

CITY OF LEBANON
ZONING AND PLANNING COMMISSION MEETING
THURSDAY, AUGUST 13, 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. July 16, 2026, Regular Meeting
 - b. July 16, 2026, Closed Session Meeting
3. Public Hearing
 - a. Request for a Final Plat of a Replat from 7 Lots to 1 Lot located at 517 Murphy Rd.
 - b. Request for a Conditional Use for a Halfway/Rehabilitation house located at 517 Murphy Rd.
 - c. Request for a Conditional Use for a Short-Term Rental located at 730 Tower Rd.
 - d. Request for a Rezone for 777 Brice Street from RS-2 Residential to RS-1 Residential
 - e. Request for a Final Plat from Lebanon Acreage to Yellowjacket Acres from 4 Lots to 1 Lot located at 777 Brice St
 - f. Request for a Replat of a Final Plat from 1 Lot to 2 Lots located at Harwood and Lynn.
 - g. Request for a Final Plat from Lebanon Acreage to Tallgrass Estates located around 20800 Ostrich Dr.
4. Commission Action
 - a. Commission Action on a request for a Final Plat of a Replat from 7 Lots to 1 Lot located at 517 Murphy Rd.
 - b. Commission Action on a request for a Conditional Use for a Halfway/Rehabilitation house located at 517 Murphy Rd.
 - c. Commission Action on a request for a Conditional Use for a Short-Term Rental located at 730 Tower Rd.
 - d. Commission Action on a request for a Rezone for 777 Brice Street from RS-2 Residential to RS-1 Residential
 - e. Commission Action on a request for a Final Plat from Lebanon Acreage to Yellowjacket Acres from 4 Lots to 1 Lot located at 777 Brice St
 - f. Commission Action on a request for a Replat of a Final Plat from 1 Lot to 2 Lots located at Harwood and Lynn.
 - g. Commission Action on a request for a Final Plat from Lebanon Acreage to Tallgrass Estates located around 20800 Ostrich Dr.
5. Commission and Staff Discussion
6. Adjournment

You can obtain a copy of this notice and view the full agenda packet online at www.lebanonmissouri.org. If you require a paper copy of this notice, please [email the Custodian of Records](#) or call at 417-991-2360.

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CITY OF LEBANON
ZONING AND PLANNING COMMISSION REGULAR MEETING MINUTES
JULY 16, 2026

BE IT REMEMBERED that the Zoning and Planning Commission of the City of Lebanon, Missouri, met in Regular Session on July 16, 2026, at 6:00 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, Randy Wall, and David Wheeler.

A quorum was declared.

Chris Meckem resigned from the Commission on May 7th, and Travis Townsend resigned from the Commission on March 6th; therefore, the Commission currently consists of 7 members with two vacancies.

Staff members and others in attendance: Code Administrator Christina Dowden, Planning and Zoning Coordinator Kim Schomaker, Office Support Assistant Dana Hicks, City Administrator Troy Schulte, Human Resource Director Kathy Milliken, and Deputy City Clerk Melissa Richardson.

APPROVAL OF MINUTES

June 11, 2026, Regular Meeting

John Elmore moved and Randy Wall seconded that the Commission approve the minutes as presented. Motion carried as follows: Yea: (7) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Public Hearing

Shirley Tarwater moved and Joe Berkich seconded that the Commission move out of Regular Session and into Public Hearing. Motion carried as follows: Yea: (7) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Request for a Conditional Use to build a duplex located at 451 Dilworth Road

Planning and Zoning Coordinator Kim Schomaker indicated the request was for a Conditional Use to build a duplex and that staff sees no issue.

Request for a Plat from Lebanon Acreage to West Lebanon Subdivision located at 451 Dilworth Road

Planning and Zoning Coordinator Kim Schomaker stated that the owner requested a Final Plat of Fractional Part S1/2 Lot 2 of West Lebanon Subdivision to build a duplex on the lot.

Commission member Shirley Tarwater noted that the lot needed to be numbered on the plat. Planning and Zoning Coordinator Kim Schomaker stated she would contact the surveyor to update the plat.

Request for a Conditional Use for a Halfway/Rehabilitation Housing located at 488 Knight Street

Planning and Zoning Coordinator Kim Schomaker explained that the owner wants to turn the house into a halfway/rehabilitation house for women until their new building is constructed in a year.

Cheryl Wrinkle, on behalf of Solomon's Porch Ministries, shared that this would be a transitional shelter and not a rehabilitation facility for sober single mothers and children moving toward independent living. Because the home would house multiple families, it falls under the City's "halfway house" classification by Code Administrator Christina Dowden and is classified as R-3 as congregate living (16 or fewer occupants) per Fire Inspector Mike Spencer. Ms. Wrinkle requested a two-year Conditional Use for up to three mother-and-child (ren) families; once a permanent facility is built, the home would revert to a single-family rental. She noted the 1,800-square-foot home has three bedrooms and two bathrooms, driveway parking for three vehicles plus street parking, and an onsite overnight supervisor.

Request for a Replat of 14 Lots to 1 Lot located at 601 Lynn Street, Donnelly Addition

Planning and Zoning Coordinator Kim Schomaker stated that the owner is requesting a replat of fourteen lots into one lot to clean up the cemetery property, and that the Public Works Director did not require a utility easement around the property. She also clarified that all fourteen lots, including the cemetery parcel, would be consolidated into a single lot.

Request for a Rezone to RU-2 located at 601 Lynn Street, Donnelly Addition

Planning and Zoning Coordinator Kim Schomaker indicated that the owner is requesting to rezone the remaining RS-2 lots at the property to RU-2, which would include the cemetery also noting that one lot extends to Adams Street and that the zoning map does not currently reflect this, but will be updated to match the plat if the rezone is approved.

Request for a Conditional Use for Agricultural Product Sales located at 700 N Jefferson Ave

Planning and Zoning Coordinator Kim Schomaker shared that Farris Fruit Market is selling agricultural products as an itinerant vendor, which requires a Conditional Use in the C-1 district per Code Section 48-3 and the owners are also requesting to keep permanent metal carports onsite year-round.

Owners Tony and Julie Farris indicated they had worked with the City on permitting since April, and were initially told the carports were approved, and the itinerant period was 99 days which was later corrected to the state's 120-day limit and were not informed a Conditional Use was required until roughly 48 hours before opening, after investing about \$15,000 in the property.

Commission member Joe Berkich raised consistency concerns with a similar business across the street that had been required to obtain a permit, use a concrete slab, and pave part of the

lot and noted the carports as built are encroaching on the required setback without a Board of Adjustment variance.

Council member Chuck Jordan and resident William Bolch spoke in support of the produce market.

Council member Bob Garner asked whether chip-and-seal would satisfy the "hard surface" parking requirement as a lower-cost alternative to paving.

Request for a Conditional Use at Freedom Church of the Nazarene, for the operation of a hybrid school facility at the existing church location, located at 1701 Lynn Street

Planning and Zoning Coordinator Kim Schomaker stated that the owner is requesting a Conditional Use to operate a hybrid school for pre-K through high school students at the existing church and shared that the Commercial Building Inspector and Code Administrator conducted a site visit to review classroom ingress and egress, and that the owner will be required to submit engineered drawings addressing egress before students occupy the building.

Commission member Joe Berkich raised concerns regarding student safety and asked whether required improvements would be completed before the school's anticipated August opening. Code Administrator Christina Dowden said that Codes would verify compliance in phases, limiting occupancy of any given area of the building until required egress and fire-safety improvements in that area are confirmed.

Request for a Final Plat from Lebanon Acreage to Lebanon Mall from 1 Lot to 2 Lots located at 2300 Evergreen Pkwy

Planning and Zoning Coordinator Kim Schomaker indicated that the property must be properly platted prior to new construction and that the owner intends to construct a new building on a proposed second lot behind the existing structure, the former Harley-Davidson building, on the current lot. She also stated that the surveyor is finalizing a site plan that includes a stormwater detention area requested by the Public Works Director and noted that a fence previously enclosing a fire hydrant has been relocated so the hydrant is no longer fenced in, and that the Public Works Director has approved the utility easements shown on the plat.

Request for a Preliminary Plat located at 20800 Ostrich Drive

Staff stated this was a request for a Preliminary Plat of Tallgrass Estates to construct approximately 30 single-family homes.

Commission member Joe Berkich asked whether the smallest house plan would fit the buildable area on corner lots given the easement and setback requirements. Commission member Shirley Tarwater requested a temporary gravel turnaround for fire apparatus at the end of Tampa Avenue if later phases are delayed. Code Administrator Christina Dowden stated that the developer is aware of the need for a turnaround and shared a stormwater detention area will be located north of the subdivision.

Randy Wall moved and John Elmore seconded that the Commission move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (7) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

COMMISSION ACTION

Commission Action on a request for a Conditional Use to build a duplex located at 451 Dilworth Road

Shirley Tarwater moved and Randy Randolph seconded that the Commission approve a Request for a Conditional Use to build a duplex. Motion carried as follows: Yea: (7) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Commission Action on a request for a Plat from Lebanon Acreage to West Lebanon Subdivision located at 451 Dilworth Road

Joe Berkich moved and Randy Wall seconded that the Commission approve a Request for a Plat from Lebanon Acreage to West Lebanon Subdivision. Motion carried as follows: Yea: (7) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Commission Action on a request for a Conditional Use for a Halfway/Rehabilitation Housing located at 488 Knight Street

Randy Wall moved and Shirley Tarwater seconded that the Commission approve a Request for a Conditional Use for Halfway/Rehabilitation Housing. Motion carried as follows: Yea: (5) Joe Berkich, John Elmore, Michall Holmes, Randy Wall, David Wheeler; Nay: (1) Shirley Tarwater; Abstain: (1) Randy Randolph; Absent: (0) None.

Commission Action on a request for a Replat of 14 Lots to 1 Lot located at 601 Lynn Street, Donnelly Addition

Shirley Tarwater moved and John Elmore seconded that the Commission approve a Request for a Replat of 14 Lots to 1 Lot. Motion carried as follows: Yea: (7) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Commission Action on a request for a Rezone to RU-2 located at 601 Lynn Street, Donnelly Addition

Joe Berkich moved and Randy Randolph seconded that the Commission approve a Request for a Rezone to RU-2 with the condition to reflect the boundaries of the approved Plat. Motion carried as follows: Yea: (7) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Commission Action on a request for a Conditional Use for Agricultural Product Sales located at 700 N Jefferson Ave

Randy Wall moved and Michall Holmes seconded that the Commission approve a Request for a Conditional Use for Agricultural Product Sales. Following discussion regarding consistency with

prior approvals for similar uses, Randy Wall moved to amend the motion, seconded by Michall Holmes, to approve the Conditional Use as an Itinerant Vendor through October 31, 2026, with the requirement that the property be brought into compliance with applicable setback, permitting, and parking-surface requirements before operations resume for the following season. Motion, as amended, carried as follows: Yea: (7) Randy Randolph, Shirley Tarwater, Randy Wall, David Wheeler, Joe Berkich, John Elmore, Michall Holmes; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Commission Action on a request for a Conditional Use at Freedom Church of the Nazarene, for the operation of a hybrid school facility at the existing church location, located at 1701 Lynn Street

Randy Wall moved and John Elmore seconded that the Commission approve a Request for a Conditional Use at Freedom Church of the Nazarene for the operation of a hybrid school facility. Motion carried as follows: Yea: (7) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Commission Action on a request for a Final Plat from Lebanon Acreage to Lebanon Mall from 1 Lot to 2 Lots located at 2300 Evergreen Pkwy

Joe Berkich moved and Randy Wall seconded that the Commission approve a Request for a Final Plat from Lebanon Acreage to Lebanon Mall from 1 Lot to 2 Lots. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Randy Wall, David Wheeler; Nay: (1) Shirley Tarwater; Abstain: (0) None; Absent: (0) None.

Commission Action on a request for a Preliminary Plat located at 20800 Ostrich Drive

Joe Berkich moved and Randy Wall seconded that the Commission approve a Request for a Preliminary Plat of Tallgrass Estates. Motion carried as follows: Yea: (7) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Commission and Staff Discussion

None.

Closed Session Pursuant to RSMo 610.021 (3) Personnel

Randy Wall moved and Shirley Tarwater seconded that the Commission move out of Regular Session and into Closed Session pursuant to RSMo 610.021 (3) Personnel. Motion carried as follows: Yea: (7) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Adjournment

Chairman David Wheeler declared the meeting adjourned at 7:20 p.m.

ATTEST:

Secretary Shirley Tarwater

Code Administrator Christina Dowden

Minutes Approved

DRAFT



To: Zoning and Planning Commission

Proposed for the Meeting Date of: August 13, 2026

Staff Informational Sheet

Topic: Request for a Final Plat of a Replat from 7 Lots to 1 Lot located at 517 Murphy Rd.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a final plat of a replat from 7 lots to 1 lot located at 517 Murphy Rd.

Background (problem/explanation):

Owner wants to replat to be able to build a 2 story rehabilitation/halfway house for women and their children to help them get back into living independently.

Staff Recommendation:

Owner will work with the code administration department on the construction of the building.

Submitted By: Kim Schomaker, Planning and Zoning Coordinator

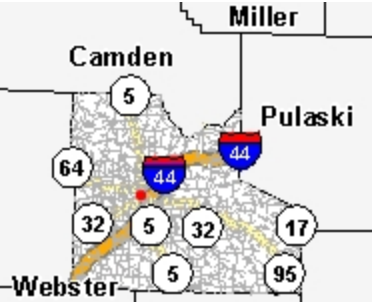
Department: Code Administration

Date: 07/27/2026

ATTACHMENTS:

1. GIS-517 Murphy Rd- Final plat of replat
2. final plat of a replat
3. J6651 revised showing City Ownership

517 Murphy Rd



Legend

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

Final plat of
replat from
7 lots to
1 lot

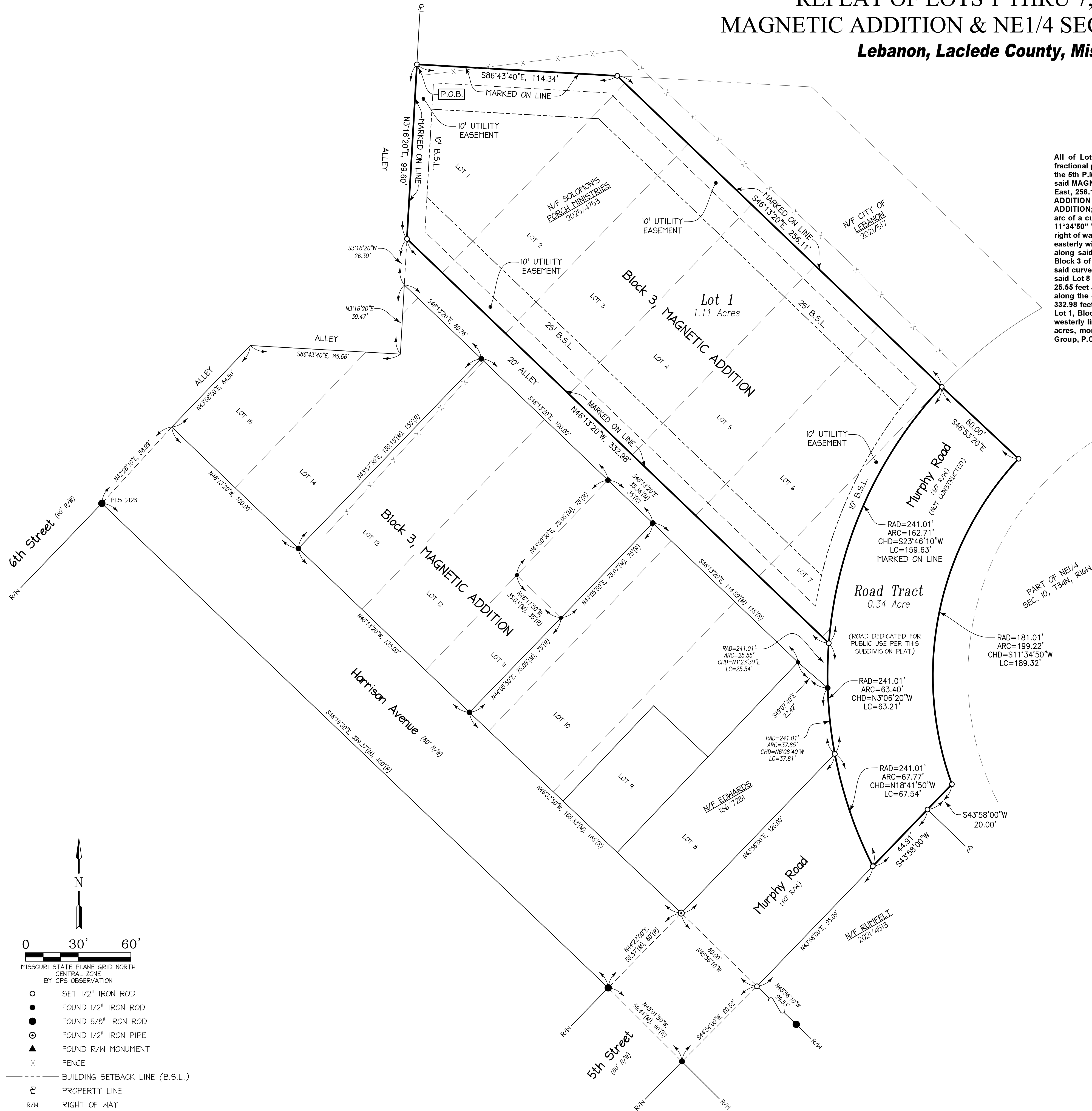
1 in. = 128ft.

Notes

Zoned
RS-2
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

Final Plat of
REPLAT OF LOTS 1 THRU 7, BLOCK 3,
MAGNETIC ADDITION & NE1/4 SEC. 10, T34N, R16W
Lebanon, Laclede County, Missouri

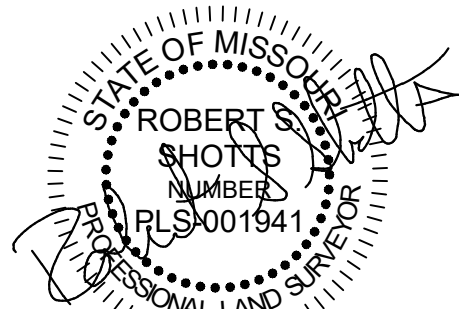


DESCRIPTION

All of Lots 1 through 7, Block 3 of MAGNETIC ADDITION, Lebanon, Missouri, and, a fractional part of the Northeast Quarter of Section 10, Township 34 North, Range 16 West of the 5th P.M. described as follows: Beginning at the Northwest Corner of Lot 1, Block 3 of said MAGNETIC ADDITION; thence South 86°43'40" East, 114.34 feet, and, South 46°13'20" East, 256.11 feet, all along the northerly and easterly lines of said Block 3 of MAGNETIC ADDITION to the northernmost corner of the aforesaid Lot 1, Block 3 of MAGNETIC ADDITION; thence South 46°53'20" East, 60.00 feet; thence southerly, 199.22 feet along the arc of a curve, concave easterly with a radius of 181.01 feet, the chord of which is South 11°34'50" West, 189.32 feet; thence South 43°58'00" West, 64.91 feet to the northeasterly right of way of Murphy Road; thence northerly, 67.77 feet along the arc of a curve, concave easterly with a radius of 241.01 feet, the chord of which is North 18°41'50" West, 67.54 feet along said northeasterly right of way to the southeast corner of Lot 8 of the aforesaid Block 3 of MAGNETIC ADDITION; thence continuing northerly, 37.85 feet along the arc of said curve, the chord of which is North 6°08'40" West, 37.81 feet along the easterly line of said Lot 8 to the southeast corner of a 20.0 foot wide alley; thence continuing northerly, 25.55 feet along the arc of said curve, the chord of which is North 1°23'30" East, 25.54 feet along the easterly line of said alley to its northeast corner; thence North 46°13'20" West, 332.98 feet along the northerly line of said alley to the southwest corner of the aforesaid Lot 1, Block 3 of MAGNETIC ADDITION; thence North 3°16'20" East, 99.60 feet along the westerly line of said Lot 1 to the point of beginning. Above described tract contains 1.45 acres, more or less, per plat of survey J-6651, dated February 10, 2026, by CM Archer Group, P.C.

I, ROBERT S. SHOTTS, Professional Land Surveyor, did survey the hereon described tract in December, 2025 and in January, 2026 and the results of said survey are represented on this plat. This survey was completed in accordance with the current Missouri Standards for Property Boundary Surveys for Urban Property.

Robert S. Shotts
PLS No. 1941



2-5-26

NOTES:

- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, and any other facts which an accurate and current title search may disclose.
- I declare that to the best of my professional knowledge and belief, this plat and survey meets the current "Missouri Standards for Property Boundary Surveys" (20 CSR 2030-16).
- Tract is classified Urban (20 CSR 2030-16.040).
- Date of field work: December, 2025; and January, 2026
- Plat represents a survey and subdivision of lands described at 2025/4753.
- Dimensions shown are measured. For record dimensions, see document(s) noted.
- Only the record documents noted hereon were provided to or discovered by surveyor. No abstract, current title commitment nor other record title documentation was provided surveyor.
- Tract is wholly within the corporate limits of Lebanon, Missouri.
- There may be buried utilities located on this tract.
- There may be structures and improvements located on these lands which are not shown hereon.
- See applicable City of Lebanon codes for conditions that might affect the development of this tract.
- Source of ownership information shown hereon is Laclede County GIS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

Solomon's Porch Ministries hereby certifies that it is the owner of the property described and shown hereon, which property is located within the subdivision regulation jurisdiction of the City of Lebanon, that they have caused this property to be platted as shown hereon and that said property shall be known and designated as "REPLAT OF LOTS 1 THRU 7, BLOCK 3, MAGNETIC ADDITION & NE1/4 SEC. 10, T34N, R16W." The owner hereby freely adopts this plan of subdivision.

DATED: _____, 2026 SOLOMON'S PORCH MINISTRIES

Attest: _____ By: Cheryl Wrinkle, President

Bronwen Antoszewski, Secretary "DEDICATOR"

STATE OF MISSOURI)
COUNTY OF LACLEDE) SS.

On this _____ day of _____, 2026 before me appeared Cheryl Wrinkle, to me personally known, who, being by me duly sworn did say: That she is the President of Solomon's Porch Ministries and that said instrument was signed in their behalf, and acknowledged said instrument to be the free act and deed of said Solomon's Porch Ministries.
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 PUBLIC

ACKNOWLEDGMENT OF APPROVAL BY CITY COUNCIL

This plat of subdivision "REPLAT OF LOTS 1 THRU 7, BLOCK 3, MAGNETIC ADDITION & NE1/4 SEC. 10, T34N, R16W," an addition to the City of Lebanon, 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 as was approved by the City Council at a meeting held on this _____ day of _____, 2026 by Ordinance No. _____.

Jared Carr, Mayor Date

Attest: _____

Lacey Brackett, City Clerk Date

COUNTY TAX RELEASE

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

Toni Morris Date
Collector of Revenue
Laclede County, Missouri

RECORDER'S CERTIFICATE

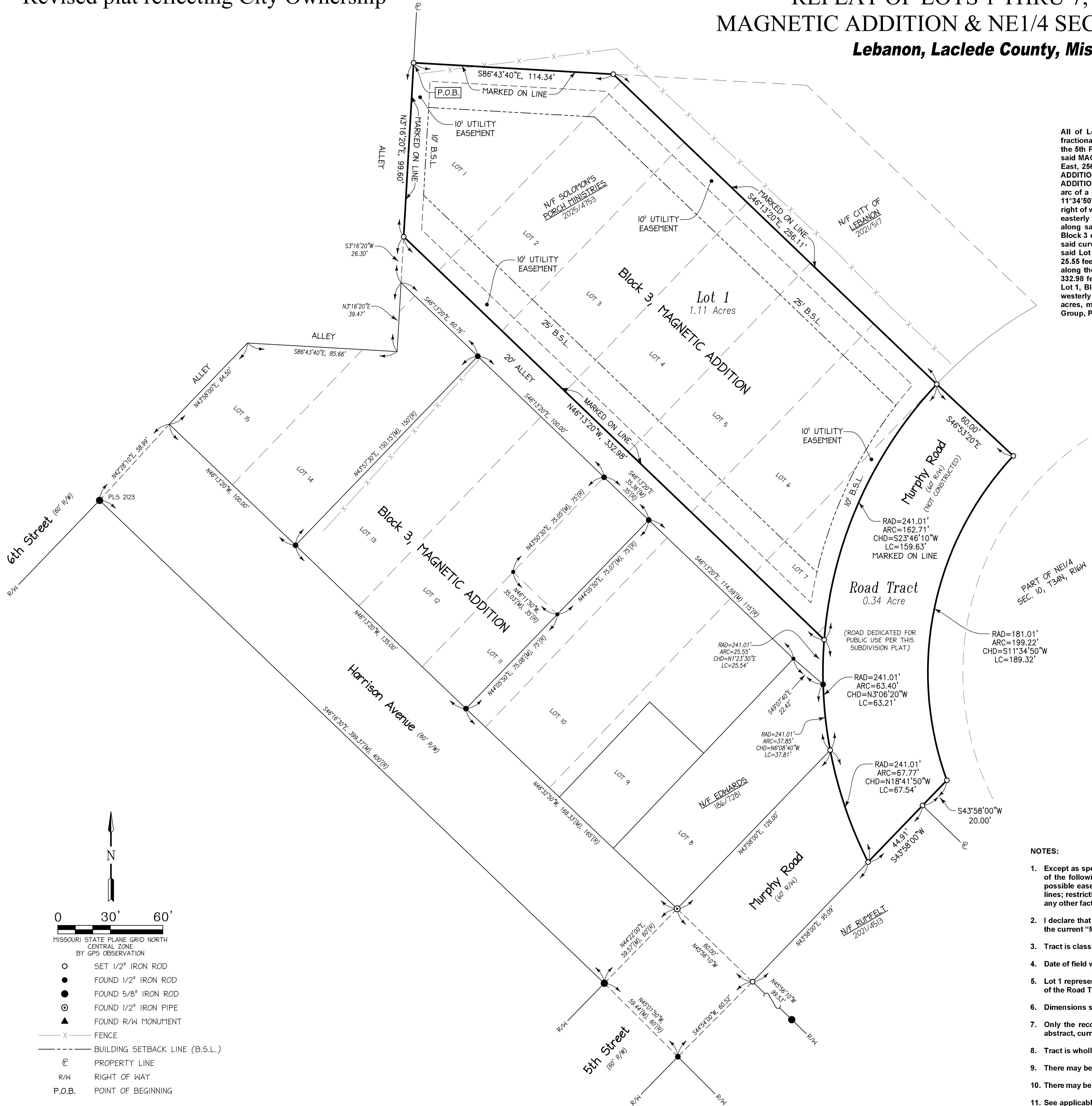
This plat was filed for record in my office on this _____ day of _____, 2026. Plat filed at _____.

Jennifer Raef Date
Recorder of Deeds
Laclede County, Missouri

CM Archer Group, P.C. dba:			
ARCHER-ELGIN-SHOTTS			
310 East 6th Street Rolla, Missouri 65401 Phone: 573-364-6362		ENGINEERING SURVEYING ARCHITECTURE	
267 East 3rd Street Lebanon, Missouri 65536 Phone: 417-588-7877		Corporate Authority	
CM Archer Group, P.C.: E: 2003023612-0; LS: 2004017977-0; A: 2016011179			
REVISIONS		Final Plat of REPLAT OF LOTS 1 THRU 7, BLOCK 3, MAGNETIC ADDITION & NE1/4 SEC. 10, T34N, R16W; Lebanon, MO	
City of Lebanon Lebanon, Missouri 65536		City of Lebanon	
DRAWN BY: MEP		SCALE: 1"=30'	
CHECKED: RSS		DATE: Feb. 10, 2026	
SURVEY NO.		J6651	

Revised plat reflecting City Ownership

Final Plat of
REPLAT OF LOTS 1 THRU 7, BLOCK 3,
MAGNETIC ADDITION & NE1/4 SEC. 10, T34N, R16W
Lebanon, Laclede County, Missouri

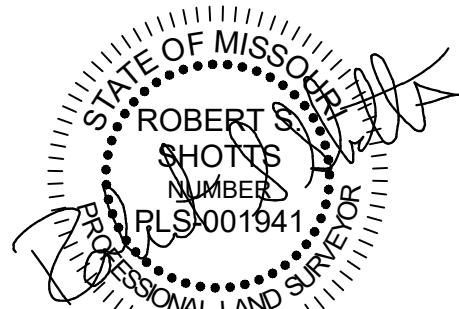


DESCRIPTION

All of Lots 1 through 7, Block 3 of MAGNETIC ADDITION, Lebanon, Missouri, and, a fractional part of the Northeast Quarter of Section 10, Township 34 North, Range 16 West of the 5th P.M. described as follows: Beginning at the Northwest Corner of Lot 1, Block 3 of said MAGNETIC ADDITION; thence South 86°43'40" East, 114.34 feet, and, South 46°13'20" East, 258.11 feet, all along the northerly and easterly lines of said Block 3 of MAGNETIC ADDITION to the northernmost corner of the aforesaid Lot 7, Block 3 of MAGNETIC ADDITION; thence South 46°53'20" East, 60.00 feet; thence southerly, 199.22 feet along the arc of a curve, concave easterly with a radius of 181.01 feet, the chord of which is South 11°34'50" West, 189.32 feet; thence South 43°58'00" West, 64.91 feet to the northeasterly right of way of Murphy Road; thence northerly, 67.77 feet along the arc of a curve, concave easterly with a radius of 241.01 feet, the chord of which is North 18°41'50" West, 67.54 feet along said northeasterly right of way to the southeast corner of Lot 8 of the aforesaid Block 3 of MAGNETIC ADDITION; thence continuing northerly, 37.85 feet along the arc of said curve, the chord of which is North 6°08'40" West, 37.81 feet along the easterly line of said Lot 8 to the southeast corner of a 20.0 foot wide alley; thence continuing northerly, 25.55 feet along the arc of said curve, the chord of which is North 1°23'30" East, 25.54 feet along the easterly line of said alley to its northeast corner; thence North 46°13'20" West, 332.98 feet along the northerly line of said alley to the southwest corner of the aforesaid Lot 1, Block 3 of MAGNETIC ADDITION; thence North 3°16'20" East, 99.60 feet along the westerly line of said Lot 1 to the point of beginning. Above described tract contains 1.45 acres, more or less, per plat of survey J-6651, dated February 10, 2026, by CM Archer Group, P.C.

I, ROBERT S. SHOTTS, Professional Land Surveyor, did survey the hereon described tract in December, 2025 and in January, 2026 and the results of said survey are represented on this plat. This survey was completed in accordance with the current Missouri Standards for Property Boundary Surveys for Urban Property.

Robert S. Shotts
PLS No. 1941



8-12-26

NOTES:

- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, and any other facts which an accurate and current title search may disclose.
- I declare that to the best of my professional knowledge and belief, this plat and survey meets the current "Missouri Standards for Property Boundary Surveys" (20 CSR 2030-16).
- Tract is classified Urban (20 CSR 2030-16.040).
- Date of field work: December, 2025; and January, 2026
- Lot 1 represents a survey and subdivision of lands described at 2025/4753. The current owner of the Road Tract is the City of Lebanon.
- Dimensions shown are measured. For record dimensions, see document(s) noted.
- Only the record documents noted hereon were provided to or discovered by surveyor. No abstract, current title commitment nor other record title documentation was provided surveyor.
- Tract is wholly within the corporate limits of Lebanon, Missouri.
- There may be buried utilities located on this tract.
- There may be structures and improvements located on these lands which are not shown hereon.
- See applicable City of Lebanon codes for conditions that might affect the development of this tract.
- Source of ownership information shown hereon is Laclede County GIS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

Solomon's Porch Ministries hereby certifies that it is the owner of the property described and shown hereon (not including the Road Tract as shown), which property is located within the subdivision regulation jurisdiction of the City of Lebanon, that they have caused this property to be platted as shown hereon and that said property shall be known and designated as "REPLAT OF LOTS 1 THRU 7, BLOCK 3, MAGNETIC ADDITION & NE1/4 SEC. 10, T34N, R16W." The owner hereby freely adopts this plan of subdivision.

DATED: _____, 2026

SOLOMON'S PORCH MINISTRIES

Attest:

By: Cheryl Wrinkle, President

Bronwen Antoszewski, Secretary

STATE OF MISSOURI)

SS.

COUNTY OF LACLEDE)

On this ____ day of _____, 2026 before me appeared Cheryl Wrinkle, to me personally known, who, being by me duly sworn did say: That she is the President of Solomon's Porch Ministries and that said instrument was signed in their behalf, and acknowledged said instrument to be the free act and deed of said Solomon's Porch Ministries.

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 PUBLIC

CERTIFICATE OF OWNERSHIP AND DEDICATION

The City of Lebanon hereby certifies that it is the owner of the Road Tract shown hereon, which property is located within the subdivision regulation jurisdiction of the City of Lebanon, that they have caused this property to be platted as shown hereon and that said property shall be known and designated as "REPLAT OF LOTS 1 THRU 7, BLOCK 3, MAGNETIC ADDITION & NE1/4 SEC. 10, T34N, R16W." The owner hereby freely adopts this plan of subdivision.

DATED: _____, 2026

CITY OF LEBANON

Attest:

By: Jared Carr, Mayor

Lacey Brackett, City Clerk

STATE OF MISSOURI)

SS.

COUNTY OF LACLEDE)

On this ____ day of _____, 2026 before me appeared Jared Carr, to me personally known, who, being by me duly sworn did say: That he is the Mayor of the City of Lebanon and that said instrument was signed in their behalf, and acknowledged said instrument to be the free act and deed of said City of Lebanon.

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 PUBLIC

ACKNOWLEDGMENT OF APPROVAL BY CITY COUNCIL

This plat of subdivision "REPLAT OF LOTS 1 THRU 7, BLOCK 3, MAGNETIC ADDITION & NE1/4 SEC. 10, T34N, R16W," an addition to the City of Lebanon, 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 as was approved by the City Council at a meeting held on this ____ day of _____, 2026 by Ordinance No. _____.

Jared Carr, Mayor

Date

Attest:

Lacey Brackett, City Clerk

Date

COUNTY TAX RELEASE

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

Toni Morris

Date

Collector of Revenue
Laclede County, Missouri

RECORDER'S CERTIFICATE

This plat was filed for record in my office on this ____ day of _____, 2026. Plat filed at _____.

Jennifer Raef

Date

Recorder of Deeds
Laclede County, Missouri

CM Archer Group, P.C. dba:			
ARCHER-ELGIN-SHOTTS			
310 East 6th Street Rolla, Missouri 65401 Phone: 573-364-6362		ENGINEERING SURVEYING ARCHITECTURE	
267 East 3rd Street Lebanon, Missouri 65536 Phone: 417-588-7877		Corporate Authority	
CM Archer Group, P.C.: E: 2003023612-0; LS: 2004019777-0; A: 2016010179			
REVISIONS		Final Plat of REPLAT OF LOTS 1 THRU 7, BLOCK 3, MAGNETIC ADDITION & NE1/4 SEC. 10, T34N, R16W; Lebanon, MO	
1	8-12-26	MEP	
City of Lebanon Lebanon, Missouri 65536			
DRAWN BY	MEP	SCALE	1"=30'
CHECKED	RSS	DATE	Feb. 10, 2026
			SURVEY NO. J6651



To: Zoning and Planning Commission

Proposed for the Meeting Date of: August 13, 2026

Staff Informational Sheet

Topic: Request for a Conditional Use for a Halfway/Rehabilitation house located at 517 Murphy Rd.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a conditional use for a halfway/rehabilitation house located at 517 Murphy Rd.

Background (problem/explanation):

Code sec. 48-31 requires a conditional use in RS-2 residential for a rehabilitation/ halfway house.

Owner wants to be able to build a 2 story rehabilitation/halfway house for around 15 families for women with their children.

Staff Recommendation:

Owner will work with the code administration department on the construction of the new building.

Submitted By: Kim Schomaker, Planning and Zoning Coordinator

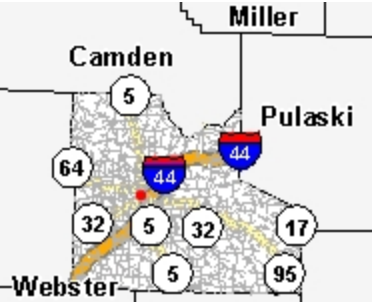
Department: Code Administration

Date: 07/27/2026

ATTACHMENTS:

1. GIS-517 Murphy Rd - CU

517 Murphy Rd



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

conditional
use area

1 in. = 128ft.

Notes

Zoned
RS-2
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



To: Zoning and Planning Commission

Proposed for the Meeting Date of: August 13, 2026

Staff Informational Sheet

Topic: Request for a Conditional Use for a Short-Term Rental located at 730 Tower Rd.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a conditional use for a short-term rental located at 730 Tower Rd.

Background (problem/explanation):

Owner is wanting to turn the property into a short-term rental.

The pre- inspection for short term rental has been completed and meets the all the requirements.

Code sec. 48-31 requires a conditional use for a short term rental in an RS-1 residential district.

Staff Recommendation:

Staff sees no issue with this request.

Submitted By: Kim Schomaker, Planning and Zoning Coordinator

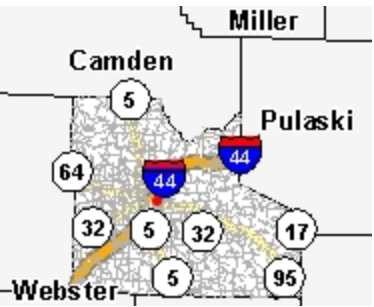
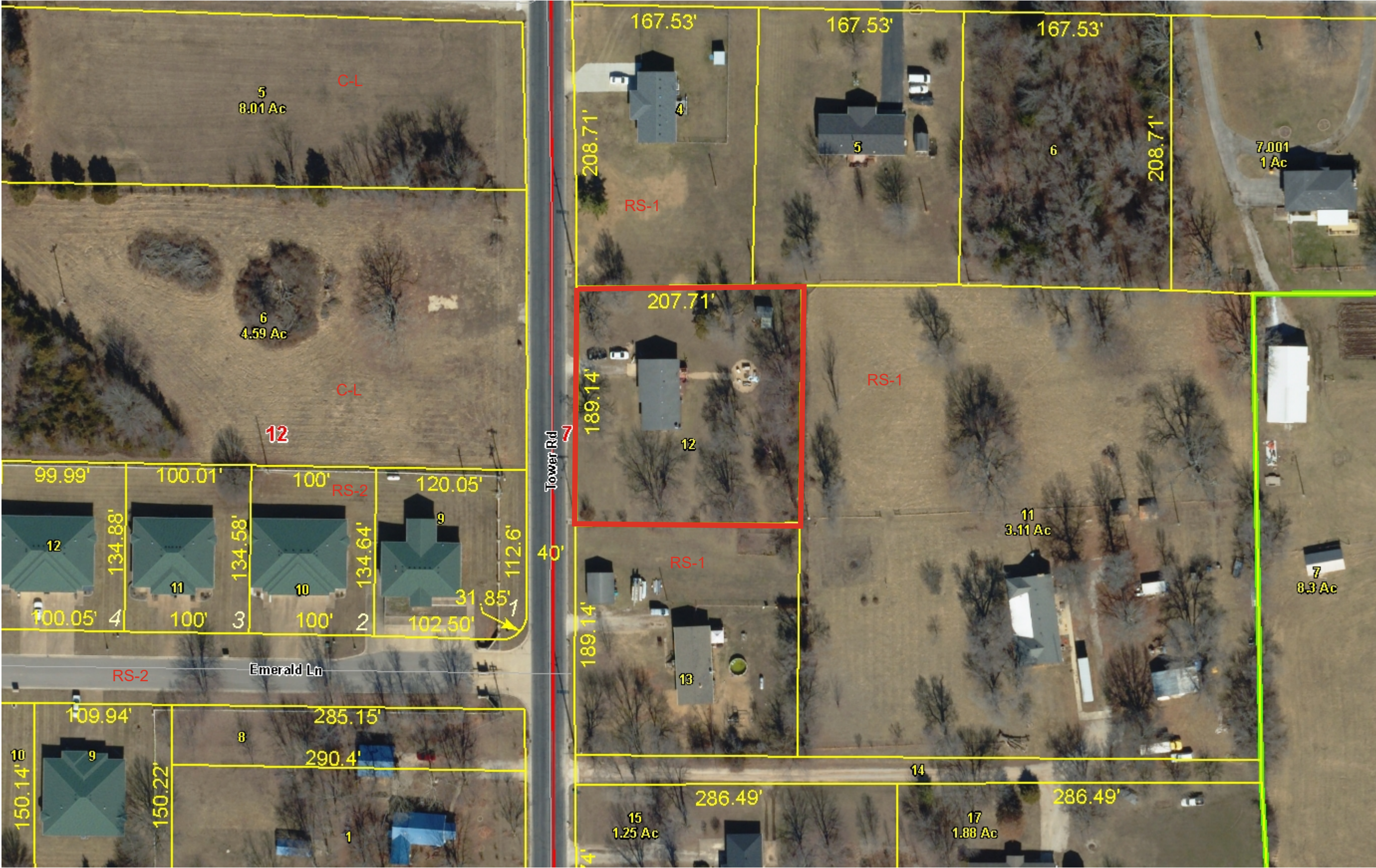
Department: Code Administration

Date: 07/27/2026

ATTACHMENTS:

1. GIS- 730 Tower Rd

730 Tower Rd



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

Conditional
Use
Area

1 in. = 77ft.



Notes

Rs-1
residential

153.0 0 76.51 153.0 Feet

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To: Zoning and Planning Commission

Proposed for the Meeting Date of: August 13, 2026

Staff Informational Sheet

Topic: Request for a Rezone for 777 Brice Street from RS-2 Residential to RS-1 Residential

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a rezone from RS-2 residential to RS-1 residential located at 777 Brice St.

Background (problem/explanation):

The school wants to rezone all the property to the same zone.

Staff Recommendation:

The rezone will clean up the school property.

Submitted By: Kim Schomaker, Planning and Zoning Coordinator

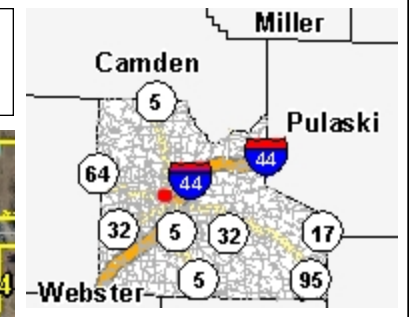
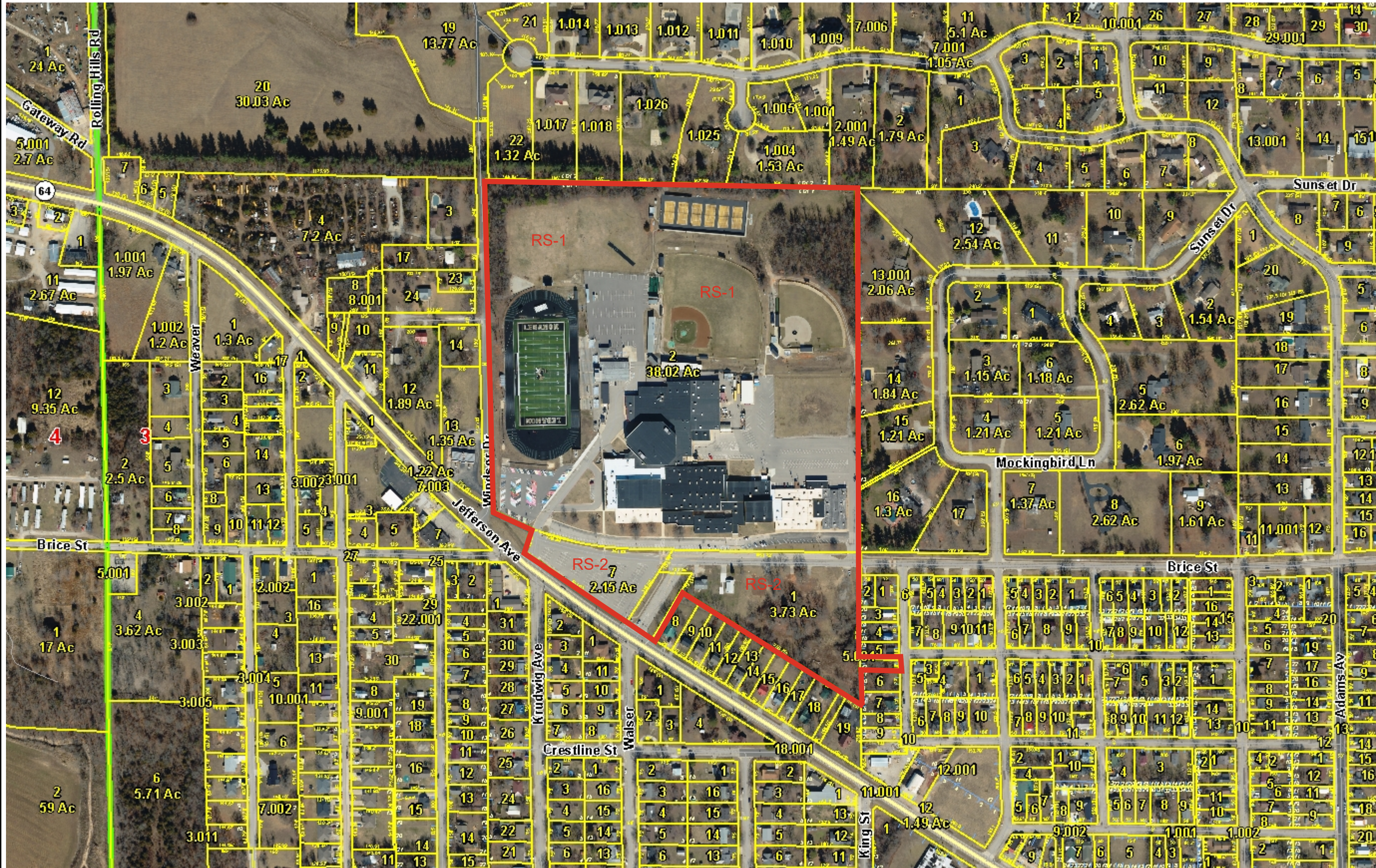
Department: Planning and Zoning

Date: 07/20/2026

ATTACHMENTS:

1. GIS Map- 777 Brice St (Rezone)
2. Zoning Map- 777 Brice St

777 BRICE ST

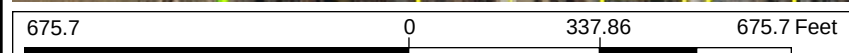


- Legend**
- Road
 - Interstate
 - State Highway
 - Street
 - Parcel
 - Lot Line
 - Corporate Limit Line
 - Section
 - County Boundary

Rezone
area

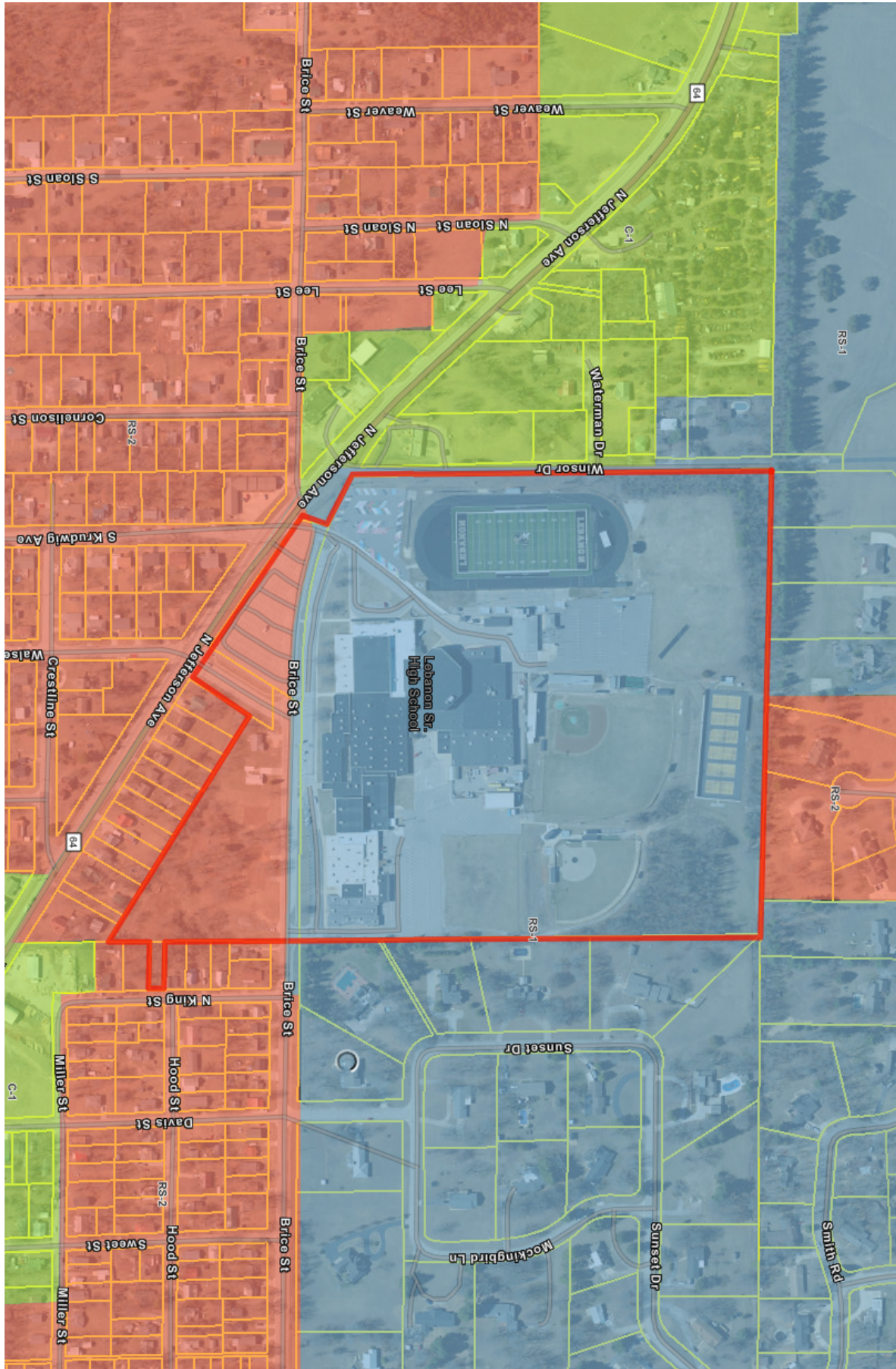
Notes

Zoned
RS-1 residential
and
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: August 13, 2026

Staff Informational Sheet

Topic: Request for a Final Plat from Lebanon Acreage to Yellowjacket Acres from 4 Lots to 1 Lot located at 777 Brice St

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a final plat from Lebanon Acreage to Yellowjacket Acres from 4 lots to 1 lot located at 777 Brice St.

Background (problem/explanation):

The school is wanting to plat from Lebanon Acreage to Yellowjacket Acres from 4 lots to 1 lot.

Staff Recommendation:

This plat will clean up the high school property.

Submitted By: Kim Schomaker, Planning and Zoning Coordinator

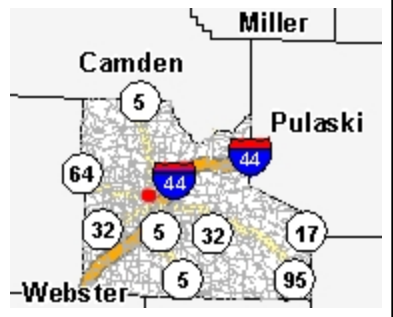
Department: Code Administration

Date: 07/20/2026

ATTACHMENTS:

1. GIS Map- 777 Brice St (Final Plat)
2. Yellowjacket Acres Final Plat - Signed

777 BRICE ST



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

Address:
777 Brice ST

Final
Plat
Area

Final Plat
From 4 lots
to 1 lot

1 in. = 338ft.

Notes

Zoned
RS-1 residential

675.7 0 337.86 675.7 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

FINAL PLAT OF YELLOWJACKET ACRES

BEING A TRACT OF LAND LYING IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 34N, RANGE 16W
IN CITY OF LEBANON, LACLEDE COUNTY, MISSOURI

OWNER'S CERTIFICATE

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THIS PLAT AND SAID SUBDIVISION IS HEREAFTER TO BE KNOWN AS:

YELLOWJACKET ACRES
BEING A TRACT OF LAND LYING IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 16 WEST
CITY OF LEBANON, LACLEDE COUNTY, MISSOURI.

STREETS AND EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED TO PUBLIC USE AS SUCH. IN WITNESS WHEREOF, I (WE), THE UNDERSIGNED, HAVE SET MY (OUR) HAND THIS ____ DAY OF _____, 20__.

ADAM DAMERON
CHIEF FINANCIAL OFFICER / CHIEF OPERATIONS OFFICER
LEBANON R-III SCHOOL DISTRICT

TONI MORRIS
COUNTY COLLECTOR
LEBANON, LACLEDE COUNTY, MISSOURI

COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES AGAINST THE LAND DESCRIBED IN THIS PLAT HAVE BEEN PAID, DATED THIS ____ DAY OF _____, 20__.

MAYOR'S CERTIFICATE

MAYOR OF THE CITY OF LEBANON, MISSOURI DO CERTIFY THAT THIS PLAT OF:
YELLOWJACKET ACRES
BEING A TRACT OF LAND LYING IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 16 WEST
CITY OF LEBANON, LACLEDE COUNTY, MISSOURI.

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

JARED CARR
MAYOR, CITY OF LEBANON, MISSOURI

ATTEST
LACEY BRACKETT
CITY CLERK, CITY OF LEBANON, MISSOURI

NOTARY CERTIFICATE

STATE OF MISSOURI
COUNTY OF _____
ON THIS ____ DAY OF _____ IN THE YEAR 20__, BEFORE ME, A NOTARY PUBLIC IN _____ COUNTY MISSOURI, PERSONALLY APPEARED _____ TRUSTEE TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME AS HIS/HER/THEIR FREE ACT AND DEED AND IN HIS/HER/THEIR FIDUCIARY CAPACITY.

IN TESTIMONY WHEREOF, I HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN _____, MISSOURI, ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC

SURVEY DESCRIPTION

A TRACT OF LAND LYING IN PART OF SECTION 3, TOWNSHIP 34N, RANGE 16W AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 16 WEST, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SUNSET PARK, A SUBDIVISION IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI RECORDED AT PLAT BOOK 3, PAGE 37 OF THE LACLEDE COUNTY, MISSOURI RECORDER'S OFFICE, THENCE ALONG THE WEST LINE OF SUNSET PARK SOUTH 00°51'01" EAST, 473.01 FEET TO AN EXISTING IRON PIN CAPPED LS 1941; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 00°40'32" EAST, 821.20 TO THE NORTH RIGHT-OF-WAY OF BRICE STREET; THENCE LEAVING SAID WEST LINE OF SUNSET PARK SOUTH 00°40'32" EAST, 79.99 FEET TO THE NORTHWEST CORNER OF BLOCK 1 OF R.L. HAYES ADDITION TO THE CITY OF LEBANON RECORDED IN PLAT BOOK 2, PAGE 9 OF THE LACLEDE COUNTY RECORDER'S OFFICE; THENCE ALONG THE WEST LINE OF SAID R.L. HAYES ADDITION SOUTH 00°40'32" EAST, 150.07 FEET TO AN EXISTING IRON PIN CAPPED LS 841; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 01°16'47" EAST, 161.34 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND RECORDED IN BOOK 211, PAGE 5326 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID WEST LINE AND ALONG SAID NORTH LINE NORTH 89°00'58" EAST, 121.77 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF KING STREET; THENCE LEAVING SAID NORTH LINE AND ALONG SAID RIGHT-OF-WAY SOUTH 00°59'02" EAST, 39.75 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG SAID SOUTH LINE SOUTH 89°00'58" WEST, 121.57 FEET TO A POINT ON THE AFOREMENTIONED WEST LINE OF R.L. HAYES ADDITION; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID WEST LINE SOUTH 01°16'47" EAST, 110.15 FEET TO AN EXISTING 1/2" REBAR AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 211, PAGE 4252 OF SAID RECORDER'S OFFICE; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT NORTH 58°05'15" WEST, 189.89 FEET TO AN EXISTING IRON PIN CAPPED LS 1911; THENCE CONTINUING ALONG SAID LINE NORTH 57°40'21" WEST, 310.44 FEET TO AN EXISTING 1/2" IRON PIN ON THE WESTERLY LINE OF SAID TRACT; THENCE LEAVING SAID SOUTHERLY LINE AND ALONG THE WESTERLY LINE NORTH 33°19'05" EAST, 2.68 FEET TO A POINT ON THE SOUTHERLY LINE OF A TRACT OF LAND DESCRIBED IN BOOK 275, PAGE 9678 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID WESTERLY LINE AND ALONG SAID SOUTHERLY LINE NORTH 58°15'32" WEST, 248.03 FEET TO A POINT ON THE WESTERLY LINE OF A TRACT OF LAND DESCRIBED IN BOOK 229, PAGE 6170 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID SOUTHERLY LINE AND ALONG SAID WESTERLY LINE SOUTH 32°49'40" WEST, 199.97 FEET TO THE NORTHERLY RIGHT-OF-WAY OF HIGHWAY 64, ALSO KNOWN AS JEFFERSON AVENUE; THENCE LEAVING SAID WESTERLY LINE AND ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES, NORTH 57°53'56" WEST, 87.42 FEET; THENCE 258.07 FEET ALONG A 3779.83 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 55°56'32" WEST FOR 258.02 FEET; THENCE 198.93 FEET ALONG A 3786.93 FOOT CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 52°33'43" WEST FOR 198.91 FEET; THENCE NORTH 12°07'04" EAST, 85.94 FEET; THENCE 158.25 FEET ALONG A 1106.30 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 64°17'58" WEST FOR 158.12 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF WINDSOR DRIVE; THENCE LEAVING SAID HIGHWAY RIGHT-OF-WAY AND ALONG SAID EAST RIGHT-OF-WAY OF WINDSOR DRIVE NORTH 00°57'22" WEST, 1189.19 FEET TO A POINT ON THE SOUTH LINE OF COLONIAL ESTATES, A SUBDIVISION RECORDED IN BOOK 7, PAGE 156 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID EAST RIGHT-OF-WAY AND ALONG SAID SOUTH LINE SOUTH 88°44'58" EAST, 161.71 FEET TO AN EXISTING IRON PIN CAPPED LS 2123 AT THE SOUTHWEST CORNER OF LOT 4 OF SAID SUBDIVISION; THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 88°45'29" EAST, 155.99 FEET TO AN EXISTING IRON PIN CAPPED LS 2123 AT THE SOUTHWEST CORNER OF LOT 7 OF PHASE 2 COLONIAL PARK ADDITION; THENCE ALONG THE SOUTH LINE OF PHASE 2 COLONIAL PARK ADDITION SOUTH 88°39'58" EAST, 155.94 FEET TO AN EXISTING IRON PIN CAPPED LS 2123; THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 88°42'47" EAST, 156.03 FEET TO AN EXISTING IRON PIN CAPPED LS 2123 AT THE SOUTHWEST CORNER OF THE REPLAT OF PART OF LOT 3 AND ALL OF LOT 4, PHASE 1 AND ALL OF LOT 5, PHASE 2 OF COLONIAL PARK ADDITION; THENCE ALONG THE SOUTH LINE OF SAID REPLAT SOUTH 88°44'58" EAST, 161.71 FEET TO AN EXISTING IRON PIN CAPPED LS 1941; THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 89°05'26" EAST, 23.56 FEET TO AN EXISTING IRON PIN CAPPED LS 1941; THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 88°40'41" EAST, 187.53 FEET TO AN EXISTING IRON PIN CAPPED LS 2123 AT THE SOUTHWEST CORNER OF A TRACT OF LAND SHOWN ON DRAWING NUMBER 2851 DATED 3-30-93 BY BARTON ENGINEERING COMPANY; THENCE ALONG THE SOUTH LINE OF SAID TRACT SOUTH 89°35'25" EAST, 363.88 FEET TO AN EXISTING IRON PIN IN CONCRETE AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTH 88°38'07" EAST, 91.15 FEET TO THE POINT OF BEGINNING, CONTAINING 2,003,485 SQUARE FEET (45.99 ACRES), ALL LYING IN SECTION 3, TOWNSHIP 34N, RANGE 16W, IN LEBANON, LACLEDE COUNTY, MISSOURI.

REFERENCE MATERIAL

- DEEDS AS SHOWN
- GENERAL WARRANTY DEED DOCUMENT RECORDED MARCH 20, 1953 AT BOOK 127, PAGE 617 IN THE LACLEDE COUNTY RECORDER'S OFFICE.
- GENERAL WARRANTY DEED DOCUMENT RECORDED OCTOBER 1, 1998 AT BOOK 209, PAGE 5892 IN THE LACLEDE COUNTY RECORDER'S OFFICE.
- QUITCLAIM DEED DOCUMENT RECORDED OCTOBER 15, 2014 AT BOOK 263, PAGE 9539 IN THE LACLEDE COUNTY RECORDER'S OFFICE.
- WARRANTY DEED DOCUMENT RECORDED NOVEMBER 4, 1999 AT BOOK 212, PAGE 6542 IN THE LACLEDE COUNTY RECORDER'S OFFICE.
- GENERAL WARRANTY DEED DOCUMENT RECORDED MARCH 7, 1994 AT BOOK 200, PAGE 1005 IN THE LACLEDE COUNTY RECORDER'S OFFICE.
- WARRANTY DEED DOCUMENT RECORDED DECEMBER 10, 2002 AT BOOK 222, PAGE 5218 IN THE LACLEDE COUNTY RECORDER'S OFFICE.
- WARRANTY DEED DOCUMENT RECORDED MAY 20, 1999 AT BOOK 211, PAGE 4252 IN THE LACLEDE COUNTY RECORDER'S OFFICE.
- WARRANTY DEED DOCUMENT RECORDED SEPTEMBER 30, 2019 AT BOOK 275, PAGE 9678 IN THE LACLEDE COUNTY RECORDER'S OFFICE.
- WARRANTY DEED DOCUMENT RECORDED JUNE 3, 1999 AT BOOK 211, PAGE 5326 IN THE LACLEDE COUNTY RECORDER'S OFFICE.
- GENERAL WARRANTY DEED DOCUMENT RECORDED OCTOBER 13, 2022 AT BOOK 202, PAGE 5139 IN THE LACLEDE COUNTY RECORDER'S OFFICE.
- GENERAL WARRANTY DEED DOCUMENT RECORDED JANUARY 18, 2024 AT BOOK 202, PAGE 198 IN THE LACLEDE COUNTY RECORDER'S OFFICE.
- GENERAL WARRANTY DEED DOCUMENT RECORDED DECEMBER 4, 2023 AT BOOK 203, PAGE 4719 IN THE LACLEDE COUNTY RECORDER'S OFFICE.
- ORDINANCE NO. 7077 RECORDED IN THE LEBANON CITY RECORDS VACATING A PORTION OF BRICE STREET.
- CERTIFIED LAND CORNER DOCUMENT 600-87247.
- CERTIFIED LAND CORNER DOCUMENT 600-46368.
- FINAL PLAT OF COLONIAL PARK ADDITION RECORDED IN PLAT 7 BOOK PAGE 156.
- COLONIAL PARK ADDITION PHASE 1 RECORDED IN PLAT BOOK 5 PAGE 36.
- COLONIAL PARK ADDITION PHASE 2 RECORDED IN PLAT BOOK 6 PAGE 108.
- R.L. HAYES ADDITION RECORDED IN PLAT BOOK 2 PAGE 9.
- FINAL PLAT OF THOMAS SUBDIVISION RECORDED IN PLAT BOOK 7 PAGE 163.
- SUNSET PARK SUBDIVISION RECORDED IN PLAT BOOK 3 PAGE 37.
- LACLEDE HIGHWAY PLANS 64AP SEC 66

DECLARATION BY SURVEYOR

I, KENT PETERSON, DO HEREBY CERTIFY TO LEBANON SCHOOL DISTRICT THAT THIS PLAT WAS PREPARED AND THE MONUMENTS AND PINS SET UNDER MY PERSONAL SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN, IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

PHYSICAL EVIDENCE OF IMPROVEMENTS IS SHOWN FROM INFORMATION TAKEN BY VISUAL INSPECTION OF THE PREMISES. EASEMENTS SHOWN ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED AND MAY NOT BE ALL INCLUSIVE. APPARENT OWNERSHIPS AS SHOWN ARE BASED UPON INFORMATION PROVIDED BY OTHERS AND DO NOT REPRESENT AN OPINION AS TO TITLE. THIS PLAT OF SURVEY IS AN INSTRUMENT OF SERVICE AND IS NOT TO BE USED BY ANYONE OTHER THAN THOSE TO WHOM IT HAS BEEN CERTIFIED UNLESS IT HAS BEEN UPDATED AND RE-CERTIFIED BY THE UNDERSIGNED.

Kent R. Peterson
KENT R. PETERSON
MISSOURI, PLS 2659

July 7, 2026
DATE



KENT R. PETERSON - LAND SURVEYOR
MO# 2659

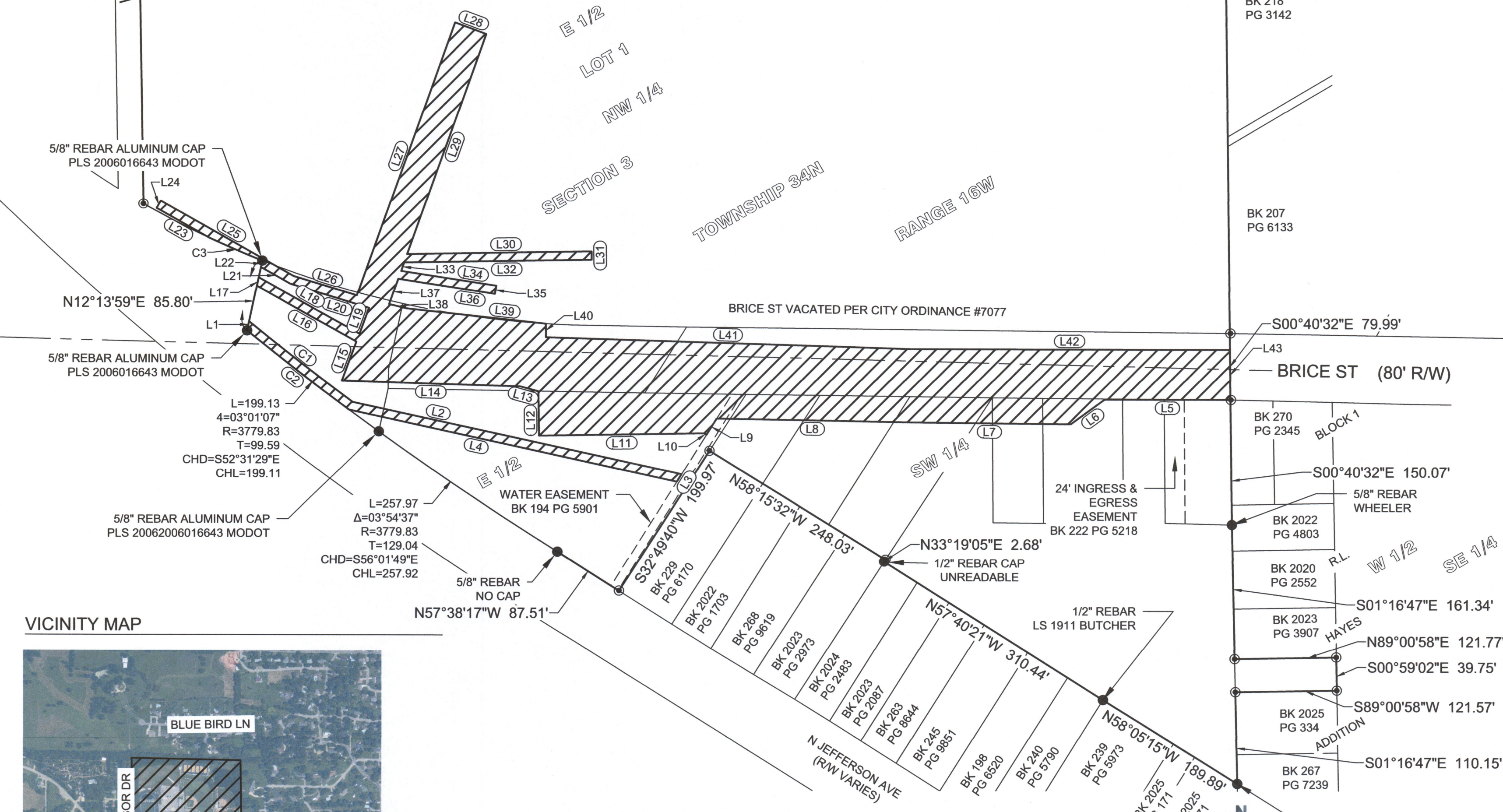


BASIS OF BEARING
MISSOURI STATE PLANE
NAD 83 CENTRAL ZONE
0 50 100
NOTE: DRAWING REPRODUCTION
AND SCALING MAY CHANGE THE
INDICATED GRAPHIC SCALES
H. SCALE: 1" = 100'

Parcel Line Table	Parcel Line Table	Parcel Line Table																																																																																																																																										
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Curve #	Delta	Length	Radius	Chd Bearing	Chd Dist
C1	2°23'35"	157.46	3789.83	78.74	157.45
C2	2°20'57"	154.98	3779.83	77.50	154.97
C3	3°37'04"	69.85	1106.30	34.94	69.84

45.99 ACRES





To: Zoning and Planning Commission

Proposed for the Meeting Date of: August 13, 2026

Staff Informational Sheet

Topic: Request for a Replat of a Final Plat from 1 Lot to 2 Lots located at Harwood and Lynn.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a Replat of a final plat from 1 lot to 2 lots located at Harwood and Lynn.

Background (problem/explanation):

Code sec. 48-42 (a) property must be platted for any new construction.

Owner wants to re plat for the construction of a new Casey's General Store.

Staff Recommendation:

Owner will work with code administration on the construction process of the new store.

Submitted By: Kim Schomaker, Planning and Zoning Coordinator

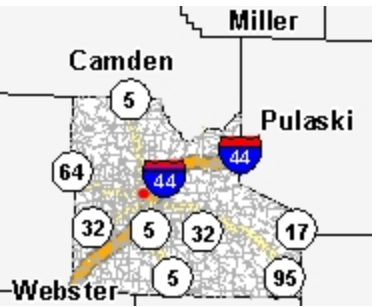
Department: Planning and Zoning

Date: 07/27/2026

ATTACHMENTS:

1. GIS Map
2. REPLAT OF A FINAL PLAT CEDARHURST SUBDIVISION SIGNED 26-07-15

Harwood Ave & Lynn Ave



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

Replat
Area

1 in. = 105ft.

Notes

Top zoned C-L
limited
commercial

Bottom zoned
C-1
general
commercial

210.0 0 104.98 210.0 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



- **BASIS OF BEARING:** GRID NORTH, MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (2402), NAD 83 (2011), EPOCH=2010.0000, BASED ON RTK KINEMATIC GNSS OBSERVATIONS DERIVED FROM TRIMBLE CENTERPOINT RTX, HAVING COMPUTED VALUES OF: LATITUDE N37°41'30.6711"N, LONGITUDE W92°39'97.9866".
- **VERTICAL DATUM:** NAVD83 (GEOID 18), ORTHOMETRIC HEIGHTS AND CONTOURS ARE DERIVED FROM TERRESTRIAL AND RTK KINEMATIC GNSS OBSERVATIONS BASED ON A TRIMBLE CENTERPOINT RTX, SOLUTION HAVING A COMPUTED ELLIPSOID HEIGHT OF 351.65 M AND COMPUTED ORTHOMETRIC HEIGHT OF 1253.05 FEET.
- **ALL DISTANCES ARE U.S. FOOT.**

FROM TITLE COMMITMENT - GENERAL WARRANTY DEED BOOK 2024, PAGE 3964:

LOT 2 OF FINAL PLAT OF CEDARHURST SUBDIVISION BEING A PART OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 16 WEST, LEBANON, LACLEDE, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 7, PAGE 207 OF THE LACLEDE COUNTY, MISSOURI RECORDS.

AS-SURVEYED:

A TRACT OF LAND BEING A PART OF LOT 2, CEDARHURST SUBDIVISION TO THE CITY OF LEBANON, LANDE COUNTY, MISSOURI, BEING FIELD FOR RECORD AT BOOK 7, PAGE 207 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND FIVE-EIGHTHS INCH (5/8") REBAR WITH CAP STAMPED 'A/E INC 62' AT THE NORTHWEST CORNER OF SAID LOT 2;

THENCE SOUTH 00 DEGREES 36 MINUTES 05 SECONDS EAST ALONG THE EAST RIGHT OF WAY OF MISSOURI HIGHWAY 5, 56.37 FEET TO A FOUND CONCRETE MODOIT RIGHT OF WAY MONUMENT;

THENCE SOUTH 00 DEGREES 53 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 61.7 FEET TO A THREE QUARTER INCH (3/4") REBAR WITH ALUMINUM CAP STAMPED HALFF LS CORP 221043877R FOR THE POINT OF BEGINNING;

THENCE NORTH 88 DEGREES 48 MINUTES 33 SECONDS EAST, LEAVING SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 239.25 FEET TO A THREE QUARTER INCH (3/4") REBAR WITH CAP STAMPED 'LS CORP 221043878';

THENCE SOUTH 00 DEGREES 42 MINUTES 13 SECONDS EAST, BEING PARALLEL TO THE EAST LINE OF LOT 2, A DISTANCE OF 395.81 FEET TO A THREE QUARTER INCH REBAR WITH CAP STAMPED 'LS CORP 221043878';

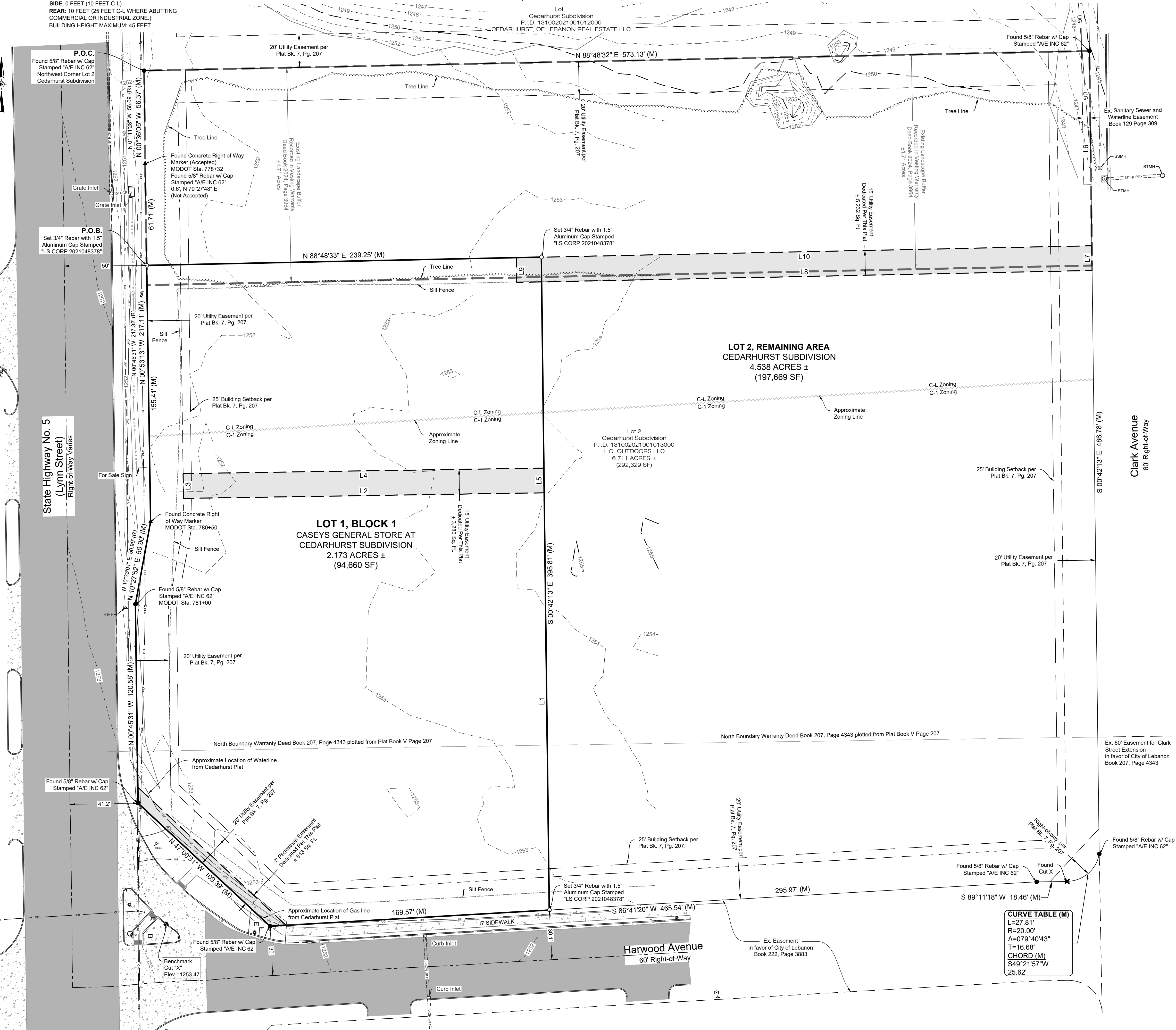
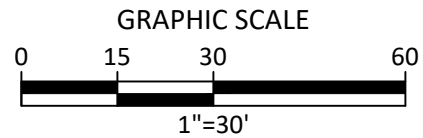
THENCE SOUTH 88 DEGREES 41 MINUTES 20 SECONDS WEST ALONG SAID SOUTH LINE OF LOT 2, A DISTANCE OF 169.57 FEET TO A FOUND FIVE-EIGHTHS INCH (5/8") REBAR WITH CAP STAMPED 'A/E INC 62' ON THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 5 (SH-5);

	QUARTER SECTION LINE
	SUBJECT BOUNDARY
	ADJACENT SECTION LINE
	ROAD CENTERLINE
	BUILDING SETBACK LINE
	EASEMENT LINE
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	TREE LINE
	OVERHEAD TELEPHONE LINE
	OVERHEAD UTILITY LINE
	WATER LINE
	FIBER OPTIC LINE
	DRAINAGE PIPE LINE
	GAS LINE
	SANITARY SEWER LINE
	SILT FENCE
	FLOWLINE
◆ BENCHMARK, AS NOTED	¼ WATER VALVE
☐ ELECTRIC VAULT	⊙ WATER METER
● LIGHT POLE	→ FIRE HYDRANT
⚡ POWER POLE	⬆ SIGN
← GUY WIRE	● FOUND REBAR, AS NOTED
✱ TRAFFIC SIGNAL POLE	▲ FOUND R/W MARKER, AS NOTED
☐ TELEPHONE VAULT	○ SET 3/4" REBAR WITH 1.5" ALUMINUM CAP
☐ FIBER OPTIC VAULT	○ STYPED "S" CORP 2021048378"
☐ NATURAL GAS SIGN	▲ TRAFFIC DELINEATOR
⊙ GAS VALVE	P.O.C. POINT OF COMMENCEMENT
⊙ SANITARY SEWER MANHOLE	P.R. POINT OF BEGINNING
⊙ STORM DRAIN MANHOLE	(R) RECORD MEASUREMENTS
ASPHALT	(M) MEASURED SURFMENTS
CONCRETE	DETERMINED PER THIS PLAT
	EASEMENT LANDSCAPE BUFFER

THE SUBJECT PROPERTY IS ZONED C-1, GENERAL COMMERCIAL DISTRICT AND C-L, LIMITED COMMERCIAL DISTRICT. SURVEYOR DOES NOT GUARANTEE THIS STATEMENT, OWNERS SHOULD CONTACT CITY FOR EXACT ZONING INFORMATION.

BUILDING SETBACKS PER CITY OF LEBANON, MISSOURI , LOT
DIMENSION STANDARDS, THE BUILDING SETBACKS ARE AS
FOLLOWS:

SETBACKS: **FRONT:** 25 FEET (50 FEET C-L)
SIDE: 0 FEET (10 FEET C-L)
REAR: 10 FEET (25 FEET C-L WHERE ABUTTING
COMMERCIAL OR INDUSTRIAL ZONE.)
BUILDING HEIGHT MAXIMUM: 45 FEET



LINE #	BEARING	DISTANCE
L1	N 00°42'13" W	252.97'
L2	S 89°06'47" W	218.67'
L3	N 00°45'31" W	15.00'
L4	N 89°06'47" E	218.68'
L5	S 00°42'13" E	15.00'

LINE #	BEARING	DISTANCE
L6	S 00°42'13" E	118.07'
L7	S 00°42'13" E	15.00'
L8	S 88°48'33" W	348.78'
L9	N 00°42'13" W	15.00'
L10	N 88°48'33" E	348.78'

HALFF
1111 N. LEE AVENUE
OKLAHOMA CITY, OK 73103
CONTACT: DAWSON CALHOUN, PLS
EMAIL: DAWSONCALHOUN@HALFF.COM
TEL: 405.246.0654

L.O. OUTDOORS LLC
3 LEISURE ROAD
ELDON, MO 65026
CONTACT: GREGORY C. MAPLES

HALFF
2407 SE COTTONWOOD ST.
BENTONVILLE, AR 72712
CONTACT: MICHAEL CLOTFELTER
EMAIL: MCLOTFELTER@HALFF.COM
TEL: 479.579.3969

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THIS PLAT AND SAID SUBDIVISION IS HEREAFTER TO BE KNOWN AS:

RE-PLAT OF A FINAL PLAT
OF CEDARHURST SUBDIVISION
CASEY'S GENERAL STORE
BEING A PART OF THE WEST HALF OF LOT 1 OF THE
NORTHWEST FRACTIONAL QUARTER OF SECTION 2, T-34-N,
LEBANON, LACLEDE COUNTY, MISSOURI

STREETS AND EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED TO PUBLIC USE AS SUCH.
IN WITNESS WHEREOF, I (WE), THE UNDERSIGNED, HAVE SET MY (OUR) HAND

THIS _____ DAY OF _____, _____

L.O. OUTDOORS

STATE OF MISSOURI

COUNTY OF _____

ON THIS _____ DAY OF _____ IN THE YEAR _____ BEFORE _____

ME, A NOTARY PUBLIC IN _____ COUNTY, MISSOURI, PERSONALLY

APPEARED

TRUSTEE TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE/SHE/HEY EXECUTED THE SAME AS HIS/HER/THEIR FREE ACT AND DEED AND IN HIS/HER/THEIR FIDUCIARY CAPACITY.

IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY
OFFICE IN _____ MISSOURI, ON THE DAY AND YEAR FIRST ABOVE WRITTEN

NOTARY PUBLIC

I, JARED CARR, MAYOR OF THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI. DO HEREBY CERTIFY THAT THIS REPLAT OF LOT 2, CEDARHURST 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 _____, 202

BY ORDINANCE NO. _____

JARED CARR, MAYOR DATE

LACEY BRACKETT, CITY CLERK

I HEREBY CERTIFY THAT ALL TAXES AGAINST THE LAND DESCRIBED IN THIS PLAT HAVE BEEN PAID.

DATED THIS _____ DAY OF _____, _____

TONI MORRIS, COUNTY COLLECTOR
LEBANON, LACLEDE COUNTY, MISSOURI

DAWSON TERRELL CALHOUN, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY ON THE LAND HEREIN DESCRIBED, PREPARED BY HALFF ASSOCIATES, INC. DATED JULY 14, 2026 AND SIGNED BY DAWSON TERRELL CALHOUN, PL. NO. 2026020041 AND THAT THE MONUMENTS AND LOT CORNER REBARS SHOWN HEREIN WERE PLACED UNDER THE SUPERVISION OF DAWSON TERRELL CALHOUN, PLS. NO. 2026020041 IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. 20 CSR 2030-16. IN THE CITY OF LEBANON, LECLEDE COUNTY, MISSOURI.

DATE PREPARED: July 15, 2026

Dawn T. Clark
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 2026020041
STATE OF MISSOURI



1111 N LEE AVE.
SUITE 400
OKLAHOMA CITY, OK 73103
TEL (405) 546-3820
ENG #2018039265 EXP: 12.31.2026
LS CORP #2021048378 EXP: 12.31.2027
LA #2025022124 EXP: 12.31.2027

PROJECT NO: 47825.857

ISSUED: 7/15/2026

DRAWN BY: JDS

CHECKED BY: DTG



To: Zoning and Planning Commission

Proposed for the Meeting Date of: August 13, 2026

Staff Informational Sheet

Topic: Request for a Final Plat from Lebanon Acreage to Tallgrass Estates located around 20800 Ostrich Dr.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a Final plat from Lebanon City Annex to Tallgrass Subdivision located around 20800 Ostrich Dr.

Background (problem/explanation):

Owners preliminary plat was approved at planning and zoning July 16, 2026.

Code section 48-36 (b) requires property to be properly platted for new construction.

Owner is platting to be able to start the first phase of 30 single family homes.

The owner has 4 house plans he will use through out the building phase.

Staff Recommendation:

Owner will work with code administration during the building process.

Submitted By: Kim Schomaker, Planning and Zoning Coordinator

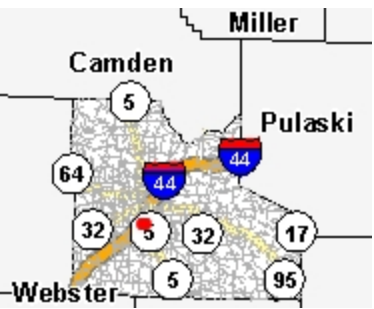
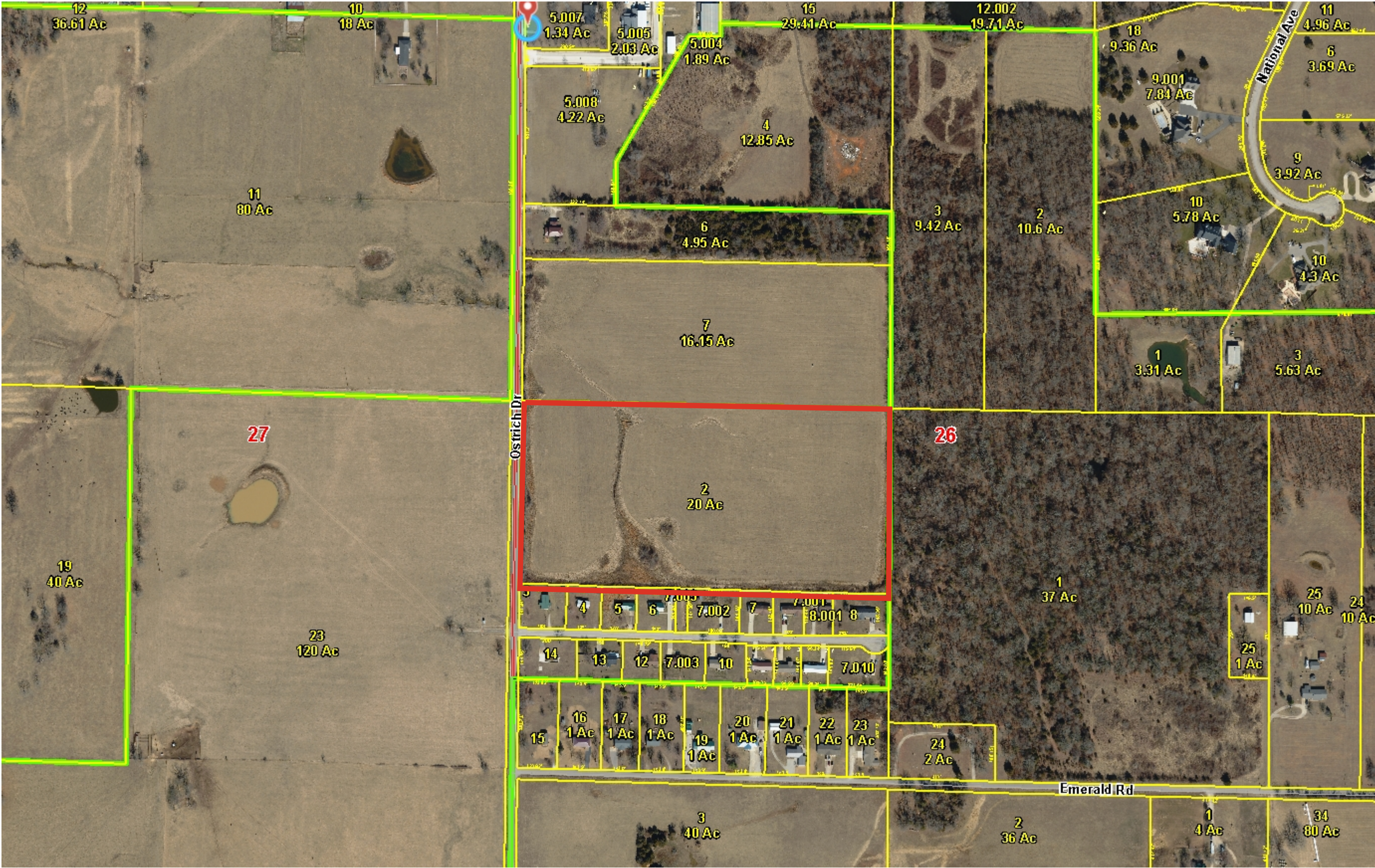
Department: Planning and Zoning

Date: 07/27/2026

ATTACHMENTS:

1. GIS- 20800 Ostrich Dr-Final Plat
2. 2026-032 REV Final Plat

20800 Ostrich Dr



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

Final
plat
area

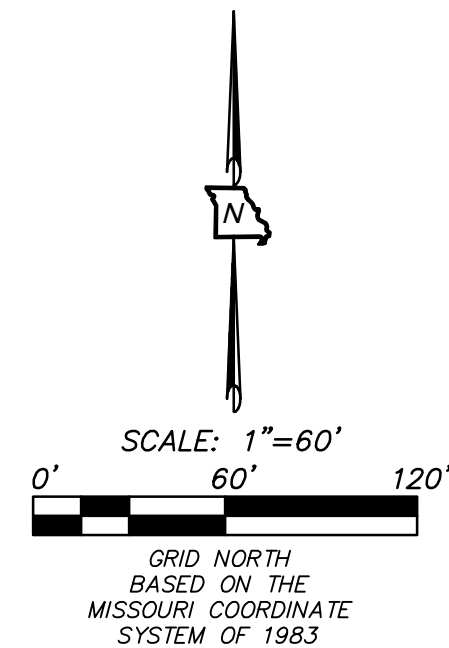
1 in. = 333ft.

Notes

Zoned
RS-2
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

CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	25.00'	39.27'	90°00'00"	S46°23'29"W	35.36'
C2	25.00'	39.27'	90°00'00"	N43°36'31"W	35.36'
C3	25.00'	39.27'	90°00'00"	S46°23'29"W	35.36'
C4	25.00'	18.69'	42°50'04"	N20°01'33"W	18.26'
C5	50.00'	68.08'	78°00'31"	N02°26'16"W	62.94'
C6	50.00'	54.00'	61°52'38"	N67°30'19"E	51.41'
C7	50.00'	31.22'	35°46'52"	S63°39'57"E	30.72'
C8	25.00'	18.69'	42°50'04"	S67°11'29"E	18.26'



- SYMBOL INDEX
- EXISTING 5/8" IRON PIN "LS 1941" (EXCEPT AS NOTED)
 - SET 5/8" IRON PIN W/ALUM. CAP
 - "WHITE LAND SURVEYING WLS 200300370"



VICINITY MAP
SECTION 26
TOWNSHIP 34 NORTH,
RANGE 16 WEST

FINAL PLAT OF TALLGRASS ESTATES

PROJECT LOCATION: SW/4 SECTION 26,
TOWNSHIP 34 NORTH, RANGE 16 WEST
LEBANON, LACLEDE COUNTY, MISSOURI

OWNER / DEVELOPER

L.C.R. REAL ESTATE, INC.
20671 POTOMAC DRIVE
LEBANON, MO 65536

ENGINEER

PINNACLE DESIGN CONSULTANTS
304 W ERIE STREET
SPRINGFIELD, MO 65807

DESCRIPTION OF PLATTED AREA

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING 5/8" IRON PIN WITH AN ALUMINUM CAP AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4;
THENCE, N00°39'39"E, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1980.68 FEET;
THENCE, S88°36'31"E, A DISTANCE OF 24.64 FEET TO A SET 5/8" IRON PIN WITH AN ALUMINUM CAP STAMPED "WHITE LAND SURVEYING WLS 2003000370"; AND THE POINT OF BEGINNING;
THENCE, N00°37'08"E, ALONG THE APPARENT EAST RIGHT-OF-WAY LINE OF OSTRICH DRIVE, A DISTANCE OF 275.03 FEET TO A SET 5/8" IRON PIN WITH AN ALUMINUM CAP STAMPED "WHITE LAND SURVEYING WLS 2003000370";
THENCE, S88°36'31"E, A DISTANCE OF 1294.55 FEET TO A SET 5/8" IRON PIN WITH AN ALUMINUM CAP STAMPED "WHITE LAND SURVEYING WLS 2003000370";
THENCE, S00°33'18"W, A DISTANCE OF 275.03 FEET TO AN EXISTING 1/2" IRON PIN;
THENCE, N88°36'31"W, A DISTANCE OF 1294.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.2 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

RECORDER'S CERTIFICATE

THIS PLAT OF WAS FILED FOR RECORD IN MY OFFICE ON THIS _____ DAY OF _____, 2026.

JENNIFER RAEFF
RECORDER OF DEEDS
LACLEDE COUNTY, MISSOURI

ACKNOWLEDGMENT OF APPROVAL BY CITY COUNCIL

THIS PLAT OF SUBDIVISION "TALLGRASS ESTATES", AN ADDITION TO THE CITY OF LEBANON, MISSOURI, WAS DULY SUBMITTED TO THE CITY OF LEBANON, HAVING BEEN APPROVED BY THE PLANNING AND ZONING COMMISSION OF SAID CITY AS APPROVED BY THE CITY COUNCIL AT A MEETING HELD ON THIS _____ DAY OF _____, 2026 BY ORDINANCE NO. _____.

JARED CARR, MAYOR _____ DATE _____

LACEY BRACKETT, CITY CLERK _____ DATE _____

COUNTY & CITY 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 20____ AND ALL PRIOR YEARS.

TONI MORRIS
COLLECTOR OF REVENUE
LACLEDE COUNTY, MISSOURI

CERTIFICATE OF OWNERSHIP AND DEDICATION

L.C.R. REAL ESTATE, INC. HEREBY CERTIFIES THAT AS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF LACLEDE COUNTY, THAT IT HAS CAUSED THIS PROPERTY TO BE PLATTED AS SHOWN HEREON AND THAT SAID PROPERTY SHALL BE KNOWN AS DESIGNATED AS "TALLGRASS ESTATES" LACLEDE INDUSTRIES HEREBY FREELY ADOPTS THIS PLAN OF SUBDIVISION.

DATED:
L.C.R. REAL ESTATE, INC.

BY: _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ SS

ON THIS _____ DAY OF _____, 202____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED: _____ TO ME PERSONALLY KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE AND DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

PRINTED NAME: _____

SURVEYORS DECLARATION

I HEREBY DECLARE TO L.C.R. REAL ESTATE, INC.:

THAT THE INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, WHICH WAS PERFORMED TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR AN URBAN CLASS PROPERTY, LOCATIONS OF IMPROVEMENTS, IF ANY, ARE TAKEN FROM VISUAL INSPECTION OF THE PREMISES; EASEMENTS SHOWN, IF ANY, ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED AND MAY NOT BE ALL INCLUSIVE; APPARENT OWNERSHIPS, AS SHOWN, ARE BASED UPON INFORMATION PROVIDED BY OTHERS AND DO NOT REPRESENT AN OPINION OF TITLE.

THIS SURVEY HAS BEEN PREPARED EXCLUSIVELY FOR THE USE OF THE PERSON(S) LISTED ABOVE AND IS NOT TRANSFERABLE TO ANY OTHER PARTY. THERE IS NO IMPLIED WARRANTY OR GUARANTEE WITH THIS SURVEY.
NOTE:
EXISTING FENCES SHOULD NEVER BE DISTURBED WITHOUT THE APPROVAL OF THE ADJOINING PROPERTY OWNER. RARELY DO FENCES LIE ON THE LINE DESCRIBED BY DEED, HOWEVER COULD BECOME THE PROPERTY LINE IN A COURT OF LAW.

PREPARED FOR
L.C.R. REAL ESTATE, INC.
PROJECT LOCATION: OSTRICH DRIVE
LEBANON, LACLEDE COUNTY, MISSOURI

PREPARED BY:
MICHAEL WHITE - MISSOURI
PROFESSIONAL LAND
SURVEYOR #2488
WHITE LAND SURVEYING, LLC -
MISSOURI PROFESSIONAL
LAND SURVEYING
CORPORATION #2003000370



07/21/2026