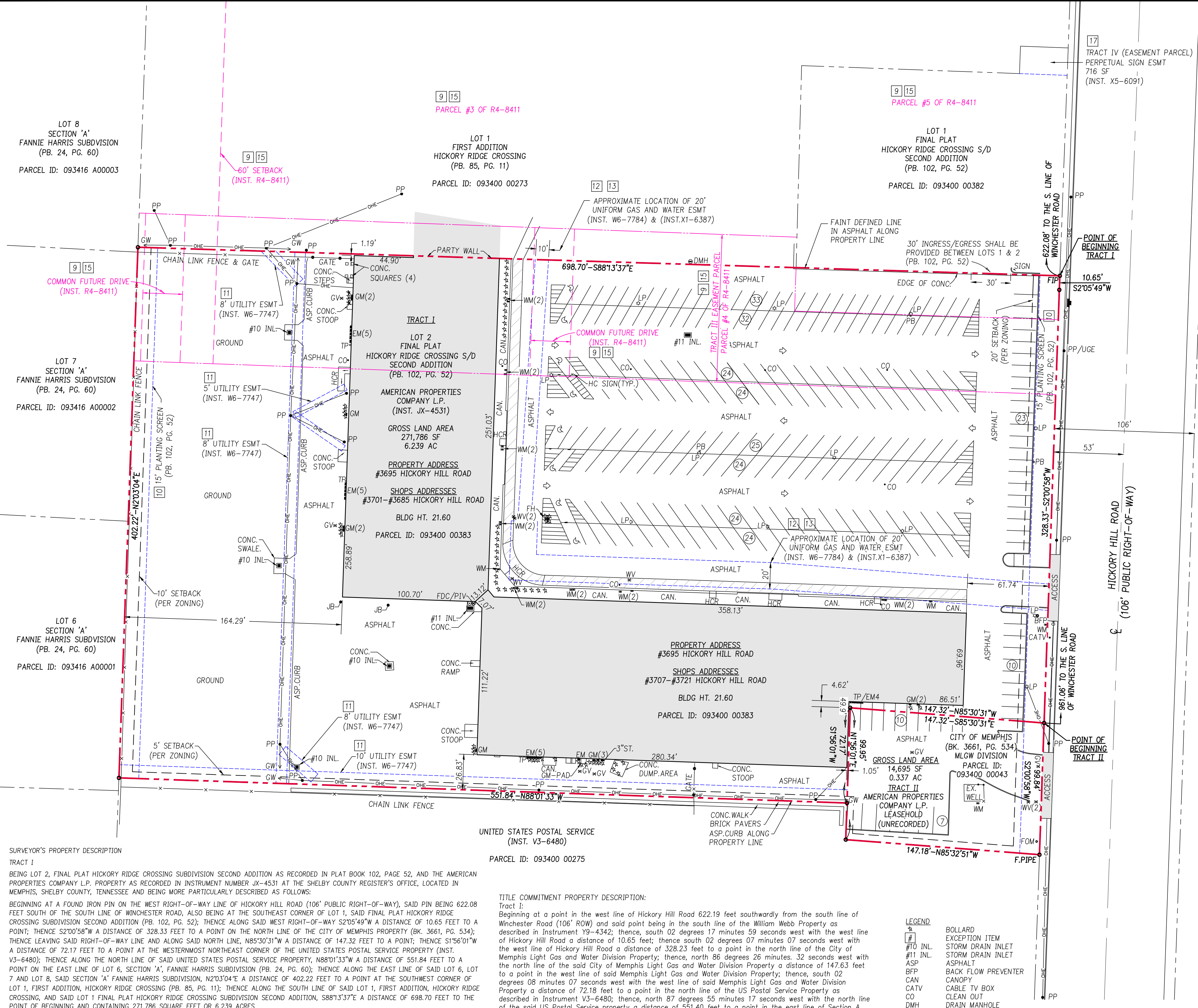


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INDEX OF TITLE EXCEPTIONS

THIS SURVEY WAS PREPARED USING FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER 7433540A, REVISION NUMBER 3, DATED MARCH 1, 2019. THIS COMMITMENT IS BEING RELIED UPON BY THE SURVEYOR TO BE A TRUE, ACCURATE AND COMPLETE REPRESENTATION OF THE CURRENT TITLE MATTERS THAT AFFECT THE SURVEYED PROPERTY. NO INDEPENDENT TITLE RESEARCH WAS UNDERTAKEN OR COMMISSIONED BY THE SURVEYOR IN THE PREPARATION OF THIS SURVEY. ANY DEED BOOK, PLAT BOOK, OR INSTRUMENT NUMBER REFERENCES NOTED BELOW ARE RECORDED IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE UNLESS NOTED OTHERWISE. BELOW IS A LIST OF THE ITEMS LISTED IN SCHEDULE B - SECTION 2 OF THE ABOVE MENTIONED COMMITMENT AND THEIR AFFECT ON THE SURVEYED PROPERTY.

- ITEMS 1-8 AND 14 ARE NOT SURVEY RELATED ITEMS.
- 9. A PORTION OF THE SURVEYED PROPERTY IS SUBJECT TO THE RESTRICTIONS AND RECIPROCAL EASEMENT AGREEMENT AS RECORDED IN INSTRUMENT R4-8411 AS NOTED IN THE WARRANTY DEED OF RECORD AT INSTRUMENT NUMBER V9-9351. PLOTTED AND SHOWN HEREON.
- 10. THE SURVEYED PROPERTY WAS AT ONE TIME SUBJECT TO SUBDIVISION RESTRICTIONS, BUILDING LINES AND EASEMENTS GENERAL PLAN OF DEVELOPMENT EASTCHESTER SC-1 SHOPPING CENTER OF RECORD IN BOOK 35, PAGE 38.
- 11. THE SURVEYED PROPERTY IS NOW SUBJECT TO SUBDIVISION RESTRICTIONS, BUILDING LINES AND EASEMENTS THAT APPLY TO LOT 2 AND THE LEASED AREA AS SHOWN ON FINAL PLAT OF HICKORY RIDGE CROSSING S/D SECOND ADDITION OF RECORD IN PLAT BOOK 102, PAGE 52. ALL PLOTTABLE ITEMS HAVE BEEN SHOWN.
- 12. THE SURVEYED PROPERTY IS SUBJECT TO EASEMENT CONTRACT TO MLGW OF RECORD AT INSTRUMENT NO. W6-7747. PLOTTED AND SHOWN HEREON.
- 13. THE SURVEYED PROPERTY IS SUBJECT TO UNIFORM GAS AND WATER EASEMENT OF RECORD AT INSTRUMENT NO. W6-7784. PLOTTED AND SHOWN HEREON.
- 14. RIGHTS OF TENANT(S) IN POSSESSION UNDER UNRECORDED LEASES AND/OR AGREEMENTS IS NOT A SURVEY RELATED ITEM.
- 15. A PORTION OF THE SURVEYED PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS AND RESTRICTIONS IN RESTRICTIONS AND RECIPROCAL EASEMENT AGREEMENT OF RECORD AT INSTRUMENT NO. R4-8411 AS NOTED IN THE WARRANTY DEED OF RECORD AT INSTRUMENT NUMBER V9-9351. PLOTTED AND SHOWN HEREON.
- 16. NOT SURVEY RELATED.
- 17. THE SURVEYED PROPERTY IS NOT SUBJECT TO BUT BENEFITTED BY TERMS, CONDITIONS AND RESTRICTIONS OF EASEMENT OF RECORD AT INSTRUMENT NO. X5-6091. PLOTTED AND SHOWN HEREON.

GENERAL NOTES:

- 1. ALL BEARINGS ARE RELATIVE TO THE SHELBY COUNTY GEODETIC NETWORK ESTABLISHED BY THE CITY OF MEMPHIS SURVEY SERVICE CENTER.
- 2. ANY DEED BOOK, PLAT BOOK, OR INSTRUMENT NUMBER REFERENCES SHOWN HEREON ARE RECORDED IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE UNLESS NOTED OTHERWISE.
- 3. DISTANCES SHOWN ON THIS PLAT ARE IN FEET.
- 4. THIS MAP OR PLAT IS BASED UPON THE FIELD NOTES OF THE SURVEY. THIS SURVEY ACCURATELY SHOWS THE LOCATION OF ALL VISIBLE, ABOVE GROUND BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS. THE DESCRIPTION SHOWN HEREON IS BASED UPON THE FIELD SURVEY AND IS CORRECT, COMPLETE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
- 5. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 4715C0465F, DATED SEPTEMBER 28, 2007, THIS PROPERTY HAS THE FOLLOWING ZONE CLASSIFICATIONS:
OTHER AREAS - ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- 6. APPLICABLE BUILDING SETBACK LINES ARE AS REQUIRED BY BUILDING CODE, ZONING ORDINANCE OR ANY RECORDED PLAT OR INSTRUMENT OF RECORD.
- 7. THE ERROR OF CLOSURE FOR THE UNADJUSTED TRAVERSE IS GREATER THAN 1:10,000. THIS IS A CATEGORY "I" SURVEY IN ACCORDANCE WITH THE STATE OF TENNESSEE LAND SURVEYOR'S STANDARDS.
- 8. A ZONING REPORT WAS PROVIDED TO THE SURVEYOR BY THE CLIENT. (ALTA TABLE "A" ITEM 6(c)(b))
PZR REPORT DATED 03/19/19 - PZR SITE NUMBER 127438-1. PER THE PLANNING & ZONING RESOURCE COMPANY, THE SURVEYED PROPERTY IS CURRENTLY ZONED AS FOLLOWS: CMU-1 (COMMERCIAL MIXED USE -1)
- 9. THE LOCATIONS OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY WERE DETERMINED BY PHYSICAL ABOVE GROUND EVIDENCE AND PLANS AND MARKINGS PROVIDED BY THE VARIOUS UTILITY COMPANIES. THE UTILITY INSTALLATIONS SHOWN HEREON ARE APPROXIMATE ONLY AND ARE SUBJECT TO FIELD VERIFICATION. CALL TENNESSEE ONE CALL AT 811 PRIOR TO ANY DIGGING OR EXCAVATING. (ALTA TABLE "A" ITEM 11)
- 10. THE SURVEYED PROPERTY IS CURRENTLY IMPROVED WITH RETAIL BUILDINGS (AS SHOWN). THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (ALTA TABLE "A" ITEM 16)
- 11. THE SURVEYED PROPERTY IS ADJACENT TO, CONTIGUOUS WITH AND HAS DIRECT PHYSICAL ACCESS TO HICKORY HILL ROAD, A FULLY DEDICATED AND IMPROVED PUBLIC RIGHT-OF-WAY. THE SURVEYOR IS NOT AWARE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (ALTA TABLE "A" ITEM 17)
- 12. NO WETLAND DELINEATION MARKERS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (ALTA TABLE "A" ITEM 18)
- 13. NO STATEMENT OR CERTIFICATION IS MADE AS TO THE COMPLIANCE OF THIS SITE WITH THE CURRENT ADA ACCESSIBILITY STANDARDS.
- 14. THE SURVEYED PROPERTY CONTAINS A TOTAL OF 250 PARKING SPACES, 8 OF WHICH ARE DESIGNATED AS HANDICAPPED.
a) TRACT I CONTAINS A TOTAL OF 242 PARKING SPACES, 8 OF WHICH ARE DESIGNATED AS HANDICAPPED.
b) TRACT II CONTAINS A TOTAL OF 18 PARKING SPACES, 0 OF WHICH ARE DESIGNATED AS HANDICAPPED. (ALTA TABLE "A" ITEM 9)
- 15. THE BOUNDARIES OF TRACT I AND TRACT II ARE CONTIGUOUS WITH NO GAPS OR GORES.
- 16. THE SURVEYED PROPERTY CONTAINS NO ENCROACHMENTS.
- 17. PARTY WALL EXISTS IN BUILDING BETWEEN THE SOUTH LINE OF LOT 1 FIRST ADDITION HICKORY RIDGE CROSSING (PB. 85, PG. 11) PARCEL ID: 093400 00273, AND THE NORTH LINE OF LOT 2 FINAL PLAT HICKORY RIDGE CROSSING S/D SECOND ADDITION (PB. 102, PG. 52) PARCEL ID: 093400 00383.

SURVEYOR'S PROPERTY DESCRIPTION

TRACT I
BEING LOT 2, FINAL PLAT HICKORY RIDGE CROSSING SUBDIVISION SECOND ADDITION AS RECORDED IN PLAT BOOK 102, PAGE 52, AND THE AMERICAN PROPERTIES COMPANY L.P. PROPERTY AS RECORDED IN INSTRUMENT NUMBER JX-4531 AT THE SHELBY COUNTY REGISTER'S OFFICE, LOCATED IN MEMPHIS, SHELBY COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND IRON PIN ON THE WEST RIGHT-OF-WAY LINE OF HICKORY HILL ROAD (106' PUBLIC RIGHT-OF-WAY), SAID PIN BEING 622.08 FEET SOUTH OF THE SOUTH LINE OF WINCHESTER ROAD, ALSO BEING AT THE SOUTHEAST CORNER OF LOT 1, SAID FINAL PLAT HICKORY RIDGE CROSSING SUBDIVISION SECOND ADDITION (PB. 102, PG. 52); THENCE ALONG SAID WEST RIGHT-OF-WAY S27°05'49"W A DISTANCE OF 10.65 FEET TO A POINT, THENCE S22°00'58"W A DISTANCE OF 328.33 FEET TO A POINT ON THE NORTH LINE OF THE CITY OF MEMPHIS PROPERTY (BK. 3661, PG. 534); THENCE LEAVING SAID RIGHT-OF-WAY LINE AND ALONG SAID NORTH LINE, N85°30'31"W A DISTANCE OF 147.32 FEET TO A POINT; THENCE S15°56'01"W A DISTANCE OF 72.17 FEET TO A POINT AT THE WESTERNMOST NORTHEAST CORNER OF THE UNITED STATES POSTAL SERVICE PROPERTY (INST. V3-6480); THENCE ALONG THE NORTH LINE OF SAID UNITED STATES POSTAL SERVICE PROPERTY, N88°01'33"W A DISTANCE OF 551.84 FEET TO A POINT ON THE EAST LINE OF LOT 6, SECTION 'A', FANNIE HARRIS SUBDIVISION (PB. 24, PG. 60); THENCE ALONG THE EAST LINE OF SAID LOT 6, LOT 7 AND LOT 8, SAID SECTION 'A' FANNIE HARRIS SUBDIVISION, N27°03'04"E A DISTANCE OF 402.22 FEET TO A POINT AT THE SOUTHWEST CORNER OF LOT 1, FIRST ADDITION, HICKORY RIDGE CROSSING (PB. 85, PG. 11); THENCE ALONG THE SOUTH LINE OF SAID LOT 1, FIRST ADDITION, HICKORY RIDGE CROSSING, AND SAID LOT 1 FINAL PLAT HICKORY RIDGE CROSSING SUBDIVISION SECOND ADDITION, S88°13'37"E A DISTANCE OF 698.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 271,786 SQUARE FEET OR 6.239 ACRES.

TRACT II
BEING PART OF THE CITY OF MEMPHIS PROPERTY OF RECORD AT BOOK 3661, PAGE 534, FOR THE BENEFIT OF MEMPHIS LIGHT, GAS AND WATER, AND ALSO BEING SHOWN AS THE LEASED AREA ON FINAL PLAT, HICKORY RIDGE CROSSING SUBDIVISION, SECOND ADDITION, RECORDED AT BOOK 102, PAGE 52 AT THE SHELBY COUNTY REGISTER'S OFFICE, LOCATED IN MEMPHIS, SHELBY COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF HICKORY HILL ROAD (106' PUBLIC RIGHT-OF-WAY), SAID POINT BEING 961.06 FEET SOUTH OF THE SOUTH LINE OF WINCHESTER ROAD, ALSO BEING THE EASTERNMOST SOUTHEAST CORNER OF LOT 2, SAID FINAL PLAT, HICKORY RIDGE CROSSING SUBDIVISION, SECOND ADDITION, (PB. 102, PG. 52); THENCE ALONG SAID WEST RIGHT OF WAY, S22°00'58"W A DISTANCE OF 99.84 FEET TO A FOUND PIPE AT THE EASTERNMOST NORTHEAST CORNER OF THE UNITED STATES POSTAL SERVICE PROPERTY (INST. V3-6480); THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE NORTH LINE OF SAID UNITED STATES POSTAL SERVICE PROPERTY, N85°32'51"W A DISTANCE OF 147.18 FEET TO A POINT; THENCE N15°56'01"E ALONG AN EAST LINE OF SAID UNITED STATES POSTAL SERVICE PROPERTY AND AN EAST LINE OF SAID LOT 2, FINAL PLAT, HICKORY RIDGE CROSSING SUBDIVISION (PB. 102, PG. 52) A DISTANCE OF 99.95 FEET TO A POINT; THENCE ALONG A SOUTH LINE OF SAID LOT 2, FINAL PLAT, HICKORY RIDGE CROSSING SUBDIVISION PROPERTY S85°30'31"E A DISTANCE OF 147.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 14,695 SQUARE FEET OR 0.337 ACRES.

TRACT III: (Easement Parcel)
TOGETHER WITH non-exclusive easement for ingress and egress as set forth in that certain Restrictions and Reciprocal Easement Agreement of record at Instrument No. R4 8411, in the aforesaid Register's Office.

TRACT IV: (Easement Parcel)
TOGETHER WITH perpetual easement for sign or signs as set forth in Warranty Deed of record at Instrument No. X5 6091, in the aforesaid Register's Office.

TITLE COMMITMENT PROPERTY DESCRIPTION:

Tract I:
Beginning at a point in the west line of Hickory Hill Road 622.19 feet southwardly from the south line of Winchester Road (106' ROW) and said point being in the south line of the William Webb Property as described in Instrument Y9-4342; thence, south 02 degrees 17 minutes 59 seconds west with the west line of Hickory Hill Road a distance of 10.65 feet; thence south 02 degrees 07 minutes 07 seconds west with the west line of Hickory Hill Road a distance of 328.23 feet to a point in the north line of the City of Memphis Light Gas and Water Division Property; thence, north 86 degrees 26 minutes. 32 seconds west with the north line of the said City of Memphis Light Gas and Water Division Property a distance of 147.63 feet to a point in the west line of said Memphis Light Gas and Water Division Property; thence, south 02 degrees 08 minutes 07 seconds west with the west line of said Memphis Light Gas and Water Division Property a distance of 72.18 feet to a point in the north line of the US Postal Service Property as described in Instrument V3-6480; thence, north 87 degrees 55 minutes 17 seconds west with the north line of the said US Postal Service property a distance of 551.40 feet to a point in the east line of Section A, Fannie Harris Subdivision as recorded in plat book 24, page 60; thence, north 02 degrees 09 minutes 20 seconds east with the east line of the said Section A, Fannie Harris Subdivision, a distance of 402.22 feet to a point in the BPT Southeastern Centers Property as described in Instrument CE-6468; thence, south 88 degrees 07 minutes 21 seconds east with the south line of the said BPT Southeastern Centers Property and the William Webb Property as described in Instrument Y9-4342 a distance of 698.69 feet to the point of beginning.

Tract II:
Beginning at a point in the west line of Hickory Hill Road said point being 961.07 feet southwardly from the south line of Winchester Road; thence, south 02 degrees 07 minutes 07 seconds west with the west line of Hickory Hill Road a distance of 99.84 feet to a point in the north line of the US Postal Service Property as described in Instrument V3-6480; thence, north 85 degrees 28 minutes 33 seconds west with the said north line of the US Postal Service Property a distance of 147.66 feet to a point in the easterly line of the said US Postal Service Property, thence, north 02 degrees 08 minutes 07 seconds east with the said easterly line of the US Postal Service Property and the easterly line of Tract I a distance of 99.93 feet to a point in the southerly line of Tract I; thence, north 86 degrees 26 minutes 32 seconds west with the southerly line of said Tract I a distance of 147.63 feet to the point of beginning.

Tract III: (Easement Parcel)
TOGETHER WITH non-exclusive easement for ingress and egress as set forth in that certain Restrictions and Reciprocal Easement Agreement of record at Instrument No. R4 8411, in the aforesaid Register's Office.

Tract IV: (Easement Parcel)
TOGETHER WITH perpetual easement for sign or signs as set forth in Warranty Deed of record at Instrument No. X5 6091, in the aforesaid Register's Office.

- LEGEND**
- #10 INL. STORM DRAIN INLET
 - #11 INL. STORM DRAIN INLET
 - ASP. ASPHALT
 - BFP. BACK FLOW PREVENTER
 - CAN. CANOPY
 - CATV. CABLE TV BOX
 - CO. CLEAN OUT
 - DMH. DRAIN MANHOLE
 - EM. ELECTRIC METER
 - FDC. FIRE DEPARTMENT CONNECTION
 - FH. FIRE HYDRANT
 - FIP. FOUND IRON PIN
 - FOM. FIBER OPTIC MARKER
 - GM. GAS METER
 - GV. GAS VALVE
 - GUY. GUY WIRE
 - HCR. HANDICAP RAMP
 - JB. JUNCTION BOX
 - LP. LIGHT POLE
 - OHE. OVERHEAD ELECTRIC
 - PB. PULL BOX
 - PIV. POST INDICATOR VALVE
 - PP. POWER POLE
 - TP. TELEPHONE PEDESTAL
 - UP. UNDERGROUND ELECTRIC
 - WM. WATER METER
 - WV. WATER VALVE

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Planning
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SURVEYORS CERTIFICATE

FIDELITY NATIONAL TITLE INSURANCE COMPANY,
HAUPPAUGE PROPERTIES, LLC
WELLS FARGO BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS

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, 2, 3, 4, 6(c)(b), 7(c), 8, 9, 10, 11, 13, 14, 16, 17, 18, 19 & 20 OF TABLE A THEREOF.

SEAL	PROJECT:	SCALE:
PRELIMINARY NOT FOR CONSTRUCTION, RECORD PURPOSES OR IMPLEMENTATION	LOT 2 HICKORY RIDGE CROSSING S/D 3695 HICKORY HILL ROAD MEMPHIS, SHELBY COUNTY, TENNESSEE FOR: HAUPPAUGE PROPERTIES LLC	1"=40'
SHEET TITLE:	ALTA/NSPS LAND TITLE SURVEY	FIELD DATE: 03/05/19
		ISSUE DATE: 03/15/19
		PREPARED BY: DRS/JHS
		TRF JOB NO.: 19-0029
		SHEET NO.: Sht 1 of 1

