














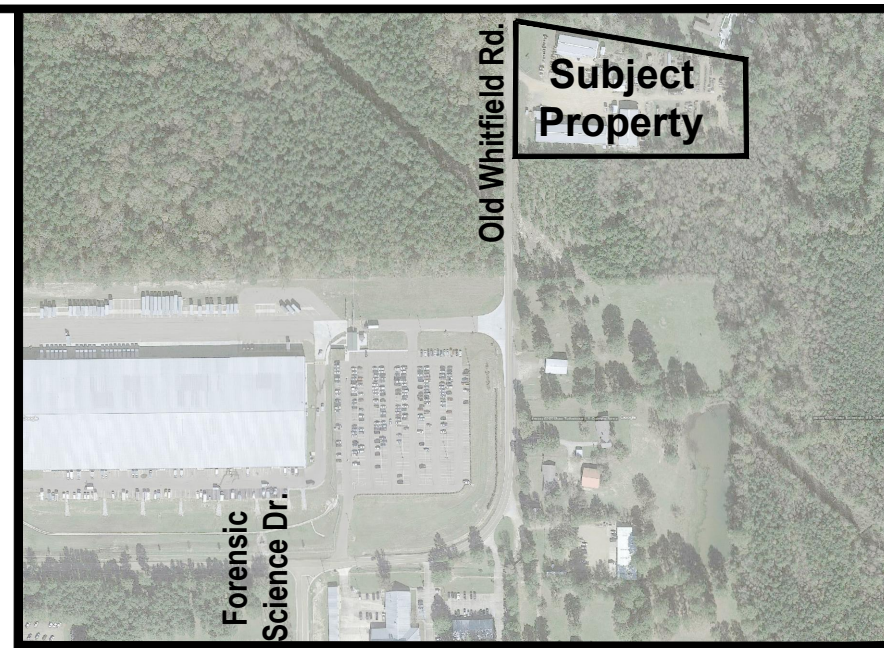


- ALTA / NSPS SURVEYING REQUIREMENTS (TABLE A):**

4. **M**onuments placed (or a reference monument or witness to the center) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses to the center, proximity to the center. **Shown on plat.**
5. **A**ddress(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the survey. **Shown on plat.**
6. **F**lood zone classification (with proper annotation based on Federal Flood Insurance Rate Maps or the state or local equivalent) determined by scaled map location and graphic plotting only. **Shown on plat.**
7. **G**ross land area (and other areas if specified by the client). **Shown on plat.**
8. **X** (a) If the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, list the above items on the plat. (b) If no zoning report or letter is provided to the surveyor, or if the zoning report or letter is not provided, **No Zoning report provided.**
9. **X** (a) Exterior dimensions of all buildings at ground level. **Shown on plat.**
10. **X** Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, substantial areas of refuse. **Shown on plat.**
11. **X** Number and type (e.g., disabled, motorcycle, regular and other marked specialized types) of clearly identifiable parking spaces on the surveyed property, including any other structures. Staying clearly identifiable parking spaces on surface parking areas and lots. **No stripes on property.**
12. **X** Location of utilities existing on or serving the surveyed property as determined by: observed evidence collected pursuant to Section 5.E.iv.
evidence from plans requested by the surveyor and obtained from utility companies, or provided by client (with reference to the sources of information), and markings requested by the surveyor pursuant to an 811 utility locate or similar request. **Shown on plat.**
13. **X** Names of adjoining owners according to current tax records. **Shown on plat.**
14. **X** As specified by the client, distance to the nearest intersecting street. **Subject property is located 0.36 miles North of the intersection of Old Whitfield Rd. and Forensic Science Dr.**
15. **X** Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. **No evidence observed.**
17. **X** Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork. **No evidence observed.**
18. **X** Pursuant to Sections 5 and 6 (and applicable selected Table A items, excluding Table A item 1), the above part of the plat contains any profitable office (i.e., appraiser's) annotations disclosed in documents provided to or obtained by the surveyor. **Shown on plat.**

Legend

	SEWER MANHOLE
	GAS METER
	ELECTRIC METER
	TELEPHONE PEDESTAL
	MAILBOX
	POWER POLE
	CLEANOUT
	WATER METER
	FIRE HYDRANT
	WATER VALVE
	GAS VALVE
	BOLLARD
	SET 1/2" IRON PIN
	OVERHEAD POWER
	FENCE LINE
	TOP OF DITCH



**Title Description
For
Essco, Inc. Property**

Exhibit "A"

A certain parcel of land situated in and being a part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 27, Township 5 North, Range 2 East, Rankin County, Mississippi and being more particularly described as follows:

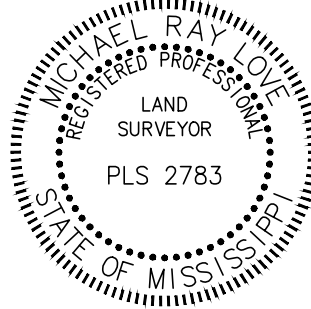
Commence at an iron pin at the fence line on the East side of a county road, said pin being described as the Northwest corner of a Northless $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 27, Township 5 North, Range 2 East and run thence Southerly along the East line of said county road for a distance of 276.07 feet to the Point of Beginning of the parcel of land herein described; from said Point of Beginning run thence Southerly along a deflection 17 degrees 58 minutes 40 seconds and run thence Southeasterly through for a distance of 662.70 feet to an iron pin; turn thence right through a deflection angle of 79 degrees 55 minutes 30 seconds and run in a Southerly direction for a distance of 274.98 feet to a pipe; turn thence right through a deflection angle of 90 degrees 31 minutes and run in a Westerly direction for a distance of 657.90 feet to a pipe on the East line of a county road; turn thence right through a deflection angle of 90 degrees 31 minutes and run in a Southerly direction along the East line of said county road for a distance of 385.00 feet to the Point of Beginning, containing 4.97 acres, more or less.

SURVEYOR'S CERTIFICATE:

To: Lakeover Partnership, L.P., Nichols & Ash, PLLC, Old Republic Title Insurance Company and
Citizen's National Bank out of Philadelphia:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1-4, 6, 7(a), 8, 9, 11, 13, 14 & 16-18 of Table A thereof. The fieldwork was completed on March 22, 2022.

Date of Plat: April 19, 2022.



Michael R. Love
Registered Professional Surveyor
Registration No. 2783
Michael R. Love
101 Highpointe Court, Suite B
Brandon, Mississippi 39042
April 19, 2022
Dated

OLD REPUBLIC TITLE INSURANCE COMPANY

Encroachments and/or Easements - MVT File No.: TR22118235

Right of way to Mississippi Power & Light Company dated March 19, 1959 recorded in Book 165 Page 400. **Blanket Easement. May affect property.**

ZONING REQUIREMENTS

ZONE: C-3 (HIGHWAY COMMERCIAL DISTRICT)

CURRENT ZONING REGULATIONS:

1. FRONT SETBACK: 40 feet.
2. SIDE SETBACK: 20 feet (Not Abutting Residential).
3. REAR SETBACK: 20 feet (Not Abutting Residential)
4. MAX. BUILDING HEIGHT: 35 feet.

Address:
1590 Old Whitfield Rd.
Pearl, MS 39208



30 15 0 30 60 90

Classification:
This survey meets the requirements of the Standards of Practice for Surveying in Mississippi for Class B Surveys as adopted by the Mississippi Board of Licensure for Professional Engineers and Surveyors.

Subject property has public access to Old Whitfield Road (a paved public road

Date of Field Survey: 3-22-22

Deed Book 548, Pages 671-672

Bearings on deed rotation, reference Deed Book 548, Pages 671-672

The property surveyed is the same as described in the Old Republic Title Insurance Company File No. TR22118235.

Flood Note: This parcel is located in Flood Zone X according to Flood Insurance Rate Map No. 28121C0189F, Community Panel No. 280145 0189 F, Effective Date: June 9, 2014.

DATE: 4/19/22	DWG. NO: B-9224
DRAWN: RTS	PROJ: B-9224
CHECKED: MRL	CREW: CHALK

PROJECT: **ALTA / NSPS LAND TITLE SURVEY OF**
ESSCO, INC. PROPERTY
 SITUATED IN THE NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION
 36, T12N, R10E, S1E, MISSISSIPPI
 COUNTY, MISSISSIPPI

NAI UCR PROPERTIES

PROJECT NUMBER
B-9224