

**CITY OF LEBANON
ZONING AND PLANNING COMMISSION MEETING
THURSDAY, APRIL 10, 2025, 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. March 13, 2025, Regular Meeting
3. Public Hearing
 - a. Request for a Final Plat of Replat of Lots 1 and 2 of Replat of Lots 1, 2, and 3, Finch View Subdivision to the City of Lebanon, Missouri and Fractional Part SW1/4 NW1/4 Sec.10, T34N R16W, Laclede County Missouri. (1021 New Buffalo Road)
4. Commission Action
 - a. Request for a Final Plat of Replat of Lots 1 and 2 of Replat of Lots 1, 2, and 3, Finch View Subdivision to the City of Lebanon, Missouri and Fractional Part SW1/4 NW1/4 Sec.10, T34N R16W, Laclede County Missouri.
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](mailto:custodian@lebanonmissouri.org) or call at 417-991-2360.

CITY OF LEBANON
ZONING AND PLANNING COMMISSION REGULAR MEETING MINUTES
MARCH 13, 2025

BE IT REMEMBERED that the Zoning and Planning Commission of the City of Lebanon, Missouri, met in Regular Session on March 13, 2025 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: Michall Holmes, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater, Randy Wall, and David Wheeler. Absent: None.

A quorum was declared.

Kristen Waterman resigned from the Board on February 13, 2025; therefore, the Commission currently consists of 8 members with one vacancy.

Staff members and others in attendance: Planning and Zoning Manager Mark Scott and City Clerk Lacey Brackett.

APPROVAL OF MINUTES

February 13, 2025, Regular Meeting

Randy Wall moved and Shirley Tarwater seconded that the Commission approve the minutes as presented. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater, David Wheeler, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

PUBLIC HEARING

Shirley Tarwater moved and Randy Randolph seconded that the Commission move out of Regular Session and into Public Hearing. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater, David Wheeler, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Request for a Final Plat for Aero Landing Phase 1 at 2400 S Block of South Jefferson Avenue

Planning and Zoning Manager Mark Scott stated that this plat represents the first of three phases and is currently zoned RS-2 Residential.

Request for a Rezone from C-L Limited Commercial to RS-2 Residential for Aero Landing Phase 1 at 2400 Block of South Jefferson

Planning and Zoning Manager Mark Scott explained that this is a rezoning from Limited Commercial C-L to RS-2 Residential. He noted that the entrance aligning with South Jefferson

Avenue is designated as C-L, so a rezone was required.

Request for a Conditional Use at 2400 Block of South Jefferson

Planning and Zoning Manager Mark Scott stated that the owners intend to construct duplexes, and since the area is zoned RS-2 Residential, a conditional use permit is required.

Request for a Final Plat of ISC Billboard located at 1560 E Rt. 66

Planning and Zoning Manager Mark Scott stated that this plat was for a planned billboard sign and noted that MoDOT had already issued a sign permit.

Request for a Replat of Lot 12 and the South Half of Lot 11 of Block 16, Lewis Addition at 418 Harwood Avenue

Planning and Zoning Manager Mark Scott stated that this is a replat of one lot and a portion of a second lot, required for planned construction.

Request for a Final Plat of Phase One and Final Plat of Phase Two of Ridge Creek Subdivision at 1100 Block of Daytona Drive and 1500 Rolling Hills Road

Planning and Zoning Manager Mark Scott shared that these were plats for two phases of Ridge Creek Subdivision and that the areas had to be properly plated for planned construction.

Several neighborhood members attended the meeting and expressed their opposition to the plat. However, due to time constraints and the Chairman's limit of three speakers for and against the items in question, they did not provide public comments.

Neighboring resident J.D. Muschany provided the Chairman with a letter from residents regarding their concerns about the construction of Rockingham Road. This letter is attached and made part of the permanent record. Mr. Muschany expressed concerns about the development due to Rockingham Road being extended and stated that he would like it to remain a dead-end street. He questioned whether there was any way to relocate Rockingham Road to mitigate the increase in traffic, which he believes poses a potential safety concern.

Area resident Jeff Decker shared that he had recently moved to the neighborhood and one reason he picked this area was because Daytona Road came to a dead-end.

Commission Member Plassmeyer inquired about the developer being required to put a cul-de-sac in the road of the subdivision, and have it not just dead-end. Plassmeyer also acknowledged the citizen's safety concerns and asked that they contact public works and discuss their concerns.

Commission Member Stokes shared that this was just a plat for a development and explained that the Commission's job is to review and see if it would benefit the City. Stokes also inquired about two points of egress in a subdivision.

Area resident Don Biddinger expressed concerns about safety, stating that adding more traffic

to Rolling Hills Road would be unsafe due to the frequent speeding. He shared that he understands why someone would have an interest in putting a development in but recommended another access road.

Area resident Deborah Brown expressed her concern regarding the development of the subdivision.

The Commission had a brief discussion regarding cul-de-sac and turnaround options, expressing concern about the dead-end street for Rockingham as is. Planning and Zoning Manager Mark Scott shared that the owner of the subdivision had agreed to put a cul-de-sac at the end of the road on the plat.

Request for a Conditional Use to Construct a Duplex at 171 Lee Street

Planning and Zoning Manager Mark Scott shared that this was a conditional use request to construct a duplex due to it being in an RS-2 Residential area.

Randy Randolph moved and Chris Meckem seconded that the Commission move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater, David Wheeler, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

COMMISSION ACTION

Request for a Final Plat for Aero Landing Phase 1 at 2400 S Block of South Jefferson Avenue

David Wheeler moved and Chris Meckem seconded that the Commission approve a Request for a Final Plat for Aero Landing Phase 1. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater, David Wheeler, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Request for a Rezone from C-L Limited Commercial to RS-2 Residential for Aero Landing Phase 1 at 2400 Block of South Jefferson

Shirley Tarwater moved and Randy Wall seconded that the Commission approve a Request for a Rezone from Limited Commercial C-L to RS-2 Residential for Aero Landing Phase 1 at 2400 Block of South Jefferson Avenue. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater, David Wheeler, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Request for a Conditional Use at 2400 Block of South Jefferson

Randy Wall moved and David Wheeler seconded that the Commission approve a Request for a Conditional Use in the 2400 Block of South Jefferson Avenue. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater, David Wheeler, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Request for a Final Plat of ISC Billboard located at 1560 E Rt. 66

Carrie Plassmeyer moved and Chris Meckem seconded that the Commission approve a Request for a Final Plat of ISC Billboard located at 1560 E Rt. 66. Motion carried as follows: Yea: (8)

Michall Holmes, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater, David Wheeler, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Request for a Replat of Lot 12 and the South Half of Lot 11 of Block 16, Lewis Addition at 418 Harwood Avenue

Carrie Plassmeyer moved and Chris Meckem seconded that the Commission approve a Request for a Replat of Lot 12 and the South Half of Lot 11 of Block 16, Lewis Addition at 418 Harwood Avenue. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater, David Wheeler, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Request for a Final Plat of Phase One of Ridge Creek Subdivision at 1100 Block of Daytona Drive and 1500 Rolling Hills Road

Randy Wall moved and Michall Holmes seconded that the Commission approve the request for a Final Plat of Phase One of Ridge Creek Subdivision.

Shirley Tarwater moved and Randy Randolph seconded that the Commission amend the motion to approve the request for a Final Plat of Phase One of Ridge Creek Subdivision with the condition that there would be a turnaround constructed on the West end of Daytona Drive and that it meet the requirements approved by the Street Department of Public Works. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater, David Wheeler, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Shirley Tarwater moved and Randy Randolph seconded that the Commission approve a Request for a Final Plat of Phase One of Ridge Creek Subdivision with the condition that there would be a turn-a-round constructed on the West end of Daytona Drive and that it meet the requirements approved by the Street Department of Public Works. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater, David Wheeler, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Request for a Final Plat of Phase Two of Ridge Creek Subdivision at 1100 Block of Daytona Drive and 1500 Rolling Hills Road

Michall Holmes moved and Randy Randolph seconded that the Commission approve a Request for a Final Plat of Phase Two of Ridge Creek Subdivision with the condition that an emergency vehicle turnaround be added and that it be approved by the Street Department of Public Works. Motion carried as follows: Yea: (6) Michall Holmes, Chris Meckem, Carrie Plassmeyer, Randy Radolph, Shirley Tarwater, and Randy Wall; Nay: (2) Jeff Stokes and David Wheeler; Abstain: (0) None; Absent: (0) None.

Request for a Conditional Use to Construct a Duplex at 171 Lee Street

Carrie Plassmeyer moved and Shirley Tarwater seconded that the Commission approve a Request for a Conditional Use to Construct a Duplex at 171 Lee Street . Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater, David Wheeler, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent:

(0) None.

COMMISSION AND STAFF DISCUSSION

None.

Adjournment

Chairman Stokes declared the meeting adjourned at 6:53 p.m.

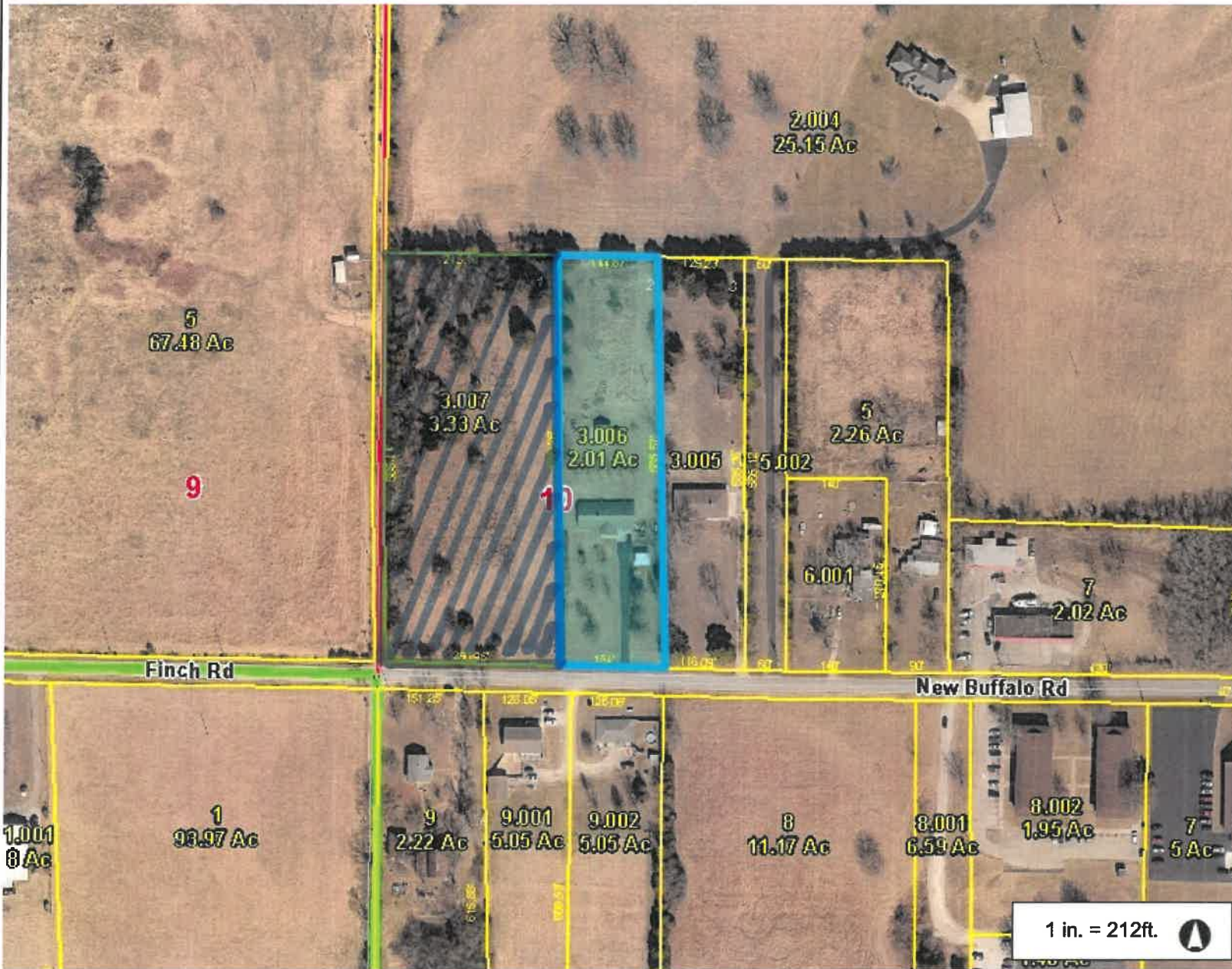
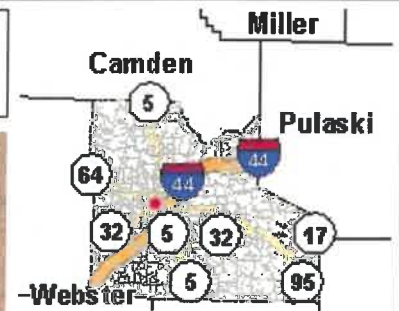
ATTEST:

Secretary Carrie Plassmeyer

Code Administrator Christina Wagner

Minutes Approved

Laclede County, MO



Legend

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

Notes

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 & 2 OF REPLAT OF LOTS 1, 2 & 3, FINCH
VIEW SUBDIVISION TO THE CITY OF LEBANON, MISSOURI
& FRACTIONAL PART SW1/4 NW1/4 SEC. 10, T34N, R16W
LACLEDE COUNTY, MISSOURI

CERTIFICATE OF OWNERSHIP AND DEDICATION

Charles Fay Jordan, Jr. and Ellen Gayle Jordan, Trustees of the Charles Fay Jordan, Jr. and Ellen Gayle Jordan Revocable Living Trust, dated December 13, 2023 hereby certify that it is the owner of the property described and shown hereon, which property is located within the subdivision jurisdiction of the City of Lebanon, that he has caused this property to be replatted as shown hereon and that said property shall be known and designated as "REPLAT OF LOTS 1 & 2 OF REPLAT OF LOTS 1, 2 & 3, FINCH VIEW SUBDIVISION TO THE CITY OF LEBANON, MISSOURI & FRACTIONAL PART SW1/4 NW1/4 SEC. 10, T34N, R16W, LACLEDE COUNTY, MISSOURI." The owner hereby freely adopts this plan of subdivision.

DATED: _____, 2025 CHARLES FAY JORDAN, JR. AND ELLEN GAYLE JORDAN REVOCABLE LIVING TRUST, DATED DECEMBER 13, 2023
 By: _____
 Charles Fay Jordan, Jr., Trustee

Ellen Gayle Jordan, Trustee
 "DEDICATOR"

STATE OF MISSOURI)
) SS.
 COUNTY OF LACLEDE)

On this ____ day of _____, 2025 before me appeared Charles Fay Jordan, Jr. and Ellen Gayle Jordan, to me personally known, who, being by me duly sworn did say: That they are Trustees of the Charles Fay Jordan, Jr. and Ellen Gayle Jordan Revocable Living Trust, dated December 13, 2023 and that said instrument was signed on its behalf, and acknowledged said instrument to be the free act and deed of said Charles Fay Jordan, Jr. and Ellen Gayle Jordan Revocable Living Trust, dated December 13, 2023.
 IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, this ____ day of _____, 2025.
 My Commission Expires: _____

NOTARY PUBLIC

ACKNOWLEDGMENT OF APPROVAL BY CITY COUNCIL

This plat of subdivision "REPLAT OF LOTS 1 & 2 OF REPLAT OF LOTS 1, 2 & 3, FINCH VIEW SUBDIVISION TO THE CITY OF LEBANON, MISSOURI & FRACTIONAL PART SW1/4 NW1/4 SEC. 10, T34N, R16W, LACLEDE COUNTY, MISSOURI," 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 _____, 2025 by Ordinance No. _____.

Jared Carr, Mayor Date
 Lacey Brackett, City Clerk Date

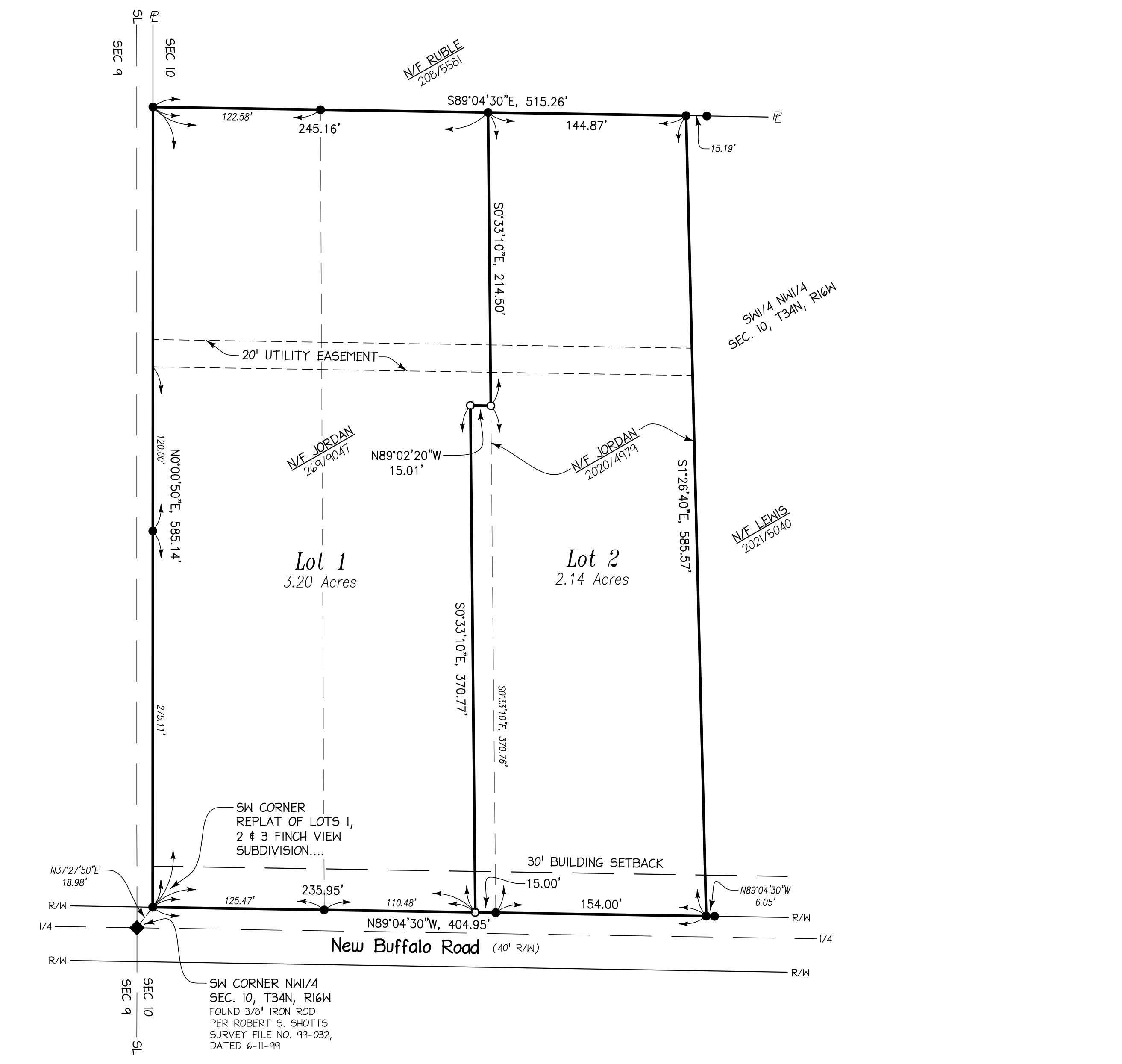
COUNTY TAX RELEASE

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 2024 and all prior years.

Toni Morris Date
 Collector of Revenue
 Laclede County, Missouri

RECORDER'S CERTIFICATE

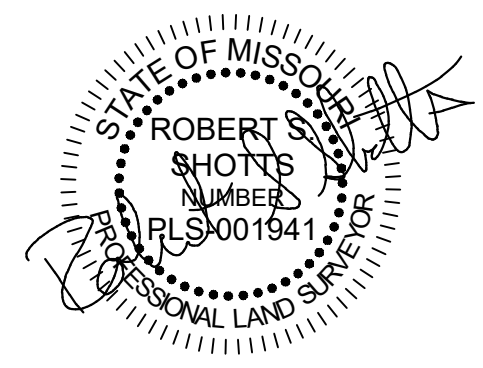
This plat was filed for record in my office on this ____ day of _____, 2025. Plat filed at _____.
 Jennifer Raef Date
 Recorder of Deeds
 Laclede County, Missouri



DESCRIPTION
 All of Lots 1 and 2 of REPLAT OF LOTS 1, 2 & 3, FINCH VIEW SUBDIVISION TO THE CITY OF LEBANON, MISSOURI & FRACTIONAL PART SW1/4 NW1/4 SEC. 10, T34N, R16W, LACLEDE COUNTY, MISSOURI, Lebanon, Missouri, containing 5.34 acres, more or less, per plat of survey J-6048, dated March 3, 2025, by CM Archer Group, P.C.

I, ROBERT S. SHOTTS, Professional Land Surveyor, did survey the hereon described tract on January 16, 2025 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.

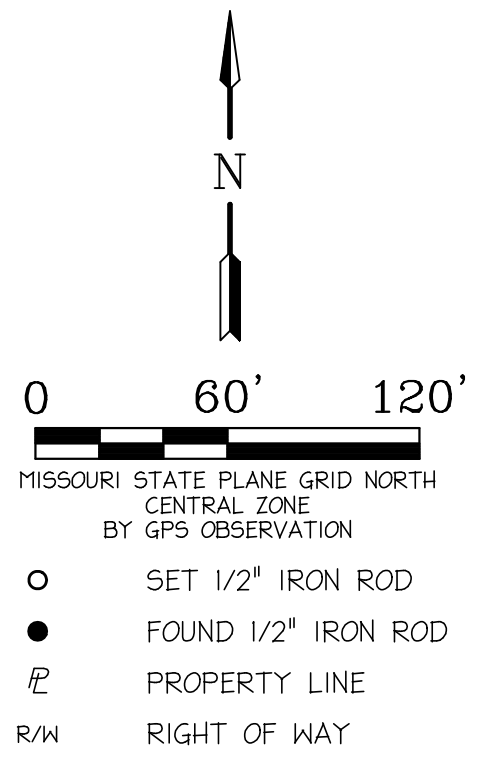
Robert S. Shotts
 PLS No. 1941



3-3-25

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: January 16, 2025
- For deed to Jordan Trust, see: 2023/4836.
- 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.
- There may be buried utilities located on this tract.
- 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.



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: 200401977-D; A:201601979

REVISIONS	DATE	DESCRIPTION

Final Plat of REPLAT OF LOTS 1 & 2 OF REPLAT OF LOTS 1, 2 & 3, FINCH VIEW SUBDIVISION TO THE CITY OF LEBANON, MISSOURI & FRACTIONAL PART SW1/4 NW1/4 SEC. 10, T34N R16W; LACLEDE COUNTY, MO

Charles Jordan Jr.
 1032 New Buffalo Road; Lebanon, Missouri 65536

DRAWN BY: MEP SCALE: 1"=60' SURVEY NO.:
 CHECKED: RSS DATE: March 3, 2025 J6048



To: Zoning and Planning Commission

Proposed for the Meeting Date of: April 10, 2025

Staff Informational Sheet

Topic: Request for a Final Plat of Replat of Lots 1 and 2 of Replat of Lots 1, 2, and 3, Finch View Subdivision to the City of Lebanon, Missouri and Fractional Part SW1/4 NW1/4 Sec.10, T34N R16W, Laclede County Missouri.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Final Plat of Replat of Lots 1 and 2 of Replat of Lots 1, 2, and 3, Finch View Subdivision to the City of Lebanon, Missouri and Fractional Part SW1/4 NW1/4 Sec.10, T34N R16W, Laclede County Missouri.

Background (problem/explanation):

This is zoned RS-2 Residential

Staff Recommendation:

Planning and Zoning see no issues.

Submitted By: Mark Scott, Planning and Zoning Manager

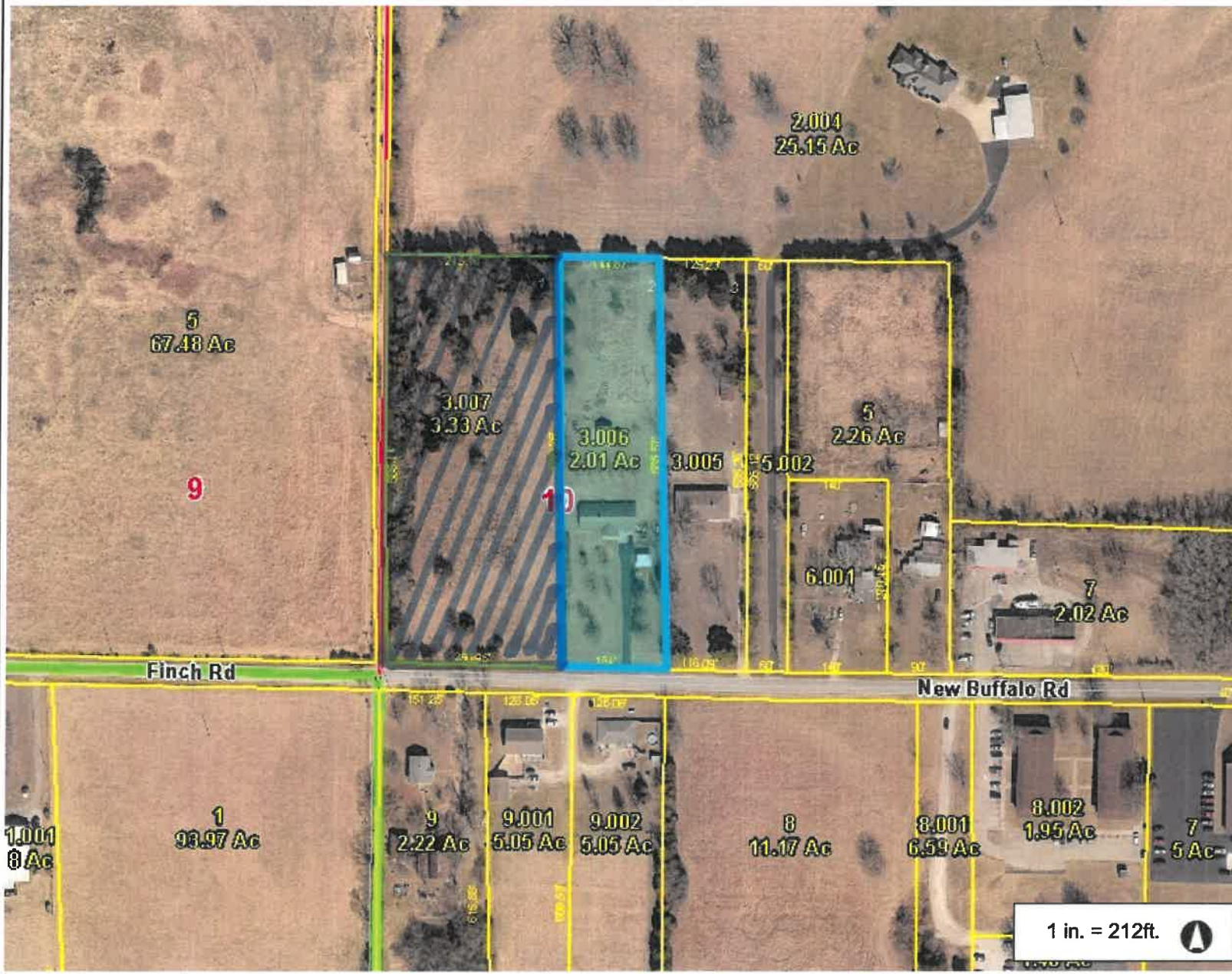
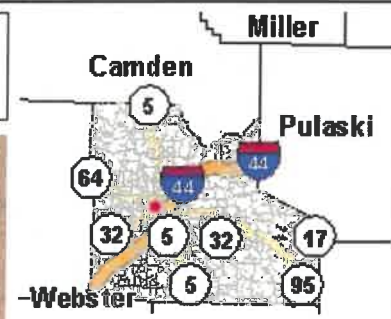
Department: Code Administration

Date:

ATTACHMENTS:

1. 1021 New Buffalo Road GIS map depiction.
2. Final plat Finch View Subdivision

Laclede County, MO



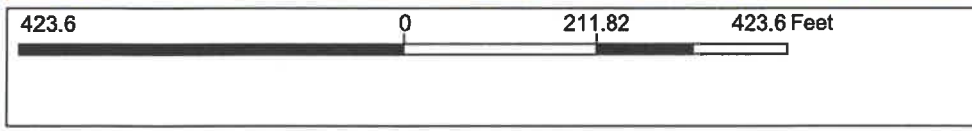
Legend

- Road
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Notes

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Final Plat of

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CERTIFICATE OF OWNERSHIP AND DEDICATION

Charles Fay Jordan, Jr. and Ellen Gayle Jordan, Trustees of the Charles Fay Jordan, Jr. and Ellen Gayle Jordan Revocable Living Trust, dated December 13, 2023 hereby certify that it is the owner of the property described and shown hereon, which property is located within the subdivision jurisdiction of the City of Lebanon, that he has caused this property to be replatted as shown hereon and that said property shall be known and designated as "REPLAT OF LOTS 1 & 2 OF REPLAT OF LOTS 1, 2 & 3, FINCH VIEW SUBDIVISION TO THE CITY OF LEBANON, MISSOURI & FRACTIONAL PART SW1/4 NW1/4 SEC. 10, T34N, R16W, LACLEDE COUNTY, MISSOURI." The owner hereby freely adopts this plan of subdivision.

DATED: _____, 2025
 CHARLES FAY JORDAN, JR.
 AND ELLEN GAYLE JORDAN
 REVOCABLE LIVING TRUST, DATED
 DECEMBER 13, 2023
 By: _____
 Charles Fay Jordan, Jr., Trustee

Ellen Gayle Jordan, Trustee
 "DEDICATOR"

STATE OF MISSOURI)
) SS.
 COUNTY OF LACLEDE)

On this _____ day of _____, 2025 before me appeared Charles Fay Jordan, Jr. and Ellen Gayle Jordan, to me personally known, who, being by me duly sworn did say: That they are Trustees of the Charles Fay Jordan, Jr. and Ellen Gayle Jordan Revocable Living Trust, dated December 13, 2023 and that said instrument was signed on its behalf, and acknowledged said instrument to be the free act and deed of said Charles Fay Jordan, Jr. and Ellen Gayle Jordan Revocable Living Trust, dated December 13, 2023.
 IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, this _____ day of _____, 2025.
 My Commission Expires: _____

NOTARY PUBLIC

ACKNOWLEDGMENT OF APPROVAL BY CITY COUNCIL

This plat of subdivision "REPLAT OF LOTS 1 & 2 OF REPLAT OF LOTS 1, 2 & 3, FINCH VIEW SUBDIVISION TO THE CITY OF LEBANON, MISSOURI & FRACTIONAL PART SW1/4 NW1/4 SEC. 10, T34N, R16W, LACLEDE COUNTY, MISSOURI," 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 _____, 2025 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 2024 and all prior years.

Toni Morris _____ Date _____
 Collector of Revenue
 Laclede County, Missouri

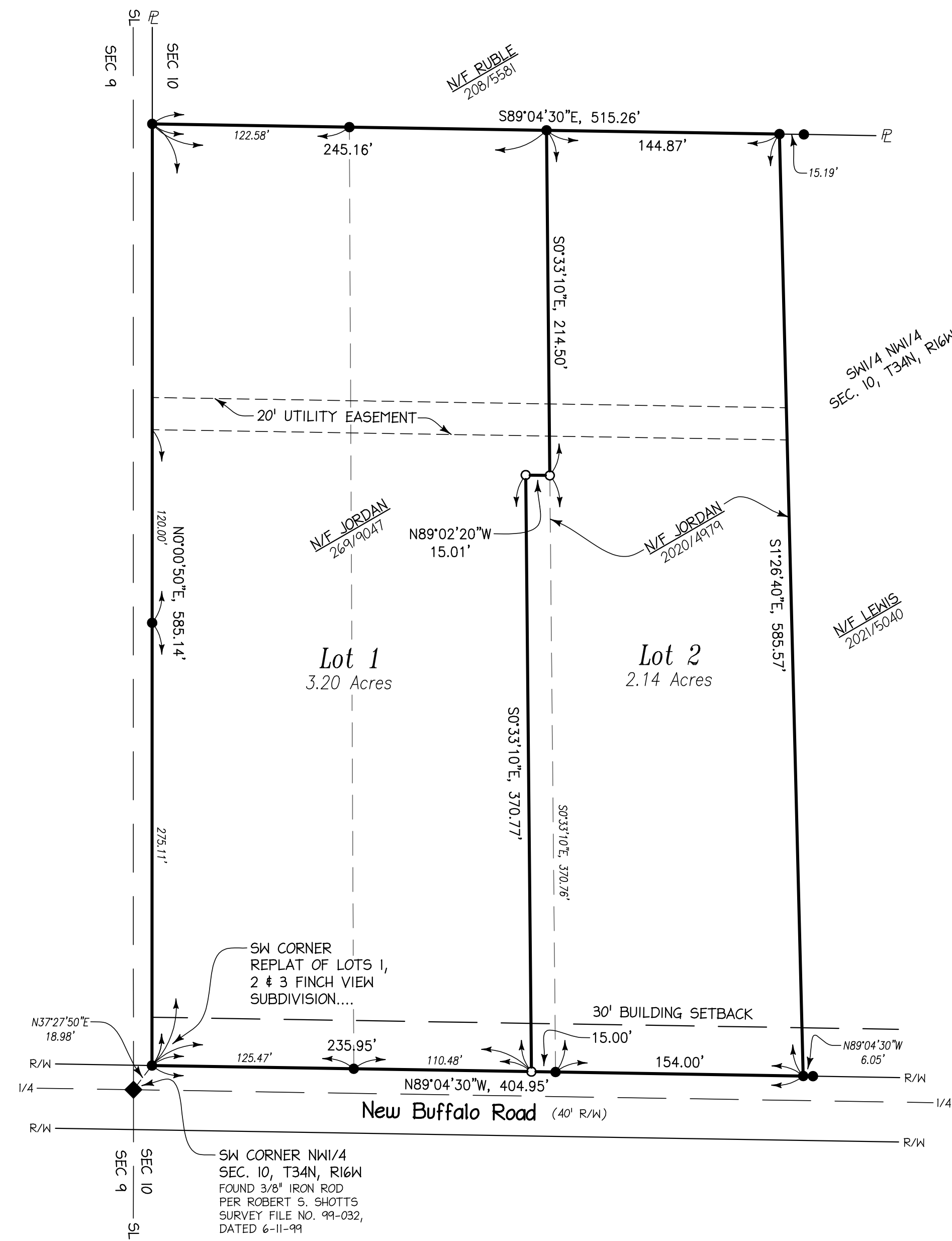
RECORDER'S CERTIFICATE

This plat was filed for record in my office on this _____ day of _____, 2025. Plat filed at _____.

Jennifer Raef _____ Date _____
 Recorder of Deeds
 Laclede County, Missouri

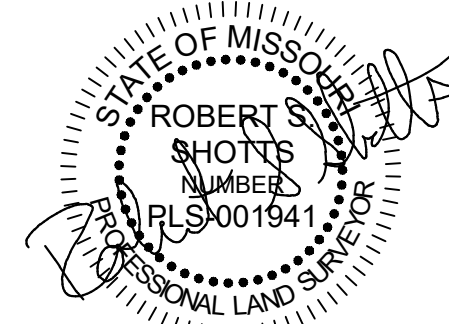
DESCRIPTION

All of Lots 1 and 2 of REPLAT OF LOTS 1, 2 & 3, FINCH VIEW SUBDIVISION TO THE CITY OF LEBANON, MISSOURI & FRACTIONAL PART SW1/4 NW1/4 SEC. 10, T34N, R16W, LACLEDE COUNTY, MISSOURI, Lebanon, Missouri, containing 5.34 acres, more or less, per plat of survey J-6048, dated March 3, 2025, by CM Archer Group, P.C.



I, ROBERT S. SHOTTS, Professional Land Surveyor, did survey the hereon described tract on January 16, 2025 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.

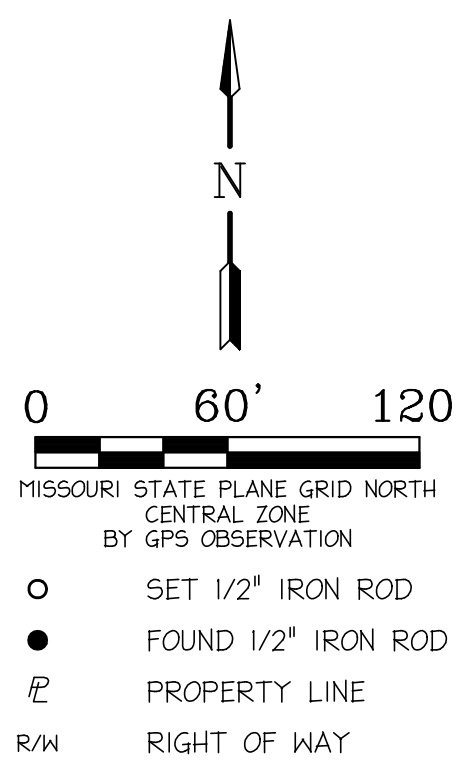
Robert S. Shotts
 PLS No. 1941



3-3-25

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: January 16, 2025
- For deed to Jordan Trust, see: 2023/4836.
- 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.
- There may be buried utilities located on this tract.
- See applicable City of Lebanon codes for conditions that might affect the development of this tract.
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REVISIONS	DATE	DESCRIPTION

Final Plat of REPLAT OF LOTS 1 & 2 OF REPLAT OF LOTS 1, 2 & 3, FINCH VIEW SUBDIVISION TO THE CITY OF LEBANON, MISSOURI & FRACTIONAL PART SW1/4 NW1/4 SEC. 10, T34N R16W; LACLEDE COUNTY, MO

Charles Jordan Jr.
 1032 New Buffalo Road; Lebanon, Missouri 65536

DRAWN BY: MEP
 CHECKED: RSS
 SCALE: 1"=60'
 DATE: March 3, 2025
 SURVEY NO.: J6048