CITY OF LEBANON
ZONING AND PLANNING COMMISSION MEETING
THURSDAY, SEPTEMBER 10, 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. August 13, 2026, Regular Meeting
3. Public Hearing
   a. Request for a Conditional Use for a Short-Term Rental located at 154 Jessie St.
   b. Request for a Final Plat from Lebanon Acreage to Trinity Lutheran Church Subdivision located at 1300 Kent Dr.
   c. Request for a Replat from 2 Lots to 4 Lots located at 1553 & 1551 N Jefferson Ave.
   d. Request for a Final Plat from Lebanon Acreage to Judy L. Green Subdivision from 1 Lot to 2 Lots located at 2001 Beck Ln.
   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.
4. Commission Action
   a. Commission Action on a request for a Conditional Use for a Short-Term Rental located at 154 Jessie St.
   b. Commission Action on a request for a Final Plat from Lebanon Acreage to Trinity Lutheran Church Subdivision located at 1300 Kent Dr.
   c. Commission Action on a request for a Replat from 2 Lots to 4 Lots located at 1553 & 1551 N Jefferson Ave.
   d. Commission Action on a request for a Final Plat from Lebanon Acreage to Judy L. Green Subdivision from 1 Lot to 2 Lots located at 2001 Beck Ln.
   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.
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.

CITY OF LEBANON
ZONING AND PLANNING COMMISSION REGULAR MEETING MINUTES
AUGUST 13, 2026

BE IT REMEMBERED that the Zoning and Planning Commission of the City of Lebanon, Missouri, met in Regular Session on August 13, 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, Shirley Tarwater, Randy Wall, and David Wheeler. Absent: Randy Randolph.

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: City Administrator Troy Schulte, Planning and Zoning Coordinator Kim Schomaker, Office Support Assistant Dana Hicks, and Deputy City Clerk Melissa Richardson.

Chairman David Wheeler asked that the agenda be amended to remove the item requesting a Replat of a Final Plat from 1 Lot to 2 Lots, located at Harwood and Lynn.

Randy Wall moved and Shirley Tarwater seconded that the Commission amend the agenda to remove the item requesting a Replat of a Final Plat from 1 Lot to 2 Lots, located at Harwood and Lynn. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Shirley Tarwater, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Randolph.

APPROVAL OF MINUTES

July 16, 2026, Regular Meeting

Randy Wall moved and Shirley Tarwater seconded that the Commission approve the minutes as presented. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Shirley Tarwater, Randy Wall, and David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Randolph.

July 16, 2026, Closed Session Meeting

John Elmore moved and Randy Wall seconded that the Commission approve the minutes as presented. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Shirley Tarwater, Randy Wall, and David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Randolph.

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Public Hearing

Joe Berkich moved and John Elmore 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, Shirley Tarwater, Randy Wall, and David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Randolph.

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

Planning and Zoning Coordinator Kim Schomaker presented the request, explaining that the owner intends to replat 7 lots into 1 lot to construct a two-story rehabilitation halfway house for women and their children transitioning back to independent living. As part of the project, the City will extend Murphy Road to provide additional access to the Hughes Center parking lot. Because the City owns the tract affected by the road right-of-way, two versions of the plat were provided: a redlined copy and a copy with a sign block area for the City.

Cheryl Wrinkle, representing Solomon's Porch Ministries of Circle Drive, provided the Commission with a conceptual site plan for the facility to be built in phases. Phase 1 (approximately $300,000) will construct a two-story metal building containing a workshop, retail store, and donation intake area with a heat-treatment room to remove pests from donated furniture; residents will learn furniture refinishing and reupholstering as a vocational and fundraising activity. Phase 2 (approximately $1.2 million) will add a bedroom wing for six families, and a future Phase 3 would add a second floor to house up to fifteen additional families, serving a five-county area. The design reuses an existing group-home floor plan with modifications, including a private bathroom for each family bedroom, a commercial kitchen, and a stairwell built in anticipation of the second floor. A fire sprinkler system will be added for the second floor, and the need for an elevator remains under consideration. A fenced gravel area for donated furniture storage and a fenced play area near the workshop were also discussed.

City Administrator Troy Schulte noted that the City is dedicating right-of-way for the road extension, with approximately $50,000 budgeted this year for design and construction anticipated by City crews in Fiscal Year 2028. The extension is also expected to improve utility access and create a street loop benefiting both the development and the City's access to Gasconade Park and the Hughes Center.

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

Planning and Zoning Coordinator Kim Schomaker explained that this request is a Conditional Use to allow construction of a Halfway/Rehabilitation house.

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

Planning and Zoning Coordinator Kim Schomaker shared this was a request for a Conditional Use for a Short-Term Rental.

Property owner Addison Maynor requested approval to operate the single-level home as a short-

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term rental. She stated that the property had completed its pre-inspection, has two off-street parking spaces and two exits, and is located more than 1,000 feet from any school or daycare. She stated that she intends to list it on Airbnb site, citing prior experience managing short-term rental properties. In response to Commission questions, she indicated that Airbnb's guest-vetting process addresses property care and payment but does not include background checks.

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

Planning and Zoning Coordinator Kim Schomaker shared that the request would rezone recently acquired Lebanon High School property from RS-2 to RS-1 to bring it to conform with the RS-1 zoning of the school site.

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

Planning and Zoning Coordinator Kim Schomaker indicated that the request would combine 4 lots into 1 lot. She noted that although the submitted plat shows Jacket Junction as vacated, the City does not intend to vacate that right-of-way at this time and it will remain a City street; approval would need to be contingent on the plat being revised to reflect Jacket Junction as a City street rather than vacated.

Commission Member Joe Berkich clarified that because Jacket Junction is being counted as a separate lot, an updated replat would need to reflect 3 lots to 1 lot rather than 4 lots to 1 lot.

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

Planning and Zoning Coordinator Kim Schomaker reminded the Commission that the preliminary plat for the 30-lot single-family development was approved at the July 16, 2026, meeting, and that this final plat is required before construction can start. Following comments at the prior meeting regarding lot sizes, the owner confirmed that homes will be built to avoid encroaching on utility easements and that lots will meet minimum size requirements.

Lynn Stowe, on Ostrich Drive, spoke regarding stormwater, stating that his property already receives drainage from the site and expressing concern that additional rooftops and paved streets could increase runoff onto his property. The developer responded that a civil engineer is designing a stormwater detention system to collect and control runoff from the development, including a temporary detention area during construction of the first eight-acre phase that will be relocated as later phases are built, and stated the improvements are expected to reduce, rather than increase, water reaching Mr. Stowe's property. Mr. Stowe also raised a separate, unrelated drainage concern regarding the nearby property, owned by Lowe Boats, which the Commission agreed to investigate.

Michall Holmes 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, Shirley Tarwater, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Randolph.

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COMMISSION ACTION

Commission Action on a request for a Final Plat of a Replat from 7 Lots to 1 Lot located at 517 Murphy Rd.

Joe Berkich moved and Randy Wall seconded that the Commission approve a Request for a Final Plat of a Replat from 7 Lots to 1 Lot located at 517 Murphey. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Shirley Tarwater, Randy Wall, and David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Randolph.

Commission Action on a request for a Conditional Use for a Halfway/Rehabilitation house located at 517 Murphy Rd.

Randy Wall moved and John Elmore seconded that the Commission approve a Request for a Conditional Use for a Halfway/Rehabilitation house. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Shirley Tarwater, Randy Wall, and David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Randolph.

Commission Action on a request for a Conditional Use for a Short-Term Rental located at 730 Tower Rd.

Randy Wall moved and Joe Berkich seconded that the Commission approve a Request for a Conditional Use for a Short-Term Rental. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Shirley Tarwater, Randy Wall, and David Wheeler; Nay: (0) None; Abstain:(0) None; Absent: (1) Randy Randolph.

Commission Action on a request for a Rezone for 777 Brice Street from RS-2 Residential to RS-1 Residential

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

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

Joe Berkich moved and Shirley Tarwater seconded that the Commission approve the Request as a Replat of a Final Plat from 3 Lots to 1 Lot, contingent upon the plat being revised to show Jacket Junction remaining a City street. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Shirley Tarwater, Randy Wall, and David Wheeler; Nay: (0) None; Abstain:(0) None; Absent: (1) Randy Randolph.

Commission Action on a request for a Final Plat from Lebanon Acreage to Tallgrass Estates located around 20800 Ostrich Dr.

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

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Commission and Staff Discussion

Planning and Zoning Coordinator Kim Schomaker shared that the Yellowjacket Acres plat will be revised to reflect Jacket Junction remaining a City street and offered to provide Commission members with a copy of the updated plat at the next meeting in September.

Chairman David Wheeler relayed a citizen inquiry regarding a property in the 200 block of Lee Street, where two lots were previously combined, and a structure is now being built close to Lee Street with no direct access from Lee Street. Planning and Zoning Coordinator Kim Schomaker indicated she would research and follow up with the Commission by email.

Adjournment

Chairman David Wheeler declared the meeting adjourned at 6:34 p.m.

ATTEST:

_____

Secretary Shirley Tarwater

_____ _____

City Administrator Troy Schulte Minutes Approved

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To: Zoning and Planning Commission Proposed for the Meeting Date of: September 10, 2026

Staff Informational Sheet

Topic: Request for a Conditional Use for a Short-Term Rental located at 154 Jessie St.

CIP Number:
Spent Year To Date:
Budget Amount:
Funding Source:

Subject Matter:
Request for a conditional use for a short-term rental located at 154 Jessie St.

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.

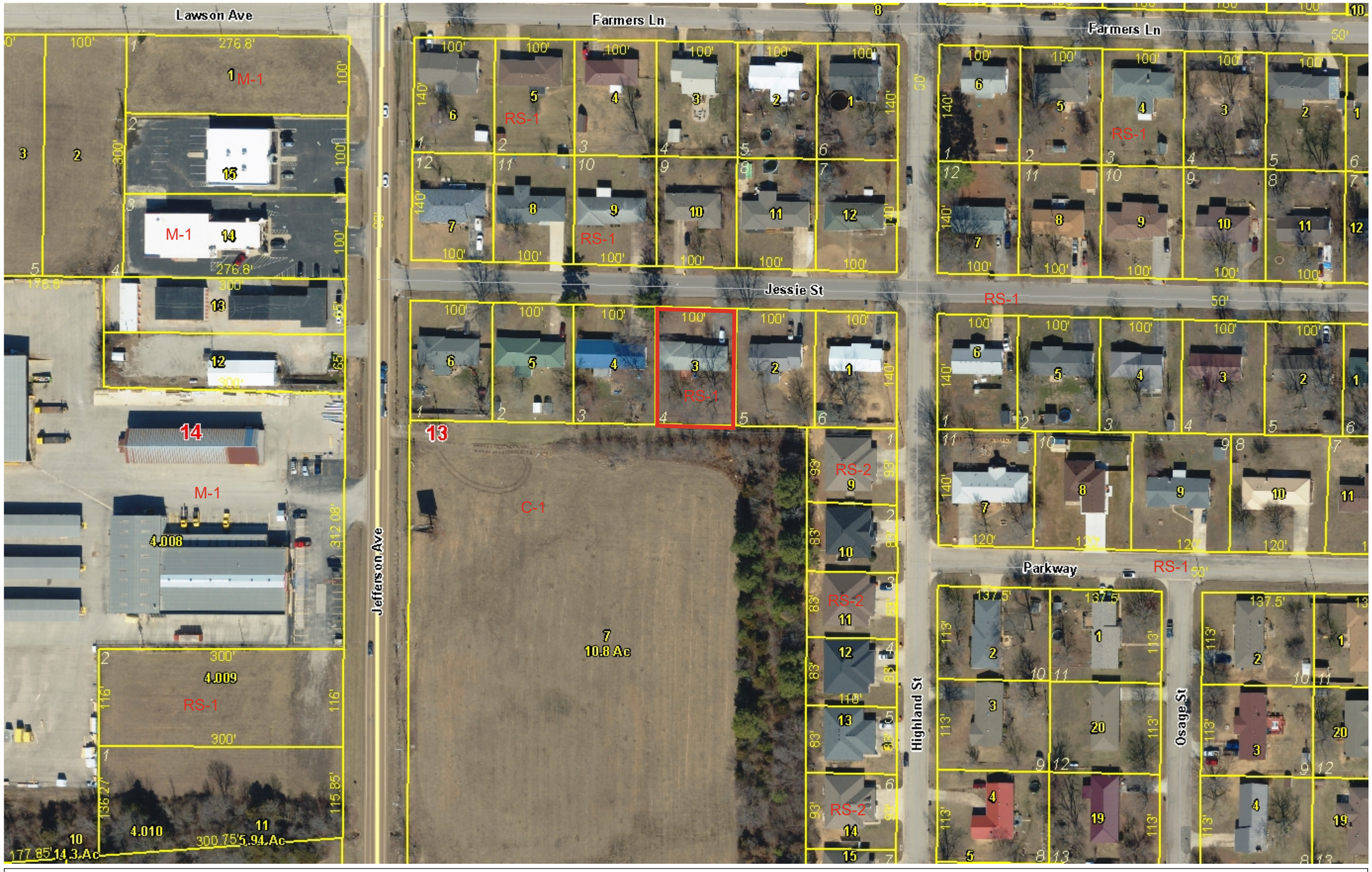
Code sec. 48-31 requires a conditional use for a short term rental in an RS-1 residential district.

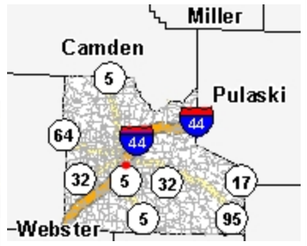
Staff Recommendation:
Church of Christ is 600 feet to the north of 154 Jessie St and Southern Heights Church is 1,050 feet to the South of 154 Jessie St. I reached out to both of the church and they do not have a school or daycare located in the church.

Submitted By: Kim Schomaker, Planning and Zoning Coordinator
Department: Planning and Zoning
Date: 08/24/2026

ATTACHMENTS:
1. GIS- 154 Jessie St
2. Picture 8-17-26

154 Jessie St





Legend

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

Conditional use area

1 in. = 117ft.

Notes

Type text here

ZONED
RS-1
RESIDENTIAL

233.8 0 116.91 233.8 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: September 10, 2026

Staff Informational Sheet

Topic: Request for a Final Plat from Lebanon Acreage to Trinity Lutheran Church Subdivision located at 1300 Kent Dr.

CIP Number:
Spent Year To Date:
Budget Amount:
Funding Source:

Subject Matter:
Request for a final plat from Lebanon Acreage to Trinity Lutheran Church Subdivision located 1300 Kent Dr.

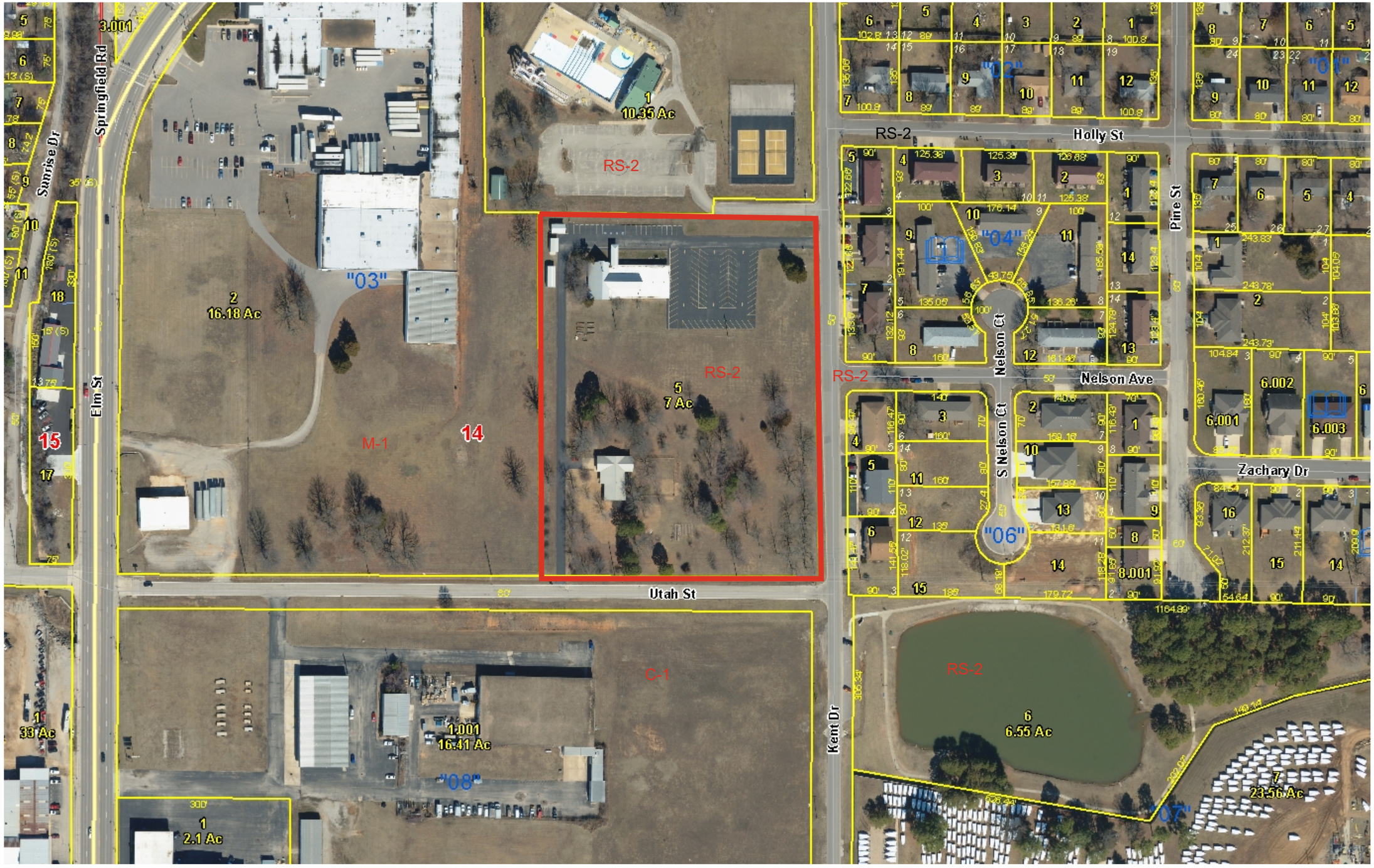
Background (problem/explanation):
Owner would like to build an additional building and a playground to the east of the new building. The building will be multi-use. They have a program right now called Blessing Babies and Beyond where they get donations and items for families to come and take what they need once a month free of charge.

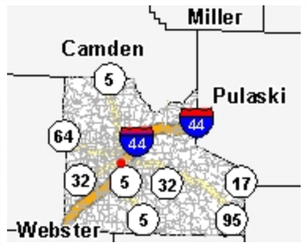
Staff Recommendation:
The commercial building inspector and code administrator will work with the church when they submit their drawings.

Submitted By: Kim Schomaker, Planning and Zoning Coordinator
Department: Planning and Zoning
Date: 08/19/2026

ATTACHMENTS:
1. GIS- 1300 Kent DR
2. Plat

1300 Kent DR





Legend

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

FINAL PLAT AREA

1 in. = 167ft.

Notes

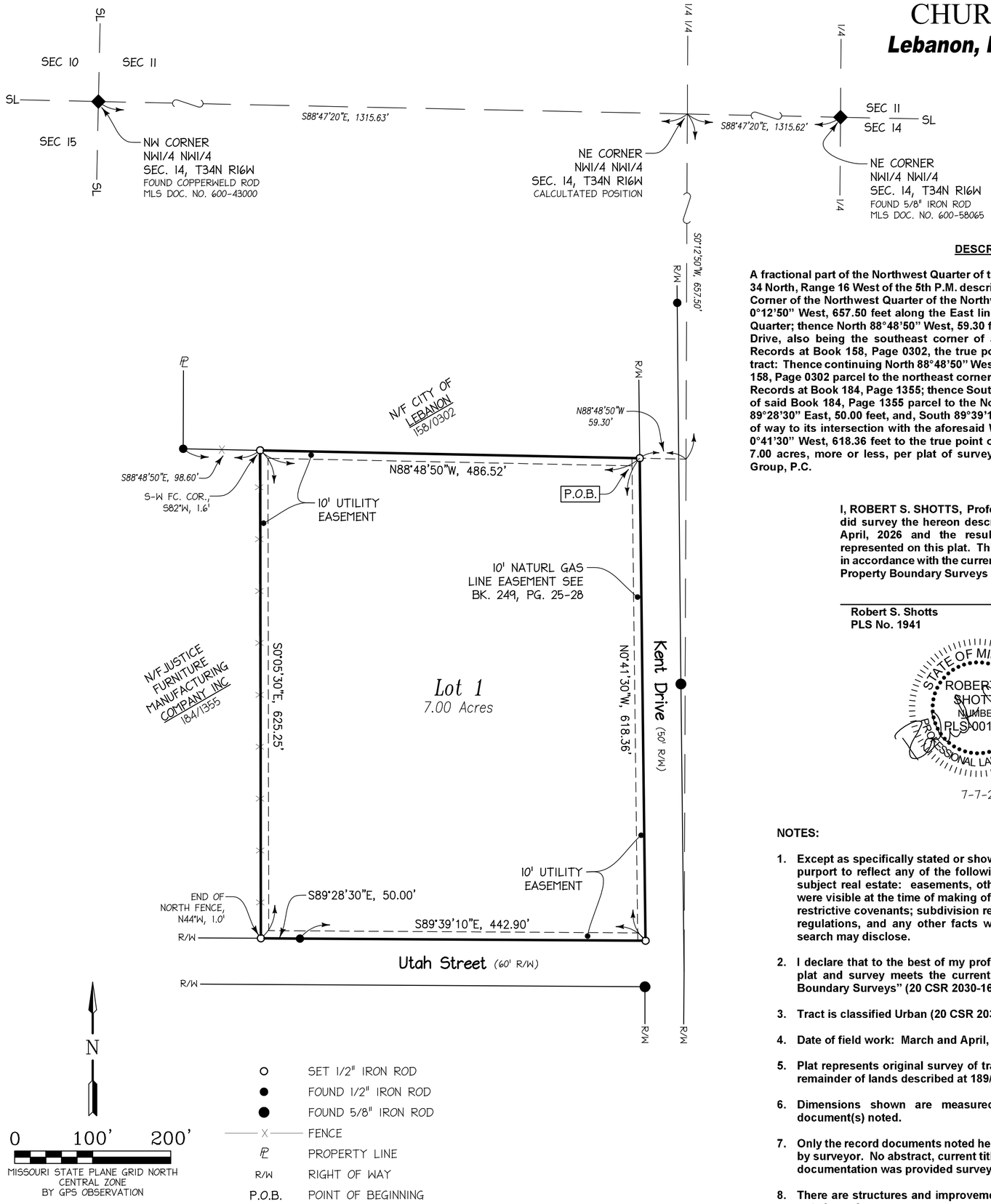
Zoned
RS-2 residential

333.3 0 166.67 333.3 Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Final Plat of
TRINITY LUTHERAN CHURCH SUBDIVISION
Lebanon, Laclede County, Missouri



DESCRIPTION

A fractional part of the Northwest Quarter of the Northwest Quarter of Section 14, Township 34 North, Range 16 West of the 5th P.M. described as follows: Commencing at the Northeast Corner of the Northwest Quarter of the Northwest Quarter of said Section 14; thence South 0°12'50" West, 657.50 feet along the East line of said Northwest Quarter of the Northwest Quarter; thence North 88°48'50" West, 59.30 feet to a point on the West right of way of Kent Drive, also being the southeast corner of a parcel described in Laclede County Deed Records at Book 158, Page 0302, the true point of beginning of the hereinafter described tract: Thence continuing North 88°48'50" West, 486.52 feet along the South line of said Book 158, Page 0302 parcel to the northeast corner of a parcel described in Laclede County Deed Records at Book 184, Page 1355; thence South 0°05'30" East, 625.25 feet along the East line of said Book 184, Page 1355 parcel to the North right of way of Utah Street; thence South 89°28'30" East, 50.00 feet, and, South 89°39'10" East, 442.90 feet, all along said North right of way to its intersection with the aforesaid West right of way of Kent Drive; thence North 0°41'30" West, 618.36 feet to the true point of beginning. Above described tract contains 7.00 acres, more or less, per plat of survey J-6701F, dated July 7, 2026, by CM Archer Group, P.C.

I, ROBERT S. SHOTTS, Professional Land Surveyor, did survey the hereon described tract in March and April, 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

STATE OF MISSOURI
ROBERT S. SHOTTS
NUMBER
PLS-001941
PROFESSIONAL LAND SURVEYOR

7-7-26

NOTES:

1. **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.**
2. **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).**
3. **Tract is classified Urban (20 CSR 2030-16.040).**
4. **Date of field work: March and April, 2026**
5. **Plat represents original survey of tract shown. Tract is a survey of the remainder of lands described at 189/7220.**
6. **Dimensions shown are measured. For record dimensions, see document(s) noted.**
7. **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.**
8. **There are structures and improvements located on this tract which are not shown hereon.**

CERTIFICATE OF OWNERSHIP AND DEDICATION

Trinity Lutheran Church 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 "TRINITY LUTHERAN CHURCH SUBDIVISION." The owner hereby freely adopts this plan of subdivision.

DATED: _____, 2026 TRINITY LUTHERAN CHURCH

By: _____
William M. Davis, Trustee Chairman
"D E D I C A T O R"

STATE OF MISSOURI)
) SS.
COUNTY OF LACLEDE)

On this ____ day of _____, 2026 before me appeared William M. Davis, to me personally known, who, being by me duly sworn did say: That they are the Trustee Chairman of Trinity Lutheran Church and that said instrument was signed in their behalf, and acknowledged said instrument to be the free act and deed of said Trinity Lutheran Church.

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 "TRINITY LUTHERAN CHURCH SUBDIVISION," 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-D, LS: 2004017577-D, A-2016017179

REVISIONS	Final Plat
	TRINITY LUTHERAN CHURCH SUBDIVISION
	Lebanon, Laclede County, Missouri
	Trinity Lutheran Church
	1300 Kent Drive; Lebanon, Missouri 65536
DRAWN BY MEP	SCALE 1"=100'
CHK'D RSS	DATE July 7, 2026
	SURVEY NO. J6701F

S:\Surveying\Ongoing Surveys\J6701 Trinity Lutheran Church\J6701F.dgn 7/6/2026 3:32 PM

To: Zoning and Planning Commission Proposed for the Meeting Date of: September 10, 2026

Staff Informational Sheet

Topic: Request for a Replat from 2 Lots to 4 Lots located at 1553 & 1551 N Jefferson Ave.

CIP Number:
Spent Year To Date:
Budget Amount:
Funding Source:

Subject Matter:
Request for a replat from 2 lots to 4 lots located at 1553 & 1551 N Jefferson Ave.

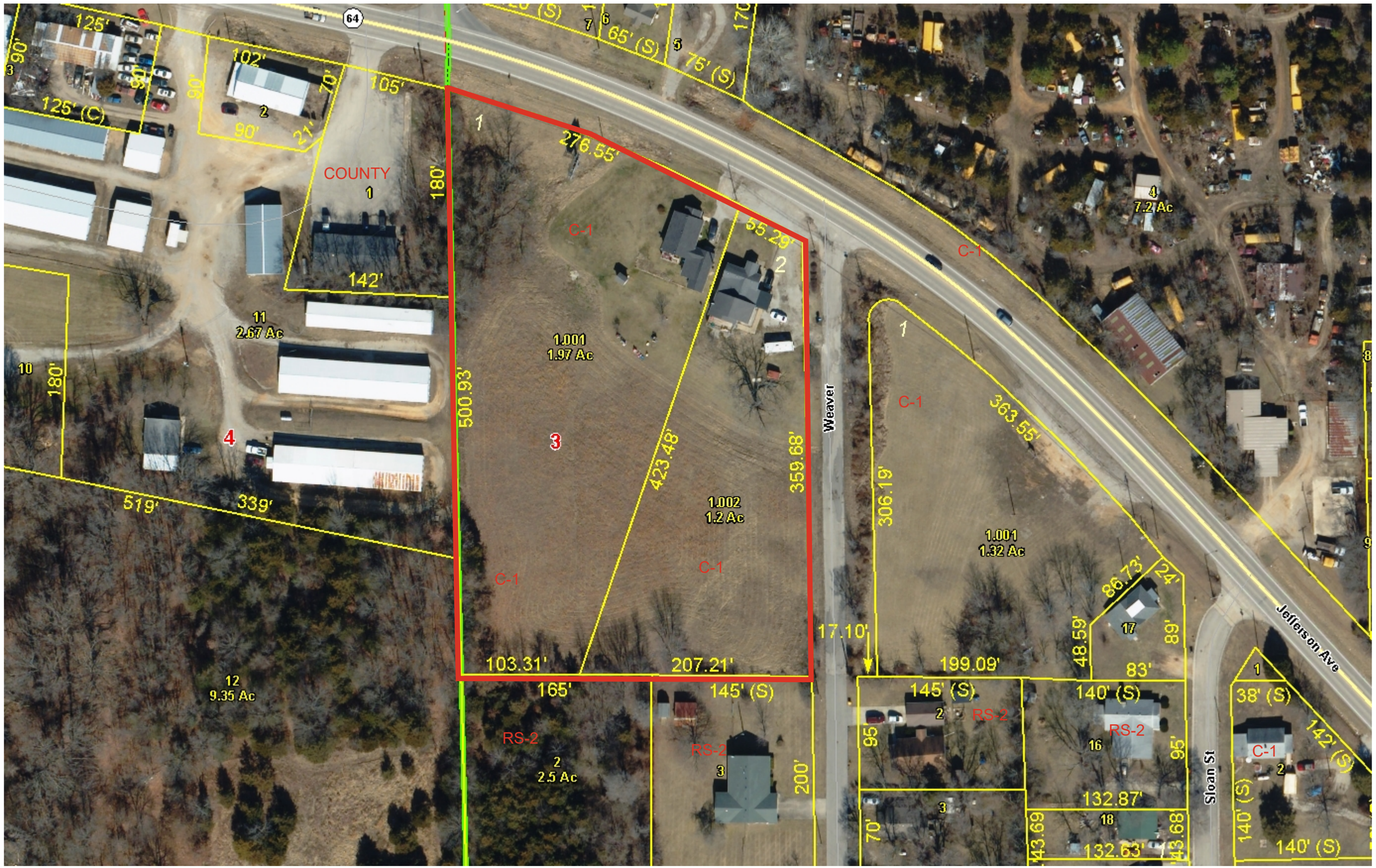
Background (problem/explanation):
Owner would like to split the two individual lots (2 & 3) to give the current renters option to purchase the house they are currently renting.
Owner wants to split the lot off that has the billboard on lot 1.
Lot 4 will be sold for future development and has street frontage to Weaver St.

Staff Recommendation:
Staff sees no issue with the request.

Submitted By: Kim Schomaker, Planning and Zoning Coordinator
Department: Planning and Zoning
Date: 08/19/2026

ATTACHMENTS:
1. GIS- 1553 & 1551 N Jefferson ave
2. Plat

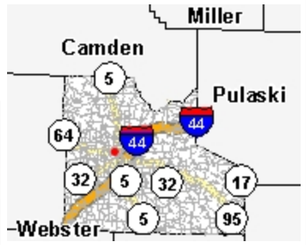
1553 & 1551 N Jefferson Ave



166.7 0 83.33 166.7 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



Legend

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

Replat Area

1 in. = 83ft.

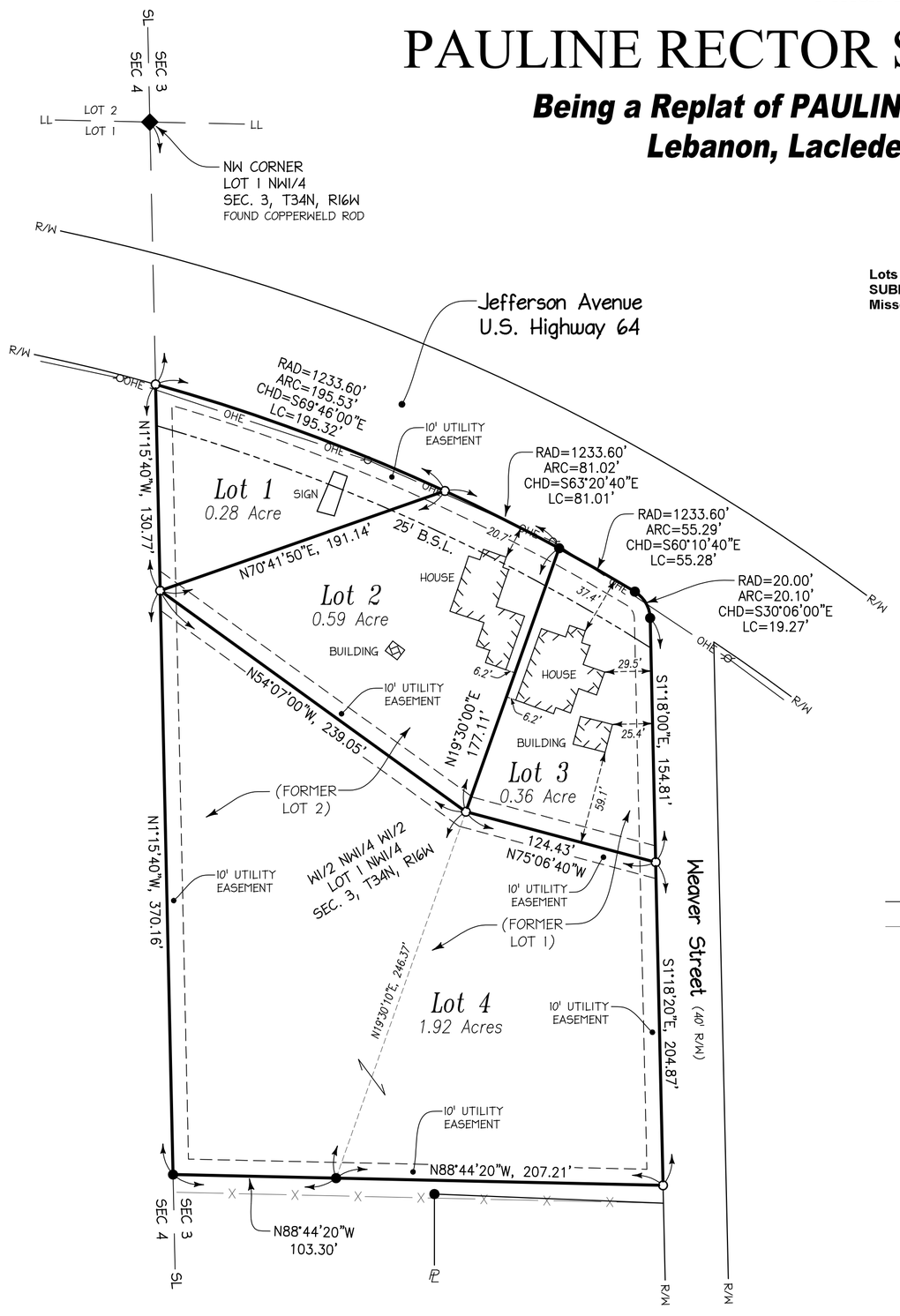
Notes

C-1
gereral
commercial

Final Plat of

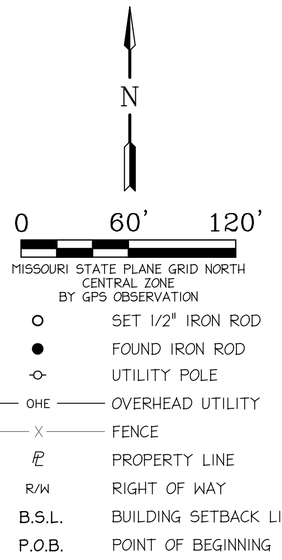
PAULINE RECTOR SUBDIVISION NO. 2

Being a Replat of PAULINE RECTOR SUBDIVISION, Lebanon, Laclede County, Missouri



DESCRIPTION

Lots 1 and 2 of the Final Plat of PAULINE RECTOR SUBDIVISION, a subdivision to Lebanon, Laclede County, Missouri, according to the recorded plat thereof.



I, Sylvester Furse IV, Professional Land Surveyor, did survey the hereon described tract on June 10, 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.

Sylvester Furse IV
PLS No. 2011017288



NOTES:

1. **I declare that to the best of my professional knowledge and belief, this plat and survey meet the current "Missouri Standards for Property Boundary Surveys" (20 CSR 2030-16).**
2. **Tract is classified Urban (20 CSR 2030-16.040).**
3. **Date of field work: June 10, 2026**
4. **For deed to Home Investment Services, LLC, see 2021/593.**
5. **Dimensions shown are measured. For record dimensions, see document(s) noted.**
6. **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 to the surveyor.**
7. **There may be buried utilities located on this tract.**
8. **See applicable City of Lebanon codes for conditions that might affect the development of this tract.**

CERTIFICATE OF OWNERSHIP AND DEDICATION

Home Investment Services, LLC, 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, has caused this property to be platted as shown hereon and that said property shall be known and designated as "PAULINE RECTOR SUBDIVISION No. 2." The owner hereby freely adopts this plan of subdivision.

DATED: _____, 2026 **Home Investment Services, LLC**

By: _____
Stanley R Hicks, Organizer

By: _____
Ralph W Atkinson, Organizer

"D E D I C A T O R"

STATE OF MISSOURI)
) SS.
COUNTY OF LACLEDE)

On this _____ day of _____, 2026 before me appeared Stanley R Hicks and Ralph W Atkinson, who are known to me to be the organizers of Home Investment Services, LLC and who executed the foregoing instrument on behalf of Home Investment Services, LLC, and that said Stanley R Hicks and Ralph W Atkinson acknowledge said instrument to be the free act and deed of said Home Investment Services, LLC.

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 "PAULINE RECTOR SUBDIVISION NO. 2," 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
ENGINEERING | SURVEYING | ARCHITECTURE
Corporate Authority:
CM Archer Group, P.C.: E: 2003023612-D, LS: 2004017577-D, A-2016017179
310 East 6th Street
Rolla, Missouri 65401
Phone: 573-364-6362
Fax: 573-364-4782
www.archer-elgin.com

REVISIONS	Final Plat of PAULINE RECTOR SUBDIVISION NO. 2 Lebanon, Laclede County, Missouri
	Home Investment Services, LLC
	2343 Timberwood Lane; Lebanon, MO 65536
DRAWN BY MEP	SCALE 1"=60'
CHK'D SFF	DATE Aug. 4, 2026
	SURVEY NO. J6886

©Surveying\Ongoing Surveys\J6886 Hicks\J6886 - Sylvester Furse - 8/4/2026 9:22 AM

To: Zoning and Planning Commission Proposed for the Meeting Date of: September 10, 2026

Staff Informational Sheet

Topic: Request for a Final Plat from Lebanon Acreage to Judy L. Green Subdivision from 1 Lot to 2 Lots located at 2001 Beck Ln.

CIP Number:
Spent Year To Date:
Budget Amount:
Funding Source:

Subject Matter:
Request for a final plat from Lebanon Acreage to Judy L. Green Subdivision from 1 lot to 2 lots located at 2001 Beck Ln.

Background (problem/explanation):
Owner would like to split the 2 lots.

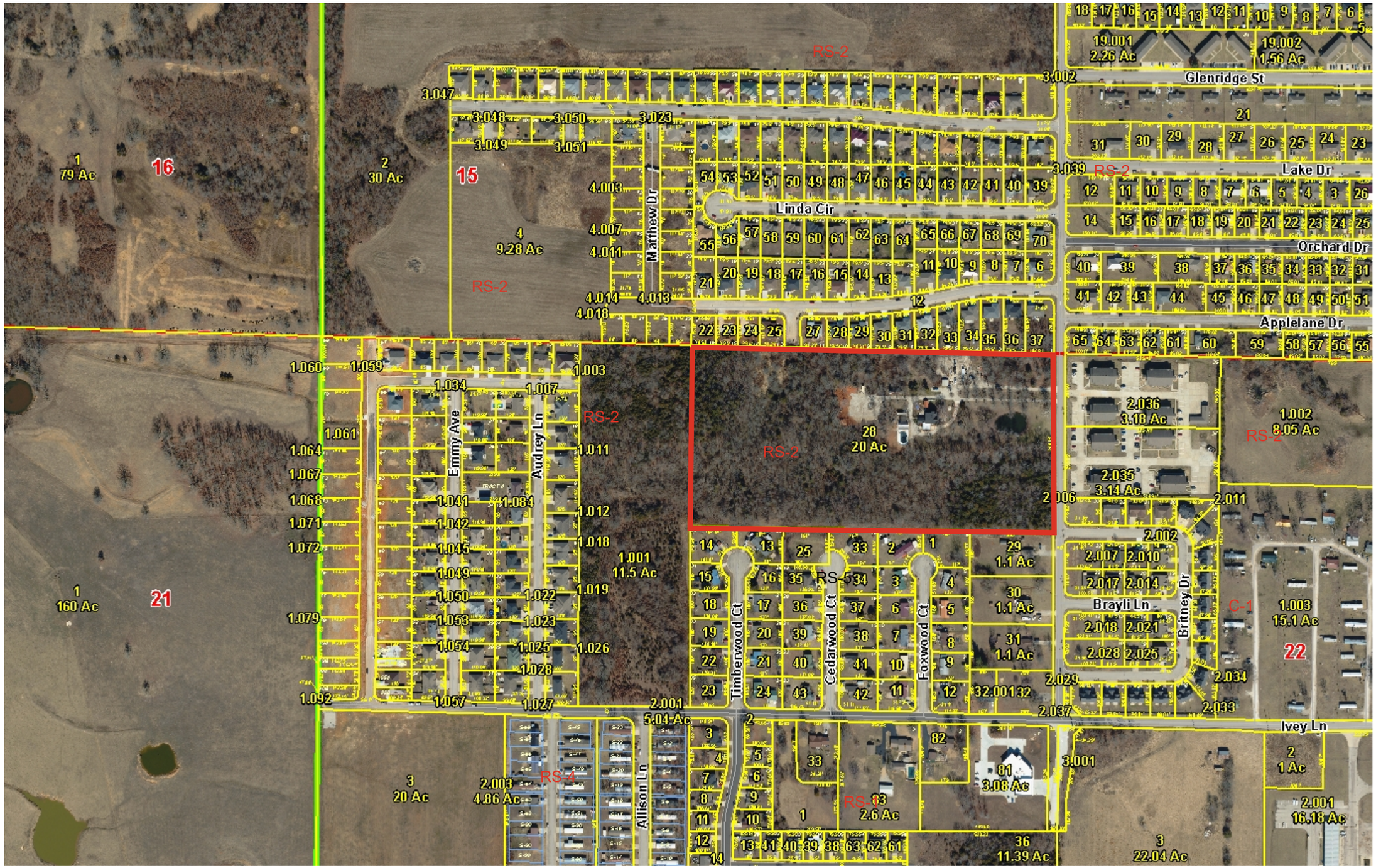
Owner would like to develop lot 2 in the future.

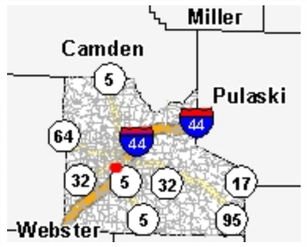
Staff Recommendation:
Public works director asked for 20 foot Utility easement on the East front side of the property.

Submitted By: Kim Schomaker, Planning and Zoning Coordinator
Department: Planning and Zoning
Date: 08/19/2026

ATTACHMENTS:
1. GIS- 2001 Beck Ln
2. Plat

2001 Beck Ln





Legend

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

Final Plat area

1 in. = 342ft.

Notes

zoned
RS-2
residential

683.2 0 341.60 683.2 Feet

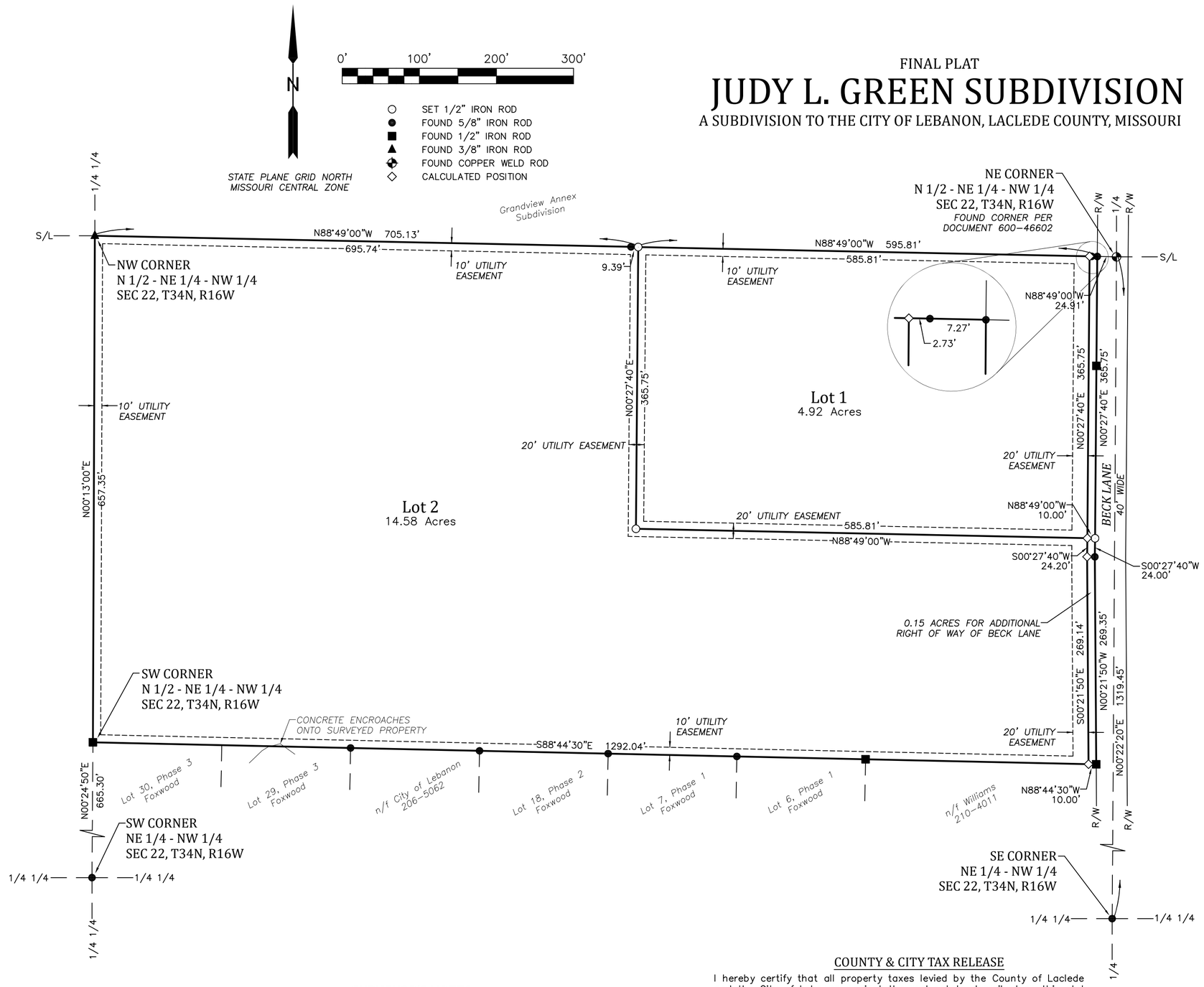
This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

FINAL PLAT

JUDY L. GREEN SUBDIVISION

A SUBDIVISION TO THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI



DESCRIPTION

From Book 2022, Page 5890
The North Half of the Northeast Quarter of the Northwest Quarter of Section 22, Township 34 North, Range 16 West of the Fifth Principal Meridian, Laclede County, Missouri. Subject to and except any part there of deeded, or taken for road or highway purposes.

DEDICATION

Whereas, Thomas and Shari Pearcy are the owner of the premises described on this plat, herein called the "Dedicators" and

Whereas, Dedicators desires to subdivide the land as shown on this plat with said subdivision to be named "Judy L. Green Subdivision"

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

_____ _____
Thomas Pearcy Date

_____ _____
Shari Pearcy Date

NOTARY CERTIFICATE

State of Missouri } SS.
County of Laclede }

On this_____day of_____, 2026, before me personally appeared Thomas and Shari Pearcy, known to me to be persons who executed the within final plat and acknowledged to me that they 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:

Judy L. Green 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._____

_____ Attest:_____
Jared Carr Lacey Brackett
Mayor, City of Lebanon 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 Date
Collector of Revenue
Laclede County, Missouri

RECORDER'S CERTIFICATE

This plat was filed for record in my office this_____ day of_____ 2026. Plat recorded at cabinet _____,slide _____.

_____
Jennifer Raef
Recorder of Deeds
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: Lots are the lands described in Book 2022, Page 5890.

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.

STATE OF MISSOURI
ERNEST J. LORTZ
NUMBER PLS-2012000096
PROFESSIONAL LAND SURVEYOR

8/5/26

SURVEYOR'S DECLARATION

I, Jason Lortz, did perform an original survey of the Lots shown hereon at the request of Thomas and Shari Pearcy on August 5, 2026. This survey was completed in accordance with the Current Missouri Minimum Standards for Property Boundary Surveys for Urban Property.

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

LORTZ SURVEYING, LLC

Survey of the
N 1/2 - NE 1/4 - NW 1/4
Sec. 22, T34N, R16W
Lebanon, Laclede County, Missouri

Thomas and Shari Pearcy
Lebanon, Missouri

Drawn by	Scale	Survey No.
SJM	1" = 100'	L-1669
Checked by EJL	Date 8/5/2026	

To: Zoning and Planning Commission Proposed for the Meeting Date of: September 10, 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 four lots to one lot located at 777 Brice St.

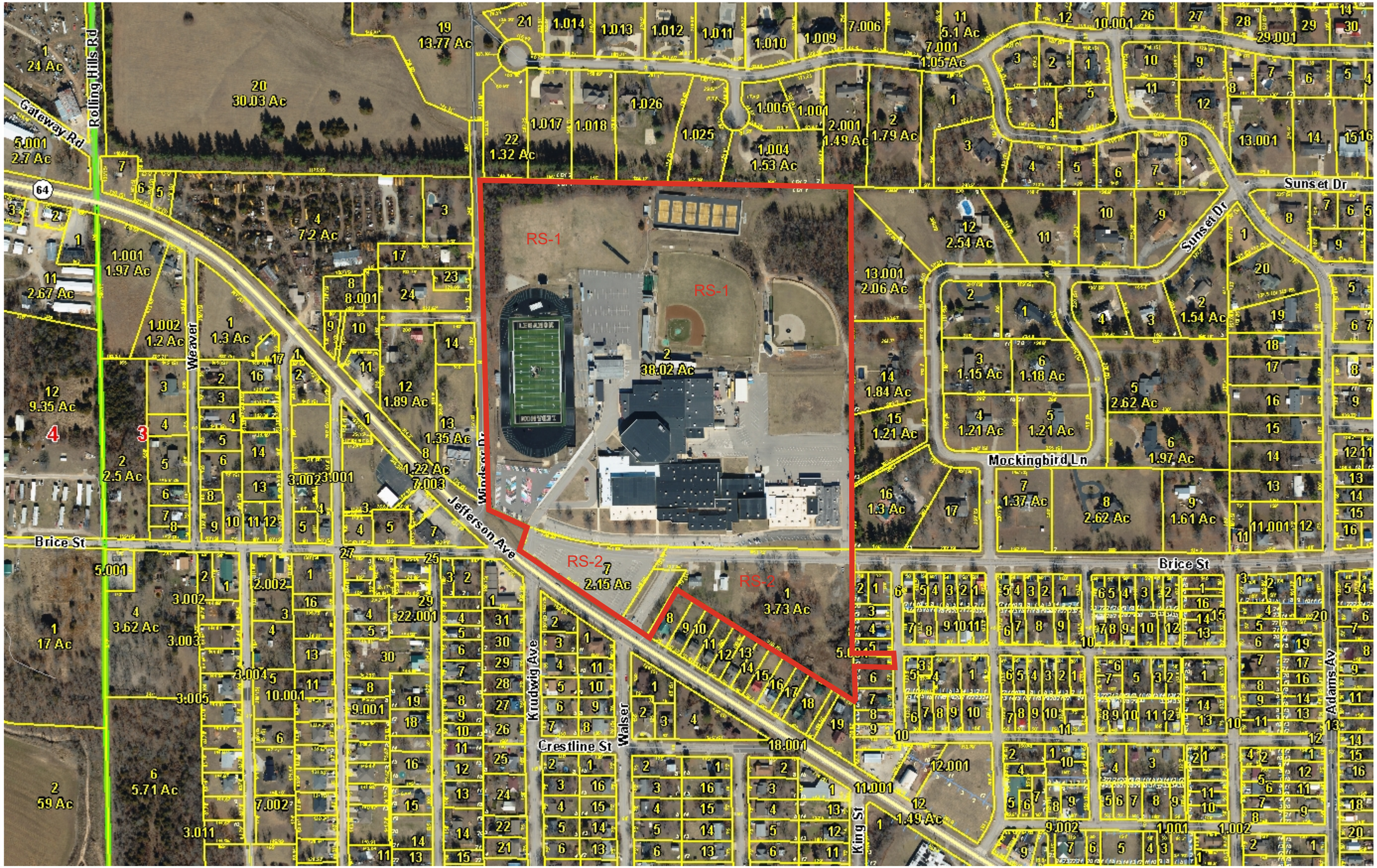
Background (problem/explanation):
The school is wanting to plat from Lebanon Acreage to Yellowjacket Acres from 4 lots to 1 lot.

Staff Recommendation:
The plat will clean up the high school property and add the current lots and the new lots together.

Submitted By: Kim Schomaker, Planning and Zoning Coordinator
Department: Planning and Zoning
Date: 08/19/2026

ATTACHMENTS:
1. GIS Map- 777 Brice St (Final Plat)
2. Yellowjacket Acres 8-19-2026 Signed

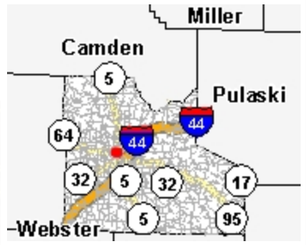
777 BRICE ST



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



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

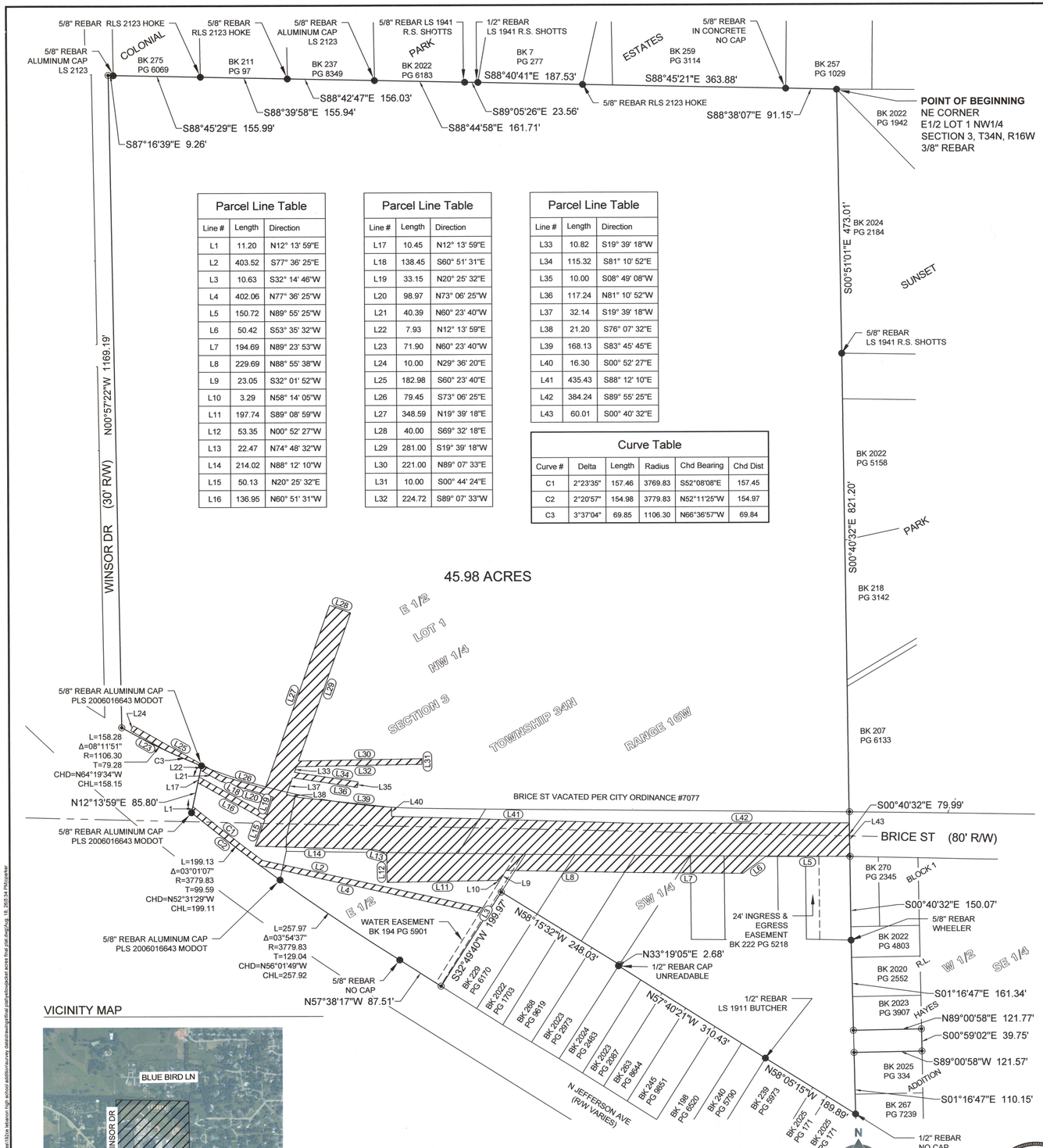
1 in. = 338ft.

Notes

Zoned
RS-1 residential

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



Parcel Line Table		
Line #	Length	Direction
L1	11.20	N12° 13' 59"E
L2	403.52	S77° 36' 25"E
L3	10.63	S32° 14' 46"W
L4	402.06	N77° 36' 25"W
L5	150.72	N89° 55' 25"W
L6	50.42	S53° 35' 32"W
L7	194.69	N89° 23' 53"W
L8	229.69	N88° 55' 38"W
L9	23.05	S32° 01' 52"W
L10	3.29	N58° 14' 05"W
L11	197.74	S89° 08' 59"W
L12	53.35	N00° 52' 27"W
L13	22.47	N74° 48' 32"W
L14	214.02	N88° 12' 10"W
L15	50.13	N20° 25' 32"E
L16	136.95	N60° 51' 31"W

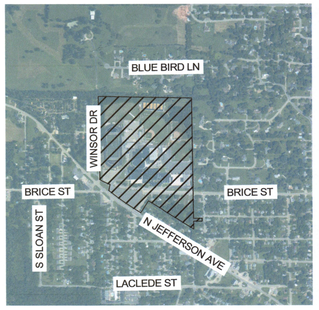
Parcel Line Table		
Line #	Length	Direction
L17	10.45	N12° 13' 59"E
L18	138.45	S60° 51' 31"E
L19	33.15	N20° 25' 32"E
L20	98.97	N73° 06' 25"W
L21	40.39	N60° 23' 40"W
L22	7.93	N12° 13' 59"E
L23	71.90	N60° 23' 40"W
L24	10.00	N29° 36' 20"E
L25	182.98	S60° 23' 40"E
L26	79.45	S73° 06' 25"E
L27	348.59	N19° 39' 18"E
L28	40.00	S69° 32' 18"E
L29	281.00	S19° 39' 18"W
L30	221.00	N89° 07' 33"E
L31	10.00	S00° 44' 24"E
L32	224.72	S89° 07' 33"W

Parcel Line Table		
Line #	Length	Direction
L33	10.82	S19° 39' 18"W
L34	115.32	S81° 10' 52"E
L35	10.00	S08° 49' 08"W
L36	117.24	N81° 10' 52"W
L37	32.14	S19° 39' 18"W
L38	21.20	S76° 07' 32"E
L39	168.13	S83° 45' 45"E
L40	16.30	S00° 52' 27"E
L41	435.43	S88° 12' 10"E
L42	384.24	S89° 55' 25"E
L43	60.01	S00° 40' 32"E

Curve Table					
Curve #	Delta	Length	Radius	Chd Bearing	Chd Dist
C1	2°23'35"	157.46	3769.83	S52°08'08"E	157.45
C2	2°20'57"	154.98	3779.83	N52°11'25"W	154.97
C3	3°37'04"	69.85	1106.30	N66°36'57"W	69.84

45.98 ACRES

VICINITY MAP



VICINITY MAP
SCALE: 1"=1000'

LEGEND

- IRON PIN FOUND AS NOTED
- SET 5/8" IRON PIN WITH CAP, MO LC 2011008797
- UTILITY EASEMENT
- PROPERTY LINE: PRIMARY
- PROPERTY LINE: ADJOINER
- LAND SECTION LINE
- ORIGINAL LOT LINE
- EXISTING EASEMENT

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'

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

COLLECTOR'S CERTIFICATE

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

_____
TONI MORRIS
COUNTY COLLECTOR
LEBANON, LACLEDE COUNTY, MISSOURI

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 ½" 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, 310.43 FEET TO AN EXISTING ½" 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°38'17" WEST, 87.51 FEET; THENCE 257.97 FEET ALONG A 3779.83 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 56°01'49" WEST FOR 257.92 FEET; THENCE 199.13 FEET ALONG A 3779.83 FOOT CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 52°31'29" WEST FOR 199.11 FEET; THENCE NORTH 12°13'59" EAST, 85.80 FEET; THENCE 158.28 FEET ALONG A 1106.30 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 64°19'34" WEST FOR 158.15 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF WINSOR DRIVE; THENCE LEAVING SAID HIGHWAY RIGHT-OF-WAY AND ALONG SAID EAST RIGHT-OF-WAY OF WINSOR DRIVE NORTH 00°57'22" WEST, 1169.19 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 RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF SAID SUBDIVISION SOUTH 87°16'39" EAST, 9.26 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, PHASE1 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 88°45'21" 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 2,002,949 SQUARE FEET (45.98 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 2022, PAGE 5139 IN THE LACLEDE COUNTY RECORDER'S OFFICE.
- GENERAL WARRANTY DEED DOCUMENT RECORDED JANUARY 18, 2024 AT BOOK 2024, PAGE 198 IN THE LACLEDE COUNTY RECORDER'S OFFICE.
- GENERAL WARRANTY DEED DOCUMENT RECORDED DECEMBER 4, 2023 AT BOOK 2023, 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 600-48368.
- FINAL PLAT OF COLONIAL PARK ESTATES 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
MISSOURI, PLS 2659

8-19-2026
DATE

STATE OF MISSOURI
KENT R. PETERSON
NUMBER 2659
PROFESSIONAL LAND SURVEYOR
8-19-2026

KENT R. PETERSON - LAND SURVEYOR
MO# 2659

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

_____
NOTARY PUBLIC

SURVEYOR'S NOTES

NO PREVIOUSLY RECORDED PROPERTY BOUNDARY SURVEY WAS PROVIDED OR DISCOVERED DURING THE RESEARCH PROCESS.
PROPERTY ACCURACY STANDARD: URBAN
DATE OF SURVEY FIELD WORK: MAY 8, 2025

DATE	REVISION	#
07/07/2026	ISSUED FOR APPROVAL	0

TOTH & ASSOCIATES
1550 E. REPUBLIC ROAD
SPRINGFIELD, MO 65804
Ph: 417-888-0645 Fax: 417-888-0657
www.tothassociates.com
CERTIFICATE OF AUTHORITY: MO# LS-2011008797

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Drawings and specifications are not intended for use on other projects at this site or other sites without written approval of the engineer

DWN. BY: CMP
CKD. BY: KRP
APPD. BY: KRP
DATE: 07/01/2026
SCALE: AS NOTED
Graphic scale may change due to drawing reproduction

PROJECT: LEBANON HIGH SCHOOL LOT COMBINATION
LOCATION: 777 BRICE ST LEBANON, MO 65536
CLIENT: LEBANON SCHOOL DISTRICT
224 W COMMERCIAL ST
LEBANON, MO 65536
TITLE: FINAL PLAT
SHT NO: 1 OF 1

I:\2025-de-163-lebanon-local\civil\projects\03 dwg\ls-associates\152ce lebanon high school addition\survey data\drawings\final plat\yellowjacket acres final plat.dwg Aug 18, 2025 3:34 PM\plotter

To: Zoning and Planning Commission Proposed for the Meeting Date of: September 10, 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):
Owner wants to re plat for the construction of a new Casey's General Store.

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

Property line is more than 100' from Church/school property so no consent for alcohol sales is needed per City ordinance and state law.

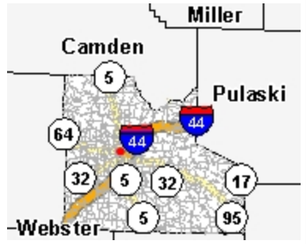
Staff Recommendation:
Owner will work with code administration on the construction process with the civil drawings of the new store.

Submitted By: Kim Schomaker, Planning and Zoning Coordinator
Department: Planning and Zoning
Date: 08/19/2026

ATTACHMENTS:
1. GIS Map
2. REPLAT OF A FINAL PLAT CEDARHURST SUBDIVISION SIGNED 26-08-25

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

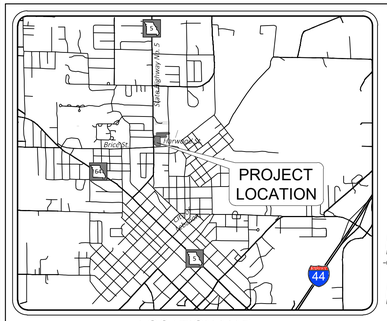
210.0 0 104.98 210.0 Feet

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

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, R-16-W
LEBANON, LACLEDE COUNTY, MISSOURI



LOCATION MAP
NOT TO SCALE

ZONING DATA:

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

GRAPHIC SCALE
0 15 30 60
1"=30'

EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 00°42'13" W	211.93'
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'
L6	S 00°42'13" E	12.00'

EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
L7	N 88°48'33" E	313.78'
L8	S 00°42'13" E	15.00'
L9	S 88°48'33" W	328.78'
L10	N 00°42'13" W	15.00'
L11	N 88°48'33" E	15.00'

GENERAL NOTES:

- BASIS OF BEARING: GRID NORTH, MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (2402), NAD 83 (2011) (EPOCH:2010.0000), BASED ON RT KINEMATIC GNSS OBSERVATIONS DERIVED FROM TRIMBLE CENTERPOINT RTX, HAVING COMPUTED VALUES OF: LATITUDE N37°41'30.67110"; LONGITUDE W92°39'78966".
- VERTICAL DATUM: NAVD88 (GEOID 18): ORTHOMETRIC HEIGHTS AND CONTOURS ARE DERIVED FROM TERRESTRIAL AND RT 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.

PARENT TRACT DESCRIPTION:

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.

PROPOSED TRACT DESCRIPTION:

AS-SURVEYED:

A TRACT OF LAND BEING A PART OF LOT 2, CEDARHURST SUBDIVISION TO THE CITY OF LEBANON, LACLEDE 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 MODOT RIGHT OF WAY MONUMENT;

THENCE SOUTH 00 DEGREES 53 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 61.71 FEET TO A THREE QUARTER INCH (3/4") REBAR WITH ALUMINUM CAP STAMPED HALFF LS CORP 2021048378" 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 2021048378";

THENCE SOUTH 00 DEGREES 42 MINUTES 13 SECONDS EAST, BEING PARALLEL TO THE EAST LINE OF LOT 2, A DISTANCE OF 354.77 FEET TO A THREE QUARTER INCH REBAR WITH CAP STAMPED "LS CORP 2021048378;

THENCE SOUTH 86 DEGREES 41 MINUTES 20 SECONDS WEST, BEING PARALLEL TO THE SOUTH LINE OF LOT 2, A DISTANCE OF 210.62 FEET TO A THREE QUARTER INCH REBAR WITH CAP STAMPED "LS CORP 2021048378 ON THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 5 (SH-5);

THENCE ALONG THE EASTERLY RIGHT OF WAY OF SH-5 FOR THE NEXT 4 CALLS:

1. THENCE NORTH 47 DEGREES 00' MINUTES 31 SECONDS WEST, A DISTANCE OF 52.68 FEET TO A FOUND FIVE-EIGHTHS INCH (5/8") REBAR WITH CAP STAMPED "A/E INC 62";
2. THENCE NORTH 00 DEGREES 45 MINUTES 31 SECONDS WEST, A DISTANCE OF 120.58 FEET TO A FOUND FIVE-EIGHTHS INCH (5/8") REBAR WITH CAP STAMPED "A/E INC 62"
3. THENCE NORTH 10 DEGREES 27 MINUTES 52 SECONDS EAST, A DISTANCE OF 50.90 FEET TO A FOUND CONCRETE RIGHT OF WAY MONUMENT;
4. THENCE NORTH 00 DEGREES 53 MINUTES 13 SECONDS WEST, A DISTANCE OF 155.41 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 1.994 ACRES OR 86,865 SQ. FT., MORE OR LESS.

LEGEND:

- QUARTER SECTION LINE
- SUBJECT BOUNDARY
- ADJACENT BOUNDARY LINE
- ROAD CENTERLINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- TREE LINE
- OHT — OVERHEAD TELEPHONE LINE
- OHU — OVERHEAD UTILITY LINE
- UW — WATER LINE
- UFO — FIBER OPTIC LINE
- DRAINAGE PIPE LINE
- UG — GAS LINE
- SS — SANITARY SEWER LINE
- SILT FENCE
- FLOWLINE

- BENCHMARK, AS NOTED
- ELECTRIC VAULT
- LIGHT POLE
- POWER POLE
- GUY WIRE
- TRAFFIC SIGNAL POLE
- TELEPHONE VAULT
- FIBER OPTIC VAULT
- NATURAL GAS SIGN
- GAS VALVE
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SIGN
- FOUND REBAR, AS NOTED
- FOUND R/W MARKER, AS NOTED
- SET 3/4" REBAR WITH 1.5" ALUMINUM CAP STAMPED "LS CORP 2021048378"
- TRAFFIC DELINEATOR
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- (R) RECORD MEASUREMENTS
- (M) MEASURED MEASUREMENTS

ASPHALT CONCRETE
EASEMENT DEDICATED PER THIS PLAT
LANDSCAPE BUFFER



SURVEYOR

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

OWNER

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

ENGINEER

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

OWNERS 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:

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, R-16-W 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

NOTARY CERTIFICATE:

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/THEY 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

MAYORS CERTIFICATE:

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 _____, 2026

BY ORDINANCE NO. _____

_____ _____
JARED CARR, MAYOR DATE

_____ _____
LACEY BRACKETT, CITY CLERK DATE

COLLECTORS CERTIFICATE:

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

SURVEYOR'S CERTIFICATE:

I, 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, PLS 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: August 25, 2026

PROFESSIONAL LAND SURVEYOR
LICENSE NO. 2026020041
STATE OF MISSOURI

STATE OF MISSOURI
DAWSON TERRELL CALHOUN
NUMBER PLS-2026020041
PROFESSIONAL LAND SURVEYOR
8/25/26

halff
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:	8/25/2026
DRAWN BY:	JDS
CHECKED BY:	DTC
PAGE:	1 OF 1

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August 25, 2026, 3:29:39 PM JoshPitt