

TOWER SURVEY

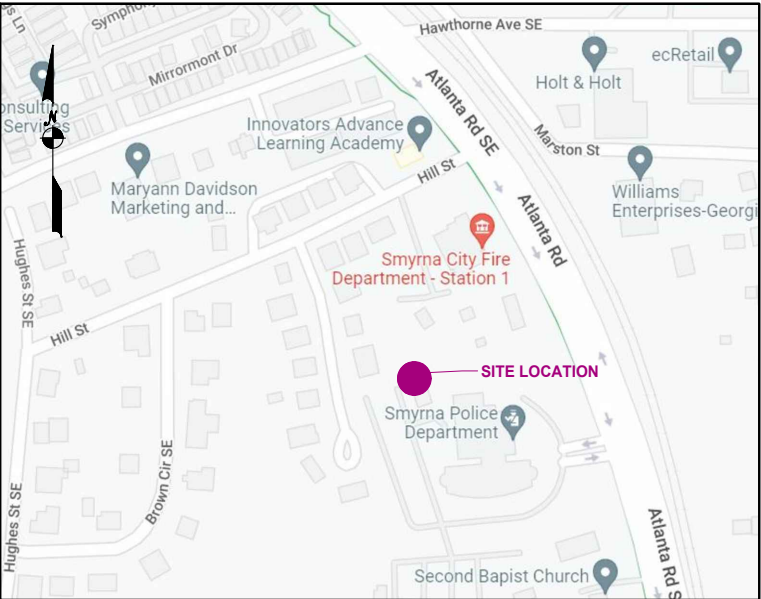
844202

GA2383 SMYRNA POLICE/FIRE DEPT.

2646 ATLANTA ROAD SE
SMYRNA, GA, 30080
COBB COUNTY

VICINITY MAP

NTS



AREA SUMMARY

AREA	SQ. FT.	ACRES
PARENT PARCEL	176884	4.06
TOWER LEASE	993.66	0.02
ACCESS & UTILITY EASEMENT	15739.39	0.36
NEW ACCESS & UTILITY EASEMENT	15499.39	0.36
6' UTILITY EASEMENT	682.04	0.02
LEASE EXPANSION	228	0.01

CONTENTS

COVER SHEET
PROPERTY OVERVIEW
EASEMENT OVERVIEW
SITE OVERVIEW
LEGAL DESCRIPTIONS

SURVEY PROCEDURES & EQUIPMENT

The Accuracy Of This Survey Meets Or Exceeds The Minimum Standards As Required By [state Requirements For Boundary Surveys].
Instruments Used:
- TOPCON HYPER V
- TOPCON TOTAL STATION

ABBREVIATIONS

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
ROW	RIGHT OF WAY

LEGEND

Additional Land Building	IP / Rebar Monu	Transformer (Aerial)
Asphalt Pavement	IP / Rebar Monu- Found	Transformer Pad
Contour - Major	Cased Monu	Catch Basin
Contour - Minor	Cased Monu - Found	Inlet
Easement	Traverse Point	Culvert
Guiderail	Survey Point	Utility Vault
Jurisdiction Line	Gravel	Manhole
Property Line	Dirt	Handhole
Property Tie	Concrete	Pull box
Parent Property	Retaining Wall	Pedestal
Tower Easement	Stairs	Riser
Right of Way	Door / Gate	Meter
Setback	Double Door / Gate	Valve
Treeline	Gate - Sliding	Cleanout
Wetland	Signs	Junction Box
Railroad Tracks	Mailbox	Pump Station
Centerline	Column	Utility Box
Road Centerline	Utility Pole	Controller
Stream	Guyed Pole	HVAC
Stream (Directional)	Pole	Generator
Ditch	Bollard	
Channel	Fire Hydrant	
Fence	Flag Pole	
Cable UG	Shrub	
Combined Sewer	Tree - Palm	
Cable TV & Elec	Tree - Conferous	
Cable TV & Elec UG	Tree - Deciduous	
Cable, Elec, & Tele		
Cable, Elec, & Tele UG		
Electric		
Electric UG		
Fiber		
Fiber UG		
Gas		
Sewer		
Storm		
Telephone		
Telephone UG		
Unknown Utility		
Water		
Topo - High Point		
Topo - Low Point		
Breakline		
Match line		
Property Tie		

SURVEY PERFORMED FOR:



1500 Corporate Drive
Canonsburg, PA 15317

SURVEY COORDINATED BY:

GEOLINE SURVEYING, INC.
13430 NW 10th Terrace, Suite A, Alachua, FL 32615
Tele: (386) 418-0500 | Fax: (386) 462-9986

SURVEY PERFORMED BY:

WILLIAM R. GORE PROFESSIONAL LAND SURVEYORS, INC.
1804 CENTRAL AVE, AUGUSTA, GA 30904
Tele: (706) 738-8771

DRAWN BY: J.R.L. | CHK BY: W.R.G. | JOB NO.: 844202

SURVEYOR'S CERTIFICATION:

I hereby certify to CCATT LLC, Crown Castle USA Inc., including its parents, subsidiaries and affiliated entities.

SURVEYOR NAME: WILLIAM R. GORE



Signature of William R. Gore

SIGNATURE

MAY 11, 2022

DATE

ZONING:

N/A

FLOOD NOTE:

THIS PROPERTY IS NOT LOCATED IN A 100-YR. FLOOD PLAIN ACCORDING TO FEMA MAP NO. 13067C0119H, DATED 03/04/2013.

BEARING BASIS:

GEODETIC NORTH

NOTES:

1. SURVEY PERFORMED ON 05/03/2022.
2. DATA PROJECTED IN STATE PLANE COORDINATE SYSTEM NAD83, WITH NAVD88 VERTICAL DATUM. EPSG Code: 2240
3. BURIED UTILITIES DEPICTED HEREON WERE DETECTED AND MARKED BY OTHERS USING INDIRECT METHODS. NO SUBSURFACE EXCAVATION WAS PERFORMED TO VERIFY THE TYPE AND LOCATION OF THE BURIED UTILITIES DEPICTED HERE ON. IT IS POSSIBLE THAT OTHER UTILITIES SERVING THE SUBJECT TOWER SITE EXIST THAT WENT UNDETECTED AS A PART OF THIS SURVEY.
4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA, UNLESS OTHERWISE NOTED HEREON.
5. NOT ALL SYMBOLS ARE DEPICTED TO SCALE.
6. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.

REV	DATE	DESCRIPTION	DRWN
-	-	-	-
-	-	-	-
-	-	-	-

SITE INFORMATION:

Name	GA2383 SMYRNA POLICE FIRE DEPA
BUN	844202
Address	2646 ATLANTA ROAD SE SMYRNA, GA, 30080
County	COBB COUNTY

SITE LOCATED IN:

LAND LOT 520, 17TH DISTRICT, 2ND SECTION

TOWER SURVEY

SHEET: COVER SHEET

PROPERTY INFORMATION

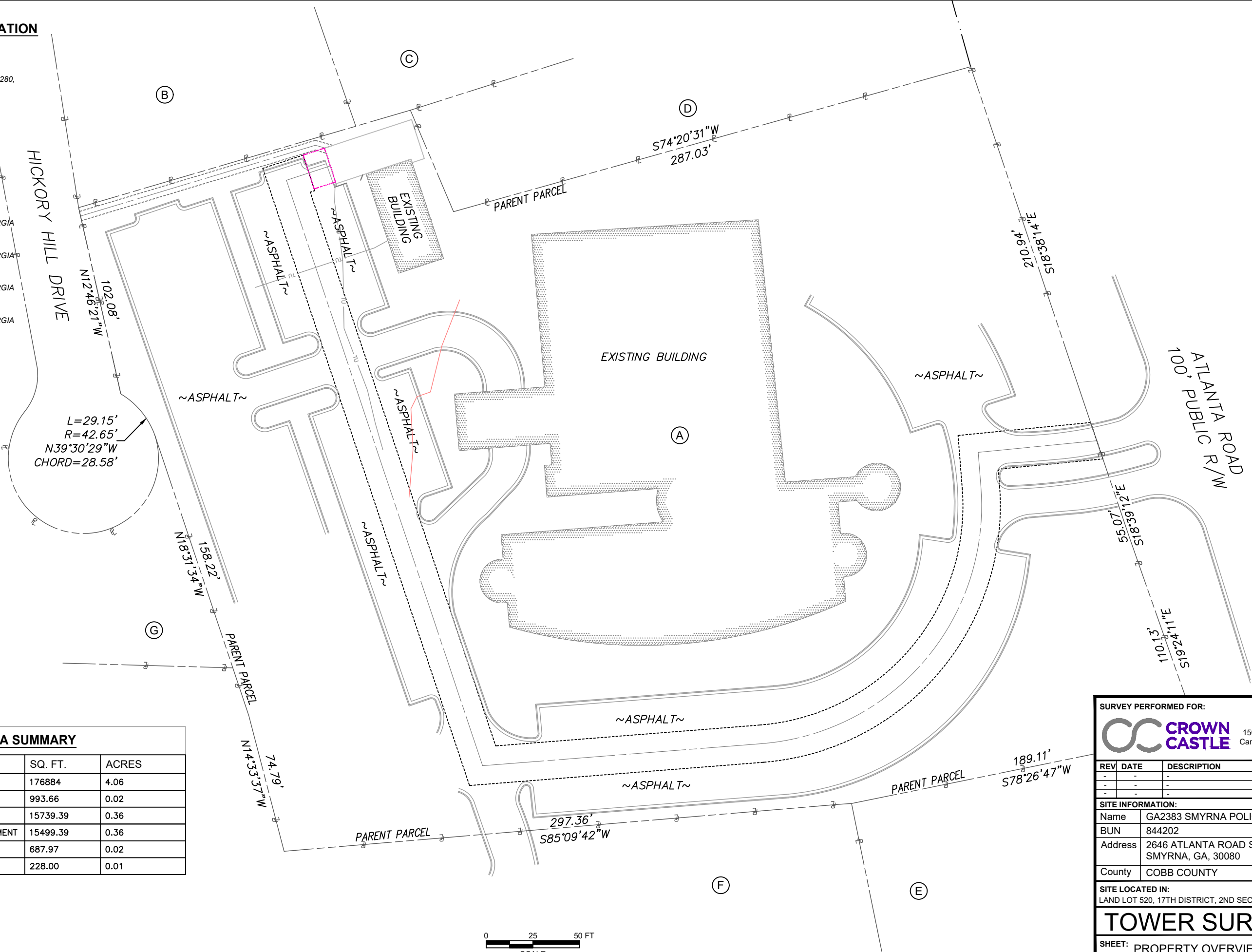
PARENT PARCEL

(A) CITY OF SMYRNA
APN: 17052000290, 17052000280,
17052000270, & 17052000620
Deed: X, Book X, Page X

Address:
2646 ATLANTA ROAD SE
SMYRNA, GA, 30080

ADJACENT PARCELS

- (B) KUSKY JOSEPH J & EMILY A
APN: 17052000310
- (C) THE CITY OF SMYRNA GEORGIA
APN: 17052000320
- (D) THE CITY OF SMYRNA GEORGIA
APN: 17052000300
- (E) THE CITY OF SMYRNA GEORGIA
APN: 17052000260
- (F) THE CITY OF SMYRNA GEORGIA
APN: 17052000670
- (G) TABLER KAREN LOUISE
APN: 17052000210



AREA SUMMARY

AREA	SQ. FT.	ACRES
PARENT PARCEL	176884	4.06
TOWER LEASE	993.66	0.02
ACCESS & UTILITY EASEMENT	15739.39	0.36
NEW ACCESS & UTILITY EASEMENT	15499.39	0.36
6' UTILITY EASEMENT	687.97	0.02
LEASE EXPANSION	228.00	0.01

SURVEY PERFORMED FOR:

CROWN CASTLE 1500 Corporate Drive
Canonsburg, PA 15317

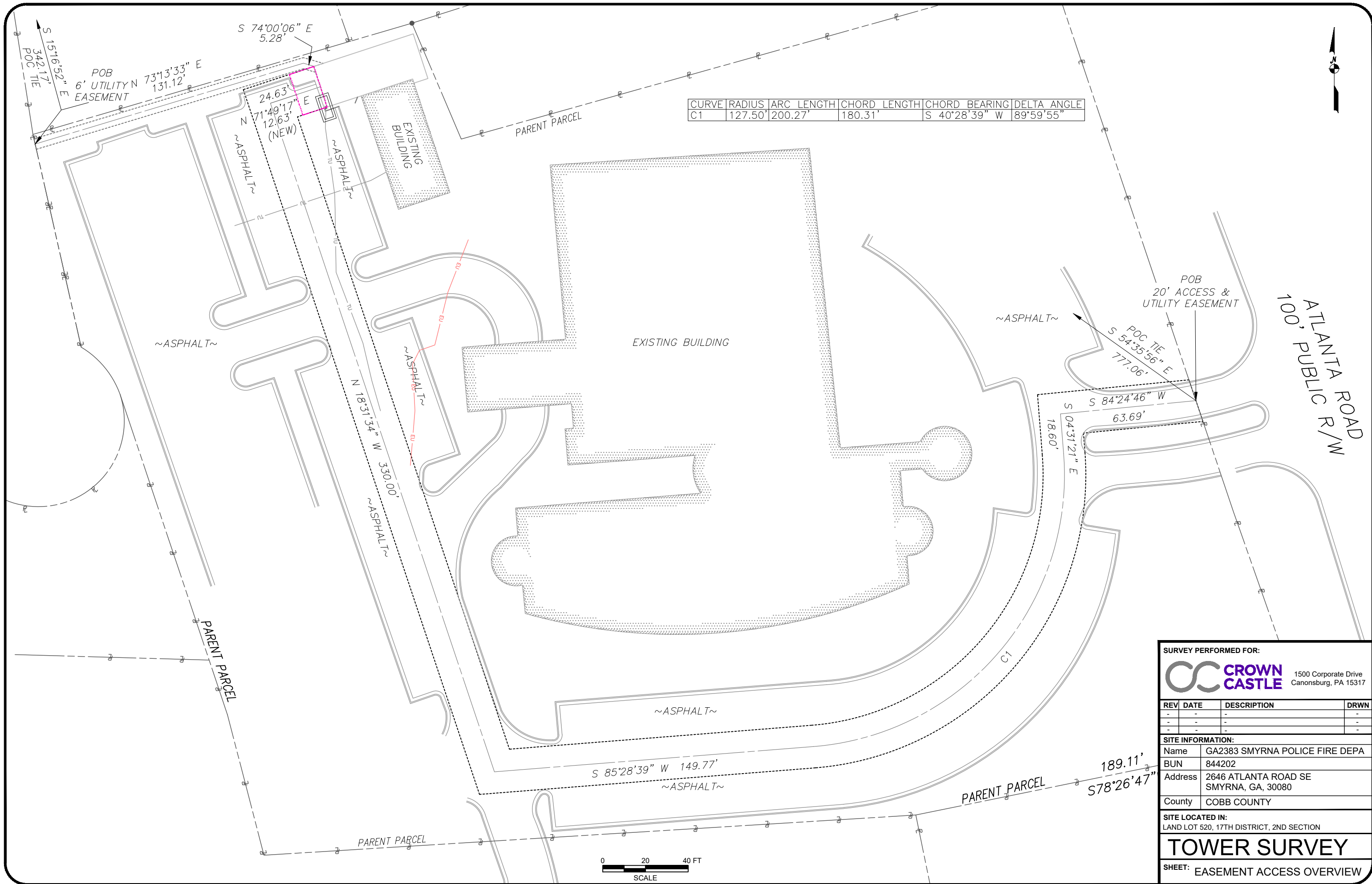
REV	DATE	DESCRIPTION	DRWN
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SITE INFORMATION:	
Name	GA2383 SMYRNA POLICE FIRE DEPA
BUN	844202
Address	2646 ATLANTA ROAD SE SMYRNA, GA, 30080
County	COBB COUNTY


SITE LOCATED IN:
LAND LOT 520, 17TH DISTRICT, 2ND SECTION

TOWER SURVEY

SHEET: PROPERTY OVERVIEW



SURVEY PERFORMED FOR:

CROWN CASTLE

1500 Corporate Drive
Canonsburg, PA 15317

REV	DATE	DESCRIPTION	DRWN
-	-	-	-
-	-	-	-
-	-	-	-

SITE INFORMATION:

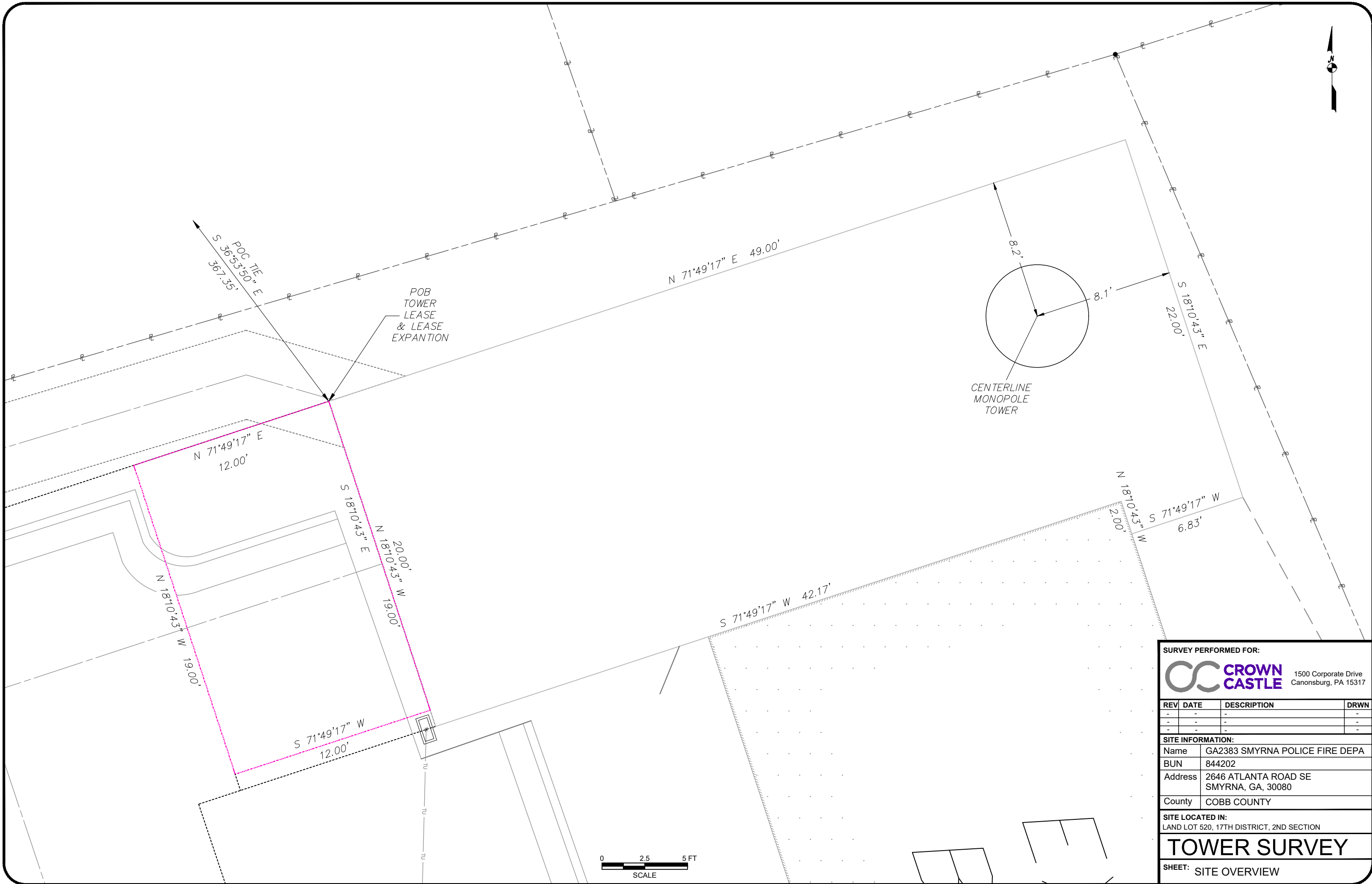
Name	GA2383 SMYRNA POLICE FIRE DEPA
BUN	844202
Address	2646 ATLANTA ROAD SE SMYRNA, GA, 30080
County	COBB COUNTY

SITE LOCATED IN:

LAND LOT 520, 17TH DISTRICT, 2ND SECTION

TOWER SURVEY

SHEET: EASEMENT ACCESS OVERVIEW



TOWER LEASE

AS PROVIDED BY CLIENT

ALL THAT TRACT OF LAND LYING, SITUATE, AND BEING IN LAND LOT 520, 17TH DISTRICT, 2ND SECTION THE COUNTY OF COBB, STATE OF GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS. BEGINNING AT A POINT, SAID POINT BEING S36°53'50"E 367.35' FROM THE CENTERLINE INTERSECTION OF HILL STREET AND HICKORY HILL DRIVE SAID POINT BEING THE POINT OF BEGINNING.

THENCE N71°49'17"E 49.00' TO A POINT;
THENCE S18°10'43"E 22.00' TO A POINT;
THENCE S71°49'17"W 6.83' TO A POINT;
THENCE N18°10'43"W 2.00' TO A POINT;
THENCE S71°49'17"W 42.17' TO A POINT;
THENCE N18°10'43"W 20.00' TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 993.66 S.F. (0.02 ACRES)

LEASE EXPANSION

AS PROVIDED BY CLIENT

ALL THAT TRACT OF LAND LYING, SITUATE, AND BEING IN LAND LOT 520, 17TH DISTRICT, 2ND SECTION THE COUNTY OF COBB, STATE OF GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS. BEGINNING AT A POINT, SAID POINT BEING S36°53'50"E 367.35' FROM THE CENTERLINE INTERSECTION OF HILL STREET AND HICKORY HILL DRIVE SAID POINT BEING THE POINT OF BEGINNING.

THENCE S18°10'43"E 19.00' TO A POINT;
THENCE S71°49'17"W 12.00' TO A POINT;
THENCE N18°10'43"W 19.00' TO A POINT;
THENCE N71°49'17"E 12.00' TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 228.00 S.F. (0.01 ACRES)

ACCESS & UTILITY EASEMENT: NON-EXCLUSIVE

AS PROVIDED BY CLIENT

ALL THAT TRACT OF LAND LYING, SITUATE, AND BEING IN LAND LOT 520, 17TH DISTRICT, 2ND SECTION THE COUNTY OF COBB, STATE OF GEORGIA AND BEING 10' ON EACH SIDE AND PARALLEL TO THE MORE PARTICULARLY DESCRIBED AS CENTERLINE.

BEGINNING AT THE POINT ON THE WESTERN RIGHT-OF-WAY OF ATLANTA ROAD, SAID POINT BEING S54°35'56"E 777.06' FROM THE CENTERLINE INTERSECTION OF HILL STREET AND HICKORY HILL DRIVE SAID POINT BEING THE POINT OF BEGINNING.

THENCE LEAVING SAID RIGT-OF-WAY S84°24'46"W 63.69' TO A POINT;
THENCE S04°31'21"E 18.60' TO A POINT;
THENCE ALONG A CURVE TO THE RIGHT 200.27' TO A POINT, SAID CURVE HAVING A RADIUS OF 127.50' AND A CHORD OF S40°28'39"W 180.31';
THENCE S85°28'39"W 149.77' TO A POINT;
THENCE N18°31'34"W 330.00' TO A POINT;
THENCE N71°49'17"E 24.63' TO THE POINT OF TERMINUS;

SAID PARCEL CONTAINS 15,739 S.F. (0.36 ACRES)

NEW ACCESS & UTILITY EASEMENT: NON-EXCLUSIVE

AS PROVIDED BY CLIENT

ALL THAT TRACT OF LAND LYING, SITUATE, AND BEING IN LAND LOT 520, 17TH DISTRICT, 2ND SECTION THE COUNTY OF COBB, STATE OF GEORGIA AND BEING 10' ON EACH SIDE AND PARALLEL TO THE MORE PARTICULARLY DESCRIBED AS CENTERLINE.

BEGINNING AT THE POINT ON THE WESTERN RIGHT-OF-WAY OF ATLANTA ROAD, SAID POINT BEING S54°35'56"E 777.06' FROM THE CENTERLINE INTERSECTION OF HILL STREET AND HICKORY HILL DRIVE SAID POINT BEING THE POINT OF BEGINNING.

THENCE LEAVING SAID RIGT-OF-WAY S84°24'46"W 63.69' TO A POINT;
THENCE S04°31'21"E 18.60' TO A POINT;
THENCE ALONG A CURVE TO THE RIGHT 200.27' TO A POINT, SAID CURVE HAVING A RADIUS OF 127.50' AND A CHORD OF S40°28'39"W 180.31';
THENCE S85°28'39"W 149.77' TO A POINT;
THENCE N18°31'34"W 330.00' TO A POINT;
THENCE N71°49'17"E 12.63' TO THE POINT OF TERMINUS;

SAID PARCEL CONTAINS 15,499.39 S.F. (0.36 ACRES)

6' UTILITY EASEMENT

AS PROVIDED BY CLIENT

ALL THAT TRACT OF LAND LYING, SITUATE, AND BEING IN LAND LOT 520, 17TH DISTRICT, 2ND SECTION THE COUNTY OF COBB, STATE OF GEORGIA AND BEING 3' ON EACH SIDE AND PARALLEL TO THE MORE PARTICULARLY DESCRIBED AS CENTERLINE.

BEGINNING AT THE POINT ON THE EASTERN RIGHT-OF-WAY OF HICKORY HILL DRIVE, SAID POINT BEING S15°16'52"E 342.17' FROM THE CENTERLINE INTERSECTION OF HILL STREET AND HICKORY HILL DRIVE SAID POINT BEING THE POINT OF BEGINNING.

THENCE LEAVING SAID RIGT-OF-WAY N73°13'33"E 131.12' TO A POINT;
THENCE S74°00'06"E 5.28' TO THE POINT OF TERMINUS;

SAID PARCEL CONTAINS 682.04 S.F. (0.02 ACRES)

SURVEY PERFORMED FOR:



1500 Corporate Drive
Canonsburg, PA 15317

REV	DATE	DESCRIPTION	DRWN
-	-	-	-
-	-	-	-
-	-	-	-

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Name	GA2383 SMYRNA POLICE FIRE DEPA
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County	COBB COUNTY

SITE LOCATED IN:
LAND LOT 520, 17TH DISTRICT, 2ND SECTION

TOWER SURVEY

SHEET: LEGAL DESCRIPTIONS