, these should be shown clearly in the center of the block. ✓
- The exact locations, widths, and names of all streets and alleys to be dedicated. ✓
- Location, purpose and width of all easements to be dedicated. ✓
- Boundary lines and description of boundary lines of any area other than streets and alleys that are to be dedicated or reserved for public use, including open space for public use. ✓
- Building setback lines on the front of all lots and the side streets of corner lots, including dimensions and dedications. ✓
- Statement dedicating all easements, streets, sidewalks, alleys and other public area. ✓
- Signature blocks for the following certificates, with the corresponding name typed, printed or stamped beneath the signature.
  - Signatures of the owner or owners and notary public. ✓
  - Certification by a Registered Land Surveyor that details of the plat are correct. ✓
  - Certificate of approval to be signed and dated by Chairman, Village Clerk, and County Assessor. ✓
- Floodplain location, if any. N/A

- Name and address of developer and surveyor making the plat. ✓
- Information required to be recorded on the final plat or a reference to documents required to be recorded with the final plat. Such information shall include but not be limited to covenants that run with the land and conditions of final plat approval imposed by the Board of Trustees. ✓
- Any additional information as may be determined by the Zoning Administrator as necessary for the review and consideration of the requested Conditional Use Permit. ✓

Any of the above items may be waived by the Zoning Administrator as being unnecessary due to the scale, nature, or impact of the requested Final Plat.

