

CITY OF LEBANON
ZONING AND PLANNING COMMISSION MEETING
THURSDAY, FEBRUARY 12, 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. January 8, 2026, Regular Meeting
3. Public Hearing
 - a. Request for a Conditional Use of Multifamily Dwellings (Build Multiple Four-Plexes) in a C-1 General Commercial District located at 1535 N Jefferson Avenue.
 - b. Request a Multi-Family Dwelling Site Plan located at 1535 N Jefferson Avenue.
 - c. Request a Replat of Magnetic Addition Block 9 from three Lots to two Lots, located at 445 Polk Avenue
 - d. Request a Replat of Lewis Addition Block 7, Lot 18, from one Lot to four Lots, located on the 300 block of Lincoln Avenue. (333, 345, 351 Lincoln and 595 Chestnut).
 - e. Request to approve a Plat for Ridge Creek Subdivision, Phase 3, near the 1500 block of Rolling Hills Road.
4. Commission Action
 - a. Commission Action to approve a Conditional Use of Multifamily Dwellings (Build Multiple Four-Plexes) in a C-1 General Commercial District located at 1535 N Jefferson Avenue.
 - b. Commission Action to approve a Multi-Family Dwelling Site Plan is seeking approval, located at 1535 N Jefferson Avenue.
 - c. Commission Action to approve a Replat of Magnetic Addition Block 9 from three Lots to two Lots, located at 445 Polk Avenue
 - d. Commission Action to approve a Replat of Lewis Addition Block 7, Lot 18 from one Lot to four Lots, located on the 300 Block of Lincoln Ave. (333, 345, 351 Lincoln and 595 Chestnut).
 - e. Commission Action to approve a Plat for Ridge Creek Subdivision, Phase 3, near the 1500 block of Rolling Hills Road.
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
JANUARY 8, 2026

BE IT REMEMBERED that the Zoning and Planning Commission of the City of Lebanon, Missouri, met in Regular Session on January 8, 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, Travis Townsend, Randy Wall, David Wheeler. Absent: Chris Meckem, Randy Randolph.

A quorum was declared.

Staff members and others in attendance: Planning and Zoning Manager Mark Scott, Compliance Specialist Kim Schomaker, and Deputy City Clerk Melissa Richardson.

APPROVAL OF MINUTES

November 13, 2025, Regular Meeting

Shirley Tarwater moved and Randy Wall seconded that the Commission approve the minutes as presented. Motion carried as follows: Yea: (6) Joe Berkich, Michall Holmes, Shirley Tarwater, Travis Townsend, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (1) John Elmore; Absent: (2) Chris Meckem, Randy Randolph.

Public Hearing

Shirley Tarwater moved and Randy Wall 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, Shirley Tarwater, Travis Townsend, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, Randy Randolph.

REQUEST FOR A REPLAT OF ALLENS FIRST SUBDIVISION LOCATED AT 1060 N JEFFERSON AVENUE

Planning and Zoning Manager Mark Scott stated that the request was for a replat of Allens First Subdivision, located at 1060 N. Jefferson Avenue. He provided background information, noting that the property is zoned C-1 General Commercial and must be properly platted for any new construction. He also confirmed that utility access has been reviewed and approved by Public Works Director R. Shockley.

REQUEST A REZONE OF HAYES ADDITION BLOCK 1 FROM RS-2 RESIDENTIAL TO C-1 GENERAL COMMERCIAL

Planning and Zoning Manager Mark Scott stated this was a request for a rezone of Hayes Addition block 1, Lots 4 & 5, from RS-2 Residential to C-1 General Commercial, and that adding these two Lots will join Lots 1, 2, and 3 of Hayes Addition in sharing the same Commercial C-1 zone and will be a continuous C-1 district.

REQUEST FOR A PRELIMINARY PLAT OF CRESTWOOD SUBDIVISION LOCATED AT 1900 S JEFFERSON AVENUE

Planning and Zoning Manager Mark Scott stated this was a request for a Preliminary Plat of Crestwood Subdivision for the purpose of dividing 1 Lot into 4 Lots, located at 1900 S Jefferson Avenue, and the property must be properly platted for any new construction, and indicated that utility access had been confirmed by PW Director R. Shockley.

REQUEST A PLAT OF HOKE-REID PARK FROM ONE LOT TO TWO LOTS LOCATED AT THE 700 BLOCK OF MOUNTROSE STREET

Planning and Zoning Manager Mark Scott stated this is a request for a Plat of Hoke-Reid Park from one Lot to two Lots located on the 700 block of Mountrose Street, and that the Plat's utility access has been checked and signed by PW Director R. Shockley.

REQUEST A REZONE OF WOLKEN SUBDIVISION FROM RS-1 RESIDENTIAL TO C-1 GENERAL COMMERCIAL

Planning and Zoning Manager Mark Scott shared that this item is a request to rezone the Wolken Subdivision from RS-1 Residential to C-1 General Commercial. The proposed rezone of 817 Holman Road is adjacent to 1440 and 1480 W. Elm Street and the property at 1440 W. Elm Street is zoned C-1; however, the zoning map does not accurately reflect the lot depiction for 1440 W. Elm Street.

Joe Berkich moved and Shirley Tarwater 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, Shirley Tarwater, Travis Townsend, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, Randy Randolph.

COMMISSION ACTION
Election for Chairman

Commission Member Randy Wall nominated David Wheeler for Chairman. Joe Berkich moved, and Randy Wall seconded, to cease nominations. No other nominations were received; therefore, David Wheeler was elected Chairman by acclamation.

REQUEST A REZONE OF HAYES ADDITION BLOCK 1 FROM RS-2 RESIDENTIAL TO C-1 GENERAL COMMERCIAL

Joe Berkich moved and Shirley Tarwater seconded that the Commission approve a request for a rezone of Hayes Addition Block 1 from RS-2 Residential to C-1 General Commercial with the condition that a fence be installed between the C-1 General Commercial and RS-2 Residential zoned properties. Motion carried as follows: Yea: (7) Joe Berkich, John Elmore, Michall Holmes, Shirley Tarwater, Travis Townsend, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, Randy Randolph.

REQUEST FOR A REPLAT OF ALLENS FIRST SUBDIVISION LOCATED AT 1060 N JEFFERSON AVENUE

Randy Wall moved and David Wheeler seconded that the Commission approve a Request for a Replat of Allens First Subdivision located at 1060 N Jefferson Avenue, with the caveat that the

sewer easement be added to the Plat. Motion carried as follows: Yea: (7) Joe Berkich, John Elmore, Michall Holmes, Shirley Tarwater, Travis Townsend, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, Randy Randolph.

REQUEST A PRELIMINARY PLAT OF CRESTWOOD SUBDIVISION LOCATED AT 1900 S JEFFERSON AVENUE

Joe Berkich moved and Randy Wall seconded that the Commission approve a Request for a Preliminary Plat of Crestwood Subdivision located at 1900 S Jefferson Avenue, with the agreement to add the electric utility easement. Motion carried as follows: Yea: (7) Joe Berkich, John Elmore, Michall Holmes, Shirley Tarwater, Travis Townsend, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, Randy Randolph.

REQUEST A PLAT OF HOKE-REID PARK FROM ONE LOT TO TWO LOTS LOCATED AT THE 700 BLOCK OF MOUNTROSE STREET

Randy Wall moved and Travis Townsend seconded that the Commission approve a Request for a Plat of Hoke-Reid Park from one Lot to two Lots located at the 700 Block of Mountrose Street. Motion carried as follows: Yea: (7) Joe Berkich, John Elmore, Michall Holmes, Shirley Tarwater, Travis Townsend, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, Randy Randolph.

REQUEST A REZONE OF WOLKEN SUBDIVISION FROM RS-1 RESIDENTIAL TO C-1 GENERAL COMMERCIAL

Shirley Tarwater moved and David Wheeler seconded that the Commission approved a Request for a rezone of Wolken Subdivision from RS-1 Residential to C-1 General Commercial, along with submitting the development plan at a later date. Motion carried as follows: Yea: (7) Joe Berkich, John Elmore, Michall Holmes, Shirley Tarwater, Travis Townsend, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, Randy Randolph.

Commission and Staff Discussion

The Board welcomed John Elmore.

Adjournment

Acting Chairman Michall Holmes declared the meeting adjourned at 6:33 p.m.

ATTEST:

Planning and Zoning Manager Mark Scott

Secretary Shirley Tarwater

Minutes Approved



To: Zoning and Planning Commission Proposed for the Meeting Date of: February 12, 2026

Staff Informational Sheet

Topic: Request for a Conditional Use of Multifamily Dwellings (Build Multiple Four-Plexes) in a C-1 General Commercial District located at 1535 N Jefferson Avenue.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

This is a request for a Conditional Use of Multi-Family Dwellings in a C-1 General Commercial District located at 1535 N Jefferson Avenue.

Background (problem/explanation):

General Commercial Multi-Family Dwelling requires a Conditional Use in a C-1 General Commercial District. The property has two road fronts and two front setbacks.

Staff Recommendation:

Planning and Zoning Staff have no issues. Utility access has been approved by the Public Works Director, Mr. Shockley.

Submitted By: Christina Wagner, Code Administrator

Department: Planning and Zoning

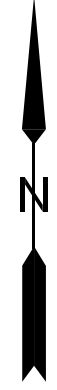
Date: 01/29/2026

ATTACHMENTS:

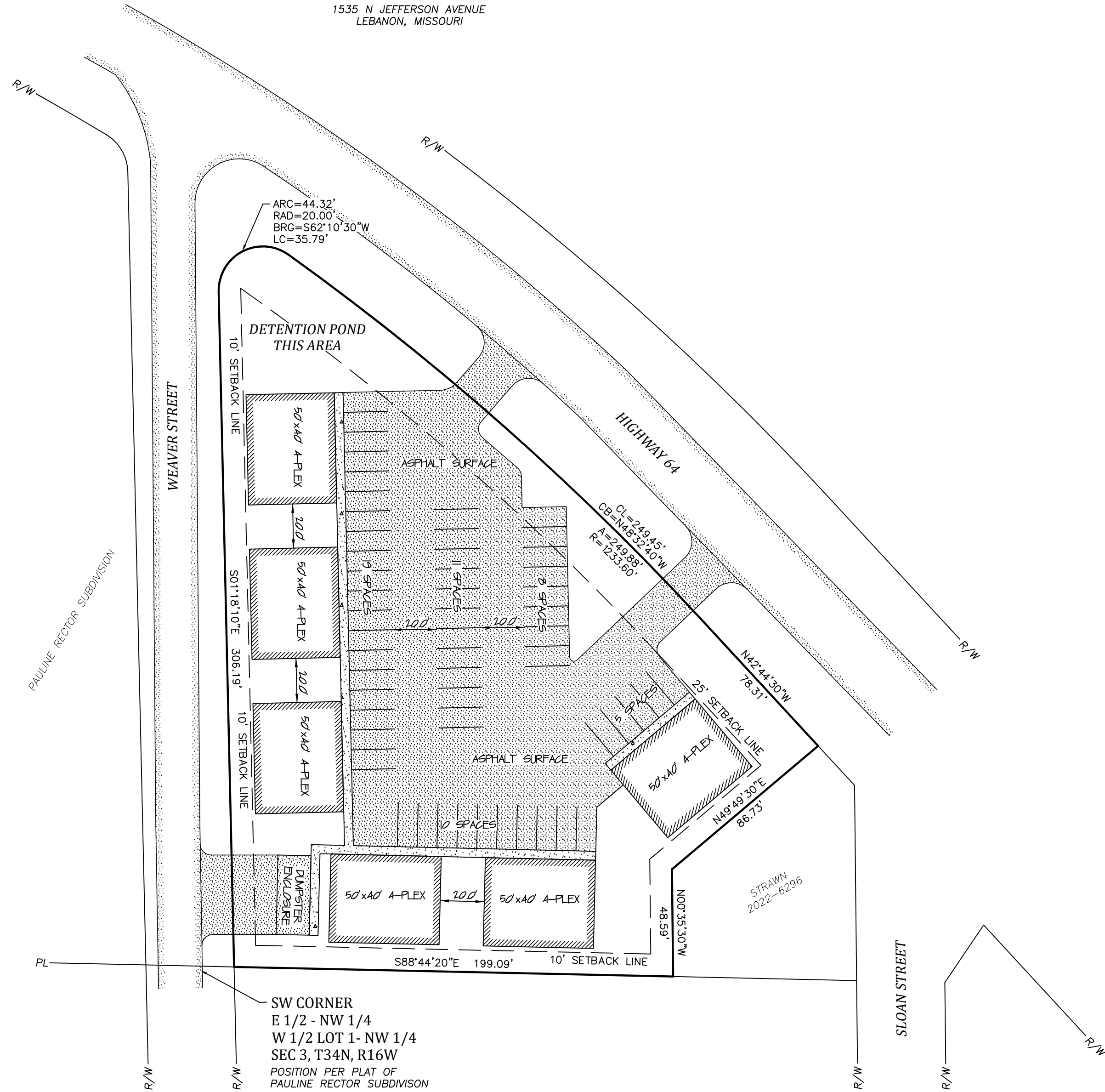
1. 1535 N Jefferson Ave site plan depiction
2. 1535 N Jefferson Ave zoning map depiction-rev
3. 1535 N Jefferson Ave GIS map depiction-rev

SITE PLAN

1535 N JEFFERSON AVENUE
LEBANON, MISSOURI



STATE PLANE GRID NORTH
MISSOURI CENTRAL ZONE



LORTZ SURVEYING

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

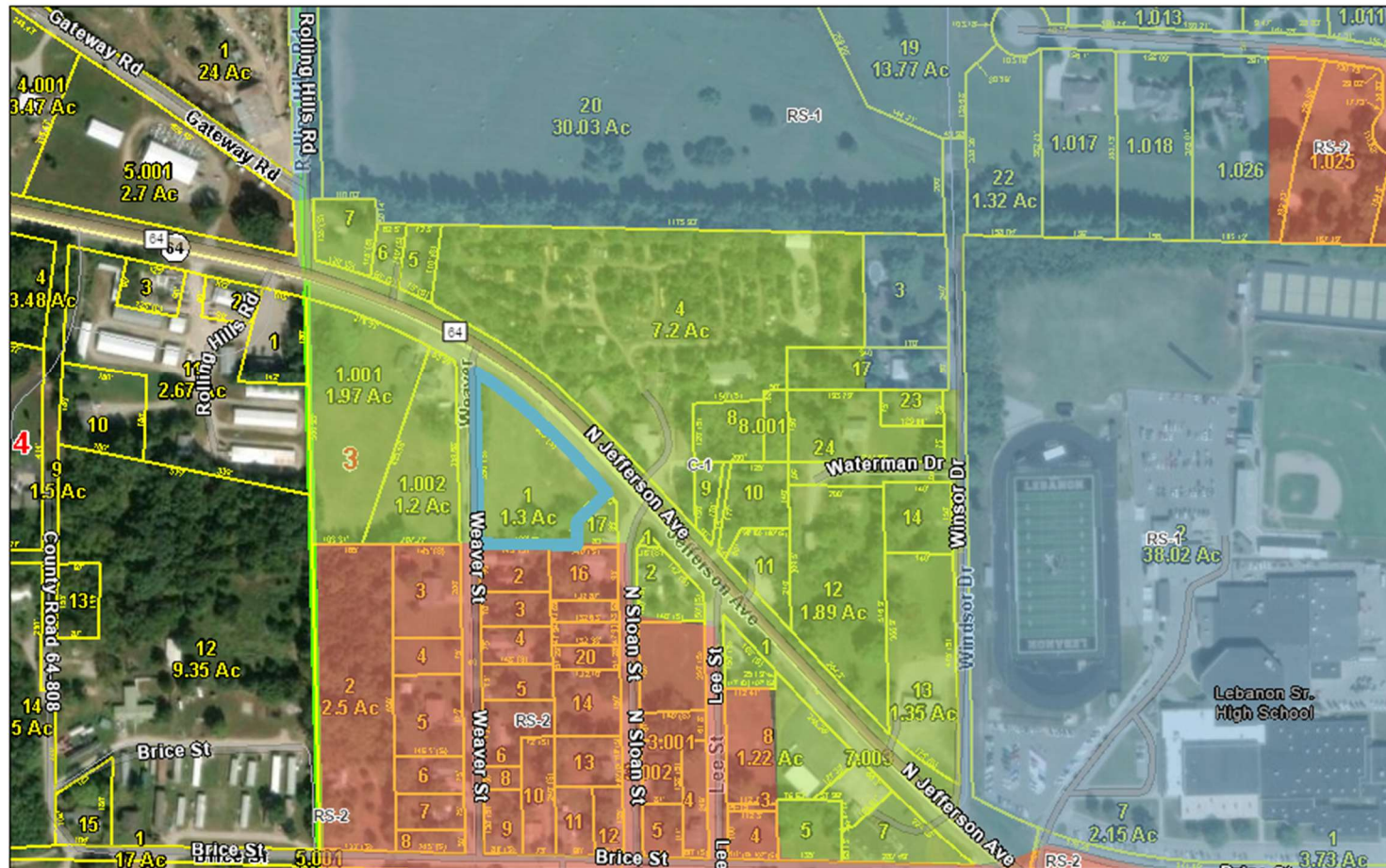


Site Plan
Lebanon, Missouri

Aaron Dennis
Lebanon, Missouri

Drawn by EJL	Scale 1" = 40'	Survey No.
Checked by EJL	Date 1/14/2026	L-2476SP

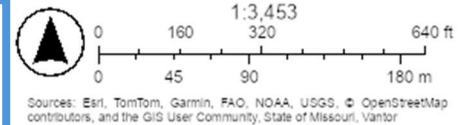
1535 N Jefferson, Lebanon, MO - Zoning Map



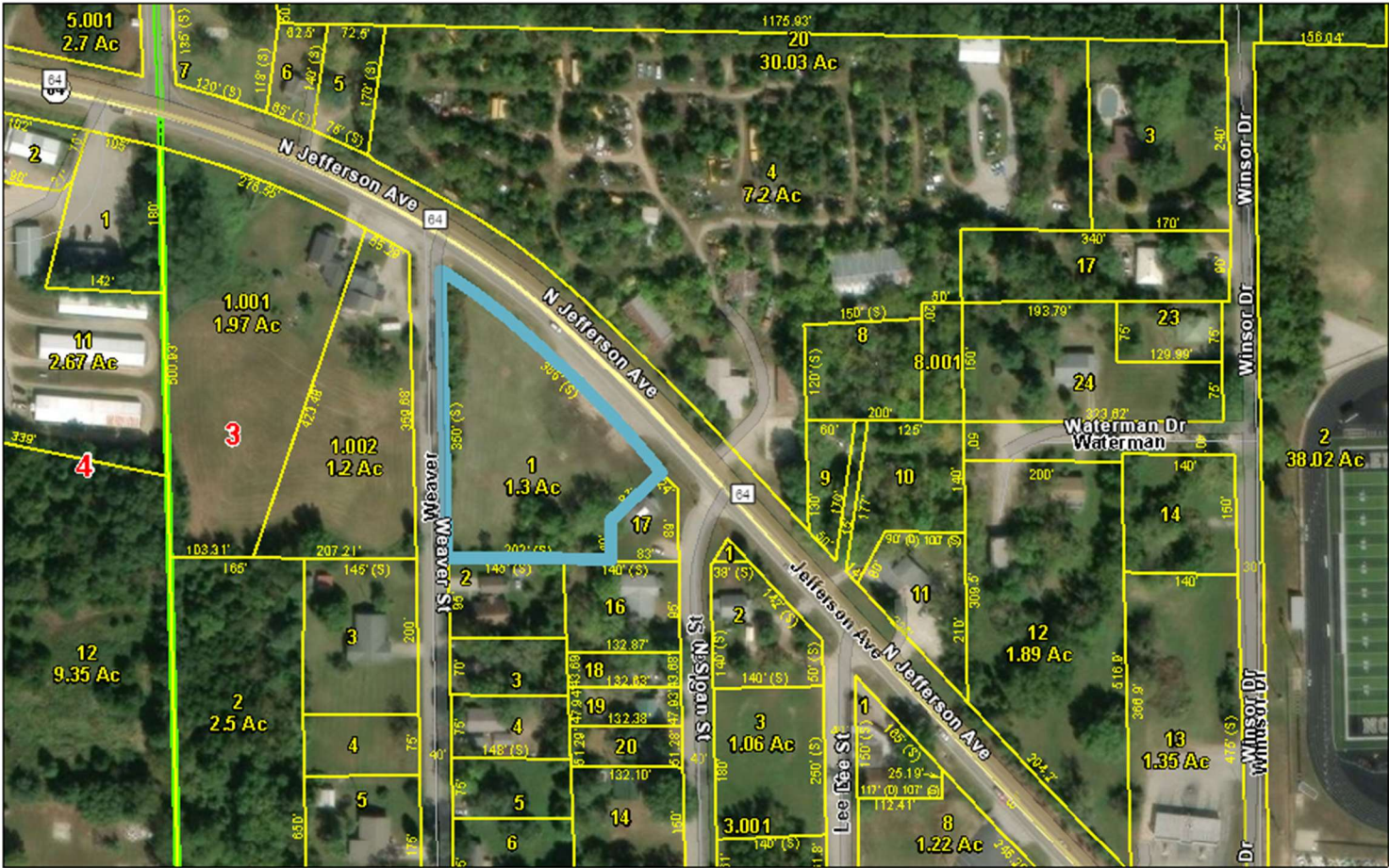
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- | | |
|-----------------|----------------------|
| Zoning District | Parcel |
| RS-2 | Parcel Number/Acres |
| RS-1 | Corporate Limit Line |
| C-1 | Street |
| Interstate | Section |
| State Highway | |

Zone District: C-1 Commercial
Request for conditional use of
multifamily dwellings.

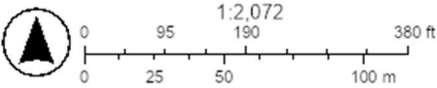


1535 N Jefferson, Lebanon, MO - GIS Map



2/5/2026, 2:00:50 PM

- Road
 - Interstate
 - State Highway
 - Street
- Parcel
 - Parcel Number/Acres
 - Corporate Limit Line
 - Section



State of Missouri, Microsoft, Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



To: Zoning and Planning Commission Proposed for the Meeting Date of: February 12, 2026

Staff Informational Sheet

Topic: Request a Multi-Family Dwelling Site Plan located at 1535 N Jefferson Avenue.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

C-1 – General Commercial A Multi-Family Dwelling site plan is seeking approval, located at 1535 N Jefferson Avenue.

Background (problem/explanation):

Property must be properly platted for any new construction. A plat is prepared and will be submitted for approval if the proposed development is authorized.

Staff Recommendation:

The real estate sale is contingent upon successful approval of the conditional use and site approval.

Submitted By: Mark Scott, Planning and Zoning Manager

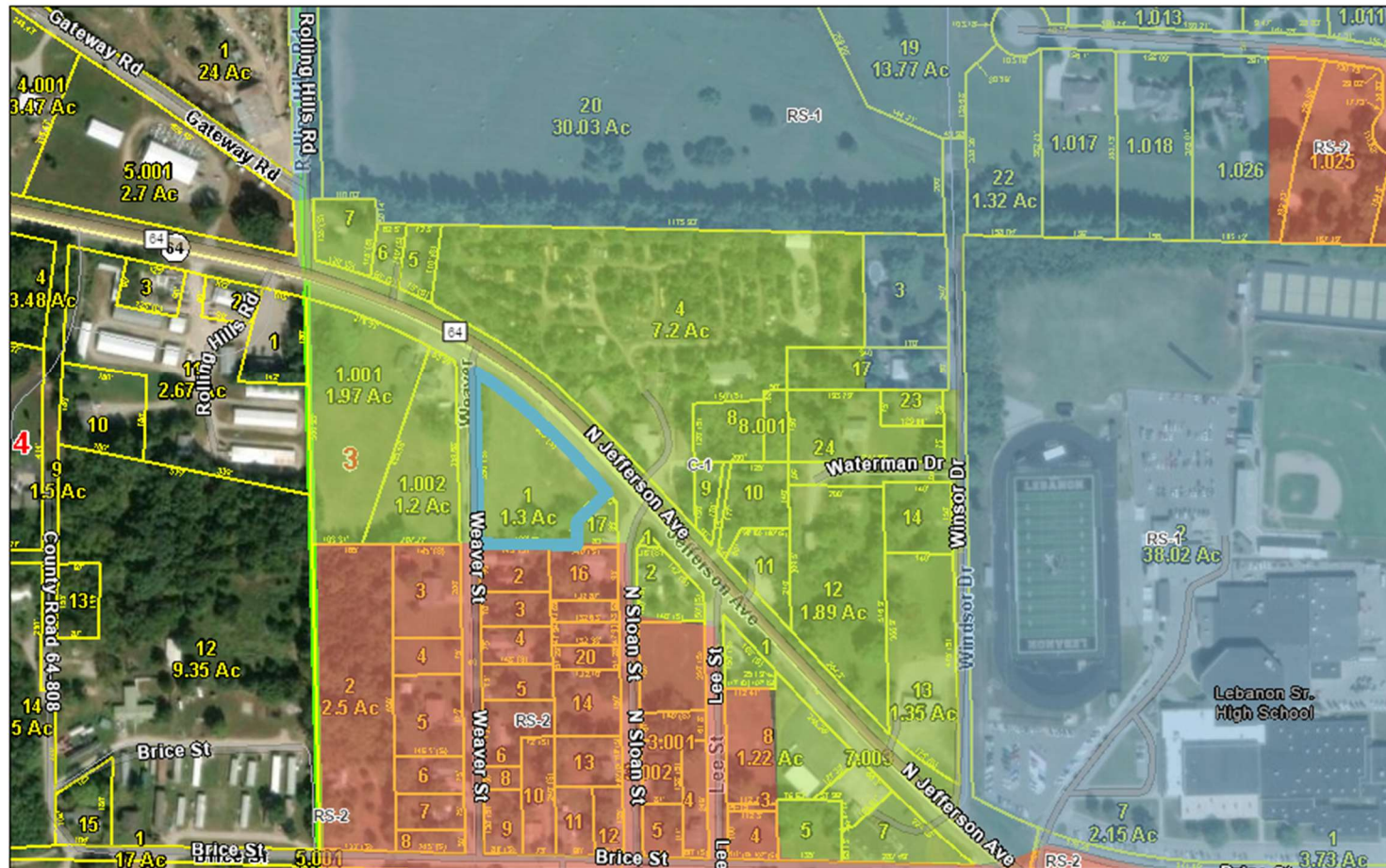
Department: Planning and Zoning

Date: 01/29/2026

ATTACHMENTS:

1. 1535 N Jefferson Ave zoning map depiction-rev
2. 1535 N Jefferson Ave GIS map depiction-rev
3. 1535 N Jefferson Ave- new site plan-with 20ft easement

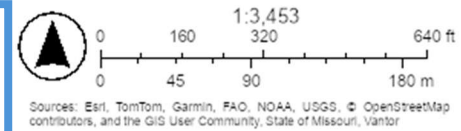
1535 N Jefferson, Lebanon, MO - Zoning Map



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|--|--|--|
| ■ RS-2 | ■ Interstate | □ Parcel |
| ■ RS-1 | ■ State Highway | □ Parcel Number/Acres |
| ■ C-1 | □ Street | □ Corporate Limit Line |
| | | □ Section |

Zone District: C-1 Commercial
Request for conditional use of
multifamily dwellings.

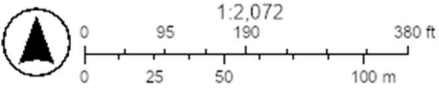


1535 N Jefferson, Lebanon, MO - GIS Map



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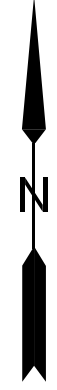
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 - Street
- Parcel
 - Parcel Number/Acres
 - Corporate Limit Line
 - Section



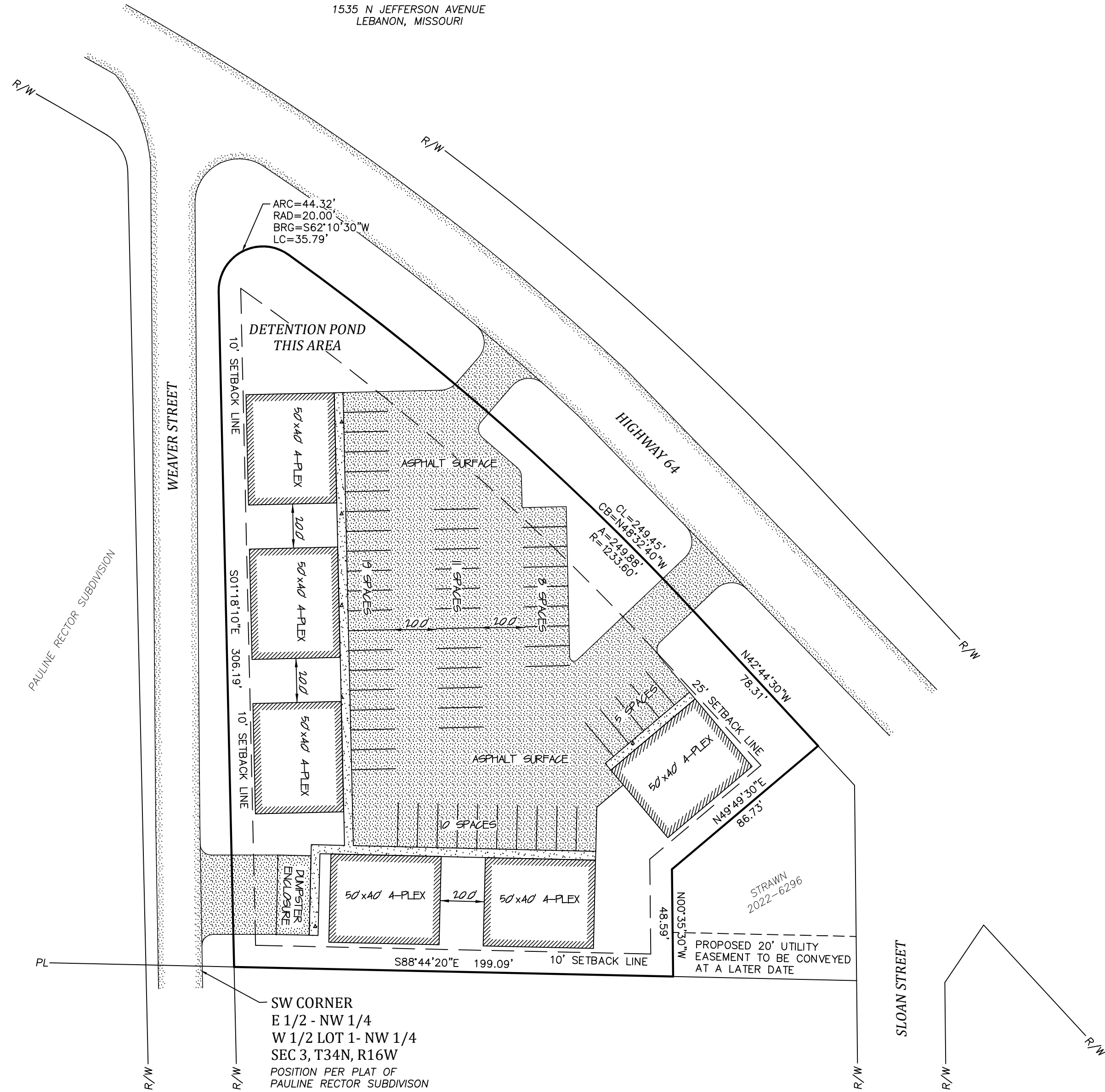
State of Missouri, Microsoft, Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

SITE PLAN

1535 N JEFFERSON AVENUE
LEBANON, MISSOURI



STATE PLANE GRID NORTH
MISSOURI CENTRAL ZONE



SW CORNER
E 1/2 - NW 1/4
W 1/2 LOT 1- NW 1/4
SEC 3, T34N, R16W
POSITION PER PLAT OF
PAULINE RECTOR SUBDIVISION

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Phone 417-991-8115 • www.lortzsurveying.com • LS: 2012028494



Site Plan
Lebanon, Missouri

Aaron Dennis
Lebanon, Missouri

Drawn by EJL	Scale 1" = 40'	Survey No.
Checked by EJL	Date 1/14/2026	L-2476SP



To: Zoning and Planning Commission Proposed for the Meeting Date of: February 12, 2026

Staff Informational Sheet

Topic: Request a Replat of Magnetic Addition Block 9 from three Lots to two Lots, located at 445 Polk Avenue

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a Replat of Magnetic Addition Block 9 from three lots to two lots, located at 445 Polk Avenue

Background (problem/explanation):

RS-2 Residential Property must be properly platted for any new construction. Plat from three Lots to two Lots.

Staff Recommendation:

Staff sees no issues with this request.

Submitted By: Mark Scott, Planning and Zoning Manager

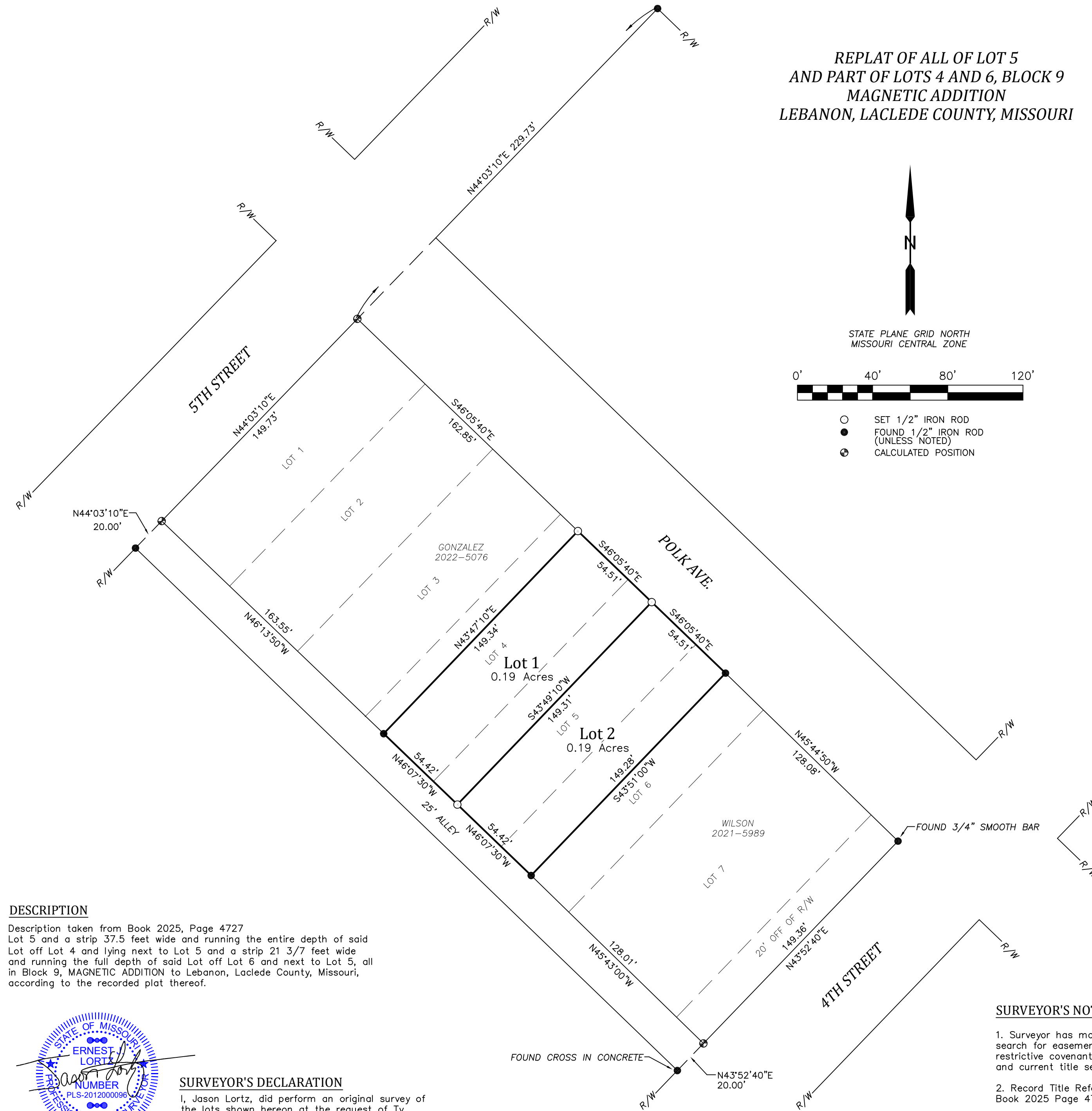
Department: Planning and Zoning

Date: 01/29/2026

ATTACHMENTS:

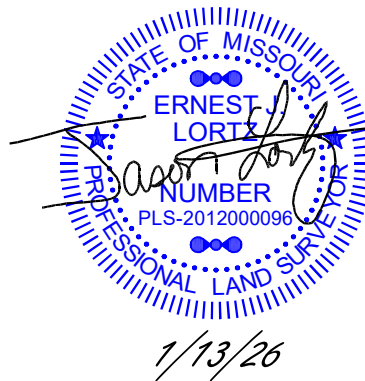
1. Magnetic Additon replat depiction
2. Magnetic Additon zoning map depiction-rev
3. Magnetic Additon GIS map depiction-rev

**REPLAT OF ALL OF LOT 5
AND PART OF LOTS 4 AND 6, BLOCK 9
MAGNETIC ADDITION
LEBANON, LACLEDE COUNTY, MISSOURI**



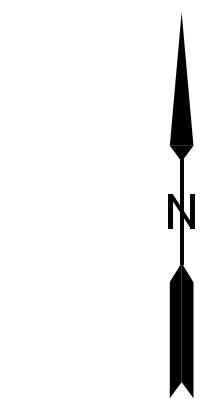
DESCRIPTION

Description taken from Book 2025, Page 4727 Lot 5 and a strip 37.5 feet wide and running the entire depth of said Lot off Lot 4 and lying next to Lot 5 and a strip 21 3/7 feet wide and running the full depth of said Lot off Lot 6 and next to Lot 5, all in Block 9, MAGNETIC ADDITION to Lebanon, Laclede County, Missouri, according to the recorded plat thereof.



SURVEYOR'S DECLARATION

I, Jason Lortz, did perform an original survey of the lots shown hereon at the request of Ty Glendenning of Tytan Properties, LLC on December 26, 2025. This survey was completed in accordance with the Current Missouri Minimum Standards for Property Boundary Surveys for Urban Property.



STATE PLANE GRID NORTH
MISSOURI CENTRAL ZONE



- SET 1/2" IRON ROD
- FOUND 1/2" IRON ROD (UNLESS NOTED)
- ⊙ CALCULATED POSITION

SURVEYOR'S NOTES

1. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or any other facts that an accurate and current title search may disclose.
2. Record Title Reference: Tract is the lands described in Book 2025 Page 4727.
3. Only the record documents noted hereon were provided to or discovered by surveyor. No abstract nor other record title documentation was provided to surveyor.
4. There may be structures and improvements located on this tract which are not shown.

DEDICATION

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

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

"REPLAT OF ALL OF LOT 5
AND PART OF LOTS 4 AND 6, BLOCK 9
MAGNETIC ADDITION
LEBANON, LACLEDE COUNTY, MISSOURI"

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

Tytan Properties
Ty Glendenning
Managing Member

Date

NOTARY CERTIFICATE

State of _____ }
County of _____ } SS.

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

In testimony whereof, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.

Notary Public

My Commission expires:
(Notary Seal)

MAYOR'S CERTIFICATE

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

"REPLAT OF ALL OF LOT 5
AND PART OF LOTS 4 AND 6, BLOCK 9
MAGNETIC ADDITION
LEBANON, LACLEDE COUNTY, MISSOURI"

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

Jared Carr
Mayor, City of Lebanon

Attest: Lacey Brackett
City Clerk, City of Lebanon

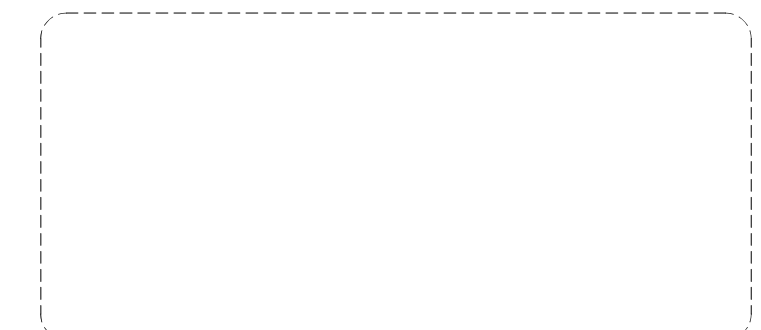
COUNTY & CITY TAX RELEASE

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

Toni Morris
Collector of Revenue
Laclede County, Missouri

Date

RECORDER'S CERTIFICATE



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

Survey in Lots 4, 5 and 6 of
Block 9, Magnetic Addition to
Lebanon, Laclede County, Missouri

Tytan Properties, LLC
Lebanon, Missouri

Drawn by SIM	Scale 1" = 40'	Survey No.	
Checked by EJL	Date 1/13/2026		L-2748

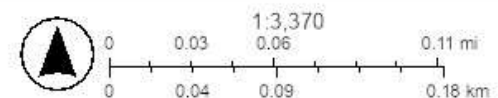
445 Polk Avenue, Lebanon, MO



2/5/2026, 11:47:59 AM

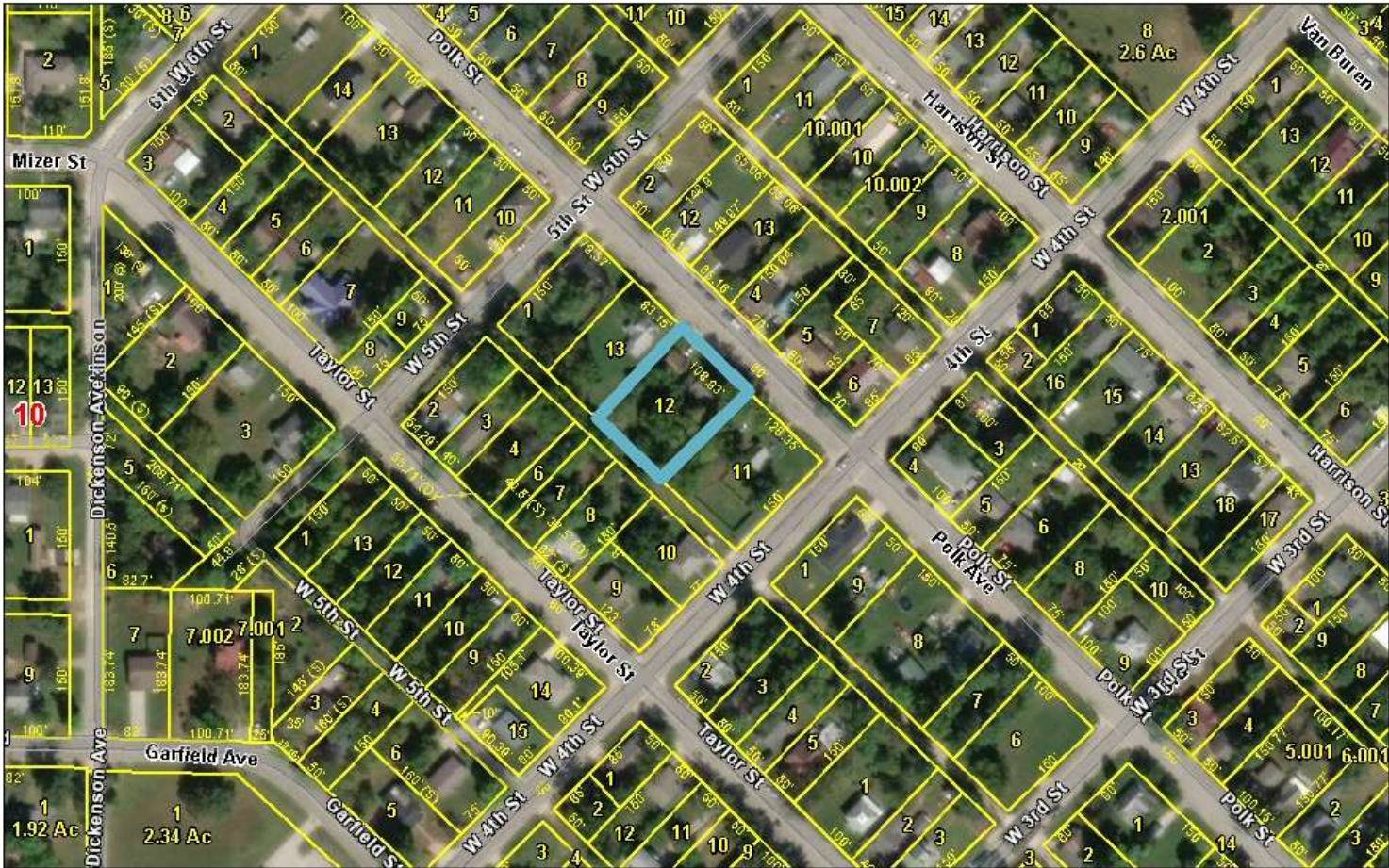
- | | | |
|-----------------|---------------|----------------------|
| Zoning District | C-2 | Street |
| RS-2 | DTBD | Parcel |
| C-1 | Road | Parcel Number/Acres |
| C-L | Interstate | Corporate Limit Line |
| M-2 | State Highway | |

Zone: RS-2 Residential
Plat 3 lots to two lots



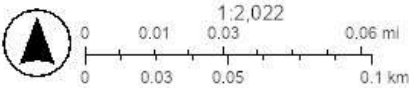
State of Missouri, Microsoft, Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community.

445 Polk Avenue, Lebanon, MO - GIS Map



2/5/2026, 1:40:07 PM

- Road
- Interstate
- State Highway
- Street
- Parcel
- Parcel Number/Acres
- Corporate Limit Line
- Section



State of Missouri, Microsoft, Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



To: Zoning and Planning Commission Proposed for the Meeting Date of: February 12, 2026

Staff Informational Sheet

Topic: Request a Replat of Lewis Addition Block 7, Lot 18, from one Lot to four Lots, located on the 300 block of Lincoln Avenue. (333, 345, 351 Lincoln and 595 Chestnut).

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

This request is for a replat of Lewis Addition Block 7, Lot 18 from one Lot to four Lots, located on the 300 block of Lincoln Avenue. (333, 345, 351 Lincoln and 595 Chestnut).

Background (problem/explanation):

Residential property must be properly platted for any new construction. Plat from block 7, lot 18, from one lot to four lots.

Staff Recommendation:

Staff recommendation is to have a sewer line put on each lot.

Submitted By: Mark Scott, Planning and Zoning Manager

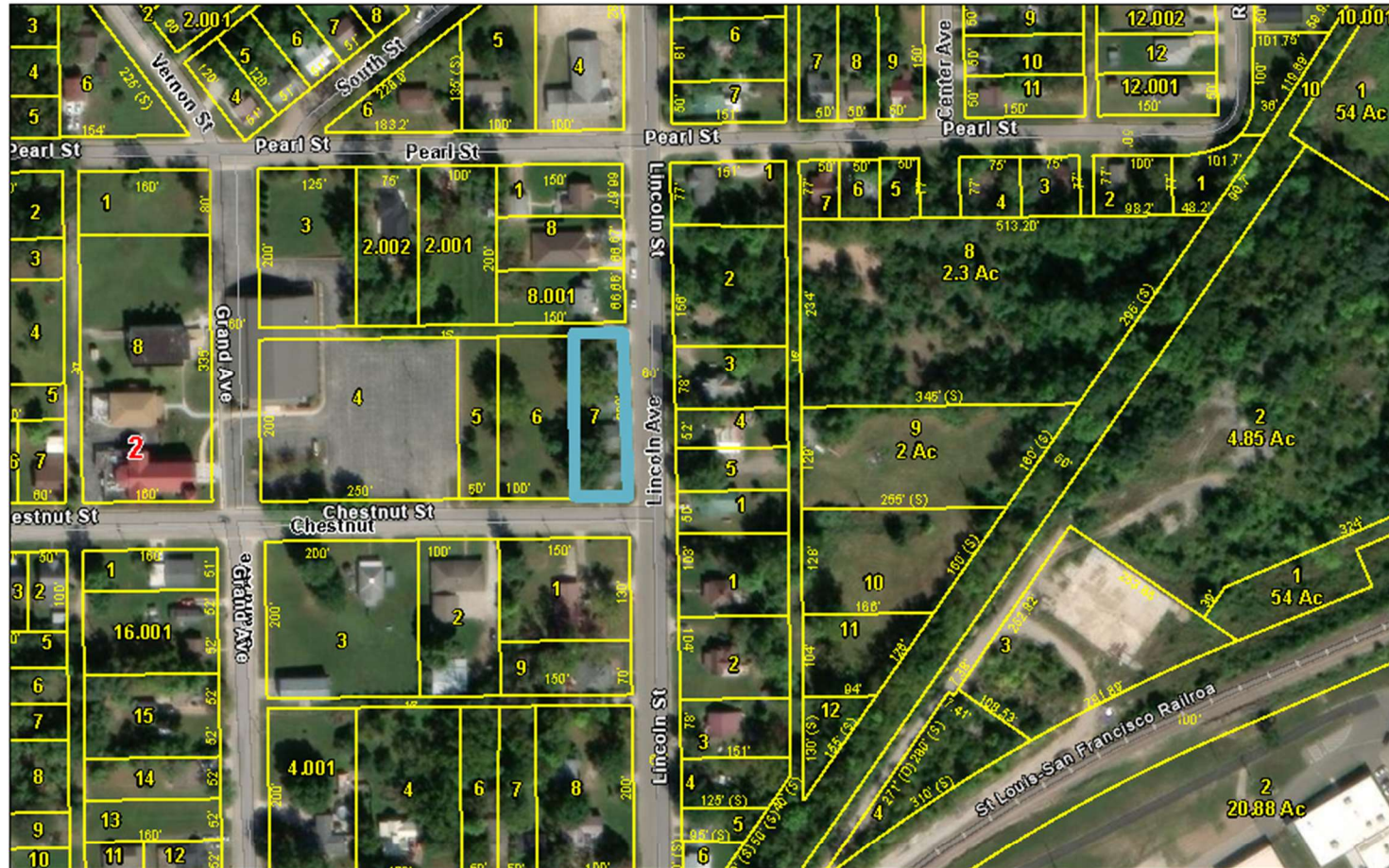
Department: Planning and Zoning

Date: 01/29/2026

ATTACHMENTS:

1. Lewis Addition GIS map depiction-rev
2. Lewis Additon replat depiction

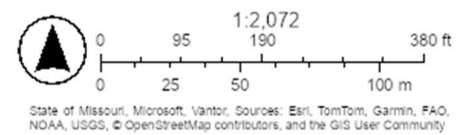
300 Block of Lincoln Avenue, Lebanon, MO - GIS Map



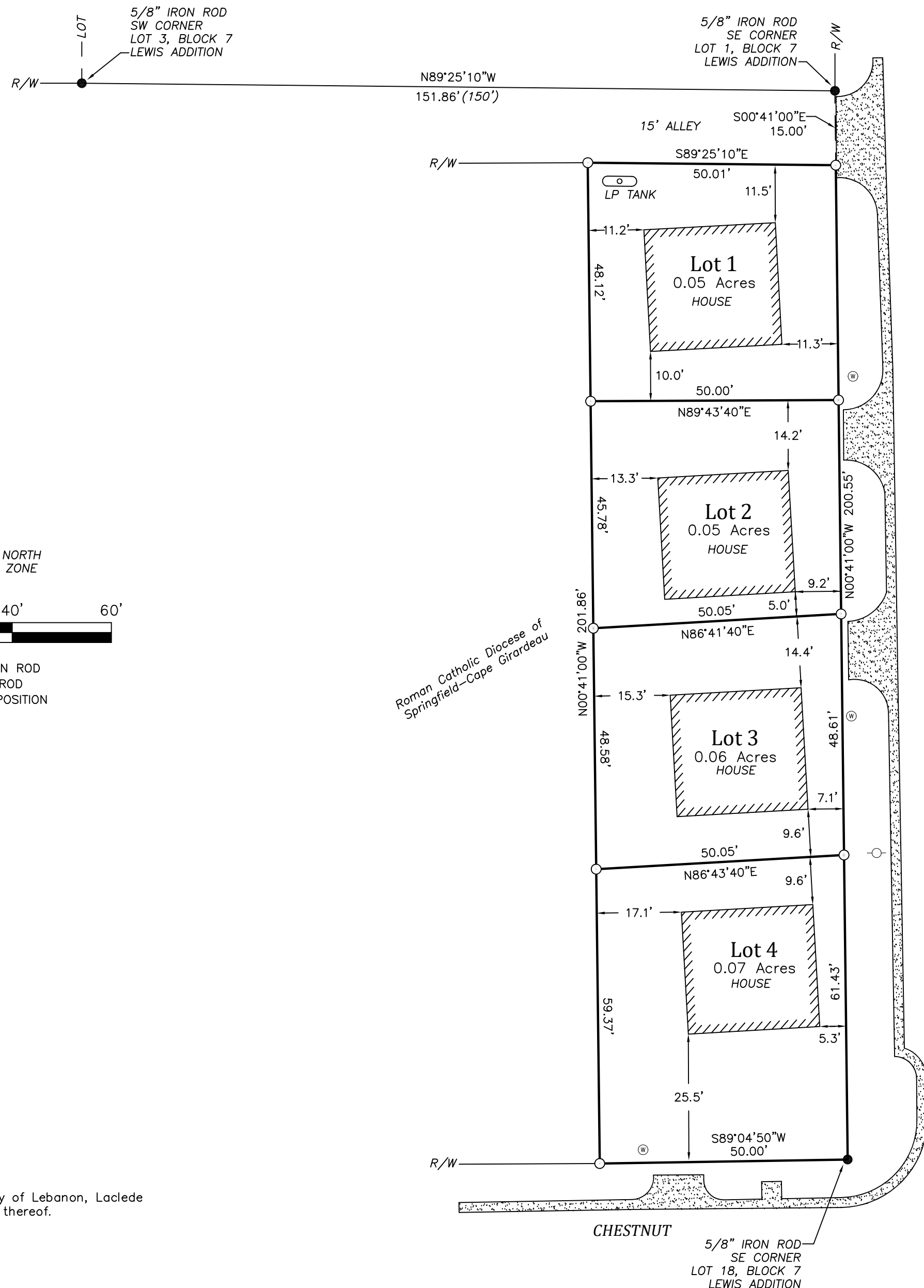
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- Road
 - Interstate
 - State Highway
 - Street
- Parcel
 - Parcel Number/Acres
 - Corporate Limit Line
 - Section

Replat of Lewis Addition block 78, Lot 18 from one lot to four lots.
 Located 300 block of Lincoln Ave (333, 345, 351 Lincoln and 595 Chestnut)



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



DESCRIPTION

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



SURVEYOR'S DECLARATION

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

1/14/26

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

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

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

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

BAM Estates, LLC
Brandon Alvarez
Managing Member

Date

NOTARY CERTIFICATE

State of _____ }
County of _____ } SS.

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

In testimony whereof, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.

Notary Public

My Commission expires:
(Notary Seal)

MAYOR'S CERTIFICATE

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

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

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

Attest:

Jared Carr
Mayor, City of Lebanon

Lacey Brackett
City Clerk, City of Lebanon

COUNTY & CITY TAX RELEASE

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

Toni Morris
Collector of Revenue
Laclede County, Missouri

Date

RECORDER'S CERTIFICATE



SURVEYOR'S NOTES

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

LORTZ SURVEYING

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

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

BAM Estates, LLC
Springfield, Missouri

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



To: Zoning and Planning Commission Proposed for the Meeting Date of: February 12, 2026

Staff Informational Sheet

Topic: Request to approve a Plat for Ridge Creek Subdivision, Phase 3, near the 1500 block of Rolling Hills Road.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Commission Action to approve a Request for a plat for Ridge Creek Subdivision, Phase 3, near the 1500 block of Rolling Hills Road.

Background (problem/explanation):

This is zoned RS-1 Residential property.

Property must be platted for any new construction, and it is a final plat for twelve lots.

Staff Recommendation:

Staff sees no issues with this request.

Submitted By: Mark Scott, Planning and Zoning Manager

Department: Planning and Zoning

Date:

ATTACHMENTS:

1. Ridge Creek Subdivision phase 3 Plat depiction
2. GIS Map-Ridge Creek

FINAL PLAT OF
RIDGE CREEK PHASE 3
 A SUBDIVISION TO LEBANON, LACLEDE COUNTY, MISSOURI
 LOCATED IN LOT 4 OF THE NORTHEAST QUARTER
 SECTION 4, TOWNSHIP 34 NORTH, RANGE 16 WEST

GEODETIC NORTH



L.C.D.R.
 BOOK 2024
 PAGE 4581

L.C.D.R.
 BOOK 2024
 PAGE 4581

LEGEND

These standard symbols will be found in the drawing.

- TRANSMISSION LINE EASEMENT
- UTILITY EASEMENT LINE
- P.O.B. PLACE OF BEGINNING
- L.C.D.R. LACLEDE COUNTY DEED RECORD
- ⊙ FOUND IRON PIN
- SET 1/2" REBAR

THIS MAP COMPLIES WITH THE MISSOURI MAP ACCURACY STANDARD. ACCURACY STANDARD IS CLASS 1

CLASS OF PROPERTY: URBAN



CERTIFICATE OF OWNERSHIP AND DEDICATION

WHEREAS BRYANTS ESTATES, LLC, ARE THE RIGHTFULL OWNER(S) OF THE PARCEL DESCRIBED ON THIS PLAT; AND WHEREAS THEY HAVE CAUSED THE DESCRIBED PREMISES TO BE SUBDIVIDED INTO LOTS, AND EASEMENT CORRIDORS IN THE MANNER SHOWN ON THIS PLAT; AND WHEREAS IT IS THEIR DESIRE TO ENTITLE THE DESCRIBED PREMISES WITH THE NAME "RIDGE CREEK PHASE 3" A SUBDIVISION TO THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI;

NOW THEREFORE BRYANTS ESTATES, LLC, DO HEREBY DEDICATE TO PUBLIC USE, FOREVER, THE STREETS AND EASEMENTS SHOWN ON THIS PLAT; AND THAT THE DESCRIBED PREMISES SHALL HEREINAFTER BE KNOWN AS AND NAMED "RIDGE CREEK PHASE 3" A SUBDIVISION IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI.

MICHAEL BRYANT, OWNER
 BRYANTS ESTATES, LLC

ACKNOWLEDGEMENT

STATE OF MISSOURI)
) SS)
 COUNTY OF LACLEDE)

ON THIS _____ DAY OF _____ 20____, BEFORE ME PERSONALLY APPEARED: MICHAEL BRYANT, OWNER OF BRYANTS ESTATES, LLC, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO BEING DULY SWORN, ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING DEDICATION OF "RIDGE CREEK PHASE 3" A SUBDIVISION TO THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI, AS THEIR OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN _____, MISSOURI, ON THIS, THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

SIGNATURE OF NOTARY PUBLIC: _____

PRINTED NAME OF NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT OF APPROVAL BY CITY COUNCIL

THIS PLAT OF "RIDGE CREEK PHASE 3", A SUBDIVISION TO THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI WAS DULY SUBMITTED TO THE CITY COUNCIL OF THE CITY OF LEBANON, HAVING BEEN APPROVED BY THE PLANNING AND ZONING COMMISSION OF SAID CITY AS WAS APPROVED BY THE CITY COUNCIL AT A MEETING HELD ON THIS _____ DAY OF _____, 20____ BY ORDINANCE NO. _____

MAYOR: JARED CARR _____ DATE _____

ATTEST: _____

CITY CLERK: LACY BRACKETT _____ DATE _____

COUNTY TAX RELEASE

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS AGAINST THE REAL ESTATE DESCRIBED ON THIS PLAT HAVE BEEN PAID IN FULL FOR 20____ AND ALL PRIOR YEARS.

TONI MORRIS
 COLLECTOR OF REVENUE

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS _____ DAY OF _____ 20____ AT _____ O'CLOCK _____ M, PLAT RECORDED IN BOOK _____ AT PAGE _____.

JENNIFER RAEF
 RECORDER OF DEEDS
 LACLEDE COUNTY, MISSOURI

PROPERTY DESCRIPTION

A part of Lot 4 of the Northeast Quarter of Section 4, Township 34 North, Range 16 West of the 5th P.M., described as follows: Commencing at the Northwest corner of Lot 18 in Ridge Creek Phase 2, a subdivision to Lebanon, Laclede County, Missouri, for the true place of beginning; thence N 88°14'13" W 300.00 feet; thence N 81°57'49" W 475.99 feet; thence S 09°45'15" W 263.58 feet to the Northwesterly corner of Lot 6 in Ridge Creek Phase 1, a subdivision to Lebanon, Laclede County, Missouri; thence S 67°15'03" E 198.24 feet; thence along a curve turning to the left with an arc length of 155.80 feet, with a radius of 603.00 feet, with a chord bearing of S 74°39'11" E, with a chord length of 155.37 feet to the Northeast corner of Lot 6 in Ridge Creek Phase 1; thence S 01°45'47" W 153.52 feet to the Southeast corner of said Lot 6; thence S 88°14'48" E 499.83 feet to the Southwest corner of Lot 7 in said Ridge Creek Phase 2; thence N 01°48'06" E 149.93' to the Northwest corner of Lot 7 thence N 21°52'49" W 65.50 feet to the Southwest corner of said Lot 18 in Ridge Creek Phase 2; thence N 01°45'47" E 260.00 feet to the true place of beginning. Subject to all easements of record. Description as per Survey C-10995B made by Carmack Surveying and Engineering.

SURVEYOR'S NOTES:

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
2. PARENT DEED RECORDED IN LACLEDE COUNTY DEED RECORD BOOK 2024 AT PAGE 4581, IN THE RECORDER'S OFFICE OF LACLEDE COUNTY, MISSOURI.
3. MINIMUM FRONT AND REAR YARD DEPTH IS 30 FEET, MINIMUM SIDE YARD DEPTH IS 10 FEET.
4. PROPERTY IS ZONED R-1
5. TOTAL ACREAGE OF SUBDIVISION IS 7.52 ± ACRES.

REVISED 12/9/2024: CHANGED LOTS.

CARMACK SURVEYING AND ENGINEERING
 13071 HWY. 32
 ROBY, MO. 65557
 PH: 417-458-4798

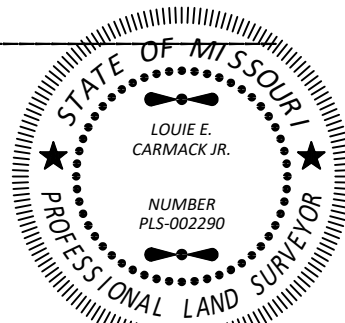
SURVEYOR'S CERTIFICATION

I, LOUIE E. CARMACK JR., MISSOURI REGISTERED LAND SURVEYOR, NO. 2290, DECLARE THAT THE SURVEY SHOWN ON THIS PLAT WAS MADE BY ME OR UNDER MY DIRECTION, AND IS CERTIFIED TO BE IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

C. OF A. NO. 2009021547.

DATE FIELD WORK COMPLETED: 10/15/2025

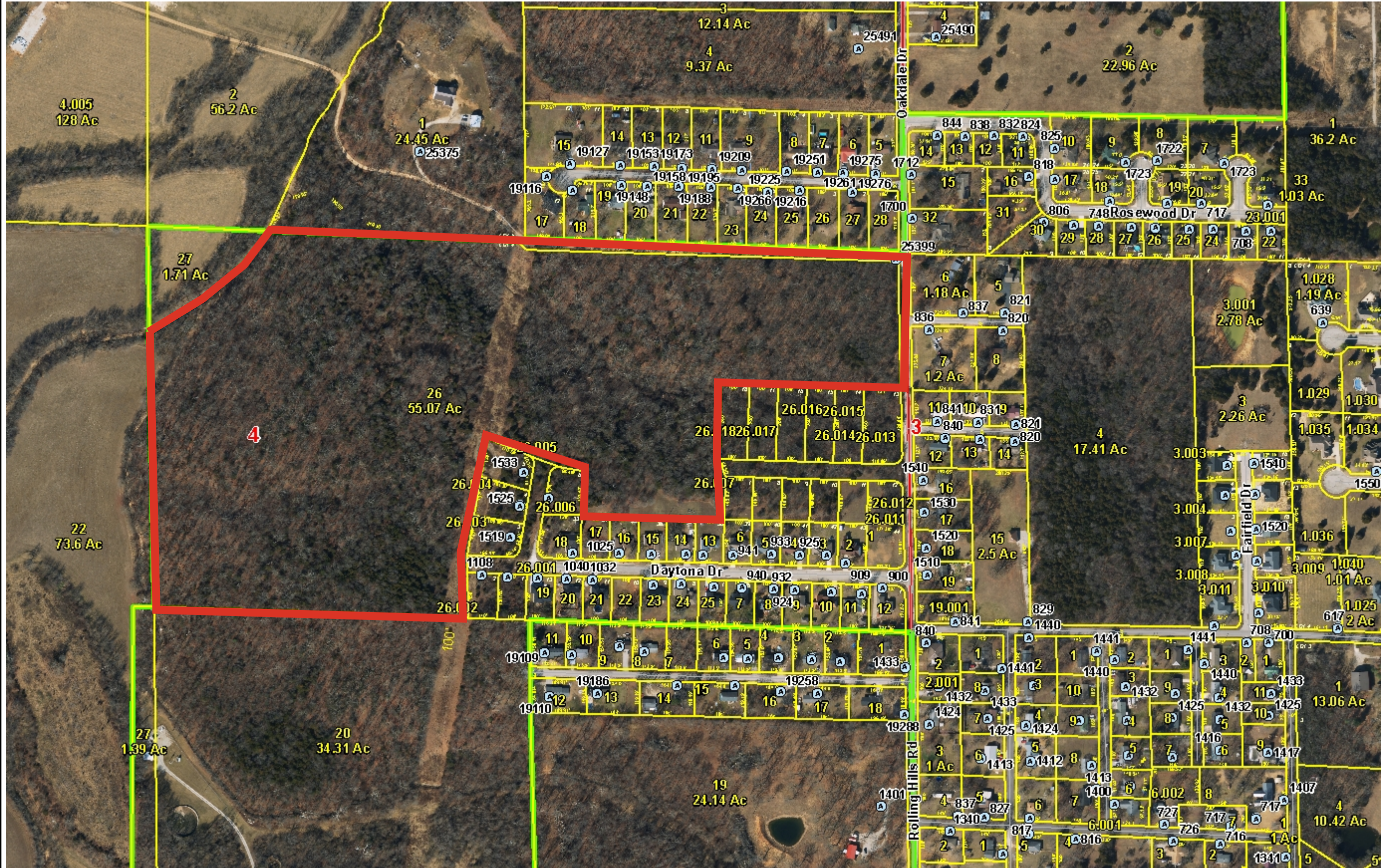
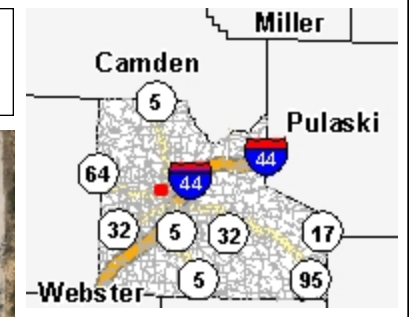
LOUIE E. CARMACK JR.



SURVEY FOR MICHAEL BRYANT

DRAWN	DATE	LACLEDE COUNTY, MO.
RLS	10/30/25	
APPROVED	DATE	SEC. 4
LEC	10/30/25	T34N, R16W
SCALE	SHEET	PROJECT NO.
1" = 50'	1 OF 1	C-10995B-R

Ridge Creek Subdivision

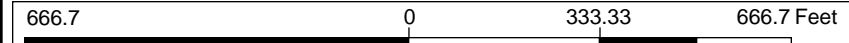


- Address Point
- Road
- Interstate
- State Highway
- Street
- Parcel
- Lot Line
- Corporate Limit Line
- Section
- County Boundary

Address:
1500 Block
Rolling Hills Road

Ridge Creek Subdivision
Phase 3

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



To: Zoning and Planning Commission Proposed for the Meeting Date of: February 12, 2026

Staff Informational Sheet

Topic: Commission Action to approve a Conditional Use of Multifamily Dwellings (Build Multiple Four-Plexes) in a C-1 General Commercial District located at 1535 N Jefferson Avenue.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

This is a request for a Conditional Use of Multi-Family Dwellings in a C-1 General Commercial District located at 1535 N Jefferson Avenue.

Background (problem/explanation):

General Commercial Multi-Family Dwelling requires a Conditional Use in a C-1 General Commercial District. The property has two road fronts and two front setbacks. A front setback variance for Weaver Street has been addressed by the Board of Adjustments.

Staff Recommendation:

Planning and Zoning Staff have no issues. Utility access has been approved by the Public Works Director, Mr. Shockley.

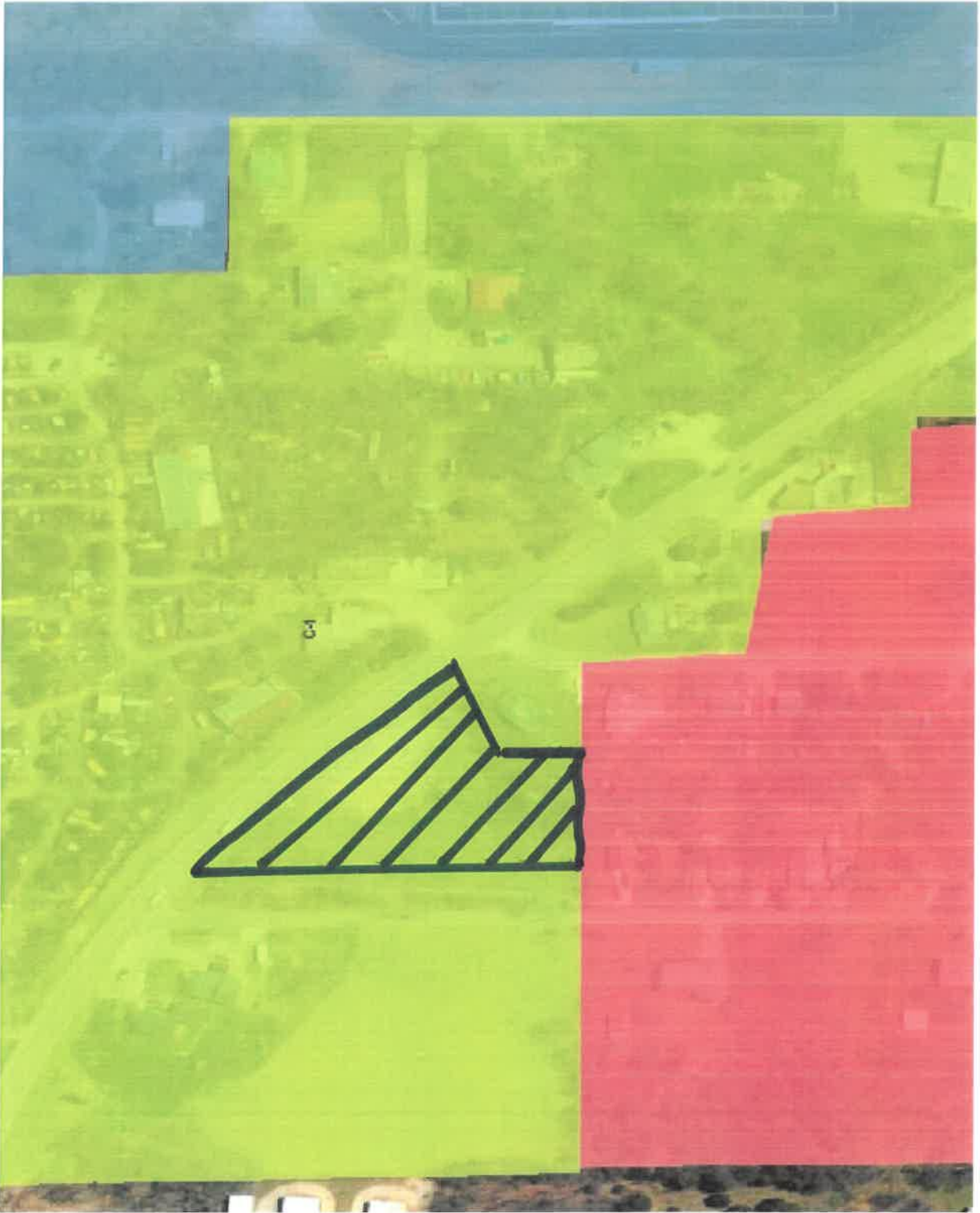
Submitted By: Mark Scott, Planning and Zoning Manager

Department: Planning and Zoning

Date:

ATTACHMENTS:

1. 1535 N Jefferson Ave zoning map depiction
2. 1535 N Jefferson Ave site plan depiction
3. 1535 N Jefferson Ave GIS map depiction



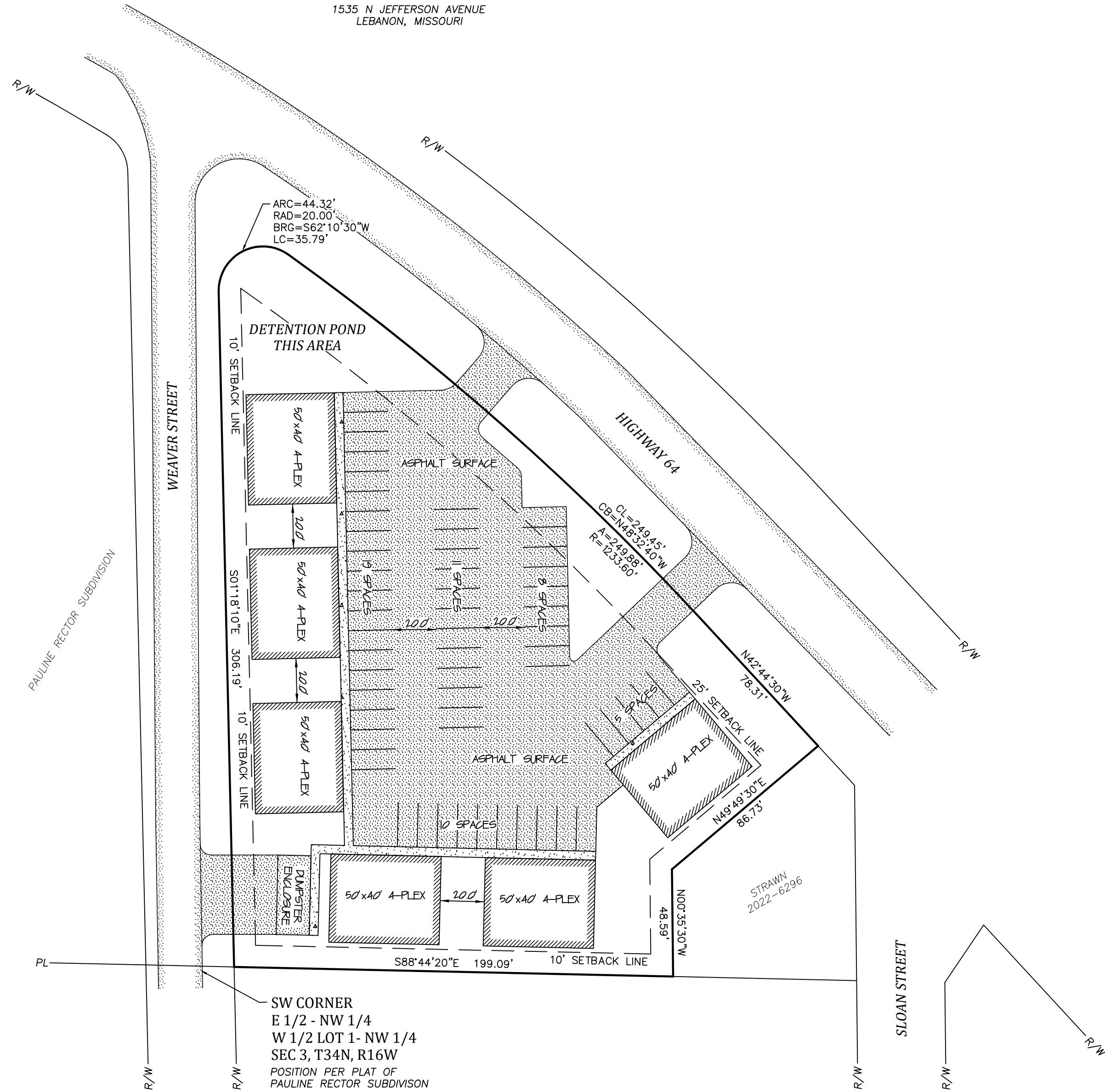
1535 N Jefferson Avenue zoning map depiction

SITE PLAN

1535 N JEFFERSON AVENUE
LEBANON, MISSOURI



STATE PLANE GRID NORTH
MISSOURI CENTRAL ZONE



LORTZ SURVEYING

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

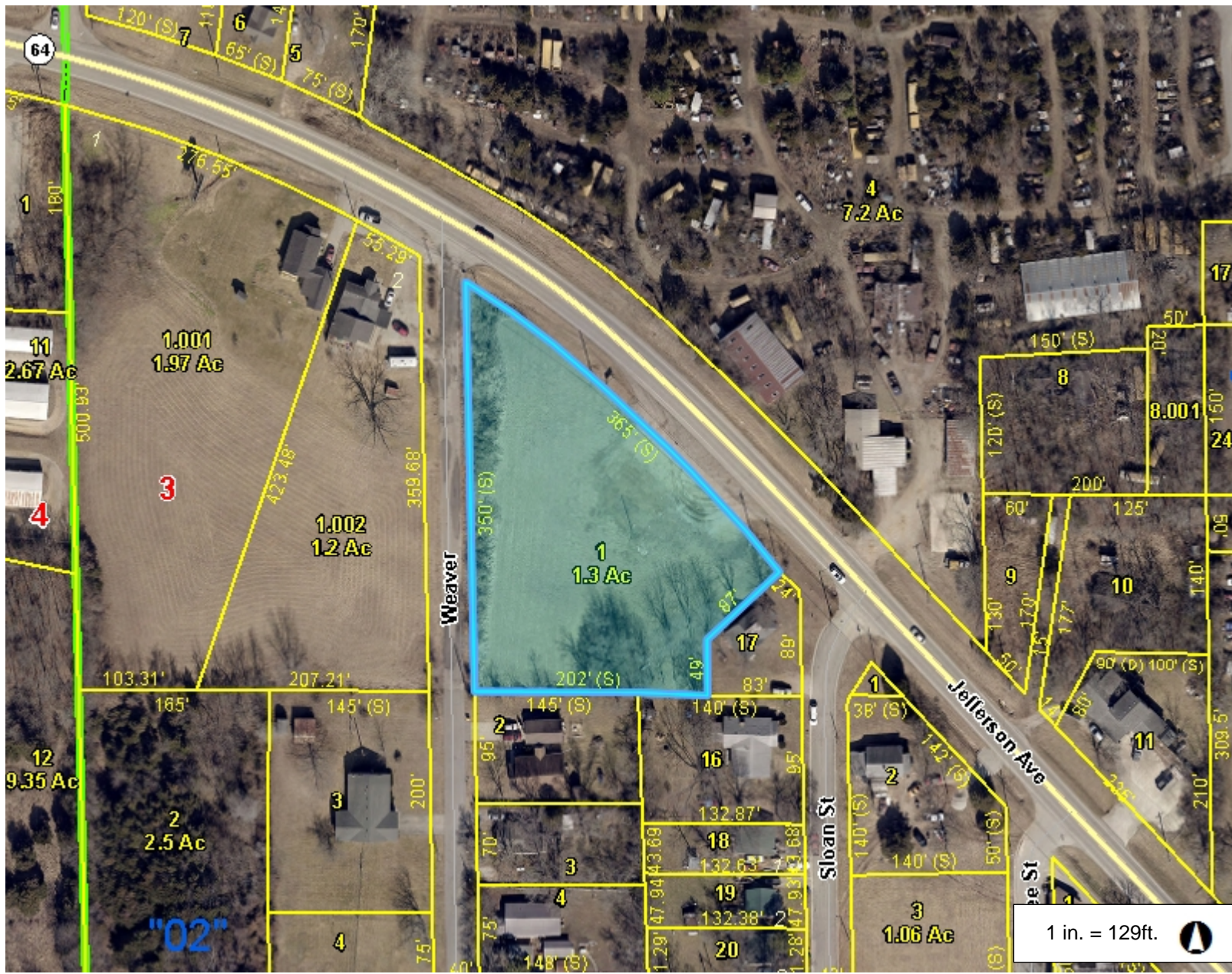
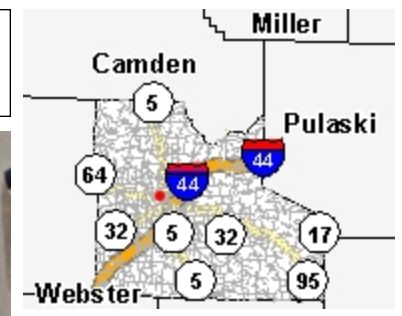


Site Plan
Lebanon, Missouri

Aaron Dennis
Lebanon, Missouri

Drawn by EJL	Scale 1" = 40'	Survey No.
Checked by EJL	Date 1/14/2026	L-2476SP

Laclede County, MO



Legend

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

Notes

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



To: Zoning and Planning Commission Proposed for the Meeting Date of: February 12, 2026

Staff Informational Sheet

Topic: Commission Action to approve a Multi-Family Dwelling Site Plan is seeking approval, located at 1535 N Jefferson Avenue.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

C-1 – General Commercial A Multi-Family Dwelling site plan is seeking approval, located at 1535 N Jefferson Avenue.

Background (problem/explanation):

Property must be properly platted for any new construction. A plat is prepared and will be submitted for approval if the proposed development is authorized.

Staff Recommendation:

The real estate sale is contingent upon successful approval of the conditional use and site approval.

Submitted By: Mark Scott, Planning and Zoning Manager

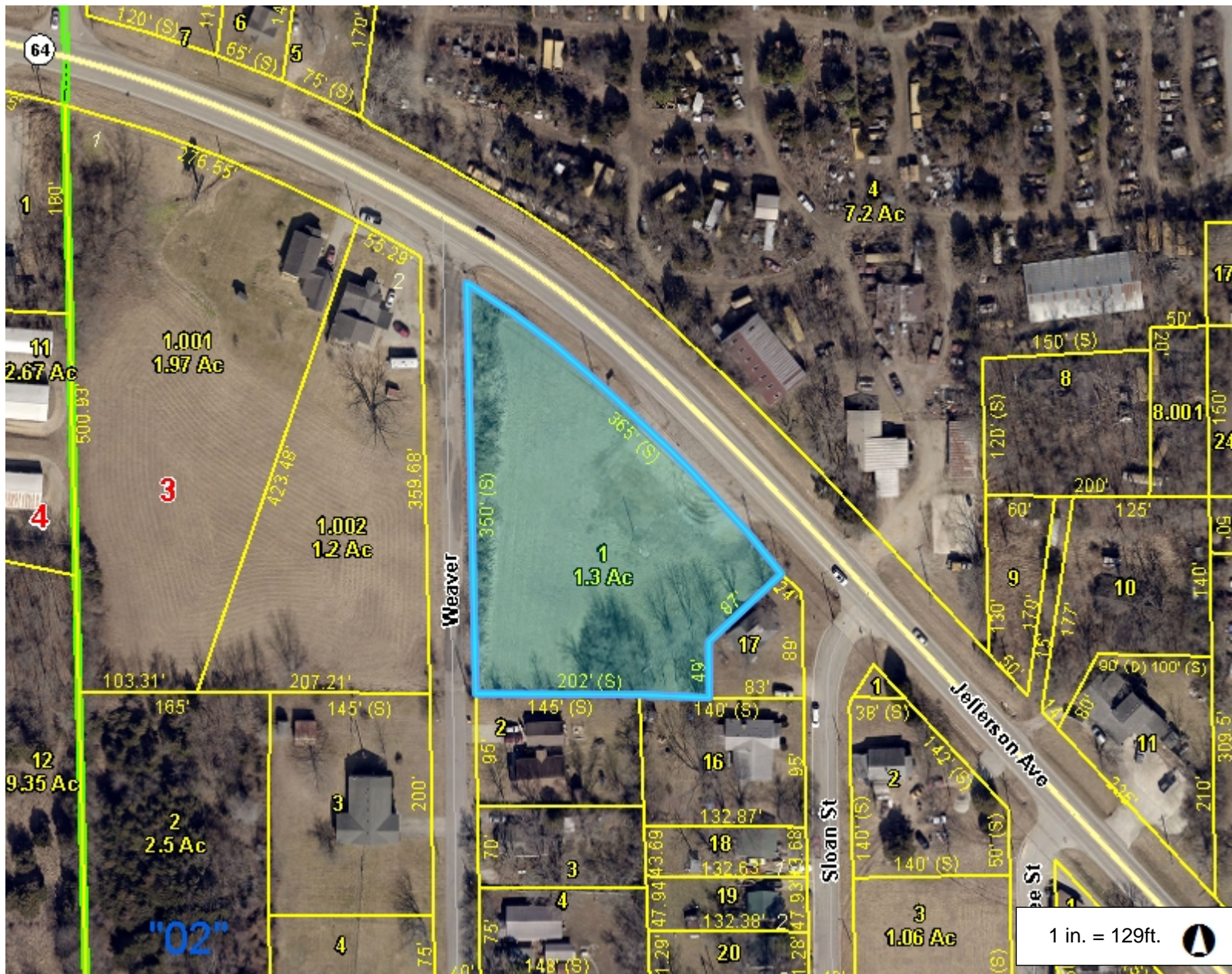
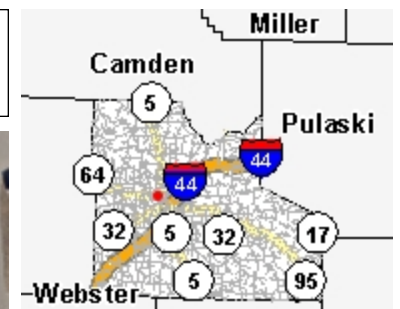
Department: Planning and Zoning

Date:

ATTACHMENTS:

1. 1535 N Jefferson Ave GIS map depiction
2. 1535 N Jefferson Ave site plan depiction
3. 1535 N Jefferson Ave zoning map depiction

Laclede County, MO



Legend

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

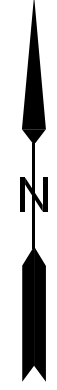
Notes

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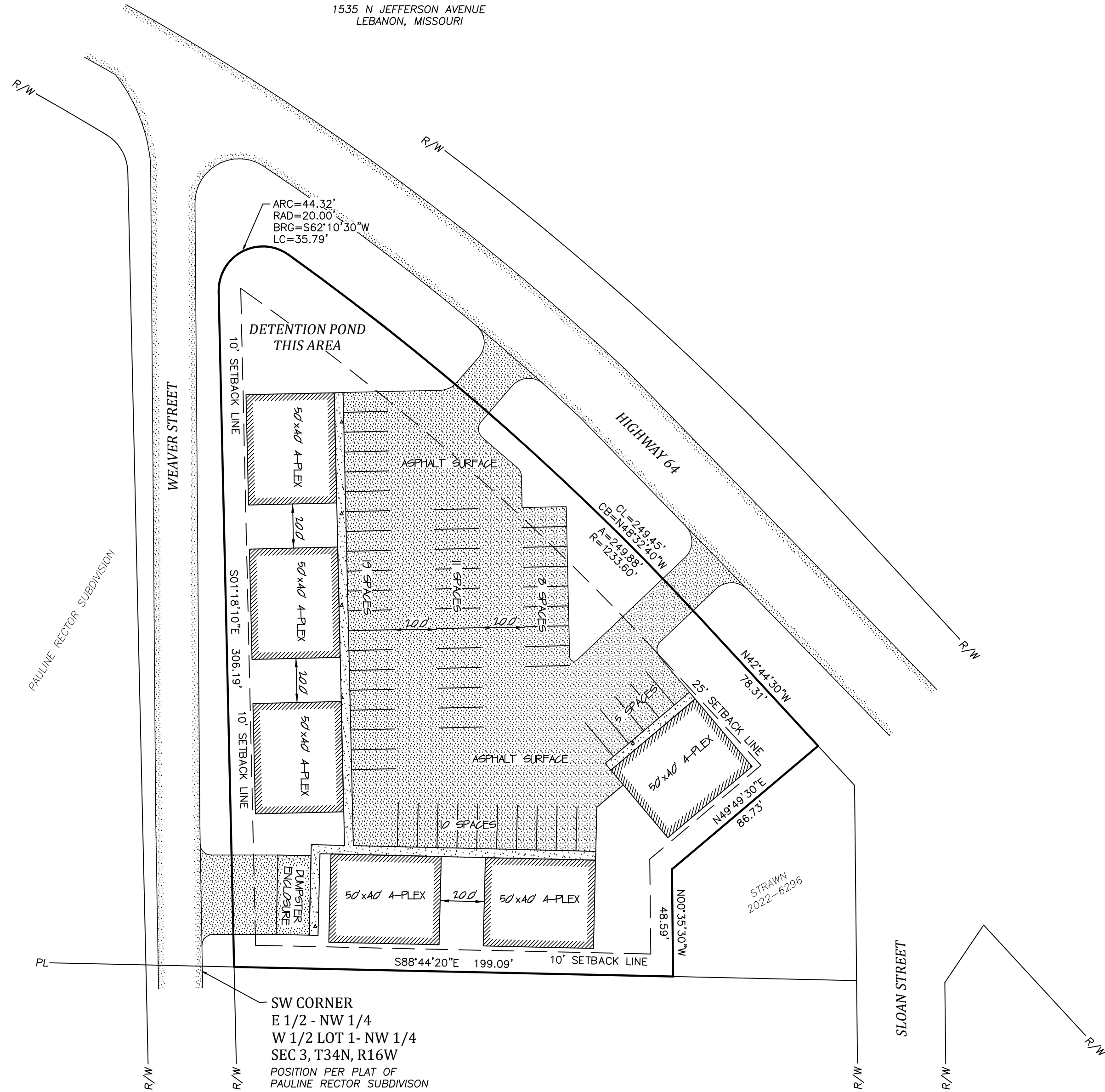
THIS MAP IS NOT TO BE USED FOR NAVIGATION

SITE PLAN

1535 N JEFFERSON AVENUE
LEBANON, MISSOURI



STATE PLANE GRID NORTH
MISSOURI CENTRAL ZONE



SW CORNER
E 1/2 - NW 1/4
W 1/2 LOT 1- NW 1/4
SEC 3, T34N, R16W
POSITION PER PLAT OF
PAULINE RECTOR SUBDIVISION

LORTZ SURVEYING

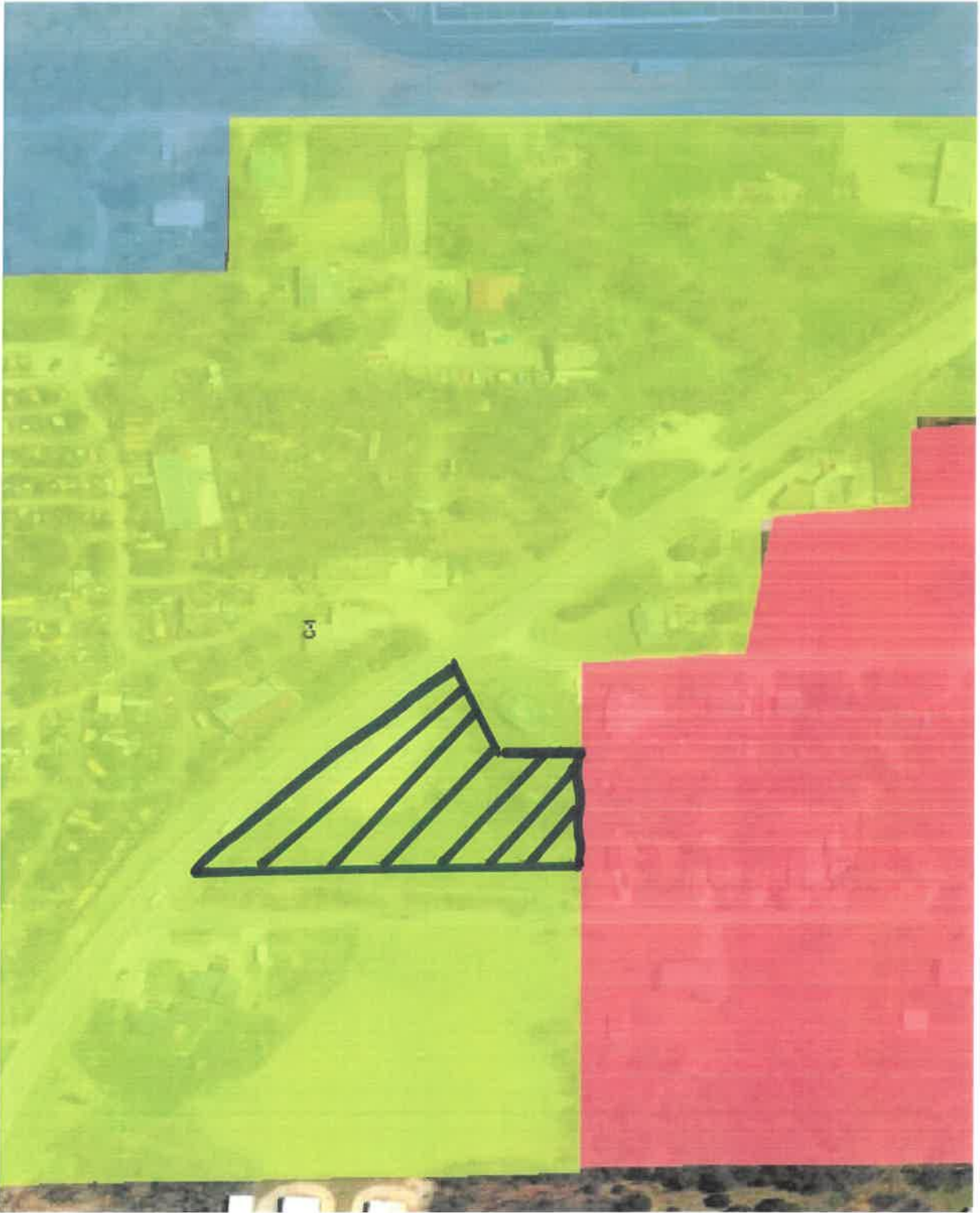
P.O. Box 767 • 231 W. Commercial Street Lebanon, Missouri 65536
Phone 417-991-8115 • www.lortzsurveying.com • LS: 2012028494



Site Plan
Lebanon, Missouri

Aaron Dennis
Lebanon, Missouri

Drawn by EJL	Scale 1" = 40'	Survey No.
Checked by EJL	Date 1/14/2026	L-2476SP



1535 N Jefferson Avenue zoning map depiction



To: Zoning and Planning Commission Proposed for the Meeting Date of: February 12, 2026

Staff Informational Sheet

Topic: Commission Action to approve a Replat of Magnetic Addition Block 9 from three Lots to two Lots, located at 445 Polk Avenue

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a Replat of Magnetic Addition Block 9 from three lots to two lots, located at 445 Polk Avenue

Background (problem/explanation):

RS-2 Residential Property must be properly platted for any new construction. Plat from three Lots to two Lots.

Staff Recommendation:

Staff sees no issues with this request.

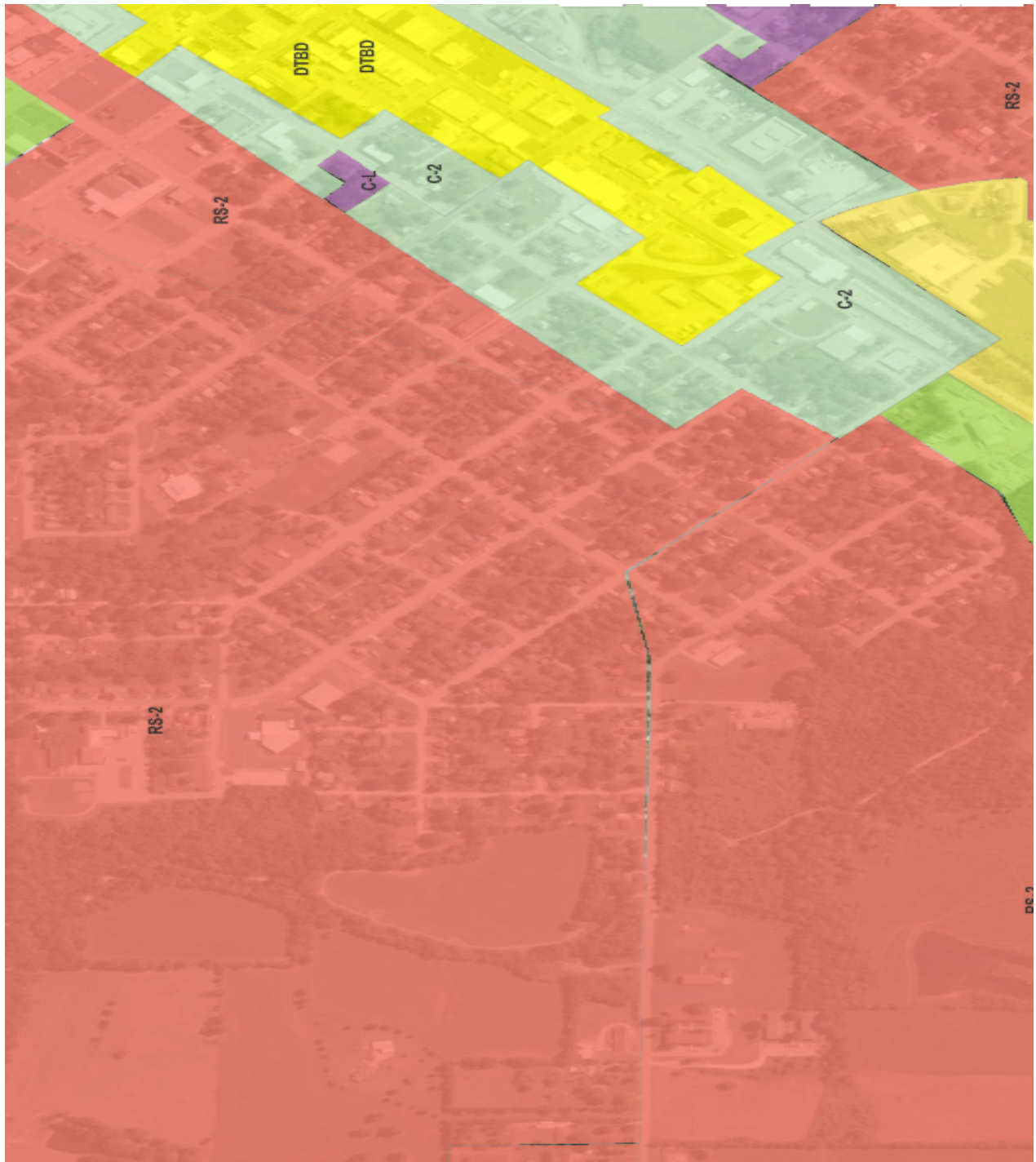
Submitted By: Mark Scott, Planning and Zoning Manager

Department: Planning and Zoning

Date:

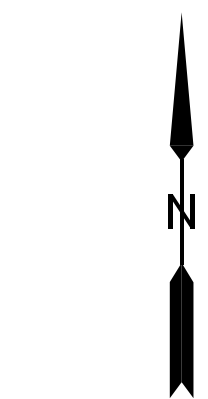
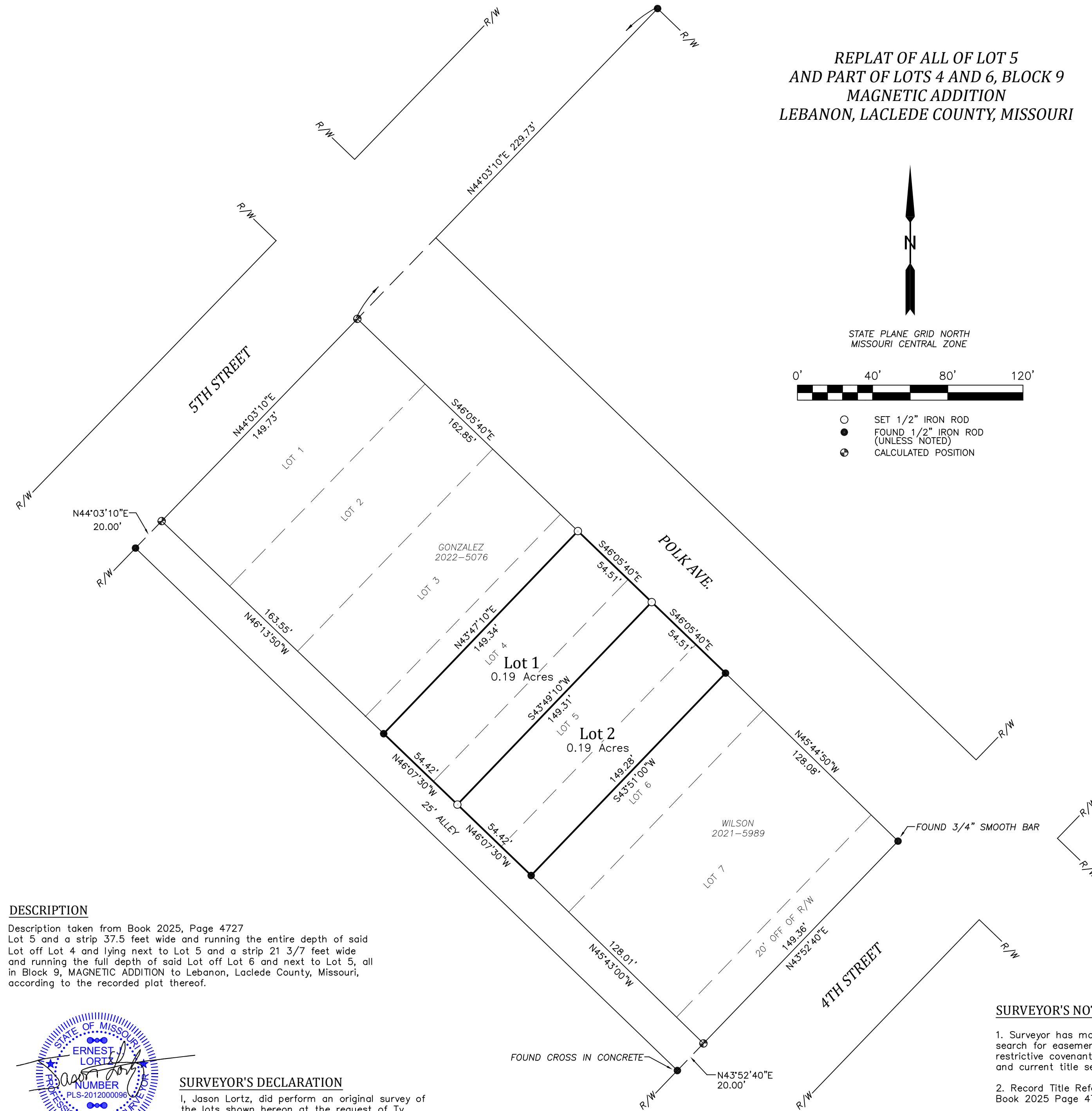
ATTACHMENTS:

1. Magnetic Additon zoning map depiction
2. Magnetic Additon GIS map depiction
3. Magnetic Additon replat depiction



445 Polk Avenue zoning map depiction

**REPLAT OF ALL OF LOT 5
AND PART OF LOTS 4 AND 6, BLOCK 9
MAGNETIC ADDITION
LEBANON, LACLEDE COUNTY, MISSOURI**



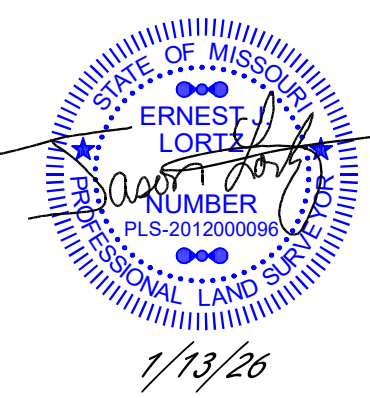
STATE PLANE GRID NORTH
MISSOURI CENTRAL ZONE



- SET 1/2" IRON ROD
- FOUND 1/2" IRON ROD (UNLESS NOTED)
- ⊙ CALCULATED POSITION

DESCRIPTION

Description taken from Book 2025, Page 4727 Lot 5 and a strip 37.5 feet wide and running the entire depth of said Lot off Lot 4 and lying next to Lot 5 and a strip 21 3/7 feet wide and running the full depth of said Lot off Lot 6 and next to Lot 5, all in Block 9, MAGNETIC ADDITION to Lebanon, Laclede County, Missouri, according to the recorded plat thereof.



SURVEYOR'S DECLARATION

I, Jason Lortz, did perform an original survey of the lots shown hereon at the request of Ty Glendenning of Tytan Properties, LLC on December 26, 2025. This survey was completed in accordance with the Current Missouri Minimum Standards for Property Boundary Surveys for Urban Property.

SURVEYOR'S NOTES

1. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or any other facts that an accurate and current title search may disclose.
2. Record Title Reference: Tract is the lands described in Book 2025 Page 4727.
3. Only the record documents noted hereon were provided to or discovered by surveyor. No abstract nor other record title documentation was provided to surveyor.
4. There may be structures and improvements located on this tract which are not shown.

DEDICATION

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

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

"REPLAT OF ALL OF LOT 5
AND PART OF LOTS 4 AND 6, BLOCK 9
MAGNETIC ADDITION
LEBANON, LACLEDE COUNTY, MISSOURI"

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

Tytan Properties _____ Date _____
Ty Glendenning
Managing Member

NOTARY CERTIFICATE

State of _____ }
County of _____ } SS.

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

In testimony whereof, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.

Notary Public

My Commission expires: _____
(Notary Seal)

MAYOR'S CERTIFICATE

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

"REPLAT OF ALL OF LOT 5
AND PART OF LOTS 4 AND 6, BLOCK 9
MAGNETIC ADDITION
LEBANON, LACLEDE COUNTY, MISSOURI"

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

Jared Carr
Mayor, City of Lebanon

Attest: _____
Lacey Brackett
City Clerk, City of Lebanon

COUNTY & CITY TAX RELEASE

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

Toni Morris
Collector of Revenue
Laclede County, Missouri

Date

RECORDER'S CERTIFICATE



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

Survey in Lots 4, 5 and 6 of
Block 9, Magnetic Addition to
Lebanon, Laclede County, Missouri

Tytan Properties, LLC
Lebanon, Missouri

Drawn by SIM	Scale 1" = 40'	Survey No.
Checked by EJL	Date 1/13/2026	L-2748



To: Zoning and Planning Commission Proposed for the Meeting Date of: February 12, 2026

Staff Informational Sheet

Topic: Commission Action to approve a Replat of Lewis Addition Block 7, Lot 18 from one Lot to four Lots, located on the 300 Block of Lincoln Ave. (333, 345, 351 Lincoln and 595 Chestnut).

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Background (problem/explanation):

Staff Recommendation:

Staff recommendation to have sewer put in for each lot.

Submitted By:

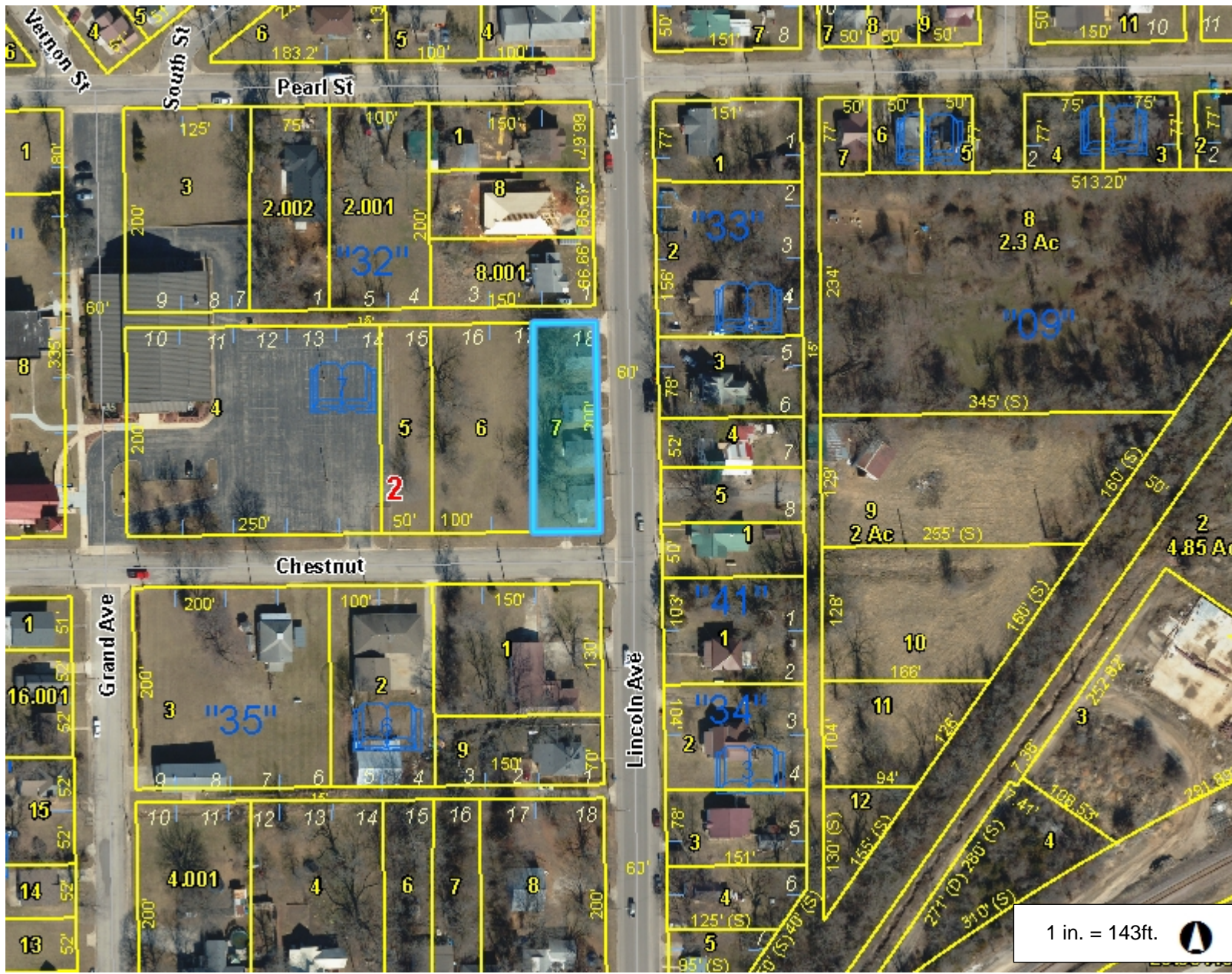
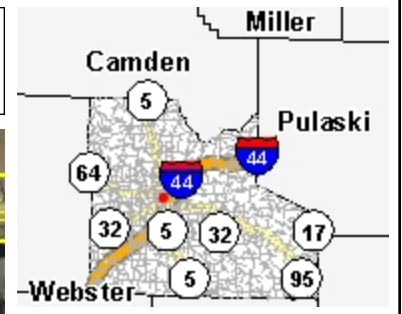
Department: Planning and Zoning

Date:

ATTACHMENTS:

1. Lewis Addition GIS map depiction
2. Lewis Addition zoning map depiction
3. Lewis Addition replat depiction

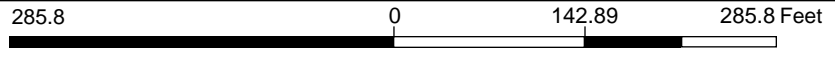
Laclede County, MO



Legend

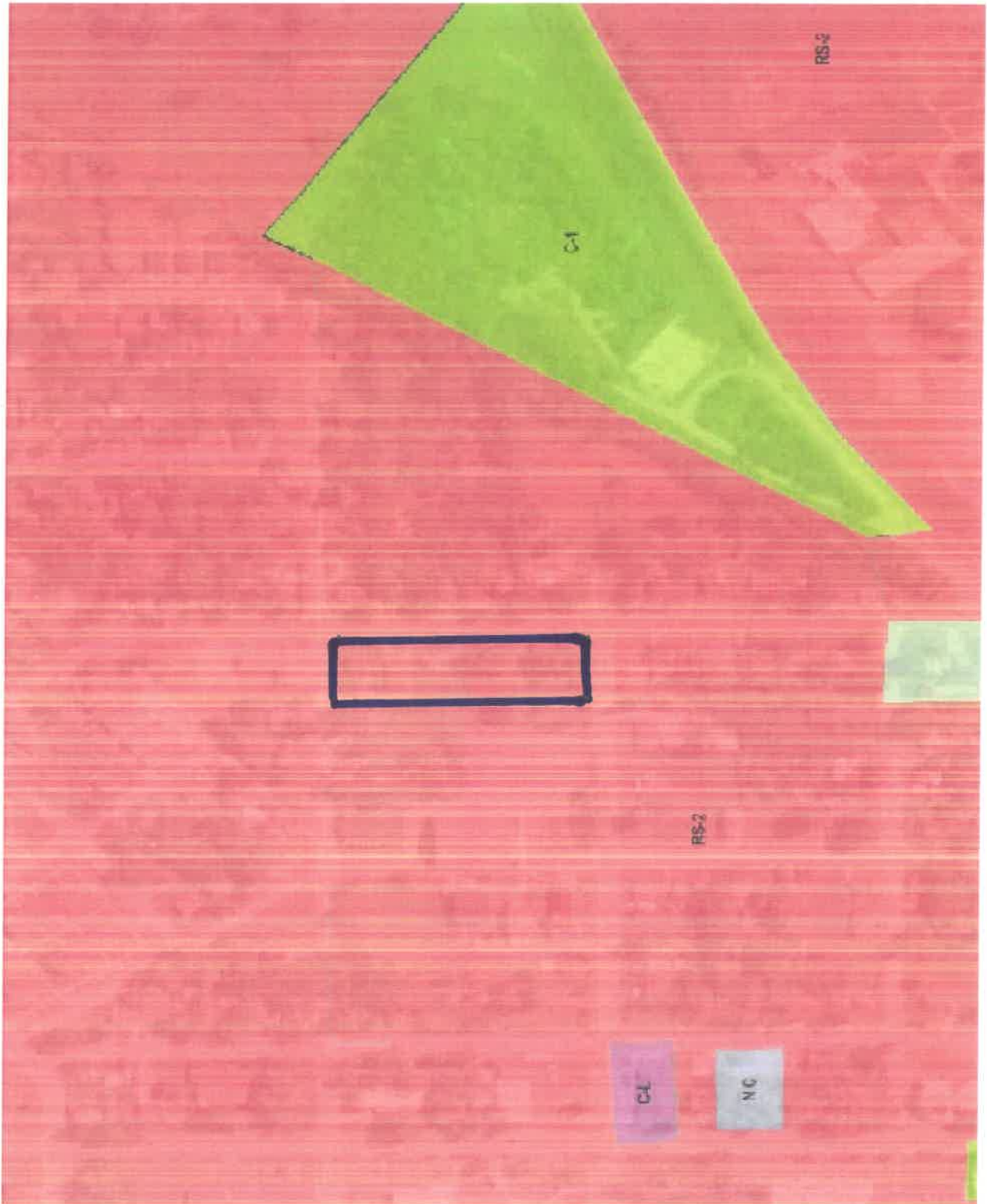
- Road
 - Interstate
 - State Highway
 - Street
- Parcel
- Lot Line
- Corporate Limit Line
- Section
- County Boundary

1 in. = 143ft.



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



Lincoln properties zoning map depiction



To: Zoning and Planning Commission Proposed for the Meeting Date of: February 12, 2026

Staff Informational Sheet

Topic: Commission Action to approve a Plat for Ridge Creek Subdivision, Phase 3, near the 1500 block of Rolling Hills Road.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Commission Action to approve a Request for a plat for Ridge Creek Subdivision, Phase 3, near the 1500 block of Rolling Hills Road.

Background (problem/explanation):

This is zoned RS-1 Residential property.

Property must be platted for any new construction, and it is a final plat for twelve lots.

Staff Recommendation:

Staff sees no issues with this request.

Submitted By: Mark Scott, Planning and Zoning Manager

Department: Planning and Zoning

Date:

ATTACHMENTS:

1. Ridge Creek Subdivision phase 3 Plat depiction
2. GIS Map-Ridge Creek

FINAL PLAT OF
RIDGE CREEK PHASE 3
 A SUBDIVISION TO LEBANON, LACLEDE COUNTY, MISSOURI
 LOCATED IN LOT 4 OF THE NORTHEAST QUARTER
 SECTION 4, TOWNSHIP 34 NORTH, RANGE 16 WEST

GEODETIC NORTH



L.C.D.R.
 BOOK 2024
 PAGE 4581

L.C.D.R.
 BOOK 2024
 PAGE 4581

LEGEND

These standard symbols will be found in the drawing.

- TRANSMISSION LINE EASEMENT
- UTILITY EASEMENT LINE
- P.O.B. PLACE OF BEGINNING
- L.C.D.R. LACLEDE COUNTY DEED RECORD
- ⊙ FOUND IRON PIN
- SET 1/2" REBAR

THIS MAP COMPLIES WITH THE MISSOURI MAP ACCURACY STANDARD. ACCURACY STANDARD IS CLASS 1

CLASS OF PROPERTY: URBAN



CERTIFICATE OF OWNERSHIP AND DEDICATION

WHEREAS BRYANTS ESTATES, LLC, ARE THE RIGHTFULL OWNER(S) OF THE PARCEL DESCRIBED ON THIS PLAT; AND WHEREAS THEY HAVE CAUSED THE DESCRIBED PREMISES TO BE SUBDIVIDED INTO LOTS, AND EASEMENT CORRIDORS IN THE MANNER SHOWN ON THIS PLAT; AND WHEREAS IT IS THEIR DESIRE TO ENTITLE THE DESCRIBED PREMISES WITH THE NAME "RIDGE CREEK PHASE 3" A SUBDIVISION TO THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI;

NOW THEREFORE BRYANTS ESTATES, LLC, DO HEREBY DEDICATE TO PUBLIC USE, FOREVER, THE STREETS AND EASEMENTS SHOWN ON THIS PLAT; AND THAT THE DESCRIBED PREMISES SHALL HEREINAFTER BE KNOWN AS AND NAMED "RIDGE CREEK PHASE 3" A SUBDIVISION IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI.

MICHAEL BRYANT, OWNER
 BRYANTS ESTATES, LLC

ACKNOWLEDGEMENT

STATE OF MISSOURI)
) SS)
 COUNTY OF LACLEDE)

ON THIS _____ DAY OF _____ 20____, BEFORE ME PERSONALLY APPEARED: MICHAEL BRYANT, OWNER OF BRYANTS ESTATES, LLC, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO BEING DULY SWORN, ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING DEDICATION OF "RIDGE CREEK PHASE 3" A SUBDIVISION TO THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI, AS THEIR OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN _____, MISSOURI, ON THIS, THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

SIGNATURE OF NOTARY PUBLIC: _____

PRINTED NAME OF NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT OF APPROVAL BY CITY COUNCIL

THIS PLAT OF "RIDGE CREEK PHASE 3", A SUBDIVISION TO THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI WAS DULY SUBMITTED TO THE CITY COUNCIL OF THE CITY OF LEBANON, HAVING BEEN APPROVED BY THE PLANNING AND ZONING COMMISSION OF SAID CITY AS WAS APPROVED BY THE CITY COUNCIL AT A MEETING HELD ON THIS _____ DAY OF _____, 20____ BY ORDINANCE NO. _____

MAYOR: JARED CARR _____ DATE _____

ATTEST: _____

CITY CLERK: LACY BRACKETT _____ DATE _____

COUNTY TAX RELEASE

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS AGAINST THE REAL ESTATE DESCRIBED ON THIS PLAT HAVE BEEN PAID IN FULL FOR 20____ AND ALL PRIOR YEARS.

TONI MORRIS
 COLLECTOR OF REVENUE

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS _____ DAY OF _____ 20____ AT _____ O'CLOCK _____ M, PLAT RECORDED IN BOOK _____ AT PAGE _____.

JENNIFER RAEF
 RECORDER OF DEEDS
 LACLEDE COUNTY, MISSOURI

PROPERTY DESCRIPTION

A part of Lot 4 of the Northeast Quarter of Section 4, Township 34 North, Range 16 West of the 5th P.M., described as follows: Commencing at the Northwest corner of Lot 18 in Ridge Creek Phase 2, a subdivision to Lebanon, Laclede County, Missouri, for the true place of beginning; thence N 88°14'13" W 300.00 feet; thence N 81°57'49" W 475.99 feet; thence S 09°45'15" W 263.58 feet to the Northwest corner of Lot 6 in Ridge Creek Phase 1, a subdivision to Lebanon, Laclede County, Missouri; thence S 67°15'03" E 198.24 feet; thence along a curve turning to the left with an arc length of 155.80 feet, with a radius of 603.00 feet, with a chord bearing of S 74°39'11" E, with a chord length of 155.37 feet to the Northeast corner of Lot 6 in Ridge Creek Phase 1; thence S 01°45'47" W 153.52 feet to the Southeast corner of said Lot 6; thence S 88°14'48" E 499.83 feet to the Southwest corner of Lot 7 in said Ridge Creek Phase 2; thence N 01°48'06" E 149.93' to the Northwest corner of Lot 7 thence N 21°52'49" W 65.50 feet to the Southwest corner of said Lot 18 in Ridge Creek Phase 2; thence N 01°45'47" E 260.00 feet to the true place of beginning. Subject to all easements of record. Description as per Survey C-10995B made by Carmack Surveying and Engineering.

SURVEYOR'S NOTES:

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
2. PARENT DEED RECORDED IN LACLEDE COUNTY DEED RECORD BOOK 2024 AT PAGE 4581, IN THE RECORDER'S OFFICE OF LACLEDE COUNTY, MISSOURI.
3. MINIMUM FRONT AND REAR YARD DEPTH IS 30 FEET, MINIMUM SIDE YARD DEPTH IS 10 FEET.
4. PROPERTY IS ZONED R-1
5. TOTAL ACREAGE OF SUBDIVISION IS 7.52 ± ACRES.

REVISED 12/9/2024: CHANGED LOTS.

CARMACK SURVEYING AND ENGINEERING
 13071 HWY. 32
 ROBY, MO. 65557
 PH: 417-458-4798

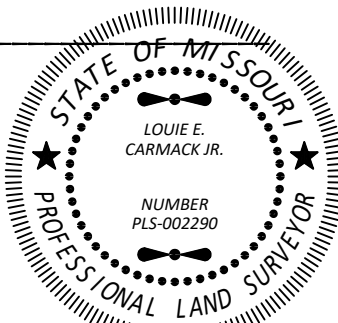
SURVEYOR'S CERTIFICATION

I, LOUIE E. CARMACK JR., MISSOURI REGISTERED LAND SURVEYOR, NO. 2290, DECLARE THAT THE SURVEY SHOWN ON THIS PLAT WAS MADE BY ME OR UNDER MY DIRECTION, AND IS CERTIFIED TO BE IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

C. OF A. NO. 2009021547.

DATE FIELD WORK COMPLETED: 10/15/2025

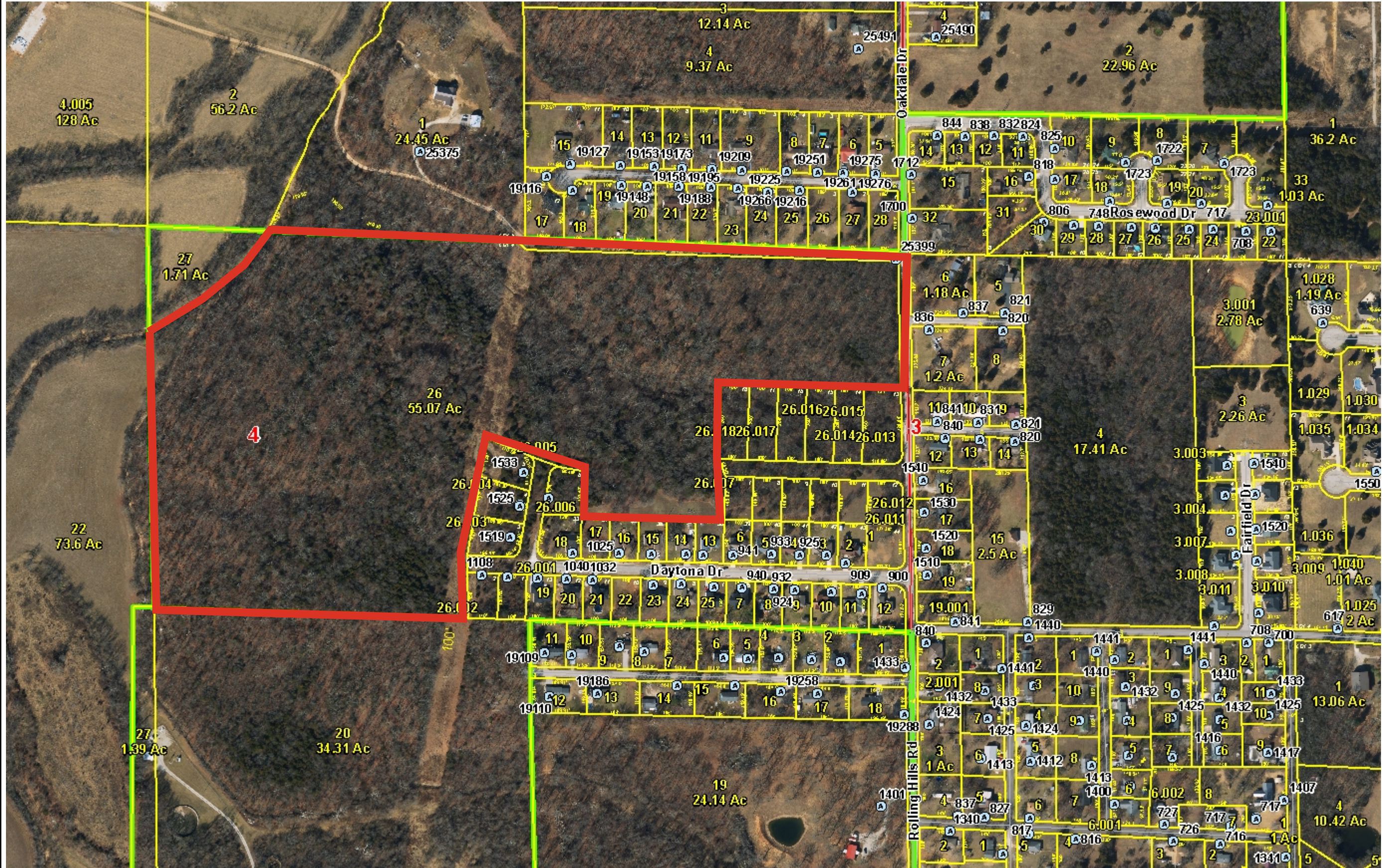
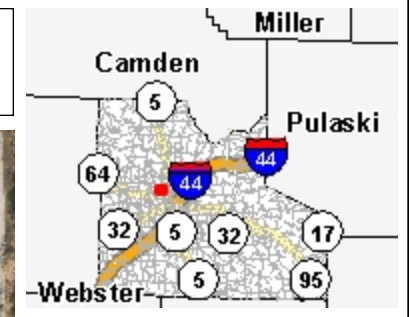
LOUIE E. CARMACK JR. _____



SURVEY FOR MICHAEL BRYANT

DRAWN	DATE	LACLEDE COUNTY, MO.
RLS	10/30/25	
APPROVED	DATE	SEC. 4
LEC	10/30/25	T34N, R16W
SCALE	SHEET	PROJECT NO.
1" = 50'	1 OF 1	C-10995B-R

Ridge Creek Subdivision

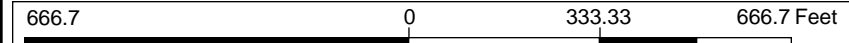


- Address Point
- Road**
- Interstate
- State Highway
- Street
- Parcel
- Lot Line
- Corporate Limit Line
- Section
- County Boundary

Address:
1500 Block
Rolling Hills Road

Ridge Creek Subdivision
Phase 3

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