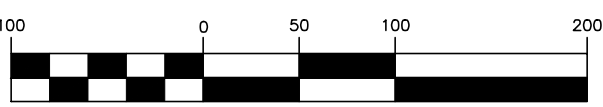


OWNER/DEVELOPER
P S & CO PROPERTY, LLC
15721 NOGA WAY
NORTH HILLS, CA 91343

OWNER/DEVELOPER
SRB REAL ESTATE INVESTMENTS, LLC
4039 EAST KENSINGTON ST
SPRINGFIELD, MO 65809

PRELIMINARY PLAT
SKYLINE COMMERCIAL PARK
SECTION 35, T29N, R23W
CITY OF REPUBLIC, GREENE COUNTY, MISSOURI



(IN FEET)
1 inch = 100 ft.
BASIS OF BEARINGS:

BEARINGS ARE GRID NORTH BASED ON THE
MISSOURI STATE PLANE COORDINATE
SYSTEM OF 1983, CENTRAL ZONE. GPS TIES
TO STATION "GR-45"

N: 151118.127m
E: 416587.606m
ELEV: 389.1m
GRID FACTOR: 0.9999626

DISTANCES SHOWN ARE GROUND DISTANCES

STATE PLANE COORDINATE TIE	MISSOURI COORDINATE SYSTEM 1983	
COURSE	GRID AZIMUTH	GRID DISTANCE
GR-45 -	125°32'02"	2,197.445m
GR-45 -	133°30'36"	2,444.512m

DISTANCES EXPRESSED IN METERS

BENCHMARK:

SITE BM - Benchmark is chiseled square on a concrete pad approximately 70 West and 5 feet South of the Northwest property corner.

DEED DESCRIPTION - (BK 2023 PG 1506-23)

All that part of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of Section Thirty-five (35), Township Twenty-nine (29) North, Range Twenty-three (23) West, Greene County, Missouri described as follows: Beginning at the Southeast corner of the said Southwest Quarter (SW¼) of the Northwest Quarter (NW¼); thence North 88°05'06" West, with the South line of said Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) 1137.16 feet to the North right-of-way line of State Route 360; thence Northwesterly with said North right-of-way line the following 2 courses: (1) North 52°14'16" West, 14.33 feet; and (2) North 61°19'10" West, 185.35 feet to the East right-of-way line of relocated State Route "MM"; thence Northerly with said East right-of-way line, the following 8 courses (1) North 02°01'65" East, 140.05 feet, (2) North 08°58'12" East 168.75 feet, (3) North 09°38'42" East 333.17 feet, (4) North 07°38'48" East, 83.79 feet, (5) North 01°48'58" East, 164.04 feet; and (6) North 00°48'50" East, 19.32 feet; thence South 88°07'38" East, 483.63 feet; thence North 02°11'44" East, 314.24 feet to the North line of said Southwest Quarter (SW¼) of the Northwest Quarter (NW¼); thence South 88°03'00" East, with said North line 746.64 feet to the East line of said Southwest Quarter (SW¼) of the Northwest Quarter (NW¼); thence South 02°16'53" West, with said East line 1332.30 feet to the Point of Beginning. Subject to an ingress and egress easement over the West fifty (50) feet on Ingress and Egress Easement filed in Book 2011, at Page 029691-11.

SURVEY DESCRIPTION -

All that part of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of Section Thirty-five (35), Township Twenty-nine (29) North, Range Twenty-three (23) West, Greene County, Missouri described as follows: BEGINNING at an existing iron pin at the Southeast corner of the said Southwest Quarter (SW¼) of the Northwest Quarter (NW¼); thence North 88°11'16" West, with the South line of said Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) 1137.15 feet to an existing iron pin on the North right-of-way line of State Route 360; thence Northwesterly with said North right-of-way line the following 2 courses: (1) North 51°34'08" West, 13.90 feet to an existing 100d nail; and (2) North 51°13'24" West, 185.47 feet to the East right-of-way line of relocated State Route "MM"; thence Northerly with said East right-of-way line, the following 8 courses (1) North 01°56'47" East, 139.73 feet to an existing right-of-way marker, (2) North 08°48'15" East 168.66 feet; (3) North 09°29'36" East 333.17 feet to an existing right-of-way marker; (4) North 07°27'38" East, 83.80 feet to an existing iron pin; (5) North 01°32'54" East, 164.10 feet to an existing right-of-way marker; and (6) North 01°59'09" East, 13.26 feet; thence South 88°12'25" East, 483.58 feet to an existing iron pin; thence North 02°05'42" East, 314.77 feet to an existing iron pin on the North line of said Southwest Quarter (SW¼) of the Northwest Quarter (NW¼); thence South 88°10'01" East, with said North line 746.58 feet to an existing iron pin on the East line of said Southwest Quarter (SW¼) of the Northwest Quarter (NW¼); thence South 02°09'45" West, with said East line 1332.57 feet to the POINT OF BEGINNING, containing 34.75 acres and being subject to an ingress and egress easement over the West fifty (50) feet on Ingress and Egress Easement filed in Book 2011, at Page 029691-11.

DEVELOPMENT NOTES:

TOTAL ACREAGE: 1,513,497 SF (34.75 ACRES)
NUMBER OF LOTS: 4
LARGEST LOT: 3 772,852 SF (17.74 AC)
SMALLEST LOT: 2 95,041 SF (2.18 AC)
NEW STREET: 89,563 SF (2.06 AC)

A 10' UTILITY EASEMENT WILL BE ALONG ALL RIGHTS-OF-WAY AND REAR LOT LINES UNLESS OTHERWISE NOTED.

CURRENT ZONING:

C-2 Zoning
SETBACKS:
Front,Rear and External/Street Side Yard: 15 feet
Interior Side Yard: 6 feet
Interior Rear/Side Yard Adjacent to Residential: 25 feet

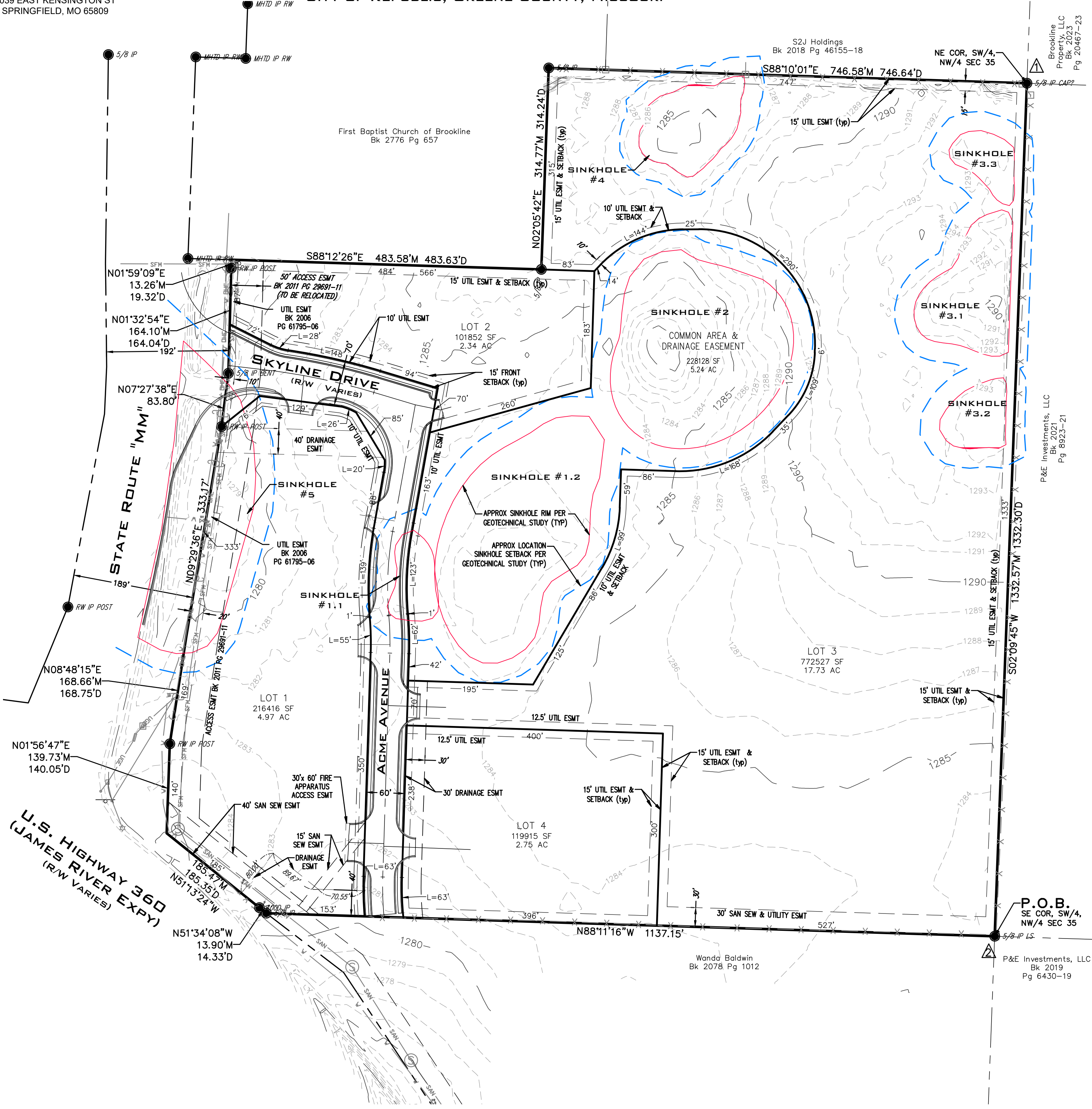
SURVEYOR'S CERTIFICATION -

That I, Don R. Berry, PLS, do hereby certify that this plat was prepared under my supervision from an actual survey of the land herein described prepared and signed by me, PLS No. 2004017829, dated May 29, 2026 and that the corner monuments and lot corner pins shown herein were placed under my personal supervision, P.L.S. No. 2004017829 in accordance with all applicable portions of the current Missouri Standards for Property Boundary Surveys as promulgated by the Department of Agriculture, Division of Weights, Measures and Consumer Protection.

Signature:

Date Prepared: September 22, 2026

Missouri Professional Land Surveyor No. 2004017829

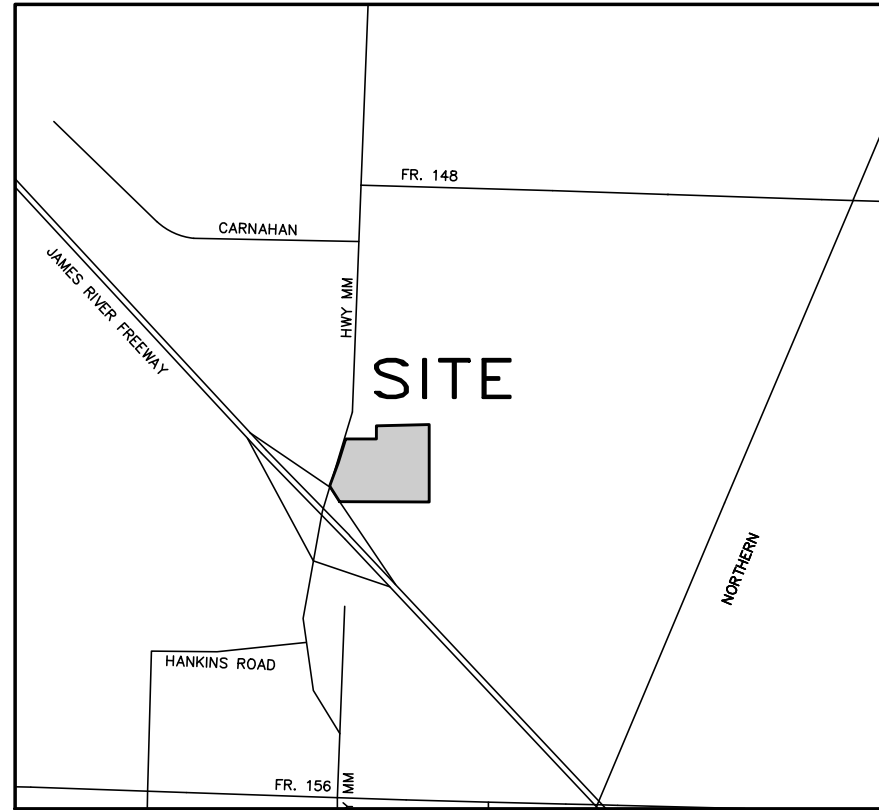


GENERAL NOTES:

Common Areas and Drainage Easements are to be maintained by a Property/Homeowner's Association or similar organization.

FLOOD NOTE:

This property lies in Flood Zone "X" (areas of minimal flood hazard) according to FIRM Community Panel 29077C 0314 F, effective September 19, 2025.



VICINITY MAP
NOT TO SCALE

LEGEND

- FOUND IRON PIN
- PERMANENT MONUMENT
- SET IRON PIN OR MARKER AS NOTED
- △ R/W MARKER
- BOUNDARY LINE
- - - R/W LINE
- - - EASEMENT LINE
- - - SETBACK LINE

- MEASURED PLAT DEED RECORD
- LIGHT POLE MAILBOX
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER LINE

- UTILITY POLE
- ELECTRIC METER
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- GUY WIRE
- PHONE/COMMUNICATION MANHOLE
- PHONE PEDESTAL
- CABLE TV RISER
- CABLE TV LINE
- UNDERGROUND PHONE
- OVERHEAD PHONE
- FIBER OPTIC LINE

- WATER VALVE
- WATER METER
- WATER LINE
- FIRE HYDRANT
- STORM MANHOLE
- GAS VALVE
- GAS METER
- GAS LINE

- FENCE LINE (AS NOTED)
- ROAD SIGN (STOP, SPEED LIMIT, ETC)

ABBREVIATIONS:

XFMR TRANSFORMER
ICV IRRIGATION CONTROL VALVE
CI STORMWATER CURB INLET
SBUFF STREAM BUFFER EASEMENT
FC FENCE CORNER

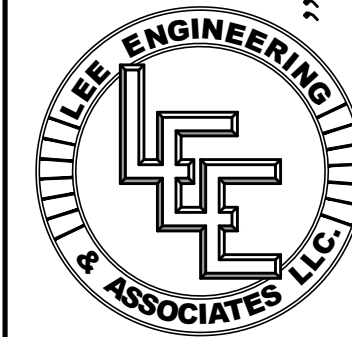
Preliminary Plat

SKYLINE COMMERCIAL PARK

U.S. Highway 360 and State Route "MM"
Republic, Greene County, Missouri

Missouri State Certificate of Authority
Engineering #2005015504
Land Surveying #2009028050

LEE Engineering & Associates, L.L.C.
1200 E. Woodhurst Dr., Suite D200
Springfield, Missouri 65804
417-886-9100 (phone)
417-886-9336 (fax)
dlee@leeengineering.biz



DATE: 2026-09-22

SHEET: 1 OF 1

PROJECT: 2619

FILE: 2619 - Skyline Commercial Park
Rev.dwg