



AREA

202,896.89 Sq Ft  
4.66 acres



Summer Avenue / U.S. Highway 70  
(R.O.W. Varies)

563.90'

308.56'

N86°05'42"W

Mcdonnell/Summer Avenue P.D. P.B. 183, P.49  
Robert Fogelman Trust  
Inst. 05030316

I hereby certify that this is a Category 1 Survey and that the ratio of precision of the un-adjusted survey is 1: 10,000 or greater as shown hereon and that the survey was done in compliance with current Tennessee Minimum Standards of Practice.



Lawrence E. Astin TN RLS 2113

396.00'

N42°06'12"E

57.00'

17.00'

S47°53'48"E

769.08'

Bartlett City Limits (230' to centerline highway per P.B. 214, P.34)

Bartlett Commons C-P, Phase 5, P.B. 244, P. 048  
The Salvation Army Inst. 06161714

Legend

POB = Point of Beginning  
IPF = Iron Pin Found  
IPS = Iron Pin Set  
O.E.= Overhead Wires  
N = North  
S = South  
E = East  
W = West  
CPS = Cotton Picker Spindle  
R.O.W. = Right of Way  
D.P. = Drain Pipe  
MNS = Mag nail set

Property Description

Common Owned Space/ Ingress Egress Easement in Bartlett Commons Subdivision as recorded in Plat Book 214, Page 34 of the Shelby County Register's Office and Part of the Bartlett Commons C-P as recorded in Plat Book 190, Page 56 of the Shelby County Register's Office also described as Parcel 1 in Instrument 19029373 of the Shelby County Register's Office and being further described hereon:

Beginning at a point in the southeast line of Summer Avenue (A.K.A. U.S. Highway 70), 57 feet from centerline, a distance of 758.34 feet more or less southwest of the southwest line of Kirby Whitten Road and being the southwest corner of Lot 3, Phase 1, Bartlett Commons Subdivision as recorded in Plat Book 214, Page 34; thence South 47 degrees 53 minutes 48 seconds East along the line dividing said Lot 3 and the Common Open Space/Ingress Egress easement also recorded in said Bartlett Commons Subdivision (P.B. 214, P.34) a distance of 225.49 feet to a point in the northwest line of the Bartlett Commons C-P, Phase 5 as recorded in Plat Book 244, Page 48 of the Shelby County Register's Office; thence South 42 degrees 06 minutes 12 seconds West along said northwest line a distance of 769.08 feet to a found iron pin in the north line of the Mcdonnell/Summer Avenue P.D. as recorded in Plat Book 183, Page 49 of the Shelby County Register's Office; thence North 86 degrees 05 minutes 42 seconds West along said north line a distance of 308.56 feet to a found axle in the southeast line of said Summer Avenue (40 feet from centerline); thence along said southeast line North 42 degrees 06 minutes 12 seconds East a distance of 563.90 feet; thence South 47 degrees 53 minutes 48 seconds East a distance of 17.00 feet; thence along said southeast line North 42 degrees 06 minutes 12 seconds East a distance of 396.00 feet to the point of beginning.

GENERAL NOTES

This surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and or maps prepared by others. The surveyor makes no guarantee 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 the exact location indicated and therefore reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto should be made. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act TCA 65-31", that anyone who engages in excavation must notify all known underground utility owners of their intent to excavate and also to avoid any possible hazards, conflict or unnecessary expense. Tennessee One Call 1-800 351-1111.

All deed book references shown hereon are recorded in the Shelby County Register's Office.

Governmental jurisdictional areas, if any, which might impact on the use of the surveyed property were not located. No liability is assumed by the undersigned for any loss or damage resulting from the exercise of any government jurisdiction effecting the surveyed property.

Campbell Surveying Company does not guarantee the title information contained hereon. This survey is subject to such state of facts that would be revealed with a complete title search.

There may be additional easements, restrictions and/or reservations not shown hereon that may be found in the public records of Shelby County, Tennessee.

A portion (or all) of the data used to perform this survey were obtained using GPS/GNSS technology and the following information applies to these measurements: a. Type of Receiver: Topcon Hyper SR (model#1002399-01), Multi Freq. b. Coordinate System: Tennessee State Plane c. Zone: TN 4100 d. Datum: NAD 83 e. Geoid Model: Geoid 2012A f. Method: RTK, g. Precision: Relative Positional Accuracy of 10mm+1ppm horizontal and 15mm+1ppm vertical. No grid factor was applied.

Symbol Legend

- T.V.= Underground Tank Valve
- S.M.H. = Sewer Manhole
- D.M.H. = Drain Manhole
- GV = Gas Valve
- WV = Water Valve
- H/C=Handicap Parking
- L.P= Light Pole (Light Standard)
- P.P. = Power Pole
- TJB = Telephone Junction Box
- FH = Fire Hydrant
- D.I. = Drain Inlet
- C.I. = Curb Inlet
- H/W = Headwall
- M.W. = Monitoring Well
- W/M = Water Meter
- E/M = Electric Meter
- G/M = Gas Meter
- E = Pad Mounted Transformer

Survey of

0 Summer Avenue / U.S. Highway 70

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Bartlett & Memphis, Shelby County, TN

DATE: NOV. 16, 2021

SCALE 1" = 60'

Prepared for:

Wilson McCloy/ Crye Leike Commercial

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