

Figure 11: Tree Planting Detail

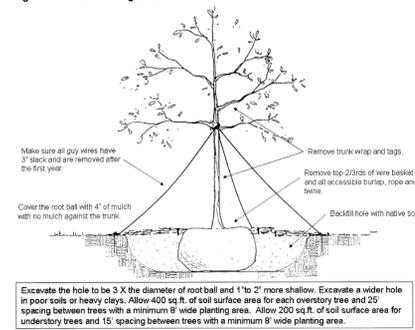
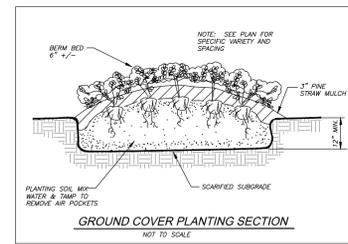
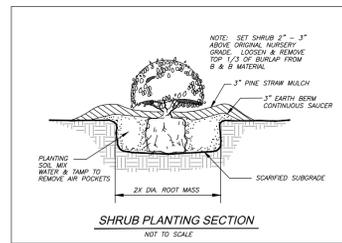
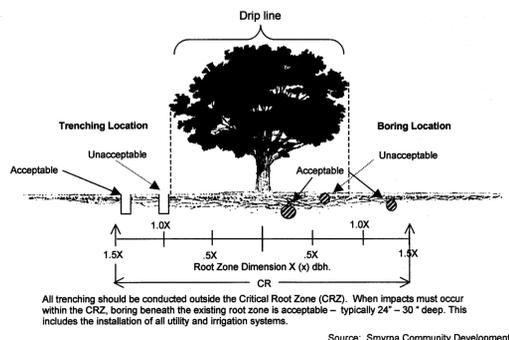
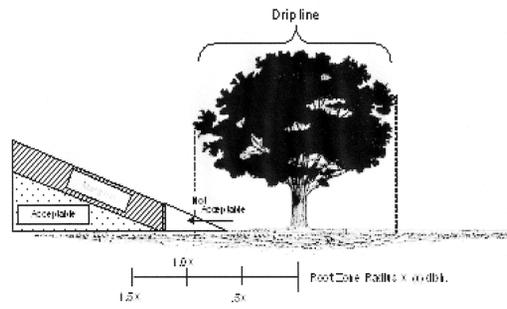
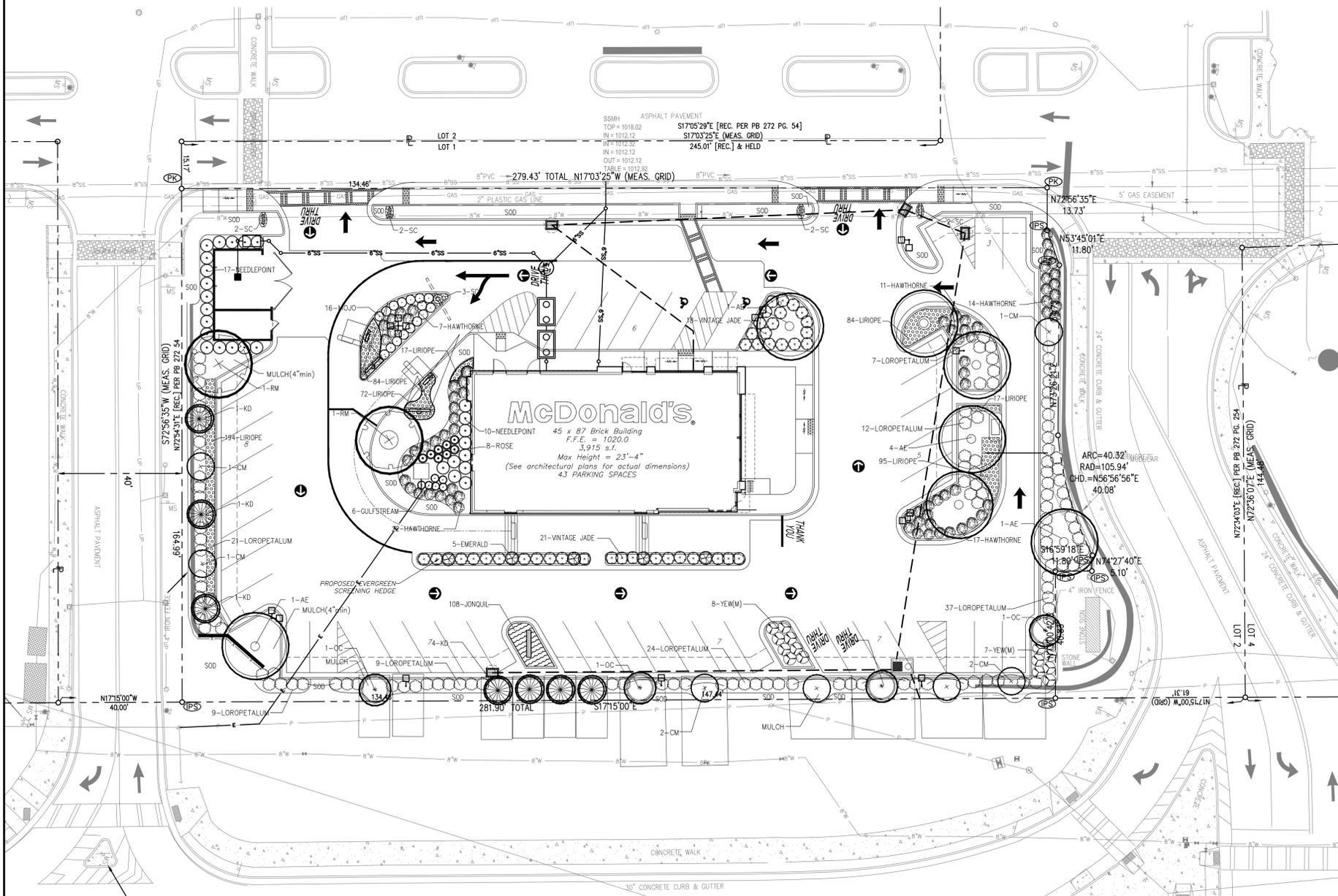


Figure 13: Acceptable Grade Fills Within Root Zones



TREE AND LANDSCAPE NOTES:

1. The Community Development Director must inspect the site before installation of erosion control measures. Land disturbance without a site inspection and approval by the Community Development Director will result in a "Stop-Work Order" and fines.
2. If tree survey inaccuracies are found on-site, a stop work order will be issued until revised plans are approved and processed based on accurate information.
3. The Community Development Director must inspect and approve the site before the issuance of a Certificate of Occupancy.
4. Trees agreed upon to be saved is the responsibility of the owner.
5. A 3-4" layer of mulch will be required for the CRZ of Specimen Trees. Mulch must be applied prior to start of construction. Keep mulch at least 5" from the trunk of the tree.
6. A minimum 3-4" layer of mulch will be required for all existing, non specimen, landscape trees, including street trees and parking lot trees. Mulch must be applied prior to start of construction. Mulch shall not be placed directly against tree trunks.
7. All newly planted trees shall have visible root flares at finished grade. No circling roots shall be allowed on planted trees. The upper 2/3 of the wire basket, all burlap, and strapping shall be cut and removed prior to backfill.
8. Trees less than the caliper inch shown will not be accepted. I.e.: 3 inch caliper trees must be 3 inches or larger.
9. Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.
10. All newly planted trees shall be equivalent in quality to a Florida #1 grade or better. All trees of lesser quality shall be rejected by the Community Development Director.
11. Watering bags or a drip irrigation system will be provided for all trees prior to issuance of the certificate of occupancy. During first year bags will be refilled weekly by owner and refilled during droughts for a minimum of 3 years after installation.
12. NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
13. All tree guys and stakes shall be removed from tree one year after planting or before.
14. ALL TREES MUST BE PLANTED 10 FEET FROM ANY UTILITY LINE.
15. NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.
16. Mulch 3-4" minimum in all beds. Pine Straw or hardwood mulch aged a minimum of three months. No mulch within 5" of trunk
17. All landscaped areas shall be perpetually maintained and any dead or irrevocably diseased vegetation shall be replaced as necessary.
18. All yards and common areas are to be sodded, and landscaped. Irrigate as appropriate.

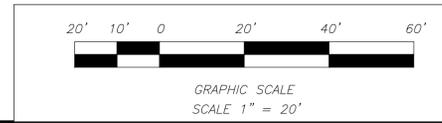


PLANT SCHEDULE					
KEY	SPECIES	COMMON NAME	QTY	SIZE	SPACING
SHRUBS					
VINTAGE JADE	<i>Distylium myricoides</i> 'Vintage Jade'	Vintage Jade	39	3g	4'o.c.
NEEDLEPOINT	<i>Ilex cornuta</i> 'Needlepoint'	Needlepoint Holly	27	3g	4'o.c.
LOROPETALUM	<i>Loropetalum chinensis</i> 'Ruby'	Ruby Loropetalum	119	3g	4'o.c.
GULFSTREAM	<i>Nandina domestica</i> 'Gulfstream'	Gulfstream Nandina	6	3g	2'o.c.
MOJO	<i>Pittosporum tobira</i> 'MoJo'	MoJo Pittosporum	16	3g	3.5'o.c.
HAWTHORNE	<i>Raphiolepis indica</i>	Dwarf Indian Hawthorne	71	3g	3.5'o.c.
ROSE	<i>Rosa</i> 'Knockout'	Red Knockout Rose	8	3g	3'o.c.
YEW(M)	<i>Taxus cuspidata</i> 'Monloo'	Monloo Spreading Yew	15	3g	4'o.c.
EMERALD	<i>Thuja occidentalis</i> 'Emerald'	Emerald Arborvitae	5	4-5'	4'o.c.
GROUNDCOVER					
LIRIOPE	<i>Liriope muscari</i> 'Big Blue'	Big Blue Liriope	563	4"	12"o.c.
BULBS					
JONQUIL	<i>Narcissus</i> sp.	Daffodil	108	bulb	12"o.c.
ANNUALS					
SC	Seasonal Color	Flat of Annuals	11		
SOD					
SOD	Bermuda	Tifway 419			

(NOTE: THERE ARE NO EXISTING TREES ON THIS SITE)

TREE SCHEDULE							
KEY	SPECIES	COMMON NAME	QTY	GENUS %	MINIMUM SIZE	MINIMUM HEIGHT	CALIPER TOTAL
RM	<i>Acer rubrum</i>	Red Maple	2	7	6" cal.	18-20'	12
KD	<i>Cornus kousa</i>	Kousa Dogwood	7	26	3" cal.	8-10'	21
CM	<i>Larertromies indica</i> 'Zuni'	Zuni Crape Myrtle	7	26	3" cal.	8-10'	21
OC	<i>Prunus</i> sp. 'Okame'	Okame Cherry	4	15	3" cal.	8-10'	12
AE	<i>Ulmus parvifolia</i> 'Emer II'	Allee Elm	7	26	6" cal.	18-20'	42
			Total				108

SITE DENSITY TABLE	
SITE AREA	1.07 acres
SITE DENSITY CALIPER REQUIRED (1.07X100)	107cal
EXISTING DENSITY CALIPER CREDIT	0
NEW DENSITY CALIPER PROVIDED (SEE TREE SCHEDULE)	108cal
TOTAL SITE DENSITY CALIPER PROVIDED	108cal



NO.	DATE:	DESCRIPTION
1	4-02-13	INITIAL SUBMITTAL
2	4-05-13	ZONING AMENDMENT SUBMITTAL
3	12-11-13	ZONING AMENDMENT SUBMITTAL
4	3-18-14	2nd CITY SUBMITTAL



INTEGRITY
ENGINEERING & DEVELOPMENT SERVICES, INC.
3615 Braselton Highway, Suite 201, Decatur, Ga 30019
(678) 546-0446



McDonald's
3260 South Cobb Drive
Smyrna, Ga. 30080
Tax Parcel # L/C 010-1386
G.M.D. 1292, Cobb County
Zoned: GC

MCD STATE SITE CODE:
010-1386

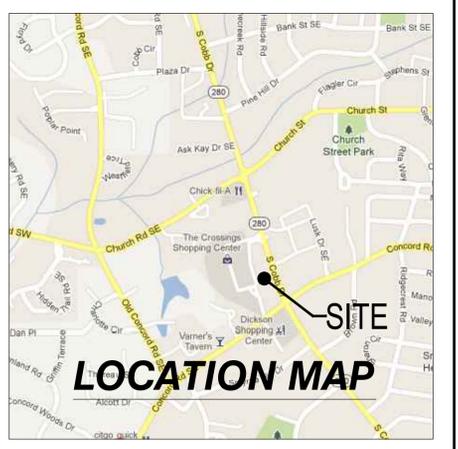
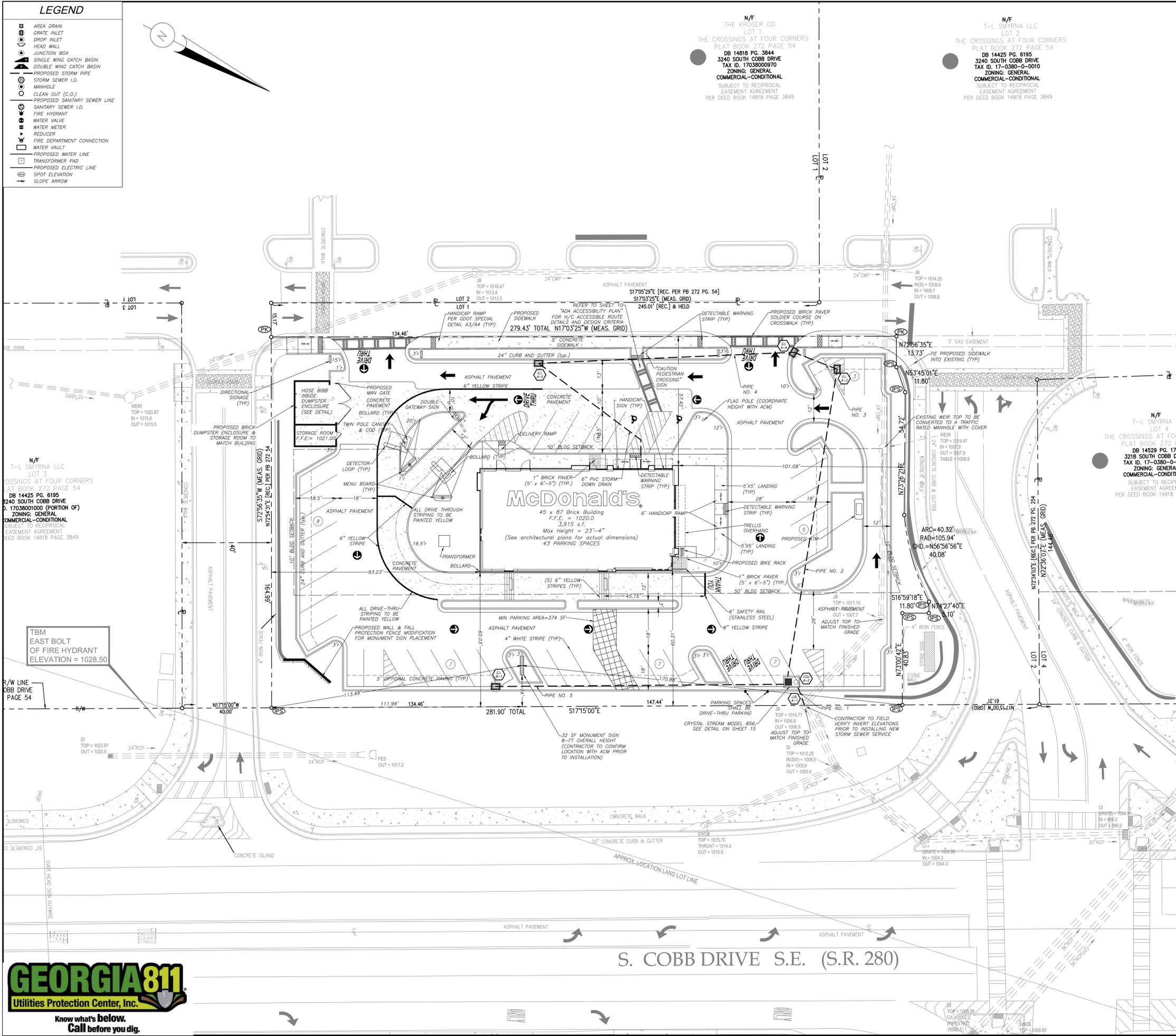
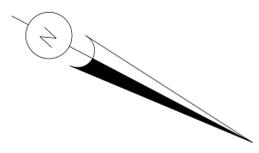
IEDS PROJECT NUMBER:
MCD-1113

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER **14** / **22**

LEGEND

	AREA DRAIN
	DROP INLET
	HEAD WALL
	JUNCTION BOX
	SINGLE WING CATCH BASIN
	DOUBLE WING CATCH BASIN
	PROPOSED STORM PIPE
	STORM SEWER I.D.
	MANHOLE
	CLEAN OUT (C.O.)
	PROPOSED SANITARY SEWER LINE
	SANITARY SEWER I.D.
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	REDUCER
	FIRE DEPARTMENT CONNECTION
	WATER VAULT
	PROPOSED WATER LINE
	TRANSFORMER PAD
	PROPOSED ELECTRIC LINE
	SPOT ELEVATION
	SLOPE ARROW



PROJECT NOTES:

OWNER/DEVELOPER:
McDonald's USA, LLC
One Glenlake Parkway, Suite 500
Atlanta, Georgia 30328
PHONE: (770) 885-4137
CONTACT: Todd Williams

ENGINEER:
Integrity Engineering & Development Services, Inc.
3615 Braselton Highway, Suite 201
Dacula, Georgia 30019
PHONE: (770) 546-0446
CONTACT: Anthony Lynch, P.E.
E-MAIL ADDRESS: anthony@integrityeng.net

Property located in GMD 1292, Cobb County, Smyrna Ga. Parcel No. 1703800010.
Zoning: GC General Commercial.

Building Setbacks:
Front- 50'
Side- 10'
Rear- 50'

Proposed building height 23'-4".
Proposed building height 23'-4".
Total tract contains 1,071 acres/disturbed area= 1.07 acres ±.
Boundary information obtained from survey by Seiler & Associates, Inc.
Topographical information obtained from survey by Seiler & Associates, Inc.
Vertical datum for topography is mean sea level based on NAVD88.
Contour interval is one (1) feet.
This property is shown on F.I.R.M. panel number 13067C0075F, dated August 18, 1992 and is not located within a special flood hazard zone.
The location of underground utilities shown is approximate based on surface field evidence and information supplied by utility agencies. The survey makes no certification as to the completeness of the locations shown herein. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.
The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.
Contractor shall notify the engineer and owner/developer of any information found in the field that is different from what is shown on these design plans.
Approximately 10% of parking lot gross area is shown as landscaped. Impervious surface area is Approx 36,600 SF



PARKING DATA

REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM PARKING REQUIRED	1 SPACE PER 75 S.F. 3,915 / 75 = 52.2 SPACES	43 SPACES PER APPROVED VARIANCE
MAX PARKING REQUIRED	N/A	43 SPACES PER APPROVED VARIANCE

PAVING SPECIFICATION
(MINIMUM 3 1/2" TOTAL COMPACTED ASPHALT THICKNESS)
NOT FOR USE WITHIN R.O.W. REFER TO ENTRANCE PLAN FOR R.O.W. PAVING SPEC.

ASPHALT PAVING SECTION:

- 2" OF ASPHALT TOPPING (COMPRESSED TO 1 1/2")
- 2 1/2" ASPHALT BINDER (COMPRESSED TO 2")
- 8 INCH COMPACTED STONE BASE
- 95% MODIFIED PROCTOR (ASTM D-1557).

STANDARD BASE - BY McDONALD'S PROJECT MANAGER

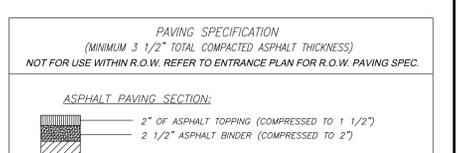
- 9 INCH COMPACTED STONE BASE
- 95% MODIFIED PROCTOR (ASTM D-1557).
- COMPACTED SUBGRADE (2500 PSF MIN)
- 4 INCHES OF WHICH IS TO BE LAID ON THE SITE PRIOR TO COMMENCEMENT OF BUILDING CONSTRUCTION AND LAYING OF CONCRETE CURBS & GUTTERS.

ALL COMPACTION SHALL BE W/ A 10 TON ROLLER OR EQUIVALENT.
LOCAL STATE HWY DEPT SPECS SHALL BE USED TO DETERMINE BASE MATERIAL & MIX PROPORTIONS FOR THE ASPHALT MATERIALS.

CONCRETE PAVING SECTION

- 6 INCH 4000 PSI CONCRETE WITH FIBER MESH
- 4 INCH COMPACTED STONE BASE
- 95% MODIFIED PROCTOR (ASTM D-1557).
- COMPACTED SUBGRADE (2500 PSF MIN)

McDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF McDONALD'S. OTHERWISE, G.C. WILL BE CHARGED.



ISSUE	DESCRIPTION
NO.	DATE
1	4-02-13
2	4-05-13
3	12-11-13
4	3-18-14

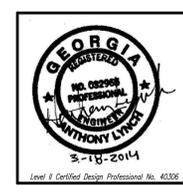
GRAPHIC SCALE
SCALE 1" = 20'

SHEET NUMBER **7** / **22**

ISSUE

DESCRIPTION

INITIAL SUBMITTAL
ZONING AMENDMENT SUBMITTAL
ZONING AMENDMENT SUBMITTAL
2nd CITY SUBMITTAL



INTEGRITY
ENGINEERING & DEVELOPMENT SERVICES, INC.
3615 Braselton Highway, Suite 201 Dacula, Ga 30019
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Zoned: GC

MCD STATE SITE CODE:
010-1386

IEDS PROJECT NUMBER:
MCD-1113

SHEET TITLE:
SITE PLAN



LEGAL DESCRIPTION

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:

COMMENCING AT A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER RLS 2388") ON THE WESTERLY RIGHT OF WAY LINE OF SOUTH COBB DRIVE (AKA STATE ROUTE 280; 200 FOOT TOTAL RIGHT OF WAY WIDTH), 200 FEET NORTHWESTERLY, AS MEASURED ALONG THE WESTERLY RIGHT OF WAY LINE OF SOUTH COBB DRIVE, FROM ITS INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF CONCORD DRIVE (70 FOOT TOTAL RIGHT OF WAY WIDTH);

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 CONTINUING ALONG THE WESTERLY RIGHT OF WAY LINE OF SOUTH COBB DRIVE, NORTH 17 DEGREES 15 MINUTES 00 SECONDS WEST, 288.43 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER RLS 2388"), SAID POINT BEING THE **POINT OF BEGINNING**;

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 17 DEGREES 03 MINUTES 25 SECONDS WEST, 279.43 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 53 DEGREES 45 MINUTES 01 SECONDS EAST, 11.80 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 ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 105.94 FEET, AN ARC LENGTH OF 40.32 FEET, AND BEING SUBTENDED BY A CHORD OF NORTH 56 DEGREES 56 MINUTES 56 SECONDS EAST, 40.08 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 SOUTH 16 DEGREES 59 MINUTES 18 SECONDS EAST, 11.80 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;

THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 17 DEGREES 15 MINUTES 00 SECONDS EAST, 281.90 FEET TO THE **POINT OF BEGINNING**;

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

SURVEYOR'S NOTES

- 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.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 107,573 FEET, AN ANGULAR ERROR OF 01 SECONDS PER ANGLE POINT, AND WAS NOT ADJUSTED.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 139,864 FEET.
- NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
- THE SOURCE OF VERTICAL DATUM IS THE EGPS VRS CORS NETWORK.
- THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 1994 (NAD83 (1994)). THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- 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.
- THE ADDRESS OF THE SUBJECT PROPERTY IS: *N/A (VACANT PARCEL)*.
- THIS SURVEY WAS PREPARED FOR CHICAGO TITLE INSURANCE COMPANY, AND MCDONALD'S USA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MCDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION AND MCDONALD'S CORPORATION, A DELAWARE CORPORATION. THIS PLAN HAS BEEN COMPILED FROM A SURVEY ACTUALLY MADE ON THE GROUND UNDER MY SUPERVISION ON JULY 27 2012, AND IT IS CORRECT AND COMPLIES WITH THE REQUIREMENTS PROVIDED BY MCDONALD'S CORPORATION.

SURVEYOR'S REFERENCES

- UNDERGROUND UTILITY MARKING AND ACCOMPANYING EXHIBIT PROVIDED BY UTILISURVEY DATED JULY 11, 2012.
- CAD FILES, SURVEY CONTROL POINT INFORMATION, EXHIBITS AND LEGAL DESCRIPTIONS PROVIDED BY INTEGRATED SCIENCE & ENGINEERING, DATED OCTOBER AND NOVEMBER, 2012.
- GA. D.O.T. RIGHT OF WAY PLANS FOR SOUTH COBB DRIVE, PROJECT NO. MLP 280(4), LAST REVISED JULY 3, 1974.

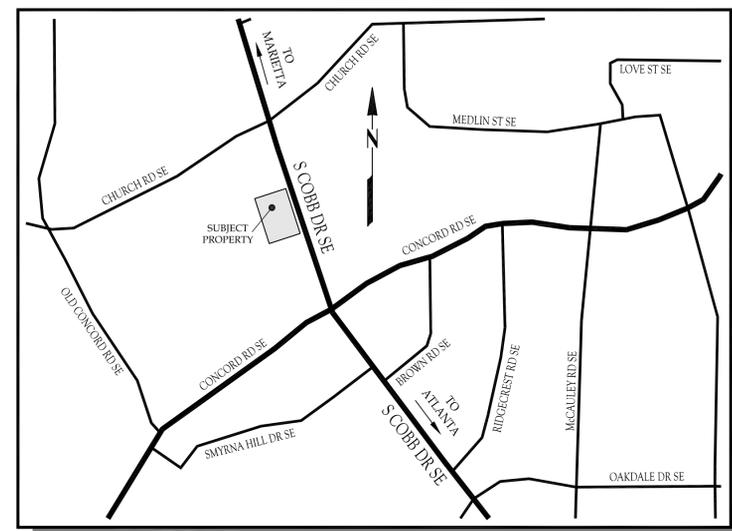
STATEMENT OF ENCROACHMENTS

NO ENCROACHMENTS OBSERVED

FLOOD NOTE:
ACCORDING TO FEMA F.I.R.M. PANEL NUMBER: **13067C0075 E** 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.

A.L.T.A./A.C.S.M. LAND TITLE SURVEY
FOR
McDONALD'S USA, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
MCDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION, MCDONALD'S CORPORATION AND
FIRST AMERICAN TITLE INSURANCE COMPANY
LAND LOT 380 • 17TH DISTRICT • 2ND SECTION
CITY OF SMYRNA • COBB COUNTY, GA
L/C 010-1386



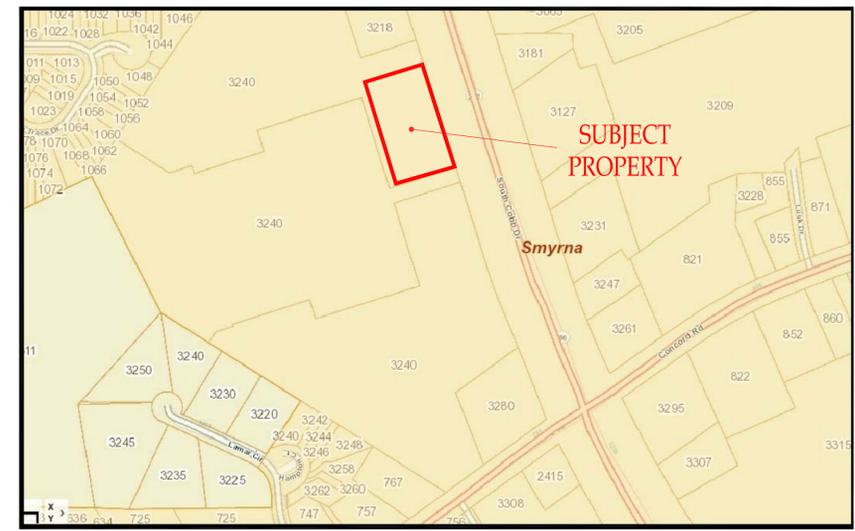
VICINITY MAP
NOT TO SCALE

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 DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS, AND INCLUDES ITEMS 1-6B, 7A, 8-9, 11B, & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 27, 2012.
William B. King
WILLIAM B. KING, GA. R.L.S. NO. 3132
MEMBER, SURVEYING AND MAPPING SOCIETY OF GEORGIA
DATE: 11-30-12

THE ZONING DESIGNATION OF THE SUBJECT PROPERTY AND THE CORRESPONDING RESTRICTIONS ARE AS FOLLOWS:
ZONING = GENERAL COMMERCIAL-CONDITIONAL
ON-SITE PARKING
REZONING REQUEST: Z09-008 (APPROVED 1-19-10 BY CITY OF SMYRNA)
REG. SPACES N/A
HANDICAP SPACES N/A
TOTAL SPACES N/A
(SITE IS UNDEVELOPED)
FRONT SETBACK: 42 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 IS NECESSARY IN ORDER TO COVEY THE SURVEYED PROPERTY.

UTILITY PROVIDERS

GAS	MARTIN MAREK ATLANTA GAS LIGHT COMPANY 10 PEACHTREE STREET NE ATLANTA, GA 30309 404-584-4126
POWER	IKE COLLINS GEORGIA POWER COMPANY 823 JEFFERSON STREET ATLANTA, GA 30318 404-506-4569
WATER	DAVID PHILLIPS COBB COUNTY WATER SYSTEM 660 SOUTH COBB DRIVE MARIETTA, GA 770-419-6331
COMMUNICATION	KEN RECTOR AT&T 404-216-7772 <small>(PER SURVEYOR'S REFERENCE #1, SEE NOTE #7)</small>



TAX MAP OVERLAY
NOT TO SCALE

- SCHEDULE B - SECTION II ITEMS
FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. NCS-554002-OR-1 COMMITMENT DATE: JULY 6, 2012 AT 8:00 A.M.
- MATTERS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 272, PAGE 54, COBB COUNTY, GEORGIA RECORDS; AS AFFECTED BY THAT CERTAIN CONSENT TO RATIFICATION OF PLAT OF SUBDIVISION BY COLE TAYLOR BANK, DATED DECEMBER 7, 2010, FILED DECEMBER 7, 2010, AND RECORDED IN DEED BOOK 14818, PAGE 3837, AFORESAID RECORDS.
THIS ITEM REVEALS THE FOLLOWING:
A TWO (2) FOOT SETBACK ALONG THE RIGHT OF WAY OF SOUTH COBB DRIVE PER REZONING CASE Z09-008, AS PLOTTED HEREON.
 - TERMS AND PROVISIONS OF THAT CERTAIN MEMORANDUM OF DEVELOPER RIGHTS AGREEMENT, BY AND BETWEEN T-L SMYRNA LLC, A DELAWARE LIMITED LIABILITY COMPANY AND THE KROGER CO., AN OHIO CORPORATION, DATED DECEMBER 3, 2010, FILED FOR RECORD DECEMBER 7, 2010, AND RECORDED IN DEED BOOK 14818, PAGE 3888, AFORESAID RECORDS.
THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY.
 - UNDERGROUND EASEMENT FROM T-L SMYRNA, LLC, A DELAWARE LIMITED LIABILITY COMPANY TO GEORGIA POWER COMPANY, DATED AUGUST 19, 2011, FILED FOR RECORD SEPTEMBER 8, 2011, AND RECORDED IN DEED BOOK 14877, PAGE 3108, AFORESAID RECORDS.
THIS ITEM CONTAINS TWO (2) 10' WIDE UNDERGROUND ELECTRIC EASEMENTS.
ONE EASEMENT IS NOT PLOTTED BECAUSE IT IS LOCATED OFFSITE OUTSIDE THE FIELD OF VIEW OF THIS SURVEY.
ONE EASEMENT IS PLOTTED HEREON, LOCATED OFFSITE, BISECTING PLATTED LOTS 2 AND 4.
 - EASEMENT AGREEMENT FROM T-L SMYRNA, LLC, A DELAWARE LIMITED LIABILITY COMPANY TO ATLANTA GAS LIGHT COMPANY, DATED SEPTEMBER 29, 2010, FILED FOR RECORD OCTOBER 24, 2011, AND RECORDED IN DEED BOOK 14889, PAGE 2998, AFORESAID RECORDS.
THIS ITEM IS PLOTTED HEREON.
 - TERMS AND PROVISIONS OF THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT, BY AND BETWEEN T-L SMYRNA LLC, A DELAWARE LIMITED LIABILITY COMPANY AND THE KROGER CO., AN OHIO CORPORATION, DATED DECEMBER 3, 2010, FILED FOR RECORD DECEMBER 7, 2010, AND RECORDED IN DEED BOOK 14818, PAGE 3849, AFORESAID RECORDS. (IS INSURABLE)
THIS ITEM IS NOT PLOTTED HEREON BECAUSE IT IS BLANKET IN NATURE AND AFFECTS THE ENTIRE SUBJECT PROPERTY.
THIS ITEM ALSO BENEFITS THE SUBJECT PROPERTY THROUGH BLANKET EASEMENTS ON ADJACENT PROPERTIES AS INDICATED HEREON.
 - EASEMENT FROM CSC PARTNERS AND ERIC JOSS - GENERAL PARTNER TO GEORGIA POWER COMPANY, DATED FEBRUARY 17, 1986, FILED FOR RECORD APRIL 1, 1986, AND RECORDED IN DEED BOOK 3874, PAGE 443, AFORESAID RECORDS.
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.
 - TERMS AND PROVISIONS OF THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT, BY AND AMONG GRIFFITH & GRIFFITH, A GEORGIA GENERAL PARTNERSHIP, SOUTH COBB ASSOCIATES, A GEORGIA LIMITED PARTNERSHIP AND SOUTHLAND LIFE INSURANCE CORPORATION, A TEXAS CORPORATION, DATED MAY 20, 1980, FILED FOR RECORD JUNE 11, 1981, AND RECORDED IN DEED BOOK 2367, PAGE 514, AFORESAID RECORDS.
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.
 - EASEMENT FROM F.P. PLAZA INC. TO GEORGIA POWER COMPANY, DATED JULY 2, 1971, FILED FOR RECORD OCTOBER 18, 1972, AND RECORDED IN DEED BOOK 1359, PAGE 359, AFORESAID RECORDS.
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.
 - PERMIT FOR ANCHORS, GUY POLES AND WIRES FROM CHARLES HUNT TO GEORGIA POWER COMPANY, DATED NOVEMBER 17, 1953, FILED FOR RECORD DECEMBER 2, 1953, AND RECORDED IN DEED BOOK 271, PAGE 35, AFORESAID RECORDS.
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.

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124 ANDREW DRIVE • STOCKBRIDGE • GA 30281 • 878-565-9200
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ALTA/ACSM LAND TITLE SURVEY FOR
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
FIRST AMERICAN TITLE INSURANCE COMPANY
L/C 010-1386



NO.	REVISIONS	DESCRIPTION	DATE	BY	APPR.
1					
2					
3					

DATE: NOVEMBER 30, 2012
SCALE: HORIZ. 1" = 40'
VERT.: N/A
FIELD BOOK: PROJECT
DATE OF FIELD SURVEY: JULY 27, 2012
LAND LOT(S): 380
DISTRICT: 17TH
SECTION: 2ND
COUNTY: COBB (CITY OF SMYRNA)
SURVEYED: BM, AC
DRAWN: SCM
CHECKED: BK
APPROVED: BK
PROJECT NO.: 12-025-C
DWG. NAME: 12025-100-001-0-dwg

F:\Mapt\Projects\PA\12025-C\12025-100-001-0-dwg.dwg SHEET 1 of 3 Nov 30 2012 4:38:28pm

LEGEND

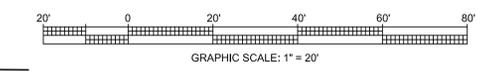
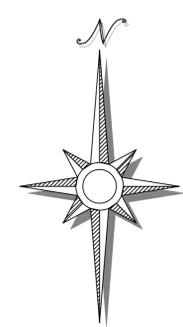
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- WATER METER (WM)
- IRRIGATION CONTROL VALVE (ICV)
- GUY WIRE (GW)
- LIGHT POLE (LP)
- POWER POLE (PP)
- TRAFFIC SIGNAL POLE (TSP)
- ELECTRIC BOX (EB)
- TRAFFIC SIGNAL BOX (TSB)
- TRAFFIC SIGNAL CABINET (TSC)
- CROSSWALK SIGNAL POLE (CWS)
- GAS VALVE (GV)
- SANITARY SEWER MANHOLE (SSMH)
- SANITARY SEWER CLEANOUT (CO)
- FLARED END SECTION (FES)
- DOUBLE WING CATCH BASIN (DWCB)
- SINGLE WING CATCH BASIN (SWCB)
- JUNCTION BOX (JB)
- CURB INLET (CI)
- METAL SIGN (MS)
- WOOD SIGN

- CALCULATED PROPERTY CORNER
- B.S.L. = BUILDING SETBACK LINE
- C/L = CENTERLINE
- CALC. = CALCULATED
- CHD. = CHORD
- CWS = CROSS WALK SIGNAL
- DIP = DUCTILE IRON PIPE
- FD. = FOUND
- MEAS. = MEASURED
- N/F = NOW OR FORMERLY
- P/L = PROPERTY LINE
- PC = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- PVC = POLYVINYL CHLORIDE
- RAD. = RADIUS
- (REC) = RECORD
- RCP = REINFORCED CONCRETE PIPE
- R/W = RIGHT-OF-WAY
- REF. = REFERENCE
- TBM = TEMPORARY BENCHMARK
- TSB = TRAFFIC SIGNAL BOX
- TSC = TRAFFIC SIGNAL CABINET
- P = OVERHEAD POWER
- SS = SANITARY SEWER LINE
- UG = UNDERGROUND GAS
- X = FENCELINE
- W = WATERLINE
- UE = UNDERGROUND ELECTRIC
- UT = UNDERGROUND TELEPHONE
- S/D = STORM DRAIN

- IRON PIN SET
- 1/2" REBAR & SURVEYORS CAP SET (STAMPED "SEILER 2388")
- TITLE EXCEPTION
- CONCRETE
- ASPHALT
- BRICK
- DETECTABLE WARNING STRIP (DWS)
- TRAFFIC FLOW ARROWS
- CONTOUR LINE

T-L SMYRNA LLC
LOT 2
THE CROSSINGS AT FOUR CORNERS
 PLAT BOOK 272 PAGE 54
 DB 14425 PG. 6195
 3240 SOUTH COBB DRIVE
 TAX ID. 17-0380-0-0010
 ZONING: GENERAL COMMERCIAL-CONDITIONAL
 SUBJECT TO RECIPROCAL EASEMENT AGREEMENT PER DEED BOOK 14818 PAGE 3849

T-L SMYRNA LLC
LOT 4
THE CROSSINGS AT FOUR CORNERS
 PLAT BOOK 272 PAGE 54
 DB 14529 PG. 179
 3218 SOUTH COBB DRIVE
 TAX ID. 17-0380-0-0180
 ZONING: GENERAL COMMERCIAL-CONDITIONAL
 SUBJECT TO RECIPROCAL EASEMENT AGREEMENT PER DEED BOOK 14818 PAGE 3849



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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 MCDONALD'S CORPORATION, A DELAWARE CORPORATION,
 THEIR SUCCESSORS AND ASSIGNS
 AND
 FIRST AMERICAN TITLE INSURANCE
L/C 010-1386



SHEET	NO.	DESCRIPTION	REVISIONS	DATE	BY	APPR.
2	OF	3				

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