

SITE PHOTOGRAPHS



UTILITY NOTE

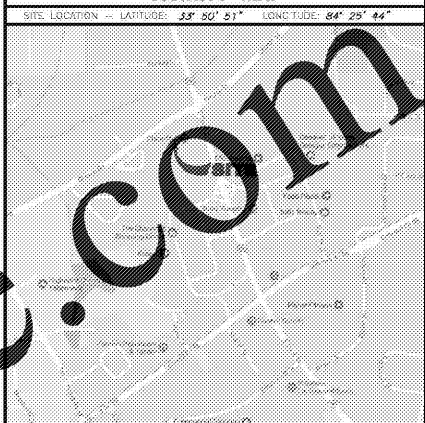
THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:
SUBSURFACE UTILITY INVESTIGATIONS, LLC
 898 SWEET BRIAR TRAIL
 CONYERS, GEORGIA 30094
 (770) 557-4142

SUBSURFACE UTILITY INVESTIGATIONS, LLC UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL BURIED UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS LIMITED TO RECORDS ACQUIRED FROM THE UTILITY OWNER.

VICINITY MAP



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WHOLLY FOR THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13082C 01E H, AND THE DATE OF SAID MAP IS MARCH 4, 2015. THIS DETERMINATION WAS MADE BY CASUALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTICED.

PLEASE NOTE: TREES 4"-10" DBH (DIAMETER AT BREAST HEIGHT) AND LARGER WERE LOCATED FOR THIS SURVEY.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE NATIONAL REFERENCE STATION NETWORK DEVELOPED BY GPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83) STATE PLANE COORDINATE SYSTEM OF GEORGIA - WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL, PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED T20 (GENERAL COMMERCIAL DISTRICT) AS SHOWN ON THE ZONING MAP OF THE CITY OF SMYRNA.

THE MINIMUM YARD SETBACKS ARE:
 FRONT - 50 FEET
 SIDE - 30 FEET
 REAR - 30 FEET

MAXIMUM BUILDING HEIGHT - 30 FEET

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

LEGEND

- | | |
|---------------------------------------|----------------------------------|
| STANDARD ABBREVIATIONS | STANDARD SYMBOLS |
| AC AIR CONDITIONER | ○ OVERHEAD TRAFFIC SIGNAL LIGHT |
| SH 30"E T-POLE | ○ POWER POLE |
| BSL BUILDING SETBACK LINE | ○ GUY WIRE |
| CM 2"X2" CMR TILE | ○ POWER LINE |
| CMF CORRUGATED METAL PIPE | ○ LIGHT POLE |
| CONF CONCRETE MONUMENT FND | ○ ELECTRIC TRANSFORMER |
| GD (S) ANY (S) LAND | ○ WATER VAULT |
| CPED COMMUNICATION FEDERAL | ○ GAS VALVE |
| CPD CORRUGATED TOP PIPE | ○ GAS METER |
| DI 12" DI 12" N.P.E. | ○ WATER METER |
| DIP 12" DI 12" N.P.E. | ○ FIRE HYDRANT |
| DWB 12" DI 12" WING DITCH-BASIN | ○ UNDERGROUND ELECTRIC LINE |
| FND FENCE | ○ UNDERGROUND GAS LINE |
| FND FOUND | ○ UNDERGROUND COMMUNICATION LINE |
| GM GAS METER | ○ UNDERGROUND WATER LINE |
| INV INVERT | ○ PHOTO POSITION INDICATOR |
| JS JUNCTION BOX | ○ REGULAR PARKING SPACE COUNT |
| MH MANHOLE | ○ HANDICAP PARKING SPACE |
| OSP OVERHEAD POWER | ○ TREE POSITION INDICATOR |
| OTF OPEN TOP PIPE | ○ SIGN |
| PMS 12" DI 12" M.S.T. | |
| POB POINT OF BEGINNING | |
| POC POINT OF COMMENCEMENT | |
| RCP REINFORCED CONCRETE PIPE | |
| RFR RUM REINFORCING BAR | |
| RFS 12" DI 12" RUM SET CAPPED LSF 60' | |
| RS SANITARY SEWER | |
| SWD SINGLE WING DITCH-BASIN | |
| TRANS ELECTRIC TRANSFORMER | |

SURVEY PREPARED BY:
SURREY PARK HOMEOWNER ASSOCIATION
 1515 SURREY PARK DR / PAGE 10
 ZONED GC

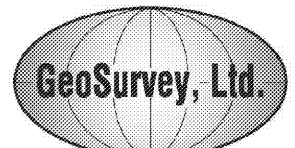


SITE AREA
 2.213 Acres
 96,398 sq ft
 ZONED GC

PARKING SUMMARY
 72 REGULAR
 3 HANDICAP
 75 TOTAL

SURVEYOR CERTIFICATION (GEORGIA)

This plan is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the instruments, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECITATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR LIABILITY FOR ANY USE OR FAILURE TO THE LITIGANT. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in U.C.S.A. Section 19-6-32.



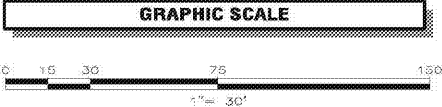
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 www.geosurvey.com
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 Certificate of Authorization #LSF-000821

BOUNDARY & TOPOGRAPHIC SURVEY OF
3100 South Cobb Drive

FOR
Chick-fil-A, Inc.

GS JOB NO:	20175549	DRAWING SCALE:	1" = 30'	SURVEY DATE:	JULY 24, 2017
FIELD WORK:	DT	CITY:	SMYRNA	STATE:	GA
PROJ. MGR:	DLH	COUNTY:	COBB	NO. PAGES:	1
REVISION:	JRC	LAND LOT:	379	REVISION:	
DWG FILE:	20175549-01.dwg	DISTRICT:	17711		

811
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CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 100,000, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE RCP-3 DATA COLLECTOR WERE USED TO COLLECT THE FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000,000 FEET. (SEE INT.)

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