



Commercial Real Estate
Due Diligence Management
3465 South Arlington Road
Suite E #183
Akron, Ohio 44312
330.294.1077
www.amnational.net

ALTA/ACSM Land Title Survey

Office Warehouse Project

Project #20061127 - Site # 10

4161 Ridgemoor Avenue
Memphis, Tn
County of Shelby

SURVEYOR'S CERTIFICATION

To (name of insured, if known), (name of lender, if known), (names of others as negotiated with the client):

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(B), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17 & 18 of Table A thereof. The field work was completed on November 17, 2011.

By: John Smith
Surveyor's Printed Name: John Smith
Tennessee Professional Land Surveyor No. 1234
Survey Prepared By:
John Smith
123 Unknown Road
Memphis, TN
Date of Survey: 11/17/11
Date of Last Revision: 11/20/11

Sample Survey
Shows Format Only

Title Commitment Legal

Lot 2, Couch Realty Company's Second Addition to Couch Subdivision, as shown on plat of record in Plat Book 28, Page 21, in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property. LESS AND EXCEPT THAT PORTION OF THE PROPERTY CONVEYED in Corporate Deed recorded at Instrument No. DA 4844, in the aforesaid Register's Office.

The above described parcel is the same parcel as described in National Land Title Insurance Company, Commitment No. 081363, bearing an effective date of October 15, 2011 at 8:00 AM.

Legend of Symbols & Abbreviations

BL Building Line	EM Electric Meter	Water Valve
CL Centerline	CB Catch Basin	Water Meter
CMP Corrugated Metal Pipe	CI Curb Inlet	Flag Pole
CT Crimp Top	DI Drop Inlet	-CTV- Cable TV
DE Drainage Easement	GV Gas Valve	-FDC- Fiber Optic Cable
EP Edge of Pavement	IP Iron Pin	-X- Chainlink Fence
IPO Iron Pin Old	LP Light Pole	-GAS- Gas Line
IPS Iron Pin Set	TMH Telephone Manhole	-DHP- Overhead Power
N&C Nail & Cap	STMH Storm Manhole	-DHT- Overhead Telephone
OT Open Top	SSMH Sanitary Sewer Manhole	-OU- Overhead Utilities
RB Rebar	CO Cleanout	-SD- Storm Drain Pipe
RCP Reinforced Concrete Pipe	FP Power Pole	-SS- Sanitary Sewer Pipe
R/W Right of Way	TEL Telephone Pedestal	-UP- Underground Power
P/L Adjoiner's Property Line	AC Air Conditioner	-UT- Underground Telephone
SD Storm Drain	ET Electric Transformer	-W- Waterline
SS Sanitary Sewer	FR Fire Hydrant	Regular Parking Spaces
SSE Sanitary Sewer Easement	GM Gas Meter	Handicap Parking Spaces
(M) Measured Bearing & Distance	P.O.B. Point of Beginning	Concrete
(R) Record Bearing & Distance	P.O.C. Point of Commencement	
VCP Verified Clap Pipe	IPF Iron Pin Found	
	W/CAP With Cap	

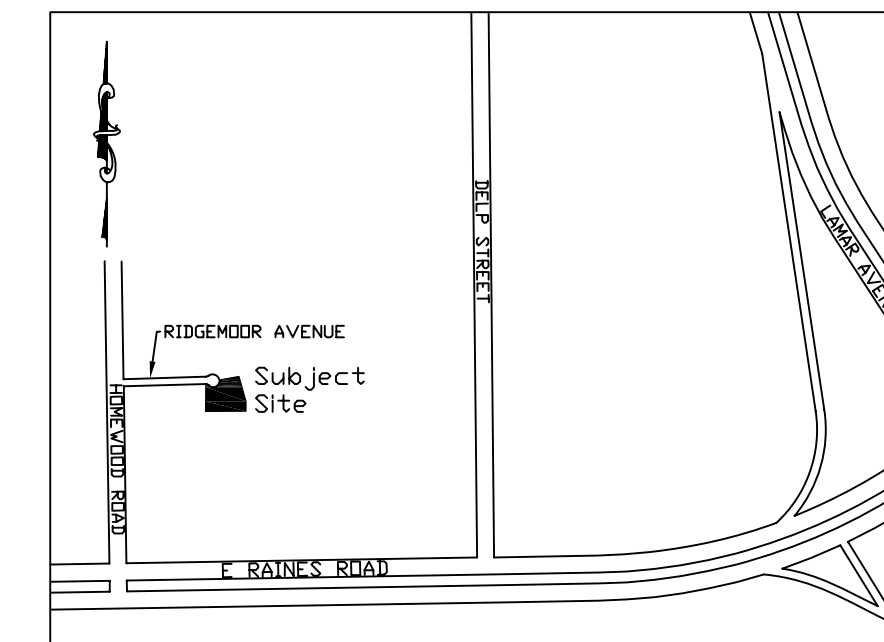
CURVE	LENGTH	RADIUS	DELTA	TANGENT	DIRECTION	CHORD
C1	26.19'	30.00'	50°00'50"	13.99	S67°16'21"E	25.36'
C2	128.79'	50.00'	147°35'00"	172.01'	N63°37'28"E	96.03'

Notes Corresponding to Schedule B

Numbers correspond with Schedule B exceptions items contained in National Land Title Insurance Company, Commitment No. 081363, bearing an effective date of October 15, 2011, at 8:00 AM.

- Subdivision restrictions, building lines, and easements of record in Plat Book 28, Page 21, as amended in Book 5609, Page 88, both recordings in the Register's Office of Shelby County, Tennessee. DOES AFFECT THE SUBJECT PROPERTY - PLOTTED HEREON
- Easements of record at Instrument Numbers J9 2434 and KP 1297, in the aforesaid Register's Office. DOES AFFECT THE SUBJECT PROPERTY - PLOTTED HEREON

Vicinity Map



Utility Notes

- UN1 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.
- UN2 From observed above ground appurtenances only as shown hereon, gas, electric, storm sewer, sanitary sewer, telephone, and water lines and/or service is available for the subject property within the public right of way of Ridgemoor Avenue.

General Notes

- GN1 The meridian for all bearings shown hereon is the referenced line of subject property, known as being N 80°19'53" E, per Deed DA4845 of Shelby County Records.
- GN2 There is direct access to the subject property via Ridgemoor Avenue, a public right-of-way.
- GN3 There are 67 regular parking spaces and 4 handicapped parking spaces for a total of 71 parking spaces on the subject property.
- GN4 Parcel Number of subject site: APN: 073-037-00065
- GN5 On the date of the field survey there was no observable evidence of earth moving work, building construction, or building additions within recent months.
- GN6 Surveyor is unaware of any changes in street right of way lines, either completed or proposed.
- GN7 On the date of the field survey there was no observable evidence of site used as a solid waste dump, sump or sanitary landfill.
- GN8 The posted address on site is 4161 Ridgemoor Avenue, Memphis TN.

Encroachment Statement

- A The subject property's building projects beyond the current 45 foot zoning setback line a distance of 6.8 feet.
- B The subject property's building projects beyond the current 45 foot zoning setback line a distance of 7.2 feet.

Zoning Notes

Zoning Classification: I-H, Commercial Services
Permitted Use: Yes
Building Setbacks: Front=45', Side=0', Street Side=0', Rear=20'
Minimum Lot Area: None
Minimum Lot Width: None
Maximum Building Height: 30'
Parking Requirements: 1 Space per 1,000 Square Feet of Floor Area
Source: City of Memphis
Planning Department
125 North Main Street
Memphis, TN 38103
Phone No.: 901-379-4270

Flood Zone

By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 47157C 0280E, which bears an effective date of December 2, 1994 and is not in a Special Flood Hazard Area.

