

NOTES:

1. PER THE CITY OF GASSVILLE, ARKANSAS ZONING REGULATIONS, THIS PROPERTY IS ZONED "C-1" - GENERAL BUSINESS DISTRICT.
2. "C-1" ZONING REQUIREMENTS:
BUILDING SETBACKS: FRONT: 30 FEET; SIDE: NONE; REAR: 15 FEET
MAXIMUM BUILDING HEIGHT: 36 FEET
MAXIMUM BUILDING COVERAGE: NONE
MINIMUM LOT DEPTH & WIDTH: NONE
PARKING REQUIREMENTS: NONE
3. THERE EXISTS A TOTAL OF 16 STRIPED PARKING STALLS ON THE SUBJECT PROPERTY (14 REGULAR + 2 HANDICAPPED).
4. THE SUBJECT PROPERTY IS LOCATED IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 05005C0150E, EFFECTIVE DATE DECEMBER 3, 2010.
5. DIRECT ACCESS TO THE SUBJECT PROPERTY TO AND FROM E. MAIN STREET (U.S. HIGHWAY 62/412), A PUBLICLY DEDICATED ROAD.
6. THE BASIS OF BEARING USED FOR THIS SURVEY WAS NO03117'E ON THE WEST LINE OF THE SUBJECT PROPERTY.
7. UNDER THE CURRENT ZONING THE SUBJECT PROPERTY ALLOWS FOR A RETAIL STORE.
8. DRAINAGE APPEARS TO DRAIN INTO PUBLIC RIGHT-OF-WAYS BASED ON OBSERVATIONS, UNABLE TO DETERMINE DRAINAGE DIRECTION.
9. ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT-OF-WAY OR VIA A UTILITY EASEMENT.
10. THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, DUMP OR SANITARY LANDFILL.
11. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
12. THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
13. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
14. NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
15. THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.
16. THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.
17. THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/-0.1 FOOT.
18. THE BOUNDARY LINES OF THE PROPERTY ARE CONTOGOUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, WITHOUT GORES, GAPS OR OVERLAPS, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
19. EXCEPT AS OTHERWISE NOTED BELOW, IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS, THERE ARE NO GAPS OR GORES BETWEEN SAID PARCELS.
20. THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE CONTOGOUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS-OF-WAYS AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
21. THERE ARE NO OBSERVABLE PARTY WALLS AND NO OBSERVABLE ABOVE GROUND ENCROACHMENTS EITHER (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS, ALLEYS, EASEMENT OR RIGHTS OF WAY, OR (B) BY THE IMPROVEMENTS ON ANY ADJOINING PROPERTIES, STREETS, ALLEYS UPON THE SUBJECT PROPERTY, EXCEPT AS OTHERWISE SHOWN HEREON.
22. THERE IS NO OBSERVABLE EVIDENCE OF EASEMENT OR RIGHTS OF WAY ON OR ACROSS THE SURVEYED PROPERTY, OR ON ANY ADJOINING PROPERTIES IF THEY APPEAR TO AFFECT THE SUBJECT PROPERTY, EXCEPT AS OTHERWISE SHOWN HEREON.
23. THE SUBJECT PROPERTY DOES NOT APPEAR TO SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES STRUCTURAL SUPPORT, INGRESS OR EGRESS.
24. THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY OR BURIAL GROUNDS AT THE TIME OF SURVEY.

SURVEY REFERENCE:
TITLE COMMITMENT NUMBER: 101-10779633
EFFECTIVE DATE: OCTOBER 10, 2025 AT 8:00 A.M.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

8. INTERLOCAL COOPERATION AGREEMENT BETWEEN CITY OF COTTER, AR., AND CITY OF GASSVILLE, AR., DATED 02/19/1975, RECORDED 02/21/1975, IN MISC. BOOK S, PAGE 55, OF THE BAXTER COUNTY RECORDS. (AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE)
9. PROPERTY IN WITHIN THE BAXTER COUNTY WATER DISTRIBUTION DISTRICT OF BAXTER COUNTY AND IS SUBJECT TO THE VALID ASSESSMENT OF THAT DISTRICT, IF ANY. (AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE)
10. SUBJECT TO A RIGHT OF WAY EASEMENT EXECUTED BY JESSE POWELL AND ELLA POWELL, HIS WIFE, TO THE CITY OF GASSVILLE, ARKANSAS, DATED 10/18/1976, AND RECORDED 09/06/1977, IN MISC. BOOK Y, PAGE 369. (TRACT A ONLY) THIS COMPANY INSURES AGAINST FORCED REMOVAL OF THE BUILDING DUE TO THE JUDGMENT OF A COURT OF COMPETENT JURISDICTION FOR THE VIOLATION OF THIS EXCEPTION. (DOES NOT AFFECT THE SUBJECT PROPERTY - NOT PLOTTED AND SHOWN)
11. SUBJECT TO AN ORDINANCE ADOPTING THE REVISED MINIMUM STANDARDS AND REGULATIONS FOR SUBDIVISION DEVELOPMENT IN BAXTER COUNTY, ARKANSAS, DATED 01/24/1994 AND RECORDED 02/02/1994, AS INSTRUMENT NO. 1215-94, AND NO. IOR-5-94. ALSO, ORDINANCE ADOPTING THE AMENDED MINIMUM STANDARDS AND REGULATIONS FOR SUBDIVISION DEVELOPMENT IN BAXTER COUNTY, ARKANSAS, DATED 08/03/1999, RECORDED 08/04/1999, AS INSTRUMENT NO. IOR-79-99. ALSO, ORDINANCE NO. 2001-45, DATED 04/03/2001, RECORDED 04/04/2001, AS INSTRUMENT NO. IOR-63-2001, OF THE BAXTER COUNTY RECORDS. (AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE)
12. PROPERTY IS SUBJECT TO THE COTTER-GASSVILLE RURAL FIRE PROTECTION DISTRICT AND IS SUBJECT TO THE VALID ASSESSMENT OF THAT DISTRICT, IF LANDS ARE NOT LOCATED WITHIN THE CITY LIMITS OF COTTER OR GASSVILLE, ARKANSAS. (AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE)
13. PROPERTY IS WITHIN THE INCORPORATED TOWN OF GASSVILLE, ARKANSAS, AND IS SUBJECT TO THE ORDINANCES AND REGULATIONS OF THAT TOWN. (AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE)
14. ANY LOSS ARISING FROM A FENCE ENCROACHMENT ON THE NORTH AND EAST SIDE OF THE INSURED PREMISES AS SHOWN ON A SURVEY BY AMERICAN SURVEYING & MAPPING INC., DATED 07/23/2013. (TRACT A ONLY) (FENCES EXISTING AT THE TIME OF SURVEY ARE PLOTTED AND SHOWN)
15. ORDER FORMING NORTH BAXTER COUNTY WATER DISTRIBUTION DISTRICT, DATED AND RECORDED 08/20/2009, AS INSTRUMENT NO. ICR-2635-2009, FOR LAND LOCATED WITHIN BAXTER COUNTY ARKANSAS AND IF WITHIN THE FOLLOWING DESCRIBED BOUNDARIES: BORDERED ON THE NORTH BY THE ARKANSAS/MISSOURI LINE; ON THE EAST BY THE WEST SHORE OF NORFORK LAKE; ON THE SOUTH BY THE NORFORK AND WHITE RIVERS; ON THE WEST BY THE WHITE RIVER OR THE EAST SHORE OF LAKE BULL SHOALS OR BAXTER/MARION COUNTY LINE; AND SUBJECT TO ASSESSMENT, IF ANY. (DOCUMENT UNABLE TO OBTAIN FROM COUNTY RECORDS AND/OR CITY RECORDS - UNABLE TO DETERMINE AFFECT, IF ANY)
16. SUBJECT TO AN UNRECORDED EASEMENT FOR OVERHEAD UTILITY LINES AS SHOWN ON A SURVEY BY AMERICAN SURVEYING & MAPPING INC., DATED 07/23/2013. (OVERHEAD UTILITY LINE FOUND AT THE TIME OF THIS SURVEY IS PLOTTED AND SHOWN - NO EASEMENT INFORMATION PROVIDED TO PLOT)

DESCRIPTION:

TRACT "A"
PART OF BLOCK 2 AND A PART OF BLOCK 3 OF COVINGTON'S ADDITION TO THE TOWN OF GASSVILLE, AND A PART OF BLOCK 3 OF HAYES ADDITION, TO THE TOWN OF GASSVILLE, AS SHOWN ON RECORDED SURVEY RS-715-94, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHEAST CORNER OF BLOCK 3 OF SAID COVINGTON'S ADDITION, THIS CORNER MARKED WITH A 3/8 INCH REBAR, AND RUN SOUTH 02° 17' WEST FOR A DISTANCE OF 210.85 FEET ALONG THE EAST LINE OF BLOCK 3 OF COVINGTON'S ADDITION AS SHOWN ON RS-715-94, TO A 3/8 INCH REBAR ON THE NORTH R/W LINE OF U.S. HIGHWAY 62/412; THENCE SOUTH 87° 42' 12" WEST FOR A DISTANCE OF 119.86 FEET ALONG SAID R/W LINE, A 3/8 INCH REBAR; LEAVING SAID R/W LINE, RUN NORTH 00° 52' 53" EAST FOR A DISTANCE OF 35.01 FEET TO A 3/8 INCH REBAR; THENCE NORTH 88° 41' 51" WEST FOR A DISTANCE OF 42.83 FEET TO A CROSSSTIE POST; THENCE NORTH 00° 31' 17" EAST FOR A DISTANCE OF 184.31 FEET TO A 3/8 INCH REBAR; THENCE SOUTH 88° 22' 25" EAST FOR A DISTANCE OF 169.03 FEET TO THE POINT OF BEGINNING.

BEING SHOWN ON A SURVEY BY SLATER SURVEYING & MAPPING DATED APRIL 4, 2000 AND FILED APRIL 6, 2000 AS INSTRUMENT #RS 119-2000.

TRACT "B"
PART OF LOT 2 OF COVINGTON'S ADDITION AND A PART OF BLOCK 3 OF HAYES ADDITION TO THE TOWN OF GASSVILLE, AS SHOWN BY THE RECORDED PLATS THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 33, AND PART OF THE SE 1/4 SW 1/4 OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 14 WEST, TOWN OF GASSVILLE: BAXTER COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3/8" IRON ROD MARKING THE NORTHEAST CORNER OF LOT 3, SAID COVINGTON'S ADDITION, POINT ALSO BEING THE NORTHEAST CORNER OF A PARCEL CONVEYED TO WATSON LONG ARNOLD DEVELOPMENT, LLC AS DESCRIBED IN DEED BOOK 3529, AT PAGE 2000; THENCE SOUTH 02°20'17" WEST ALONG THE EAST LINE OF SAID BOOK 3529, PAGE 2000, A DISTANCE OF 211.94 FEET TO A POINT ON THE NEW RIGHT-OF-WAY LINE OF EAST MAIN STREET (U.S. HIGHWAY 62/412), FROM WHICH A FOUND 3/8" IRON ROD MARKING THE SOUTHEAST CORNER OF SAID LOT 3 BEARS NORTH 02°20'17" EAST, A DISTANCE OF 1.00 FEET; THENCE ALONG SAID NEW RIGHT-OF-WAY LINE SOUTH 87°39'31" WEST, A DISTANCE OF 119.71 FEET; THENCE NORTH 00°44'07" EAST, A DISTANCE OF 1.00 FEET TO A FOUND 3/8" IRON ROD FOR THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 87°39'31" WEST, A DISTANCE OF 42.74 FEET TO A SET 1/2" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 00°30'44" EAST, A DISTANCE OF 37.90 FEET; THENCE SOUTH 88°78'23" EAST, A DISTANCE OF 42.83 FEET; THENCE SOUTH 00°44'07" WEST, A DISTANCE OF 35.01 FEET TO THE POINT OF BEGINNING, CONTAINING 1,558 SQUARE FEET (0.036 ACRES), MORE OR LESS.

SURVEYOR'S CERTIFICATE:

TO: REALTY INCOME CORPORATION, A MARYLAND CORPORATION, TOGETHER WITH ITS AFFILIATES, SUBSIDIARIES, SUCCESSORS AND/OR ASSIGNS, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND THE MATTHEWS COMPANY, INC.

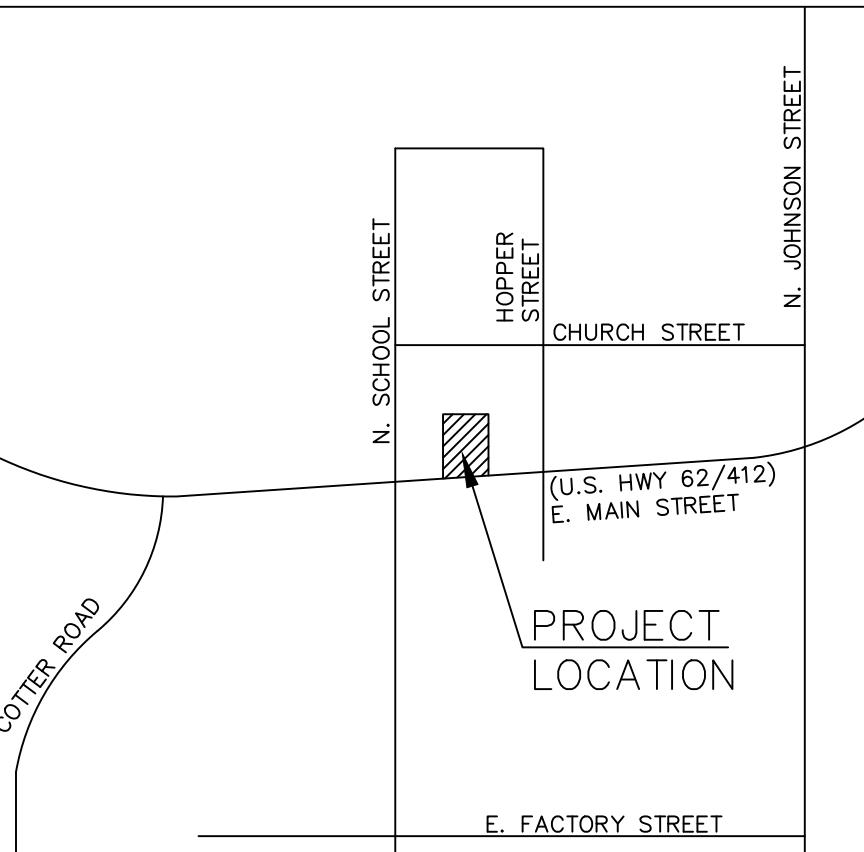
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 20, 2025.

DATE OF PLAT OR MAP: NOVEMBER 21, 2025



This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be made to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without The Matthews Company, Inc. and Design Surveys, LLC's prior written consent. The Matthews Company, Inc. and Design Surveys, LLC expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification.

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UTILITY NOTE:
"THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS, THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMprise ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES."

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Arkansas One-Call
1-800-482-8998

DESIGN SURVEYS, LLC
1503 LEGEND TRAIL DRIVE, UNIT B
LAWRENCE, KANSAS 66047
(785) 727-3537

"ALTA/NSPS LAND TITLE SURVEY"
PREPARED FOR:

THE MATTHEWS COMPANY Inc.
1722 Newhope Street, Suite 108-110, Fountain Valley, CA 92708
Tel: (714) 979-7181 Fax: (714) 641-8460
www.thematthewscompany.com

MARK DATE: REVISION: BY APVD

Realty Income Corporation
106 E. Main Street
Gassville, Arkansas
(Dollar General)

SCALE: 1"=20' CHKD/APVD:
DATE: 11/21/25 APPROVED:
DWN. BY: JMT RI #9461
CHKD BY:

DESIGN SURVEYS: 25-5178 JN: 25-11-01-06003