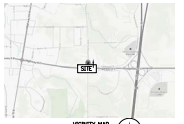

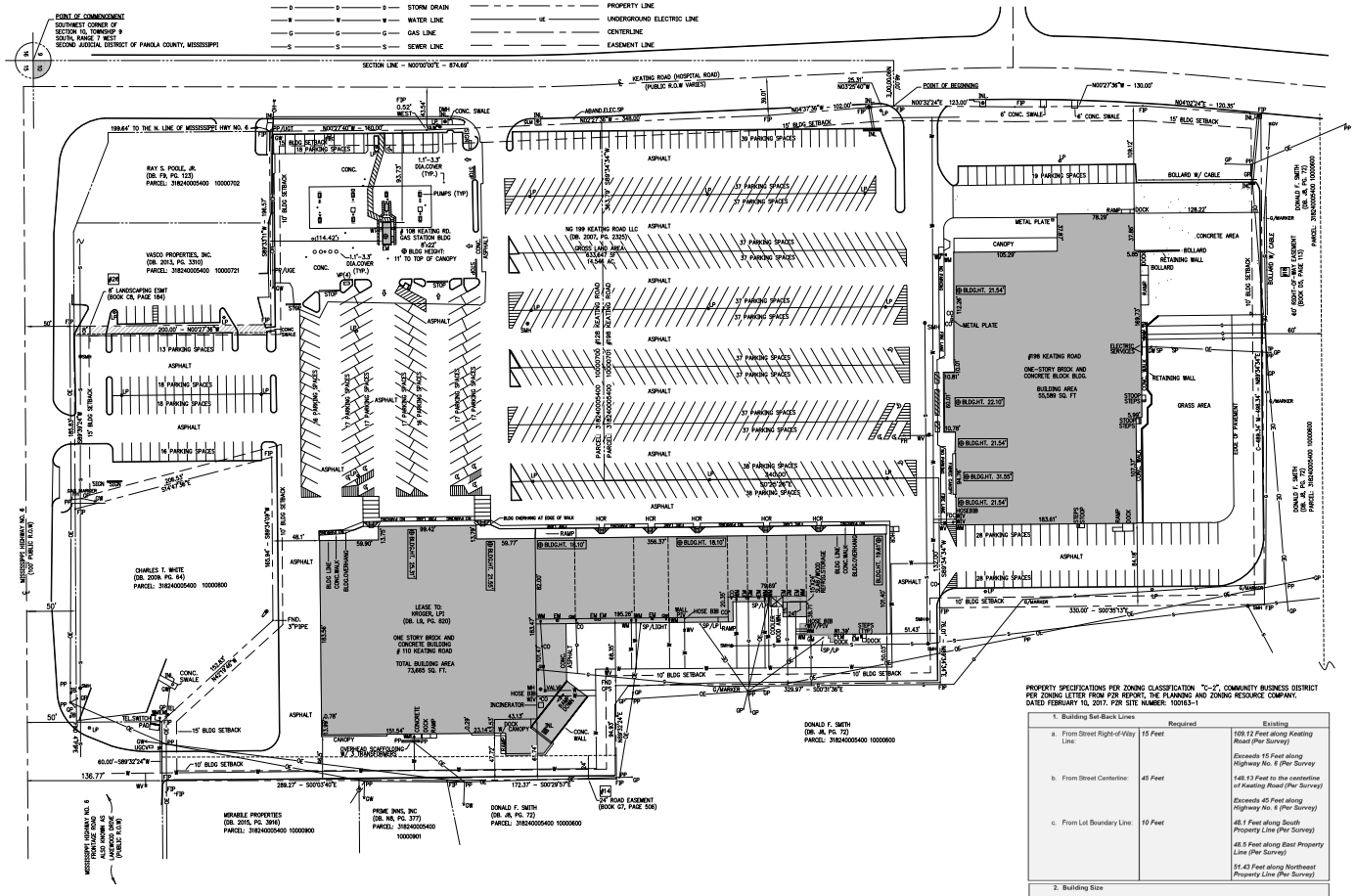

LEGEND

	BOLLARD
	BOLLARD W/SIGN
CO	CLEAN OUT
DMH	DRAIN MANHOLE
EM	ELECTRIC METER
EMH	ELECTRIC MANHOLE
ESH	ELECTRIC SWITCHGEAR HOUSING
FH	FIRE HYDRANT
FIP	FOUND IRON PIN
FND CPS	FOUND COTTON PICKER SPINDLE
G/MARKER	GAS LINE MARKER
GM	GAS METER
GP	GUY POLE
GV	GAS VALVE
GW	GUY WIRE
HCR	HANDICAP RAMP
HOSE BIB	FIRE DEPT. HOSE UNIT
INL	INLET
LP	LIGHT POLE
MH	MANHOLE
OE	OVERHEAD ELECTRIC
PBC	PROPANE BOTTLE CAGE
PO	POST INDICATOR VALVE
PP	POWER POLE
SMH	SEWER MANHOLE
SP/LP	SERVICE POLE WITH LIGHT
TB	TELEPHONE BOX
TEL	TELEPHONE SERVICE UNIT
TMH	TELEPHONE MANHOLE
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
UGCV	UNDERGROUND CABLE TV VAULT
UST	UNDERGROUND TELEPHONE
VP	VENT PIPE
WIV	WATER INDICATOR VALVE
WM	WATER METER
WT	WALL TELEPHONE
WV	WATER VALVE

NORTH ORIENTATION

GRAPHIC SCALE IN FEET
SCALE: 1"=50'

SURVEYORS PROPERTY DESCRIPTION

BEING THE NO 199 KEATING ROAD LLC PROPERTY AS RECORDED IN DEED BOOK 2007, PAGE 2325 AT THE PANOLA COUNTY CHANCERY CLERK'S OFFICE IN BATESVILLE, PANOLA COUNTY, MISSISSIPPI , LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 7 WEST IN THE SECOND JUDICIAL DISTRICT OF PANOLA COUNTY, MISSISSIPPI AND BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 7 WEST; THENCE N00°00'00"E ALONG THE CENTERLINE OF SAID SECTION LINE, A DISTANCE OF 874.69 FEET TO A POINT, THENCE N90°00'00"E, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING AND FOUND IRON PIN IN THE EAST LINE OF KEATING ROAD (PUBLIC RIGHT OF WAY VARIES); THENCE N00°32'24"E ALONG SAID EAST LINE A DISTANCE OF 123.00 FEET TO A FOUND IRON PIN; THENCE N00°27'36"W CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 130.00 FEET TO A FOUND IRON PIN; THENCE N04°32'24"E CONTINUING ALONG SAID EAST LINE A DISTANCE OF 120.35 FEET TO A FOUND IRON PIN, SAID PIN BEING A SOUTHWEST CORNER OF THE DONALD F. SMITH - PROPERTY (DEED BOOK J8, PAGE 72); THENCE ALONG THE SOUTH AND WESTERN LINE OF SAID SMITH PROPERTY THE FOLLOWING COURSES AND DISTANCES: N89°54'34"E A MEASURED DISTANCE OF 498.34 FEET (CALL= 489.34') TO A FOUND IRON PIN; THENCE S00°25'57"E A DISTANCE OF 330.00 FEET TO A FOUND IRON PIN; THENCE N89°34'34"E A DISTANCE OF 76.01 FEET TO A FOUND IRON PIN; THENCE S00°37'36"E A DISTANCE OF 329.97 FEET TO A FOUND COTTON PICKER SPINDLE; THENCE N89°32'24"E A DISTANCE OF 94.93 FEET TO A FOUND IRON PIN; THENCE S00°29'57"E A DISTANCE OF 172.37 FEET TO A FOUND IRON PIN AT THE NORTHWEST CORNER OF THE PRIME INNS, INC. PROPERTY (DB. N8, PG. 377); THENCE ALONG THE WEST LINE OF SAID PRIME INNS, INC. PROPERTY AND THE WEST LINE OF THE MIRABLE PROPERTIES PROPERTY (DB. 2015, PG. 3916) S00°03'40"E A DISTANCE OF 289.27 FEET TO A FOUND IRON PIN ON THE NORTH RIGHT OF WAY OF MISSISSIPPI HIGHWAY 6 FRONTAGE ROAD, ALSO KNOWN AS LAKEWOOD DRIVE (PUBLIC ROW); THENCE ALONG SAID NORTH RIGHT OF WAY LINE, S89°32'24"W A DISTANCE OF 60.00 FEET TO A FOUND IRON PIN ON THE EASTERN LINE OF THE CHARLES T. WHITE PROPERTY (DB. 2009, PG. 64); THENCE N42°19'46"W ALONG SAID EAST LINE, A DISTANCE OF 152.83 FEET TO A FOUND 3 IRON PIPE AT THE NORTHEAST CORNER OF SAID WHITE PROPERTY; THENCE ALONG THE NORTH LINE OF SAID WHITE PROPERTY S89°34'09"W A DISTANCE OF 165.94 FEET TO A FOUND IRON PIN AT THE NORTHWEST CORNER OF SAID WHITE PROPERTY; THENCE S14°47'36"E ALONG THE WEST LINE OF SAID WHITE PROPERTY A DISTANCE OF 206.53 FEET TO A FOUND IRON PIN, SAID PIN BEING ON THE NORTH LINE OF MISSISSIPPI HIGHWAY 6 (100' PUBLIC ROW); THENCE S89°29'24"W ALONG SAID NORTH LINE A DISTANCE OF 185.83 FEET TO A FOUND IRON PIN AT THE SOUTHEAST CORNER OF THE VASCO PROPERTIES, INC. PROPERTY (DB. 2013, PG. 3310); THENCE ALONG THE EAST LINE OF SAID VASCO PROPERTIES, INC. PROPERTY N00°27'36"W A DISTANCE OF 200.00 FEET TO A FOUND IRON PIN AT THE NORTHEAST CORNER OF SAID VASCO PROPERTIES, INC PROPERTY; THENCE ALONG THE NORTH LINE OF SAID VASCO PROPERTIES, INC. PROPERTY, AND THE NORTH LINE OF THE RAY S. POOLE, JR. PROPERTY (DB. F9, PG. 123) S89°25'11"W A DISTANCE OF 196.57 FEET TO A FOUND IRON PIN IN THE EAST LINE OF SAID KEATING ROAD; THENCE ALONG THE EAST LINE OF SAID KEATING ROAD N00°27'40"W A DISTANCE OF 160.00 FEET TO A POINT (FIP 0.52' W); THENCE N00°27'36"W A DISTANCE OF 348.00 FEET TO A FOUND IRON PIN; THENCE N04°32'36"W A DISTANCE OF 102.00 FEET TO A FOUND IRON PIN; THENCE N03°25'40"W A DISTANCE OF 25.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 633,647 SQUARE FEET OR 14.546 ACRES.

BEING THE SAME PROPERTY CONTAINED IN TITLE COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 2517010407EF/NACS17-014. DATED JANUARY 25, 2017.

LEGAL DESCRIPTION CONTAINED IN TITLE COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 2517010407EF/NACS17-014.

2007 2327
Book Book & Page

Exhibit "A"

BEING THE UTLEY PROPERTIES BATESVILLE, LLC. PROPERTY AS RECORDED IN BOOK K9, PAGE 551-553 AT THE PANOLA COUNTY REGISTER'S OFFICE IN BATESVILLE, MISSISSIPPI AND ALSO BEING A 15.235 ACRE TRACT IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 7 WEST IN THE SECOND JUDICIAL DISTRICT OF PANOLA COUNTY, MISSISSIPPI AND BEING MORE PARTICULARY DESCRIBED AS FOLLOW:

COMMENCING AT THE SOUTHWEST CORNER SECTION 10, TOWNSHIP 9 SOUTH, RANGE 7 WEST; THENCE N00°00'00"E ALONG THE CENTERLINE OF SAID SECTION LINE, A DISTANCE OF 874.69 FEET TO A POINT, THENCE N90°00'00"E, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING AND SET IRON PIN IN THE EAST LINE OF SAID KEATING ROAD (RIGHT OF WAY VARIES); THENCE N00°32'24"E ALONG THE EAST LINE OF SAID ROAD A DISTANCE OF 123.00 FEET TO A SET IRON PIN; THENCE N00°27'36"W CONTINUING ALONG THE EAST LINE OF SAIDROAD, A DISTANCE OF 130.00 FEET TO A SET IRON PIN; THENCE N04°02'24"E CONTINUING ALONG THE EAST LINE OF SAID ROAD A DISTANCE OF 120.35 FEET TO A SET IRON PIN, SAID PIN BEING THE SOUTHWEST CORNER OF THE HUGON SMITH OIL COMPANY, INC. PROPERTY AS RECORDED IN DEED BOOK G7,PAGE 390 AT SAID REGISTER'S OFFICE; THENCE N89°34'34"E ALONG THE SOUTH LINE OF SAID HURON PROPERTY A DISTANCE OF 489.34 FEET TO A SET IRON PIN; THENCE S00°35'13"E ALONG THE WEST LINE OF SAID HURON PROPERTY, A DISTANCE OF 330.00 FEET TO A FOUND IRON PIN; THENCE N89°34'34"E ALONG A SOUTH LINE OF SAID HURON PROPERTY, A DISTANCE OF 76.01 FEET TO A FOUND IRON PIN; THENCE S00°31'36"E ALONG THE WEST LINE OF SAID HURON PROPERTY, A DISTANCE OF 329.97 FEET TO A FOUND COTTON PICKER SPINDLE; THENCE N89°32'24"E ALONG A SOUTH LINE OF SAID HURON PROPERTY A DISTANCE OF 94.93 FEET TO A FOUND IRON PIN; THENCE S00°29'11"E ALONG THE WEST LINE OF SAID HURON PROPERTY A DISTANCE OF 172.12 FEET TO A FOUND IRON PIN; THENCE S00°01'19"E CONTINUING ALONG SAID WEST LINE OF SAID HURON PROPERTY AND THE WEST LINE OF LAVERNE KEATING MANNING PROPERTY AS RECORDED IN DEED BOOK J7, PAGE 184 AT SAID REGISTER'S OFFICE A DISTANCE OF 289.27 FEET TO A SET IRON PIN, SAID POINT BEING THE NORTH LINE OF THE CHARLES W. AND CHARLES T. WHITE PROPERTY AS RECORDED IN BOOK J8, PAGE 5 AT SAID REGISTER'S OFFICE; THENCE S89°32'24"W ALONG THE NORTH LINE OF SAID PROPERTY A DISTANCE OF 60.00 FEET TO A SET IRON PIN; THENCE N42°19'46"W ALONG THE NORTHEASTERLY LINE OF SAID PROPERTY A DISTANCE OF 152.83 FEET TO A FOUND IRON PIN; THENCE S89°34'09"W ALONG THE NORTH LINE OF SAID WHITE PROPERTY A DISTANCE OF 165.94 FEET TO A FOUND IRON PIN; THENCE S14°47'36"E ALONG THE WEST LINE OF SAID WHITE PROPERTY A DISTANCE OF 206.53 FEET TO A SET IRON PIN, SAID PIN BEING THE NORTH LINE OF HIGHWAY 6 (100 FOOT RIGHT OF WAY), THENCE S89°29'24"W ALONG THE SAID NORTH LINE A DISTANCE OF 185.83 FEET TO A SET IRON PIN; THENCE N00°27'36"W ADISTANCE OF 200.00 FEET TO A SET IRON PIN; THENCE S89°25'11"W A DISTANCE OF 196.57 FEET TO A SET IRON PIN IN THE EAST LINE OF SAID KEATING ROAD; THENCE ALONG THE EAST LINE OF SAID KEATING ROAD N00°27'40"W A DISTANCE OF 160.00 FEET TO A FOUND IRON PIN; THENCE N00°27'36"W A DISTANCE OF 348.00 FEET TO A SET IRON PIN; THENCE N04°32'36"W A DISTANCE OF 102.00 FEET TO A SET IRON PIN; THENCE N03°32'24"W A DISTANCE OF 25.31 FEET TO THE POINT OF BEGINNING. CONTAINING 633,645 SQUARE FEET OR 15.235 ACRES.

PROPERTY SPECIFICATIONS PER ZONING CLASSIFICATION "C-2", COMMUNITY BUSINESS DISTRICT PER ZONING LETTER FROM PZR REPORT, THE PLANNING AND ZONING RESOURCE COMPANY. DATED FEBRUARY 10, 2017. PZR SITE NUMBER: 100163-1

	Required	Existing
1. Building Set-Back Lines		
a. From Street Right-of-Way Line:	*15 Feet*	*109.12 Feet along Keating Road (Per Survey)*
		Exceeds 15 Feet along Highway No. 6 (Per Survey
b. From Street Centerline:	*45 Feet*	*148.13 Feet to the centerline of Keating Road (Per Survey)*
		Exceeds 45 Feet along Highway No. 6 (Per Survey)
c. From Lot Boundary Line:	*10 Feet*	*48.1 Feet along South Property Line (Per Survey)*
		46.5 Feet along East Property Line (Per Survey)
		51.43 Feet along Northeast Property Line (Per Survey)
2. Building Size		
a. Maximum Building Height or Stories:	*35 Feet*	
b. Existing Building Height or Stories:	*1 Story (Per Survey) (Estimated Building Height does not exceed the maximum allowed of 35 Feet, based on an average of 12 Feet per Story)*	
c. Building Site Area Requirements:	*Minimum Lot Width: 50 Feet (Existing: 185.83 Feet) (Per Survey)*	
3. Density		
a. Building Density Formula:	*None Specified*	
b. Approximate Building Footprint:	*129,254 Square Feet (Per Survey)*	
c. Approximate Gross Floor Area:	*126,684 Square Feet (Per Rent Roll)*	
4. Parking		
a. Parking Space Formula:	*Retail: 1 Space per 200 Square Feet*	
	124,264 Square Feet / 200 Square Feet = 621 Spaces	
	Restaurant: 1 Space per 100 Square Feet	
	2,400 Square Feet / 100 Square Feet = 24 Spaces	
b. Parking Spaces Required:	*645 Total Parking Spaces*	
c. Existing Parking Spaces:	*606 Total Parking Spaces (Per Survey)*	

GENERAL NOTES:

1. ANY DEED BOOK, PLAT BOOK, OR INSTRUMENT NUMBER REFERENCES SHOWN HEREON ARE RECORDED IN THE CHANCERY CLERK'S OFFICE OF PANOLA COUNTY, MISSISSIPPI UNLESS NOTED OTHERWISE.
2. DISTANCES SHOWN ON THIS PLAT ARE IN FEET.
3. APPLICABLE BUILDING SETBACK LINES ARE AS REQUIRED BY BUILDING CODE, ZONING ORDINANCE OR ANY RECORDED PLAT OR INSTRUMENT OF RECORD.
4. THE ERROR OF CLOSURE FOR THE UNADJUSTED TRAVERSE IS GREATER THAN 1:15,000. THIS IS A CATEGORY 'I' SURVEY IN ACCORDANCE WITH THE STATE OF MISSISSIPPI LAND SURVEYOR'S STANDARDS.
5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY, THERE IS NO OBSERVABLE, ABOVE GROUND EVIDENCE, OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL. A LICENSED AND CERTIFIED GEO TECHNICAL OR ENVIRONMENTAL ENGINEER SHOULD BE CONTACTED IF FURTHER INFORMATION OR CERTIFICATION IS REQUIRED.
6. NO STATEMENT OR CERTIFICATION IS MADE AS TO THE COMPLIANCE OF THIS SITE WITH THE CURRENT ADA ACCESSIBILITY STANDARDS.
6. CONTACT MISSISSIPPI ONE CALL AT 811 OR 800-227-6477 PRIOR TO ANY GROUND EXCAVATION.
7. THE SURVEY ACCURATELY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER VISIBLE IMPROVEMENTS SITUATED ON THE PREMISES:
8. THE SURVEY REFLECTED BY THIS PLAT WAS ACTUALLY MADE UPON THE GROUND, THAT THE ATTACHED PLAT OF SURVEY IS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS ESTABLISHED BY THE STATE OF MISSISSIPPI FOR SURVEYOR'S AND WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS "JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016.
9. ALL UTILITIES SERVING THE PREMISES ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD; THAT EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ACROSS SAID PREMISES;
10. THERE ARE NO VISIBLE ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDING, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PREMISES, AND NO ENCROACHMENTS ONTO SAID PREMISES BY BUILDING, STRUCTURE OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
11. THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE PREMISES WAS DETERMINED FROM ABOVE GROUND OBSERVED EVIDENCE, UNDERGROUND UTILITIES (IF SHOWN) HAVE BEEN PLOTTED FROM ABOVE GROUND EVIDENCE TOGETHER WITH UTILITY DRAWINGS OBTAINED FROM VARIOUS SOURCES.. THIS SURVEYOR DOES NOT CERTIFY THAT THIS PLAT SHOWS ALL UNDERGROUND UTILITIES ON THIS PROPERTY, EITHER IN SERVICE OR ABANDONED, NOR TO THE ACCURACY OF THEIR LOCATION.
12. ALL BEARINGS ARE RELATIVE TO THE COMMON LINE BETWEEN SECTION 10 AND 9 AS PER DEED BOOK K9, PAGE 551-553.
13. THE WORD 'CERTIFY' OR 'CERTIFICATE' AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY GUARANTEE, EXPRESSED OR IMPLIED.

SITE SPECIFIC NOTES:

1. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 28012942005C, REVISED SEPTEMBER 15, 1986, THIS PROPERTY HAS THE FOLLOWING ZONE CLASSIFICATIONS: OTHER AREAS - ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
2. THE SURVEYED PROPERTY HAS A ZONING CLASSIFICATION OF "C-2", COMMUNITY BUSINESS DISTRICT AS PROVIDED BY ZONING LETTER FROM PZR REPORT, THE PLANNING AND ZONING RESOURCE COMPANY DATED FEBRUARY 10, 2017, PZR SITE NUMBER: 100163-1 (ALTA TABLE "A" ITEM 6(a)) SEE PROPERTY SPECIFICATIONS THIS SHEET.
3. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, THERE IS NO EVIDENCE OF BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (ALTA TABLE "A" ITEM 16)
4. THE SURVEYED PROPERTY HAS ACCESS TO AND IS ADJACENT TO AND CONTIGUOUS WITH MISSISSIPPI HIGHWAY NO. 6 (100' PUBLIC R.O.W.) AND KEATING ROAD (HOSPITAL ROAD) (60' PUBLIC R.O.W.) THERE ARE NO GAPS OR GORES.
5. THE SURVEYOR OBSERVED NO EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS IN THE PROCESS OF CONDUCTING THE FIELDWORK, AND HAS NO KNOWLEDGE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. (ALTA TABLE "A" ITEM 17)
6. THE SURVEYOR OBSERVED NO WETLAND DELINEATION MARKERS AND WAS NOT MADE AWARE OF ANY FIELD DELINEATION BY A QUALIFIED SPECIALIST HIRED BY THE CLIENT. (ALTA TABLE "A" ITEM 18)
7. THERE WAS NO ABOVE GROUND PHYSICAL EVIDENCE OF ANY CEMETERIES AT THE TIME OF THE SURVEY.
8. THE PARCEL ID'S# FOR THIS SITE ARE : 318240005400-10000701 AND 318240005400-10000700
9. THE SURVEYED PROPERTY HAS A TOTAL OF 760 STRIPED PARKING SPACES, INCLUDING 12 SPACES DESIGNATED AS HANDICAPPED.
10. THE VESTING DEED, BOOK K9, PAGE 551-553 REFERS TO THE NORTHERNMOST BOUNDARY LINE AS HAVING A DISTANCE OF 489.34 FEET. HOWEVER THE SAME LINE MEASURES 498.34 FEET IN THE FIELD.

INDEX OF EXCEPTIONS

FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER NO. 2517010407EF/NACS17-014 DATED JANUARY 25, 2017 WAS REFERENCED DURING THE PREPARATION OF THE SURVEY.

ITEMS 1-12 ARE NOT SURVEY RELATED.

13. THE SURVEYED PROPERTY IS NOT SUBJECT TO RIGHT-OF-WAY AS CONTAINED IN BOOK G3, PAGE 55,
14. THE SURVEYED PROPERTY IS SUBJECT TO PERPETUAL NON-EXCLUSIVE RIGHT-OF-WAY AS CONTAINED IN BOOK G7, PAGE 506, PLOTTED AND SHOWN HEREON.
15. THE SURVEYED PROPERTY IS NOT SUBJECT TO TEMPORARY EASEMENT AS RECORDED IN BOOK L4, PAGE 4.
16. THE SURVEYED PROPERTY IS SUBJECT TO TERMS AND CONDITIONS OF LEASE AGREEMENT AS RECORDED IN BOOK G7, PAGE 349, RE-RECORDED IN BOOK J7, PAGE 359; FIRST AMENDMENT TO SHORT FORM LEASE RECORDED IN BOOK J7, PAGE 809, NOT PLOTTABLE.
17. SURVEYOR HAS NO COMMENT.
18. THE SURVEYED PROPERTY IS SUBJECT TO RIGHT OF WAY EASEMENT OF RECORD IN BOOK D5, PAGE 112. PLOTTED AND SHOWN HEREON.
19. NOT SURVEY RELATED.
20. NOT SURVEY RELATED.
21. NOT SURVEY RELATED.
22. NOT SURVEY RELATED.
23. THE SURVEYED PROPERTY IS SUBJECT TO EASEMENT FOR INGRESS/EGRESS AND RIGHT OF WAY EASEMENT CONTAINED IN BOOK 2007, PAGE 2325, BLANKET IN NATURE, NOT PLOTTABLE.
24. THE SURVEYED PROPERTY IS NOT SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN BOOK N7, PAGE 345.
25. THE SURVEYED PROPERTY IS NOT SUBJECT TO RIGHT-OF-WAY DEED IN BOOK D4, PAGE 253.
26. THE SURVEYED PROPERTY IS SUBJECT TO EASEMENT GRANT AND AGREEMENT OF RECORD IN BOOK C8, PAGE 184. NOT PLOTTABLE EXCEPT FOR 6' LANDSCAPE EASEMENT AS SHOWN.
27. THE SURVEYED PROPERTY IS SUBJECT TO EASEMENT GRANT AND AGREEMENT OF RECORD IN BOOK C8, PAGE 204, BLANKET IN NATURE AND NOT PLOTTABLE.
28. SURVEYOR HAS NO COMMENT ON UNRECORDED LEASE.
29. SURVEYOR HAS NO COMMENT ON UNRECORDED LEASE.
30. SURVEYOR HAS NO COMMENT ON UNRECORDED LEASE.
31. SURVEYOR HAS NO COMMENT ON UNRECORDED LEASE.
32. SURVEYOR HAS NO COMMENT ON UNRECORDED LEASE.
33. THE SURVEYED PROPERTY IS SUBJECT TO EASEMENT RESERVED BY GRANTOR IN BOOK G7, PAGE 390, BLANKET IN NATURE AND NOT PLOTTABLE.

SURVEYOR'S CERTIFICATE

TO: HAUPPAGE PROPERTIES LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY

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(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10(a), 11, 13, 14, 16, 17, 18 , AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON: FEBRUARY 6, 2017 DATE OF MAP OR PLAT: FEBRUARY 27, 2017.

MICHAEL KERR FRYE
PROFESSIONAL SURVEYOR NO. 3081
IN THE STATE OF MISSISSIPPI
mfrye@reaves-fm.com

The Reaves Firm
Planning
Engineering
Landscape Architecture
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SEAL: PRELIMINARY NOT FOR CONSTRUCTION, RECORD PURPOSES, OR IMPLEMENTATION	PROJECT: SURVEY OF BATESVILLE SHOPPING CENTER #128 AND #198 KEATING ROAD BATESVILLE, PANOLA COUNTY, MISSISIPPI	SCALE: 1"=50'
	FOR: HAUPPAGE PROPERTIES LLC	FIELD DATE: 02/06/17
		ISSUE DATE: 02/27/17
		PREPARED BY: DRS
		TRF JOB NO.: 17-0010
	SHEET TITLE: *ALTA/NSPS LAND TITLE SURVEY*	SHEET NO.: Sht 1 of 1

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dwgs 30x42 \\REDN\AVA-Projects\2017\17-0010 Kroger Keating Rd Batesville Ala Update\survey\sht Title\Survey Update 2017.dwg Feb 27, 2017 – 3:33pm