

ALTA/NSPS TOPOGRAPHIC SURVEY

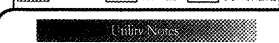
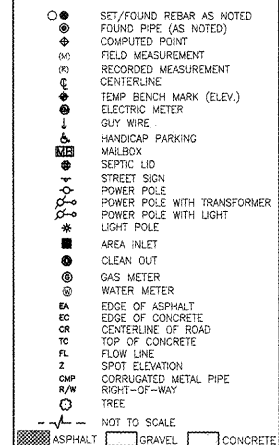
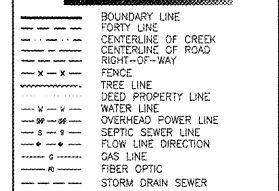
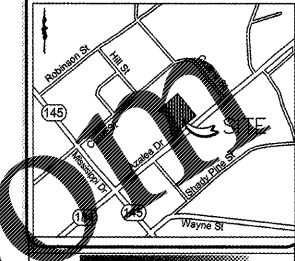
SIGN LIST:
 SIGN 1: ACE CLEANERS BUSINESS SIGN
 SIGN 2: BRITTON CPA BUSINESS SIGN
 SIGN 3: PEST CONTROL ADVERTISEMENT SIGN
 SIGN 4: TRAFFIC SIGN (STOP LIGHT AHEAD)
 SIGN 5: HIGHWAY SIGN (JUNCTION 145 SIGN)

OWNER(S) INFORMATION:
 PARCEL NO: 105A12 0010400
 OWNER NAME: BRITTON INVESTMENT GROUP LLC
 SITE ADDRESS: 915 AZALEA DR, WAYNESBORO, MS, 39367
 MAILING ADDRESS: P.O. BOX 917 WAYNESBORO, MS, 39367

TREE TABLE

T1	18"	PINE
T2	18"	PINE
T3	18"	PINE
T4	16"	DOUBLE PINE
T5	18"	PINE
T6	28"	PINE
T7	28"	PINE
T8	36"	PINE
T9	10"	PINE
T10	20"	PINE
T11	12"	PINE
T12	9"	PINE
T13	12"	PINE
T14	14"	PINE
T15	18"	BRADFORD PEAR
T16	18"	ELM
T17	28"	ELM
T18	18"	ELM
T19	18"	ELM
T20	12"	BRADFORD PEAR
T21	12"	BRADFORD PEAR
T22	12"	BRADFORD PEAR
T23	38"	PIN OAK
T24	18"	GUM
T25	18"	GUM
T26	18"	GUM
T27	12"	PIN OAK
T28	12"	PIN OAK
T29	24"	PIN OAK
T30	18"	GUM

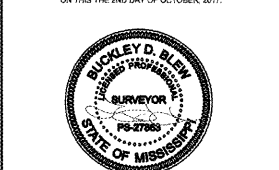
VICINITY MAP: N.T.S



Utility Notes:
 THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THIS SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

BEFORE DIGGING IN THIS AREA, CALL "ONE CALL" #11 FOR SEVERAL LOCATIONS REQUEST FOR GROUND MARKINGS OF UNDERGROUND UTILITY LINES

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 8, 11, 13, 18, 17, & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08/17/2017.



DATE OF PLAT OR MAP: 08/18/2017
 BUCKLEY D. BLEW PS-27865 10/02/2017 DATE

BLEW & ASSOCIATES, PA
 CIVIL ENGINEERS & LAND SURVEYORS
 524 W. SYCAMORE ST. SUITE 4
 FAYETTEVILLE, ARKANSAS 72703
 OFFICE: 479.443.4506
 FAX: 479.582.1883
 www.BLEWINC.com

DATE	08/21/2017	B.G.	W.A.
BY	Z.L.	FOR NUMBER	17-3135

915 Azalea Dr. Waynesboro, Ms. 39367

O'Reilly Automotive Stores, Inc.

SCHEDULE "A" DESCRIPTION

CHICAGO TITLE INSURANCE COMPANY, LUCKETT LAND TITLE, INC., O'REILLY AUTOMOTIVE STORES, INC. TITLE COMMITMENT #17-01187MS - EFFECTIVE DATE: JUNE 20, 2017

Beginning at the point of intersection of the Northernly right-of-way line of Azalea Drive, also known as Carr Street and also being the center line of Block 48 with the center line of a branch, said point being situated 2339.43 feet North 50 degrees, 10 minutes East from the centerline of the main track of the railroad as shown on the official plat of the City of Waynesboro, now on file in the Chancery Clerk's office in Wayne County, Mississippi; thence run North 50 degrees, 10 minutes East along the North right of way line of Azalea Drive for 220.57 feet to the Southwest Corner of the Ace Cleaners property; thence run North 29 degrees, 47 minutes, 19 seconds West for 107.88 feet; thence run North 38 degrees, 03 minutes, 34 seconds West for 144.04 feet; thence run South 50 degrees, 10 minutes West parallel with Azalea Drive for 178.86 feet to the centerline of said branch; thence run South 53 degrees, 47 minutes, 20 seconds East along the meandering of said centerline of branch for 59.81 feet; thence run South 58 degrees, 55 minutes, 44 seconds East along the meandering of said branch for 26.65 feet; thence run South 09 degrees, 26 minutes, 14 seconds East along the meandering of said branch for 76.74 feet; thence run South 05 degrees, 14 minutes 28 seconds East along the meandering of said centerline of branch for 78.18 feet to the Point of Beginning; containing 59 acres, more or less; and being situated in Block 48 of the City of Waynesboro, and also being a part of the New Hill Street, referred to as "vacated" in Deed Book 350, page 260 as recorded in the Chancery Clerk's Office in Wayne County, Mississippi.

AS SURVEYED DESCRIPTION

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AZALEA DRIVE, AS DESCRIBED IN INSTRUMENT NUMBER 201601878 ON FILE IN THE OFFICES OF THE CHANCERY CLERK, WAYNE COUNTY, MISSISSIPPI, SHOWN ON THE OFFICIAL PLAT OF THE CITY OF WAYNESBORO, ON FILE IN THE OFFICES OF THE CHANCERY CLERK, WAYNE COUNTY, MISSISSIPPI, AND RUNNING:

THENCE NORTH 81°04'58" EAST 2339.43 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE CENTERLINE OF A CREEK AND RUNNING, THENCE ALONG THE MEANDERINGS OF SAID CREEK THE FOLLOWING COURSES AND DISTANCES:

THENCE LEAVING SAID RIGHT-OF-WAY NORTH 02°31'17" WEST 49.59 FEET, THENCE NORTH 04°49'35" WEST 44.23 FEET, THENCE NORTH 14°18'38" WEST 49.35 FEET, THENCE NORTH 25°01'30" WEST 62.58 FEET, NORTH 49°44'34" WEST 34.28 FEET, THENCE NORTH 55°43'30" WEST 60.93 FEET, THENCE LEAVING SAID CENTERLINE OF CREEK, NORTH 57°54'17" EAST 185.46 FEET TO A FOUND 1" PIPE, THENCE SOUTH 38°25'52" EAST 185.98 FEET, THENCE SOUTH 28°17'22" EAST 107.75 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF AZALEA DRIVE, SAID POINT BEING A FOUND 3/8" REBAR, THENCE WITH SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 16799.80 FEET, AN ARC LENGTH OF 222.02 FEET, FOR A CHORD BEARING AND DISTANCE OF SOUTH 51°04'58" WEST 222.02 FEET TO THE POINT OF BEGINNING, CONTAINING 1.116 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

SCHEDULE "B" EXCEPTIONS - SECTION II:

- Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that was not disclosed by an accurate and complete survey of the Land, AFFECTS, CONTAINS NO PLOTTABLE ITEMS.
- Easements, or claims of easements not shown by the public records, AFFECTS, CONTAINS NO PLOTTABLE ITEMS.
- Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Land, AFFECTS, CONTAINS NO PLOTTABLE ITEMS.

RESEARCH CALL NOTES:

IT WAS DETERMINED BY ONE CALL UTILITY LOCATE THAT THE GAS UTILITY PROVIDER IS CHICKASAWHAY NATURAL GAS. PER PHONE CALL WITH PAUL DAVIS OF CHICKASAWHAY NATURAL GAS COMPANY, THERE IS A 2" STEEL GAS MAIN RUNNING IN AN EAST TO WEST DIRECTION BETWEEN THE SOUTH PROPERTY LINE, AND THE NORTH SIDE OF AZALEA DRIVE / MISSISSIPPI STATE HIGHWAY 184. A 1" STEEL GAS LINE WHICH SERVES THE PROPERTY BEGINS AT THE SOUTH EAST CORNER OF SUBJECT PROPERTY AND RUNS NORTH TO A GAS METER LOCATED AT THE NORTHEAST CORNER OF THE HOUSE ON THE PROPERTY. MR. DAVIS STATED THAT HE BELIEVED THAT THE 1" STEEL GAS LINE WHICH SERVES SUBJECT PROPERTY SPLITS AND ALSO SERVICES ACE DRY CLEANERS TO THE EAST. THERE ARE NO MAPS, PLANS, OR DOCUMENTATION EXISTING WHICH WOULD CORROBORATE THIS CLAIM. DAVIS STATED THAT THE INSTALLATION CREW WOULD NEED TO VISIT THE SITE TO VERIFY THE GAS LINE SERVICES BOTH PROPERTIES.

CONTACT: PAUL DAVIS ENTITY NAME: CHICKASAWHAY NATURAL GAS
 PHONE: 601-735-6190 DATE: 08/18/2017 TIME: 4:30 PM

IT WAS DETERMINED BY ONE CALL UTILITY LOCATE THAT THE WATER UTILITY SERVICE PROVIDER IS WAYNESBORO CITY WATER & SEWER DEPARTMENT. PER PHONE CALL WITH KEN ROBERTS OF THE WAYNESBORO CITY WATER & SEWER DEPARTMENT, THE PROPERTY IS ON SEPTIC SYSTEM. NO MAPS, PLANS, OR DOCUMENTATION WHICH WOULD VERIFY THE LOCATION OF WATER LINES OR FILE WITH UTILITY OR WATER DEPARTMENT OFFICES SAID UTILITY FIELD OPERATIONS AND EXCAVATION ARE REQUIRED TO OBTAIN ANY FURTHER INFORMATION.

CONTACT: KEN ROBERTS ENTITY NAME: WAYNESBORO CITY WATER AND SEWER
 PHONE: 601-735-4874 DATE: 08/17/2017 TIME: 9:00 AM

IT WAS DETERMINED BY ONE CALL UTILITY LOCATE THAT THE ELECTRIC UTILITY SERVICE PROVIDER IS MISSISSIPPI ELECTRIC COMPANY. PER PHONE CALL WITH WENDY STATED (LAST NAME NOT PROVIDED) OF MISSISSIPPI POWER COMPANY, AN INFORMATION REQUEST FORM WAS COMPLETED ON FRIDAY AUGUST 18, 2017 AT 11:40 AM. WENDY STATED, "THAT SINCE THE REQUEST WAS PROCESSED, THEY WOULD VISIT THE SITE TO VERIFY THAT RECORD INFORMATION MATCHES WHAT EXISTS AT THE LOCATION. THE ENGINEER WOULD MAKE CONTACT TO DISCUSS WHAT WAS FOUND. WENDY CLAIMED THAT IT WOULD TAKE 3-5 BUSINESS DAYS TO PROCESS THE REQUEST, AND THAT AN ENGINEER WOULD MAKE CONTACT BY THE END OF THE FOLLOWING WEEK."

CONTACT: WENDY PHONE: 677-656-1836 ENTITY NAME: MISSISSIPPI ELECTRIC COMPANY
 DATE: 08/18/2017 TIME: 11:40 AM

IT WAS DETERMINED BY ONE CALL UTILITY LOCATE THAT PROPERTY IS ON SEPTIC SYSTEM. PER PHONE CALL WITH DUNCAN WALLACE OF THE MISSISSIPPI STATE DEPARTMENT OF HEALTH, THEY ARE IN THE PROCESS OF TRANSFERRING ALL HARD COPY FILES OVER TO DIGITAL, ACCORDING TO MISSISSIPPI STATE LAW. THEY ARE ONLY REQUIRED TO RETAIN PAPER COPIES OF THE CURRENT YEAR, AND 3 YEARS PRIOR TO THE CURRENT YEAR. HE COULD NOT FIND ANY RECORD OF THE PROPERTY OR THE SEPTIC SYSTEM WHICH SERVES THE PROPERTY. THERE WAS ALSO NO RECORD OF ANY EXISTING SEPTIC SYSTEM APPLICATION FOR THE PROPERTY. THEIR INSTALLATION DEPARTMENT WOULD HAVE TO SCHEDULE A TIME TO OBSERVE THE SYSTEM TO VERIFY THE SPECIFICATIONS OF THE SEPTIC SYSTEM.

CONTACT: DUNCAN WALLACE ENTITY NAME: MISSISSIPPI STATE HEALTH DEPT.
 PHONE: 601-676-7400 DATE: 08/21/2017 TIME: 9:30 AM

IT WAS DETERMINED BY ONE CALL UTILITY LOCATE THAT THE TELEPHONE SERVICE PROVIDER WAS AT&T. TELEPHONE LINES WERE OBSERVED RUNNING WITH OVERHEAD POWER LINES AT THE TIME OF SURVEY. SURVEYOR MADE MULTIPLE ATTEMPTS TO CONTACT AT&T TO OBTAIN UTILITY INFORMATION. MESSAGE WAS LEFT NO REPLY, NO RESPONSE.

CONTACT: MIKE MORGAN ENTITY NAME: AT&T
 PHONE: 205-213-8377 DATE: 08/22/2017 TIME: 8:30 AM

IT WAS DETERMINED BY ONE CALL UTILITY LOCATE THAT FIBER OPTIC SERVICE PROVIDER WAS C SPIRE. SURVEYOR MADE AN ATTEMPT TO CONTACT C SPIRE TO OBTAIN UNDERGROUND FIBER OPTIC MAP, PLANS, AND INFORMATION. MESSAGE WAS LEFT WITH NO REPLY, NO RESPONSE.

CONTACT: UNKNOWN AT THIS TIME
 PHONE: 1800-835-3725 DATE: 08/22/2017 TIME: 9:50 AM

GENERAL NOTES:

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY.
- TOTAL NUMBER OF PARKING SPACES IS 3, WHICH INCLUDES 1 DESIGNATED HANDICAPPED SPACES.
- COMPLETED FIELD WORK WAS AUGUST 17, 2017.
- THE BASIS OF BEARING FOR THIS SURVEY IS THE MISSISSIPPI STATE PLANE GRID COORDINATE SYSTEM, EAST ZONE, NAD83.
- ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POST PROCESSING. (NAVD 1988 DATUM)
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF COLLINS ROAD AND AZALEA DR (MISSISSIPPI STATE HIGHWAY 184) BEING APPROXIMATELY 383 FEET FROM THE SOUTHEAST CORNER OF SUBJECT PROPERTY.
- THE NEAREST FIRE HYDRANT IS LOCATED APPROXIMATELY 774 FEET WEST OF SOUTHWEST CORNER OF SUBJECT PROPERTY.
- SURVEYOR WAS UNABLE TO DETERMINE FLAT LINE ELEVATION OF 10" PIPES STORM DRAIN PIPE NEAR CREEK RUNOFF. UNABLE TO LOCATE STORM DRAIN PIPE OUTLET CONCEALED BY NATURAL VEGETATION AND/OR TERRAIN.
- SUBJECT PROPERTY LIES WITHIN THE CITY LIMITS OF WAYNESBORO MISSISSIPPI.
- BY OFFICIAL RECORD ONE, SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" OR FLOOD ZONE "A". SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 28153C0245C, WHICH BEARS AN EFFECTIVE DATE OF 07/18/2011 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- NEAREST SEWER MANHOLE APPROXIMATELY 345 FEET WEST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY.
- MISSISSIPPI ONE CALL TICKET #17073110170573
- PER PHONE CALL WITH ANTHONY MCRAE OF THE MISSISSIPPI STATE DEPARTMENT OF TRANSPORTATION, AZALEA DR - STATE HIGHWAY 184 IS CLASSIFIED AS A PRINCIPLE ARTERIAL ROAD, CONTROLLED AND MAINTAINED BY WAYNE COUNTY MISSISSIPPI. AT THIS TIME, THERE ARE NO ROAD WIDENING, OR RIGHT-OF-WAY ADJUSTMENT PROJECTS EITHER PLANNED OR PROPOSED.
 CONTACT: ANTHONY MCRAE ENTITY NAME: MISSISSIPPI DEPT. OF TRANSPORTATION
 PHONE: 601-735-1122 DATE: 08/18/2017 TIME: 9:16 AM

RESEARCH CONTACT LIST:

UTILITY	NAME	PHONE	ADDRESS
WATER/SEWER	KEN ROBERTS	601-735-4774	801 SW HWY 101, LINCOLN CITY, OR 97367
GAS	PAUL DAVIS	601-735-6190	809 STATION ST, WAYNESBORO, MS 39368
ELECTRIC	WENDY	677-656-1836	807 AZALEA DR, WAYNESBORO MS 39367
ROAD	ANTHONY MCRAE	601-735-1122	6716 HIGHWAY 184, WAYNESBORO, MS 39367
SEPTIC	DUNCAN WALLACE	601-676-7400	570 EAST WOODROW WILSON DRIVE JACKSON, MS 39218
TELEPHONE	MIKE MORGAN	205-213-8377	211 S AKARD ST, DALLAS, TX 75202
FIBER OPTIC	N/A	1-800-835-3725	N/A

REFERENCE DOCUMENTS:

- EXHIBIT "A" TITLE COMMITMENT #17-01187MS - EFFECTIVE DATE: JUNE 20, 2017.
- VESTING DEED INSTRUMENT #201601878
- SUBSTITUTED TRUSTEES DEED INSTRUMENT #201204449
- DEED BOOK 294, PAGE 111
- DEED BOOK 650, PAGE 0560
- DEED BOOK 489, PAGE 689
- DEED BOOK 269, PAGE 117
- DEED BOOK 276 PAGE 587
- DEED BOOK 116, PAGE 84
- MISSISSIPPI STATE FENAL ROAD PLANS PROJECT NO. S165(1)

DATE	REVISION
08-31-17	Revised per Joshua Gann Comments
9-28-17	Revised per Joshua Gann Comments

SHEET NO. SV1

DATE PLOTTED: OCT 18 2017

WSD 9-28-17