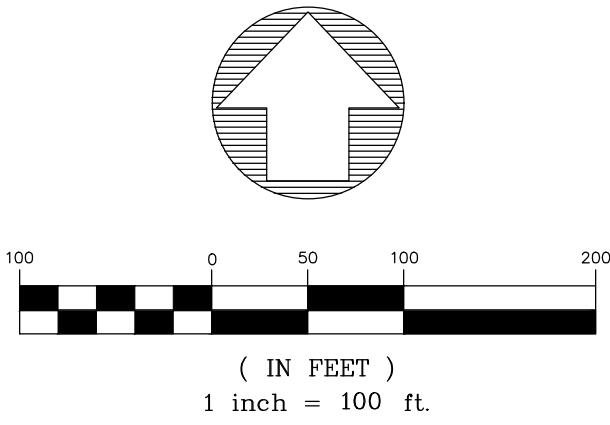


SURVEY NOTE:
This Engineering Plan is based on a survey by Lee Engineering & Associates, LLC, Missouri
Corporate Survey License 2009028050 and Don R. Berry, Missouri PLS 2004017829.



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

BENCHMARK:

SITE BM - Benchmark is chiseled square on a
concrete pad approximately 70 feet 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 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.

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.

STORMWATER NOTE:
Stormwater Detention for the City Streets will be provided as part of Lot 1's detention basins. The street storm sewer systems will convey water to a small settling basins, which will convey the water through a grass lined ditch to MODOT right of way until the underground detention basins are completed.

Stormwater Detention for each Lot will be provided at the time of development by each developer. Each lot owner will be responsible for upkeep and repair of detention areas and drainage easements.

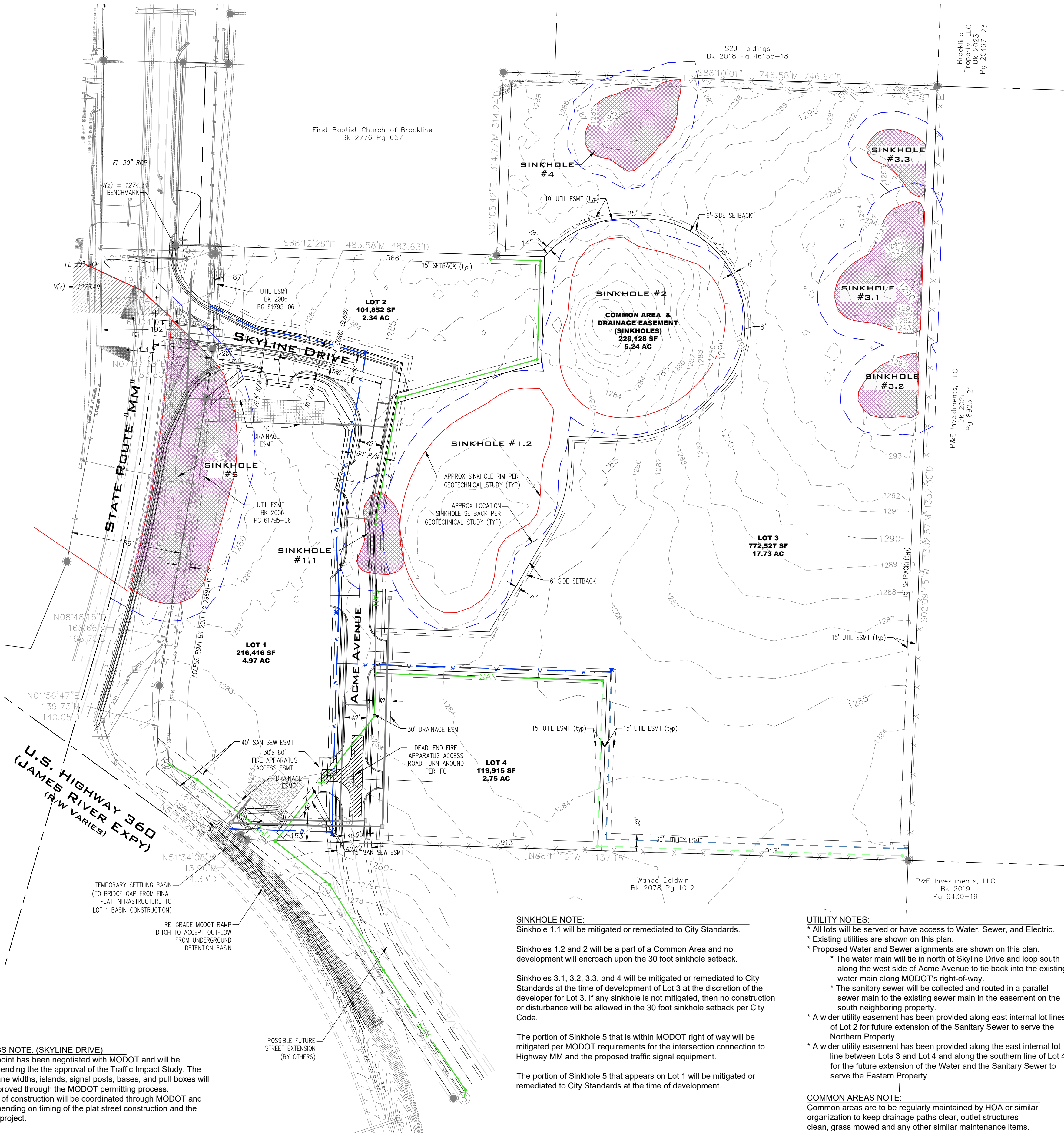
A storm sewer pipe and inlet has been extended north along the east side of Acme Drive to serve as the over-flow for Sinkholes 1.2 and 2. This pipe is also the outfall for Lot 3 detention when discharged into Sinkholes 1.2 & 2. The size and elevation of the inlet will be designed from the flows from the sinkholes and the flows from the detention basin on Lot 3.

EXISTING ACCESS EASEMENT NOTE: (LOT 1)

The existing 50 foot wide ingress/egress easement (BK 2011 PG 29691-11) along the West property line of Lot 1 serving the tract of land south of the Plat currently owned by Wanda Baldwin will be vacated upon the acceptance of the Final Plat from the City and concurrence from Wanda Baldwin; The Baldwin tract will then be served by Public Street Right-of-way along Acme Avenue and Skyline Drive.

HIGHWAY MM ACCESS NOTE: (SKYLINE DRIVE)

The proposed access point has been negotiated with MODOT and will be approved by MODOT pending the approval of the Traffic Impact Study. The final design including lane widths, islands, signal posts, bases, and pull boxes will be coordinated and approved through the MODOT permitting process. Coordination and limits of construction will be coordinated through MODOT and roadway contractor depending on timing of the plat street construction and the Highway MM widening project.



SINKHOLE NOTE:
Sinkhole 1.1 will be mitigated or remediated to City Standards.

Sinkholes 1.2 and 2 will be a part of a Common Area and no development will encroach upon the 30 foot sinkhole setback.

Sinkholes 3.1, 3.2, 3.3, and 4 will be mitigated or remediated to City Standards at the time of development of Lot 3 at the discretion of the developer for Lot 3. If any sinkhole is not mitigated, then no construction or disturbance will be allowed in the 30 foot sinkhole setback per City Code.

The portion of Sinkhole 5 that is within MODOT right of way will be mitigated per MODOT requirements for the intersection connection to Highway MM and the proposed traffic signal equipment.

The portion of Sinkhole 5 that appears on Lot 1 will be mitigated or remediated to City Standards at the time of development.

UTILITY NOTES:
* All lots will be served or have access to Water, Sewer, and Electric.
* Existing utilities are shown on this plan.

* Proposed Water and Sewer alignments are shown on this plan.

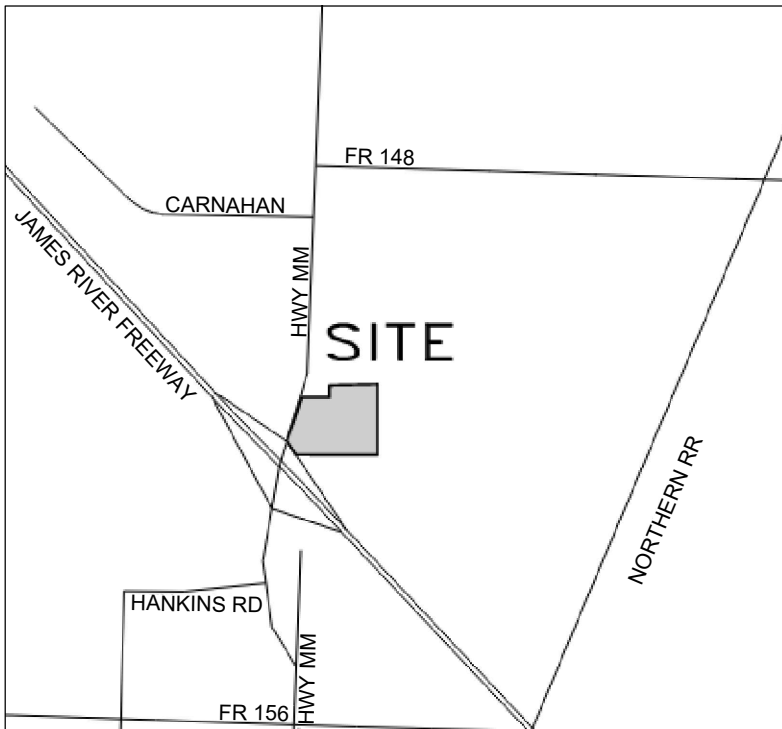
* The water main will tie in north of Skyline Drive and loop south along the west side of Acme Avenue to tie back into the existing water main along MODOT's right-of-way.

* The sanitary sewer will be collected and routed in a parallel sewer main to the existing sewer main in the easement on the south neighboring property.

* A wider utility easement has been provided along east internal lot lines of Lot 2 for future extension of the Sanitary Sewer to serve the Northern Property.

* A wider utility easement has been provided along the east internal lot line between Lots 3 and Lot 4 and along the southern line of Lot 4 for the future extension of the Water and the Sanitary Sewer to serve the Eastern Property.

COMMON AREAS NOTE:
Common areas are to be regularly maintained by HOA or similar organization to keep drainage paths clear, outlet structures clean, grass mowed and any other similar maintenance items.



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

- (M) MEASURED
- (P) PLAT
- (D) DEED
- (R) RECORD

- ★ LIGHT POLE
- ✉ MAILBOX
- SAN — SANITARY SEWER MANHOLE
- SAN — SANITARY SEWER CLEANOUT
- SAN — 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

- SINKHOLE RIM
- SINKHOLE 30' SETBACK
- SINKHOLE TO BE MITIGATED
- PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- APPROX. Q100 WATER SURFACE ELEVATION

SMALL ARROW ENGINEERING, LLC
1302 S. MAIN STREET
PO BOX 1538
JOPLIN, MISSOURI 64802
TEL: 417.624.2333
FAX: 417.624.2441
EMAIL: jbolte@smallarrow.com

SMALL ARROW ENGINEERING, LLC.
CERTIFICATES OF AUTHORIZATION:
MISSOURI: E-2010013447
KANSAS: E-1930
ARKANSAS: 2097
OKLAHOMA: 5937

REVISIONS	NO.	DATE	DESCRIPTION

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SKYLINE COMMERCIAL PARK - PRELIMINARY PLAT
SRB REAL ESTATE INVESTMENTS, LLC
HWY 360 (JAMES RIVER FRWY) & HWY MM
REPUBLIC, GREENE COUNTY, MO
ENGINEERING PLAN FOR PRELIMINARY PLAT

STATE OF MISSOURI
JOHN H. BOLTE
PROFESSIONAL ENGINEER
NUMBER E-22511
EXPIRATION DATE 10/5/26

JOHN H. BOLTE
PROFESSIONAL ENGINEER
MO LIC E22511 OK LIC 180335
KS LIC 14094 AR LIC 14310
SURVEY BY: LEE ENG
DRAWN: JED CHKD: JHB
SCALE: 1"=100'
PROJECT #: 26402
DATE: 09/30/2026 REV.
PROJECT: SKYLINE COMM. PARK
SHEET DESC: ENG. PLAN for PLAT
SHEET: 1 OF: 1