

ALTA/NSPS LAND TITLE
SURVEY FOR
LEASEFLORIDA MISS, LLC.

1700 N BALTIMORE STREET,
KIRKSVILLE, MO 63501

PARCEL: 13-02.0-04-1.1-04-07.000000

SURVEYORS CERTIFICATION

To: First American Title Insurance Company, Kirksville Missouri HM3, Inc., a Missouri corporation, and Leaseflorida Miss, LLC, a Florida limited liability company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 3, 4, 7(a)(1)(c), 8, 10, and 12 of Table A thereof. The fieldwork was completed on 03-11-2025.

03-12-2025
DATE JAMES E. HIGBY, PRESIDENT



CORNERSTONE
SURVEYING

E-mail: jim.cornerstone@gmail.com; 704 S. 26th St., Ft. Smith, AR 72901; Ph: 479-763-1414

DATE	03-12-2025	DRAWN BY	B.HIGBY	STATE CODE	N/A
SCALE	1"= 40'	JOB#	25-323	CLIENT	LEASEFLORIDA MISS, LLC.

TITLE COMMITMENT DESCRIPTION

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 62, RANGE 15, IN KIRKSVILLE, ADAIR COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

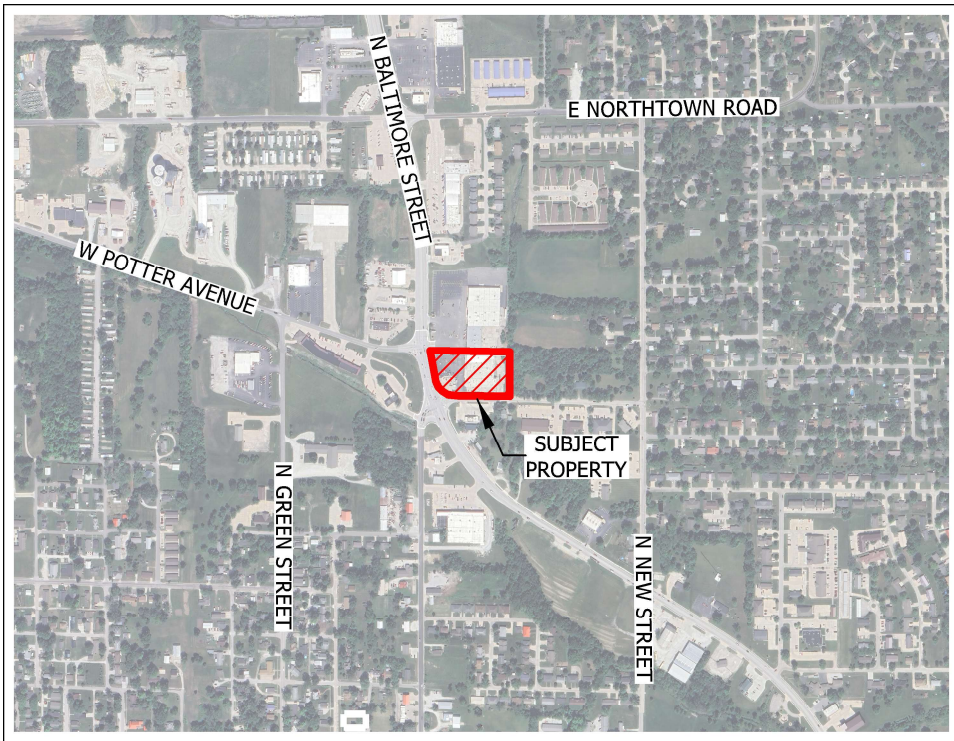
BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF U. S. HIGHWAY NUMBER 63, AND THE NORTH LINE OF ROSEWOOD STREET AS SAID STREETS ARE NOW ESTABLISHED SAID POINTS BEING DUE EAST, (THIS SUBSEQUENT BEARINGS ARE BASED ON A BEARING OF DUE EAST ON THE SOUTH LINE OF SAID NORTHEAST QUARTER), 122.09 FEET FROM A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER THAT IS NORTH 1 DEGREE 42' 35" WEST, 1692.00 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER, THENCE NORTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID U. S. HIGHWAY NUMBER 63, ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 20 DEGREES 16' 47" WEST, AND A RADIUS OF 1228.24 FEET, A DISTANCE OF 268.40 FEET TO A POINT THAT IS 64.96 FEET DUE EAST OF A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER THAT IS NORTH 1 DEGREE 42' 35" WEST, 1692.00 FEET FROM THE SOUTHWEST CORNER THEREOF, THENCE DUE EAST 463.04 FEET, PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST QUARTER, TO A POINT ON A LINE THAT IS PARALLEL TO AND 528.00 FEET EAST OF THE WEST LINE OF SAID NORTHEAST QUARTER, AS MEASURED ALONG THE SOUTH LINE THEREOF, THENCE SOUTH 1 DEGREE 42' 35" EAST ALONG SAID PARALLEL LINE, 260.00 FEET TO A POINT ON THE NORTH LINE OF THE AFORESAID ROSEWOOD STREET; THENCE DUE WEST, ALONG SAID NORTH LINE, 405.91 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PORTION DEEDED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI RECORDED IN BOOK 486 PAGE 010, ALSO EXCEPT A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 62 NORTH, RANGE 15 WEST, ADAIR COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF A TRACT DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 453, PAGE 122-124, RECORDED ON FEBRUARY 23, 1993, OF THE ADAIR COUNTY RECORDS; THENCE SOUTH 00 DEGREES 10 MINUTES 02 SECONDS WEST A DISTANCE OF 28.25 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 03 SECONDS WEST A DISTANCE OF 102.96 FEET; THENCE SOUTH 01 DEGREES 23 MINUTES 57 SECONDS WEST A DISTANCE OF 10.80 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 03 SECONDS WEST A DISTANCE OF 45.25 FEET; THENCE SOUTH 01 DEGREES 23 MINUTES 57 SECONDS WEST A DISTANCE OF 22.25 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 03 SECONDS WEST A DISTANCE OF 303.67 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U. S. ROUTE 63; THENCE ALONG A CURVE ON SAID RIGHT OF WAY LINE, HAVING AN ARC LENGTH OF 62.32 FEET WITH A RADIUS OF 1228.23 FEET, THENCE LEAVING THE LAST DESCRIBED LINE, SOUTH 88 DEGREES 36 MINUTES 03 SECONDS EAST A DISTANCE OF 463.46 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD. (PREPARED BY EDWARD A. CLEAVER, L.S. 1241, ON MAY 16, 2007, AS ORDER NUMBER 8562, AND FILED IN THE ADAIR COUNTY SURVEYOR'S RECORD BOOK 8 PAGE 180.

SURVEYORS DESCRIPTION

A PART OF THE NE FRACTIONAL QUARTER OF SECTION 04, T-62-N, R-15-W, IN THE CITY OF KIRKSVILLE, IN ADAIR COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR LEASEFLORIDA MISS, LLC., ON 03-13-2025, JOB #25-323):

COMMENCING AT THE NW CORNER OF SAID NE FRACTIONAL QUARTER, THENCE ALONG THE NORTH LINE THEREOF N 89°55'37" E 1286.00 FEET TO A POINT, THENCE S 00°04'23" E 1492.00 FEET TO A POINT, THENCE N 88°39'25" W 475.00 FEET TO A SET IRON PIN, THENCE N 01°20'35" E 87.00 FEET TO A SET IRON PIN, THENCE N 88°39'25" W 283.00 FEET TO A FOUND IRON PIN AT THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN DEED BOOK 1163, PAGE 571, THENCE ALONG THE WEST LINE THEREOF S 00°10'36" W 259.83 FEET TO A SET IRON PIN FOR THE TRUE POINT OF BEGINNING, THENCE CONTINUING ALONG THE WEST LINE THEREOF S 00°10'36" W 231.62 FEET TO A SET IRON PIN ON THE NORTHERLY RIGHT OF WAY LINE OF ROSEWOOD DRIVE, THENCE ALONG SAID RIGHT OF WAY LINE N 87°56'12" W 363.75 FEET TO A SET IRON PIN, THENCE N 50°26'53" W 65.09 FEET TO A SET IRON PIN ON THE EASTERLY RIGHT OF WAY LINE OF NORTH BALTIMORE STREET, THENCE ALONG SAID RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 160.20 FEET, A RADIUS OF 1230.07 FEET, AND A CHORD BEARING AND DISTANCE OF N 14°00'04" W 160.09 FEET TO A FOUND IRON PIN, THENCE S 88°34'11" E 303.67 FEET, THENCE N 01°25'49" E 22.25 FEET, THENCE S 88°33'53" E 45.25 FEET, THENCE N 01°25'49" E 10.80 FEET, THENCE S 88°34'11" E 103.55 FEET TO THE POINT OF BEGINNING, CONTAINING 2.02 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

VICINITY MAP



GENERAL NOTES

- 1.) THE DESCRIBED PROPERTY LIES IN FLOOD ZONE "X" OF THE FIRM MAP #29001C0179C, EFFECTIVE ON 02-14-2025, AS PER FEMA.
- 2.) THIS COMPANY HAS NOT MADE ANY WETLANDS DETERMINATION, PLEASE CONTACT A REPUTABLE WETLAND CONSULTANT.
- 3.) SEE PRIOR SURVEY BY CORNERSTONE SURVEYING, FOR T.W. SORRELL, ON 12-12-2023, JOB# 23-1227.
- 4.) SEE PRIOR SURVEY BY CORNERSTONE SURVEYING, OF SORRELL TRACTS, FOR T.W. SORRELL, ON 06-04-2024, JOB# 24-480.
- 5.) THIS IS A SURVEY OF THAT PROPERTY DESCRIBED IN DEED BOOK 453, PAGE 122, OF THE ADAIR COUNTY RECORDS.

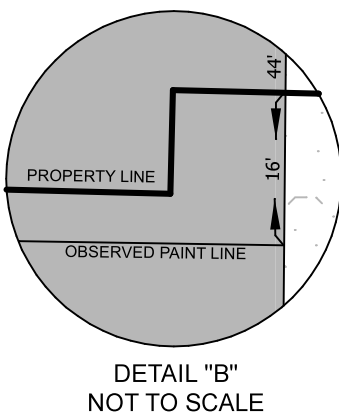
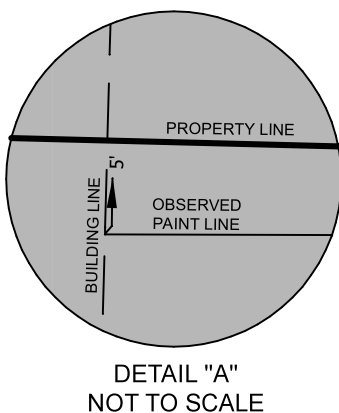
ZONING NOTES

NOT PROVIDED.

TITLE COMMITMENT SCHEDULE B NOTES

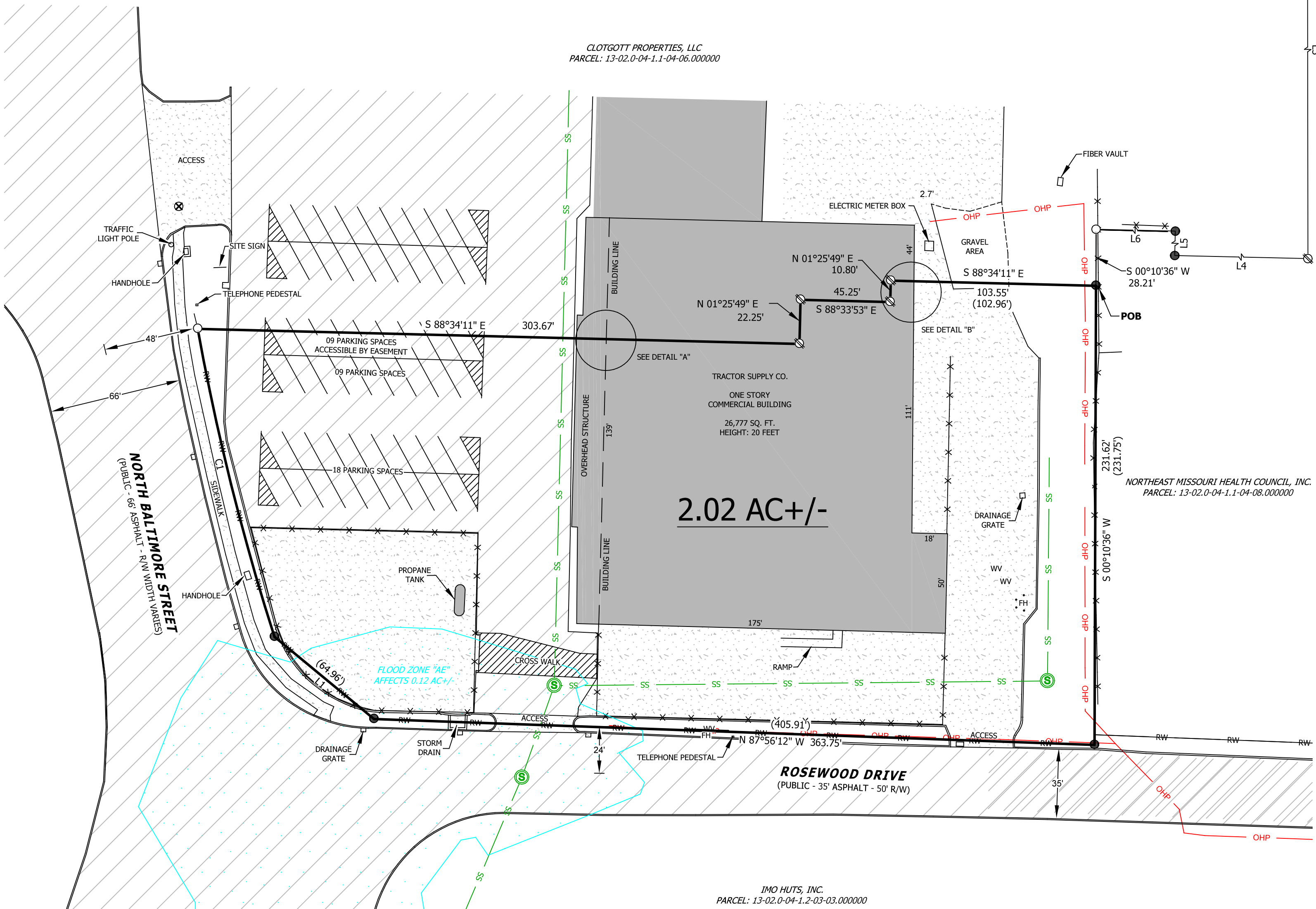
FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES
TITLE COMMITMENT NO. NCS-1252807-STLO - EFFECTIVE ON MARCH 04, 2025

8. A TEMPORARY EASEMENT DISCLOSED BY AN INSTRUMENT RECORDED IN BOOK 485, PAGE 332, IN FAVOR OF: MISSOURI HIGHWAY DEPARTMENT. (EASEMENT RIGHTS HAVE CEASED AND ARE NO LONGER IN EFFECT)
9. AN EASEMENT DISCLOSED BY AN INSTRUMENT RECORDED IN BOOK 486, PAGE 004, IN FAVOR OF: MISSOURI HIGHWAY DEPARTMENT, BOTH PERMANENT AND TEMPORARY. (LOCATION CAN NOT BE DETERMINED FROM THE RECORD DOCUMENT)
10. A GRANT OF RIGHT OF WAY AND A TEMPORARY EASEMENT DISCLOSED BY AN INSTRUMENT RECORDED IN BOOK 486, PAGE 010, IN FAVOR OF: MISSOURI HIGHWAY DEPARTMENT. (LOCATION CAN NOT BE DETERMINED FROM THE RECORD DOCUMENT)
11. AGREEMENT FOR: FIREWALL, ROOD, SPRINKLER, SEWERAGE, DRAINAGE, COLLATERAL SUPPORT, SIGNAGE, MOWING, SNOW AND ICE REMOVAL AND SWEEPING, AND OTHER MATTERS, RECORDED IN BOOK 898, PAGE 059. (BLANKET EASEMENT)
12. MEMORANDUM OF LEASE BETWEEN KIRKSVILLE MISSOURI HM3 INC, AND TRACTOR SUPPLY COMPANY, RECORDED IN BOOK 904, PAGE 526. (BLANKET EASEMENT)
13. CONSENT FOR CHANGES TO COMMON AREAS RECORDED IN BOOK 907, PAGE 926 AND IN BOOK 908, PAGE 991. (THE DOCUMENTS ARE ILLEGIBLE - SEE EXHIBIT "A" OF SAID DEEDS)



LEGEND

- | | | | |
|--------------------|-------------------------|------------------------|-----------------------|
| ○ FOUND IRON PIN | ● COMPUTED POINT ONLY | R/W RIGHT OF WAY | -U/E- UTILITIES ESMT. |
| △ FOUND IRON PIPE | ● SET POST ON LINE | — UNDERGROUND GAS LINE | ASPHALT |
| □ FOUND IRON SPIKE | ● FND. CHISELED "X" | POB POINT OF BEGINNING | CONCRETE |
| ▣ FOUND SET STONE | ● FENCE CORNER POST | FI FIRE HYDRANT | MANHOLE |
| ▤ R/W MARKER | ● SET IRON PIN | — FENCE | WATER METER |
| ▽ FOUND "T" POST | ● SET 2" CAP-1/2" REBAR | — RECORD DISTANCE | |
| ◇ FOUND RR SPIKE | ● SET RAIL ROAD SPIKE | — OVERHEAD POWER | |
| ⊗ FOR. SERV. MON. | ● GAS METER | — WATER VALVE | |
| ⊙ CORP MARKER | — SBL SET BACK LINE | — WATER LINE | |



LINE	BEARING	DISTANCE
L1	N 50°26'53" W	65.09'
L2	N 89°55'37" E	1286.00'
L3	S 00°04'23" E	1492.00'
L4	N 88°39'25" W	475.00'
L5	N 01°20'35" E	87.00'
L6	N 88°39'25" W	283.00'



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1230.07'	160.20'	160.09'	N 14°00'04" W	07°27'44"