

ZONING INFORMATION

ZONING INFORMATION NOT YET PROVIDED

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE(S) AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 471570285E DATED 09/28/2007 AND IS NOT IN A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON 1-30-2020 BY EMAIL (www.fema.gov)

MISCELLANEOUS NOTES

- N1 THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE WESTERLY LINE OF LOT 1 OF FRANKIES SUBDIVISION (DOC. 06186573), BEING NORTH 07 DEGREES 24 MINUTES 29 SECONDS EAST AND IS REFLECTED IN THE TITLE LEGAL DESCRIPTION.
- N2 THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL.
- N3 THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- N4 THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION.
- N5 THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- N6 THE SUBJECT PROPERTY IS AT THE INTERSECTION OF RALEIGH LAGRANGE ROAD AND COVINGTON PIKE AND IS DESIGNATED ON SURVEY MAP FOR CLARITY.

PARKING				
REGULAR	HANDICAP	TRAILER	PARTIAL	TOTAL
307	2			309

STATEMENT OF ENCROACHMENTS

NONE APPARENT AT TIME OF SURVEY.

UTILITY NOTE

1 THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 EIV

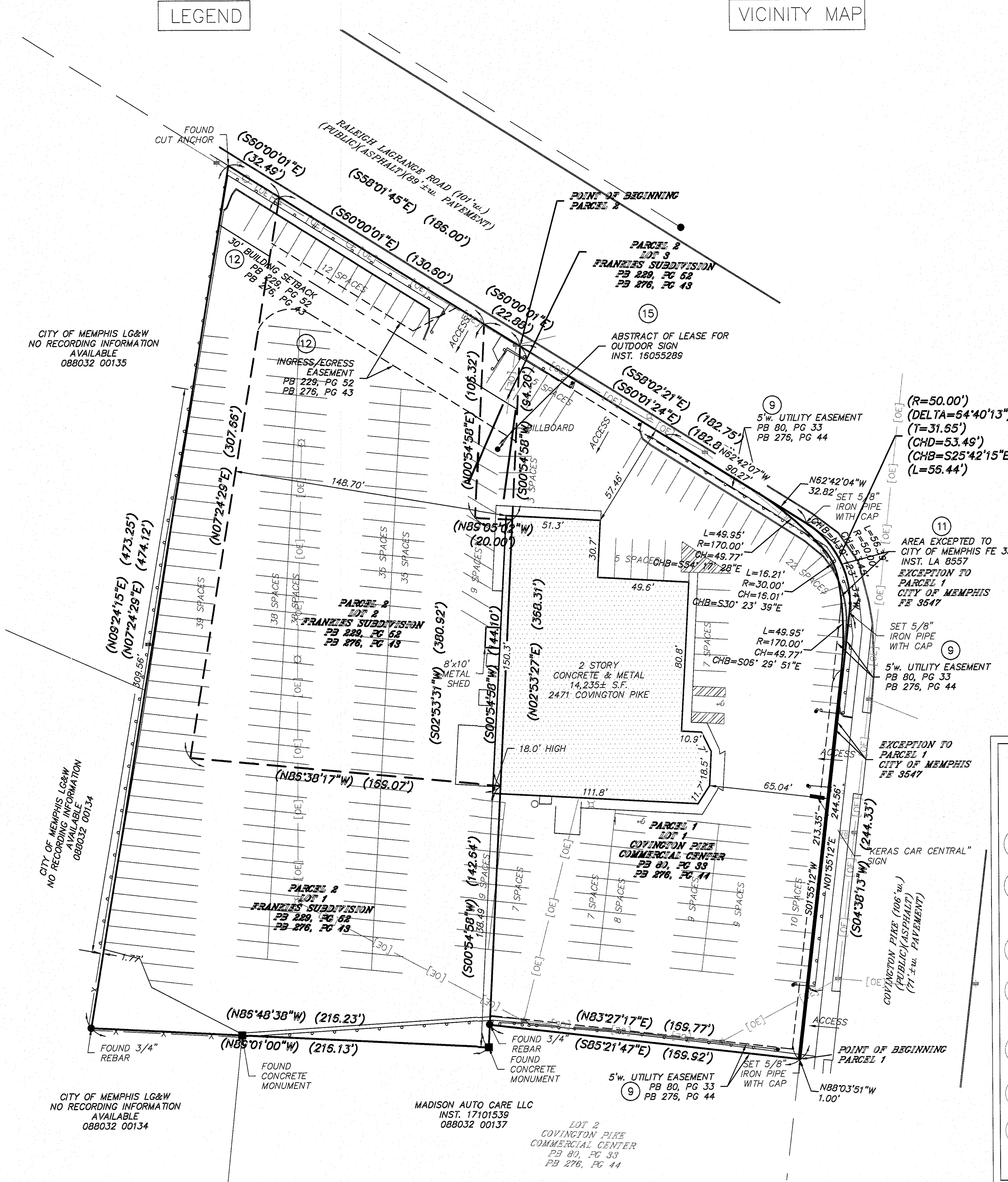
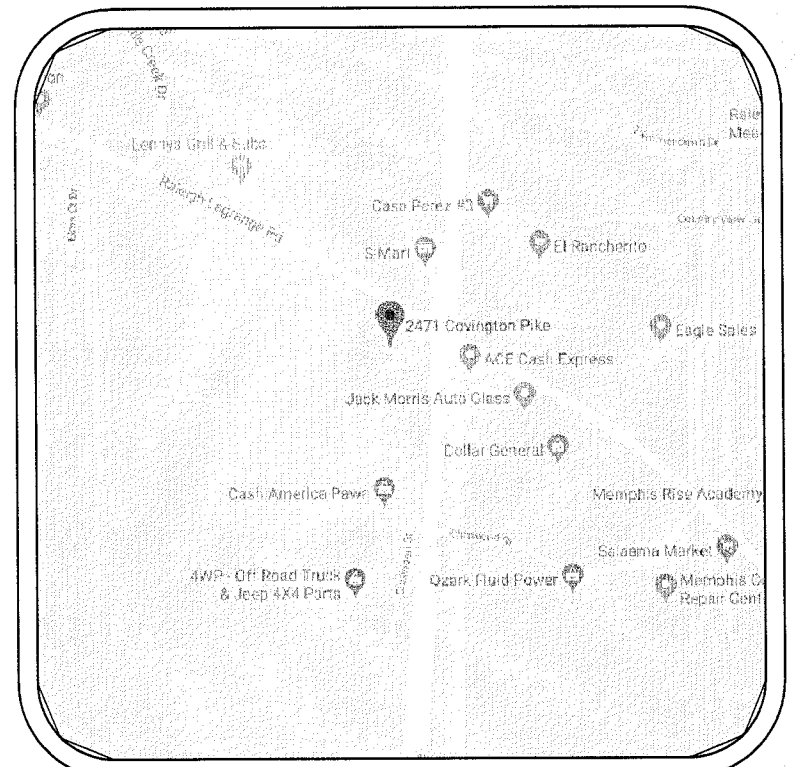
LEGEND

- IRON PIN SET
- IRON PIN FOUND
- CONC. MON. FOUND
- CUT ANCHOR FOUND
- EXISTING STRUCTURE
- POWER POLE
- CUT WIRE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- GAS METER
- GRADED INLET
- MANHOLE
- SIGN
- HANDICAP
- PIPE BOLLARD
- CURB INLET
- OVERHEAD ELECTRIC
- TELEPHONE SPICE BOX
- ELECTRIC SPICE BOX
- ELECTRIC METER
- TRANSFORMER
- CABLE SPICE BOX

Compass rose showing North (N), South (S), East (E), West (W), Northwest (NW), Northeast (NE), Southwest (SW), Southeast (SE).

Graphic scale: 0, 20', 40', 80'

1" = 40'-0"



TITLE LEGAL DESCRIPTION

LAND SITUATED IN SHELBY COUNTY, TENNESSEE:

PARCEL 1: 1.3253 ACRES BEING THE SAME REAL ESTATE CONVEYED TO JOYCE D. STONE BY WARRANTY DEED RECORDED AS INSTRUMENT NO. BU 5741 IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE, ALSO BEING KNOWN AS LOT 1 OF THE COVINGTON PIKE COMMERCIAL CENTER AS SHOWN ON PLAT RECORDED IN PLAT BOOK 80, PAGE 3 AND PLAT BOOK 80, PAGE 33 IN SAID REGISTER'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A SET IRON PIN, SAID IRON PIN BEING 18.00 FEET WEST OF A FOUND CHISEL MARK ON THE CURB FACE, ALSO BEING IN THE WEST R.O.W. LINE OF COVINGTON PIKE (HAVING A 53.00 FOOT WIDE R.O.W. FROM THE CENTER LINE), ALSO BEING THE SOUTHEAST CORNER OF THE JOYCE D. STONE PROPERTY AS RECORDED IN INSTRUMENT NO. BU 5741, ALSO BEING KNOWN AS THE SOUTHWEST CORNER OF LOT 1 OF THE COVINGTON PIKE COMMERCIAL CENTER AS RECORDED IN PLAT BOOK 80, PAGE 3 AND PLAT BOOK 80 PAGE 33, AND BEING THE NORTHEAST CORNER OF LOT 2 OF SAID CENTER; THENCE NORTHWESTWARDLY ALONG THE SOUTH LINE OF LOT 1, ALSO BEING THE NORTH LINE OF LOT 2, NORTH 83 DEGREES 27 MINUTES 17 SECONDS WEST, A CALLED DISTANCE OF 189.92 FEET, BUT A MEASURED DISTANCE OF 189.77 FEET TO A FOUND IRON PIN IN A FENCE LINE, SAID PIN BEING THE SOUTHWEST CORNER OF LOT 1, ALSO BEING THE EXTERIOR CORNER OF LOT 2, AND BEING ON THE EAST LINE OF THE MORTON C. GORDON PROPERTY AS RECORDED IN INSTRUMENT NO. S7 8595; THENCE NORTHEASTWARDLY ALONG THE WEST LINE OF LOT 1, ALSO BEING THE EAST LINE OF THE GORDON PROPERTY, NORTH 02 DEGREES 53 MINUTES 27 SECONDS EAST, AND GENERALLY FOLLOWING AN OLD BARBED WIRE FENCE LINE, BUT IN ALL A CALLED DISTANCE OF 368.54 FEET, BUT A MEASURED DISTANCE OF 368.31 FEET TO A FOUND CHISEL MARK AT THE REAR OF THE SIDEWALK, SAID MARK BEING THE NORTHWEST CORNER OF LOT 1, ALSO BEING THE NORTHEAST CORNER OF THE GORDON PROPERTY, AND BEING IN THE SOUTH R.O.W. LINE OF RALEIGH LAGRANGE ROAD (HAVING A 50.5 FOOT WIDE R.O.W. FROM THE CENTER LINE); THENCE SOUTHEASTWARDLY ALONG THE NORTH LINE OF LOT 1, ALSO BEING THE SOUTH R.O.W. LINE OF RALEIGH LAGRANGE, SOUTH 58 DEGREES, 02 MINUTES 21 SECONDS EAST, A CALLED DISTANCE OF 182.83 FEET, BUT A MEASURED DISTANCE OF 182.75 FEET TO A POINT OF CURVATURE (P.C.); THENCE FOLLOWING A CURVE TO THE RIGHT, SAID CURVE HAVING A DELTA ANGLE OF 64 DEGREES 40 MINUTES 13 SECONDS, A RADIUS OF 50.00 FEET, A TANGENT OF 31.65 FEET, A CHORD OF 53.43 FEET, A CHORD BEARING OF SOUTH 25 DEGREES 42 MINUTES 15 SECONDS EAST, BUT IN ALL AN ARC LENGTH OF 56.44 FEET TO A POINT OF TANGENCY, SAID POINT BEING ON THE EAST LINE OF LOT 1 AND BEING IN THE WEST R.O.W. LINE OF COVINGTON PIKE; THENCE SOUTHWESTWARDLY ALONG THE EAST LINE OF LOT 1, ALSO BEING THE WEST LINE OF COVINGTON PIKE, SOUTH 06 DEGREES 37 MINUTES 52 SECONDS WEST, A CALLED DISTANCE OF 244.32 FEET, BUT A MEASURED DISTANCE OF 243.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 57,728.14 SQUARE FEET OR 1.3253 ACRES.

LESS AND EXCEPT THAT CERTAIN PROPERTY CONVEYED TO THE CITY OF MEMPHIS, TENNESSEE BY DEED DATED APRIL 6, 1955 AND RECORDED JULY 19, 1995 IN FE 3547 AND FURTHER DESCRIBED AS FOLLOWS:

A PART OF THE PROPERTY DESCRIBED IN DEED RECORDED AS INSTRUMENT NO. CD-5326 IN THE SHELBY COUNTY REGISTER'S OFFICE, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING ON THE EXISTING SOUTHWESTERLY RIGHT OF WAY LINE OF EXISTING RALEIGH LAGRANGE ROAD (101' R.O.W.) 90.27 FEET N62°42'07"W OF THE CENTERLINE OF PROPOSED COVINGTON PIKE ROAD (108' R.O.W.); THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50 FEET A CURVE DISTANCE OF 56.39 FEET TO A POINT; THENCE S01°55'12"W A DISTANCE OF 244.56 FEET TO A POINT; THENCE N88°03'51"W A DISTANCE OF 1 FEET TO A POINT; THENCE N01°55'12"E A DISTANCE OF 213.35 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 170 FEET A CURVE DISTANCE OF 49.95 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 30 FEET A CURVE DISTANCE OF 15.21 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 170 FEET A CURVE DISTANCE OF 49.95 FEET TO A POINT OF TANGENCY; THENCE S82°42'07"E A DISTANCE OF 32.82 FEET TO THE POINT OF BEGINNING.

PARCEL 2: THE MORTON C. GORDON 1.88 TRACT AS DESCRIBED IN WARRANTY DEED RECORDED UNDER INSTRUMENT NUMBER S7 6595, LESS THAT PART CONVEYED TO THE CITY OF MEMPHIS FOR THE WIDENING OF RALEIGH-LAGRANGE ROAD AS DESCRIBED IN DEED RECORDED UNDER INSTRUMENT NUMBER R5 9387, IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A CHISEL MARK ON THE REAR OF THE SIDEWALK IN THE PRESENT SOUTH LINE OF RALEIGH-LAGRANGE ROAD (101 FEET WIDE), SAID POINT BEING THE NORTHWEST CORNER OF LOT 1 OF THE COVINGTON PIKE COMMERCIAL CENTER SUBDIVISION AS RECORDED IN PLAT BOOK 80, PAGE 33, IN THE ABOVE REGISTER'S OFFICE, AND SAID POINT BEING 214.48 FEET WEST OF THE TANGENT INTERSECTION OF THE SOUTH LINE OF RALEIGH-LAGRANGE ROAD WITH THE WEST LINE OF COVINGTON PIKE (SAID WEST LINE BEING 53.0 FEET WEST OF THE CENTERLINE OF COVINGTON PIKE); THENCE S 2 DEGREES 53 MINUTES 31 SECONDS W ALONG THE LINE DIVIDING LOTS 1 AND 2 OF SAID COMMERCIAL SUBDIVISION FROM THE GORDON TRACT, A DISTANCE OF 380.92 FEET (CALL 381.08 FEET PER SUBDIVISION) TO AN OLD IRON SET IN CONCRETE, THE SOUTHWEST CORNER OF THE GORDON TRACT AND AN INTERIOR CORNER OF LOT 2 OF SAID SUBDIVISION; THENCE N 88 DEGREES 48 MINUTES 38 SECONDS W ALONG THE NORTH LINE OF SAID LOT 2 AND THE CITY OF MEMPHIS M.L.G.&W. NORTHEAST GATE SUBSTATION TRACT AND PASSING THRU AN OLD IRON PIN ON THE NORTH CORNER OF SAID PARCELS AT 134.03 FEET, A TOTAL DISTANCE OF 216.23 (CALL 216.16) FEET TO AN OLD IRON PIN SET IN CONCRETE, THE SOUTHWEST CORNER OF THE GORDON TRACT AND AN INTERIOR CORNER OF THE CITY OF MEMPHIS TRACT; THENCE N 9 DEGREES 24 MINUTES 15 SECONDS E ALONG THE WEST LINE OF THE GORDON TRACT AND THE EAST LINE OF THE M.L.G.&W. SUBSTATION TRACT AND LOT 1 OF THE LA-RA SUBDIVISION AS RECORDED IN PLAT BOOK 59, PAGE 51, IN THE ABOVE REGISTER'S OFFICE, BELONGING TO THE CITY OF MEMPHIS, A TOTAL DISTANCE OF 473.25 FEET TO A CHISEL MARK ON THE REAR OF THE SIDEWALK IN THE SOUTH LINE OF RALEIGH-LAGRANGE ROAD, THE PRESENT NORTH CORNER OF SAID LOT 1 AND THE MORTON GORDON TRACT; THENCE S 58 DEGREES 01 MINUTES 45 SECONDS E ALONG THE SOUTH LINE OF SAID ROAD, A DISTANCE OF 186.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.88 ACRES OF LAND.

ALSO BEING DESCRIBED ON SURVEY PREPARED BY GREGORY S. McVICAR, REGISTRATION NO. 2659, FOR PARTNER ENGINEERING AND SCIENCE, INC., DATED JANUARY 24, 2020, PROJECT NO. 20-271699.1, AS FOLLOWS:

PARCEL 1: LOT 1, COVINGTON PIKE COMMERCIAL CENTER SUBDIVISION, OF RECORD IN PLAT BOOK 80, PAGE 33, RE-RECORDED IN PLAT BOOK 276, PAGE 44, IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID LAND.

PARCEL 2: LOTS 1, 2, AND 3, FRANKIES SUBDIVISION, OF RECORD IN PLAT BOOK 229, PAGE 52, RE-RECORDED IN PLAT BOOK 276, PAGE 43, IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID LAND.

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 8124849, DATED JANUARY 15, 2020 REVISION NUMBER 5.

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

- 9 SUBDIVISION RESTRICTIONS, BUILDING LINES AND EASEMENTS OF RECORD IN PLAT BOOK 80, PAGE 3 RECORDED IN PLAT BOOK 80, PAGE 33, AND RECORDED IN PLAT BOOK 276, PAGE 44, ALL RECORDS IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE, AS TO PARCEL 1. AFFECTS AND APPLIES AS SHOWN.
- 10 DECLARATION OF RESTRICTIVE COVENANT BENEFITING THE LAND OF RECORD AT INSTRUMENT NO. S3 7821, IN THE AFORESAID REGISTER'S OFFICE, AS TO PARCEL 1. THIS PUTS RESTRICTIONS ON LOTS 2 AND 4 OF COVINGTON PIKE COMMERCIAL CENTER CENTER FOR THE BENEFIT OF LOT 1 OF SUBJECT PROPERTY. THERE ARE NO SURVEY RELATED ITEMS TO SHOW.
- 11 DEED RESTRICTIONS AND CONDITIONS OF RECORD AT INSTRUMENT NO. LA 8557, IN THE AFORESAID REGISTER'S OFFICE, AS TO PARCEL 1. AFFECTS AND APPLIES TO PARCEL 1 FOR USE RESTRICTIONS. CONVEYANCE TO CITY OF MEMPHIS AS SHOWN.
- 12 SUBDIVISION RESTRICTIONS, BUILDING LINES AND EASEMENTS OF RECORD IN PLAT BOOK 229, PAGE 52, RE-RECORDED IN PLAT BOOK 276, PAGE 43, BOTH RECORDING IN THE AFORESAID REGISTER'S OFFICE, AS TO PARCEL 2. AFFECTS AND APPLIES AS SHOWN.
- 13 INTENTIONALLY DELETED.
- 14 NOTICE THAT PETROLEUM WASTES ARE PRESENT OF RECORD AT INSTRUMENT NO. 0600798, IN THE REGISTER'S OFFICE. THIS AFFECTS AND APPLIES TO PARCEL 1 OF SUBJECT PROPERTY, BUT THERE ARE NO SURVEY RELATED ITEMS TO SHOW.
- 15 ABSTRACT OF LEASE OF RECORD AT INSTRUMENT NO. 1605288, IN THE AFORESAID REGISTER'S OFFICE. AFFECTS AND APPLIES AS SHOWN.

ALTA/NSPS LAND TITLE SURVEY
FOR
COMMERCIAL PROPERTY
PARTNER PROJECT NUMBER 20-271699.1
ALTA SURVEY BASED AND RELIED ON
CHICAGO TITLE INSURANCE COMPANY
TITLE COMMITMENT NUMBER 8124849,
CONTAINING AN EFFECTIVE DATE OF JANUARY 15, 2020
CERTIFICATION

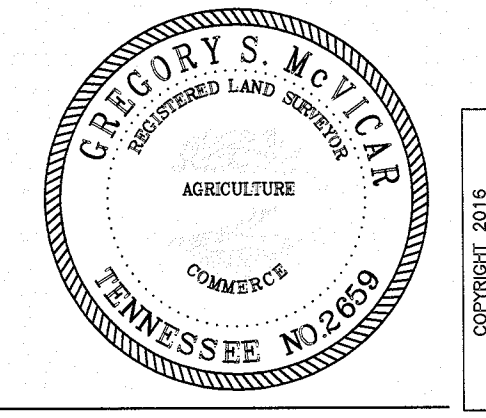
TO CHICAGO TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 1-24-2020.

DATE OF PLAT OR MAP: _____

PROPERTY ADDRESS: 2471 COVINGTON PIKE, MEMPHIS, TN 38128

SURVEYOR: GREGORY S. McVICAR
REGISTRATION NUMBER: 2659
STATE OF REGISTRATION: TN
FIELD DATE OF SURVEY: 1-24-2020
LATEST REVISION DATE: 2-14-2020

Gregory S. McVicar 2/18/2020



PARTNER
Engineering and Science, Inc.

4815 N. 12th St.
Suite 201
Phoenix, AZ 85014
T 657-268-2756
Mhudi@partneresi.com
http://www.partneresi.com/