

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 380 OF THE 17TH DISTRICT 2ND SECTION, OF COBB COUNTY (CITY OF SMYRNA), GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS::

THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SOUTH COBB DRIVE, NORTH 19 DEGREES 26 MINUTES 37 SECONDS WEST, 200.00 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER RLS 2388");

THENCE LEAVING THE WESTERLY RIGHT OF WAY LINE OF SOUTH COBB DRIVE, SOUTH 72 DEGREES 56 MINUTES 35 SECONDS WEST, 164.99 FEET TO A P.K. NAIL SET;

THENCE NORTH 72 DEGREES 56 MINUTES 35 SECONDS EAST, 13.73 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER RLS 2388");

THENCE NORTH 73 DEGREES 26 MINUTES 21 SECONDS EAST, 54.72 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER RLS 2388");

THENCE NORTH 74 DEGREES 27 MINUTES 40 SECONDS EAST, 5.10 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER RLS 2388");

THENCE NORTH 73 DEGREES 00 MINUTES 42 SECONDS EAST, 40.83 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER RLS 2388") ON THE WESTERLY RIGHT OF WAY LINE OF SOUTH COBB DRIVE;

SAID TRACT OR PARCEL OF LAND CONTAINING 1.0711 ACRES (46,660 SQUARE FEET).

1. A TOPCON GTS 201-C TOTAL STATION, A TRIMBLE 5600 ROBOTIC TOTAL STATION AND A TRIMBLE 5700 GPS RECEIVER WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR THIS SURVEY.

3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 139,864 FEET.

5. THE SOURCE OF VERTICAL DATUM IS THE EGPS VRS CORS NETWORK.

7. UNDERGROUND WATER, TELEPHONE, GAS AND ELECTRIC LINES SHOWN HEREON WERE FIELD MARKED BY UTILISURVEY, LLC. OTHER UTILITIES SHOWN HEREON ARE PER OBSERVED ABOVE GROUND EVIDENCE IN CONJUNCTION WITH OTHER REFERENCE MATERIALS.

9 THIS SURVEY WAS PREPARED FOR CHICAGO TITLE INSURANCE COMPANY, AND MCDONALD'S USA, LLC, A
 10 DELAWARE LIMITED LIABILITY COMPANY, MCDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION AND
 11 MCDONALD'S CORPORATION, A DELAWARE CORPORATION. THIS PLAN HAS BEEN COMPILED FROM A SURVEY
 12 ACTUALLY MADE ON THE GROUND UNDER MY SUPERVISION ON JULY 27 2012, AND IT IS CORRECT AND COMPLIES
 13 WITH THE REQUIREMENTS PROVIDED BY MCDONALD'S CORPORATION.

1. UNDERGROUND UTILITY MARKING AND ACCOMPANYING EXHIBIT PROVIDED BY UTILISURVEY DATED JULY 11, 2012.

3. GA. D.O.T. RIGHT OF WAY PLANS FOR SOUTH COBB DRIVE, PROJECT NO. MLP 280(4), LAST REVISED JULY 3, 1974.

NO ENCROACHMENTS OBSERVED

FLOOD NOTE:
 ACCORDING TO FEMA F.I.R.M. PANEL NUMBER: **13067C0075 F** EFFECTIVE DATE: **AUGUST 18, 1992** AND BY GRAPHIC PLOTTING ONLY, NO PORTION(S) OF THIS PROPERTY LIE WITHIN A SPECIAL FLOOD HAZARD AREA ZONE OF THE FLOOD INSURANCE RATE MAP FOR **COBB COUNTY, GEORGIA.**

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THESE DRAWINGS AND THE REPRODUCTIONS ARE THE PROPERTY
OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR
USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

The map shows a network of roads. S Cobb Dr SE runs diagonally from the top left to the bottom right. Church Rd SE runs diagonally from the top left to the middle right. Concord Rd SE runs horizontally across the middle. Old Concord Rd SE runs diagonally from the middle left to the bottom left. Smyrna Hill Dr SE runs diagonally from the bottom left to the middle right. Brown Rd SE runs diagonally from the middle right to the bottom right. Ridgecrest Rd SE runs diagonally from the middle right to the bottom right. MacGulley Rd SE runs vertically on the right side. Oakdale Dr SE runs horizontally at the bottom. Love St SE runs horizontally at the top right. Medlin St SE runs horizontally in the top right. A north arrow points upwards. Arrows on S Cobb Dr SE indicate directions 'TO ATLANTA' (upwards) and 'TO OAKDALE' (downwards). The 'SUBJECT PROPERTY' is located on the west side of S Cobb Dr SE, between Church Rd SE and Concord Rd SE.

SURVEYOR'S CERTIFICATION

TO: McDONALD'S USA LLC, A DELAWARE LIMITED LIABILITY COMPANY,
MCDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION,
MCDONALD'S CORPORATION, A DELAWARE CORPORATION, THEIR
SUCCESSORS AND ASSIGNS, AND CHICAGO 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 2011 MINIMUM STANDARD DATA
REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED
AND ADOPTED BY ALTA, ACSM AND NSPS, AND INCLUDES ITEMS 1-6B, 7A, 8-9, 11
& 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON
JULY 27, 2012.



WILLIAM B. KING, GA. R.L.S. NO. 3132
MEMBER, SURVEYING AND MAPPING
SOCIETY OF GEORGIA

||-30-12

DATE

ZONING = GENERAL COMMERCIAL-CONDITIONAL	<u>ON-SITE PARKING</u>
REZONING REQUEST: Z09-008	REG. SPACES N/A
(APPROVED 1-19-10 BY CITY OF SMYRNA)	HANDICAP SPACES N/A
	TOTAL SPACES N/A
	(SITE IS UNDEVELOPED)
FRONT SETBACK: ±2 FEET (ALONG SOUTH COBB DRIVE)	
REAR SETBACK: NONE KNOWN	
SIDE SETBACK: NONE KNOWN	
MAXIMUM ALLOWABLE BUILDING HEIGHT: ONE-STORY NOT TO EXCEED 26 FEET	
NOTE: SUBDIVISION OR REPLAT <u>IS</u> NECESSARY IN ORDER TO COVEY THE SURVEYED PROPERTY.	

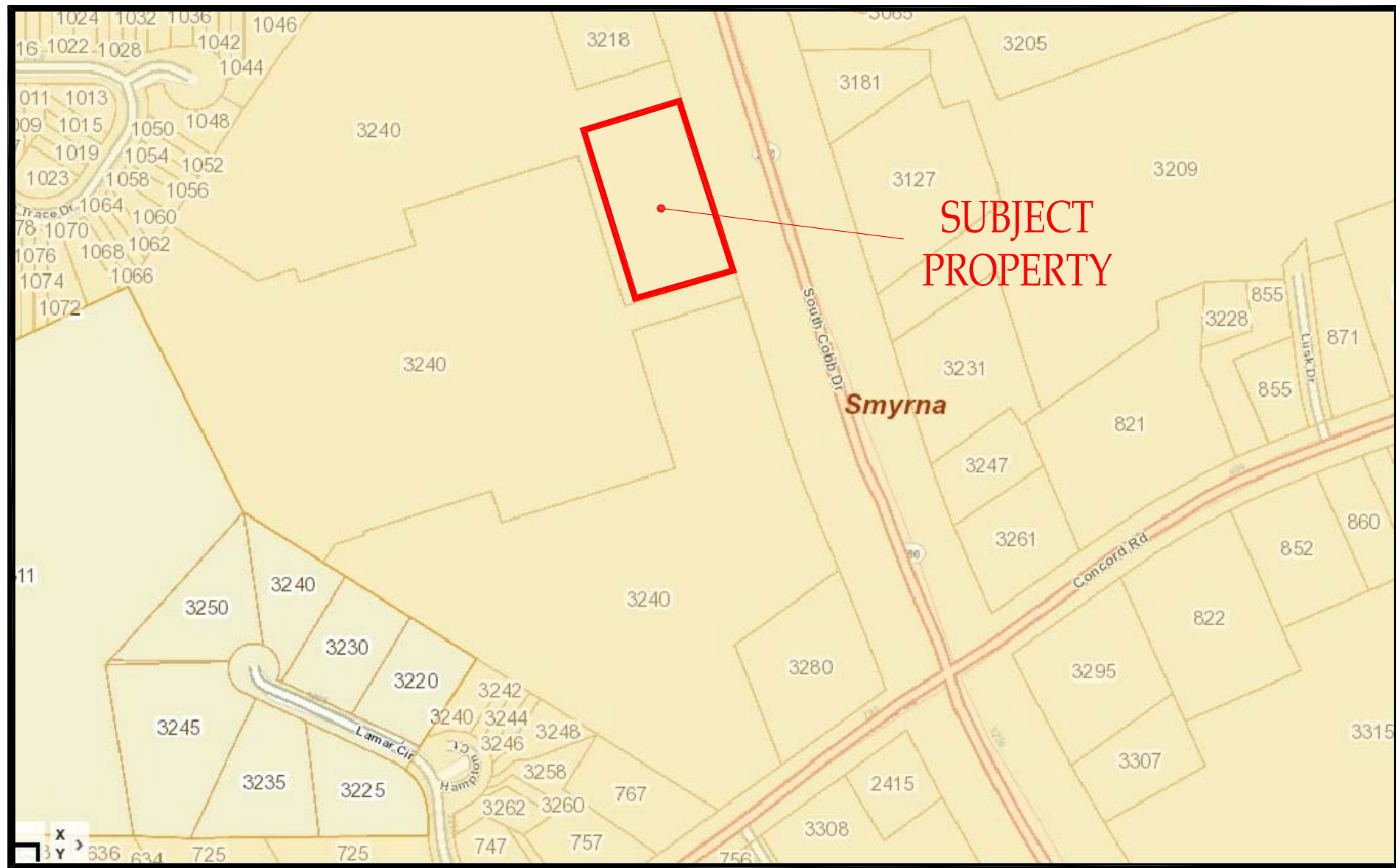
GAS

POWER

WATER

COMMUNICATION

(PER SURVEYOR'S REFERENCE #1, SEE NOTE #7)



SCHEDULE B - SECTION II ITEMS
FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. NCS-554002-OR1- COMMITMENT DATE: JULY 6, 2012 AT 8:00 A.M.

THIS ITEM REVEALS THE FOLLOWING:

THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY.

THIS ITEM CONTAINS TWO (2) 10' WIDE UNDERGROUND ELECTRIC EASEMENTS.

ONE EASEMENT IS PLOTTED HEREON, LOCATED OFFSITE , BISECTING PLATTED LOTS 2 AND 4.

THIS ITEM IS PLOTTED HEREON.

THIS ITEM ALSO BENEFITS THE SUBJECT PROPERTY THROUGH BLANKET EASEMENTS ON ADJACENT PROPERTIES AS INDICATED HEREON.

THIS ITEM IS NOT PLOTTED HEREON BECAUSE THE LOCATION IS UNCERTAIN AND CANNOT BE DETERMINED WITHOUT ADDITIONAL INFORMATION TO ASCERTAIN THE FORMER LOCATION OF THE GEORGIA FEDERAL BANK LOCATED AT 3220 SOUTH COBB DRIVE.

THIS ITEM IS NOT PLOTTED HEREON BECAUSE IT IS BLANKET IN NATURE AND APPEARS TO AFFECT THE ENTIRE SUBJECT PROPERTY. IT IS NOTED THAT THIS INSTRUMENT APPEAR TO CORRESPOND TO A PREVIOUS SHOPPING CENTER WHICH HAS SINCE BEEN DEMOLISHED.

THIS ITEM IS NOT PLOTTED HEREON BECAUSE THE LOCATION IS UNCERTAIN AND CANNOT BE DETERMINED WITHOUT ADDITIONAL INFORMATION TO ASCERTAIN THE FORMER LOCATION OF 3250 SOUTH COBB DRIVE.

THIS ITEM IS NOT PLOTTED HEREON BECAUSE THE PROPERTY DESCRIPTION IS AMBIGUOUS.
HOWEVER, BASED ON THE LAND LOT NUMBER REFERENCE ONLY, THIS ITEM MAY BE LOCATED
OFFSITE.

