

SCHEDULE "B" ITEMS

- 10 ALL MATTERS SHOWN ON PLATS OF RECORD IN PLAT BOOK 12, PAGE 39 (AFFECTS, NOTHING TO PLOT), PLAT BOOK 103, PAGE 96 AND PLAT BOOK P3 103, PAGE 96, IN THE REGISTER'S OFFICE OF HAMILTON COUNTY, TENNESSEE (AFFECTS, APPROXIMATE LOCATION AS SHOWN).
- 11 EASEMENT FROM HENDON GUNBARREL, LLC TO EPB, ACTING FOR AND ON THE BEHALF OF THE CITY OF CHATTANOOGA, TENNESSEE, OF RECORD IN BOOK 5831, PAGE 268, IN THE REGISTER'S OFFICE OF HAMILTON COUNTY, TENNESSEE. (AFFECTS, APPROXIMATE LOCATION AS SHOWN)
- 12 EASEMENT FROM JOSEPH W. STEWART TO CITY OF CHATTANOOGA, TENNESSEE, OF RECORD IN BOOK 2495, PAGE 944, IN THE REGISTER'S OFFICE OF HAMILTON COUNTY, TENNESSEE. (AFFECTS, APPROXIMATE LOCATION AS SHOWN)
- 13 EASEMENT FROM TOMMY R. BENNETT AND HIRAM G. LANGLEY TO CITY OF CHATTANOOGA, TENNESSEE, OF RECORD IN BOOK 2867, PAGE 981, IN THE REGISTER'S OFFICE OF HAMILTON COUNTY, TENNESSEE. (AFFECTS, APPROXIMATE LOCATION AS SHOWN)
- 14 TERMS AND PROVISIONS OF RECIPROCAL ACCESS EASEMENT AGREEMENT, BY AND AMONG CHATVEST, LLC, CHATVEST TWO, LLC AND HENDON GUNBARREL, LLC, OF RECORD IN BOOK 5756, PAGE 268, IN THE REGISTER'S OFFICE OF HAMILTON COUNTY, TENNESSEE. (BENEFITS, AS SHOWN)
- 15 TERMS AND PROVISIONS OF SLOPE AND GRADING EASEMENT AGREEMENT, BY AND BETWEEN CBL TERRACE LIMITED PARTNERSHIP AND HENDON GUNBARREL, LLC, OF RECORD IN BOOK 5832, PAGE 17, IN THE REGISTER'S OFFICE OF HAMILTON COUNTY, TENNESSEE. (AFFECTS, AS SHOWN)
- 16 TERMS AND PROVISIONS OF DECLARATION OF EASEMENTS COVENANTS AND RESTRICTIONS, BY GUNBARREL PLACE, LLC, OF RECORD IN BOOK 10749, PAGE 250, IN THE REGISTER'S OFFICE OF HAMILTON COUNTY, TENNESSEE. (AFFECTS AND BENEFITS, BLANKET IN NATURE OVER SUBJECT PROPERTY AND LOT 1 FOR ACCESS AND UTILITY)
- 17 RIGHT-OF-WAY DEED FROM JOSEPH W. STEWART TO CITY OF CHATTANOOGA, TENNESSEE, OF RECORD IN BOOK 3332, PAGE 114, IN THE REGISTER'S OFFICE OF HAMILTON COUNTY, TENNESSEE. (DOES NOT AFFECT, FALLS WITHIN CURRENT RIGHT OF WAY)

STATEMENT OF ENCROACHMENTS

NONE APPARENT

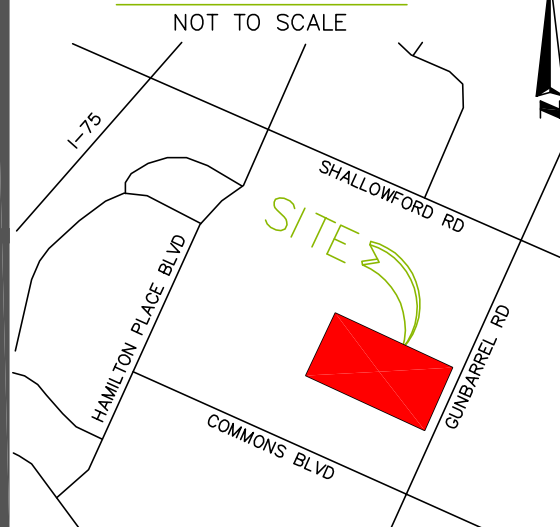
FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 47065003670, WHICH BEARS AN EFFECTIVE DATE OF 02/03/2016 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LAND AREA

±159,887 SQUARE FEET
±3.671 ACRES

VICINITY MAP



PARKING STALLS

REGULAR=156 HANDICAP=8
TOTAL=164

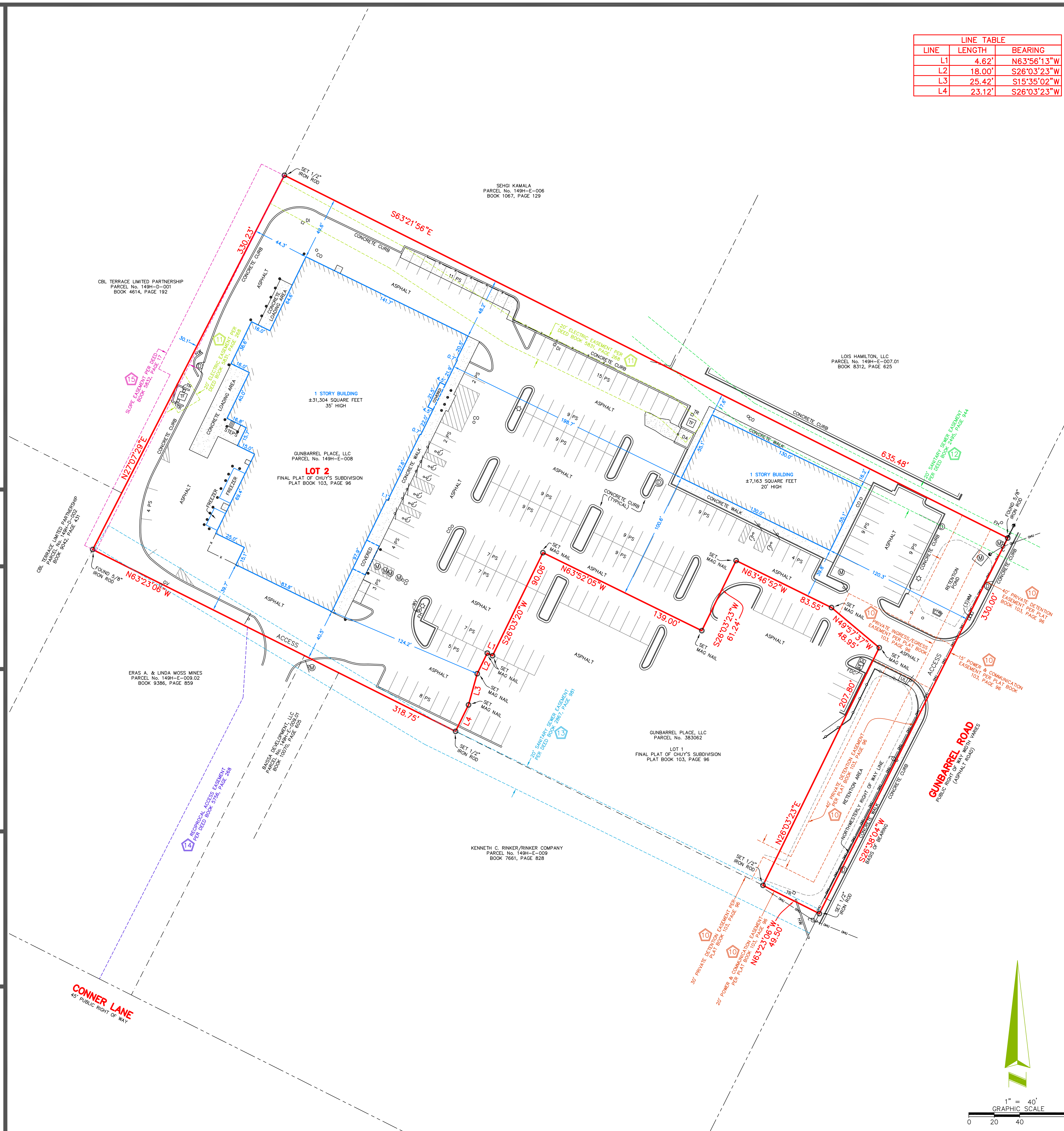
LEGEND

- | | |
|----------------------------|---------------------|
| CONCRETE SURFACE | PS PARKING SPACE(S) |
| NO PARKING AREA | DI DRAINAGE INLET |
| CHAIN LINK FENCE | TF TRANSFORMER |
| HANDRAIL | TR TELEPHONE RISER |
| OVERHEAD UTILITY LINES | DA DUMPSTER AREA |
| UTILITY POLE | CO CLEAN OUT |
| GUY ANCHOR | HW HEADWALL |
| LIGHT POLE | UL UTILITY LID |
| STORM MANHOLE | FH FIRE HYDRANT |
| MANHOLE | WM WATER METER |
| BOLLARD | GV GAS VALVE |
| TRAFFIC SIGN | |
| FIRE DEPARTMENT CONNECTION | |
| HANDICAP PARKING SPACE | |

SITE PICTURE



LINE	LENGTH	BEARING
L1	4.62'	N63°56'13"W
L2	18.00'	S26°03'23"W
L3	25.42'	S15°35'02"W
L4	23.12'	S26°03'23"W



LEGAL DESCRIPTION

BEING PROPERTY IN HAMILTON COUNTY, TENNESSEE AND BEING KNOWN AS LOT 2 ON THE FINAL PLAT OF CHUY'S SUBDIVISION OF RECORD IN PLAT BOOK 103, PAGE 96, IN THE REGISTER'S OFFICE FOR HAMILTON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO GUNBARREL PLACE LLC, BY DEEDS OF RECORD IN BOOK 8515, PAGE 533 AND BOOK 8515, PAGE 540, IN THE REGISTER'S OFFICE FOR HAMILTON COUNTY, TENNESSEE.

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 3020-824147, WITH AN EFFECTIVE DATE OF NOVEMBER 30, 2016.

BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY RIGHT OF WAY LINE OF GUNBARREL ROAD BEING S26°38'04"W PER PLAT BOOK 103, PAGE 96.

ALTA/NSPS LAND TITLE SURVEY

PROJECT NAME
GUNBARREL PLACE
2273-2275 GUNBARREL ROAD
HAMILTON COUNTY CHATTANOOGA, TN

GENERAL NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO GUNBARREL ROAD AND INDIRECT ACCESS TO CONNER LANE, BEING DEDICATED PUBLIC STREETS OR HIGHWAYS.
- THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
- BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
- NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER, ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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(1), 7(5)(1), 7(5), 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 12/4/16, DATE OF PLAT OR MAP: 12/09/16.

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CATEGORY 1 SURVEY AS SPECIFIED THEREIN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:1537,663; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

REGISTERED SURVEYOR: KIMBERLY D. SOLTRO DATE
PROFESSIONAL LAND SURVEYOR NO.: 3077
STATE OF TENNESSEE

REPUBLIC NATIONAL
480 NEEDLES TRAIL
LONGWOOD, FLORIDA 32779

PHONE: (407) 862-4200 • RNSURVEYS@REPUBLICNATIONAL.NET • FAX: (407) 862-6229

JOB NUMBER:	161182
BY:	UB
SCALE:	1" = 40'
DRAWN BY:	KFK
APPROVED BY:	MWS
DATE:	12/09/16
REVISION HISTORY:	ADD TITLE INFO

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