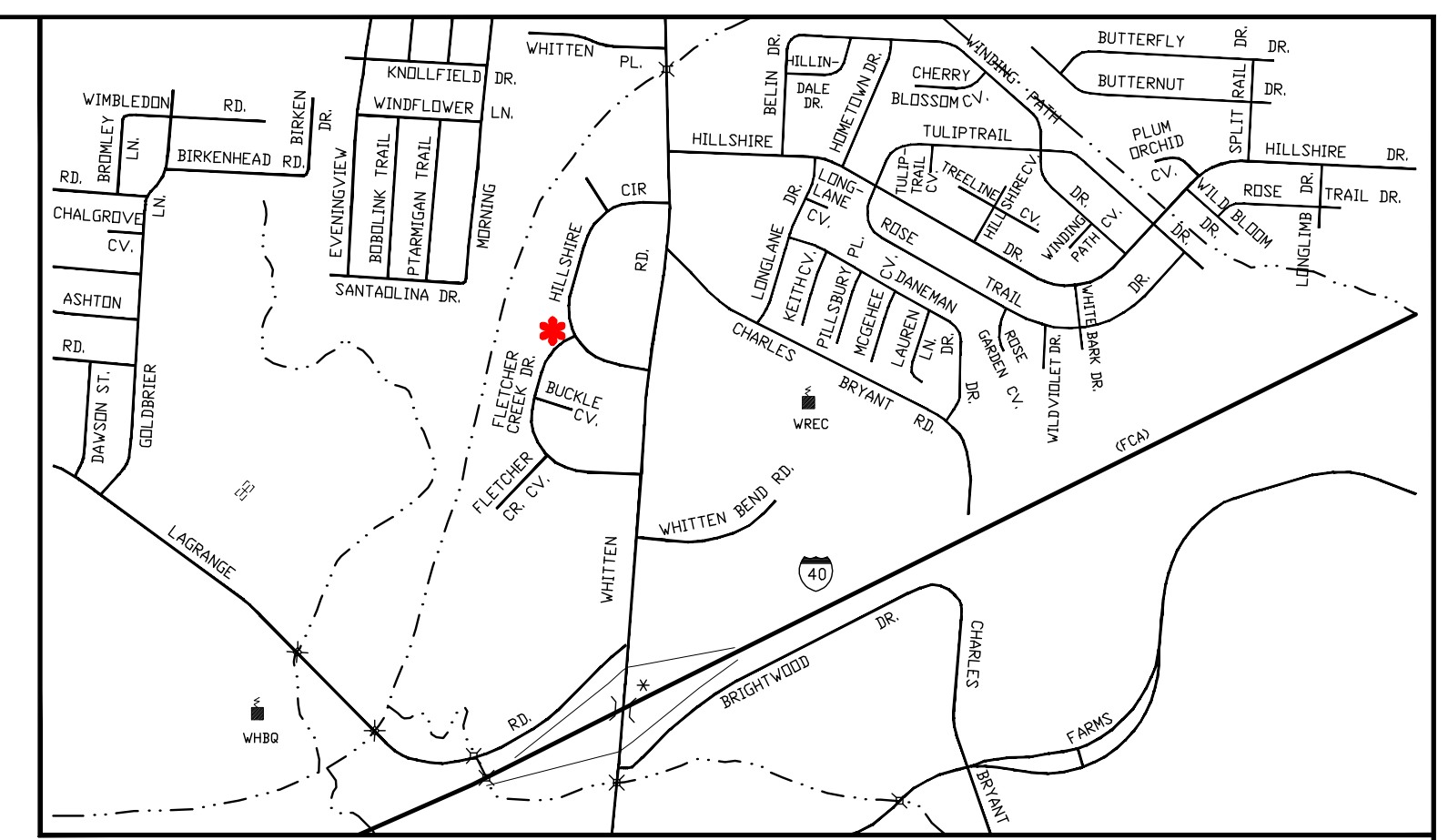


- LEGEND:**
- P.O.B. POINT OF BEGINNING
  - R.O.W. RIGHT-OF-WAY
  - BK. BOOK
  - P.B. PLAT BOOK
  - PG. PAGE
  - INST. INSTRUMENT
  - No. NUMBER
  - Ac. ACRES
  - S.F. SQUARE FEET
  - UTIL. UTILITY
  - ESMT. EASEMENT
  - CONC. CONCRETE
  - EOP. EDGE OF PAVEMENT
  - AG ANCHOR GUY
- LEGEND CONTINUED:**
- EM ELECTRIC METER
  - OE OVERHEAD ELECTRIC
  - OT OVERHEAD TELEPHONE
  - LP LIGHT POLE
  - PP POWER POLE
  - TV TELEPHONE VAULT
  - GM GAS METER
  - GV GAS VALVE
  - BFP BACKFLOW PREVENTER
  - WM WATER METER
  - CO SEWER CLEANOUT
  - MB MAILBOX
  - UCS UNDERGROUND CABLE SIGN
  - SIGN SIGN



**SCHEDULE A DESCRIPTION:**  
The Land is described as follows:

Lot 46, Kirby-Whitten Business Center Subdivision, as shown on plat of record in Plat Book 293, Page 13, in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

**SURVEYOR'S DESCRIPTION:**

Description of Lot 46, Kirby-Whitten Business Center recorded in Plat Book 293, Page 35 in Memphis, Shelby County, Tennessee:

Beginning at a point in the northwest line of Fletcher Creek Drive (68' R.O.W.), said point being the south end of a curve having a radius of 30.00 feet located 26.11 feet southwest of the tangent intersection of the northwest line of said Fletcher Creek Drive and the west line of Hillshire Circle (68' R.O.W.); thence in a southwesterly direction with the northwest line of said Fletcher Creek Drive along a curve to the left having a radius of 434.00 feet, delta angle of 17 degrees 22 minutes 48 seconds, chord = south 52 degrees 16 minutes 48 seconds west - 131.14 feet, an arc length of 131.65 feet to a found iron pipe in the north line of Lot 45, Kirby-Whitten Business Center recorded in Plat Book 293, Page 35; thence north 69 degrees 12 minutes 01 seconds west with the north line of Lot 45 of said subdivision recorded in Plat Book 293, Page 35, passing a set 1/2" rebar with plastic cap at 293.60 feet and on for a total distance of 343.60 feet to a point in the east line of the Memphis Memory Gardens, Inc. property recorded in Book 3219, Page 249; thence north 15 degrees 13 minutes 08 seconds east with the east line of said property recorded in Book 3219, Page 249, 90.00 feet to a point the south line of Lot 47 of said subdivision recorded in Plat Book 293, Page 35; thence south 86 degrees 14 minutes 43 seconds east with the south line of Lot 47 of said subdivision recorded in Plat Book 293, Page 35, passing a cyclone fence corner post at 63.34 feet and on for a total distance of 396.05 feet to a point in the west line of the aforesaid Hillshire Circle (found chisel mark located 10.75 feet east of corner); thence in a southerly direction with the west line of said Hillshire Circle along a curve to the left having a radius of 434.00 feet, delta angle of 09 degrees 03 minutes 10 seconds, chord = south 16 degrees 34 minutes 47 seconds east - 68.50 feet, an arc length of 68.57 feet to a point of reverse curvature; thence in a southwesterly direction along a curve to the right having a radius of 30.00 feet, delta angle of 82 degrees 04 minutes 35 seconds, chord = south 19 degrees 55 minutes 55 seconds west - 39.39 feet, an arc length of 42.98 feet to the Point of Beginning and containing 58,875 square feet or 1.352 acres of land.

- NOTES:**
- Survey prepared for FC Law Firm, LLC.
  - Bearings are relative to NAD '83.
  - This survey was prepared from information contained in a Commitment dated September 1, 2022 at 8:00 AM prepared by Stewart Title Guaranty Company.
  - All deed book references shown hereon are recorded in the Register's Office of Shelby County, Tennessee.
  - This property is partially located in a Special Flood Hazard Area (Zone AE & Zone X Shaded) per Flood Insurance Rate Map, Map No. 47157C 0312 G, Community Panel No. 470177 0312 G, Effective Date: February 6, 2013.
  - Structures visible on the date of this survey are shown hereon.
  - There may be non-visible underground utilities crossing or serving this property of which we have no knowledge.
  - There may be underground or non-visible utilities, drain and/or sewer lines across this property that are not shown. The proper utility authorities should be contacted for more specific locations and information on underground utilities.
  - Subsurface and environmental conditions were not examined or considered as a part of this survey.
  - Governmental jurisdictional areas, if any, which might impact on the use of the premises were not located. No liability is assumed by the undersigned for any loss resulting from the exercise of any governmental jurisdiction affecting the use of the premises.
  - If this survey plat is also provided in electronic form, the electronic copy must be compared to the original hard copy issued at the survey date with its original seal to insure the accuracy of the information and to further insure that no changes, alterations or modifications have been made. No reliance should be made on a document transmitted by computer or other electronic means unless first compared to the original sealed document issued at the time of the survey.
  - There are a total of 33 painted parking spaces on this property. There are 31 standard parking spaces and 2 handicap parking spaces.
  - At the time of this survey, there was no observed evidence of recent earth moving work, building construction or building additions.
  - At the time of this survey, there was no observed evidence of recent street or sidewalk construction or repairs.
  - To the best of our knowledge, there are currently no proposed changes in right-of-way lines.
  - For the purpose of this survey, only visible, above ground utilities are shown. At the time of survey there was no observed evidence of a recent underground utility delineation.

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD DIRECTION
C1	434.00'	131.65'	17°22'48"	131.14'	S 52°16'48" W
C2	434.00'	68.57'	09°03'10"	68.50'	S 16°34'47" E
C3	30.00'	42.98'	82°04'35"	39.39'	S 19°55'55" W

- SCHEDULE B, PART II - EXCEPTIONS:**
- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met. (not a survey matter)
  - The lien of the following general and special taxes for the year or years specified and subsequent years: 2023 City of Memphis taxes and 2023 Shelby County taxes, being liens not yet due and payable. (not a survey matter)
  - Taxes and/or assessments levied or assessed against the subject property pursuant to the provisions of TCA 67-5-603, which have not been assessed and are not payable, as of the date of this commitment/policy. (not a survey matter)
  - Subdivision Restrictions, Building Lines and Easements of record in Plat Book 61, Page 64, Plat Book 88, Page 36, Plat Book 95, Page 1, Plat Book 98, Page 36, Plat Book 100, Page 40, Plat Book 124, Page 14, Plat Book 130, Page 39, Plat Book 147, Page 48 and Plat Book 177, Page 10, Plat Book 293, Page 13, Plat Book 292, Page 35, Plat Book 279, Page 39, Plat Book 275, Page 49, and Plat Book 293, Page 35, all in the Register's Office of Shelby County, Tennessee. (all superseded by Plat Book 293, Page 35) - P.B. 293, Pg. 35 (shown hereon)
  - Easement of record at Instrument No. W99451, as recorded in the said Register's Office of Shelby County, Tennessee. (shown hereon)
  - Cemetery Covenants and Agreements of record in Book 3118 at Page 362 in said Register's Office. (not a survey matter)
  - Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. W50134 amended at Instrument Nos. W8546, EU6366, GA1958 and EU3583, in the said Register's Office. (where plottable, shown hereon)

- APPARENT ENCROACHMENTS:**
- Apparent encroachment of 1 story brick & metal building located on the subject property across the 10' side setback along the subject property's north property line. (shown hereon)

PROPERTY ADDRESS:  
2099 HILLSHIRE CIRCLE  
MEMPHIS, TN 38133



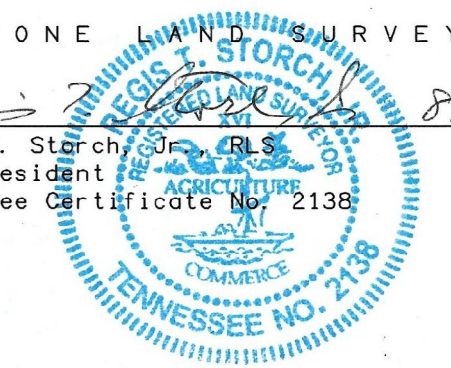
Milestone Land Surveying, Inc.  
2880 Cobb Road  
Lakeland, TN 38002  
Phone: (901) 867-8671  
Fax: (901) 867-9889  
milestones@bellsouth.net

**CERTIFICATION:**  
To Lee Downing; FC Law Firm, LLC; and Stewart Title Guaranty Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2002 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, 7(a), 7(b), 7(c), 8, 9, 13, 14, 16 and 17 of Table A thereof. The field work was completed on August 22, 2022.

MILESTONE SURVEYING, INC.

By  Date 8/22/22  
Regis T. Storch, P.E., S.T.S.  
Vice President  
Tennessee Certificate No. 2138



ALTA/NSPS LAND TITLE SURVEY OF  
LOT 46  
KIRBY-WHITTEN  
BUSINESS CENTER  
RECORDED IN  
PLAT BOOK 293, PAGE 35  
MEMPHIS,  
SHELBY COUNTY, TENNESSEE  
SCALE: 1" = 20' DATE: AUGUST 22, 2022

