



- NOTES
1. BEARINGS SHOWN ARE RELATIVE TO EACH OTHER ONLY.
 2. ONLY VISIBLE AND APPARENT UTILITIES SHOWN.
 3. UNDERGROUND UTILITIES NOT SHOWN, BEFORE COMMENCEMENT OF ANY CONSTRUCTION CALL TENNESSEE 1 CALL @ 1-800-351-1111 AND THE UTILITY COMPANIES MAINTAINING UTILITY SERVICES ACROSS SUBJECT PROPERTY.
 4. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
 5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART TO THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
 6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENTS AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), THIS PROPERTY LIES IN ZONE X AS IDENTIFIED IN COMMUNITY PANEL NUMBER 470177 0270F. MAP REVISED SEPTEMBER 28, 2007.
 7. IF YOU HAVE RECEIVED THIS DRAWING IN DIGITAL FORMAT PLEASE BE AWARE THAT A HARD COPY OF THE PLAT BEARING AN ORIGINAL SEAL AND SIGNATURE RENDERED IN RED WILL RULE IN THE EVENT OF A CONFLICT BETWEEN THE PRESENTED DATA.
 8. THE UNAUTHORIZED DISTRIBUTION OF THIS PLAT OF SURVEY MAY CONSTITUTE A COPYRIGHT INFRINGEMENT.
 9. FLOW LINE ELEVATIONS, PIPE SIZES AND COMPOSITION (EXCEPT AS NOTED AS BEING DETERMINED FROM RECORDS) ARE REPORTED AS CAN BE ASCERTAINED FROM INVESTIGATION AT THE GROUND SURFACE WITHOUT ENTRY INTO THE STRUCTURE(S). AS SUCH INDICATED MEASUREMENTS MAY NOT MEET THE PROJECT SURVEY MEASUREMENT REQUIREMENTS.
 10. UTILITY LOCATIONS AS SHOWN HAVE BEEN PLOTTED FROM "ONE CALL" OR OTHER UTILITY LOCATION SERVICES AS MARKED AT GRADE, AND/OR VISIBLE EVIDENCE OF UTILITY SERVICES OR FROM RECORDS OF THE UTILITY PROVIDER(S) AS NOTED ON PLAT OF SURVEY. THE CLIENT SHOULD SATISFY THEMSELVES AS TO ALL MATTERS OF UTILITY LOCATION.
 11. CITY OF MEMPHIS BENCH MARK #1189, BEING A C.O.E. MONUMENT LOCATED AT THE SOUTHWEST CORNER OF MUD ISLAND DRIVE AND NORTH SECOND STREET (STAMPED M144V) ELEVATION = 337.76 (NAVD88).
 12. SITE BENCH MARK: UPPER FLANGE BOLT OF FIRE HYDRANT, WEST OF THE WORD "OPEN", FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF THE PROPERTY. ELEVATION = 246.16 (NAVD88).
 13. THERE WERE NO OBSERVED EVIDENCE OF ANY CEMETERIES, GRAVESITES OR BURIAL GROUNDS ON SUBJECT PROPERTY.
 15. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
 16. WE ARE UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF RECENT SIDEWALK CONSTRUCTION OR REPAIRS.
 17. THERE WAS NO OBSERVED EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE.

LEGEND

- | | |
|--------------------------|--|
| ELECTRIC METER | SEWER MANHOLE |
| GAS METER | DRAIN MANHOLE |
| GAS VALVE | FIRE HYDRANT |
| ANCHOR GUY | 6-72 DRAIN INLET |
| POWER POLE | TELEPHONE PEDESTAL |
| FENCE | MAILBOX |
| BORE HOLES | DRAIN INLET |
| LIGHT POLE | TELEPHONE MANHOLE |
| PAD MOUNTED TRANSFORMER | FIRE POST |
| SEWER CLEANOUT | INDICATOR VALVE |
| WATER METER | GROUND LIGHT |
| WATER VALVE | WATER PUMP |
| SIGN | BOLLARD |
| IRRIGATION CONTROL VALVE | HANDICAP PARKING |
| CABLE TV RISER | HEATING VENTILATION AND AIR CONDITIONING |
| SIGNAL POLE | |

WATER LINE	_____
GAS LINE	_____
TELEPHONE LINE	_____
POLE/WIRE LINE	_____
UNDERGROUND ELECTRIC	_____
SEWER LINE	_____
DRAIN LINE	_____

TITLE COMMITMENT

AS DATE OF SURVEY, NO COMMITMENT HAS BEEN PROVIDED

Easement reserved in Book 4959 Page 162 is not on the subject property.

Easement recorded in Instrument R2 4029 is not on the subject property.

Easement recorded in Instrument FN 1319 is not on the subject property.

Property description of part of the Harbor View Newco Propco, LLC property as described in Instrument 24031747 in Memphis, Shelby County, Tennessee:

Beginning at an iron pin set at the intersection of the west line of North Second Street (43 feet west of apparent centerline) with the south line of Final Site Plan, 1513 N. Second Street, Harbor View Properties as recorded in Plat Book 264 Page 22; thence South 12 degrees 46 minutes 48 seconds East with the west line of North Second Street a distance of 76.11 feet to an iron pin set at an angle point; thence South 00 degrees 51 minutes 48 seconds East with the west line of North Second Street a distance of 172.84 feet to a point in the west line of North Second Street (found iron pipe 4.7 feet north); thence North 88 degrees 41 minutes 18 seconds West a distance of 330.84 feet to an iron pin set in the east line of the said Final Site Plan, 1513 N. Second Street, Harbor View Properties as recorded in Plat Book 264 Page 22; thence northwardly and eastwardly with the eastern line of said Site Plan the following calls: North 03 degrees 18 minutes 27 seconds West a distance of 99.19 feet to an iron pin set; thence North 88 degrees 07 minutes 02 seconds East a distance of 118.02 feet to an iron pin set; thence North 13 degrees 24 minutes 21 seconds West a distance of 145.88 feet to an iron pin set; thence South 88 degrees 41 minutes 18 seconds East a distance of 232.97 feet to the point of beginning and containing 67006.79 square feet or 1.54 acres more or less.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 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, 5, 7A, 8, 11A, 13, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 2, 2024.

Harris & Associates Land Surveyors, LLC

By: JOE S. WISEMAN
SURVEYOR
TENNESSEE LICENSE #1932

jwiseman@harrisassociateslandsurveyors.com
project # 24105



**ALTA/NSPS LAND TITLE SURVEY
OF PART OF THE HARBOR VIEW
NEWCO PROPCO, LLC PROPERTY
AS DESCRIBED IN INSTRUMENT
24031747 IN MEMPHIS, SHELBY
COUNTY, TENNESSEE**

HARRIS & ASSOCIATES LAND SURVEYORS, LLC

554 Greentree Cove, Suite 102B · Collierville, Tennessee 38017 · (901)362-2345

DATE : JULY 2, 2024

SCALE : 1" = 30'

DRAWN BY : JLH/JSW

ORDERED BY : SAVANAH

KIMLEY HORN