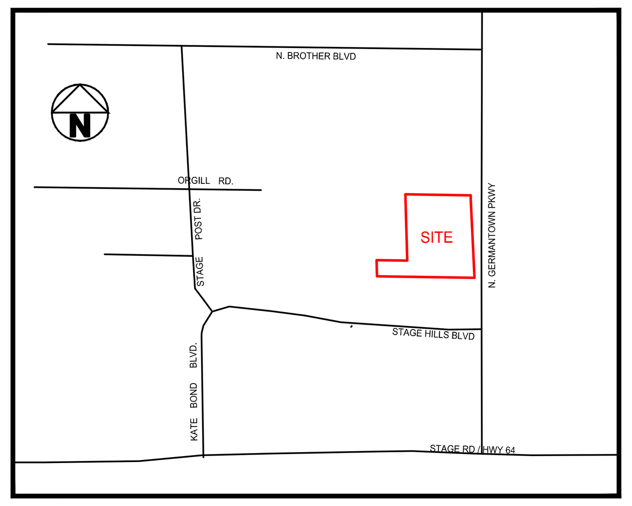
VICINITY MAP (N.T.S.)



Utility Notes

A. The location of Utilities shown hereon are from observed evidence of above ground appurtenances only. The Surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.

B. There may be underground or non-visible utilities, drain and/or sewer lines across this property that are not shown. the proper utility authorities should be contacted for more specific locations and information on underground utilities.

Electric, Gas, & Water
Memphis Light Gas & Water, Division (901)528-4288
220 S. Main St.
Memphis, TN. 38103

Sewer
Bartlett Department of Public Works
2939 Alturia Road (901)385-5570
Bartlett, TN 38134

Zoning
Bartlett Dept. of Planning and Economic Development (901) 385-6417
6400 Stage Road
Bartlett, TN 38134

C. From observed above ground appurtenances only, as shown hereon, gas, water and electric service is available for the subject property.

Zoning Notes

As per City of Bartlett, Tennessee Zoning Map, the subject properties are zoned SC-1 "Planned Unit Commercial Development District" and is subject to the Uses and Restrictions therein.

Encroachment Statement

Fences encroach along the north and west property lines

General Notes

GN1: All title references shown hereon, and referenced in the Title Notes were obtained from The Shelby County Register's Office.

GN2: The subject property has direct access to North Germantown Parkway (S.R.177), which is a public right-of-way maintained by the State of Tennessee and Shelby County, Tennessee.

GN3: On the date of this survey, there was no visible evidence of earth moving work, building construction or building additions within recent months.

GN4: Surveyor is unaware of any changes in street right-of-way lines, either completed or proposed.

GN5: On the date of this survey, there was no observable evidence of site used as a solid waste dump, sump or sanitary landfill.

GN7: There are no buildings located on the subject property at the time of this survey.

GN8: All field measurements matched record dimensions within the precision requirements of ALTA/NSPS specifications, unless otherwise shown.

Title Notes

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACTS OF TITLE OR A TITLE COMMITMENT. THERE MAY BE ITEMS THAT AFFECT THE SUBJECT PROPERTY THAT A DETAILED TITLE SEARCH WOULD REVEAL.

The following recorded documents where used in preparing this survey. All documents obtained from the Shelby County Register of Deeds by A2H, Inc.

1. Re-Subdivision of Lots 12, 11 & Part of Lot 10, George M. Abernathy Subdivision, as recorded in Plat Book 173, Page 71. All easements, landscape screens and other items as shown hereon are based on this plat, unless otherwise noted.

2. George M. Abernathy Subdivision, as recorded in Plat Book 11, Page 69

2. Instrument Number 05066324 (Special Warranty Deed, Bancorpsouth Bank to Othman Al-Jafari) Ownership Transfer of Lot 2, Re-Subdivision of Lots 12, 11 & Part of Lot 10, George M. Abernathy Subdivision

3. Instrument Number FM 3264 (Warranty Deed, Rosie Lee Lewis to Puneet Bakshi) Ownership transfer of the North Half of Lot 10, George M. Abernathy Subdivision.
NOTE: This is the latest recording found for this parcel. The Register website lists Othman Al-Jafari as owner, but the Instrument Number FM 3264 lists Puneet Bakshi as owner.

4. Instrument Number GF 9600 (15' Landscape Easement, as shown hereon)

5. Instrument Number HD 0384 (5' Utility Easement, as shown hereon)

6. Instrument Number JR 2213 (Permanent Drain Easement, as shown hereon)

7. Book 1367, Page 394 (15' Reserved Strip, as shown hereon)

Boundary and Topographic Survey

Othman Al-Jafari Property
recorded in Instrument No. 05066324, being Lot 2, Re-subdivision of Lots 12, 11 and Part of Lot 10, George M. Abernathy Subdivision as recorded in Plat Book 173, Page 71
AND
Puneet Bakshi Property
recorded in Instrument No. FM 3264, being The North Half of Lot 10, George M. Abernathy Subdivision as recorded in Plat Book 11, Page 69, all of record in the Shelby County Register's Office (S.C.R.O.)

Certification

I hereby certify that this survey was done under my direct supervision using random traverses with sideshots between control points determined with Topcon HiperV GPS in Real-Time Kinematic mode from TDOT GNSS Network Control System. I further certify that this is a Category 1 Land Survey and that the ratio of precision of the unadjusted survey is greater than 1:10,000 and that the survey was prepared in compliance with current Tennessee Minimum Standards of Practice.

Michael W. McCulley
Registered Land Surveyor No. 1905
In the State of Tennessee
Date of Survey: December 19, 2018
Job Ref # 18247

Property Description(s)

Lot 2, Re-Subdivision of Lots 12, 11 & Part of Lot 10, George M. Abernathy Subdivision, as recorded in Plat Book 173, Page 71, in the Shelby County Register's Office and being more particularly described as follows:

BEGINNING at a found iron pin (chisel mark set 30.9' east) in the west line of North Germantown Parkway (80.0' west of centerline), said point being located northwardly, along said west line a distance of 968.65 feet from the centerline of Stage Hills Boulevard (68.0' R.O.W.); Thence North 89°51'47" West for a distance of 778.34 feet to a set iron pin at the southmost southeast corner of Lot 1, Re-Subdivision of Lots 12, 11 & Part of Lot 10, George M. Abernathy Subdivision; Thence North 02°16'14" West, along the east line of said Lot 1, for a distance of 532.24 feet to a set nail at an interior corner of said Lot 1; Thence South 89°51'47" East, along the northmost south line of said Lot 1, for a distance of 522.12 feet to a set iron pin in the west line of said North Germantown Parkway, at the northmost southeast corner of said Lot 1; Thence South 02°32'06" East, along said west line, for a distance of 28.98 feet to a point; Thence South 03°30'20" East, along said west line, for a distance of 503.84 feet to the POINT OF BEGINNING.

Contains 280,439.28 SqFt or 6.438 Acres of Land.

The South Half of Lot 10, George M. Abernathy Subdivision, as recorded in Plat Book 11, Page 69 and Instrument No. FM 3264, in the Shelby County Register's Office and being more particularly described as follows:

BEGINNING at a found iron pin (chisel mark set 30.9' east) in the west line of North Germantown Parkway (80.0' west of centerline), said point being located northwardly, along said west line a distance of 968.65 feet from the centerline of Stage Hills Boulevard (68.0' R.O.W.); Thence South 03°30'20" East, along said west line, for a distance of 129.71 feet to a set iron pin (chisel mark found 29.4' east), at the northeast corner of the Germantown Road, LLC property (Instrument No. 17002190); Thence North 89°51'47" West, along the north line of said Germantown Road, LLC property, for a distance of 781.14 feet to a set iron pin (found iron pin 17.9' east) in the east line of Lot 26, Phase 2, Bartlett Corporate Park - East (Plat Book 269, Pg 28); Thence North 02°16'14" West, along the said east line and a projection thereof, for a distance of 129.56 feet to a set iron pin at the southwest corner of Lot 1, Re-Subdivision of Lots 12, 11 & Part of Lot 10, George M. Abernathy Subdivision (Plat Book 173, Pg 71); Thence South 89°51'47" East, along the south line of said Lot 1 and a projection thereof, for a distance of 778.34 feet to the POINT OF BEGINNING.

Contains 100,928.52 SqFt or 2.317 Acres of Land.

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) "UNSHADED X" of the Flood Insurance Rate Map, Community Panel No. 47157C0310G, which bears an effective date of 02/06/2013 part of which is in a Special Flood Hazard Area.

LATEST REV.:
PLOT SCALE: 1"=1'

ENGINEERS ARCHITECTS PLANNERS
A2H, INC.
3009 DAVIES PLANTATION ROAD
LAKELAND, TN 38002
P. 901.372.0404
WWW.A2H.COM

MICHAEL W. McCULLEY
REGISTERED LAND SURVEYOR
AGRICULTURE COMMERCE
TENNESSEE NO. 1905
12-19-18

NEW CENTURY PROP & INVEST

BOUNDARY & TOPOGRAPHIC SURVEY

REVISIONS

PROJECT NO.	DATE
18247	DECEMBER 19, 2018
DRAWN	**CHECKED**
raw	MWMc

BOUNDARY SURVEY NOTES

SV1.1