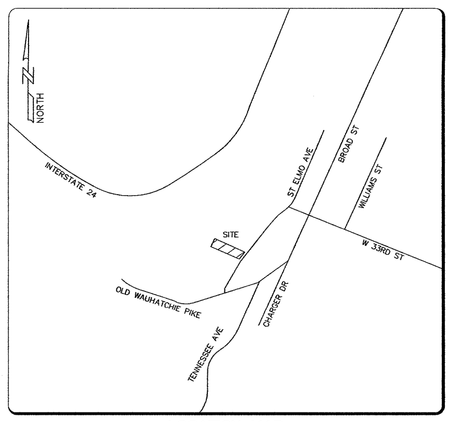
DEED BOOK 6059, PAGE 49

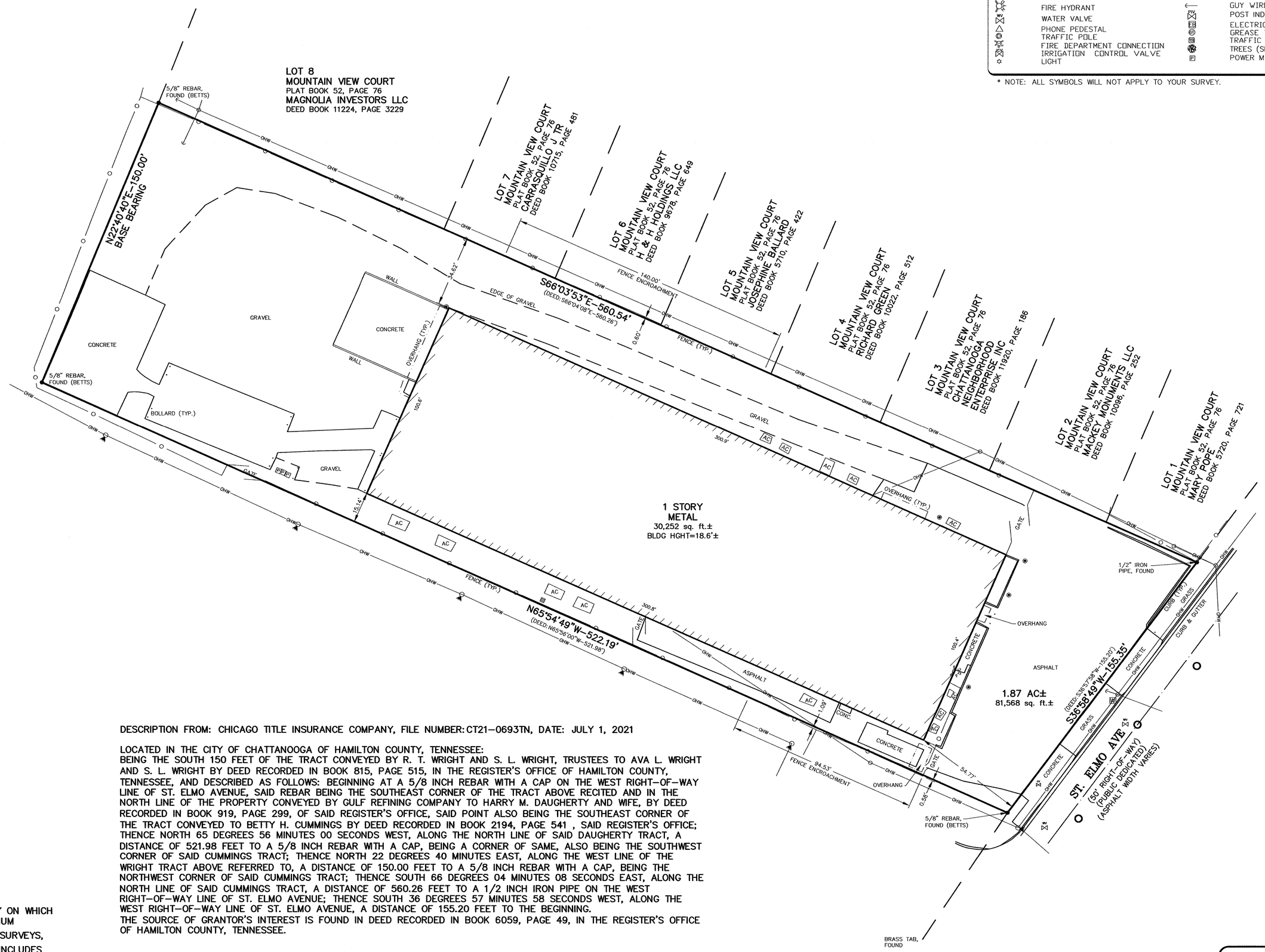
LEGEND OF SYMBOLS

CL/CLR	CENTERLINE ROAD	TB	TOP BANK
TC	TOP CURB	TS	TOE SLOPE
BC	BOTTOM CURB	BD	BOTTOM DITCH
A	ASPHALT	BLD	BUILDING
G	GROUNDSHOT	FFE	FINISH FLOOR ELEVATION
EG	EDGE GRAVEL	EW	EDGE WATER
EP/EOP	EDGE PAVEMENT	NS	NAIL SET
CC	CORNER (TOP)	—OHW—	OVERHEAD WIRE
TYP	TYPICAL	—W—	WATER LINE
CO	CLEANOUT	—ST—	STORM SEWER LINE
	SCB MANHOLE	—SS—	SANITARY SEWER LINE
	SANITARY/STORM MANHOLE	—G—	GAS LINE
	WATER METER	—UGE—	UNDERGROUND ELECTRIC
	POWER POLE	—COM—	COMMUNICATION
	LIGHT POLE		BUILDING LINE
	CLEANOUT	HDPE	HIGH DENSITY POLYETHYLENE
	CATCH BASIN	CONC	CONCRETE
	GAS VALVE		GUY WIRE
	GAS METER		POST INDICATOR VALVE
	FIRE HYDRANT		ELECTRIC BOX
	WATER VALVE		GREASE TRAP
	PHONE PEDESTAL		TRAFFIC BOX
	TRAFFIC PIBLE		TREES (SIZE VARIES-SEE PLAN)
	FIRE DEPARTMENT CONNECTION		POWER METER
	IRRIGATION CONTROL VALVE		
	LIGHT		

* NOTE: ALL SYMBOLS WILL NOT APPLY TO YOUR SURVEY.



LOCATION MAP
N.T.S.



AS SURVEYED DESCRIPTION
A PARCEL OF LAND SITUATED IN HAMILTON COUNTY, TENNESSEE AS DESCRIBED IN DEED BOOK 6059, PAGE 49, REGISTER'S OFFICE OF HAMILTON COUNTY (R.O.H.C.) WITH A DESCRIPTION AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF MESSER LLC, DEED BOOK 12290, PAGE 258, R.O.H.C.; THENCE WITH AND ALONG THE NORTH LINE OF MESSER LLC AFOREMENTIONED NORTH 65 DEGREES 54 MINUTES 49 SECONDS WEST 522.19 FEET TO A REBAR CORNER FOUND; THENCE LEAVING SAID LINE AND WITH AND ALONG THE EAST LINE OF MESSER LLC AFOREMENTIONED NORTH 22 DEGREES 40 MINUTES 40 SECONDS EAST 150.00 FEET TO A REBAR CORNER FOUND; THENCE LEAVING SAID LINE AND WITH AND ALONG THE SOUTH LINE OF LOTS 1 THROUGH 8 MOUNTAIN VIEW COURT PLAT BOOK 52, PAGE 76 R.O.H.C., SOUTH 66 DEGREES 03 MINUTES 53 SECONDS EAST 560.54 FEET TO AN IRON PIPE CORNER FOUND; THENCE LEAVING SAID LINE AND WITH AND ALONG THE WEST RIGHT OF WAY OF ST. ELMO AVENUE, A FIFTY FOOT PUBLIC DEDICATED RIGHT-OF-WAY SOUTH 36 DEGREES 58 MINUTES 49 SECONDS WEST 155.35 FEET TO A REBAR CORNER AND THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1.87 ACRES MORE OR LESS. THERE ARE SEVERAL FENCE ENCROACHMENTS THAT ENCUMBER THE PARCEL. THIS DESCRIPTION IS REFERENCE TO HOPKINS SURVEYING GROUP DRAWING NUMBER 2021-203-3 DATED JUNE 30, 2021.

NOTES:
1. ALL UTILITIES SHOWN ARE FROM ABOVE GROUND STRUCTURES ONLY. NO EXCAVATION WAS DONE. PLEASE CONTACT LOCAL UTILITY COMPANIES FOR MORE ACCURATE DATA.
2. NO ZONING INFORMATION PROVIDED TO SURVEYOR.
3. CHICAGO TITLE INSURANCE COMPANY, FILE NUMBER: CT21-0693TN, DATE: JULY 1, 2021
4. TOTAL PARKING: NO PARKING DELINEATED.
5. BASED ON GRAPHIC DETERMINATION THIS PROPERTY IS LOCATED IN ZONE "X" AND IS NOT IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL No. 47065C0339G, DATED 02/03/2016.
6. NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
7. NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
8. NO OBSERVED MARKERS FOR DELINEATION OF WETLANDS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.
9. SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO ST. ELMO AVE, A DEDICATED PUBLIC STREET.
10. ALL CORNERS ARE 1/2" REBAR W/CAP AND/OR MAG NAILS W/WASHER UNLESS NOTED OTHERWISE.
11. ALWAYS CONSULT WITH BUILDING AUTHORITIES/ZONING OFFICIALS PRIOR TO CONSTRUCTION. SETBACKS ARE SUBJECT TO CHANGE.
12. THE PROPERTY DESCRIBED ON THIS SURVEY IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: CT21-0693TN, DATE: JULY 1, 2021. ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN HAVE BEEN PLOTTED ON THIS SURVEY OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

DESCRIPTION FROM: CHICAGO TITLE INSURANCE COMPANY, FILE NUMBER: CT21-0693TN, DATE: JULY 1, 2021

LOCATED IN THE CITY OF CHATTANOOGA OF HAMILTON COUNTY, TENNESSEE:
BEING THE SOUTH 150 FEET OF THE TRACT CONVEYED BY R. T. WRIGHT AND S. L. WRIGHT, TRUSTEES TO AVA L. WRIGHT AND S. L. WRIGHT BY DEED RECORDED IN BOOK 815, PAGE 515, IN THE REGISTER'S OFFICE OF HAMILTON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8 INCH REBAR WITH A CAP ON THE WEST RIGHT-OF-WAY LINE OF ST. ELMO AVENUE, SAID REBAR BEING THE SOUTHEAST CORNER OF THE TRACT ABOVE RECITED AND IN THE NORTH LINE OF THE PROPERTY CONVEYED BY GULF REFINING COMPANY TO HARRY M. DAUGHERTY AND WIFE, BY DEED RECORDED IN BOOK 919, PAGE 299, OF SAID REGISTER'S OFFICE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE TRACT CONVEYED TO BETTY H. CUMMINGS BY DEED RECORDED IN BOOK 2194, PAGE 541 , SAID REGISTER'S OFFICE; THENCE NORTH 65 DEGREES 56 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID DAUGHERTY TRACT, A DISTANCE OF 521.98 FEET TO A 5/8 INCH REBAR WITH A CAP, BEING A CORNER OF SAME, ALSO BEING THE SOUTHWEST CORNER OF SAID CUMMINGS TRACT; THENCE NORTH 22 DEGREES 40 MINUTES EAST, ALONG THE WEST LINE OF THE WRIGHT TRACT ABOVE REFERRED TO, A DISTANCE OF 150.00 FEET TO A 5/8 INCH REBAR WITH A CAP, BEING THE NORTHWEST CORNER OF SAID CUMMINGS TRACT; THENCE SOUTH 66 DEGREES 04 MINUTES 08 SECONDS EAST, ALONG THE NORTH LINE OF SAID CUMMINGS TRACT, A DISTANCE OF 560.26 FEET TO A 1/2 INCH IRON PIPE ON THE WEST RIGHT-OF-WAY LINE OF ST. ELMO AVENUE; THENCE SOUTH 36 DEGREES 57 MINUTES 58 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF ST. ELMO AVENUE, A DISTANCE OF 155.20 FEET TO THE BEGINNING.
THE SOURCE OF GRANTOR'S INTEREST IS FOUND IN DEED RECORDED IN BOOK 6059, PAGE 49, IN THE REGISTER'S OFFICE OF HAMILTON COUNTY, TENNESSEE.

CHICAGO TITLE INSURANCE COMPANY, FILE NUMBER: CT21-0693TN, DATE: JULY 1, 2021

SCHEDULE B, PART II EXCEPTIONS:
9. MATTERS SHOWN ON PLAT OF SURVEY PREPARED BY BETTS ENGINEERING ASSOCIATES, INC., DRAWING NO. 9862-3-204 AS MENTIONED IN DEED RECORDED IN BOOK 6059, PAGE 49, IN THE REGISTER'S OFFICE OF HAMILTON COUNTY, TENNESSEE.
10. RIGHTS OF WAY OR UTILITY SERVICE LINES AND PIPES EXTENDING INTO, UNDER OR ACROSS THE SUBJECT PROPERTY.

NOTE: THIS SURVEY IS NOT TRANSFERABLE TO ANY OTHER OWNER OR LENDER, ATTORNEY, ENGINEER, ARCHITECT AND MAY NOT BE COPIED OR USED IN ANY WAY WITHOUT THE WRITTEN CONSENT TO THE SURVEYOR.

SURVEYOR'S CERTIFICATE

TO: CHICAGO TITLE INSURANCE COMPANY, JONES TITLE INSURANCE AGENCY, INC., RISE VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY; FIRSTBANK; RP ST. ELMO, LLC

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, 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 9, 11, 13, AND 16-18 OF TABLE A THEREOF.
THE FIELDWORK WAS COMPLETED ON 6/28/2021
DATE OF PLAT OR MAP: 6/30/2021

SIGNED NAME _____

DAVID L. HOPKINS REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 120 8/25/21

PRINT NAME DAVID L. HOPKINS, JR.
REGISTRATION NO. 120
DWG. NO.: 2021-203-3

SURVEYOR STATEMENT
I CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON, THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THAT THE RATIO OF PRECISION OF UNADJUSTED SURVEY IS >1:50,000 (CATEGORY I)

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

REV. No. 1: ADDED AS-SURVEYED DESCRIPTION, REVISED NOTES & CERT. – DATE: 8/24/2021

RISE PARTNERS

ALTA/NSPS LAND TITLE SURVEY

OF THE PROPERTY DESCRIBED IN DEED BOOK 6059, PAGE 49, R.O.H.C., CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

HOPKINS SURVEYING GROUP
175 Hamm Road – P.O. Box 4366
Chattanooga, Tennessee 37405
(423) 267-3751 Office (aj@hopkinssurveying.com)

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DRAWN BY: ZA	SHEET NO: 1 OF 1	DWG. No: 2021-203-3
SCALE: 1"= 30'	DATE: 6/30/2021	REF. DWG:
PROPERTY ADDRESS: 3501 ST ELMO AVE, CHATTANOOGA, TN 37409		TAX MAP No: 155G-A-012