FINAL SITE PLAN
1513 N. SECOND STREET,
HARBOR VIEW PROPERTIES
PLAT BOOK 264 PAGE 22

HARBOR VIEW PROPERTIES, LLC
INSTRUMENT 24001414

HARBOR VIEW NEWCO
PROPCO, LLC
INSTRUMENT 24031747

691.90
S 88°41'18" E

SET ½" IRON PIN

FOUND IRON PIN @ 233.68'

TREE LINE

EASTERN LIMITS OF ZONE AE AS SCALED FROM FIRM

150' EASEMENT PER BOOK 1461 PAGE 66

N 19°06'31" W
364.02
(deed=359.23')

HARBOR VIEW NEWCO
PROPCO, LLC
INSTRUMENT 24031747

NO BUILDINGS OBSERVED
NO ADDRESS POSTED
#0 N SECOND STREET PER
RECORDS

311,614.91 SQ.FT.
7.15 AC.

413.90
S 00°51'48" E

FOUND IRON PIPE 4.3' NORTH

EDGE OF PAVEMENT

ASPHALT PAVEMENT

GRAVEL

EDGE OF PAVEMENT

N. SECOND ST.
(R.O.W. VARIES)
(RANDOLPH ROAD PB 4 PG 146)

PLUM ST.

MUD ISLAND DR
MANHANNAH AVE
SITE
PEAR AVE
PLUM AVE
WOLF RIVER HARBOR
N. SECOND ST.

VICINITY MAP
(NOT TO SCALE)

MEMPHIS HARBOR COMMISSION 66
BOOK 1461 PAGE 66

L=240.62
(deed=245.89)
R=2553.06'
D=5°24'00"
BN 16°42'31" W
C240.53

EAST CODE OF WATER AS DATE OF SURVEY

203.65
N 85°04'23" W
(deed=204.31)

SET ½" IRON PIN @ 40"

SET ½" IRON PIN

115.70
S 48°04'28" W

N 85°42'19" W
30.00

SET ½" IRON PIN

FOUND IRON PIN

S 00°15'36" E
67.31

FOUND IRON PIN

134.07
N 85°42'19" W

S 00°15'36" E
35.25
(deed=35.00')

FOUND IRON PIPE

N 85°42'19 W
59.22
(deed=60.00)

FOUND IRON PIN

FOUND IRON PIPE 5.3' NORTH

P.O.B.

CITY OF MEMPHIS
BOOK 4646 PAGE 475

GEODETIC NORTH

30 0 30 60 90

Scale: 1" = 30'

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 AND ZONE AE 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. THERE WERE NO OBSERVED EVIDENCE OF ANY CEMETERIES, GRAVESITES OR BURIAL GROUNDS ON SUBJECT PROPERTY.

10. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

11. WE ARE UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF RECENT SIDEWALK CONSTRUCTION OR REPAIRS.

12. THERE WAS NO OBSERVED EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE.

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 the intersection of the north line of the City of Memphis property as described in Book 4646 Page 475 with the west line of North Second Street (37 feet west of apparent centerline) (found iron pip 5.3 feet north); thence westwardly and southwardly with the City of Memphis property the following calls:

North 85 degrees 42 minutes 19 seconds West a distance of 59.22 feet (deed = 60.00 feet) to an iron pin found; thence South 00 degrees 15 minutes 36 seconds East a distance of 35.25 feet (deed = 35.00 feet) to an iron pipe found; thence North 85 degrees 42 minutes 19 seconds West a distance of 134.07 feet to an iron pin found; thence South 00 degrees 15 minutes 36 seconds East a distance of 67.31 feet to an iron pin set; thence North 85 degrees 42 minutes 19 seconds West a distance of 30.00 feet to an iron pin set; thence South 48 degrees 04 minutes 28 seconds West a distance of 115.70 feet to an iron pin set; thence North 85 degrees 04 minutes 23 seconds West, (passing an iron pin set at 40 feet) a distance of 203.65 feet to a point on a curve in the east line of the Memphis Harbor Commission property as described in Book 1461 Page 66; thence northwardly with a curve to the left having a radius of 2553.06 feet, a distance of 240.62 feet (deed=245.89 feet), (chord = North 16 degrees 22 minutes 31 seconds West, 240.53 feet, delta = 05 degrees 24 minutes 00 seconds) to a point of tangency; thence North 19 degrees 04 minutes 31 seconds West a distance of 364.02 feet (deed = 359.23 feet) to a point in the south line of Final Site Plan, 1513 N. Second Street, Harbor View Properties as recorded in Plat Book 264 Page 22; thence South 88 degrees 41 minutes 18 seconds East with said south line and the eastwardly projection of said south line a distance of 691.90 feet to a point in west line of North Second Street; thence South 00 degrees 51 minutes 48 seconds East with the west line of North Second Street a distance of 413.36 feet to the point of beginning and containing 311,614.91 square feet or 7.15 acres more or less.

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 INDICATOR VALVE
SEWER CLEANOUT	GROUND LIGHT
WATER METER	WATER PUMP
WATER VALVE	BOLLARD
SIGN	HANDICAP PARKING
IRRIGATION CONTROL VALVE	HEATING VENTILATION AND AIR CONDITIONING
CABLE TV RISER	
SIGNAL POLE	

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

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, 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

JOE S. WISEMAN
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE NO. 1932
07/02/2024

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

F:\24105\sur\24105 North Second Street.dwg

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