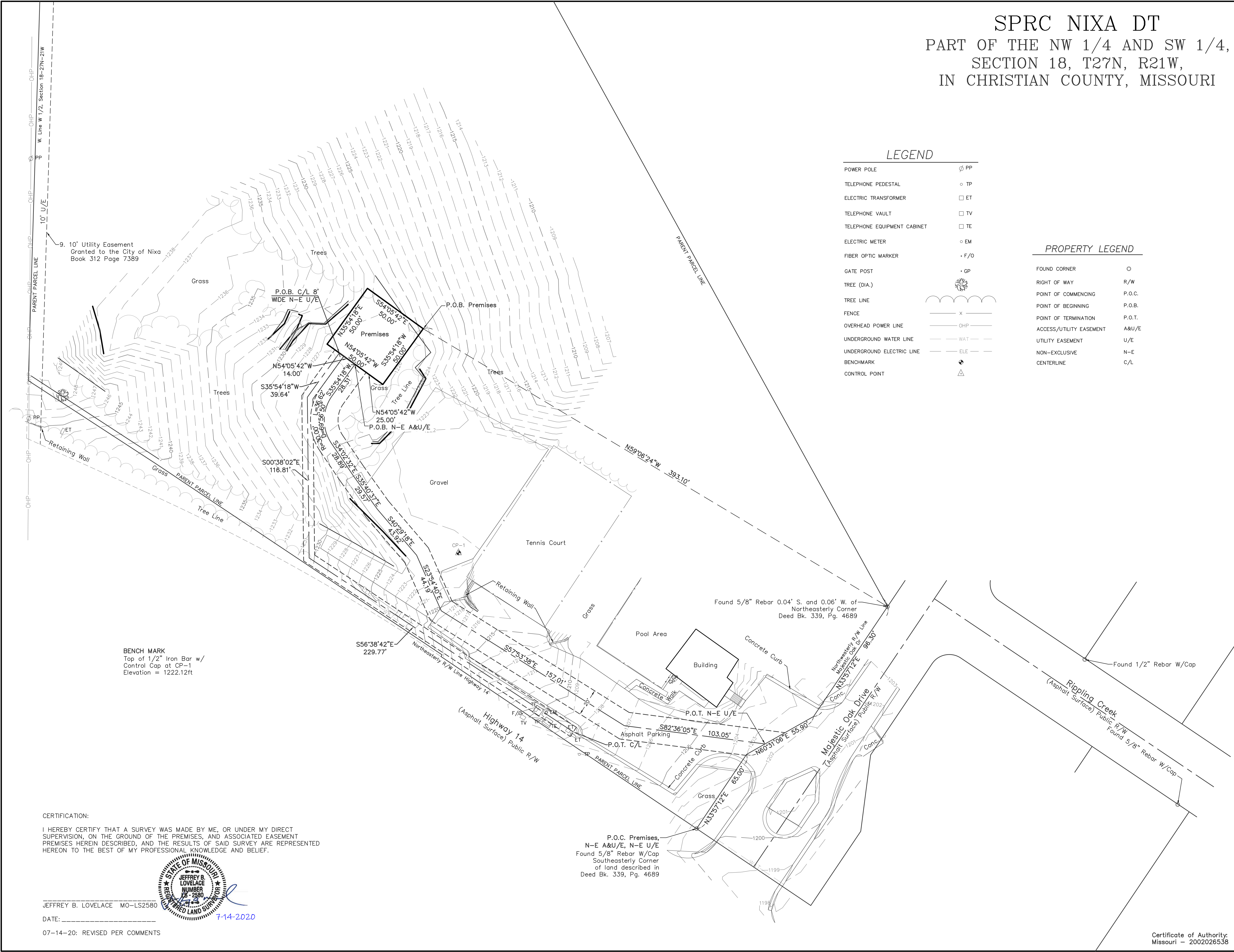


SPRC NIXA DT
PART OF THE NW 1/4 AND SW 1/4,
SECTION 18, T27N, R21W,
IN CHRISTIAN COUNTY, MISSOURI



SSC
7171 W. 95th Street, Suite 600
Overland Park, Kansas 66212
Phone: 913-438-7700
Fax: 913-438-7777

LOVELACE & ASSOCIATES
Land Surveying - Land Planning
Telecommunications Surveys
929 SE 3rd Street Lee's Summit, Missouri 64063
Phone: (816) 347-9997 Fax: (816) 347-9979

SURVEY COORDINATED BY:
LOVELACE AND ASSOCIATES, LLC
P.O. BOX 68,
LEE'S SUMMIT, MO 64063
TELEPHONE: 816-347-9997
FAX: 816-347-9979

SURVEY PROVIDED BY:
LOVELACE AND ASSOCIATES, LLC
P.O. BOX 68,
LEE'S SUMMIT, MO 64063
TELEPHONE: 816-347-9997
FAX: 816-347-9979

SURVEY PROVIDED FOR:
SSC
7171 W. 95TH STREET,
SUITE 600
OVERLAND PARK, KS 66212
TELEPHONE: 913-438-7700

SCALE 1" = 30'

FLOOD NOTE:
According to my interpretations of Community Panel No. 29043C0070C of the Flood Insurance Rate Map for Nixa County, Missouri, dated 12-17-10, the subject property is in Flood Zone "X", ie. "areas determined to be Outside the 0.2% annual chance floodplain".

MISSOURI ONE CALL SYSTEM, INC.
CALL BEFORE YOU DIG - DRILL - BLAST
1-800-344-7483
(TOLL FREE)

SITE I.D.: 438256
SITE NAME: SPRC Nixa DT
SITE LOCATION:
111 Majestic Oaks Dr.
Nixa, Missouri 65714
LA PROJECT NO.: 18480
DRAWN BY: B.D.H.
CHECKED BY: JBL
DATE: 12-07-18
FIELDWORK DATE: 12-05-18

SHEET NUMBER
1 OF 2

CERTIFICATION:
I HEREBY CERTIFY THAT A SURVEY WAS MADE BY ME, OR UNDER MY DIRECT SUPERVISION, ON THE GROUND OF THE PREMISES, AND ASSOCIATED EASEMENT PREMISES HEREIN DESCRIBED, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED HEREON TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

JEFFREY B. LOVELACE MO-LS2580
DATE: 7-14-2020
07-14-20: REVISED PER COMMENTS

Certificate of Authority:
Missouri - 2002026538

SPRC NIXA DT
PART OF THE NW 1/4 AND SW 1/4,
SECTION 18, T27N, R21W,
IN CHRISTIAN COUNTY, MISSOURI

PROPERTY DESCRIPTION: Parent Parcel as Provided

ALL THAT PARCEL OF LAND IN THE IN THE COUNTY OF CHRISTIAN AND STATE OF MISSOURI AS MORE FULLY DESCRIBED IN DEED BOOK 339 PAGE 4689 AND PARCEL # 11-0.4-18-002-001-001.000, BEING KNOWN AND DESIGNATED AS:

ALL THAT PART OF THE WEST HALF OF SECTION 18, TOWNSHIP 27 NORTH, RANGE 21 WEST, CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 01 DEGREES 19 MINUTES 26 SECONDS WEST, WITH THE WEST LINE OF SAID SECTION 18, 1,314.03 FEET TO A POINT; THENCE SOUTH 01 DEGREES 19 MINUTES 41 SECONDS WEST, WITH SAID WEST LINE 396.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 29 DEGREES 17 MINUTES 40 SECONDS EAST A DISTANCE OF 1,234.04 FEET TO AN EXISTING 5/8" IRON PIN (LS 314D) BEING ON THE WEST RIGHT-OF-WAY LINE OF MAJESTIC OAK DRIVE FOR CORNER; THENCE SOUTH 33 DEGREES 33 MINUTES 11 SECONDS WEST, WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 96.30 FEET TO A SET IRON PIN FOR CORNER; THENCE SOUTH 60 DEGREES 07 MINUTES 05 SECONDS WEST, WITH SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 55.90 FEET TO A SET IRON PIN FOR CORNER; THENCE SOUTH 33 DEGREES 33 MINUTES 11 SECONDS WEST, WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 65 FEET TO A SET IRON PIN BEING ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 14 FOR A CORNER; THENCE NORTH 56 DEGREES 26 MINUTES 49 SECONDS WEST, WITH SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 222.50 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY WITH SAID NORTH RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,472.70 FEET, A DELTA OF 09 DEGREES 39 MINUTES 01 SECONDS, AN ARC LENGTH OF 248.04 FEET, AND A CHORD WHICH BEARS NORTH 61 DEGREES 16 MINUTES 19 SECONDS WEST HAVING A CHORD DISTANCE OF 247.75 FEET TO A POINT ON A LINE; THENCE NORTH 66 DEGREES 09 MINUTES 20 SECONDS WEST, WITH SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 94.94 FEET TO AN EXISTING 5/8" IRON PIN (LS 164D) BEING ON THE WEST LINE OF SAID SECTION 18 FOR CORNER; THENCE NORTH 01 DEGREES 23 MINUTES 41 SECONDS EAST, WITH SAID WEST LINE, A DISTANCE OF 958.34 FEET TO AN EXISTING 5/8" IRON PIN (LS 314D) WHICH IS THE TRUE POINT OF BEGINNING, AND CONTAINING 355,240 SQUARE FEET OR 8.155 ACRES OF LAND, MORE OR LESS. EXCEPT ANY PART TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES.

BEING PART OF THE BELOW REFERENCED DEED.

EXCEPTING AND RESERVING THEREFROM THAT PROPERTY CONVEYED FROM GEHRS REALTY, LLC, TO THE STATE OF MISSOURI BY AND THROUGH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, BY DEED DATED 2/25/2020 AND RECORDED 3/31/2020 IN BOOK 2020, PAGE 4108, CHRISTIAN COUNTY RECORDS. (4,507 SQUARE FEET

PARCEL 54

ALL THAT PART OF A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 27 NORTH, RANGE 21 WEST, CHRISTIAN COUNTY, MISSOURI, LYING ON THE NORTHERLY OR LEFT SIDE OF THE HEREINAFTER DESCRIBED CENTERLINE OF A HIGHWAY NOW KNOWN AS ROUTE 14 TO WIT: BEGINNING AT A POINT ON THE ROUTE 14 CENTERLINE AT STATION 910+01.88, (SAID POINT ALSO BEING ON THE WEST LINE OF SECTION 18, TOWNSHIP 27 NORTH, RANGE 21 WEST); THENCE LEAVING SAID CENTERLINE ALONG SAID WEST LINE OF SECTION 18, N 01 DEGREES 44'20" E, A DISTANCE OF 83.09 FEET TO AN EXISTING IRON PIN 76.66 FEET LEFT OF ROUTE 14 CENTERLINE STATION 909+69.82 (SAID PIN ALSO BEING AT THE WEST 1/4 CORNER OF SAID SECTION 18); THENCE LEAVING SAID WEST LINE OF SECTION 18 S 56 DEGREES 55'08" E, A DISTANCE OF 110.57 FEET TO A SET IRON PIN 60.00 FEET LEFT OF ROUTE 14 CENTERLINE PC STATION 910+79.14; THENCE S 56 DEGREES 15'29" E, A DISTANCE OF 250.02 FEET TO A SET IRON PIN ON THE EXISTING NORTHERLY BOUNDARY LINE OF ROUTE 14, 40.09 FEET LEFT OF ROUTE 14 CENTERLINE PT STATION 913+20.35; THENCE LEAVING SAID BOUNDARY LINE S 33 DEGREES 57'16" W, A DISTANCE OF 40.09 FEET TO A POINT ON THE ROUTE 14 CENTERLINE AT PT STATION 913+20.35; THENCE ALONG SAID CENTERLINE ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1452.16 FEET, (CHORD BEARS N 60 DEGREES 48'37" W, 240.93 FEET), FOR AN ARC DISTANC OF 241.21 FEET TO A POINT AT ROUTE 14 CENTERLINE PC STATION 910+79.14; THENCE CONTINUING ALONG SAID CENTERLINE N 65 DEGREES 34'07" W, A DISTANCE OF 77.26 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 4607 SQ. FT MORE OR LESS OF NEW TAKING.

ROUTE 14 CENTERLINE

COMMENCING AT AN EXISTING IRON PIN AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 22 WEST AS SHOWN IN CHRISTIAN COUNTY PLAT BOOK G PAGE 772; THENCE ON A MISSOURI CENTRAL ZONE GRID BEARING OF S 25 DEGREES 47'52" W, A DISTANCE OF 1487.47 FEET TO THE POINT OF BEGINNING AT ROUTE 14 CENTERLINE STATION 850+00.00; THENCE ALONG SAID CENTERLINE S 89 DEGREES 53'32" E, A DISTANCE OF 607.74 FEET TO ROUTE 14 CENTERLINE P.I. STATION 856+07.74; THENCE CONTINUING ALONG SAID CENTERLINE S 87 DEGREES 39'49" E, A DISTANCE OF 1333.98 FEET TO ROUTE 14 CENTERLINE P.I. STATION 869+41.73; THENCE CONTINUING ALONG SAID CENTERLINE S 86 DEGREES 55'38" E, A DISTANCE OF 1341.72 FEET TO ROUTE 14 CENTERLINE P.I. STATION 882+83.44; THENCE CONTINUING ALONG SAID CENTERLINES 87 DEGREES 00'59" E, A DISTANCE OF 1831.70 FEET TO ROUTE 14 CENTERLINE P.C. STATION 901+15.14; THENCE CONTINUING ALONG SAID CENTERLINE ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 21 DEGREES 26'53", A RADIUS OF 1141.48 FEET (CHORD BEARS S 76 DEGREES 17'33" E, 424.81 FEET) AN ARC DISTANCE OF 427.30 FEET TO ROUTE 14 CENTERLINE P.T.. STATION 905+42.44; THENCE CONTINUING ALONG SAID CENTERLINE S 65 DEGREES 34'07" E, A DISTANCE OF 536.70 FEET TO ROUTE 14 CENTERLINE P.C. STATION 910+79.14; THENCE CONTINUING ALONG SAID CENTERLINE ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 09 DEGREES 31'01", A RADIUS OF 1452.16 FEET (CHORD BEARS S 60 DEGREES 48'37" E, 240.93 FEET) AN ARC DISTANCE OF 241.20 FEET TO ROUTE 14 CENTERLINE P.T. STATION 913+20.35; THENCE CONTINUING ALONG SAID CENTERLINE S 56 DEGREES 03'06" E, A DISTANCE OF 1134.40 FEET TO ROUTE 14 CENTERLINE P.C. STATION 924+54.75; THENCE CONTINUING ALONG SAID CENTERLINE ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 57 DEGREES 36'01", A RADIUS OF 1432.00 FEET (CHORD BEARS S 84 DEGREES 51'06" E, 1379.75 FEET) AN ARC DISTANCE OF 1439.61 FEET TO ROUTE 14 CENTERLINE P.T. STATION 938+94.35, SAID POINT BEINGS 35 DEGREES 16'38" E, A DISTANCE OF 1139.12 FEET FROM AN EXISTING IRON PIN AT THE CENTER OF SECTION 18, TOWNSHIP 27 NORTH, RANGE 21 WEST AS SHOWN ON CERTIFIED CORNER DOCUMENT #600-71267.

PARCEL NUMBER: 11-0.4-18-002-001-001.000

BEING THE SAME PROPERTY ACQUIRED BY GEHRS REALTY, LLC BY DEED OF W. L. GEHRS, JR. AND BETTE JO GEHRS, HUSBAND AND WIFE, DATED 09/19/2001 AND RECORDED 09/28/2001 IN BOOK / PAGE : 339 / 4689

Property information shown hereon was provided by AMC Settlement Services Company, Commitment No. 50000876, effective July 2, 2020.

Schedule B-II information:

11. LOCATION SURVEY MAPS RECORDED 9/21/1993, SLIDES B-433 THROUGH 41, CHRISTIAN COUNTY RECORDS. (Document is not legible, not shown hereon)
12. SUBJECT TO EASEMENT FROM W. L. GEHRS, JR. TO CITY OF NIXA, MISSOURI RECORDED 8/4/1997 IN BOOK 312, PAGE 7389, CHRISTIAN COUNTY RECORDS. (Shown Hereon)
13. SUBJECT TO MEMORANDUM OF LAND LEASE AGREEMENT BETWEEN GEHRS REALTY, LLC, AND CELCO PARTNERSHIP D/B/A VERIZON WIRELESS RECORDED 7/22/2019 IN BOOK 2019, PAGE 9159, CHRISTIAN COUNTY RECORDS. (Not the type to be depicted hereon)
14. SUBJECT TO SUBORDINATION, CONSENT, NON-DISTURBANCE AND ATTORNMNT AGREEMENT BETWEEN WILLIAM L. GEHRS, JR., TRUSTEE UNDER THE REVOCABLE LIVING TRUST AGREEMENT OF WILLIAM L. GEHRS, JR. DATED APRIL 30, 1993, GEHRS REALTY, LLC AND CELCO PARTNERSHIP D/B/A VERIZON WIRELESS RECORDED 7/22/2019 IN BOOK 2019, PAGE 9160, CHRISTIAN COUNTY RECORDS. (Not the type to be depicted hereon)

PROPERTY DESCRIPTION: PREMISES (AS SURVEYED)

A 50 foot by 50 foot Premises, situated in the West Half of Section 18, Township 27 North, Range 21 West of the 5th Principal Meridian, in Christian County, Missouri, more particularly described as follows:

COMMENCING at the Southeasterly Corner of land described in the recorded Deed in Book 339 at Page 4689, said point also being the intersection of the Northwesterly Right of Way line of Majestic Oak Drive with the Northeasterly Right of Way line of Highway 14; thence along said Northwesterly Right of Way line North 33°57'12" East, a distance of 65.00 feet; thence continuing along said Right of Way line, North 60°31'06" East, a distance of 55.90 feet; thence continuing along said Northwesterly line, North 33°57'12" East, a distance of 96.30 feet to the Northeasterly Corner of land described in the recorded Deed in Book 339 at Page 4689; thence departing said Northwesterly Right of Way line North 59°06'24" West a distance of 393.10 feet to the POINT OF BEGINNING; thence South 35°54'18" West, a distance of 50.00 feet; thence North 54°05'42" West, a distance of 50.00 feet; thence North 35°54'18" East, a distance of 50.00 feet; thence South 54°05'42" East, a distance of 50.00 feet to the POINT OF BEGINNING. Containing 2,500 square feet.

PROPERTY DESCRIPTION: NON-EXCLUSIVE ACCESS/UTILITY EASEMENT (AS SURVEYED)

A 20 foot wide Access/Utility Easement, situated in the West Half of Section 18, Township 27 North, Range 21 West of the 5th Principal Meridian, in Christian County, Missouri, lying 10.00 feet on each side of the following described centerline:

COMMENCING at the Southeasterly Corner of land described in the recorded Deed in Book 339 at Page 4689, said point also being the intersection of the Northwesterly Right of Way line of Majestic Oak Drive with the Northeasterly Right of Way line of Highway 14; thence along said Northwesterly Right of Way line North 33°57'12" East, a distance of 65.00 feet; thence continuing along said Right of Way line North 60°31'06" East, a distance of 55.90 feet; thence continuing along said Northwesterly line North 33°57'12" East, a distance of 96.30 feet to the Northeasterly Corner of land described in the recorded Deed in Book 339 at Page 4689; thence departing said Northwesterly Right of Way line North 59°06'24" West a distance of 393.10 feet; thence South 35°54'18" West, a distance of 50.00 feet; thence North 54°05'42" West, a distance of 25.00 feet to the POINT OF BEGINNING of said centerline; thence South 35°54'18" West, a distance of 28.31 feet; thence on a curve to the left being tangent to the last described course with a Radius of 30.00 feet, a Central Angle of 69°56'50" and an Arc Length of 36.62 feet; thence South 34°02'32" East a distance of 28.89 feet; thence South 35°40'37" a distance of 29.57 feet; thence South 40°29'18" a distance of 43.92 feet; thence South 23°54'40" East a distance of 44.19 feet; thence South 57°53'38" East a distance of 157.01 feet; thence South 82°36'05" East a distance of 103.05 feet to the Northwesterly Right of Way line of Majestic Oak Drive and the POINT OF TERMINATION.

PROPERTY DESCRIPTION: NON-EXCLUSIVE UTILITY EASEMENT (AS SURVEYED)

An 8 foot wide Utility Easement, situated in the West Half of Section 18, Township 27 North, Range 21 West of the 5th Principal Meridian, in Christian County, Missouri, lying 4.00 feet on each side of the following described centerline:

COMMENCING at the Southeasterly Corner of land described in the recorded Deed in Book 339 at Page 4689, said point also being the intersection of the Northwesterly Right of Way line of Majestic Oak Drive with the Northeasterly Right of Way line of Highway 14; thence along said Northwesterly Right of Way line North 33°57'12" East, a distance of 65.00 feet; thence continuing along said Right of Way line North 60°31'06" East, a distance of 55.90 feet; thence continuing along said Northwesterly line North 33°57'12" East, a distance of 96.30 feet to the Northeasterly Corner of land described in the recorded Deed in Book 339 at Page 4689; thence departing said Northwesterly Right of Way line North 59°06'24" West a distance of 393.10 feet; thence South 35°54'18" West, a distance of 50.00 feet; thence North 54°05'42" West, a distance of 25.00 feet; thence continuing North 54°05'42" West a distance of 14.00 feet to the POINT OF BEGINNING of said centerline; thence South 35°54'18" West a distance of 39.64 feet; thence South 00°38'02" East, a distance of 116.81 feet; thence South 56°38'42" East, a distance of 229.77 feet to the POINT OF TERMINATION.

Notes:

Bearings shown hereon are referenced to Grid North of the Missouri State Plane Coordinate System of 1983 (NAD 83), (2011 ADJ.), Central Zone. Obtained by static GPS observations and Rinex File submittals for NGS Opus solutions.

Vertical Datum = NAVD88 using GEOID12B

The purpose of this survey is to establish and describe a Premises and associated Easements. This is not a boundary survey of the Parent Parcel.

**** An utility locate was requested on 11-19-2018, as Ticket No. 183231637. The markings of said locate are shown hereon.**

The utilities as shown on this drawing were developed from the information available (existing utility maps, aboveground observations and or surface markings placed on the ground by the utility company or a representative thereof). This company has made no attempt to excavate or go below surface to locate utilities and does not extend or imply a guaranty or warranty as to the exact location of or complete inventory of utilities in this area. It shall be the contractors responsibility to verify the location and depth of all utilities (whether shown or not) prior to excavation or construction and to protect said utilities from damage.

