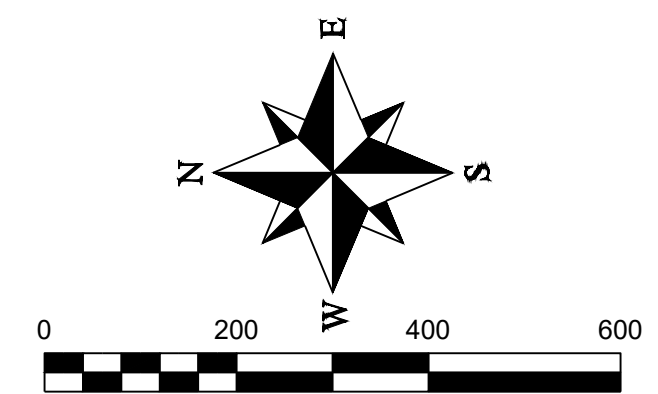


Final Plat Bella Terra

Lots 1 - 50 and Tracts A - E

Section 25, Township 46 North, Range 32 West Cass County, Missouri



PROPERTY DESCRIPTION

THAT PART OF THE EAST 1/4 OF SECTION 25, TOWNSHIP 46 NORTH, RANGE 32 WEST IN CASS COUNTY, MISSOURI DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE NORTH 88° 15' 46" WEST ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 1499.96 FEET; THENCE SOUTH 01° 53' 26" WEST, A DISTANCE OF 2560.72 FEET; THENCE NORTH 88° 08' 47" WEST, A DISTANCE OF 339.29 FEET; THENCE SOUTH 01° 54' 14" WEST, A DISTANCE OF 2702.21 FEET TO THE SOUTH LINE OF SAID SECTION; THENCE SOUTH 85° 38' 32" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 1839.88 FEET TO THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 01° 53' 33" EAST ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 5290.99 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN ROADS, 203.976 ACRES, MORE OR LESS.



IN TESTIMONY WHEREOF:
 BELLA TERRA DEVELOPMENT CO., LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS _____ DAY OF _____, 2023.
 BELLA TERRA DEVELOPMENT CO., LLC

TROY BELLAH

NOTARY CERTIFICATION:
 STATE OF _____
 COUNTY OF _____

ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TROY BELLAH, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME DID SAY THAT HE IS A MEMBER OF BELLA TERRA DEVELOPMENT CO., LLC, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND AS THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF:
 I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

**CASS COUNTY PLANNING DIRECTOR
 CERTIFICATE OF AUTHORITY:**

DATE: _____

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS JOINTLY ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGICAL SURVEY AND RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

MATTHEW J. SCHLICHT, MOPLS 2012000102
 ENGINEERING SOLUTIONS, LLC, MO CORP LS 2005008319-D

NOTE:
 ALL ROADS ARE 60' WIDE PRIVATE ROADS. (NOT MAINTAINED BY CASS COUNTY)

Site Data Table

Total Area	203.96 acres (8,884,409.22 sq. ft.)
Total Units	50
Density	0.25 units per acre with Common Area
Setbacks	
Front	Setback per Plan
Street Side	Setback per Plan
Side-Yard	25'
Rear-Yard	50'
Utilities	
Domestic Water Service	Public Water Supply District
Fire Protection Water	South Metro Approved Fire Storage Pond
Sanitary Sewer	Onsite Wastewater Treatment, MoCNR approved Plan

REVISIONS

DATE	DESCRIPTION

Final Plat - Bella Terra
 Lots 1 - 50 and Tracts A - E
 Section 25, Township 46 North, Range 32 West
 Cass County, Missouri

Final Plat

SHEET	1
SECTION	25
TOWNSHIP	46 N
RANGE	32 W
COUNTY	Cass
JOB NO.	
DATE OF INFORMATION	

