

CITY OF LEBANON
ZONING AND PLANNING COMMISSION MEETING
THURSDAY, MAY 14, 2026, 6:00 PM
CITY HALL, STANLEY H. ALLEN COUNCIL CHAMBERS, 401 SOUTH JEFFERSON
"TENTATIVE AGENDA"

1. Call to Order, Roll Call, and Declaration of Quorum
2. Approval of Minutes
 - a. April 9, 2026, Regular Meeting
3. Public Hearing
 - a. Request a Replat of Lewis Addition located at 333, 345, 351 Lincoln Ave., and 595 Chestnut Ave.
 - b. Request a Final Plat of Samsara Subdivision located at 765 New Buffalo Road
 - c. Request for a Site Plan for Project 360 located at 1015 Jefferson
 - d. Request for a Final Plat of Lebanon Acreage to Ice Cream Factory (1200 Block of Ice Cream Way)
 - e. Request for a Rezone from C-1 Limited Commercial to M-1 Light Industrial located at 1200 Block of Ice Cream Way.
 - f. Request for a Rezone on a Preliminary Plat of Rolling Hills Road
 - g. Request for a Final Plat of Onyx Apartments located at 1535 N Jefferson
4. Commission Action
 - a. Commission Action on a request for a Replat of Lewis Addition located at 333, 345, 351 Lincoln Ave., and 595 Chestnut Ave.
 - b. Commission Action on a request for a Final Plat of Samsara Subdivision located at 765 New Buffalo Road
 - c. Commission Action on a request for a Site Plan for Project 360 located at 1015 Jefferson
 - d. Commission Action on a request for a Final Plat of Lebanon Acreage to Ice Cream Factory (1200 Block of Ice Cream Way)
 - e. Commission Action on a request for a Rezone from C-1 Limited Commercial to M-1 Light Industrial located at 1200 Block of Ice Cream Way.
 - f. Commission Action on a request for a Rezone on a Preliminary Plat of Rolling Hills Road
 - g. Commission Action on a request for a Final Plat of Onyx Apartments located at 1535 N Jefferson
5. Commission and Staff Discussion
6. Adjournment

CITY OF LEBANON
ZONING AND PLANNING COMMISSION REGULAR MEETING MINUTES
APRIL 9, 2026

BE IT REMEMBERED that the Zoning and Planning Commission of the City of Lebanon, Missouri, met in Regular Session on April 9, 2026, at 6:14 PM in the Council Chambers at City Hall located at 401 South Jefferson.

CALL TO ORDER, ROLL CALL, AND DECLARATION OF QUORUM

Upon roll call, the following Officers were present: Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, and Randy Wall. Absent: Chris Meckem, David Wheeler.

A quorum was declared.

Travis Townsend resigned from the Board on March 6th; therefore, the Board currently consists of 8 members with one vacancy.

Staff members and others in attendance: Code Administrator Christina Wagner, Compliance Specialist Kim Schomaker, Office Support Assistant Dana Hicks, City Administrator Troy Schulte, and Deputy City Clerk Melissa Richardson.

Acting Chairwoman Shirly Tarwater shared that the Request for a Conditional Use located at 227 E Commercial to Operate a Food Pantry needs to be removed from the agenda at the applicant's request.

Randy Wall moved and Michall Holmes seconded that the Commission remove the Request for a Conditional Use located at 227 E Commercial to Operate a Food Pantry. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, and Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, David Wheeler.

APPROVAL OF MINUTES

March 12, 2026, Regular Meeting

Randy Wall moved and Michall Holmes seconded that the Commission approve the minutes as presented. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, and Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, David Wheeler.

PUBLIC HEARING

Randy Randolph moved and Michall Holmes seconded that the Commission move out of Regular Session and into Public Hearing. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, David Wheeler.

Request a Replat of the Amended Final Plat for Multi-Family Residential, from 1 Lot to 2 Lots located at the 500 Block of W Fremont Road, Cedar Ridge of Lebanon.

Compliance Specialist Kim Schomaker presented a request for a replat of the amended final plat for a multi-family development, proposing to divide one lot into two lots, located in the 500 block of W. Fremont Road. Commission Member Joe Berkich requested the inclusion of an ingress and egress easement along Lot A, as well as a stormwater easement on Lot B for Lot A. Kim Schomaker agreed to revise the replat of the amended final plat to reflect these easements before the plat is recorded.

Request for a Final Plat of a Replat of Donnelly's Addition from 2 Lots to 3 Lots located at 812 N. Adams.

Compliance Specialist Kim Schomaker shared that this is a request for a final plat of a replat of Donnelly Addition No. 3.

Request for a Replat of Lot 3 - Solar Farm Subdivision from 1 Lot to 2 Lots located at 1001 Utah St.

Compliance Specialist Kim Schomaker stated this is a request for a replat of Lot 3 of the Solar Farm Subdivision, proposing to divide one (1) lot into two (2) lots, located at 1001 Utah Street. The property is zoned M-1 Light Industrial.

Linda Kimrey and Angel Brown spoke in favor of the request, stating the intent to build a laundromat, which would support additional jobs for employees at Laclede Industries.

Request for a Final Plat to fix a Lot number of Ridge Creek subdivision Phase 3 near the 1500 block of Rolling Hills Road.

Compliance Specialist Kim Schomaker stated that a lot number in Ridge Creek Subdivision Phase 3 needed to be corrected on the final plat.

Request for a Site Plan to build Multifamily Dwellings located at 1535 N Jefferson Ave.

Compliance Specialist Kim Schomaker read from the previous meeting minutes, addressing prior concerns regarding the driveway and noting that the issues have been corrected. She also stated that the owners added five feet of green space to the rear of the units, resulting in a total of 15 feet of backyard space.

Cole Childers and Aaron Dennis spoke in favor of the property and indicated that all requested conditions have been completed.

Commission Member Joe Berkich noted a typo on the site plan, stating that it read "detention pond" and should instead read "retention pond." Kim Schomaker agreed that the site plan needed to be corrected.

Request a Rezone from RS-1 Residential to RS-2 Residential located at the 20800 Block of Ostrich Dr.

Compliance Specialist Kim Schomaker shared that the owner wants to rezone from RS-1 Residential to RS-2 Residential and subdivide into approximately 28 lots to build single family

homes.

Request a Rezone from RS-2 to RS-3 located at Aero Landing, 2400 Block Highway 5.

Compliance Specialist Kim Schomaker stated that the request is to rezone the property from RS-2 to RS-3 at the 2400 block of Highway 5, Aero Landing. She provided a signed affidavit with a conditional use agreement between the property owners in the Town and Country Subdivision along Addison Drive, which abuts the Aero Landing Phase I development, and the developer, 3BE Holdings, LLC. She noted that the agreement will be recorded at the courthouse.

Request a Final Plat of Replat of Lot 1 and the East half of Lot 2, Block 3, located at 880 East Street.

Compliance Specialist Kim Schomaker stated this was a request for a final plat of replant of Lot 1 and the east half of Lot 2, Block 3, located at 880 East Street.

Joe Berkich moved and Randy Wall seconded that the Commission move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, David Wheeler.

COMMISSION ACTION

Request a Replat of the Amended Final Plat for Multi-Family Residential, from 1 Lot to 2 Lots located at 500 Block of W Fremont Road, Cedar Ridge of Lebanon.

Joe Berkich moved and Michall Holmes seconded that the Commission approve a Request for a Replat of the Amended Final Plat for Multi-Family Residential, from 1 Lot to 2 Lots located at the 500 Block of W Fremont Road. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, David Wheeler.

Request for a Final Plat of a Replat of Donnelly's Addition from 2 Lots to 3 Lots located at 812 N. Adams.

Joe Berkich moved and Randy Wall seconded that the Commission approve a Request for a Final Plat of a Replat of Donnelly's Addition from 2 Lots to 3 Lots located at 812 N Adams. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, David Wheeler.

Request for a Replat of Lot 3 - Solar Farm Subdivision from 1 Lot to 2 Lots located at 1001 Utah Street.

Michall Holmes moved and Randy Randolph seconded that the Commission approve a Request for a Replat of Lot 3—Solar Farm Subdivision from 1 Lot to 2 Lots located at 1001 Utah Street. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, David Wheeler.

Request for a Final Plat to fix a Lot number of Ridge Creek Subdivision Phase 3 near the 1500 Block of Rolling Hills Road.

Randy Wall moved and Joe Berkich seconded that the Commission approve a Request for a Final Plat to fix a Lot number of Ridge Creek Subdivision Phase 3 near the 1500 Block of Rolling Hills Road. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, David Wheeler.

Request for a Site Plan to build Multifamily Dwellings located at 1535 N Jefferson Ave.

John Elmore moved and Randy Randolph seconded that the Commission approve a Request for a Site Plan to build Muti-Family Dwellings located at 1535 N Jefferson Avenue. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, David Wheeler.

Request a Rezone from RS-1 Residential to RS-2 Residential located at the 20800 Block of Ostrich Dr.

Joe Berkich moved and John Elmore seconded that the Commission approve a Request for a Rezone from RS-1 Residential to RS-2 Residential located at the 20800 Block of Ostrich Drive. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, David Wheeler.

Request a Rezone from RS-2 to RS-3 located at Aero Landing, 2400 Block Highway 5.

Randy Wall moved and John Elmore seconded that the Commission approve a Request for a Rezone from RS-2 to RS-3 located at Aero Landing, 2400 Block of highway 5. Motion carried as follows: Yea: (5) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Randy Wall; Nay: (1) Shirley Tarwater; Abstain: (0) None; Absent: (2) Chris Meckem, David Wheeler.

Request a Final Plat of Replat of Lot 1 and the East half of Lot 2, Block 3, located at 880 East Street.

Joe Berkich moved and Randy Wall seconded that the Commission approve a Request for a Final Plat of Replat of Lot 1 and East half of Lot 2, Block 3, located at 880 East Street. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, David Wheeler.

COMMISSION AND STAFF DISCUSSION

Compliance Specialist Kim Schomaker stated she would provide the Cedar Ridge plat showing ingress and egress, the stormwater easement, and the recorded affidavit for Aero Landing at the next Planning and Zoning meeting. The Affidavit was recorded on April 10, 2026, and is attached to these meeting minutes. Site Plan located at 1535 N Jefferson has been updated to show "retention pond" and is attached to these meeting minutes. The replat of the amended final plat of Cedar Ridge of Lebanon has been updated and attached to these minutes.

Adjournment

Acting Chairwoman Tarwater declared the meeting adjourned at 6:40 p.m.

ATTEST:

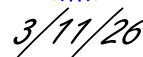
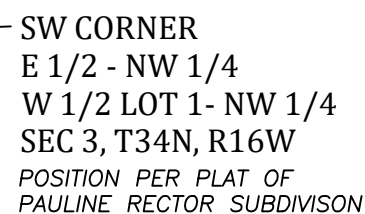
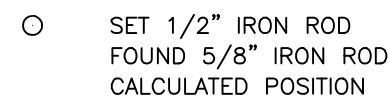
Secretary Shirley Tarwater

Code Administrator Christina Wagner

Minutes Approved

DRAFT

1535 N JEFFERSON AVENUE
LEBANON, MISSOURI



P.O. Box 767 • 231 W. Commercial Street Lebanon, Missouri 65536
Phone 417-991-8115 • www.lortzsurveying.com • LS: 2012028494



Aaron Dennis
Lebanon, Missouri

Drawn by EJL	Scale 1" = 40'	Survey No. L-2476SP
Checked by EJL	Date 3/11/2026	

AFFIDAVIT

STATE OF MISSOURI

COUNTY OF LACLEDE

Affidavit to certify that the below listed **Property Owners** in the Town and County Subdivision, on Addison Drive and abutting the Aero Landing Phase I development are supportive of the developer **3BE Holdings, LLC ("3BE")** request to rezone the property owned by 3BE Holdings, LLC to RS-3 subject to the following conditional use agreements:

1. A Condition to build only two-unit duplexes and single-family homes on phase one of the projects for the specific lots of 5-46.
2. 3BE will not develop a road onto Addison Drive.
3. A Condition that a fence to be installed on property line between the Addison Drive property owners and Aero Landing Phase I abutting lots 8-26.
4. All fence materials are to be purchased through 3BE supplier.
5. 3BE and Addison Drive Property Owners agree to share equally (50/50) in the total cost of constructing a fence along the mutually agreed property boundary.
 - a. Scope of Work
 - i. 3BE shall be responsible for providing and installing the fence, including all labor, materials, equipment, and related services necessary to complete the project.
 - b. Cost Determination
 - i. 3BE shall provide a written cost per linear foot for the fence, which shall include both materials and labor. The total project cost shall be calculated based on the agreed linear footage of the fence to be installed.
 - c. Approval of Costs
 - i. The Property Owners must review and approve the cost per linear foot and total estimated cost in writing prior to commencement of construction.
 - d. Payment Terms
 - i. Each party shall be responsible for fifty percent (50%) of the total cost.
 - e. Changes
 - i. Any changes to the scope of work, materials, or design that affect cost must be approved in writing by both parties prior to implementation. Any additional costs shall be shared equally unless otherwise agreed.
 - f. Timeline
 - i. Fence installation to be completed within three (3) months of completion of the said lots.
 - g. Maintenance and Ownership
 - i. Upon completion, the fence shall be considered jointly owned if installed directly upon the shared property line. Both parties agree to share equally in reasonable future maintenance and repair costs unless otherwise agreed.

h. Dispute Resolution

- i. In the event of a dispute, the parties agree to first attempt to resolve the matter through good faith negotiation. If unresolved, the dispute may be submitted to mediation before pursuing further legal action.

i. Entire Agreement

- i. This section constitutes the entire agreement between the parties regarding the fence and supersedes any prior discussions or understandings.

Address	Print Name	Signature	Date
1. 190 Addison Dr.	Eddie Amos	Eddie Amos	4-9-26
2. 236 Addison Dr	Roger Agar	Roger Agar	4/9/26
3. 136 Addison	Kay Goodwin	Kay Goodwin	4/9/26
4. 136 Addison	Gary Goodwin	Gary Goodwin	4/9/26
5. 237 Addison	Laren Menke	Laren Menke	4-9-26
6. 237 Addison	Glen Menley	Glen Menley	4-9-26
7. 255 Addison	Michele Hedges	Michele Hedges	4-9-26
8. 218 Addison Dr	KRISTI LOWDEN	Kristi Lowden	4-9-26
9. 218 Addison Dr	Eddie Lowden	Eddie Lowden	4-9-26
10. 1504 E Windridge 220 E K, Mo	Sam Garrett	Sam Garrett	4-9-26
11. 2106 E Melton Rd Ozark Mo	Matt Wicklund	Matt Wicklund	4-9-26
12. 1619 E Independence	Evan Corner	Evan Corner	4-9-26
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Recorded in Laclede County, Missouri



Recording Date/Time: 04/10/2026 at 11:39:27 AM

Book: 2026 Page: 1435

Instr #: 20261435

Pages: 3

Fee: \$52.00 N 20260001713

GARRETT



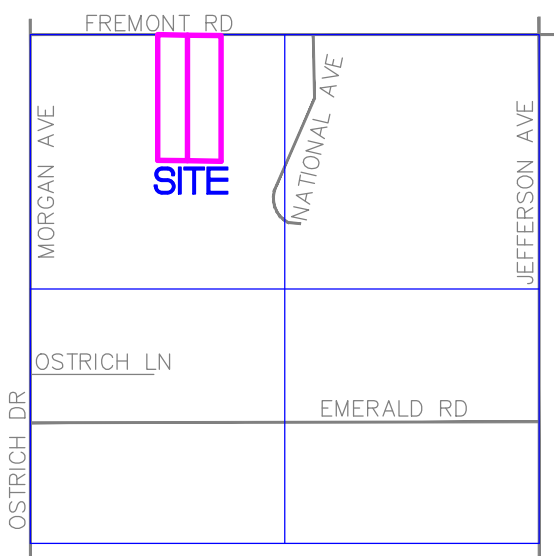
RECORDER OF DEEDS CERTIFICATE

NON-STANDARD DOCUMENT

This document has been recorded and you have been charged the
\$25 non-standard fee pursuant to RSMo 59.310.3
and this certificate has been added to your document
in compliance with the laws of the State of Missouri.

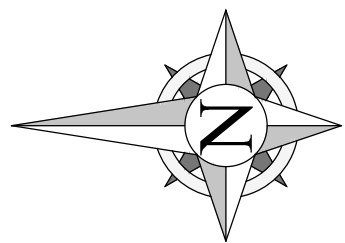
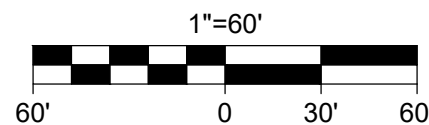
Jennifer Raef
RECORDER OF DEEDS
Laclede County

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT
DO NOT REMOVE THIS PAGE



LOCATION SKETCH

SEC. 26, T34N, R16W
SCALE: 1"=2000'



BEARINGS BASED ON GRID
NORTH OF THE MISSOURI
COORDINATE SYSTEM OF 1983,
CENTRAL ZONE, FROM GPS
OBSERVATIONS.

OWNER AND DEVELOPER
BRYAN LEBANON APARTMENTS, LLC
2699 E. NORMANDY STE. 104
SPRINGFIELD, MO 65804

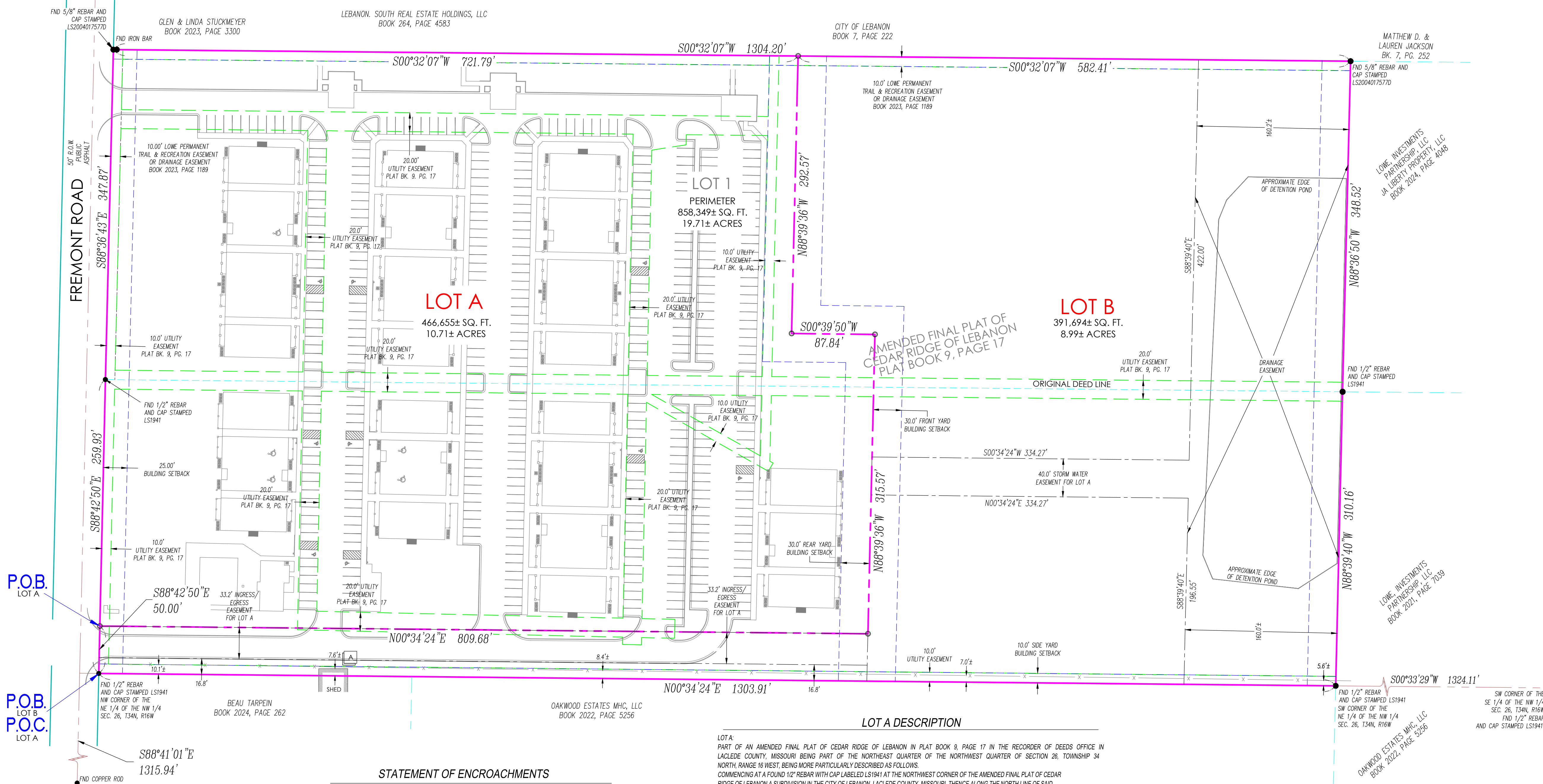
PREPARED BY
GREGORY B. BOWERS, PLS
OWN, INC.
3213 WEST BYPASS
SPRINGFIELD, MO 65807

RECORDER'S SPACE

REPLAT OF THE AMENDED FINAL PLAT OF CEDAR RIDGE OF LEBANON

FROM PLAT BOOK 9, PAGE 17 IN THE LACLEDE COUNTY, MISSOURI RECORDERS OFFICE

BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST
QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST
CITY OF LEBANON, LACLEDE COUNTY, MISSOURI.



STATEMENT OF ENCROACHMENTS

ADJACENT SHED ENCROACHES ONTO THE SUBJECT PROPERTY WITHOUT THE BENEFIT OF AN EASEMENT PROVIDED OR SHOWN.

NOTES

SITE WATER SUPPLY TO BE WATER MAIN LINE LOCATED NORTH AND PARALLEL TO FREMONT ROAD.

SURVEYORS NOTE:

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. LOCATE NUMBER 24129226.

REFERENCE SURVEY BY ROBERT SHOTTS DATED 08-28-24 DWG # 15640
REFERENCE SURVEY BY ROBERT SHOTTS DATED 08-28-24 DWG # 15641

UTILITY NOTE:

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. LOCATE NUMBER 24129226.

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 29105C0218C, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS.

LOT A DESCRIPTION

LOT A:
PART OF AN AMENDED FINAL PLAT OF CEDAR RIDGE OF LEBANON IN PLAT BOOK 9, PAGE 17 IN THE RECORDER OF DEEDS OFFICE IN LACLEDE COUNTY, MISSOURI BEING PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND 1/2" REBAR WITH CAP LABELED LS1941 AT THE NORTHWEST CORNER OF THE AMENDED FINAL PLAT OF CEDAR RIDGE OF LEBANON A SUBDIVISION IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI, THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION SOUTH 88°42'50" EAST, 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 88°42'50" EAST, 259.93 FEET TO A 1/2" REBAR WITH CAP LABELED LS1941; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 88°39'36" EAST, 347.87 FEET TO A 5/8" REBAR WITH CAP LABELED LS2004017577D; THENCE ALONG THE EAST LINE OF SAID SUBDIVISION SOUTH 00°32'07" WEST, 721.79 FEET; THENCE LEAVING SAID WEST LINE THE FOLLOWING COURSES: NORTH 88°39'36" WEST, 292.57 FEET; THENCE SOUTH 00°39'50" WEST, 87.84 FEET; THENCE NORTH 88°39'36" WEST, 315.57 FEET; THENCE NORTH 00°34'24" EAST, 809.68 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI, BEARING BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE, CONTAINING 466,655 SQUARE FEET OR 10.71 ACRES MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR OF FACT. BEARINGS BASED ON GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

LOT B DESCRIPTION

LOT B:
PART OF A THE AMENDED FINAL PLAT OF CEDAR RIDGE OF LEBANON IN PLAT BOOK 9, PAGE 17 IN THE RECORDER OF DEEDS OFFICE IN LACLEDE COUNTY, MISSOURI BEING PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND 1/2" REBAR WITH CAP LABELED LS1941 AT THE NORTHWEST CORNER OF THE AMENDED FINAL PLAT OF CEDAR RIDGE OF LEBANON A SUBDIVISION IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI, THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION SOUTH 88°42'50" EAST, 50.00 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 00°34'24" WEST, 809.68 FEET; THENCE SOUTH 88°39'36" EAST, 315.57 FEET; THENCE NORTH 00°39'50" EAST, 87.84 FEET; THENCE SOUTH 88°39'36" WEST, 292.57 FEET TO THE EAST LINE OF SAID SUBDIVISION; THENCE ALONG SAID EAST LINE SOUTH 00°32'07" WEST, 582.41 FEET TO A 5/8" REBAR WITH CAP LABELED LS2004017577D; THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION NORTH 88°39'36" WEST, 348.52 FEET TO A 1/2" REBAR WITH CAP LABELED LS1941; THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 88°39'36" WEST, 310.16 FEET; THENCE ALONG THE WEST LINE OF SAID SUBDIVISION NORTH 00°34'24" EAST, 1303.91 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI, BEARING BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE, CONTAINING 391,694 SQUARE FEET OR 8.99 ACRES MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR OF FACT. BEARINGS BASED ON GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

RECORD DESCRIPTION

LOT 1:
PART OF A TRACT OF LAND DESCRIBED IN BOOK 2025, PAGE 3429 AND BOOK 2025, PAGE 3139 IN THE RECORDER OF DEEDS OFFICE IN LACLEDE COUNTY, MISSOURI BEING PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND COPPER ROD AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST; THENCE ALONG THE NORTH LINE OF SAID SECTION 26, SOUTH 88°41'01" EAST, 1,315.94 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SOUTH 00°34'24" WEST, 20.15 FEET TO A FOUND 1/2" REBAR WITH CAP LABELED LS1941 SAID REBAR ALSO BEING THE POINT OF BEGINNING. SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY OF FREMONT ROAD; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 88°42'50" EAST, 347.87 FEET TO A FOUND 1/2" REBAR WITH A CAP LABELED LS1941; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 88°42'50" EAST, 347.87 FEET TO A FOUND 5/8" REBAR WITH A CAP LABELED LS2004017577D; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY SOUTH 00°32'07" WEST, 1,304.20 FEET TO A FOUND 5/8" REBAR WITH A CAP LABELED LS2004017577D; THENCE NORTH 88°39'50" WEST, 348.52 FEET TO A FOUND 1/2" REBAR WITH A CAP LABELED LS1941; THENCE NORTH 88°39'40" WEST, 310.16 FEET TO A FOUND 5/8" REBAR WITH A CAP LABELED 1941 SAID REBAR BEING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, NORTH 00°34'24" EAST, 1,303.91 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI, BEARING BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE, CONTAINING 858,349 SQUARE FEET OR 19.71 ACRES MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR OF FACT. BEARINGS BASED ON GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

RECORDER'S CERTIFICATE

IN THE RECORDER'S OFFICE
STATE OF MISSOURI)
) SS
COUNTY OF LACLEDE)
AS RECORDER OF DEEDS OF SAID COUNTY, I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS ON THIS _____ DAY OF _____, 20____, A.D. AT O'CLOCK ____ M. DULY FILED FOR RECORD AND IS RECORDED IN THE RECORDS OF THIS OFFICE IN BOOK _____, PAGE _____, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN THE CITY OF LEBANON, MISSOURI, THIS _____ DAY OF _____, 20____, A.D.

CERTIFICATE OF OWNERSHIP AND DEDICATION

WHEREAS, BRYAN LEBANON APARTMENTS, LLC, THE OWNERS OF THE PREMISES DESCRIBED ON THIS PLAT, HEREIN CALLED THE DEDICATORS AND WHEREAS, DEDICATORS DESIRE TO SUBDIVIDE THE LAND AS SHOWN ON THIS PLAT WITH SAID SUBDIVISION TO BE NAMED:

REPLAT OF AMENDED FINAL PLAT OF CEDAR RIDGE OF LEBANON

RIGHT-OF-WAY AND EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED TO PUBLIC USE AS SUCH.

MANAGING MEMBER OF BRYAN LEBANON APARTMENTS, LLC _____ DATE _____

NOTARY CERTIFICATE

STATE OF MISSOURI)
) SS
COUNTY OF LACLEDE)
ON THIS _____ DAY OF _____ IN THE YEAR _____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THE HES/HEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____ (NOTARY SEAL)

PRINT NAME _____

ACKNOWLEDGEMENT OF APPROVAL BY CITY COUNCIL

I, JARED CARR, MAYOR OF THE CITY OF LEBANON, MISSOURI, DO CERTIFY THAT THIS PLAT OF:

REPLAT OF THE AMENDED FINAL PLAT OF CEDAR RIDGE OF LEBANON

WAS DULY SUBMITTED TO THE CITY COUNCIL OF THE CITY OF LEBANON, HAVING BEEN APPROVED BY THE PLANNING AND ZONING COMMISSION OF SAID CITY AND WAS APPROVED BY THE CITY COUNCIL AT A MEETING ON THE _____ DAY OF _____, 20____, BY ORDINANCE NO. _____

JARED CARR, MAYOR _____ DATE _____

ATTEST _____

LACEY BRACKET, CITY CLERK _____ DATE _____

COUNTY AND CITY TAX RELEASE

STATE OF MISSOURI)
I HEREBY CERTIFY THAT ALL PROPERTY LEVIED BY THE COUNTY OF LACLEDE AND THE CITY OF LEBANON AGAINST THE REAL ESTATE DESCRIBED ON THIS PLAT HAVE BEEN PAID IN FULL FOR 2025 AND ALL PRIOR YEARS.

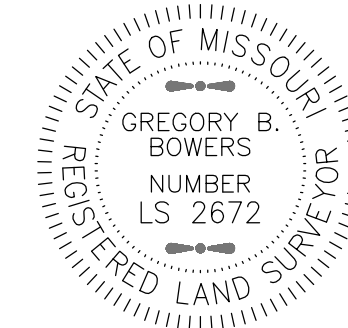
TOM MORRIS _____ DATE _____
COLLECTOR OF REVENUE
LACLEDE COUNTY, MISSOURI

SURVEYOR'S DECLARATION

KNOWN ALL PARTIES BY THESE PRESENTS:
THAT I, GREGORY B. BOWERS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY OWN, INC. DATED JUNE 6, 2025 AND SIGNED BY RON W. WALLACE P.L.S. NO. 2019015101 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED OR WILL BE PLACED WITHIN 12 MONTHS AFTER RECORDING PLAT UNDER THE PERSONAL SUPERVISION OF GREGORY B. BOWERS P.L.S. NO. 2072 IN ACCORDANCE WITH THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PROMULGATED FOR THE STATE OF MISSOURI BY THE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. DATE OF LAST REVISION APRIL 17, 2026.

OWN, INC. LC 62

GREGORY B. BOWERS, L.S. NO. 2672



04-17-2026
DATE PREPARED



3213 S. West Bypass
Springfield, MO 65807
417.866.2741
www.owninc.com

FIELD: GS & BB
DRAWN: GAS
CHECKED: GBB

DATE: 04/13/2026
FIELD BK: -
JOB NO: 24SP10197

112151.DWG
SHEET 1 OF 1



To: Zoning and Planning Commission

Proposed for the Meeting Date of: May 14, 2026

Staff Informational Sheet

Topic: Request a Replat of Lewis Addition located at 333, 345, 351 Lincoln Ave., and 595 Chestnut Ave.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a re plat from one lot to two lots of Lot 18, Block 7 Lewis Addition located at 300 Block of Lincoln Ave and 500 Block of Chestnut Ave.

Background (problem/explanation):

November 11, 2025 the re plat went before the Planning and Zoning commission and they requested the re plat to go before board of adjustments for a variance for non-conforming lots within 120 days.

Board of Adjustments passed the re plat on December 11, 2025 to divide the lots.

This went back to the Planning and Zoning commission on February 12, 2026 for approval of the re plat. The commission did not like how the verbiage was labeled (to divide the lots). The verbiage should have said (this is a variance for non-conforming lots)

The re plat went back to Board of Adjustments on March 12, 2026 and the variance for the non-conforming lots was approved.

The re plat is now coming back to Planning and Zoning for approval.

Staff Recommendation:

Code Administration recommends the approval of the re plat.

Submitted By: Kim Schomaker, Compliance Specialist

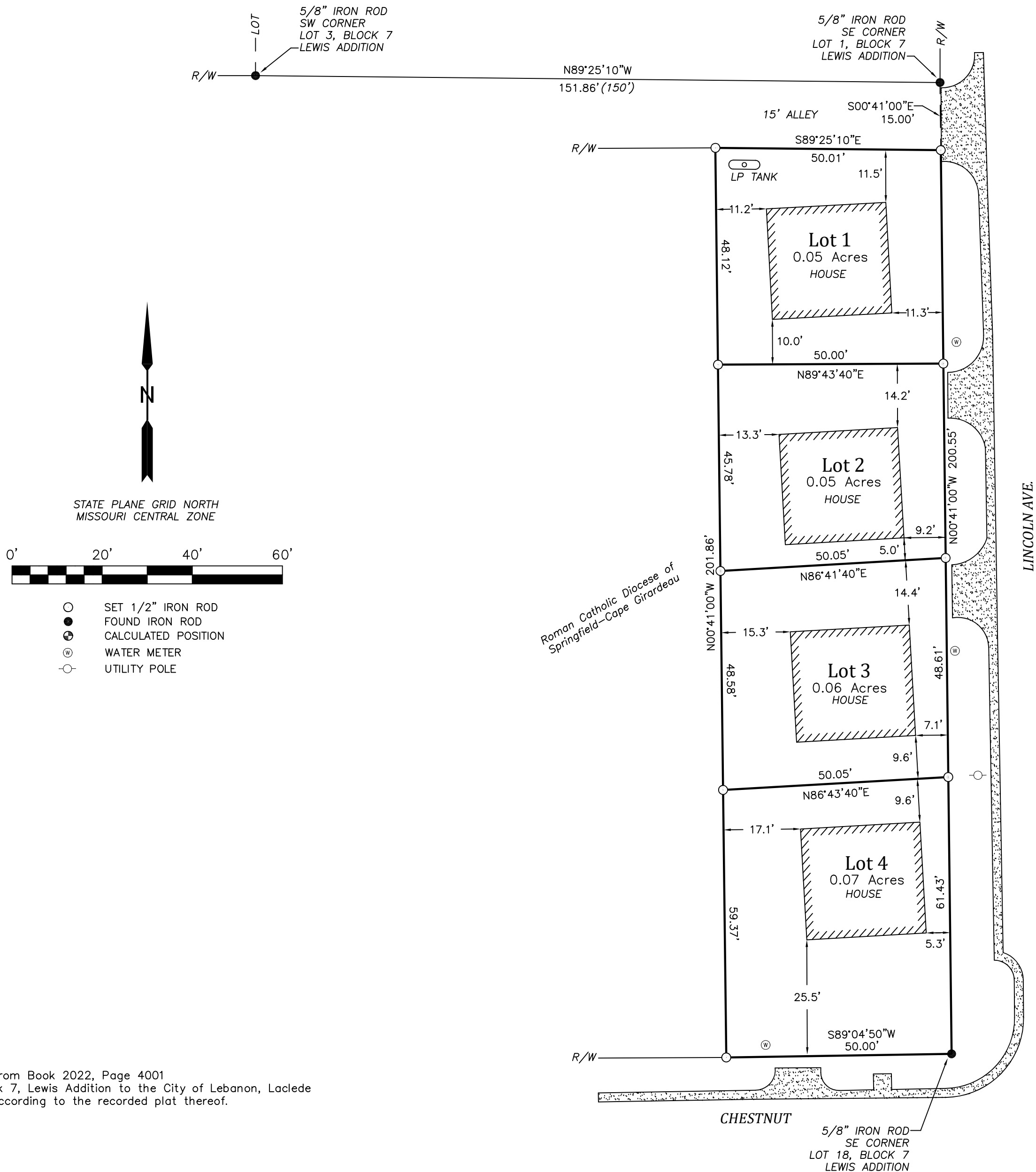
Department: Planning and Zoning

Date: 04/27/2026

ATTACHMENTS:

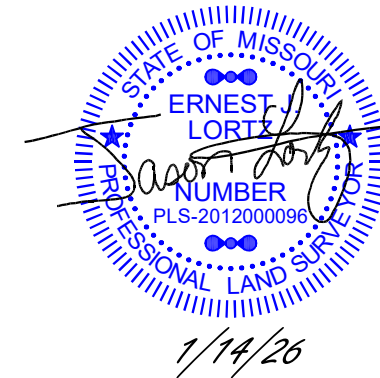
1. Plat-Lewis Additon
2. GIS Map-Lewis Addition

REPLAT OF LOT 18, BLOCK 7
LEWIS ADDITION
LEBANON, LACLEDE COUNTY, MISSOURI



DESCRIPTION

Description taken from Book 2022, Page 4001
All of Lot 18, Block 7, Lewis Addition to the City of Lebanon, Laclede County, Missouri, according to the recorded plat thereof.



SURVEYOR'S DECLARATION

I, Jason Lortz, did perform an original survey of the lots shown hereon at the request of BAM ESTATES LLC, LLC, during the months of December 2025-January 2026. This survey was completed in accordance with the Current Missouri Minimum Standards for Property Boundary Surveys for Urban Property.

DEDICATION

Whereas, BAM Estates, LLC, is the owner of the premises described on this plat, herein called the "Dedicator" and

Whereas, Dedicator desires to subdivide the land as shown on this plat with said subdivision to be named:

"REPLAT OF LOT 18, BLOCK 7
LEWIS ADDITION
LEBANON, LACLEDE COUNTY, MISSOURI"

Right-of-ways and easements as shown on this plat are dedicated to public use as such.

BAM Estates, LLC
Brandon Alvarez
Managing Member

Date

NOTARY CERTIFICATE

State of _____ }
County of _____ } SS.

On this _____ day of _____, 2026, before me personally appeared Ty Glendenning of registered agent of Tytan Properties, LLC, known to me to be person who executed the within final plat and acknowledged to me that he executed the same for the purposes therein stated.

In 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:
(Notary Seal)

MAYOR'S CERTIFICATE

I, Jared Carr, Mayor of the City of Lebanon, Missouri, do certify that this plat of:

"REPLAT OF LOT 18, BLOCK 7
LEWIS ADDITION
LEBANON, LACLEDE COUNTY, MISSOURI"

was duly submitted to the city council of the City of Lebanon, having been approved by the Planning and Zoning Commission of said city and was approved by the city council at a meeting held on the _____ day of _____, 2026 by ordinance no. _____

Attest:

Jared Carr
Mayor, City of Lebanon

Lacey Brackett
City Clerk, City of Lebanon

COUNTY & CITY TAX RELEASE

I hereby certify that all property taxes levied by the County of Laclede and the City of Lebanon against the real estate described on this plat have been paid in full for 2025 and all prior years.

Toni Morris
Collector of Revenue
Laclede County, Missouri

Date

RECORDER'S CERTIFICATE

SURVEYOR'S NOTES

- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or any other facts that an accurate and current title search may disclose.
- Record Title Reference: Tract is the lands described in Book 2022 Page 4001.
- Only the record documents noted hereon were provided to or discovered by surveyor. No abstract nor other record title documentation was provided to surveyor.
- There may be structures and improvements located on this tract which are not shown.

LORTZ SURVEYING

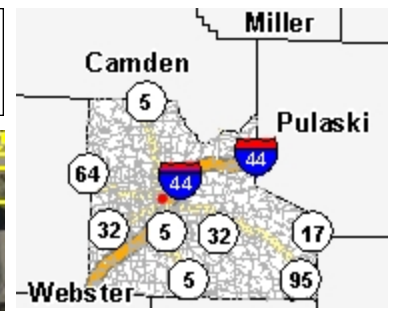
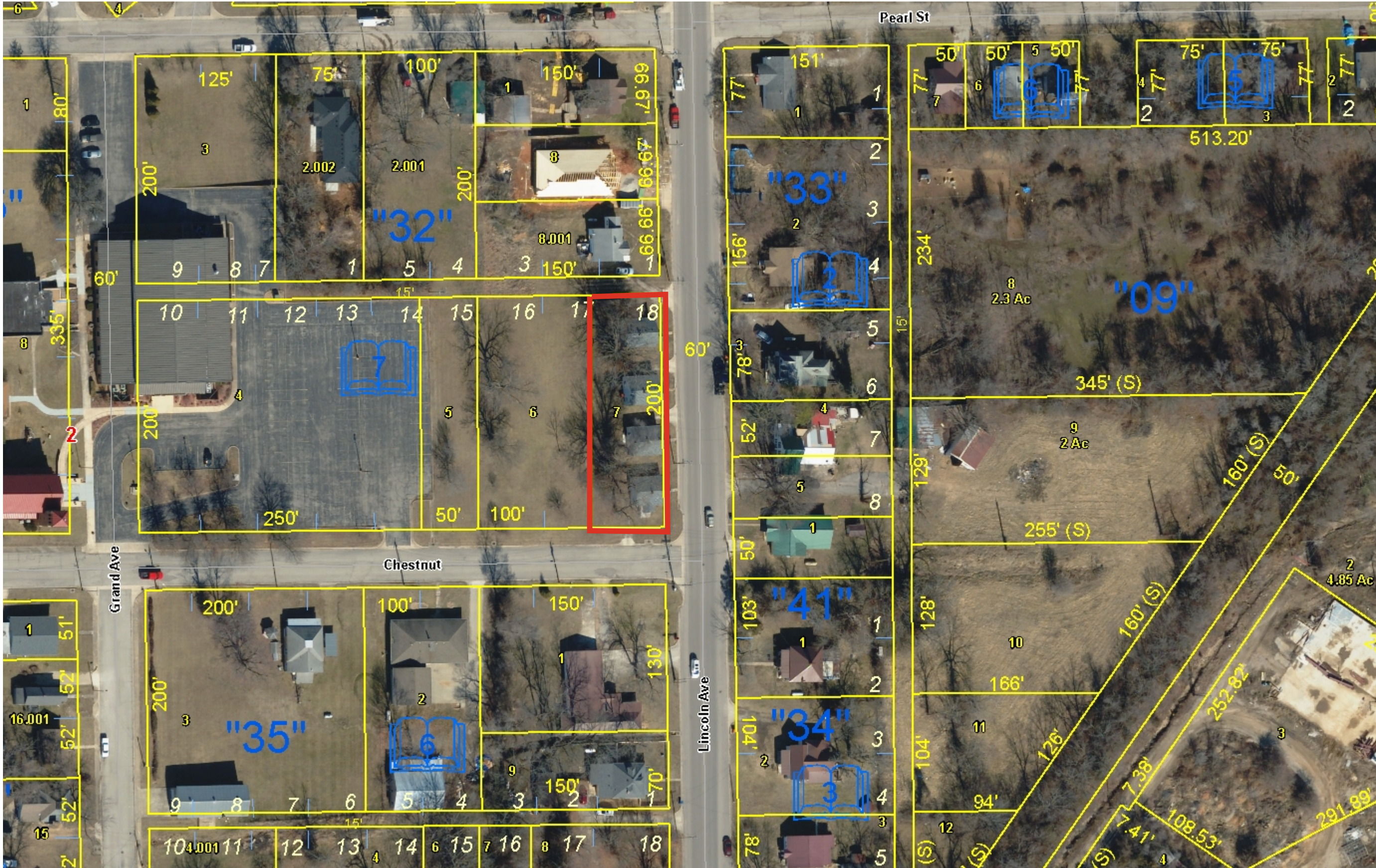
P.O. Box 767 • 231 W. Commercial Street Lebanon, Missouri 65536
Phone 417-991-8115 • www.lortzsurveying.com • LS: 2012028494

Survey of Lot 18
Block 7 of Lewis Addition
Lebanon, Missouri

BAM Estates, LLC
Springfield, Missouri

Drawn by
EJL Scale 1" = 20' Survey No.
Checked by
EJL Date 1/14/2026 L-2749

500 Blk of CHESTNUT & 300 Blk of LINCOLN AVE



Legend

- Road
 - Interstate
 - State Highway
 - Street
- Parcel
- Lot Line
- Corporate Limit Line
- Section
- County Boundary

REPLAT
AREA

1 in. = 83ft.

Notes

ZONED RS-2
RESIDENTIAL

166.7	0	83.33	166.7 Feet
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This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



To: Zoning and Planning Commission

Proposed for the Meeting Date of: May 14, 2026

Staff Informational Sheet

Topic: Request a Final Plat of Samsara Subdivision located at 765 New Buffalo Road

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a Final plat from Lebanon Acreage to Samsara Subdivision located at 765 New Buffalo Rd.

Background (problem/explanation):

Owner is wanting to plat to be able to construct a new house.

Staff Recommendation:

10ft utility easement was added to the front of the property per the public works director.

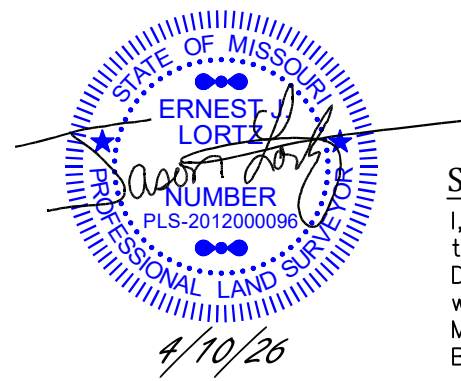
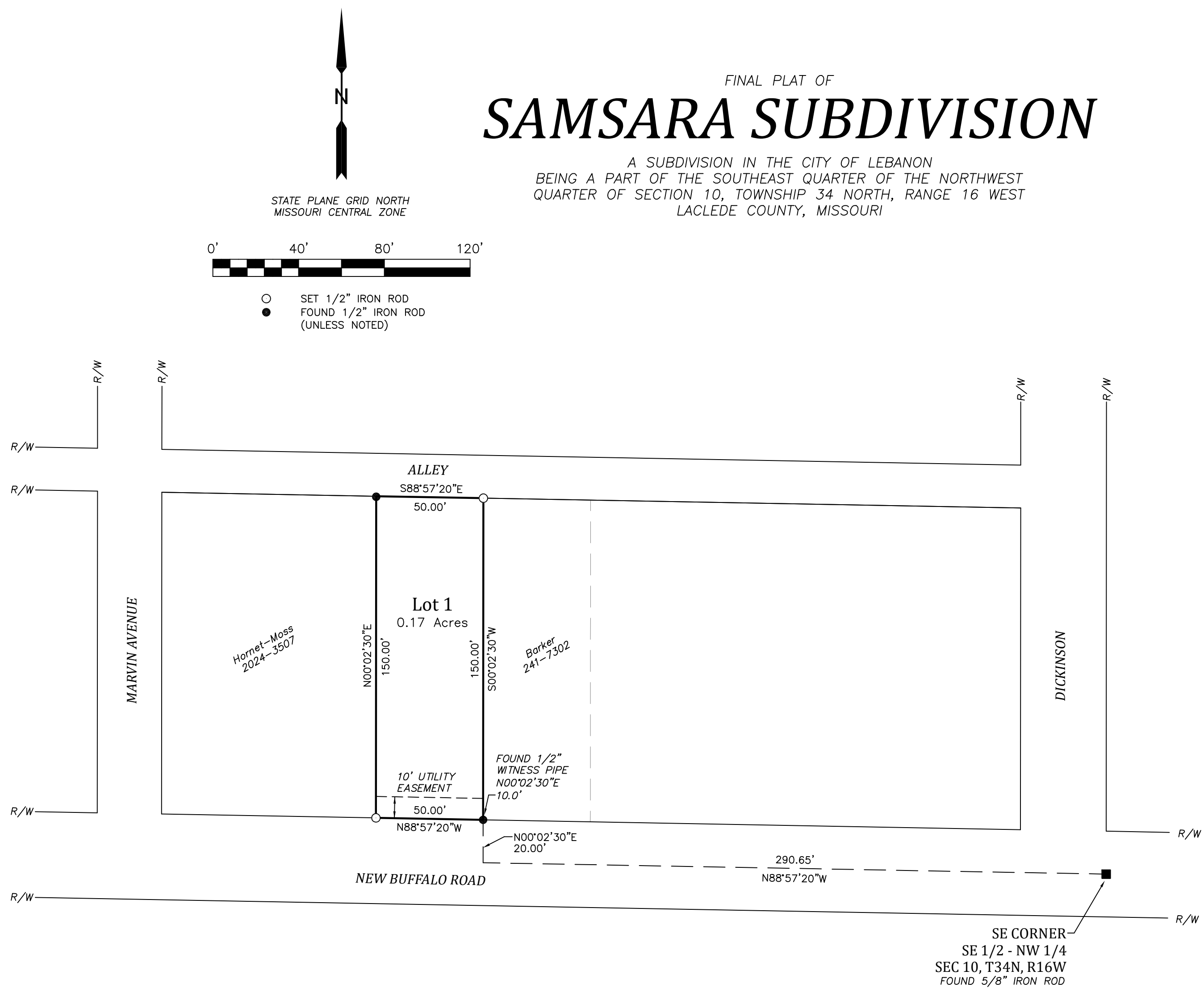
Submitted By:

Department: City Clerk

Date: 04/27/2026

ATTACHMENTS:

1. SAMSARA Plat 4-20-26
2. GIS- 765 New Buffalo Rd



SURVEYOR'S DECLARATION
I, Jason Lortz, did perform a survey of the tracts shown hereon at the request of Samsara Developments, LLC on April 8, 2026. This survey was completed in accordance with the Current Missouri Minimum Standards for Property Boundary Surveys for Urban Property.

DESCRIPTION
All that part of the Southeast Quarter of the Northwest Quarter of Section 10, Township 34 North, Range 16 West of the 5th P.M. described as follows: Commencing at the Southeast corner of the Southeast Quarter of the Northwest Quarter of said Section 16; thence North 88°57'20" West, 290.65 feet; thence North 00°02'30" East, 20.00 feet to the North Right of way of New Buffalo Road and the Point of Beginning; thence along said right of way North 88°57'20" West, 50.00 feet; thence North 00°02'30" East, 150.00 feet; thence South 88°57'20" East, 50.00 feet; thence South 00°02'30" West, 150.00 feet to the point of beginning. Contains 0.17 acres per Survey No. L-2875 by Lortz Surveying, LLC.

- SURVEYOR'S NOTES**
1. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or any other facts that an accurate and current title search may disclose.
 2. Record Title Reference: Tract is part of the lands described in Document 2026-1316.
 3. Only the record documents noted hereon were provided to or discovered by surveyor. No abstract nor other record title documentation was provided to surveyor.
 4. There may be structures and improvements located on this tract which are not shown.

DEDICATION
Whereas, SAMSARA Developments LLC, is the owner of the premises described on this plat, herein called the "Dedicator" and
Whereas, Dedicator desires to subdivide the land as shown on this plat with said subdivision to be named:
"SAMSARA SUBDIVISION"
Right-of-ways and easements as shown on this plat are dedicated to public use as such.

Jeremy Goforth
Registered Agent
SAMSARA Developments, LLC
Date

NOTARY CERTIFICATE
State of _____ }
County of _____ } SS.
On this _____ day of _____, 2026, before me personally appeared Jeremy Goforth, Registered Agent of SAMSARA Developments, LLC, known to me to be the person who executed the within final plat and acknowledged to me that he executed the same for the purposes therein stated.

In 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.
My Commission expires: _____
(Notary Seal) Notary Public

MAYOR'S CERTIFICATE
I, Jared Carr, Mayor of the City of Lebanon, Missouri, do certify that this plat of:
"SAMSARA SUBDIVISION"
was duly submitted to the city council of the City of Lebanon, having been approved by the Planning and Zoning Commission of said city and was approved by the city council at a meeting held on the _____ day of _____, 2026 by ordinance no. _____

Jared Carr
Mayor, City of Lebanon
Attest: Lacey Brackett
City Clerk, City of Lebanon

COUNTY & CITY TAX RELEASE
I hereby certify that all property taxes levied by the County of Laclede and the City of Lebanon against the real estate described on this plat have been paid in full for 2025 and all prior years.

Toni Morris
Collector of Revenue
Laclede County, Missouri
Date

RECORDER'S CERTIFICATE

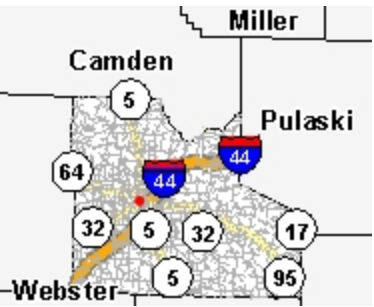
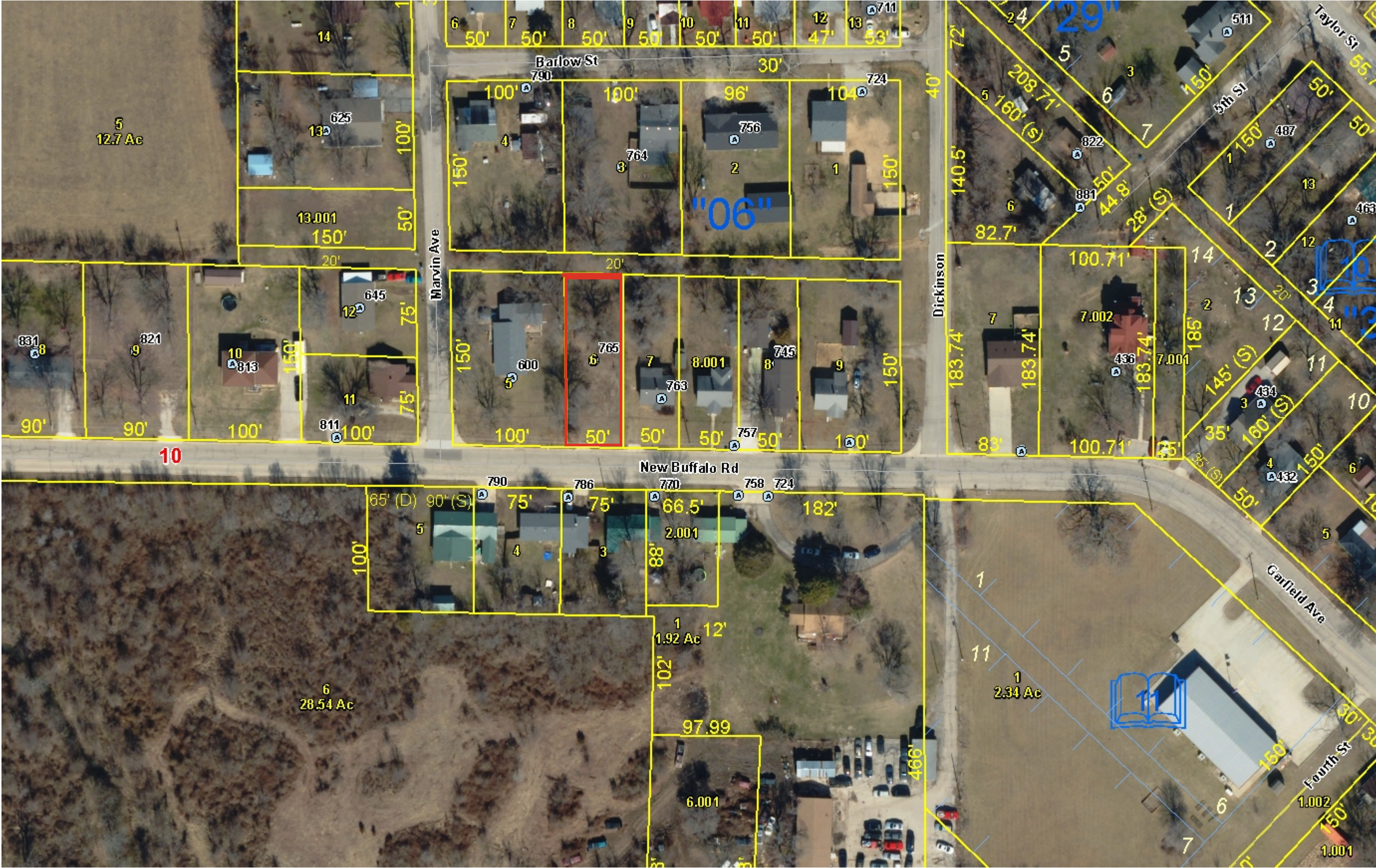
LORTZ SURVEYING, LLC

**Survey in the SE 1/4 - NW 1/4
Sec. 10, T34N, R16W
Lebanon
Laclede County, Missouri**

**SAMSARA Developments, LLC
Lebanon, Missouri**

Drawn by CRR/SJM	Scale 1" = 40'	Survey No.
Checked by EJL	Date 4/10/2026	L-2875

765 New Buffalo Rd



- Legend**
- Address Point
 - Road
 - Interstate
 - State Highway
 - Street
 - Parcel
 - Lot Line
 - Corporate Limit Line
 - Section
 - County Boundary

PLAT
AREA

1 in. = 83ft.



Notes

RS-2
residential

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



To: Zoning and Planning Commission

Proposed for the Meeting Date of: May 14, 2026

Staff Informational Sheet

Topic: Request for a Site Plan for Project 360 located at 1015 Jefferson

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a site plan of Allen First Addition Block 4 lot 3 through 18 located at 1015 N Jefferson Ave.

Background (problem/explanation):

An existing building, The Lebanon Alternative School was demo in March 2026. The owner wants to develop a new building that comprises of counseling Lebanon students after school.

Staff Recommendation:

Code Administration sees no issues with this request.

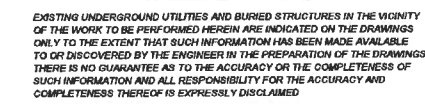
Submitted By: Kim Schomaker, Compliance Specialist

Department: City Clerk

Date: 04/27/2026

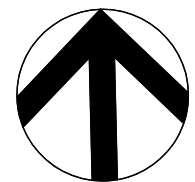
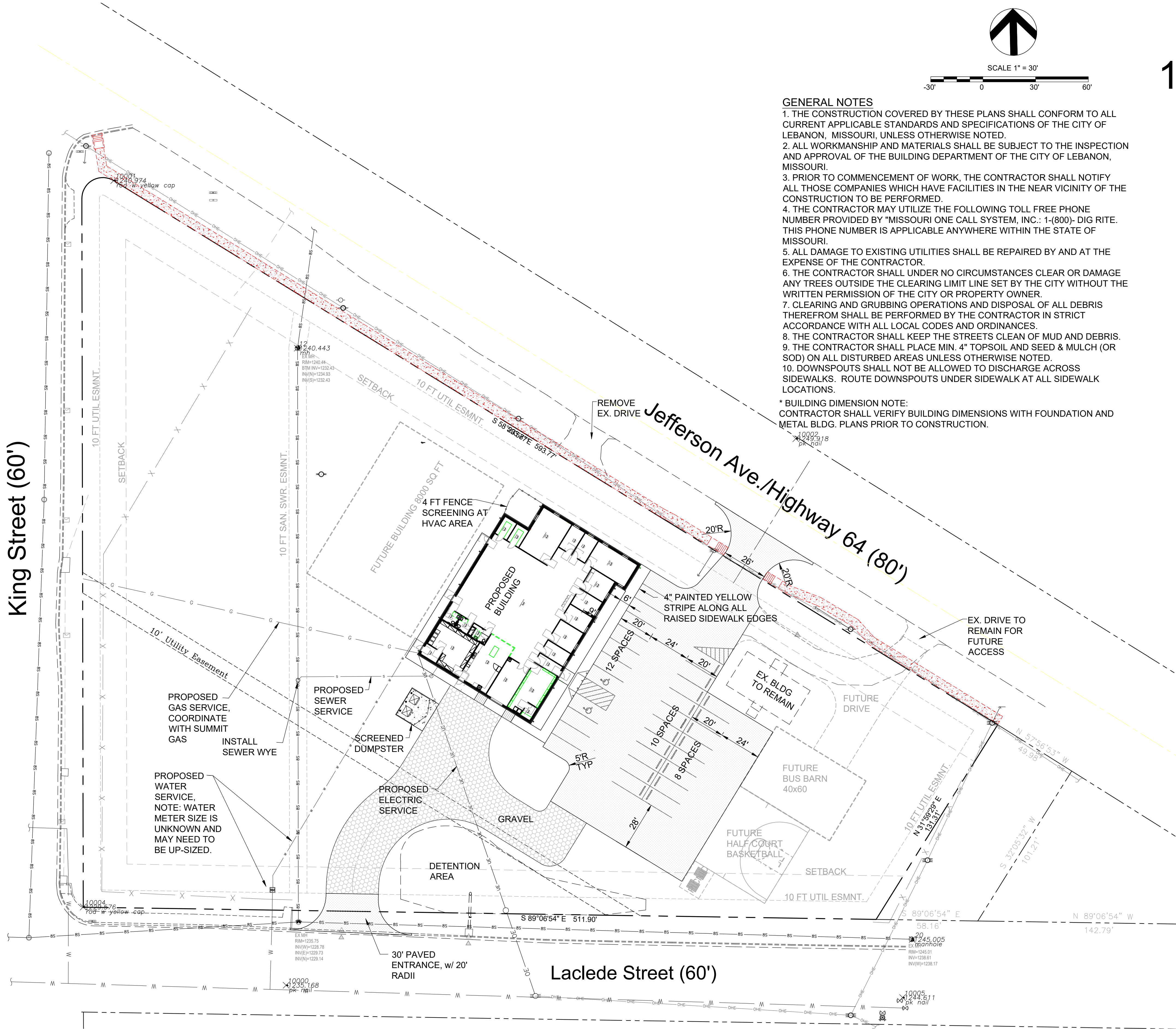
ATTACHMENTS:

1. 1015 N Jefferson Ave- Site Plan Overall
2. NEW SITE PLAN WITH SIDEWALK
3. GIS Map- 1015 N Jefferson Ave
4. Driveway-1 permit
5. Driveway- 2 permit
6. DNR permit
7. 501c3 Letter



SHEET
C1

King Street (60')



SCALE 1" = 30'

GENERAL NOTES

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL CURRENT APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF LEBANON, MISSOURI, UNLESS OTHERWISE NOTED.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE BUILDING DEPARTMENT OF THE CITY OF LEBANON, MISSOURI.
3. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
4. THE CONTRACTOR MAY UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY "MISSOURI ONE CALL SYSTEM, INC.: 1-(800)-DIG RITE. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF MISSOURI.
5. ALL DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL UNDER NO CIRCUMSTANCES CLEAR OR DAMAGE ANY TREES OUTSIDE THE CLEARING LIMIT LINE SET BY THE CITY WITHOUT THE WRITTEN PERMISSION OF THE CITY OR PROPERTY OWNER.
7. CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
8. THE CONTRACTOR SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
9. THE CONTRACTOR SHALL PLACE MIN. 4" TOPSOIL AND SEED & MULCH (OR SOD) ON ALL DISTURBED AREAS UNLESS OTHERWISE NOTED.
10. DOWNSPOUTS SHALL NOT BE ALLOWED TO DISCHARGE ACROSS SIDEWALKS. ROUTE DOWNSPOUTS UNDER SIDEWALK AT ALL SIDEWALK LOCATIONS.

* BUILDING DIMENSION NOTE:
CONTRACTOR SHALL VERIFY BUILDING DIMENSIONS WITH FOUNDATION AND METAL BLDG. PLANS PRIOR TO CONSTRUCTION.

PROJECT 360 1015 JEFFERSON LEBANON, MO

PARKING SPACES/REQD: 30 / 30
ZONING: C-1
ENGINEER: OVERLAND ENGINEERING, LLC

SURVEY DESCRIPTION:
LOTS 3-18 OF BLOCK 4 - ALLEN'S FIRST
ADDITION

SITE UTILITY NOTES:

WATER: MATCH CONNECTION SIZE FROM BUILDING PER MEP
PLANS TO METER LOCATION

PIPE:
COPPER: SEAMLESS COPPER TUBE TYPE K
COPPER FITTINGS: BRASS OR BRONZE FLARE FITTINGS 125 LBS
AND OVER, HEAVY DUTY
LONG COLLAR TYPE - ASTM B62. OR CAST BRONZE AND
WROUGHT SOLDER JOINT
PRESSURE FITTING - ANSI B16.22, ANSI H23.1, ANSI B16.18.
SOLDERED JOINTS SHALL BE THOROUGHLY CLEANED AND
PROPERLY FLUXED WITH
NONCORROSIVE PASTE OR LIQUID FLUX COMPLYING WITH
ASTM B813-00. SOLDER SHALL BE 95-5 TIN ANTIMONY OR 96-4
TIN SILVER SOLDER (LESS THAN 0.2% LEAD) COMPLYING WITH
ASTM B32-94.
HDPE: SDR 9, 200 PSI, WATER SERVICE PIPE - ASTM D2239.
HDPE FITTING: ASTM D2609, ASTM D2683, ASTM D3261, ASTM
F1055, CSA B137.1.
HDPE: CTS DR 11, 200 PSI, WATER SERVICE PIPE - ASTM D2737.
HDPE FITTING: ASTM D2609, ASTM D2683, ASTM D3261, ASTM
F1055, CSA B137.1.
PLASTIC PIPE (HDPE) SHALL BE INSTALLED IN ACCORDANCE
WITH ASTM D2774 AND SHALL BE INSTALLED WITH A COATED
#12 AWG COPPER TRACER WIRE.

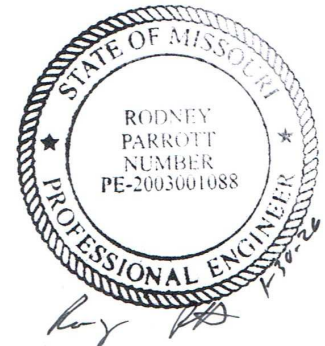
SEWER:
MATCH CONNECTION SIZE FROM BUILDING PER MEP
PLANS TO SEWER WYE AT MAIN
SLOPE @ 1/4" PER FT. MIN
PIPE: PVC DRAIN WASTE AND VENT: SCH. 40 OR SCH. 80
SOLVENT WELD PIPE AND FITTINGS - ASTM D2665, ASTM
F628, NSF 14, CS272, CSA-B181.2.

PVC SEWER PIPE - SDR 23.5 - ASTM D3034.

PVC PIPE AND FITTINGS MUST BE LAID ON A CONTINUOUS
GRANULAR BED. INSTALLATION SHALL COMPLY WITH
ASTM D2321



EXISTING UNDERGROUND UTILITIES AND BURIED STRUCTURES IN THE VICINITY
OF THE WORK TO BE PERFORMED HEREIN ARE INDICATED ON THE DRAWINGS
ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE
TO OR DISCOVERED BY THE ENGINEER IN THE PREPARATION OF THE DRAWINGS.
THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF
SUCH INFORMATION AND ALL RESPONSIBILITY FOR THE ACCURACY AND
COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED



Overland
ENGINEERING, LLC
1508 IMPERIAL CIR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-8150 FAX: (417) 256-8152
rusty@overlandeng.com

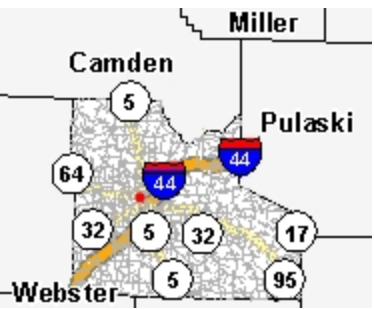
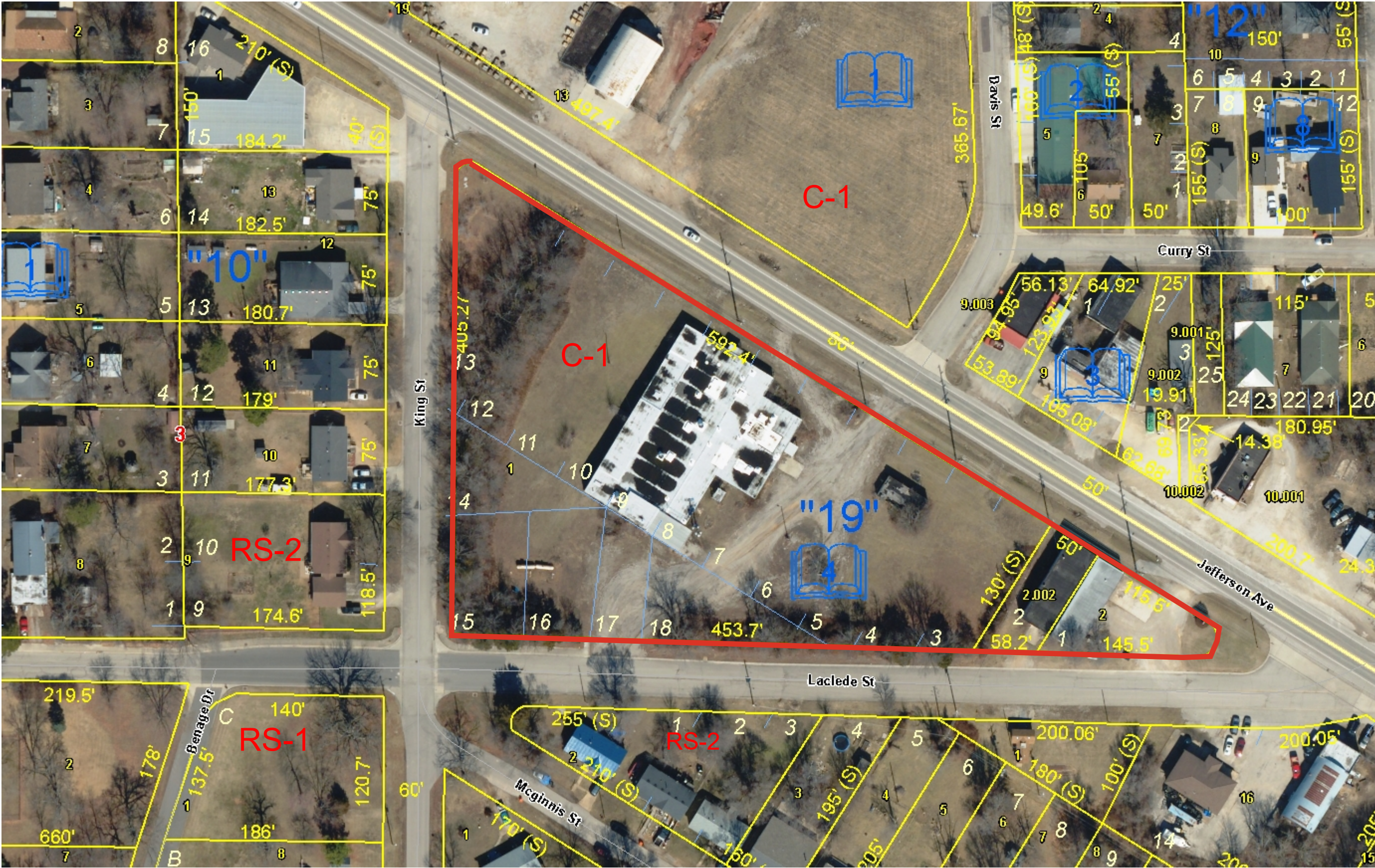
PROJECT 360
LEBANON, MO

SITE PLAN
OVERALL

SHEET

C1

1015 N Jefferson Ave



Legend

- Road
 - Interstate
 - State Highway
 - Street
- Parcel
- Lot Line
- Corporate Limit Line
- Section
- County Boundary

Project 360

SITE
PLAN
AREA

1 in. = 83ft.

Notes

Zoned
C-1
General Commercial

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

PERMIT TO WORK ON RIGHT OF WAY

NON-LOCAL GOVERNMENT PROJECT

CENTRAL DISTRICT
 1511 MISSOURI BLVD.
 JEFFERSON CITY, MO 65102

03- DRIVEWAY III
 (Type of Work)

Permit No. _____
 Route MO 64 E
 County LACLEDE
 City LEBANON

Inspector DIRK HONEYCUTT
 Phone 5734809385
 RMS JUSTIN NEUMAN
 Speed Limit 35 mph

Issued _____
 Expires _____
 Released _____

Log Points 50.968 50.973
 GPS Begin N 37.6886650363 W -92.675464896
 GPS End N 37.6886266445 W -92.675387116

Intersection/Stopping Sight Distance

Northbound/Eastbound NB ☐ EB ☐ _____ ISD ft. _____ SSD ft.
 Southbound/Westbound SB ☐ WB ☐ _____ ISD ft. _____ SSD ft.

Location of work on State Highway right of way along the SOUTH side. 0.09 MILES

EAST from South King Street

(State highway, County road, City street or County Line)

By signing this form the applicant agrees to all provisions of this form,
 including the General Provisions attached herto and incorporated by reference.

_____ (Signature)	_____ (Signature)
_____ (Date)	_____ (Date)
Heidi Morgan _____ (Print or Type Name)	_____ (Print or Type Name)
Innovative Construction Services LLC. _____ (Applicant)	_____ (Applicant's Contractor)
116 Industrial Drive _____ (Address)	_____ (Address)
New Haven MO 63068 _____ (City) (State) (Zip-code)	_____ (City) (State) (Zip-code)
(Telephone Number) 6364326407 _____	(Telephone Number) _____ _____
(Email Address) heidim@icspro2011.com estimating@icspro2011.com _____	(Email Address) _____ _____

Surety deposit required. None ☒, bond # _____, control # _____, check # _____ amount _____

Transmittal Number _____ Make check payable to: **Director of Revenue Credit Road Fund**

For office use only

Date: _____

By: _____

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

PERMIT TO WORK ON RIGHT OF WAY

NON-LOCAL GOVERNMENT PROJECT

CENTRAL DISTRICT
1511 MISSOURI BLVD.
JEFFERSON CITY, MO 65102

03- DRIVEWAY III
(Type of Work)

Permit No. _____
Route MO 64 E
County LACLEDE
City LEBANON

Inspector DIRK HONEYCUTT
Phone 5734809385
RMS JUSTIN NEUMAN
Speed Limit 35 mph

Issued _____
Expires _____
Released _____

Log Points 50.987 50.992
GPS Begin N 37.6885196644 W -92.675169950
GPS End N 37.6884814572 W -92.675092391

Intersection/Stopping Sight Distance

Northbound/Eastbound NB ☐ EB ☐ _____ ISD ft. _____ SSD ft.
Southbound/Westbound SB ☐ WB ☐ _____ ISD ft. _____ SSD ft.

Location of work on State Highway right of way along the SOUTH side. 0.11 MILES
EAST from South King Street
(State highway, County road, City street or County Line)

By signing this form the applicant agrees to all provisions of this form,
including the General Provisions attached hereto and incorporated by reference.

_____ (Signature) _____ (Date) Heidi Morgan _____ (Print or Type Name) Innovative Construction Services LLC. _____ (Applicant) 116 Industrial Drive _____ (Address) New Haven MO 63068 _____ (City) (State) (Zip-code) (Telephone Number) 6364326407 _____ (Email Address) heidim@icspro2011.com estimating@icspro2011.com	_____ (Signature) _____ (Date) Tony Courtney _____ (Print or Type Name) Courtney Construction, LLC _____ (Applicant's Contractor) 400 W 16th Street _____ (Address) Mountain Grove MO 65711 _____ (City) (State) (Zip-code) (Telephone Number) 4179261479 _____ (Email Address) tony@courtneyconstructionllc.net
--	--

Surety deposit required. None ☒, bond # _____, control # _____, check # _____ amount _____

Transmittal Number _____ Make check payable to: **Director of Revenue Credit Road Fund**

For office use only

Date: _____

By: _____

STATE OF MISSOURI
DEPARTMENT OF NATURAL RESOURCES
MISSOURI CLEAN WATER COMMISSION



MISSOURI STATE OPERATING PERMIT

General Operating Permit

In compliance with the Missouri Clean Water Law, (chapter 644 R.S. Mo as amended, hereinafter, the Law), and the Federal Water Pollution Control Act (Public Law 92-500, 92nd Congress) as amended,

Permit No.: MORA29756

Owner: Project 360 Youth Services
Address: 27081 Hwy 5
Lebanon, MO 65536

Continuing Authority: Project 360 Youth Services
27081 Hwy 5
Lebanon, MO 65536

Facility Name: Project 360
Facility Address: 1015 N Jefferson Ave
Lebanon, MO 65536

Legal Description: Sec. 03, T 34N, R 16W, Laclede County
UTM Coordinates: 528498.107 / 4171264.578
Receiving Stream: Tributary to Goodwin Hollow Creek (U)
First Classified Stream - ID#: Presumed Use Streams (C) 5059.00
USGS# and Sub Watershed#: 10290109 - 0301

is authorized to discharge from the facility described herein, in accordance with the effluent limitations and monitoring requirements as set forth herein.

FACILITY DESCRIPTION

All Outfalls - Construction or land disturbance activity (e.g., clearing, grubbing, excavating, grading, filling and other activities that result in the destruction of the root zone and/or land disturbance activity that is reasonably certain to cause pollution to waters of the state).

This permit authorizes activities pursuant to the terms and conditions of this permit in accordance with the Missouri Clean Water Law and/or the National Pollutant Discharge Elimination System; it does not apply to other regulated activities.

03-18-2026

Issue date

02/07/2027

Expiration date


Heather S Peters, Director, Water Protection Program

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: JUN 25 2014

PROJECT 360 YOUTH SERVICES INC
C/O PATTI BRAYFIELD
238 S JEFFERSON AVENUE STE A
LEBANON, MO 65536

Employer Identification Number:
47-3822734
DLN:
17053148353005
Contact Person:
MS. K. M. WILMER ID# 50030
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
April 23, 2015
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947



To: Zoning and Planning Commission

Proposed for the Meeting Date of: May 14, 2026

Staff Informational Sheet

Topic: Request for a Final Plat of Lebanon Acreage to Ice Cream Factory (1200 Block of Ice Cream Way)

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a Final Plat from Lebanon Acreage to Ice Cream Factory located at 1200 Blk of Ice Cream Way.

Background (problem/explanation):

The owner is wanting to manufacture and distribute ice cream.

Staff Recommendation:

Code administration and public works is working with the engineer and architect on the site plan.

Submitted By:

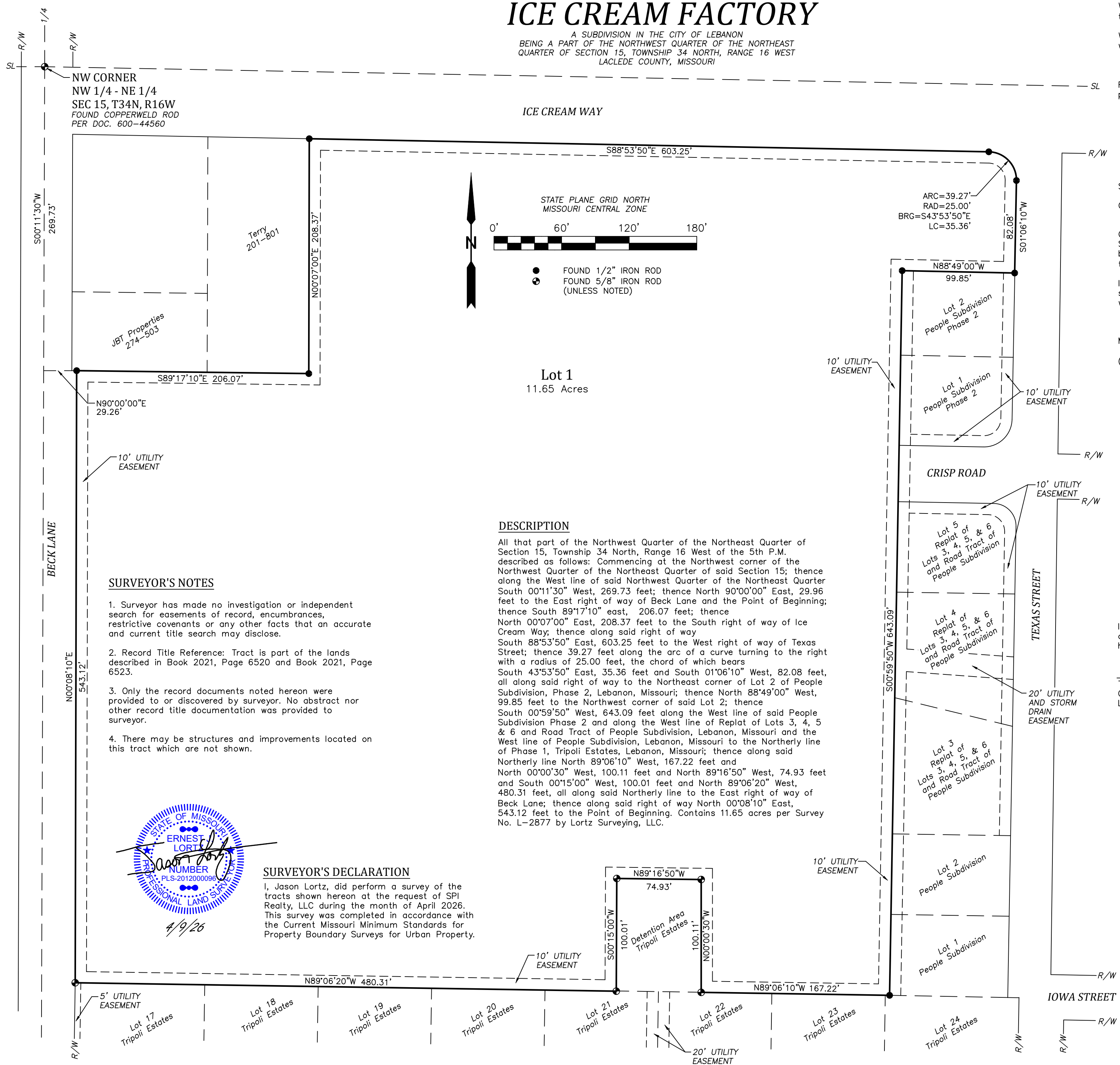
Department: Planning and Zoning

Date: 04/27/2026

ATTACHMENTS:

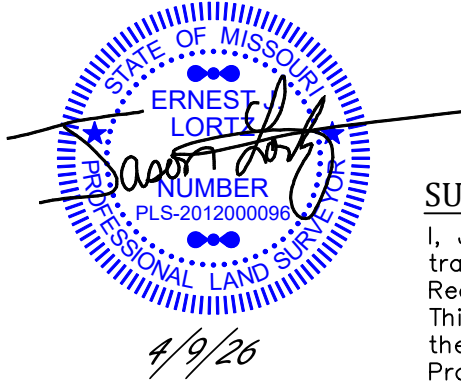
1. Ice Cream Factory Final Plat
2. GIS Map- 1200 Blk Ice Cream Way -Plat Area

FINAL PLAT OF
ICE CREAM FACTORY
A SUBDIVISION IN THE CITY OF LEBANON
BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST
QUARTER OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 16 WEST
LACLEDE COUNTY, MISSOURI



SURVEYOR'S NOTES

1. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or any other facts that an accurate and current title search may disclose.
2. Record Title Reference: Tract is part of the lands described in Book 2021, Page 6520 and Book 2021, Page 6523.
3. Only the record documents noted hereon were provided to or discovered by surveyor. No abstract nor other record title documentation was provided to surveyor.
4. There may be structures and improvements located on this tract which are not shown.



SURVEYOR'S DECLARATION

I, Jason Lortz, did perform a survey of the tracts shown hereon at the request of SPI Realty, LLC during the month of April 2026. This survey was completed in accordance with the Current Missouri Minimum Standards for Property Boundary Surveys for Urban Property.

DESCRIPTION

All that part of the Northwest Quarter of the Northeast Quarter of Section 15, Township 34 North, Range 16 West of the 5th P.M. described as follows: Commencing at the Northwest corner of the Northwest Quarter of the Northeast Quarter of said Section 15; thence along the West line of said Northwest Quarter of the Northeast Quarter South 00°11'30" West, 269.73 feet; thence North 90°00'00" East, 29.96 feet to the East right of way of Beck Lane and the Point of Beginning; thence South 89°17'10" east, 206.07 feet; thence North 00°07'00" East, 208.37 feet to the South right of way of Ice Cream Way; thence along said right of way South 88°53'50" East, 603.25 feet to the West right of way of Texas Street; thence 39.27 feet along the arc of a curve turning to the right with a radius of 25.00 feet, the chord of which bears South 43°53'50" East, 35.36 feet and South 01°06'10" West, 82.08 feet, all along said right of way to the Northeast corner of Lot 2 of People Subdivision, Phase 2, Lebanon, Missouri; thence North 88°49'00" West, 99.85 feet to the Northwest corner of said Lot 2; thence South 00°59'50" West, 643.09 feet along the West line of said People Subdivision Phase 2 and along the West line of Replat of Lots 3, 4, 5 & 6 and Road Tract of People Subdivision, Lebanon, Missouri and the West line of People Subdivision, Lebanon, Missouri to the Northerly line of Phase 1, Tripoli Estates, Lebanon, Missouri; thence along said Northerly line North 89°06'10" West, 167.22 feet and North 00°00'30" West, 100.11 feet and North 89°16'50" West, 74.93 feet and South 00°15'00" West, 100.01 feet and North 89°06'20" West, 480.31 feet, all along said Northerly line to the East right of way of Beck Lane; thence along said right of way North 00°08'10" East, 543.12 feet to the Point of Beginning. Contains 11.65 acres per Survey No. L-2877 by Lortz Surveying, LLC.

DEDICATION

Whereas, SPI Realty, LLC, is the owner of the premises described on this plat, herein called the "Dedicator" and
Whereas, Dedicator desires to subdivide the land as shown on this plat with said subdivision to be named:
"Ice Cream Factory"
Right-of-ways and easements as shown on this plat are dedicated to public use as such.

NOTARY CERTIFICATE

Shannon Paul Imler
Registered Agent
SPR Realty, LLC
Date _____
State of _____ } SS.
County of _____ }
On this _____ day of _____, 2026, before me personally appeared Shannon Paul Imler, Registered Agent of SPI Realty, LLC, known to me to be the person who executed the within final plat and acknowledged to me that he/she executed the same for the purposes therein stated.
In 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: _____
(Notary Seal)

MAYOR'S CERTIFICATE

I, Jared Carr, Mayor of the City of Lebanon, Missouri, do certify that this plat of:
"Ice Cream Factory"
was duly submitted to the city council of the City of Lebanon, having been approved by the Planning and Zoning Commission of said city and was approved by the city council at a meeting held on the _____ day of _____, 2026 by ordinance no. _____.
Jared Carr
Mayor, City of Lebanon
Attest: _____
Lacey Brackett
City Clerk, City of Lebanon

COUNTY & CITY TAX RELEASE

I hereby certify that all property taxes levied by the County of Laclede and the City of Lebanon against the real estate described on this plat have been paid in full for 2025 and all prior years.
Toni Morris
Collector of Revenue
Laclede County, Missouri
Date _____

RECORDER'S CERTIFICATE

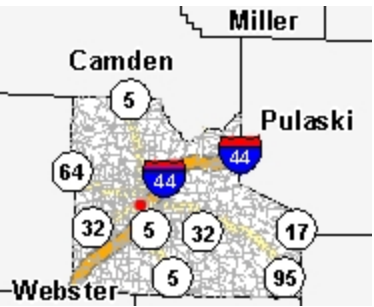
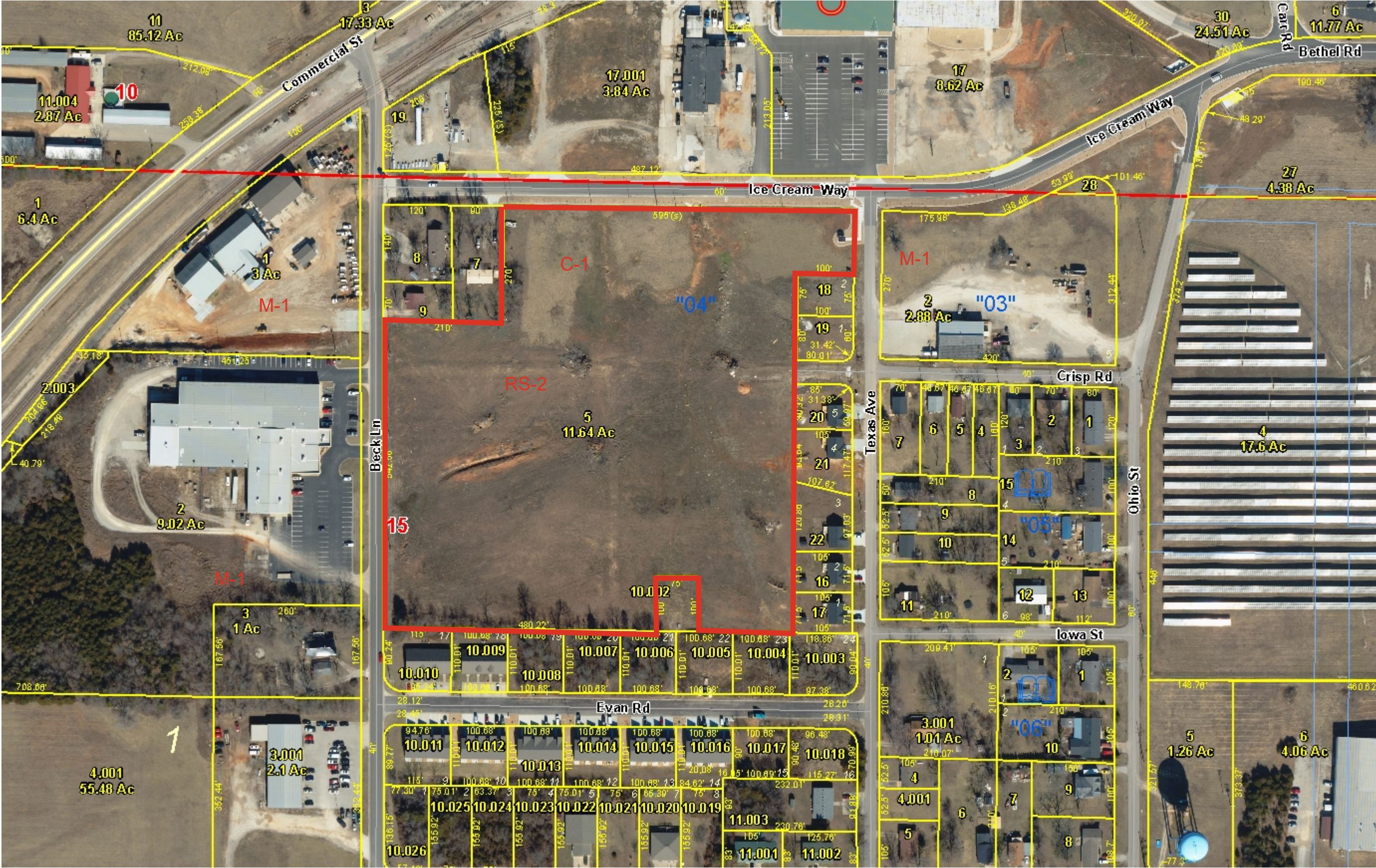


LORTZ SURVEYING
P.O. Box 767 • 231 W. Commercial Street Lebanon, Missouri 65536
Phone 417-991-8115 • www.lortzsurveying.com • LS: 2012028494

LORTZ
SURVEYING, LLC

Survey in the
NW 1/4 - NE 1/4
Sec. 15, T34N, R16W
Lebanon, Missouri
SPI Realty, LLC
Eldon, Missouri
Drawn by
SIM/EJL
Checked by
EJL
Scale
1" = 60'
Date
4/9/2026
Survey No.
L-2877

1200 Blk of Ice Cream Way



- Legend**
- Road
 - Interstate
 - State Highway
 - Street
 - Parcel
 - Lot Line
 - Corporate Limit Line
 - Section
 - County Boundary

Rezone
Area

1 in. = 171ft.

Notes

Top is zoned C-1
Commercial

Bottom is zoned RS-2
Residential

341.6 0 170.80 341.6 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



To: Zoning and Planning Commission

Proposed for the Meeting Date of: May 14, 2026

Staff Informational Sheet

Topic: Request for a Rezone from C-1 Limited Commercial to M-1 Light Industrial located at 1200 Block of Ice Cream Way.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a rezone from C-1 limited commercial & RS-2 residential to M-1 light industrial located at 1200 Blk of Ice Cream Way.

Background (problem/explanation):

Owner is wanting to manufacture and distribute ice cream.

Staff Recommendation:

Code Administration and Public works are working with the engineer and architect on the site plan.

Submitted By:

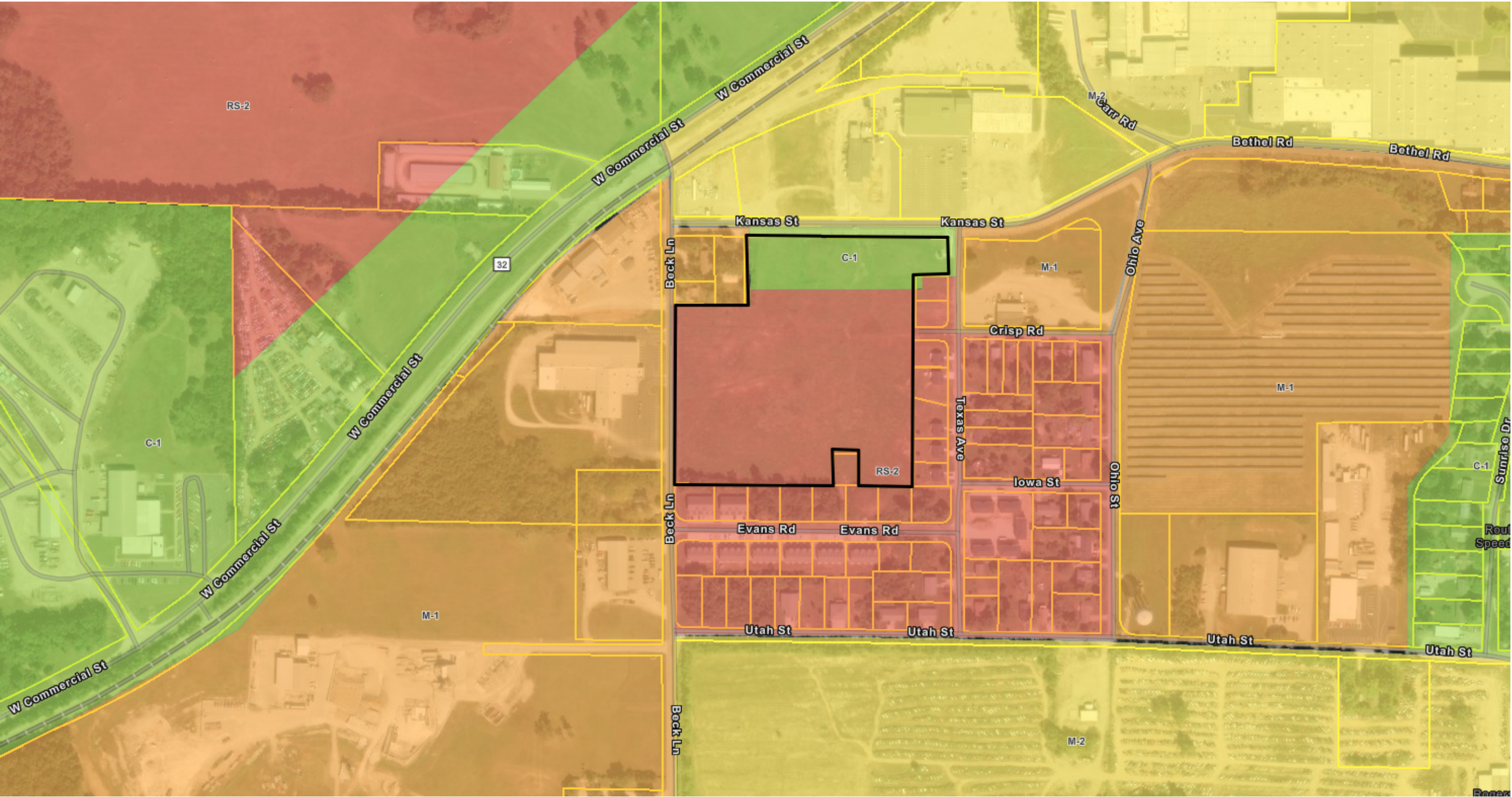
Department: City Clerk

Date: 04/27/2026

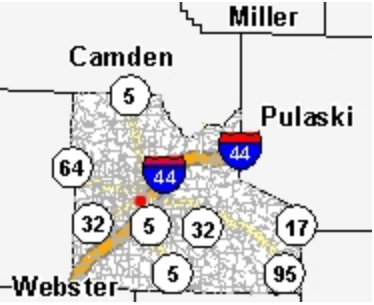
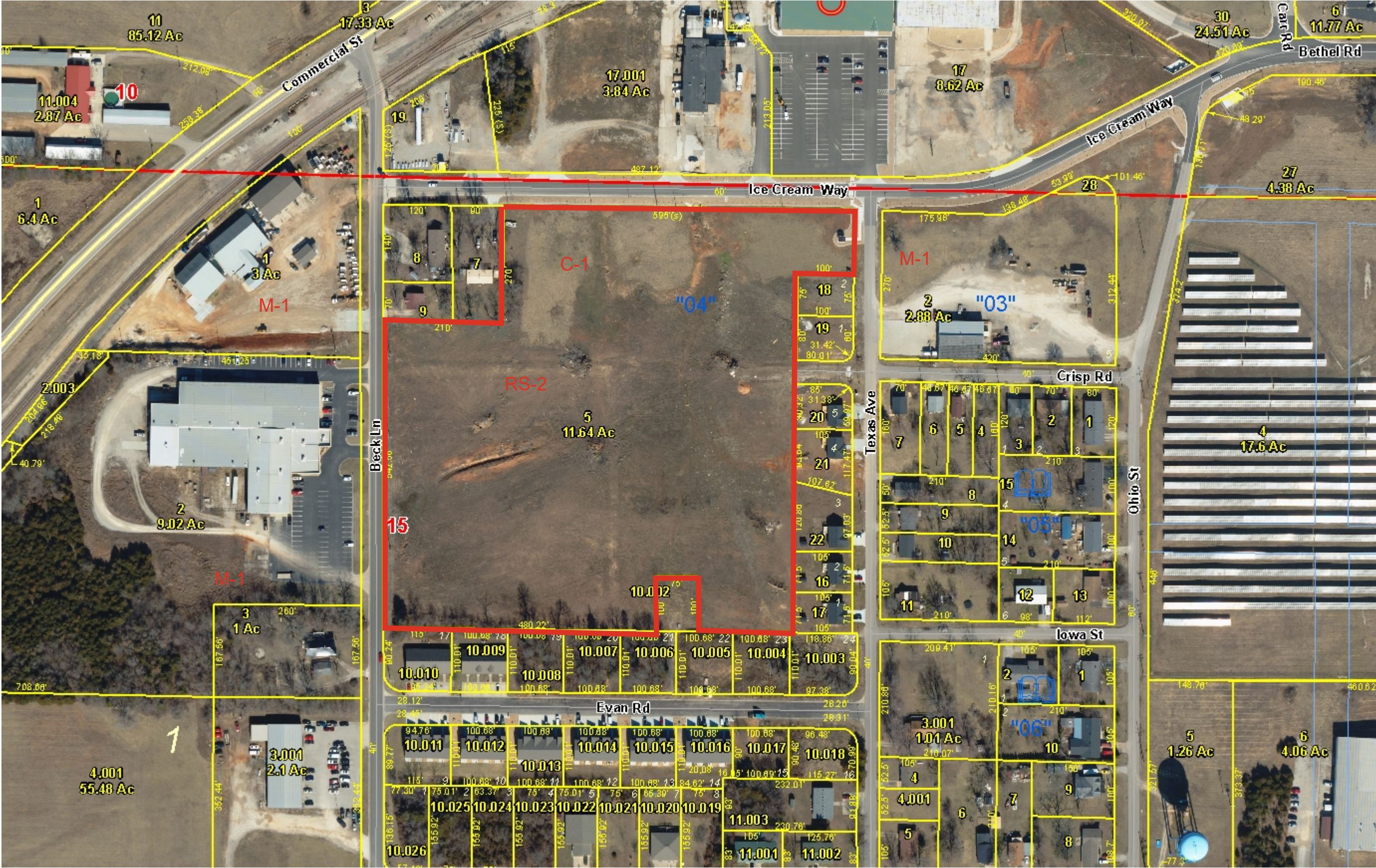
ATTACHMENTS:

1. Zoning Map- 1200 Blk of Ice Cream Way
2. GIS Map- 1200 Blk Ice Cream Way

1200 Blk of Ice Cream Way



1200 Blk of Ice Cream Way



- Legend**
- Road
 - Interstate
 - State Highway
 - Street
 - Parcel
 - Lot Line
 - Corporate Limit Line
 - Section
 - County Boundary

Rezone
Area

1 in. = 171ft.

Notes

Top is zoned C-1
Commercial

Bottom is zoned RS-2
Residential

341.6 0 170.80 341.6 Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



To: Zoning and Planning Commission

Proposed for the Meeting Date of: May 14, 2026

Staff Informational Sheet

Topic: Request for a Rezone on a Preliminary Plat of Rolling Hills Road

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a rezone from RS-1 residential to RS-3 residential for Approximately 14 acres located near 1500 block of Rolling Hills Rd.

Background (problem/explanation):

The owner is wanting to rezone to be able to build duplexes on approximately 14 acres located on the northeast side of the overall subdivision.

Staff Recommendation:

Staff sees no issue with this request.

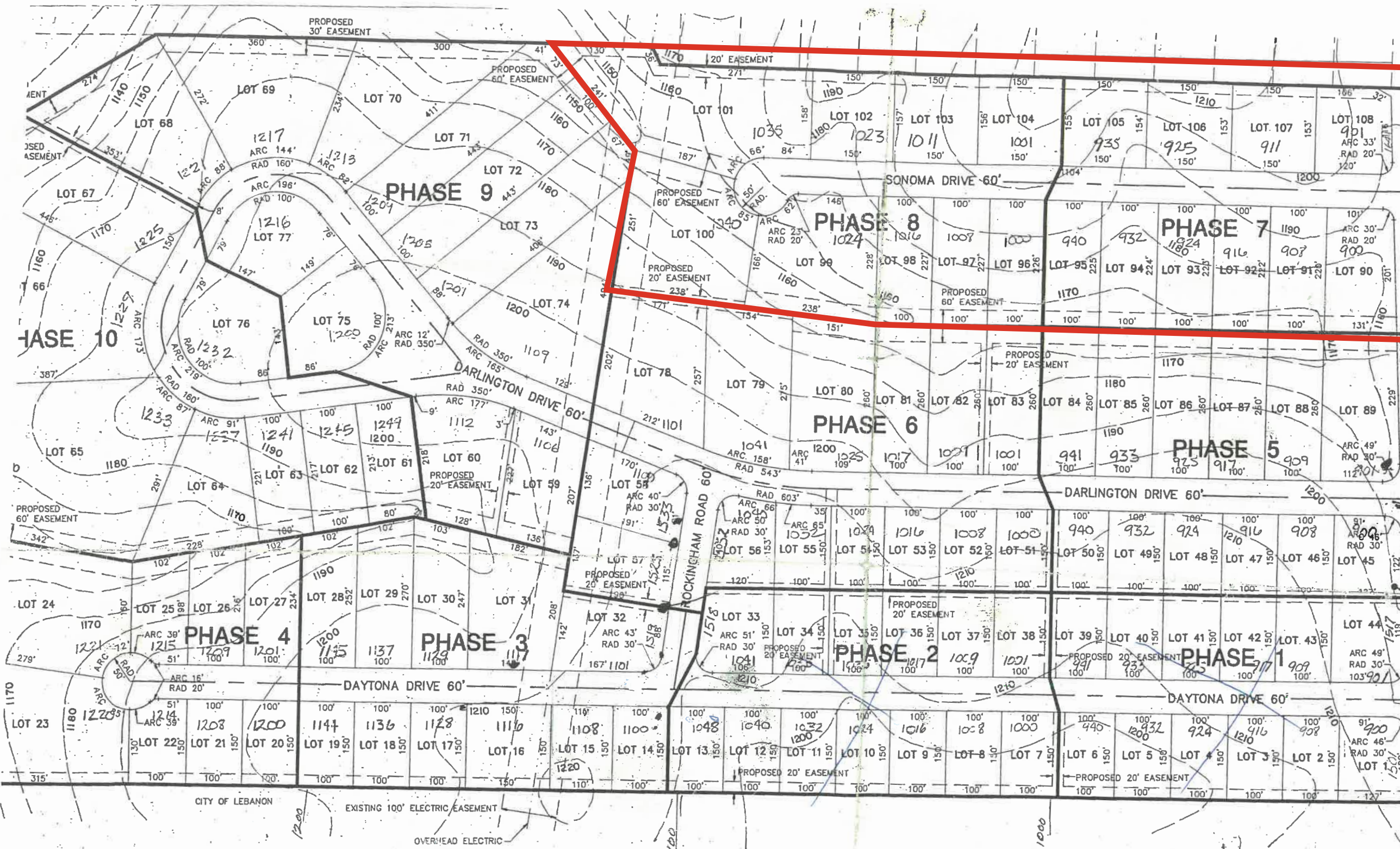
Submitted By: Kim Schomaker, Compliance Specialist

Department: City Clerk

Date: 04/27/2026

ATTACHMENTS:

1. Preliminary Plat
2. Preliminary Plan- BRYANT'S ESTATES
3. GIS Map- 1500 Block Rolling Hills Road
4. ZONING MAP- 1500 Block Rolling Hills Rd
5. Bryant' Estates Legal
6. ROD_2021_5085_WD
7. ROD_2023_164_WD
8. ROD_2024_4581_WD



DOGWOOD HILL SUBDIVISION
APPROXIMATE LOCATION
OVERHEAD ELECTRIC

Rolling Hills Subdivision

ALESSANDRO AND BETTY D. PALMA
837 FREDDIE LANE
LEBANON, MISSOURI 65536

FREDDIE 40'

APPROXIMATE LOCATION
EXISTING WATERLINE

BRENT AND JENNIFER JONES
836 FREDDIE LANE
LEBANON, MISSOURI 65536

Vicinity N

PROPOSED ZONING
MINIMUM LOT AREA
MINIMUM LOT WIDTH
YARD REQUIREMENTS
FRONT
SIDE
REAR

NOTE: CONTOURS TO
FROM U.S.G.S.

JOE A. AND BONNIE A. DOWDEN
841 DARINA DRIVE
LEBANON, MISSOURI 65536

DARINA 40'

YVONNE E. DOWDY
853 E. GUINEVERE
SPRINGFIELD, MISSOURI 65807

WILLIAM R. AND SUE ANN LEWIS
1509 NORTHBROOK
LEBANON, MISSOURI 65536

HENRY W. AND MARY E. OWEN
376 SUNSET DRIVE
LEBANON, MISSOURI 65536

RENO AND LORRAINE A. SONNER
1520 ROLLING HILLS ROAD
LEBANON, MISSOURI 65536

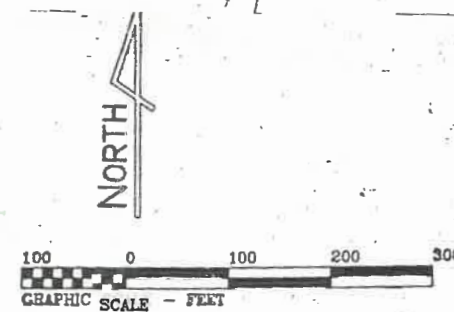
MARK A. AND GLORIA D. MORGUE
1510 ROLLING HILLS ROAD
LEBANON, MISSOURI 65536

DAVID AND CAROLYN SHORTWELL
841 HERNDON ROAD
LEBANON, MISSOURI 65536

HUBERT R. AND MARTHA LEONA MASSEY
RTE 7
1432 ROLLING HILLS ROAD
LEBANON, MISSOURI 65536

Preliminary Plat of Rolling Hills Subdivision

76.9+ Acres
108 Single Family Residential Lots



Engineering Land Surveying

BARTON
ENGINEERING
COMPANY, INC.

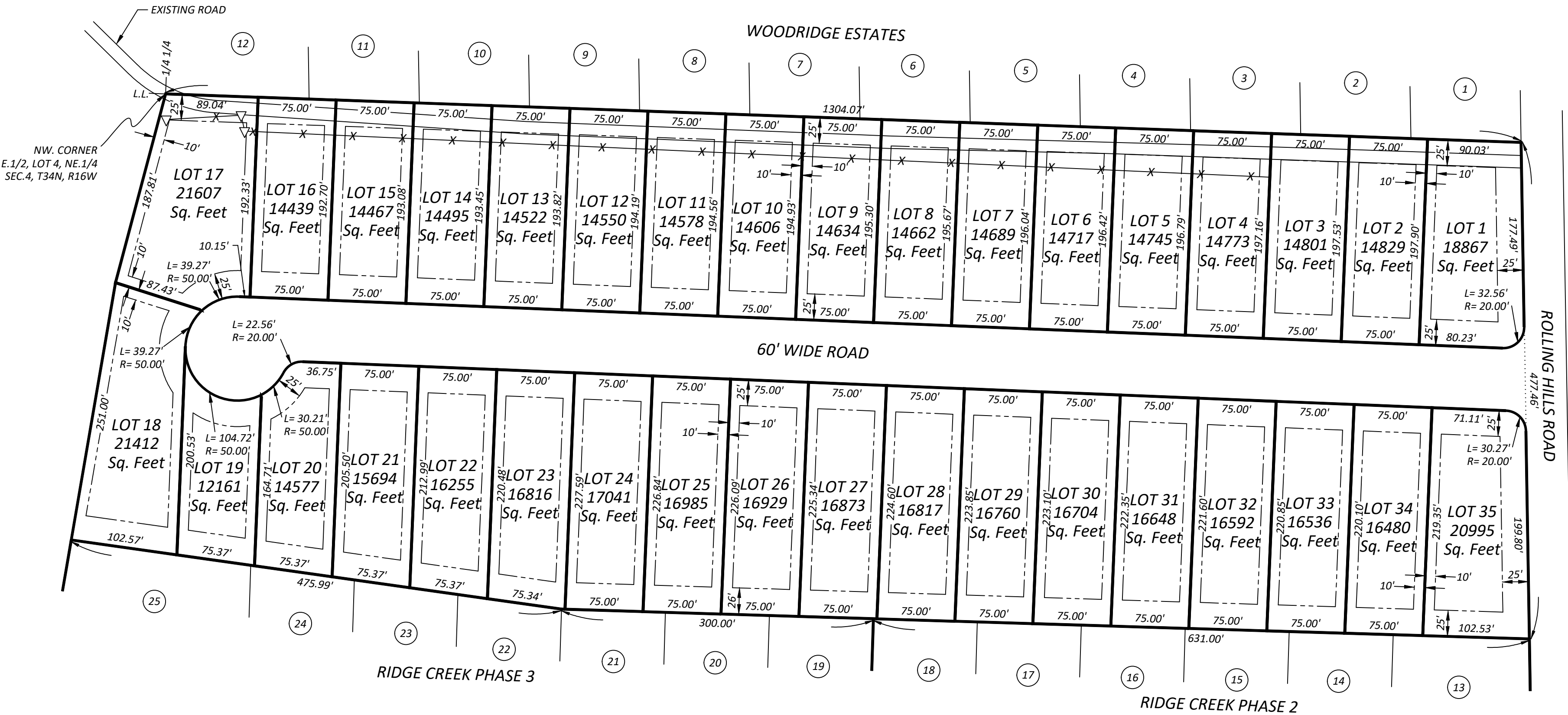
P. 237
LEBAI
41

PRELIMINARY
PLAT FOR JET
LOT 4, NE 1
TOWNSHIP 34
LACLEDE COU

DATE: 2-27-95
DWN. BY: SJM
CKD. BY: GLH

Rolling Hills Sub
w/ADDRESSES ACCEPTED

PRELIMINARY PLAN
BRYANT'S ESTATES



CARMACK SURVEYING & ENGINEERING
12071 HIGHWAY 32
ROBY, MO. 65557
PH: 417-458-4798

LEGEND

These standard symbols will
be found in the drawing.

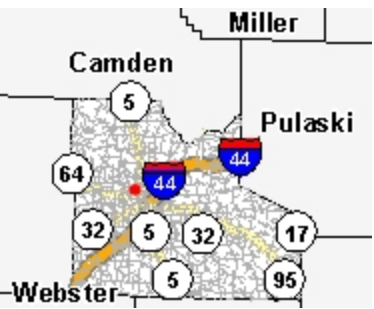
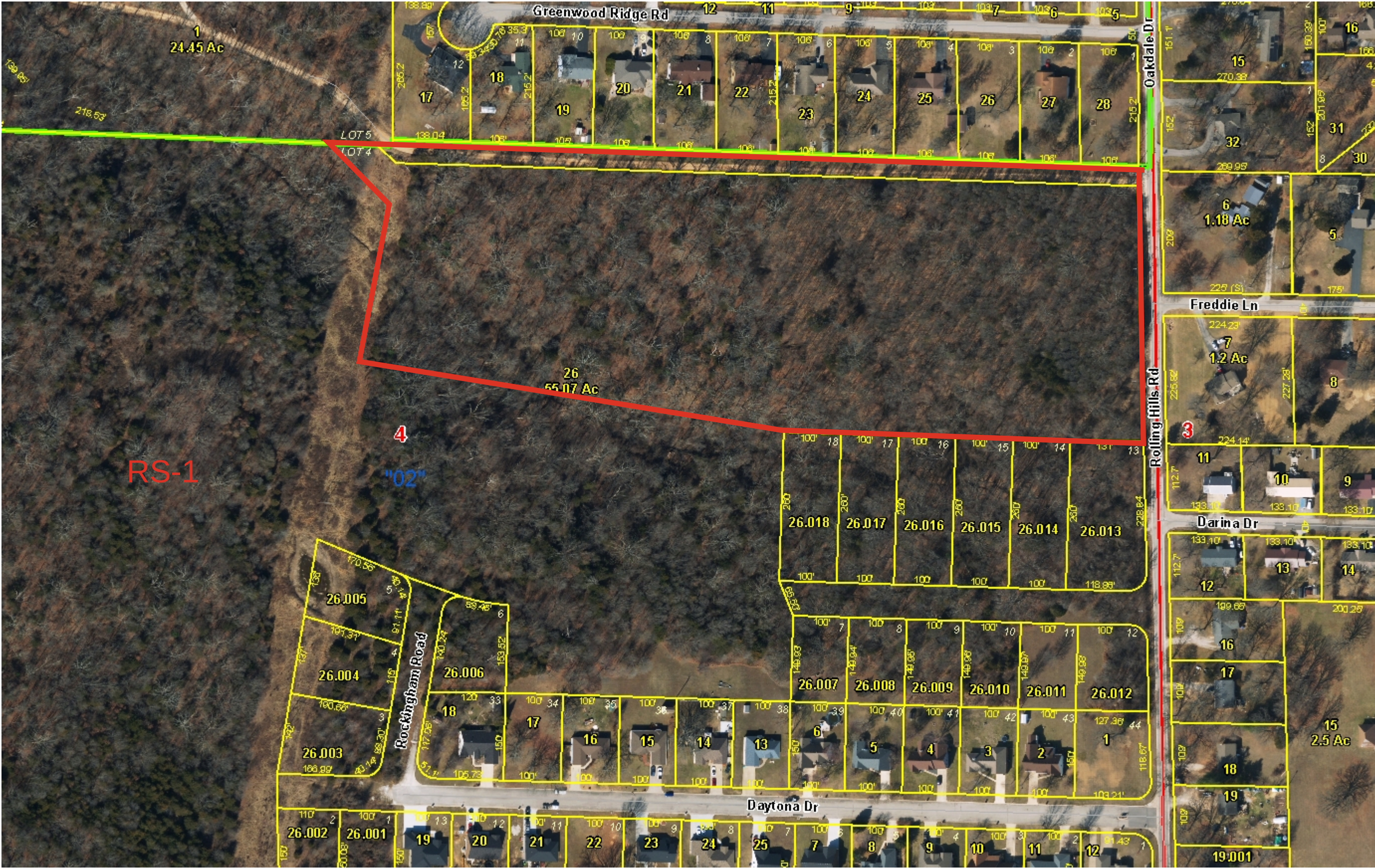
- x — x — FENCE LINE
- - - - - BUILDING SET BACK LINE
AND UTILITY EASEMENT LINE
- ▽ FENCE CORNER



**PRELIMINARY PLAN FOR
MICHAEL BRYANT**

DRAWN	DATE	LACLEDE COUNTY, MO.
RLS	03/31/26	
APPROVED	DATE	SEC. 4
LEC	03/31/26	T34N, R16W
SCALE	SHEET	PROJECT NO.
1"= 80'	1 OF 1	C-11602P

1500 Block Rolling Hills Rd



- Legend**
- Road
 - Interstate
 - State Highway
 - Street
 - Parcel
 - Lot Line
 - Corporate Limit Line
 - Section
 - County Boundary

REZONE
AREA

1 in. = 167ft.

Notes

RS-1 Residential
to RS-3
Residential

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



CARMACK SURVEYING INC.

12071 HWY 32 Roby, Mo. 65557

Phone: (417) 458-4798

Fax: (417) 458-4620

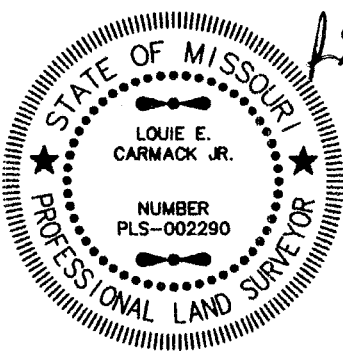
PROPERTY DESCRIPTION

A part of Lot 4 of the Northeast Quarter of Section 4, Township 34 North, Range 16 West of the 5th P.M., described as follows: Commencing at the Northwest corner of the East Half of Lot 4 of the Northeast Quarter of said Section 4; thence S 87°56'55" E 1304.07 feet along the South line of Woodridge Estates, a subdivision in Laclede County, Missouri, to the Westerly right of way line of Rolling Hills Road; thence S 00°56'58" E 477.46 feet along said Westerly right of way line to the Northeast corner of Ridge Creek Phase 2, a Subdivision to Lebanon, Laclede County, Missouri; thence N 88°14'13" W 631.00 feet along the North line of said Ridge Creek Phase 2 to the Northeast corner of Ridge Creek Phase 3, a Subdivision to Lebanon, Laclede County, Missouri; thence N 88°14'13" W 300.00 feet, and N 81°57'49" W 475.99 feet, all along the Northerly boundary of said Ridge Creek Phase 3 to the Northwest corner of said subdivision; thence N 09°45'15" E 251.00 feet; thence N 14°52'23" E 187.81 feet to the true place of beginning. Subject to all easements of record.

For Michael Bryant

Contains 14.74 acres, more or less

Ref: 11602LGL



LSJ
3/31/2024

Recorded in Laclede County, Missouri



Recording Date/Time: 09/14/2021 at 11:19:20 AM

Book: 2021 Page: 5085

Instr #: 20215085

Pages: 2

Fee: \$27.00 S 20210004831

HOGAN LAND TITLE



DEED BY TRUSTEES UNDER ACTIVE TRUST

THIS DEED, Made and Entered into this 9th day of September, 2021, by and between **Edward E. Adkins, Successor Trustee of The Helen J. Adkins Trust dated October 21, 1994, "Grantor"**, hereinafter referred to as First Party, and **Brandon Slavens and Lindsey Slavens, husband and wife, "Grantees"**, hereinafter referred to as Second Parties, whose mailing address is: 13940 Industry Rd., Lebanon, MO 65536;

WITNESSETH:

Legal Description shown on Page 2 of this Document.

WHEREAS, First Party (and each of them if more than one) states and warrants to Second Parties as follows:

That First Party is all of the duly appointed, qualified and acting successor trustee of the said **Helen J. Adkins Trust dated October 21, 1994 (Helen J. Adkins deceased October 5, 2020)**; And

That the said trust is now in existence; And

That no action or proceeding is now pending or has been threatened questioning the validity of the said Trust or questioning the validity of the appointment of First Party as the said Successor Trustee or seeking ouster of First Party as the said Successor Trustee; And

That the trust instruments applicable to the said trust do not contain any provision limiting the powers of the trustees to acquire, deal with or dispose of the hereinafter described real estate; And

That the First Party has the power and authority, under the terms of the trust instruments and applicable law, to execute this instrument and to convey the hereinafter described real estate;

NOW THEREFORE, in consideration of the sum of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, the First Party does by these presents Grant, Bargain and Sell, Convey and Confirm unto the said Second Parties, the following described parcel of real estate in **Laclede** County, Missouri, to-wit:

All that part of the West Half of Lots 5 and 6 Northeast Quarter of Section 4, Township 34 North, Range 16 West of the Fifth Principal Meridian, Laclede County, Missouri that lies East of the East side of Goodwin Hollow. Subject to and except any part thereof deeded, taken or used for road or highway purposes.

An easement of ingress and egress over and across the existing private road that runs along the North side of the East Half Lot 4 Northeast Quarter of Section 4, Township 34 North, Range 16 West of the Fifth Principal Meridian, Laclede County, Missouri, to Rolling Hills Road.

SUBJECT to all ROW's and easements as presently located.

SUBJECT to all restrictions, reservations and conditions whether of record or not.

TO HAVE AND TO HOLD the same, together with all the rights, immunities, privileges and appurtenances to the same belonging unto the said Second Parties, and to their heirs and assigns forever; the said First Party as Successor Trustee, hereby covenants that the First Party and his successors shall and will Warrant and Defend the title to the premises unto the said Second Parties, and to their heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the First Party has hereunto set his hand the day and year first above written.

Edward E. Adkins, Successor Trustee of The Helen J. Adkins Trust dated October 21, 1994

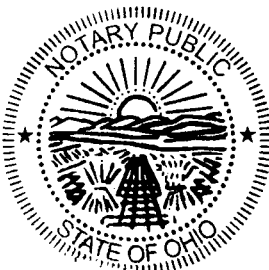
BY: [Signature] Trustee
Edward E. Adkins, Successor Trustee

OHIO
STATE OF ~~MISSOURI~~)
ASHLAND) SS
COUNTY OF ~~LACLEDE~~)

On this 10th day of September, 2021 before me personally appeared Edward E. Adkins, to me known to be the person described in and who executed the foregoing instrument, and who, being by me first duly sworn on oath, acknowledged that he executed the same as his free act and deed as Successor Trustee.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at my office in ~~Lebanon, Missouri~~, the day and year first above written
Ohio

My commission expires Nov 6, 2023.



DUSTIN L.
HOSLER
NOTARY PUBLIC,
STATE OF OHIO
My Commission
Expires
Nov. 6, 2023

[Signature]
Printed Name: Dustin L. Hosler, Notary Public

Recorded in Laclede County, Missouri

Recording Date/Time: **01/13/2023** at **12:57:36 PM**Book: **2023** Page: **164**Instr #: **20230164**Pages: **5**Fee: **\$36.00 S****Electronically Recorded**
HOGAN LAND TITLE COMPANY**Jennifer Raef**
Recorder of Deeds

Title of Document: Special Warranty Deed

Date of Document: January 12, 2023

Grantor: LARSON PROPERTIES, LLC, a Missouri limited liability company

Grantee: GRIFFIN WAREHOUSES, LLC, a Missouri limited liability company

Grantee Mailing Address: 32798 State Hwy 25 Advance, Missouri 63730

Legal Description: See Exhibit A (Page 4)

Reference Book and Page(s): N/A

SPECIAL WARRANTY DEED

ON JANUARY 13, 2023 (the "Effective Date"), **LARSON PROPERTIES, LLC**, a Missouri limited liability company ("Grantor"), whose address is 4350 S. National, Suite B110, Springfield, Missouri 65810, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does by these presents SELL AND CONVEY unto **GRIFFIN WAREHOUSES, LLC**, a Missouri limited liability company (the "Grantee"), whose address is 32798 State Hwy 25 Advance, Missouri 63730, and its respective successors and assigns, the real property located in Laclede County, Missouri, which is legally described on **Exhibit A** attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the premises aforesaid with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto said Grantee and its respective successors and assigns forever, said Grantor hereby covenanting that the Property is free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to the Property unto the Grantee and its respective successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor but not otherwise.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be signed effective as of the Effective Date.

LARSON PROPERTIES, LLC, a Missouri limited liability company

By: [Signature] member
 Name: Glenn Larson
 Title: Authorized Member

STATE OF Florida)
) ss.
 COUNTY OF Pineellas)

On this 23 day of December, 2022, before me personally appeared Glenn Larson, as an Authorized Member of Larson Properties, LLC, a Missouri limited liability company (the "Company"), and that he executed the foregoing instrument in the name of the limited liability company, and that he has the authority to sign the same and acknowledged said instrument to be the free act and deed of the Company.

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

[Signature]
 Notary Public

My commission expires: Nov. 17, 2026

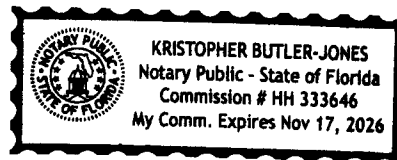


EXHIBIT A
LEGAL DESCRIPTION

TRACT 1:

ALL OF THE EAST HALF (E1/2) OF LOTS FIVE (5), SIX (6) AND SEVEN (7) OF THE NORTHWEST QUARTER (NW1/4) AND ALL THAT PART OF THE WEST HALF (W1/2) OF LOT FOUR (4), FIVE (5) AND SIX (6) OF THE NORTHEAST QUARTER (NE1/4) LYING WEST OF THE EAST SIDE (OR EAST BANK) OF GOODWIN HOLLOW, AND ALL THAT PART OF THE WEST HALF (W1/2) OF LOT SEVEN (7) OF SAID NORTHEAST QUARTER (NE1/4) LYING WEST OF THE CENTERLINE OF SAID GOODWIN HOLLOW ALL IN SECTION FOUR (4), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE SIXTEEN (16) WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN LACLEDE COUNTY, MISSOURI, SUBJECT AND EXCEPT ANY PART THEREOF DEEDED, TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES.

TRACT 2:

ALL OF THE SOUTH HALF (S1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4), AND ALL THAT PART OF THE SOUTHEAST QUARTER (SE1/4) LYING WEST OF THE CENTERLINE OF GOODWIN HOLLOW, AND ALL THAT PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) LYING WEST OF THE CENTERLINE OF GOODWIN HOLLOW, ALL IN SECTION THIRTY-THREE (33), TOWNSHIP THIRTY-FIVE (35) NORTH, RANGE SIXTEEN (16) WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN LACLEDE COUNTY, MISSOURI, SUBJECT TO AND EXCEPT ANY PART THEREOF DEEDED, TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES.

TRACT 3:

ALL THAT PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) LYING WEST OF THE CENTERLINE OF GOODWIN HOLLOW, ALL IN SECTION THIRTY-FOUR (34), TOWNSHIP THIRTY-FIVE (35) NORTH, RANGE SIXTEEN (16) WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN LACLEDE COUNTY, MISSOURI, SUBJECT TO AND EXCEPT ANY PART THEREOF DEEDED, TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES.

TOGETHER WITH THE FOLLOWING RIGHTS OF ACCESS:

AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS AN EXISTING PRIVATE ROAD THAT RUNS ALONG THE NORTH SIDE OF THE EAST HALF (E1/2) OF LOT FOUR (4) OF THE NORTHEAST QUARTER (NE1/4) AND IN A WESTERLY DIRECTION THROUGH THAT PART OF THE WEST HALF (W1/2) OF LOT FIVE (5) OF THE NORTHEAST QUARTER (NE1/4) LYING EAST OF THE EAST SIDE (OR EAST BANK) OF GOODWIN HOLLOW, ALL IN SECTION FOUR (4), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE SIXTEEN (16) WEST OF THE FIFTH PRINCIPAL MERIDIAN, LACLEDE COUNTY, MISSOURI, AND OUT TO ROLLING HILLS ROAD.

AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTH 50 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND, TO WIT: THE WEST HALF (W1/2) OF LOT FIVE (5) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION FOUR (4), TOWNSHIP

THIRTY-FOUR (34) NORTH, RANGE SIXTEEN (16) WEST OF THE FIFTH PRINCIPAL MERIDIAN, EXCEPT THE NORTH 11.6 ACRES THEREOF, HERETOFORE ORIGINALLY CONVEYED TO J.B. FELDMAN, AS RECORDED IN BOOK 176 AT PAGE 9832, LACLEDE COUNTY, RECORDS, OUT TO OAK BEND DRIVE.

AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTH 60 FEET OF THE SOUTH 1320 FEET OF THE WEST HALF (W1/2) OF LOT SEVEN (7) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION FOUR (4), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE SIXTEEN (16) WEST OF THE FIFTH PRINCIPAL MERIDIAN, LACLEDE COUNTY, MISSOURI, OUT TO OAKBEND DRIVE.

AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS AN EXISTING PRIVATE ROAD THAT RUNS SOUTHWESTERLY THROUGH THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP THIRTY-FIVE (35) NORTH, RANGE SIXTEEN (16) WEST OF THE FIFTH PRINCIPAL MERIDIAN, LACLEDE COUNTY, MISSOURI. SAID EASEMENT RUNNING FROM ORANGE DRIVE THENCE SOUTHWESTERLY 1075 FEET MORE OR LESS TO THE CENTERLINE OF GOODWIN HOLLOW.

Recorded in Laclede County, Missouri



Recording Date/Time: 11/27/2024 at 03:31:06 PM

Book: 2024 Page: 4581

Instr #: 20244581

Pages: 3

Fee: \$30.00 S 20240004888

HOGAN LAND TITLE



TRUSTEE'S SPECIAL WARRANTY DEED

This Deed, made and entered into this 27th day of November, 2024, by and between **GRANTOR**, Nancy B. Adkins, Trustee of the Jeffrey A. Adkins Trust dated November 5, 1997, Trustee Jeffrey A. Adkins being now deceased, and **GRANTEE**, BRYANTS ESTATES, LLC, a Missouri limited liability company.

Grantee's mailing address is: 31473 Hwy 127, Logan MO 65534.

(LEGAL DESCRIPTION ON PAGE 2)

Grantor warrants that she is the duly appointed, qualified and currently acting Trustee under Agreement and that such agreement and all the powers contained therein, including those hereinafter described, remain in full force and effect, and that Grantor did not alter, nor revoke said agreement, nor amend it and did not request withdrawal from the trust of the hereinafter described real property; and

Grantor further warrants that the provisions of the aforesaid agreement granting Trustee the power of sale are as follows: Trustee has the power to acquire and sell real property for cash or on credit, at public or private sale.

Grantor further warrants that there are no provisions in said Agreement which limit the aforementioned powers nor are there any provisions in said Agreement by which Settlor retained or gave to any other person or organization the right to negate, consent or approve of the sale by Trustee of the real estate hereinafter described.

Now, Therefore, Grantor, for and in consideration of the sum of TEN Dollars (\$10.00) and other good and valuable consideration paid by the said Grantee, receipt of which is hereby acknowledged, does by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM to Grantee, the following described land situated in the County of **Laclede**, State of Missouri, to-wit:

Lot 4 of the Northeast Quarter of Section 4, Township 34 North, Range 16 West of the Fifth Principal Meridian, Laclede County, Missouri, EXCEPT the following three tracts of land:

Excepted Tract 1: Beginning at the Northwest corner of said Lot 4 of the Northeast Quarter of said Section 4; thence along the North line of Lot 4 of the Northeast Quarter South 88 degrees 58 minutes 10 seconds East 405.86 feet; thence South 34 degrees 45 minutes 40 seconds West 292.78 feet; thence South 29 degrees 43 minutes 15 seconds West 439.03 feet to the West line of Lot 4 of the Northeast Quarter; thence along said West line North 01 degree 55 minutes 50 seconds West 629.45 feet to the point of beginning of excepted tract.

Excepted Tract 2: Commencing at the Southeast corner of Lot 4 of the Northeast Quarter of said Section 4; thence along the South line of Lot 4 North 89 degrees 17 minutes 00 seconds West 20.01 feet to the West right of way of Rolling Hills Road (a/k/a Oakdale Drive) for a point of beginning; thence along said right of way North 02 degrees 05 minutes 40 seconds West 360.43 feet; thence North 89 degrees 17 minutes 00 seconds West 627.36 feet; thence South 00 degrees 43 minutes 00 seconds West 150.00 feet; thence South 15 degrees 41 minutes 50 seconds East 62.55 feet; thence South 0 degrees 43 minutes 00 seconds West 150.00 feet to the South line of Lot 4; thence along said South line South 89 degrees 17 minutes 00 seconds East 627.36 feet to the point of beginning of excepted tract. (This tract now known as Rolling Hills Subdivision Phase 1.)

Excepted Tract 3: Commencing at the Southeast corner of Lot 4 of the Northeast Quarter of Section 4, Township 34 North, Range 16 West of the Fifth Principal Meridian, Laclede County, Missouri; thence along the South line of Lot 4, North 89 degrees 17 minutes 00 seconds West 20.01 feet to the West Right-of-Way of Rolling Hills Road (a/k/a Oakdale Drive); thence continuing North 89 degrees 17 minutes 00 seconds West 627.36 feet for a point of beginning; thence continuing North 89 degrees 17 minutes 00 seconds West 700.00 feet; thence North 00 degrees 43 minutes 00 seconds East 150.00 feet; thence North 27 degrees 13 minutes 10 seconds East 105.00 feet; thence North 08 degrees 18 minutes 40 seconds East 117.06 feet; thence South 89 degrees 17 minutes 00 seconds East 620.00 feet; thence South 00 degrees 43 minutes 00 seconds West 150.00 feet; thence South 15 degrees 41 minutes 50 seconds East 62.55 feet; thence South 00 degrees 43 minutes 00 seconds West 150.00 feet to the point of beginning of excepted tract. (This tract now known as Rolling Hills Subdivision Phase 2.)

Subject to and except any part thereof deeded, taken or used for road or highway purposes.

SUBJECT to all ROW's and easements as presently located.

SUBJECT to all restrictions, reservations and conditions whether of record or not.

Grantor states that one of the original Trustees, Jeffrey A. Adkins, passed away on November 23, 2011, and pursuant to the terms of the Trust, upon the death of Trustee Jeffrey A. Adkins, that Nancy B. Adkins shall act as sole Trustee of the Trust Agreement and Nancy B. Adkins is acting in that capacity.

TO HAVE AND TO HOLD the same with all rights, immunities, privileges and appurtenances thereto belonging unto the Grantees, and their heirs, successors and assigns

forever, the said Nancy B. Adkins as Trustee, hereby covenanting that she will warrant and defend the title to the premises hereby conveyed unto the Grantees and to their heirs, successors and assigns against the lawful claims and demands of all persons whomsoever claiming or to claim the same or any party thereof by, through or under Nancy B. Adkins as Trustee, but not otherwise and except for any restrictions, easements, reservations, zoning laws, ordinances or roadways of record, any facts which an accurate survey may show, it being understood that the duty to warrant and defend attaches only during the continuance of said Trust, during the time Nancy B. Adkins serves as Trustee, and only to the extent of the assets in the Trust from time to time.

IN WITNESS WHEREOF, the said Grantor hereunto caused this instrument to be executed the day and year first above written.

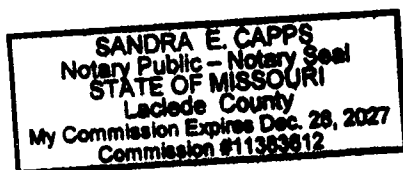
Nancy B. Adkins
Nancy B. Adkins, Not Individually, But Solely In
Her Capacity as Trustee of the Jeffrey A. Adkins
Trust dated November 5, 1997, As Aforesaid.

STATE OF MISSOURI)
) ss
COUNTY OF LACLEDE)

On this 27th day of November, 2024, before me, the undersigned notary public personally appeared Nancy B. Adkins, known to me to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed in her fiduciary capacity.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at my office the day and year first above written.

[Notary Seal/Stamp]



Sandra E. Capps
Notary Public
Sandra E. Capps
Notary Printed Name
My commission expires: 12/28/27



To: Zoning and Planning Commission

Proposed for the Meeting Date of: May 14, 2026

Staff Informational Sheet

Topic: Request for a Final Plat of Onyx Apartments located at 1535 N Jefferson

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request is for a Final plat of Lebanon Acreage to Onyx Apartments located at 1535 N Jefferson Ave.

Background (problem/explanation):

The site plan for the apartments was passed at the planning and zoning meeting April 9, 2026.

Staff Recommendation:

Staff sees no issues with this request.

Submitted By: Kim Schomaker, Compliance Specialist

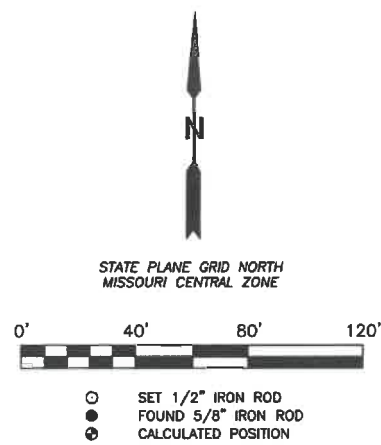
Department: City Clerk

Date: 04/27/2026

ATTACHMENTS:

1. 1535 N Jefferson-Plat
2. GIS Map- 1535 N Jefferson Ave

OK Print
4-20-26



MAYOR'S CERTIFICATE

I, Jared Carr, Mayor of the City of Lebanon, Missouri, do certify that this plat of:

"ONYX APARTMENTS"

was duly submitted to the city council of the City of Lebanon, having been approved by the Planning and Zoning Commission of said city and was approved by the city council at a meeting held on the _____ day of _____, 2026 by ordinance no. _____

Attest: _____
Lacey Brackett
City Clerk, City of Lebanon

Jared Carr
Mayor, City of Lebanon

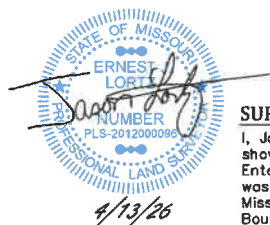
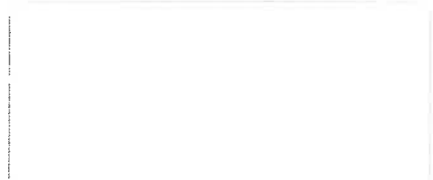
COUNTY & CITY TAX RELEASE

I hereby certify that all property taxes levied by the County of Laclede and the City of Lebanon against the real estate described on this plat have been paid in full for 2025 and all prior years.

Toni Morris
Collector of Revenue
Laclede County, Missouri

_____ Date _____

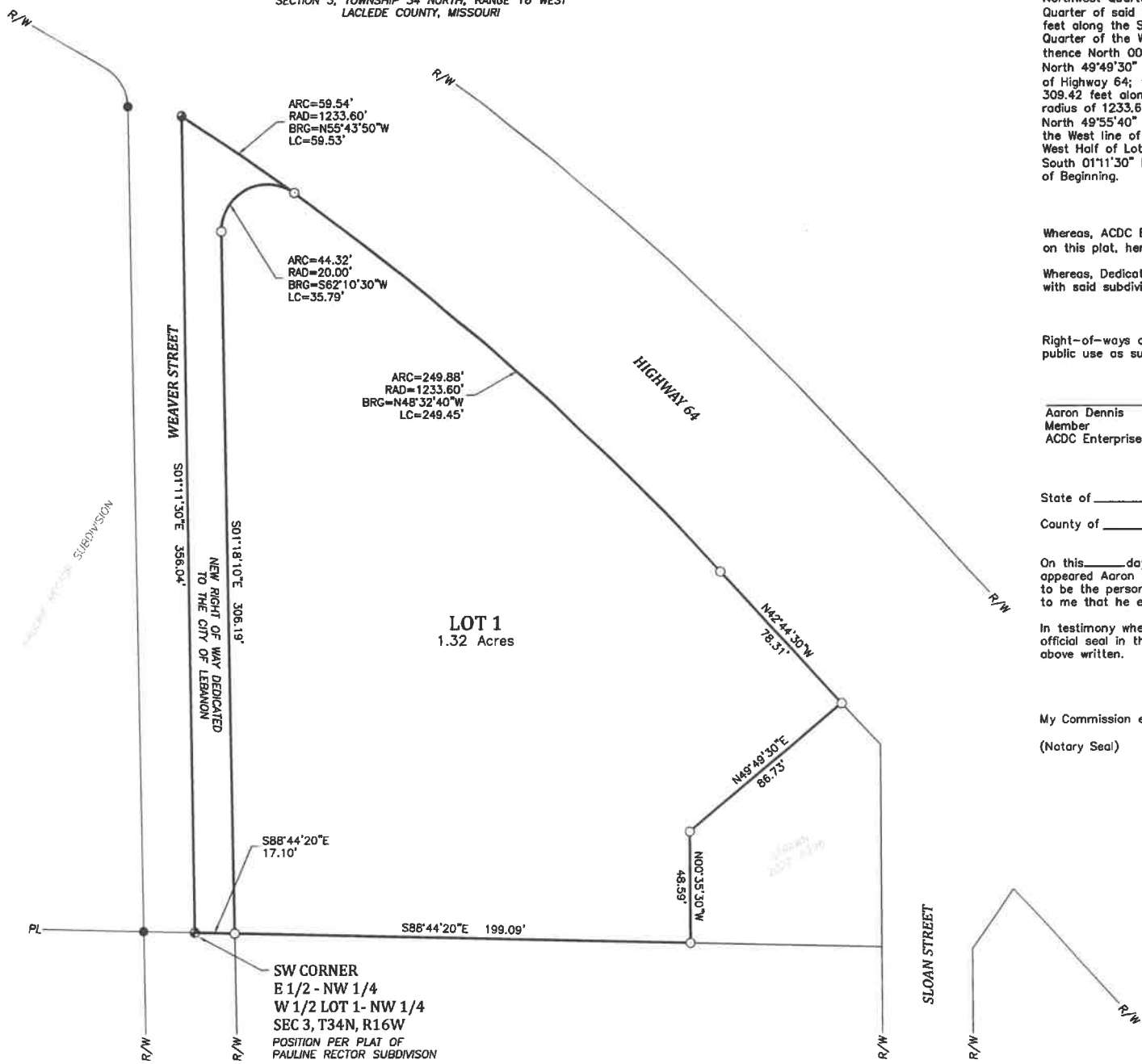
RECORDER'S CERTIFICATE



SURVEYOR'S DECLARATION

I, Jason Lortz, did perform a survey of the tract shown hereon at the request of ACDC Enterprises, LLC on April 8, 2025. This survey was completed in accordance with the Current Missouri Minimum Standards for Property Boundary Surveys for Urban Property.

FINAL PLAT OF
ONYX APARTMENTS
A SUBDIVISION IN THE CITY OF LEBANON
BEING A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE WEST HALF OF LOT 1 OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 16 WEST LACLEDE COUNTY, MISSOURI



DESCRIPTION

All that part of the East Half of the Northwest Quarter of the West Half of Lot 1 of the Northwest Quarter of Section 3, Township 34 North, Range 16 West of the 5th P.M. described as follows: Beginning at the Southwest corner of the East Half of the Northwest Quarter of the West Half of Lot 1 of the Northwest Quarter of said Section 3; thence South 88°44'20" East, 216.19 feet along the South line of the East Half of the Northwest Quarter of the West Half of Lot 1 of the Northwest Quarter; thence North 00°35'30" West, 48.59 feet; thence North 49°49'30" East, 86.73 feet to the Southwesterly right of way of Highway 64; thence North 42°44'30" West, 78.31 feet and 309.42 feet along the arc of a curve turning to the left with a radius of 1233.60 feet, the chord of which bears North 49°55'40" West, 308.61 feet, all along said right of way, to the West line of the East Half of the Northwest Quarter of the West Half of Lot 1 of the Northwest Quarter; thence South 01°11'30" East, 356.04 feet along said West line to the Point of Beginning.

DEDICATION

Whereas, ACDC Enterprises, LLC, is the owner of the premises described on this plat, herein called the "Dedicator" and

Whereas, Dedicator desires to subdivide the land as shown on this plat with said subdivision to be named:

"ONYX APARTMENTS"

Right-of-ways and easements as shown on this plat are dedicated to public use as such.

Aaron Dennis
Member
ACDC Enterprises, LLC

Date

NOTARY CERTIFICATE

State of _____ }
County of _____ } SS.

On this _____ day of _____, 2026, before me personally appeared Aaron Dennis, member of ACDC Enterprises, LLC, known to me to be the person who executed the within final plat and acknowledged to me that he executed the same for the purposes therein stated.

In 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: _____
(Notary Seal)

SURVEYOR'S NOTES

1. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or any other facts that an accurate and current title search may disclose.
2. Record Title Reference: Tract is the lands described in Book 2026 Page 523.
3. Only the record documents noted hereon were provided to or discovered by surveyor. No abstract nor other record title documentation was provided to surveyor.
4. There may be structures and improvements located on this tract which are not shown.

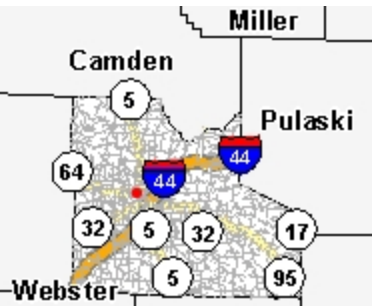
LORTZ SURVEYING
P.O. Box 767 • 231 W. Commercial Street Lebanon, Missouri 65536
Phone 417-991-8115 • www.lortzsurveying.com • LS: 2012028494

LORTZ SURVEYING, LLC

Survey in the
West 1/2 - Lot 1 - NW 1/4
Sec. 3, T34N, R16W
Lebanon, Missouri
ACDC Enterprises, LLC
Lebanon, Missouri

Drawn by
EJL
Scale
1" = 40'
Survey No.
L-2476
Checked by
EJL
Date
4/13/2026

1535 N Jefferson Ave



- Legend**
- Road
 - Interstate
 - State Highway
 - Street
 - Parcel
 - Lot Line
 - Corporate Limit Line
 - Section
 - County Boundary

PLAT
AREA

1 in. = 117ft.



Notes

Zoned:
C-1 General
Commercial

233.1 0 116.56 233.1 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION