

VICINITY SKETCH - NO SCALE

LEGEND
MAPPING SYMBOLS AND CODES

- AR CONDITIONER (AC)
- CATCH BASIN (CB)
- CABLE TELEVISION (CATV)
- DOUBLE CATCH BASIN (DCB)
- TRIPLE CATCH BASIN (TCB)
- ELECTRIC JUNCTION BOX (EJB)
- COMMUNICATION JUNCTION BOX (CJB)
- ELECTRIC METER (EM)
- ELECTRIC TRANSFORMER (ETF)
- FINISHED FLOOR ELEVATION (F.F.E.)
- FIRE HYDRANT (FH)
- POST
- FLAG POLE (FP)
- GAS METER (GM)
- GUY POLE (GP)
- GAS VALVE (GV)
- GUY WIRE (GW)
- IRON ROD NEW (IRIN)
- IRON ROD OLD (IRO)
- IRON PIPE OLD (PIO)
- IRON SPIKE OLD (SIO)
- LIGHT STANDARD METAL/WOOD (LS/LP)
- MAL BOX (MB)
- MANHOLE (MH)
- CONCRETE MONUMENT OLD (MOWO)
- CONCRETE MONUMENT NEW (MONIN)
- PARKING METER (PM)
- P.K. NAIL OLD (PKIO)
- P.K. NAIL NEW (PKIN)
- POST INDICATOR VALVE (PIV)
- LIGHT POLE (LP)
- POWER LIGHT POLE (PLP)
- POWER MANHOLE (PMH)
- POWER POLE (PP)
- POWER TELEPHONE LIGHT POLE (PTLP)
- POWER TELEPHONE POLE (PTP)
- RIGHT-OF-WAY MONUMENT (RWM)
- SPRINKLER HEAD/VALVE (SPH/SPV)
- SANITARY SEWER MANHOLE (SAMH)
- SIGN (SN)
- SIGNAL POLE (SP)
- STEAM MANHOLE (STMH)
- STORMWATER MANHOLE (SWMH)
- TELEPHONE JUNCTION BOX (TJB)
- TELEPHONE LIGHT POLE (TLP)
- TELEPHONE POLE (TP)
- TREE EVERGREEN
- WATER METER (WM)
- WATER VALVE (WV)

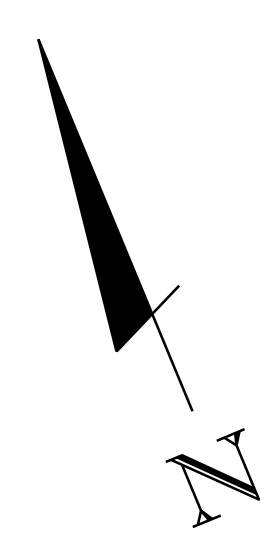
- LINE STYLES**
- CENTERLINE
 - CONCRETE AREA
 - EDGE OF WOODS LINE
 - EASEMENT LINE
 - FENCE LINE
 - GAS LINE
 - OVERHEAD POWER LINE
 - OVERHEAD TELEPHONE LINE
 - OVERHEAD POWER AND TELEPHONE LINE
 - PROPERTY LINE
 - SANITARY SEWER LINE
 - STORMWATER LINE
 - UNDERGROUND POWER LINE
 - UNDERGROUND TELEPHONE LINE
 - WATER LINE
 - QUADRANT
 - EDGE OF WATER
- ABBREVIATIONS**
- RCP REINFORCED CONCRETE PIPE
 - CMP CORRUGATED METAL PIPE
 - DI DUCTILE IRON PIPE
 - HDPE HIGH DENSITY POLYETHYLENE
 - DEED CALL
 - RECORD BEARING AND/OR DISTANCE
 - FIELD MEASUREMENT
 - DEED BOOK
 - PAGE
 - PLAT BOOK
 - NORTH
 - SOUTH
 - EAST
 - WEST
 - ELEV. ELEVATION
 - CO CLEAN OUT
 - BM BENCHMARK
 - TBM TEMPORARY BENCHMARK
 - POC POINT OF COMMENCEMENT
 - POB POINT OF BEGINNING
 - N.D.R. NO DEED REFERENCE
 - DOC. NO. DOCUMENT NUMBER
 - Y/B/P YEAR/BOOK/PAGE
 - R/W RIGHT-OF-WAY

SCHEDULE "B", PART II, EXCEPTIONS
COMMITMENT FOR TITLE INSURANCE
PREPARED BY: AMERICAN LAND TITLE ASSOCIATION
ISSUING AGENT: THE MINOR FIRM, LLC
COMMITMENT NUMBER: 20230634
COMMITMENT DATE: SEPTEMBER 19, 2024 AT 12:00 AM

1. Any defect, lien, encumbrance, adverse claim or other matter; as shown and/or noted on survey.
2. All taxes for the year 2024 and subsequent years; affects property, does not affect survey.
3. Special Notation on Subdivision Plats dated July 17, 1973, Deed Book 2116, Page 189, R.O.H.C.; Items 1 through 8 appear to have been prepared by the Chattanooga Hamilton County Regional Planning Commission and reflect plat requirements in 1973. See general note 4 for current for setback and building height requirements.
4. Instrument of Covenant and Easement Rights dated December 17, 1980 from First Tennessee Bank, N.A., Chattanooga (lawful owner and holder of note) executed by Michael F. McGaughy (trustee) to Chattanooga Choo-Choo Company of record in Book 2734, Page 165, R.O.H.C.;
 - (a) grant of ingress and egress from foot traffic only, by its employees, across that portion of Lot Number 1, shown in Plat Book 33, Page 135, which has been added to Lot Number 2, on said plat by Re-Subdivision plat in Plat Book 35, Page 222, R.O.H.C.; a permanent ingress and egress is shown on Lot 1 of Plat Book 33, Page 135, located at the end of Johnson Street, said plat does not designate the ingress and egress as being for foot traffic only; said easement as shown on survey.
 - (b) right to run communication and electric lines across the parcel which was added to Lot Number 2, by Plat Book 35, Page 222, R.O.H.C., from Lot Number 1, as shown in Plat Book 35, Page 222, R.O.H.C.; no communication or power lines located on Lot Number 1, Plat 35, Page 222, that serves any portion of Lot Number 2, Plat Book 35, Page 222, R.O.H.C.
 - (c) garage building leased by Charles T. Paris, Jr. (which is located on that parcel of land which has been added to Lot Number 2, Plat 35, Page 222, R.O.H.C.; no buildings located on Proposed Lot 1.
 - (d) grant of easement 2.0 feet in width, adjoining the entire Eastern line of Lot Number 3, Plat Book 35, Page 222, R.O.H.C. for a foundation of the Eastern wall of a building; easement as shown on survey.
 - (e) Chattanooga Choo-Choo Company shall provide the necessary drainage to drain water from the parking lot on the East side of Lot Number 3, Plat Book 35, Page 222, R.O.H.C., and
 - (f) Chattanooga Choo-Choo Company shall construct an eight (8) foot chain-link fence on the outer or Eastern edge of the two (2) foot easement for the entire length of said Lot Number 3, Plat Book 35, Page 222; no visible evidence observed of drainage structures along the East side of Lot Number 3; chain-link and wood fence along a portion of the Western boundary of Proposed Lot 1, said fencing extends from the Northern margin of Johnson Street to the existing building as shown on survey.
5. Access and Utility Easement dated February 25, 2005 from Woodwork Realty Company to the City of Chattanooga set forth in the instrument recorded in Deed Book 7521, Page 591, R.O.H.C., as amended in Deed Book 13670, Page 691, and as further amended in Deed Book Page R.O.H.C.
6. The map of survey prepared for Dream Capital Group by Barge Design Solutions discloses an electric transformer encroachment at the Northwest corner of Proposed Lot 1; as shown on survey.

THIS MAP REPRESENTS A PROPOSED SUBDIVISION OF LAND. ITS USE TO
SUBDIVIDE PROPERTY WITHOUT THE APPROVAL OF ALL JURISDICTIONAL
AUTHORITIES MAY CONSTITUTE AN ILLEGAL SUBDIVISION OF LAND.

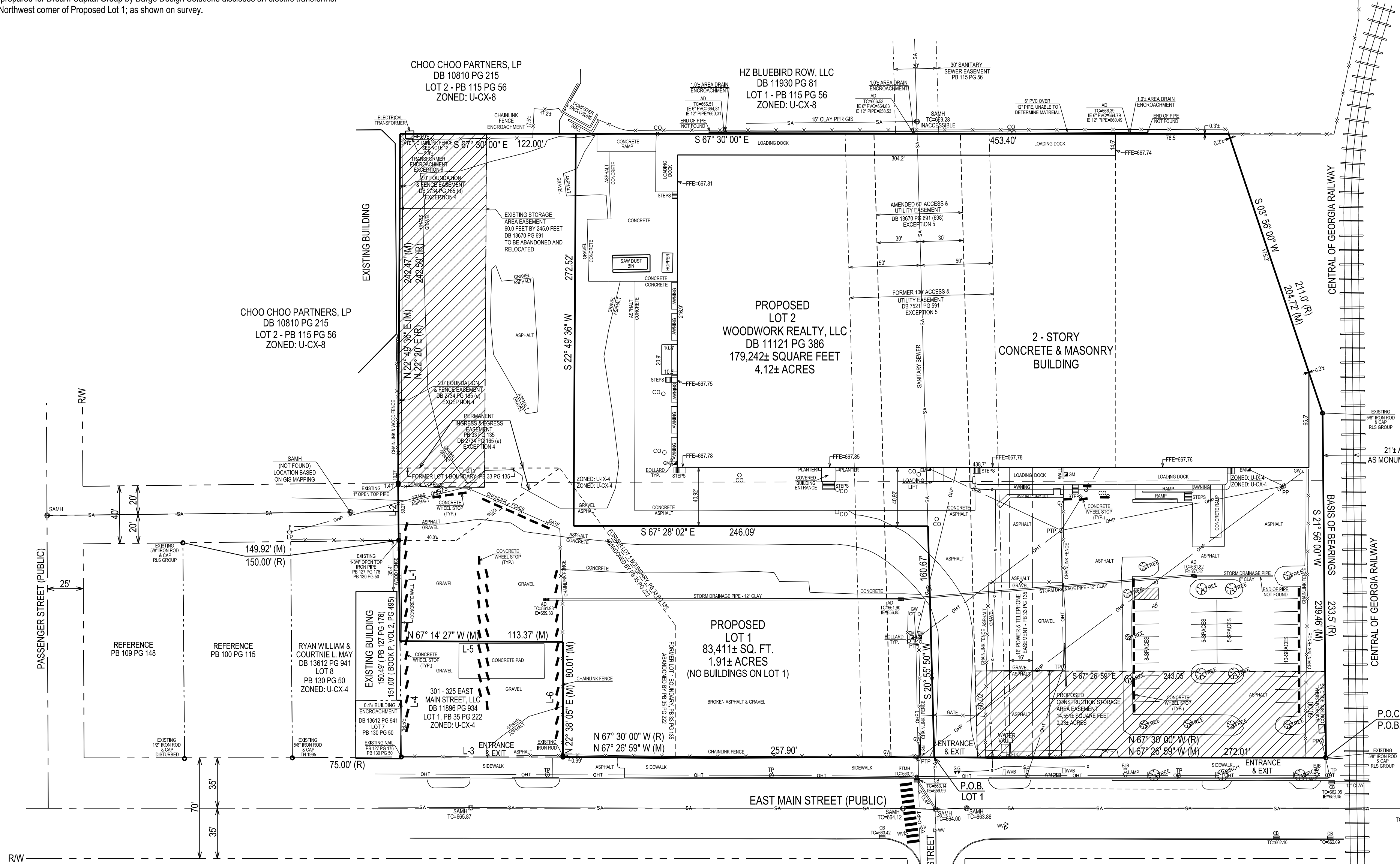
- ENCROACHMENTS
1. AREA DRAIN ENCROACHMENTS ALONG NORTHERN BOUNDARY LINE OF LOT 2 BEHIND EXISTING BUILDING. ENCROACHES ONTO NORTHERN ADJOINING PROPERTY.
 2. A PORTION OF CHAINLINK FENCE ENCROACHES ONTO THE NORTHERN ADJOINING PROPERTY. NEAR THE NORTHWEST CORNER OF LOT 2.
 3. ELECTRICAL TRANSFORMER ENCROACHMENT AT THE NORTHWEST CORNER OF LOT 1.



GENERAL NOTES:

1. North orientation based on: Plat Book 33, Page 135, R.O.H.C.
2. This map and survey subject to any rights-of-way, easements, restrictions, ordinances, agreements, zoning and any other matters of title that may exist.
3. Prior to the start of any construction and/or digging activities CONTACT UTILITY COMPANIES AND/OR A UTILITY MARKING CONTRACTOR TO MARK ANY UNDERGROUND UTILITIES THAT MAY BE LOCATED ON OR NEAR THIS SITE.
4. Current zoning: U-CX-4, Commercial Mixed Use Zone & U-X-4, Industrial Mixed Use Zone
U-CX-4, Building Setbacks: Primary Street 0' min / 15' max; Side Street 0' / 15' max; Side Common Line 0' min; Side Alley 5' min; Side Protected Zone 15' min; Rear Common Line 0' min; Rear Alley 5' min; Rear Protected Zone 15' min; Maximum Height 4 stories / 60' max.
U-X-4, Building Setbacks: Primary Street 0' min / 15' max; Side Street 0' / 15' max; Side Common Line 0' min; Side Alley 5' min; Side Protected Zone 15' min; Rear Common Line 0' min; Rear Alley 5' min; Rear Protected Zone 15' min; Maximum Height 4 stories / 60' max.
5. Current owner of property: Woodwork Realty, LLC.
6. The subject property is not located in a flood hazard area as per F.E.M.A. Flood Insurance Rate Map (F.I.R.M.) map number 47065C03416, map having a revised date of February 03, 2016, subject property located in Zone "X".
7. Total property area: 6.03 acres, more or less.
8. The subject property has direct access to and from a public dedicated street, being East Main Street and Johnson Street as shown hereon.
9. No evidence of recent earth moving work, building construction or building additions observed in the process of conducting the field work.
10. No known plans for changes in street right-of-way lines. No evidence of recent street or sidewalk construction or repairs observed in the process of conducting the field work.
11. No evidence of wetlands delineation observed while conducting the field work.
12. The chainlink fence located at the Northwest corner of the property appears to belong to the subject property. The gate shown near the electrical transformer has the lock on the subject property side of the fence and property owner has key to the lock.
13. Currently there is no vehicular access to the property from Johnson Street due to barricade, pedestrian access is available.

PRELIMINARY



LINE TABLE

LINE	BEARING (MEASURED)	DISTANCE (MEASURED)	BEARING (RECORD)	DISTANCE (RECORD)
LINE L-1	N 21° 48' 45" E	70.06'	N 22° 20' E	
LINE L-2	N 21° 55' 06" E	40.00'	N 22° 20' E	
LINE L-3	N 67° 26' 59" W	112.22'	N 65° 05' W	112.40'
LINE L-4	N 21° 48' 45" E	80.43'	N 24° 26' E	
LINE L-5	N 67° 14' 27" E	113.37'	S 65° 05' E	
LINE L-6	S 22° 38' 05" W	80.01'	S 25° 07' 40" W	

PROPOSED LOT 1, SURVEY DESCRIPTION

BEING the same property described in Book 7421, Page 291, in the Register's Office of Hamilton County, Tennessee, property shown on Tax Map 145LC, in Group "A", being Parcel 001, located at 405 East Main Street, in the City of Chattanooga, Hamilton County, Tennessee, said Proposed Lot 1 being more particularly described as follows:

BEGINNING at an existing five-eighths inch iron rod and cap identified as "RLS Group" said iron rod is located where the Western margin of the Central of Georgia Railway and the Northern margin of East Main Street intersect;

THENCE North 67 degrees, 26 minutes, 59 seconds West for a distance of 272.01 feet along the Northern margin of East Main Street to a point marking the Southeast corner of Lot 1, the POINT OF BEGINNING.

THENCE North 67 degrees, 26 minutes, 59 seconds West for a distance of 257.90 feet along the Northern margin of East Main Street to a point located South 22 degrees, 38 minutes, 05 seconds West for a distance of 0.99 feet from an existing iron rod, said point is also located South 67 degrees, 26 minutes, 59 seconds East for a distance of 112.22 feet from an existing nail that marks the Southeast corner of Lot 7, as shown on plat of record entitled "Lots 7 & 8, Dotson & Johnson's Addition, Plat Book 130, Page 50, said point marks the Southeast corner of the 301-325 East Main Street, LLC property described in Book 11896, Page 934, in the Register's Office of Hamilton County, Tennessee,

THENCE North 22 degrees, 38 minutes, 05 seconds East for a distance of 80.01 feet to a point, said point marks the Northeast corner of the 301-325 East Main Street, LLC property;

THENCE North 67 degrees, 14 minutes, 27 seconds West for a distance of 113.37 feet to a point, said point marks the Northwest corner of the 301-325 East Main Street, LLC property and located on the Eastern boundary of Lot 8, Dotson and Johnson's Addition, being North 21 degrees, 48 minutes, 45 seconds East for 80.43 feet from an existing nail that marks the Southeast corner of Lot 7, Dotson and Johnson's Addition as shown on plat of record in Plat Book 130, Page 50, R.O.H.C.;

THENCE North 21 degrees, 48 minutes, 45 seconds East for a distance of 70.06 feet to an existing one & three-quarter inch open top iron pipe, located on the Southern margin of Johnson Street and marks the Northeast corner of Lot 8 as shown on Plat Book 130, Page 50, R.O.H.C.;

THENCE North 21 degrees, 55 minutes, 06 seconds East for a distance of 40.00 feet along the end of Johnson Street to a point located on the Northern margin of Johnson Street, said point being North 21 degrees, 55 minutes, 06 seconds East for distance of 1.41 feet from an existing one inch open top pipe;

THENCE North 22 degrees, 49 minutes, 36 seconds East for a distance of 242.47 feet to a point which marks the Northwest corner of Lot 1 and located on the Southern boundary of Choo Choo Partners, LP property described in Book 10810, Page 215, R.O.H.C.;

THENCE South 67 degrees, 30 minutes, 00 seconds East for a distance of 122.00 feet along the Southern boundary of Choo Choo Partners, LP property described in book 10810, Page 215, R.O.H.C. to a point marking the Northeast corner of Lot 1;

THENCE South 22 degrees, 49 minutes, 36 seconds West for a distance of 272.52 feet to a point;

THENCE South 67 degrees, 28 minutes, 02 seconds East for a distance of 246.09 feet to a point;

THENCE South 20 degrees, 55 minutes, 50 seconds West for a distance of 160.67 feet to the POINT OF BEGINNING.

SAID Proposed Lot 1 herein described contains 83,411 square feet, more or less, or 1.91 acres, more or less, as shown on map of survey entitled "ALTAINSPS Land Title Survey, Proposed Lot 1, A Portion of Lots 1 & 2, Division of Signal Realty Company, Plat Book 33, Page 135, R.O.H.C., Final Plat, Re-Sub of Lots 1 & 2, Signal Realty S/D, Plat Book 35, Page 222, Book 7421, Page 291, R.O.H.C., prepared by Barge Design Solutions, having file number 3866700.

COMMITMENT DESCRIPTION:

All that tract or parcel of land lying and being in the City of Chattanooga, Hamilton County, Tennessee and being more particularly described as being all that portion of Lot Number 2, Division of Signal Realty Company Property, and being more particularly described as Lot Number 1 containing 1.91 acres more or less, according to a plat of survey prepared by Barge Design Solutions, Wilburn N. Holden, Tennessee Registered Land Surveyor, recorded in Plat Book Page in the Register's Office of Hamilton County, Tennessee, reference to which is hereby made and incorporated herein by reference.

TOGETHER WITH rights appurtenant thereto by virtue of Instrument of Covenant and Easement Rights of record in Book 2734 Page 162, in the Register's Office of Hamilton County, Tennessee.

SUBJECT TO the terms of that certain Instrument of Covenant and Easement Rights of record in Book 2734 Page 165, in the Register's Office of Hamilton County, Tennessee.

For prior title to Deed Book 7429 Page 58 and Deed Book 11121 Page 386, in the Register's Office of Hamilton County, Tennessee.

ALTAINSPS LAND TITLE SURVEY
PROPOSED LOT 1
BEING A PORTION OF LOTS 1 & 2, DIVISION OF SIGNAL
REALTY COMPANY PROPERTY, PLAT BOOK 33, PAGE 135, R.O.H.C.

FINAL PLAT, RE-SUB OF LOTS 1 & 2, SIGNAL REALTY S/D
PLAT BOOK 35, PAGE 222 - BOOK 7421, PAGE 291, R.O.H.C.
405 EAST MAIN STREET - TAX PARCEL 145LC-A-001
CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
WNH	TWG	08-07-2024	PRELIMINARY ISSUE
WNH	TWG	08-08-2024	REVISED PRELIMINARY ISSUE
WNH	TWG	09-10-2024	REVISED PRELIMINARY ISSUE
WNH	TWG	09-27-2024	REVISED PRELIMINARY ISSUE

SHEET 1
OF 1 SHEET
FILE NO. 3866700

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