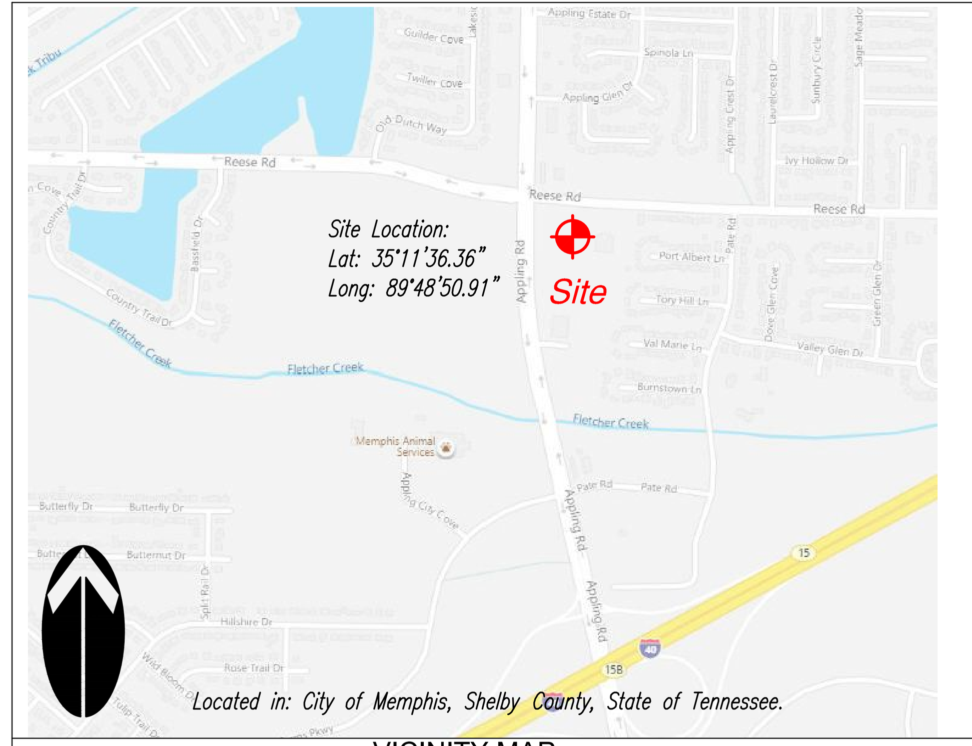


VICINITY MAP
N.T.S.

DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO APPLING FARMS DISTRIPLEX, LLC BY VIRTUE OF THAT CERTAIN SPECIAL WARRANTY DEED, RECORDED IN INSTRUMENT 20120588 IN THE SHELBY COUNTY RECORDS.

ALL OF THE REGISTER'S OFFICE FOR SHELBY COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE

BEING PARCEL NUMBER 095400 00622 AS SHOWN ON SHELBY COUNTY TAX MAP NUMBER 105N.

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY. TYPE OF GPS EQUIPMENT USED: TRIMBLE R-10 DUAL FREQUENCY RECEIVERS. TYPE OF GPS SURVEY: RTK. THE AVERAGE POSITIONAL QUALITY IS 0.05'. GRAPHICAL ROTATION: 8°06'44".

2. ELEVATIONS SHOWN (IF ANY) HEREON ARE BASED ON NAVD 88 IN REFERENCE TO THE CITY OF MEMPHIS VERTICAL BENCHMARK SYSTEM. CONTOURS SHOWN ARE AT A ONE (1) FOOT INTERVAL AND ARE BASED ON A FIELD RUN SURVEY USING RANDOM SPOT ELEVATIONS. CONTOURS WERE DERIVED USING SURFACE MODELING TECHNIQUES. CITY BENCHMARK #23, ELEVATION: 274.01'. ON SITE TEMPORARY VERTICAL BENCHMARKS ARE SHOWN HEREON.

3. THIS PROPERTY IS CURRENTLY ZONED RU-3, 'RESIDENTIAL URBAN – 3'. MINIMUM YARD REQUIREMENTS PER THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE, DATED AUGUST 10, 2010, AS REFERENCED IN THE PD OUTLINE PLAN ARE BASED ON THE C-L (NOW CMU-1) COMMERCIAL LIMITED DISTRICT AS FOLLOWS:
   - FRONT: 30 (MIN FT.) REF: PB290-30
   - SIDE (STREET): 10 (MIN FT.)
   - SIDE (INTERIOR): 5 (MIN FT.) REF: PB290-30
   - SIDE/REAR ABUTTING MULTIFAMILY, NONRESIDENTIAL: 5 (MIN FT.)
   - SIDE/REAR ABUTTING ALLEY: 5 (MIN FT.)
   - Ref: SHELBY COUNTY UDC, SECTION 3.10.2, BUILDING REGULATIONS FOR PERMITTED APARTMENT AND NONRESIDENTIAL USES, CMU-1.

4. THE SUBJECT PROPERTY IS NOT WITHIN THE LIMITS OF A DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA). THE SUBJECT PROPERTY SURVEYED LIES WITHIN 'ZONE X' DEFINED AS BEING, 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN' AS DESIGNATED UNDER 'OTHER AREAS' PER FEMA/FIRM MAP NUMBER 47157C0304G DATED FEBRUARY 6, 2013 BASED UPON OUR INTERPRETATION OF THE GRAPHICAL LOCATION OF THE FLOOD HAZARD LIMITS IN RELATION TO THE PROPERTY LINES. NO SURVEYING AND/OR ENGINEERING STUDY WAS PERFORMED BY THE SURVEYOR OF RECORD FOR THIS DETERMINATION.

5. THERE ARE NO OBSERVED DEFINED, PAINTED PARKING SPACES WITHIN THE LIMITS OF THE SURVEYED PROPERTY.

6. DURING THE PERFORMANCE OF THE FIELD ASPECTS OF THIS SURVEY, THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. THE SURVEYOR OF RECORD IS NOT AWARE OF ANY PROPOSED CHANGES IN THE RIGHT OF WAY OF THE STREETS ADJACENT TO THE SUBJECT PROPERTY SURVEYED. NO VISUAL EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

8. WETLANDS: NO FIELD DELINEATION OF WETLANDS WAS PERFORMED AS A PART OF THIS SURVEY. NO MARKERS WERE OBSERVED.

UTILITY NOTES

THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON, IF ANY, ARE BASED ON OBSERVED ABOVE GROUND STRUCTURES AND/OR RECORD DRAWINGS ONLY. THERE MAY BE UNDERGROUND UTILITIES, MATERIALS, CONTAMINANTS, OILS AND/OR MINERALS WITHIN THE LIMITS OF THE SUBJECT PROPERTY SURVEYED OR WITHIN STREETS THAT ARE NOT SHOWN OR NOTED HEREON. NO ENVIRONMENTAL AND/OR SUBSURFACE CONDITIONS WERE EXAMINED AS A PART OF THIS SURVEY. THE PROPER UTILITY AUTHORITIES SHOULD BE CONTACTED FOR MORE SPECIFIC LOCATIONS AND INFORMATION OF UNDERGROUND UTILITIES. CALL 811 BEFORE YOU DIG. 800-351-1111.

TELEPHONE:
AGENCY: AT&T
ADDRESS: 3855 Outland Road
Memphis, TN 38118
CONTACT: Craig Grabowski
PHONE#: 901-215-9606

POWER:
AGENCY: Memphis Light, Gas and Water (MLGW)
ADDRESS: 5791 Summer Trees Dr.
Memphis, TN 38141
CONTACT: Patrick Harris
PHONE #: 901-729-8643

SEWER PLANS:
AGENCY: City of Memphis Public Works – Land Development Engineering Div.
ADDRESS: 125 N. Main St., Room 644
Memphis, TN 38103
CONTACT: John Stevenson, P.E.
PHONE #: (901) 576-6340

GAS:
AGENCY: Memphis Light, Gas and Water (MLGW)
ADDRESS: 5791 Summer Trees Dr.
Memphis, TN 38141
CONTACT: Patrick Harris
PHONE #: 901-729-8643

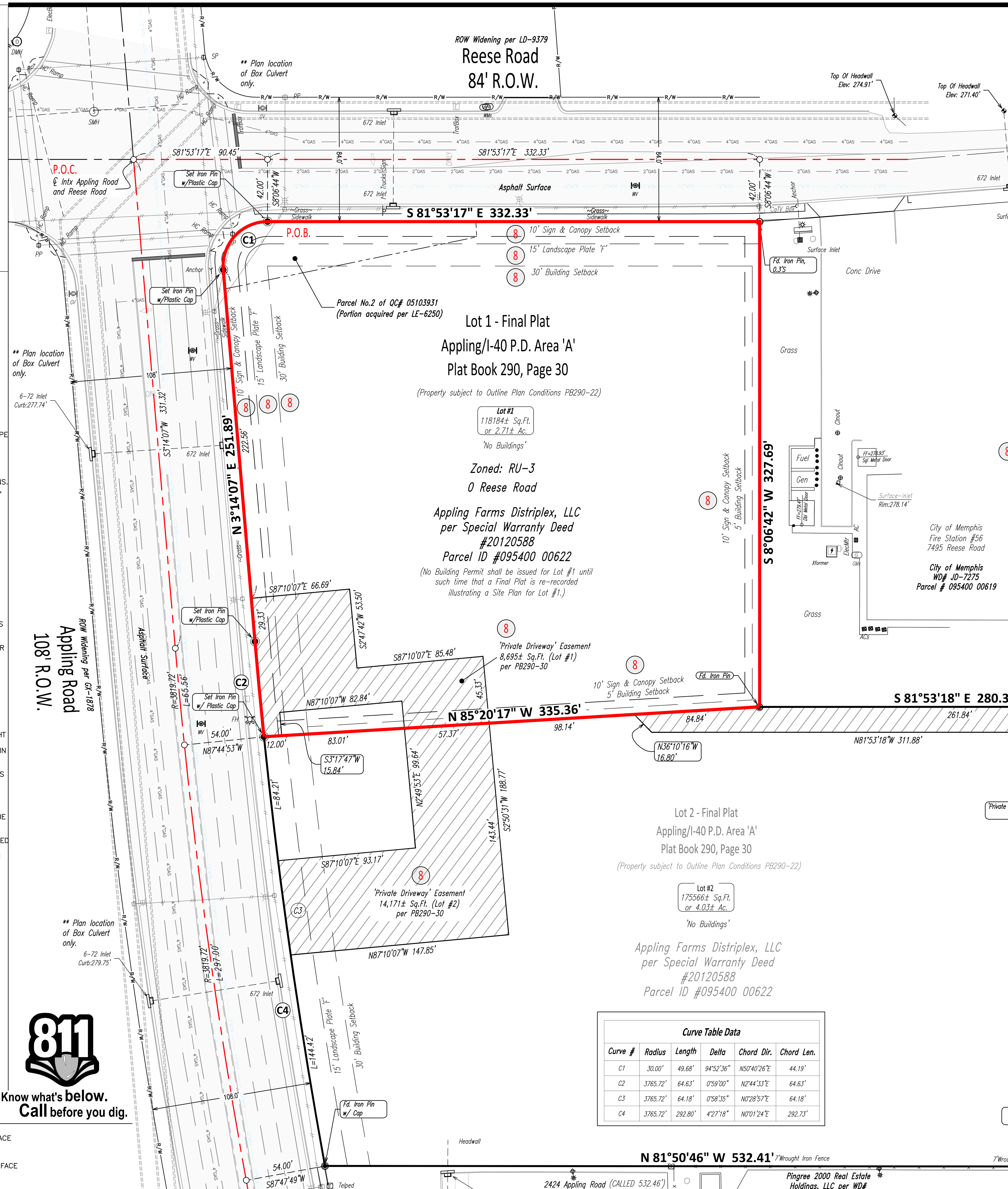
STORM WATER:
AGENCY: City of Memphis Public Works – Land Development Engineering Div.
ADDRESS: 125 N. Main St., Room 639
Memphis, TN 38103
CONTACT: Faraedoon M. Qaladize, P.E.
PHONE#: 901-636-6725

WATER:
AGENCY: Memphis Light, Gas and Water (MLGW)
ADDRESS: 220 S. Main St.
Memphis, TN 38103
CONTACT: Darryl Tomlinson
PHONE #: 901-528-4839

811 Know what's **below.** **Call** before you dig.

LEGEND

- IRON PIN, FOUND
- IRON PIN SET, PLASTIC CAP
- PK NAIL (NEW)
- UTILITY POLE
- UTILITY POLE ANCHOR
- UTILITY POLE W/ LIGHT
- LIGHT POLE
- MISCELLANEOUS ITEM
- WATER METER
- WATER VALVE
- SIGN
- GAS VALVE
- ASPHALT SURFACE
- CONCRETE SURFACE
- RCP REINFORCED CONCRETE PIPE
- SAN. SEWER MANHOLE



Curve Table Data

Curve #	Radius	Length	Delta	Chord Dir.	Chord Len.
C1	30.00'	49.68'	94°52'36"	N50°40'26"E	44.19'
C2	3765.72'	64.63'	0°59'00"	N2°44'33"E	64.63'
C3	3765.72'	64.18'	0°58'35"	N0°28'57"E	64.18'
C4	3765.72'	292.80'	4°27'18"	N0°01'24"E	292.73'

TOTAL AREA (LOT #1) = 118,184± SQUARE FEET OR 2.71± ACRES

TITLE DESCRIPTION

REFERENCE: PROVIDED TITLE COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO: C000122662, WITH AN EFFECTIVE DATE OF May 24, 2021 at 8:00 AM.

Land situated in the City of Memphis in the County of Shelby in the State of TN

Beginning at a state highway concrete mon. on the south side of Reese Road and the east right of way of New Appling Road, 106 feet wide, thence south 0 degrees 15 minutes 09 seconds east 191.83 feet to an iron pin being on the east line of New Appling Road at the north end of a curve having a radius of 3674.36 feet to the south end of said curve to a state highway concrete mon., thence S 14° 31' 24" E 628.68 feet along the east side of New Appling Road to a I.p., thence south 87 degrees 48 minutes 12 seconds east 46.66 feet to a I.p., thence north 11 degrees 50 minutes 53 seconds east 1815.32 feet to a i.p. on the south side of Reese Road, thence north 89 degrees 23 minutes 57 seconds west 518.57 feet along Reese Road to a I.p., thence south 82 degrees 20 minutes 55 seconds west 175 feet to the point of beginning. Containing 16.99 acres.

LESS AND EXCEPT:
PART OF THE EARTH VENTURES PROPERTY AS DESCRIBED IN INSTRUMENT 05103931 AND PART OF THE OUTLINE PLAN OF THE APPLING/I-40 P.D. 2ND AMENDMENT AS RECORDED IN PLAT BOOK 195, PAGE 7 AT THE SHELBY COUNTY REGISTER'S OFFICE IN MEMPHIS, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF REESE ROAD (84.00 FOOT PUBLIC RIGHT-OF-WAY) WITH THE EAST LINE OF APPLING ROAD (108.00 FOOT PUBLIC RIGHT-OF-WAY); THENCE S03°16'16"W ALONG THE EAST LINE OF SAID APPLING ROAD A DISTANCE OF 284.32 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3765.72 FEET, AN ARC LENGTH OF 357.66 FEET (CHORD S00°33'01"W-357.52 FEET) TO A SET IRON PIN ON THE EAST LINE OF SAID APPLING ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE S81°51'19"E AND CROSSING THE SAID EARTH VENTURES PROPERTY A DISTANCE OF 532.46 FEET TO A SET IRON PIN ON THE WEST LINE OF THE FLETCHER TRACE SUBDIVISION, SECTION "A" AS RECORDED IN PLAT BOOK 120, PAGE 39 AT SAID REGISTER'S OFFICE; THENCE S15°45'29"W ALONG THE WEST LINE OF THE SAID FLETCHER TRACE SUBDIVISION SECTION "A" AND ALONG THE WEST LINE OF THE FLETCHER TRACE SUBDIVISION SECTION "B" AS RECORDED IN PLAT BOOK 120, PAGE 40 AT SAID REGISTER'S OFFICE A DISTANCE OF 642.14 FEET TO A FOUND IRON PIN AT THE NORTHWEST CORNER OF THE WILLIAM P. KNOX PROPERTY AS RECORDED IN INSTRUMENT BT-0444 AT SAID REGISTER'S OFFICE; THENCE S16°34'06"W ALONG THE WEST LINE OF SAID KNOX PROPERTY A DISTANCE OF 260.00 FEET TO A SET IRON PIN ON THE NORTH LINE OF THE PROPERTY SHOWN ON THE FINAL PLAT OF THE PATE ROAD P.D. PHASE 1 AND APPLING I/40 P.D., 2ND AMENDMENT, PHASE 1, AREA "B" AS RECORDED IN PLAT BOOK 207, PAGE 51 AT SAID REGISTER'S OFFICE; THENCE N87°03'26"W ALONG THE NORTH LINE OF THE SAID PATE ROAD P.D. A DISTANCE OF 141.28 FEET TO A POINT ON THE EAST LINE OF APPLING ROAD (114.00 FOOT PUBLIC RIGHT-OF-WAY); THENCE N 10°42'32"W ALONG THE EAST LINE OF SAID APPLING ROAD A DISTANCE OF 84.10 FEET TO A POINT; THENCE S79°17'28"W A DISTANCE OF 3.00 FEET TO A POINT ON THE EAST LINE OF APPLING ROAD (108.00 FOOT PUBLIC RIGHT-OF-WAY); THENCE N10°42'32"W ALONG THE EAST LINE OF SAID APPLING ROAD A DISTANCE OF 301.45 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3765.72 FEET, AN ARC LENGTH OF 561.17 FEET (CHORD N06°26'23"W – 560.65 FEET) TO THE POINT OF BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO EARTH VENTURES, A JOINT VENTURE BY QUIT CLAIM DEED DATED JUNE 24, 2005 OF RECORD IN INSTRUMENT NO. 05103931 IN THE SHELBY COUNTY CLERK'S OFFICE.

NOW BEING KNOWN AS:
BEING LOT #1 OF THE FINAL PLAT OF APPLING/I-40 P.D. REA 'A' AS RECORDED IN BOOK 290, PAGE 30 OF THE SHELBY COUNTY TENNESSEE REGISTER OF DEEDS.

TITLE COMMITMENT NOTES - SCHEDULE B - PART II EXCEPTIONS

THIS SURVEYOR HAS BEEN FURNISHED WITH A COPY OF A TITLE COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO: C000122662, WITH AN EFFECTIVE DATE OF MAY 24, 2021 at 8:00 AM.

SCHEDULE B – PART II (EXCEPTIONS) OF THE TITLE COMMITMENT HAS DISCLOSED THE FOLLOWING THIRTEEN (13) SURVEY RELATED EXCEPTIONS:

EXCEPTIONS 1 THROUGH 6, INCLUSIVE, ARE NOT CONSIDERED, SHOWN AND/OR NOTED HEREON.

EXCEPTION 7: Application for Greenbelt Assessment – Agricultural recorded August 22, 2012 in Instrument No. 12094434. **DOES AFFECT THE SUBJECT PROPERTY SURVEYED. NOTHING SHOWN/NOTED HEREON.**

8 EXCEPTION 8: Easements as disclosed in Map Book 240, Page 17 and Map Book 190, Page 30. **DOES AFFECT THE SUBJECT PROPERTY SURVEYED AS SHOWN/NOTED HEREON.**

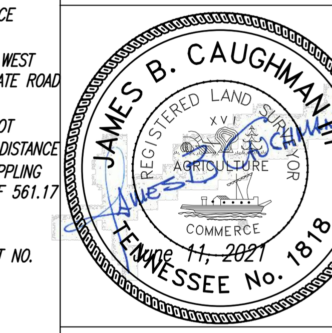
EXCEPTIONS 9 THROUGH 13, INCLUSIVE, ARE NOT CONSIDERED, SHOWN AND/OR NOTED HEREON.

SURVEYOR'S DESCRIPTION - LOT #1 OF THE FINAL PLAT OF APPLING/I-40 P.D. AREA 'A'

Being a 2.71± acre portion of the Earth Ventures property as described and recorded in Instrument No. 05103931 at the Shelby County Register's office, City of Memphis, Shelby County, State of Tennessee being more particularly described as follows:

Commencing at the centerline intersection of Appling Road (108' ROW) and Reese Road (84' ROW); thence with a portion of the centerline of said Reese Road, South 81°53'17" East a distance of 90.45' to a point; thence departing from and perpendicular to said centerline, South 08°06'44" West a distance of 42.00' to a point on the south right of way line of said Reese Road and being the TRUE POINT OF BEGINNING; thence with a portion of said south right of way line, South 81°53'17" East a distance of 332.33' to the intersection (iron pin 0.3' south) with the west line of the City of Memphis property (WD# JD-7275); thence departing from said south right of way line with the west line of said City of Memphis property, South 08°06'42" West a distance of 327.69' to the southwest corner of said City of Memphis property (set iron pin w/ cap); thence with a new dividing line, North 85°20'17" West a distance of 335.36' to a point (set iron pin w/ cap) on the east right of way line of said Appling Road (108' ROW, ref: GX-1878); thence with a portion of said east right of way line in a northeasterly direction along the arc of a non-tangent curve to the right having a radius of 3765.72' (Long Chord = N02°44'33"E, 64.63') an arc length of 64.63' to a point of tangency (set iron pin w/ cap); thence continuing with said east right of way line, North 03°14'07" East a distance of 251.89' to a point of curvature; thence in a northeasterly direction along the arc of a tangent curve to the right having a radius of 30.00' (Long Chord = N50°40'26"E, 44.19') an arc length of 49.68' to said TRUE POINT OF BEGINNING.

Said described portion containing 118,184 square feet or 2.71 acres, more or less.



Speedway
Prepared By:
Speedway
Engineering and Construction Dept.
Enon, OH 45323

Surveyor's Certification

Date of Original Certification: Sept. 10, 2020
Date of Updated Survey Certification: June 11, 2021

The word 'certify' or 'certificate' as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied. The certification is limited to persons for whom the survey was requested by and is non-transferable.

I hereby certify that this is a Category I survey, that this survey is in compliance with the current Tennessee Minimum Standards of Practice for Land Surveyors and that the ratio of precision of the unadjusted survey is or is greater than 1:10,000.

To: Speedway LLC, Fidelity National Title Insurance Company and Amrock, Inc.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 6a, 7a, 8, 9, 11, 13, 14, 16-19, and 21 of Table A thereof. The field work was completed on June 11, 2021.

Date of Plat or Map: June 11, 2021

Allen&Hoshall, Inc.
James B. Caughman, III,
TN RLS #1818

SEE NOTE 1.
0 40 80 120

REVIEWER DATE	PROJ. MGR. DATE	DESIGNER DATE	REVISIONS	NO.

This drawing is the property of Speedway and is not to be used or reproduced without expressed written consent of Speedway.

MEMPHIS, TN
ALTA/NSPS Land Title Survey
11th CIVIL DISTRICT
0 REESE ROAD
MEMPHIS, SHELBY COUNTY, TENNESSEE 38133

STORE OR BLDG NO. **100466**

SHEET 1 OF 1

SCALE 0 40' **1" = 40'**

DESIGN TEAM		DATE
DGNR.		
P.MGR.	000	III
DRWN.BY.	000	

DRWG. NO. **XXXXX-XXXX**