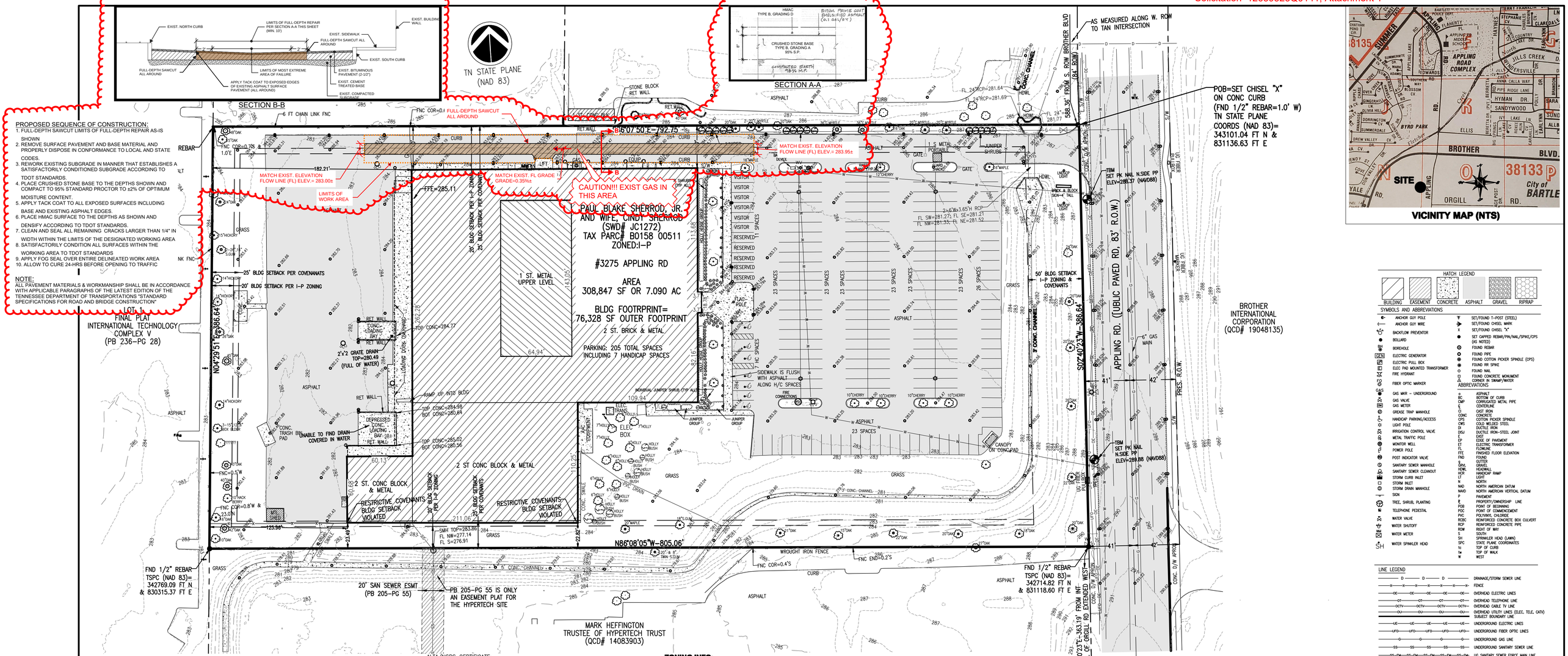
SECTION B-B

SECTION A-A

TN STATE PLANE (NAD 83)

PROPOSED SEQUENCE OF CONSTRUCTION:
1. FULL-DEPTH SAWCUT LIMITS OF FULL-DEPTH REPAIR AS-IS SHOWN
2. REMOVE SURFACE PAVEMENT AND BASE MATERIAL AND PROPERLY DISPOSE IN CONFORMANCE TO LOCAL AND STATE CODES.
3. REWORK EXISTING SUBGRADE IN MANNER THAT ESTABLISHES A SATISFACTORILY CONDITIONED SUBGRADE ACCORDING TO TDOT STANDARDS.
4. PLACE CRUSHED STONE BASE TO THE DEPTHS SHOWN AND COMPACT TO 95% STANDARD PROCTOR TO ±2% OF OPTIMUM MOISTURE CONTENT.
5. APPLY TACK COAT TO ALL EXPOSED SURFACES INCLUDING BASE AND EXISTING ASPHALT EDGES.
6. PLACE HMAC SURFACE TO THE DEPTHS AS SHOWN AND DENSIFY ACCORDING TO TDOT STANDARDS.
7. CLEAN AND SEAL ALL REMAINING CRACKS LARGER THAN 1/4" IN WIDTH WITHIN THE LIMITS OF THE DESIGNATED WORKING AREA
8. SATISFACTORILY CONDITION ALL SURFACES WITHIN THE WORKING AREA TO TDOT STANDARDS
9. APPLY FOG SEAL OVER ENTIRE DELINEATED WORK AREA
10. ALLOW TO CURE 24-HRS BEFORE OPENING TO TRAFFIC

NOTE:
ALL PAVEMENT MATERIALS & WORKMANSHIP SHALL BE IN ACCORDANCE WITH APPLICABLE PARAGRAPHS OF THE LATEST EDITION OF THE TENNESSEE DEPARTMENT OF TRANSPORTATIONS "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION"



HATCH LEGEND: BUILDING, EASEMENT, CONCRETE, ASPHALT, GRAVEL, RIPRAP

SYMBOLS AND ABBREVIATIONS

ANCHOR GUY POLE	SET/FOUND T-POST (STEEL)
ANCHOR GUY WIRE	SET/FOUND CHISEL MARK
BACKFLOW PREVENTOR	SET/FOUND CHISEL "X"
BOLLARD	SET CAPPED REBAR/PIN/NAIL/SPIKE/CPS (AS NOTED)
BOREHOLE	FOUND REBAR
ELECTRIC GENERATOR	FOUND PIPE
ELECTRIC PULL BOX	FOUND COTTON PICKER SPINDLE (CPS)
ELEC PAD MOUNTED TRANSFORMER	FOUND RR SPIKE
FIRE HYDRANT	FOUND NAIL
FIBER OPTIC MARKER	FOUND CONCRETE MONUMENT / CORNER IN SWAMP/WATER

ABBREVIATIONS

GAS MKR – UNDERGROUND	ASPHALT
GAS VALVE	BOTTOM OF CURB
GAS METER	CORRUGATED METAL PIPE
GREASE TRAP MANHOLE	CENTERLINE
SANITARY SEWER MANHOLE	CAST IRON
SANITARY SEWER CLEANOUT	CONCRETE
STORM CURB INLET	COTTON PICKER SPINDLE
STORM INLET	COLD WELDED STEEL
STORM DRAIN MANHOLE	DUCTILE IRON
SIGN	DUCTILE IRON-STEEL JOINT
TREE, SHRUB, PLANTING	EAST
TELEPHONE PEDESTAL	EDGE OF PAVEMENT
WATER VALVE	ELECTRIC TRANSFORMER
WATER SHUTOFF	FLOWLINE
WATER METER	FINISHED FLOOR ELEVATION
WATER SPRINKLER HEAD	FOUND
	GUTTER
	GRAVEL
	HEADWALL
	HANDICAP RAMP
	LIGHT
	NORTH
	NORTH AMERICAN DATUM
	NORTH AMERICAN VERTICAL DATUM
	PAVEMENT
	PROPERTY/OWNERSHIP LINE
	POINT OF BEGINNING
	POINT OF COMMENCEMENT
	POLYVINYL CHLORIDE
	REINFORCED CONCRETE BOX CULVERT
	REINFORCED CONCRETE PIPE
	RIGHT OF WAY
	SOUTH
	SPRINKLER HEAD (LAWN)
	STATE PLANE COORDINATES
	TOP OF CURB
	TOP OF WALK
	WEST

LINE LEGEND

DRAINAGE/STORM SEWER LINE	
FENCE	
OVERHEAD ELECTRIC LINES	
OVERHEAD TELEPHONE LINE	
OVERHEAD CABLE TV LINE	
OVERHEAD UTILITY LINES (ELEC, TELE, CATV)	
SUBJECT BOUNDARY LINE	
UNDERGROUND ELECTRIC LINES	
UNDERGROUND FIBER OPTIC LINES	
UNDERGROUND GAS LINE	
UNDERGROUND SANITARY SEWER LINE	
UC SANITARY SEWER FORCE MAIN LINE	
UNDERGROUND TELEPHONE LINE	
UNDERGROUND WATER LINE	
RAILROAD	
TREE DRIP LINE	
LANDSCAPE LIMITS	

NOTE: SYMBOLS, ABBREVIATIONS, OR LINESTYLES DO NOT NECESSARILY APPEAR IN THIS DRAWING. USE ONLY AS APPLICABLE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PICKERING FIRM INCORPORATED UNDERGROUND UTILITIES DISCLAIMER
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON.

FLOOD NOTE:
THIS IS TO CERTIFY THAT BY GRAPHIC DETERMINATION THE ABOVE PLATTED PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE SUBJECT PROPERTY IS SHOWN IN A "ZONE X" (NO SHADINGON FEMA/FIRM MAPS); AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FEMA/FIRM MAP NUMBER 47157C0310G WITH AN EFFECTIVE DATE OF 2/6/2013.

Pickering
Pickering Firm, Inc.
Facility Design • Civil Engineering • Surveying
•Transportation • Nautral / Water Resources
6363 Poplar Avenue, Suite 300
Memphis, TN 38119
901.726.0810

CONTACT
WILLIAM H. WOODS, RLS, PLS
PFI INC.
TN RLS# 974
PH: (901) 726-0810
EMAIL: bwoods@pickeringfirm.com

PFI PROJ#: 25843.00
DATE: 4/12/2021

SURVEY NOTES:
(1) SURVEY HORIZONTAL DATUM IS TENNESSEE STATE PLANE (NAD 83) IN FEET. VERTICAL DATUM IS NAVD 88.

(2) ALL EASEMENTS AND RIGHTS-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON AS OF THE DATE OF THE SURVEY. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE OR A TITLE COMMITMENT. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT RESEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS AN ACCURATE TITLE SEARCH MAY DISCLOSE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY SURVEYED.

(3) THIS SURVEY DOES NOT SHOW ANY UNRECORDED, UNWRITTEN, IMPLIED OR PRESCRIPTIVE EASEMENTS THAT MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USE OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO EASEMENTS EXIST.

(4) GOVERNMENTAL JURISDICTIONAL AREAS, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENT JURISDICTION AFFECTING THE USE OF THE PREMISES.

(5) IF THIS SURVEY PLAT IS ALSO PROVIDED IN ELECTRONIC FORM, THE ELECTRONIC COPY MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED AT THE SURVEY DATE WITH ITS ORIGINAL SEAL TO INSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER INSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE. NO RELIANCE SHOULD BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SEALED DOCUMENT ISSUED AT THE TIME OF THE SURVEY.

DISTANCES SHOWN ON THIS PLAT ARE IN FEET AND CAN BE CONVERTED TO METERS BY MULTIPLYING BY 0.3048.

TOPOGRAPHIC DERIVATION:
DRONE AERIAL PHOTOGRAMETRIC & TOPOGRAPHIC INFO PROVIDED BY MIDSOUTH MAPPING, LLC ALONG WITH SUPPLEMENTAL GROUND TOPO BY PICKERING.
1270 WEST CRESTWOOD DR., MEMPHIS, TN 38119
matt@midsouthmapping.com PH:901-277-4489
DATUM IS NAVD 88.
CONTOUR INTERVALS SHOWN ARE BELIEVED TO BE ACCURATE WITHIN ± ONE-HALF INTERVAL.

GPS SURVEY CERTIFICATION
(1) THIS SURVEY WAS PERFORMED USING RTK GPS POSITIONAL DATA.
(2) EQUIPMENT USED WAS TOPCON HIPER HR, DUAL FREQUENCY, ROVER SERIAL# 1388-11943.
(3) THE GRID COORDINATES OF THE FIXED STATION(S) SHOWN WERE DERIVED USING A VRS NETWORK OF CORS STATIONS REFERENCING NAD 83 (2011)(EPOCH 2010), GEOID 12B.
(4) THE RELATIVE POSTIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: 0.1'H & 0.1'V.
(5) BEARINGS ARE RELATIVE TO THE TENNESSEE STATE PLANE. ALL REFERENCES TO GRID BEARINGS AND TENNESSEE STATE PLANE COORDINATES AS INDICATED ARE UNADJUSTED, NAD 83, SURVEY FEET, WITH CONVERGENCE ANGLE OF (-)02 DEGREES 13 MINUTES 46.62779 SECONDS, A SCALE FACTOR OF 1.000006344, AND A COMBINED FACTOR OF 0.999996893 AT THE POINT OF BEGINNING.

ALTA/NSPS CERTIFICATE:
CERTIFIED TO: U.S. DEPARTMENT OF AGRICULTURE, AGRICULTURAL MARKETING SERVICE, COTTON AND TOBACCO PROGRAM AND ALL THE AFOREMENTIONED SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA\NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS OF TABLE A:
1: (MONUMENTS ARE SHOWN),
2: (ADDRESS IS SHOWN),
3: (FLOOD ZONE CLASSIFICATION IS SHOWN),
4: (GROSS LAND AREA IS SHOWN),
5: (VERTICAL RELIEF IS SHOWN),
6a: (ZONED: I-P BUT NO ZONING REPORT SUPPLIED TO THE SURVEYOR),
6b: (SETBACKS ARE SHOWN ON THE SURVEY PER THE RESTRICTIVE COVENANTS & ZONING),
7a: EXTERIOR FOOTPRINT OF BUILDING IS SHOWN
7b1: SQUARE FOOTAGE OF EXTERIOR FOOTPRINT IS SHOWN
8: SUBSTANTIAL FEATURES OBSERVED ARE SHOWN
9: PARKING IS AS SHOWN
11: VISIBLE EVIDENCE OF UTILITIES ARE SHOWN ALONG WITH 811 LOCATES & CITY OF BARTLETT GIS)
12: THIS IS NOT A HUD OR BLM MANAGED LAND SURVEY
13: ADJOINING OWNERS ARE SHOWN
14: DISTANCE TO NEAREST INTERSECTION IS SHOWN. COORDINATES LOCATING THE PROPERTY ARE TN STATE PLANE (NAD 83)
15: RECTIFIED ORTHOPHOTOGRAPHY, PHOTOGRAMETRIC MAPPING, REMOTE SENSING, AIRBORNE/MOBILE LASER SCANNING OR OTHER SIMILAR PRODUCTS WERE USED FOR TOPOGRAPHIC INFORMATION. (SEE DRONE TOPO NOTE)
16: THERE IS NO EVIDENCE OF RECENT EARTH MOVING.
17: NO CHANGES IN STREET ROW IS KNOWN & NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED),
18: ANY PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES PROVIDED TO OR FOUND BY THE SURVEYOR ARE SHOWN IF ANY EXIST.

THE FIELD WORK WAS COMPLETED ON 03/18/2021.

DATE OF MAP OR PLAT: 4/12/2021

WILLIAM H. WOODS, RLS
TN RLS #974
PICKERING FIRM, INC

WILLIAM H. WOODS REGISTERED LAND SURVEYOR 974 AGRICULTURE COMMERCE TENNESSEE NO. 974 4-12-21

ZONING INFO:
(1) ZONED: I-P (INDUSTRIAL PARK) PER THE CITY OF BARTLETT ZONING MAP

(2)FOR PROTECTIVE PROVISIONS, COVENANTS AND USAGES FOR CITY OF BARTLETT INDUSTRIAL PARK SEE RECORDINGS PER INSTRUMENT NO. W90051 AND AMENDED PER INSTRUMENT NO. Y29536 AND 2ND AMENDMENT PER INSTRUMENT NO. AJ1695.
GENERAL PROVISIONS & COVENANTS:
(A) 30 FT LANDSCAPE SCREEN ALONG FRONTAGE
1 TREE PER 20 PARKING SPACES
(B) SETBACKS: FRONT=50 FT, SIDE/REAR=25 FT (20 FT PER CURRENT ZONING)
(C) MIN LOT WIDTH=250 FT
(D) ONLY 1 SIGN PER INDUSTRY
(E) MAXIMUM BLDG HT: 40 FT

SEE RECORDED PROVISIONS, COVENANTS & USAGES PERMITTED FOR MORE DETAILS.

WATER ESMT OF RECORD PER INST# BA8013 LIES WITHIN THE PRESENT ROW OF APPLING ROAD.

THE VESTING DEED JC1272 REFERENCES BARTLETT CORPORATE PARK RECORDED IN PLAT BOOK 100-PAGE 19 BUT THAT IS INCORRECT. CORRECT IS PLAT BOOK 100-PAGE 18. THIS PLAT DOES NOT INCLUDE THE SUBJECT PROPERTY.

RAW TRAVERSE CLOSURE

Point#		Coordinates			
5	N	343092.9570			
	E	831135.5040			
N 86-24-48 W Dist:446.5528					
bo1.trv NO RULE – Balanced Angles Coordinates Delta					
N	343092.9570	0.0000			
E	831135.5040				
11	N	343120.9015	N	343120.8932	0.0082
	E	830689.8264	E	830689.8259	
S 88-47-20 W Dist:317.2804					
12	N	343114.2063	N	343114.1863	0.0199
	E	830372.8167	E	830372.6164	
S 11-13-09 W Dist:401.1122					
13	N	342720.7635	N	342720.7393	0.0324
	E	830294.5541	E	830294.5756	
N 83-10-20 E Dist:476.4539					
14	N	342777.3722	N	342777.3829	0.0204
	E	830767.6331	E	830767.6504	
N 83-26-24 E Dist:360.7821					
6	N	342818.5561	N	342818.5998	0.0458
	E	831126.0569	E	831126.0704	

Angular error= 0-00-00 Angular error/set = 0-00-00
Over Elevation error: -0.0874
Error North: 0.0622
Error East: 0.0266
Absolute error: 0.0676
Error Direction: N 23-08-49 E
Perimeter: 2002.1814
Precision: 1 in 29605.7644 Number of sides : 5

NOTE:
PER KAY TAYLOR WITH THE CITY OF BARTLETT, TN PLANNING DEPT., THE RESTRICTIVE COVENANT SETBACK VIOLATION IS NOT AN ISSUE. SHE HAS STATED AN ADDITION WAS MADE TO THE BUILDING THAT IS NOT SHOWN ON THEIR RECORDS.

LEGAL DESCRIPTION OF THE PAUL BLAKE SHERROD, JR AND WIFE, CINDY SHERROD PROPERTY AS RECORDED PER SPECIAL WARRANTY DEED NO. JC1272 OF RECORD IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE AND ALL LYING IN THE CITY OF BARTLETT, SHELBY COUNTY, TENNESSEE AND SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a set chisel "x" on a concrete curb (found 1/2" rebar=1.00' west) in the west right-of-way of Appling Road (public paved road, 83 feet wide, 41 feet west of centerline) and said point of beginning being located from the tangent intersection of the south right-of-way of Brother Boulevard(public paved road, 84 feet wide) with the west right-of-way of Appling Road as follows: South 09 degrees 04 minutes 52 seconds West-282.11 feet to a point of curve; thence southwestwardly along a curve to the left with a radius of 2338.58 feet, a central angle of 6 degrees 21 minutes 29 seconds, an arc distance of 259.51 feet (chord bearing and distance=South 05 degrees 52 minutes 22 seconds West-259.38 feet) to a point of tangency; thence South 02 degrees 41 minutes 37 seconds West 46.74 feet (a total distance of 588.36 feet) to the point of beginning and said point of beginning being further located at Tennessee State Plane Coordinates of 343101.04 feet North and 831136.63 feet East and said point of beginning being the southeast corner of Lot 1A of the Appling Brother Corporate Park as recorded in Plat Book 279-Page 13;
> thence following along the west right-of-way of Appling Road, South 02 degrees 40 minutes 23 seconds West-386.64 feet to a found 1/2" rebar at the northeast corner of the Matt Heffington, trustee for the Hypertech Trust property as recorded per quit Claim Deed No. 14083903 and said corner being North 02 degrees 40 minutes 23 seconds East-363.19 feet from the intersection of the west right-of-way of Appling Road with the present centerline of Orgill Road extended west and said point being further located at Tennessee State Plane Coordinates of 342714.82 feet North and 831118.60 feet East;
> thence leaving the west right-of-way of Appling Road and following along the north line of said Hypertech Trust property, North 86 degrees 08 minutes 05 seconds West-805.06 feet to a found 1/2" rebar in the east line of Lot 1 of the Final Plat International Technology Complex V as recorded in Plat Book 236-Page 28, said point being further located at Tennessee State Plane Coordinates of 342769.09 feet North and 830315.37 feet East;
thence following along the east line of said Lot 1, North 04 degrees 29 minutes 51 seconds East-386.64 feet to a set 1/2" rebar at the southwest corner of Lot 3 of Appling Brother Corporate Park as recorded inn Plat Book 236-Page 8;
> thence following along the south line of said Lot 3 and the aforesaid Lot 1A of the Appling Brother Corporate Park, South 86 degrees 07 minutes 50 seconds East-792.75 feet to the POINT OF BEGINNING.

Containing 308,847 square feet or 7.090 acres, more or less.

ALTA SPECIFICATIONS SURVEY FOR U.S. DEPARTMENT OF AGRICULTURE, AGRICULTURAL MARKETING SERVICE, COTTON AND TOBACCO PROGRAM 3275 APPLING ROAD BARTLETT, TN 38133

SHEET 1 OF 1

APRIL 12, 2021
SCALE:1"=40'

\\SRV2K8R2\SURVEY\PFI
Plot Scale: 1=40
cosmonf April 13, 2021-2:35 PM