

Current Zoning Information

M-1 Manufacturing Zone

Sec. 38-304. Height and area regulations.

- (1) No building shall exceed thirty-five (35) feet in height except that a building may exceed thirty-five (35) feet in height provided either that for every foot of additional height over thirty-five (35) feet the building shall be set back one (1) additional foot from all property lines; or that if any point on the exterior surface of the building is above thirty-five (35) feet in height, the vertical projection of such point upon the ground shall not be nearer to any property line than a horizontal distance equal to the height of such point above the ground.
- (2) There is no minimum building site area.
- (3) There shall be a front yard of not less than twenty-five (25) feet.
- (4) There shall be a side yard of not less than twenty-five (25) feet when side yard adjoins residential zone.
- (5) There shall be a rear yard of not less than twenty-five (25) feet where the rear yard adjoins a residential zone.
- (6) Other than as provided above, no other front, rear or side yards are required, but where buildings are separated, the distance between them shall be at least ten (10) feet.
- (7) All Telecommunication Facilities shall be subject to the setback requirements set forth in article VIII.

(Code 1995, App. B, Art. V, § 1004; Ord. No. 11253, 3-19-02; Ord. No. 11459, § 2, 9-16-03; Ord. No. 13205, § 2, 7-18-17)

Cross reference(s)—Off-street parking requirements, article V, section 38-471, et seq.

PARKING SPACE TABLE	
Type of space	Existing
Regular	Undesignated
Handicap	4
Total	4

LEGEND	
Power Pole	Guy Wire
Light Pole	Tree
Transformer Pad	Monitoring Well
Water Meter	Catch Basins
Water Valve	Iron Rod (Found)
Fire Hydrant	Iron Pipe (Found)
Manhole	Concrete Monument (Found)
Manhole Telephone	P.K. Nail (Found)
Manhole Electric	P.K. Nail (Set)
Clean Out	Iron Rod (Set)
Gas Meter	Concrete
Gas Valve	Edge of Asphalt
Telephone Riser	P.O.C. Point of Commencement
Electric Access Box	P.O.B. Point of Beginning
Signal Pole	Auto-Sprinkler Valve Box
Bench Mark	Sprinkler Valve
	Irrigation Control Valve
	FFE Finished Floor Elevation
	RCP Reinforced Concrete Pipe
	CMP Corrugated Metal Pipe
	Centerline
	Property Line
	Building Line
	Easement Line
	Water Line
	Gas Line
	Sewer Line (Sanitary)
	Sewer Line (Storm)
	Overhead Power & Communication Line
	Electric Line (U.G.)
	Telephone Line (U.G.)
	Fence Line
	Note: Utility Service Lines Shown at Approximate Locations Only.

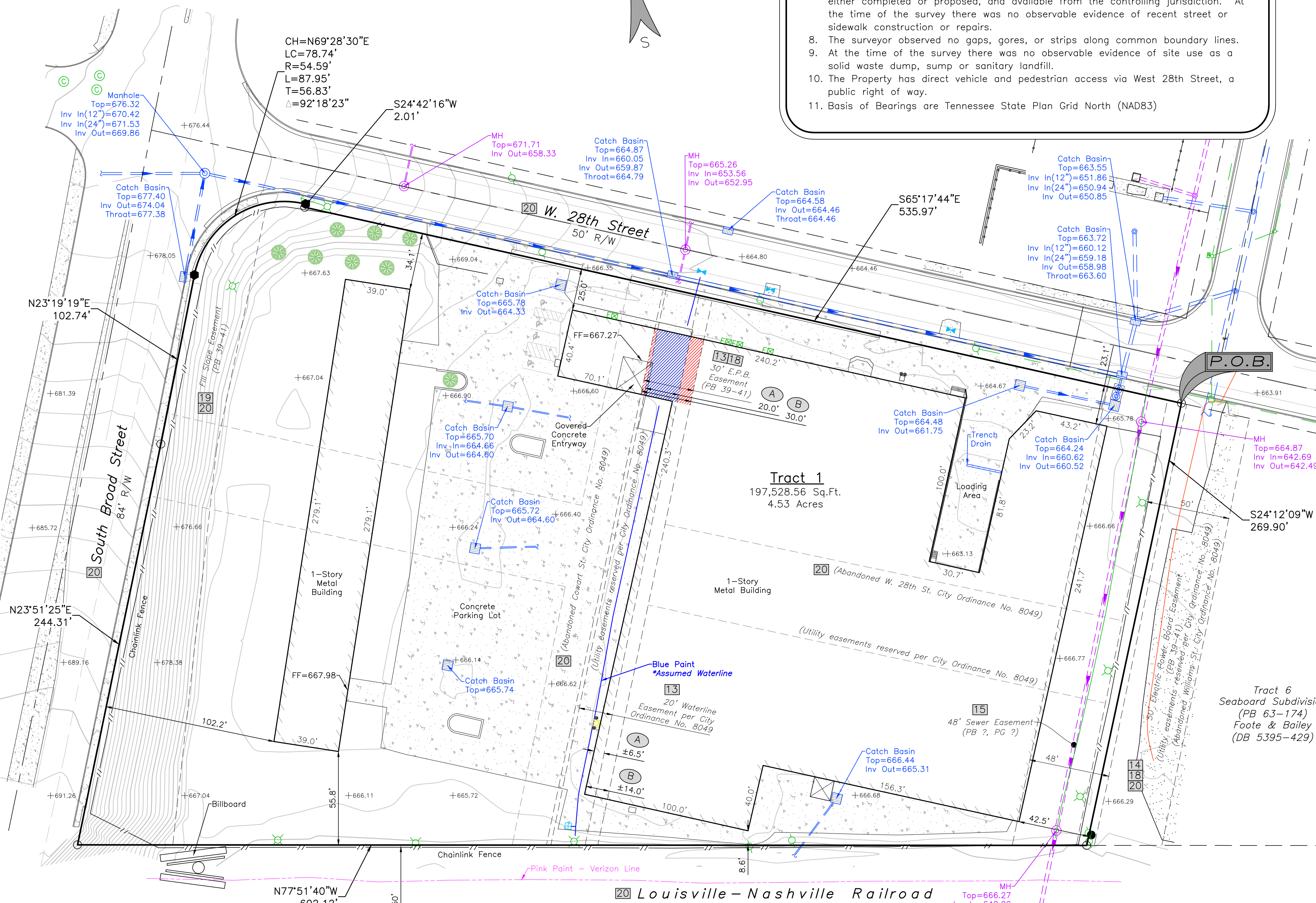
General Notes

NOTES

1. Contour Interval: 1 Foot
2. Elevations based on: State of Tennessee GPS Core Station Networks NAVD88 and they were transferred to site by Carlson BRX 7 and references Tennessee State Plane Grid North NAD83.
3. Site Benchmark: PK Nail set in asphalt marked by
4. Tax Map No. 155C-L-001.01
5. All underground utilities are at approximate locations only, and were located by above ground evidence and information supplied by local utility companies. Call Before You Dig! 800-351-1111
6. At the time of the survey there was no observable evidence of earth moving work, building construction, or building additions at the time of this survey.
7. To the surveyors knowledge there were no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. At the time of the survey there was no observable evidence of recent street or sidewalk construction or repairs.
8. The surveyor observed no gaps, gores, or strips along common boundary lines.
9. At the time of the survey there was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
10. The Property has direct vehicle and pedestrian access via West 28th Street, a public right of way.
11. Basis of Bearings are Tennessee State Plan Grid North (NAD83)

Zoning Information Taken from Chattanooga Zoning Website

Scale 1" = 40'



Note Corresponding to Schedule B

- 13 Subject to Easements reserved in abandoned Cowart Street, as set out in City of Chattanooga Ordinance No. 8049, Item 1982-70. (Affects Subject Property - As Shown)
- 14 Subject to Easements reserved in abandoned Williams Street, as set out in City of Chattanooga Ordinance No. 8049, Item 1982-75, as affected by Release of Easement of record in Book 2979, Page 361, in the Register's Office of Hamilton County, Tennessee. (Affects Subject Property - As Shown)
- 15 Subject to Sewer Easement granted to the City of Chattanooga of record in Book 5277, Page 548, in the Register's Office of Hamilton County, Tennessee. (Affects Subject Property - As Shown - Width Unknown)
- 16 Subject to a permanent telecommunications easement granted to U.S. Sprint Communications Company, as set out in instrument of record in Book 10148, Page 193, in the Register's Office of Hamilton County, Tennessee. (Affects Subject Property - Unable to plot - Location of cable or equipment unknown)
- 17 INTENTIONALLY DELETED
- 18 Subject to 30 foot and 50 foot Electric Power Board Easement as shown, described, or noted on plat of record in Plat Book 39, Page 41, in the Register's Office of Hamilton County, Tennessee. (Affects Subject Property - As Shown)
- 19 Subject to Fill Slope Easement as shown, described, or noted on plat of record in Plat Book 39, Page 41, in the Register's Office of Hamilton County, Tennessee. (Affects Subject Property - As Shown)
- 20 Subject to any setback lines, rights of way, easements, notes and any and all other matters shown, described, or noted on plat recorded in Plat Book 39, Page 41, in the Register's Office of Hamilton County, Tennessee. (Affects Subject Property - As Shown)

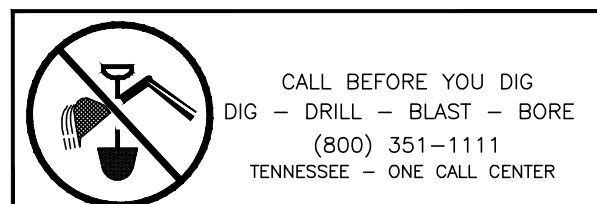
Statement of Encroachments

At the time of this survey, the surveyor observed the following encroachments:

- A The One-Story Metal building encroaches ± 6.5 to 20 feet onto the 20' Waterline Easement per City Ordinance No. 8049.
- B The One-Story Metal Building encroaches ± 14.0 to 30 feet onto the 30' E.P.B. Easement per Plat Book 39, Page 41.

Flood Note

I, hereby certify after examination of the current F.E.M.A.—Flood Insurance Rate Map No. 47065C0339G that the subject property lies in zone(s) "X" thereon and DOES NOT lie within the 100 year flood hazard area. The reference map bears a revised date of 2/3/2016.



The Location of existing underground utilities are shown at approximate locations only and are based upon the field location of visible utility apparatus and information provided by utility companies.

ALTA/NSPS Land Title Survey
300 W 28th Street
Chattanooga — Hamilton County — Tennessee

Surveyors Certification

for
Tract 1
Seaboard Subdivision
Plat Book 39, Page 41
Based Upon Title Commitment Policy No. 23-2437
of Stewart Title Guaranty Company
bearing an effective date of March 19, 2024 at 8:00 a.m.



Michael Shane Loyd
Registered Land Surveyor No. 1862
in the State of Tennessee
Drawing No: 23070
Date of Survey: 10-04-2023
Date of Last Revision: 03-25-2024

This Survey is NOT transferable to any other owner or lender, and may not be copied or used in any way without express written consent of The RLS Group, LLC.

Legal Description

AS SURVEYED:

A Tract of land situated in the City of Chattanooga, Hamilton County, Tennessee and being the same Tract as Tract 1, Seaboard Subdivision, as recorded in Plat Book 39, Page 41 in the Register's Office of Hamilton County, Tennessee. Said Tract being hereafter referred to as Tract 1 and being more particularly described as follows:

Beginning at an Iron Rod Set on the southern right of way of West 28th street, having a right of way width of 50 feet, and being at the common corner of Tract 6, Seaboard Subdivision, recorded in Plat Book 63, Page 174, in the Register's Office of Hamilton County, Tennessee and the said Tract 1, Said point being hereafter referred to as the POINT OF BEGINNING;
Thence, leaving said point, South 24 degrees 12 minutes 09 seconds West, 269.90 feet to an Iron Rod Set at the southwestern corner of the said Tract 6, said point being on the northern right of way of the Louisville-Nashville Railroad, having a right of way width of 115 feet;
Thence, with and along the said right of way of the Louisville-Nashville Railroad, North 77 degrees 51 minutes 40 seconds West, 602.12 feet to an Iron Rod Set on the eastern right of way of South Broad Street, having a right of way width of 84 feet;
Thence, with and along the said right of way of South Broad Street, North 23 degrees 51 minutes 25 seconds East, 244.31 feet to an Iron Rod Set;
Thence, North 23 degrees 19 minutes 19 seconds East, 102.74 feet to an Iron Pipe Found;
Thence, in a curve to the right, having a radius of 54.59 feet, an arc length of 87.95 feet and being subtended by a chord of North 69 degrees 28 minutes 30 seconds East, 78.74 feet to an Iron Pipe Found;
Thence, South 24 degrees 42 minutes 16 seconds West, 2.01 feet to an Iron Rod Set on the said southern right of way of West 28th Street;
Thence, with and along the said right of way, South 65 degrees 17 minutes 44 seconds East, 535.97 feet to the POINT OF BEGINNING.

Said Tract herein contains 197,528.56 Sq.Ft. or 4.53 Acres.

AS RECORDED:

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE:
Tract One (1), Seaboard Subdivision, as shown by plat of record in Plat Book 39, Page 41, in the Register's Office of Hamilton County, Tennessee.
REFERENCE is made for prior title to Warranty Deed recorded in Book 7014, Page 445, in the Register's Office of Hamilton County, Tennessee.

Contact Information

Tennessee American Water Co. 109 Wahl Street Chattanooga, TN 37403 866-736-6420	Chattanooga/Hamilton County Regional Planning Agency Development Resource Center 1250 Market St. Suite 2000 Chattanooga, TN 37402 423-643-5900	City of Chattanooga Building Development Resource Center 1250 Market St. Suite 1000 Chattanooga, TN 37402 423-643-5800
Chattanooga Gas Co. 2207 Olan Mills Dr. Chattanooga, TN 37421 866-643-4168	Hamilton County GIS Dept. Development Resource Center 1250 Market St. Suite 1010 Chattanooga, TN 37402 423-557-6000 423-557-6123	City of Chattanooga Engineer Development Resource Center 1250 Market St. Suite 2100 Chattanooga, TN 37402 423-643-6000
Bellsouth Telephone Sales, Billing & Service Business: 423-557-6000 423-557-6123		Electric Power Board 10 West M.L. King Blvd. CHATTANOOGA, TN 37402 423-648-1500

Drawing No. 23070
Tax Map 155C-L-001.01
File Name 300 W 28th Street..
SHEET 1 OF 1

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