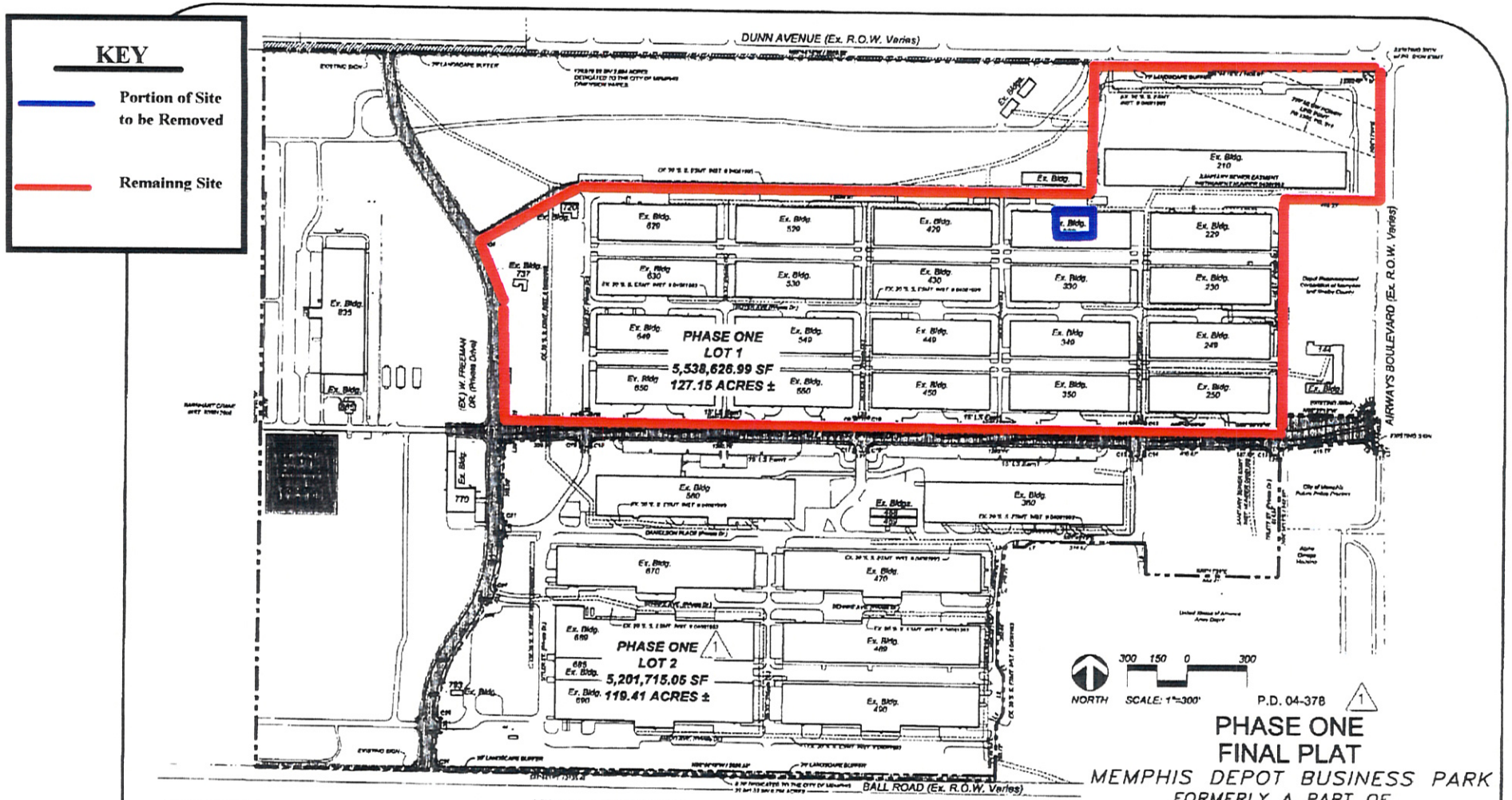

P.D. 04-378

PHASE ONE FINAL PLAT

MEMPHIS DEPOT BUSINESS PARK

FORMERLY A PART OF
UNITED STATES ARMY DEFENSE DEPOT

TOTAL AREA: 403.21 Acres
PARCEL I.D.# 06009200007
OF LOTS: 2

DEVELOPED BY:
DEPOT REDEVELOPMENT CORPORATION
OF MEMPHIS AND SHELBY COUNTY
2163 AIRWAYS BLVD. BLDG. 144. STE. 140
MEMPHIS, TENNESSEE 38114

PREPARED BY:

DUGAN DESIGN GROUP, LLC
planning, landscape architecture, design
5100 WHEELIS DRIVE, SUITE 110 MEMPHIS, TN 38117
TEL 901.680.9088 FAX 901.680.9097
WWW.DUGANDESIGNGROUP.COM

DATE: 04/26/06 SHEET 1 OF 11

LINE TABLE		
LINE	LENGTH	BEARING
L1	66.00	N00°00'00"E
L2	166.17	N00°00'00"E
L3	66.74	N00°00'00"E
L4	4.00	N00°00'00"E
L5	34.00	N00°00'00"E
L6	66.00	N00°00'00"E
L7	64.76	N00°00'00"E
L8	111.00	N00°00'00"E
L9	21.00	S00°00'00"W
L10	42.00	S00°00'00"W
L11	17.00	N00°00'00"E
L12	23.00	N00°00'00"E
L13	20.00	S00°00'00"W
L14	74.00	S00°00'00"W
L15	3.00	N00°00'00"E
L16	15.00	N00°00'00"E
L17	53.00	N00°00'00"E
L18	13.00	N00°00'00"E
L19	126.00	N00°00'00"E
L20	79.00	N00°00'00"E
L21	4.00	N00°00'00"E
L22	60.00	N00°00'00"E
L23	72.00	N00°00'00"E
L24	73.00	N00°00'00"E
L25	27.00	N00°00'00"E
L26	77.00	N00°00'00"E
L27	73.00	N00°00'00"E
L28	63.00	N00°00'00"E
L29	5.00	N00°00'00"E
L30	44.00	N00°00'00"E
L31	76.00	N00°00'00"E
L32	40.00	N00°00'00"E
L33	71.00	N00°00'00"E
L34	146.00	N00°00'00"E
L35	71.00	N00°00'00"E
L36	146.00	N00°00'00"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CH DIST
C1	87.13	40.00	N00°00'00"W	54.36
C2	11.00	40.00	N10°00'00"W	11.00
C3	276.70	231.00	S37°00'00"W	261.37
C4	14.73	11.00	S17°00'00"W	13.66
C5	496.04	675.00	N00°00'00"W	485.14
C6	25.11	20.00	N41°00'00"E	23.53
C7	56.00	36.00	N00°00'00"E	50.60
C8	28.00	47.00	S31°00'00"E	27.60
C9	25.61	36.00	N00°00'00"W	11.27
C10	44.00	36.00	S00°00'00"E	42.24
C11	36.77	36.00	N00°00'00"E	35.21
C12	30.16	36.00	S00°00'00"E	28.27
C13	54.36	36.00	N00°00'00"W	49.39
C14	43.44	36.00	N00°00'00"W	40.90
C15	51.39	36.00	S00°00'00"W	46.84
C16	49.87	36.00	N00°00'00"W	45.46
C17	44.00	36.00	S00°00'00"W	41.36
C18	23.55	27.00	N00°00'00"W	44.67
C19	49.87	36.00	S00°00'00"W	45.46
C20	49.00	36.00	S00°00'00"W	45.00
C21	34.87	36.00	S00°00'00"W	31.81
C22	30.13	36.00	S00°00'00"W	27.98
C23	364.56	918.31	S01°17'00"W	362.42
C24	34.19	25.00	S00°00'00"E	31.69
C25	76.54	75.00	S00°00'00"E	73.30
C26	126.84	300.00	N00°00'00"W	125.88
C27	126.80	300.00	S00°00'00"E	125.84
C28	124.18	175.00	S00°00'00"E	121.66
C29	30.28	19.00	S00°00'00"E	27.24
C30	39.39	19.00	S00°00'00"E	32.91
C31	34.19	25.00	S00°00'00"E	31.69

- COMMON AREA
  *1,403,086.96 SF / 32.21 Acres To Be Maintained By the Depot Owners Association, LLC.

- LIMITED COMMON AREA
  *To Be Maintained By The Owner
  Lot 1: 3,109,706.18 SF/71.39 Ac.
  Lot 2: 3,041,365.99 SF/ 69.82 Ac.

Notes:

1. Above Ground and Underground Utility Easements Including Gas, Water, Electric, Telephone, and Fiber Optic Exist On Site Refer to Instrument # 04103485 and KA 4939
2. Property is not located within a "Special Flood Hazard Area" as shown on F.E.M.A. Flood Insurance Rate Map Number 47157C0315 E and 47157C0220 E, dated December 2, 1994
3. Benchmark: City Of Memphis #632
   City Monument is Located On The Southeast Corner Of Dunn Avenue And Perry Road At The Back Of Curb On Dunn Side, 4' West Of Power Pole #104406.
   Elevation = 203.54
   N 279383.2220
   E 806678.8320
4. All lot owners shall be members of the Depot Owners Association, LLC, and shall be responsible for the maintenance of all Common Area.
5. All lot owners shall be subject to all recorded Conditions, Covenants and Documents associated with the Memphis Depot Business Park.

STREETNAME	SIDEWALK WIDTH	SIDE	LOCATION
MEMPHIS DEPOT PKWY	5'	BOTH	4.5 GRASS STRIP
AIRWAYS BOULEVARD	N/A	N/A	N/A
DUNN AVENUE	N/A	N/A	N/A
BALL ROAD	N/A	N/A	N/A

Note:
The required sidewalks shall be installed across the frontages of each lot by the building permit holder prior to use and occupancy of the building. Existing sidewalks shall be repaired as necessary by the building permit holder across the lot frontage prior to occupancy of the building.

06164873
PLAT BOOK : 229
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TOM LEATHERWOOD

06079700
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TOM LEATHERWOOD

DWG NAME: 1100051 DWG