

ZONING INFORMATION

LOCATION: 3100 GOODMAN ROAD HORN LAKE, MISSISSIPPI		
ZONE: C-2 (GENERAL COMMERCIAL)		
USE: RETAIL		
ITEM	REQUIREMENTS	EXISTING
MINIMUM LOT AREA	NONE	62,482 SQ. FT.
MINIMUM FRONT SETBACK	50'	86.5'/87.5'
MINIMUM SIDE SETBACK	NONE	42.9'
MINIMUM REAR SETBACK	20'	REAR SETBACK DOES NOT APPLY
MAXIMUM BUILDING HEIGHT	25'	24' PROPOSED
MAXIMUM BUILDING COVERAGE	NONE	18 %
OFF-STREET PARKING	56 SPACES REQUIRED AS PER SITE PLAN WITH DESIGN REVIEW COMMISSION APPROVAL	PROPOSED 53 REGULAR 3 HANDICAP
SANITARY SEWAGE	PUBLIC OR PRIVATE	PUBLIC
WATER SUPPLY	PUBLIC OR PRIVATE	PUBLIC

ENCROACHMENTS

NONE

LEGEND

Property Line	
Easement Line	---
Overhead Wires	—•—•—
Calculated Point	○
Concrete Monument (Found)	⊙
Iron Pin Set	●
Iron Pin Found	•
Utility Pole	⊕
Light Pole	⊙
Water Gate	⊕
Catch Basin	⊕
Pedestrian Signal	⊕
Monitoring Well	⊕
Clean Out	⊕
Gas Gate	⊕
Guy Anchor	⊕
Hydrant	⊕
Bollard	•
Fence	—x—
Storm Manhole	⊕
Sewer Manhole	⊕
BelSouth Manhole	⊕
Manhole	⊕
Telephone Pedestal	⊕
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
(M)	Measured
(R)	Record

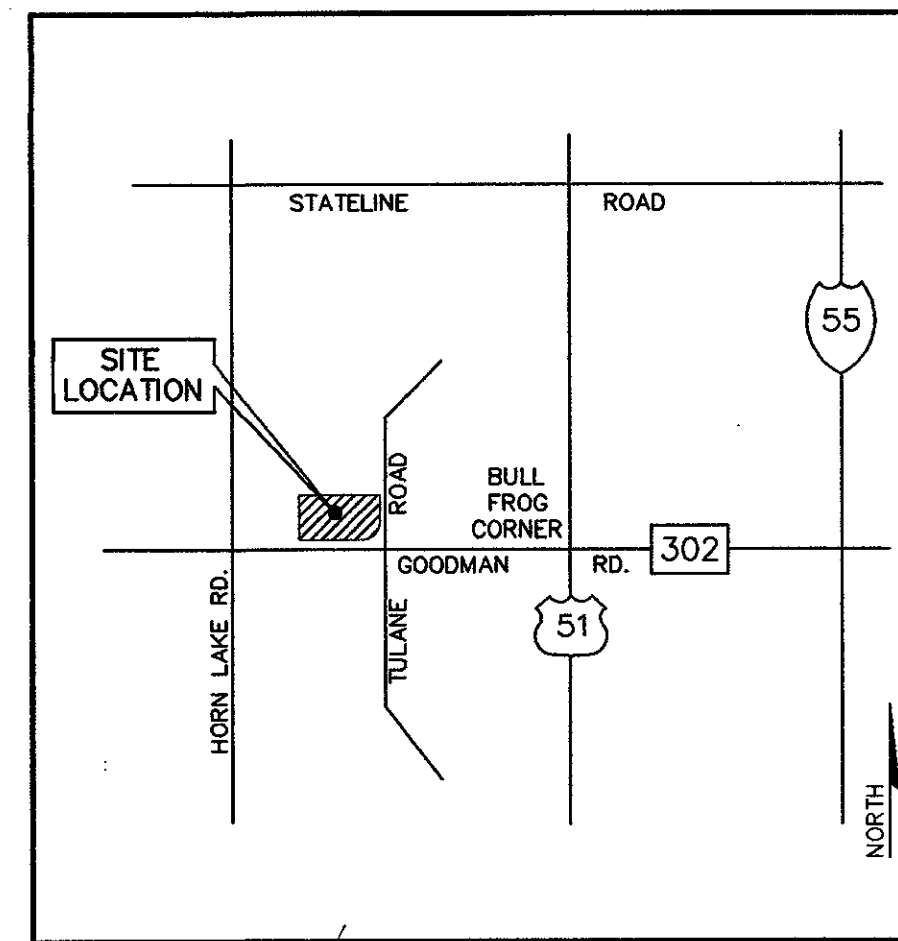
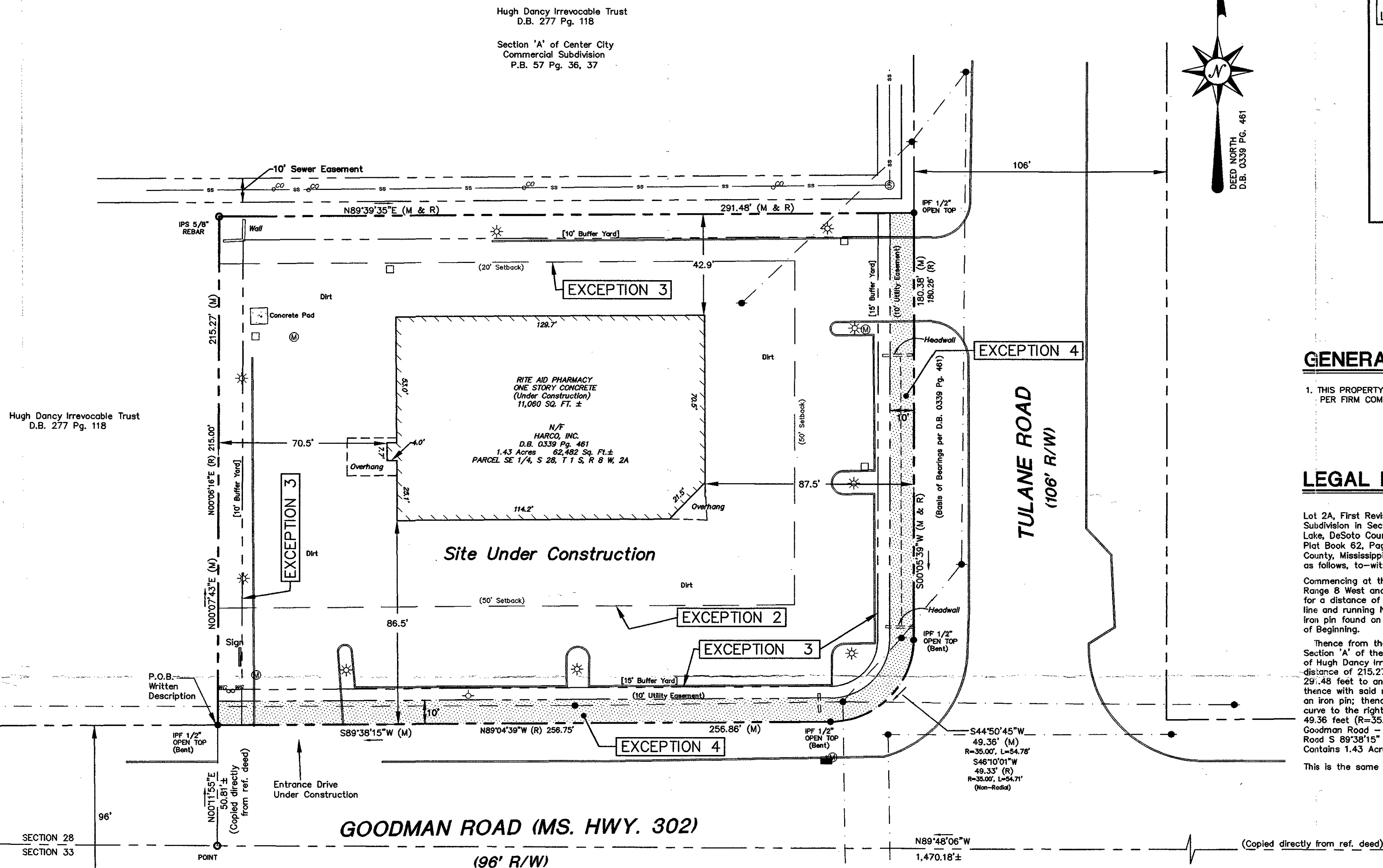
TITLE COMMITMENT INFORMATION

TITLE COMMITMENT REFERENCE NUMBER	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT
EXCEPTION 2	P.B.62/3,4	50' BUILDING SETBACKS ALONG TULANE ROAD AND GOODMAN ROAD	PLOTTED
EXCEPTION 3	P.B.62/3,4	20' BUILDING SETBACK ALONG NORTHERN PROPERTY LINE; 10' BUFFER LINE ON NORTH AND WEST PROPERTY LINE; 15' BUFFER LINE ALONG TULANE RD. & GOODMAN RD.	PLOTTED
EXCEPTION 4	P.B.62/3,4	10' UTILITY EASEMENT ALONG THE SOUTHERN AND EASTERN PROPERTY LINES OF SUBJECT PROPERTY	PLOTTED
EXCEPTION 5		SIGN ENCROACHES INTO 15' BUFFER YARD	NOT OBSERVED

REFERENCE: FIRST AMERICAN TITLE INSURANCE COMMITMENT NO. (TO BE DETERMINED), EFFECTIVE DATE: DECEMBER 28, 1998

FREELAND - CLINKSCALES & ASSOCIATES, INC. OF N.C. ENGINEERS & LAND SURVEYORS 201 2nd AVE. EAST HENDERSONVILLE, N.C. 28739 (828) 697-8539 (828) 294-7508	
REF. PLAT BOOK	62-3, 4
REF. DEED BOOK	0339-461
TAX MAP	
PARTY CHIEF	DEP
DRAWN	DSR
DATE	December 21, 1998
DWG. NO.	HC18532

ALL: F. V. CLINKSCALES, JR., P.E.
MISSISSIPPI PLS-2638



LOCATION MAP

NOT TO SCALE

GENERAL NOTES

1. THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA PER FIRM COMMUNITY PANEL NO. 28033C 0040E DATED JUNE 19, 1997.

LEGAL DESCRIPTION

Lot 2A, First Revision, to the final plat of Section A, Center City Commercial Subdivision in Section 28, Township 1 South, Range 8 West, City of Horn Lake, DeSoto County, Mississippi, as shown by plat appearing of record in Plat Book 62, Pages 3 and 4, in the office of the Chancery Clerk of DeSoto County, Mississippi, being more particularly described in metes and bounds as follows, to-wit:

Commencing at the southeastern corner of Section 28, Township 1 South, Range 8 West and running along the south line of Section 28 N 89°48'06" W for a distance of 1470.18 feet more or less to a point; thence leaving section line and running N 00°07'43" E for a distance of 50.81 feet more or less to an iron pin found on the northern right-of-way of Ms. Hwy. 302 which is the Point of Beginning.

Thence from the Point of Beginning, which is the southwest corner of Lot 2A, Section 'A' of the Center City Commercial Subdivision running with the property of Hugh Dancy Irrevocable Trust for two calls to-wit: N 00°07'43" E for a distance of 215.27 feet to an iron pin; thence N 89°39'35" E for a distance of 29.48 feet to an iron pin in the western right-of-way line of Tulane Road; thence with said right-of-way S 00°05'39" W for a distance of 180.38 feet to an iron pin; thence continuing with said right-of-way of Tulane Road on a non-radial curve to the right a chord bearing and distance of S 44°50'45" W for a distance of 49.36 feet (R=35.00', L=54.78') to an iron pin in the north right-of-way line of Goodman Road - MS. Hwy. 302; thence with the north right-of-way of Goodman Road S 89°38'15" W for a distance of 256.86 feet to the Point of Beginning. Contains 1.43 Acres more or less.

This is the same property described in D.B. 339 Pg. 461.

SURVEY CERTIFICATION

I HEREBY CERTIFY TO MAUI PROPERTIES, L.L.C., AN ALABAMA LIMITED LIABILITY COMPANY, ANSOUTH BANK, RITE AID OF MISSISSIPPI, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY AND THEIR SUCCESSORS AND ASSIGNS THAT THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES ON THE GROUND; THAT THE SAME SHOWS THE LOCATION OF THE BOUNDARIES, AND ALL IMPROVEMENTS THEREON; THAT THE DIMENSIONS OF THE IMPROVEMENTS AND THE LOCATION THEREOF WITH RESPECT TO THE BOUNDARIES ARE AS SHOWN; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS APPURTENANT TO ADJOINING PREMISES UPON SUBJECT PREMISES, NOR FROM SUBJECT PREMISES UNLESS SHOWN HEREON; AND THAT ANY EASEMENTS APPARENT FROM A VISUAL INSPECTION ARE DELINEATED HEREON.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, AND INCLUDES ITEMS 2,3,6,7(c), 7(b)(1),7(c),8,9,10,11,13,14, 15, AND 16 OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

THIS IS TO CERTIFY THAT I HAVE CAUSED A CLASS B SURVEY TO BE PERFORMED ON THE PROPERTY A SHOWN ON THIS PLAT, AND STATE THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED: 2-15-99 SIGNED: F.V. CLINKSCALES, JR. MISSISSIPPI PLS-2638



Barakos-Landino
Design Group
ENGINEERS / PLANNERS /
SURVEYORS / LANDSCAPE ARCHITECTS

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900 Parish Street, Suite 201
Pittsburgh, PA 15220
(412) 859-3660

3657 Westside Parkway
Richmond, VA 23233
(804) 762-4750

RITE AID STORE NO. 7398

LAND OF HARCO, INC.

3100 GOODMAN ROAD, CITY OF HORN LAKE

DESBOTO COUNTY, STATE OF MISSISSIPPI

SE 1/4, SECT. 28, TOWNSHIP 1 SOUTH, RANGE 8 WEST

Desc.
Revised certification

REVISIONS
Date
2-5-99

No.

Surveyed D.P.P.
Drawn D.S.R.
Checked F.V.C.
Approved R.A.L.
Scale 1"=30'
Project No. 98S111
Date 12/21/98
CAD File RA739801

Drawing Title
ALTA/ACSM
LAND TITLE
SURVEY

Sheet No.

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