

Site Descriptions

Tract 1 - #2550 Spring Road

All that tract or parcel of land lying and being in Land Lot 810 of the 17th District, City of Smyrna, Cobb County, Georgia and being more particularly described as follows:

To find The Point of Beginning commence at a point on the southerly Right of Way line of Spring Road (100 foot Right of Way) and the east line of Land Lot 810 of said district; thence along the southerly Right of Way line of Spring Road South 88 Degrees 50 Minutes 10 Seconds West, 40.00 feet to a point; thence leaving the existing southerly Right of Way line of Spring Road South 00 Degrees 44 Minutes 50 Seconds East, 5.30 feet to an iron pin set on the new southerly Right of Way line of Spring Road and The Point of Beginning; thence leaving the new southerly Right of Way line of Spring Road South 00 Degrees 44 Minutes 50 Seconds East, 202.60 feet to an iron pin set; thence South 67 Degrees 10 Minutes 45 Seconds West, 230.52 feet to an iron pin set; thence North 01 Degrees 16 Minutes 50 Seconds West, 280.86 feet to a point on the new southerly Right of Way line of Spring Road; thence along the new southerly Right of Way line of Spring Road South 88 Degrees 01 Minutes 50 Seconds East, 25.00 feet to a concrete Right of Way monument found; thence continue along the new southerly Right of Way line of Spring Road South 16 Degrees 36 Minutes 41 Seconds West, 2.00 feet to a concrete Right of Way monument found; thence continue along the new southerly Right of Way line of Spring Road North 88 Degrees 17 Minutes 16 Seconds East, 20.10 feet to a concrete Right of Way monument found; thence continue along the new southerly Right of Way line of Spring Road North 05 Degrees 44 Minutes 43 Seconds West, 2.84 feet to a concrete Right of Way monument found; thence continue along the new southerly Right of Way line of Spring Road North 84 Degrees 20 Minutes 53 Seconds East, 86.57 feet to a concrete Right of Way monument found; thence continue along the new southerly Right of Way line of Spring Road North 89 Degrees 58 Minutes 21 Seconds East, 42.49 feet to The Point of Beginning containing 1.19 Acres.

Tract 2 - #2528 Spring Road

All that tract or parcel of land lying and being in Land Lot 810 of the 17th District, City of Smyrna, Cobb County, Georgia and being more particularly described as follows:

To find The Point of Beginning commence at a point on the southerly Right of Way line of Spring Road (100 foot Right of Way) and the east line of Land Lot 810 of said district; thence along the southerly Right of Way line of Spring Road South 88 Degrees 50 Minutes 10 Seconds West, 40.00 feet to a point; thence leaving the existing southerly Right of Way line of Spring Road South 00 Degrees 44 Minutes 50 Seconds East, 5.30 feet to an iron pin set on the new southerly Right of Way line of Spring Road; thence continue along the new southerly Right of Way line of Spring Road South 89 Degrees 58 Minutes 21 Seconds West, 42.49 feet to a concrete Right of Way monument found; thence continue along the new southerly Right of Way line of Spring Road South 84 Degrees 20 Minutes 53 Seconds West, 86.57 feet to a concrete Right of Way monument found; thence continue along the new southerly Right of Way line of Spring Road South 87 Degrees 20 Minutes 34 Seconds West, 43.30 feet to a concrete Right of Way monument found; thence continue along the new southerly Right of Way line of Spring Road South 105 Degrees 44 Minutes 43 Seconds East, 2.84 feet to a concrete Right of Way monument found; thence continue along the new southerly Right of Way line of Spring Road South 88 Degrees 17 Minutes 16 Seconds West, 20.10 feet to a concrete Right of Way monument found; thence continue along the new southerly Right of Way line of Spring Road North 16 Degrees 36 Minutes 41 Seconds East, 2.00 feet to a concrete Right of Way monument found; thence along the new southerly Right of Way line of Spring Road North 88 Degrees 01 Minutes 50 Seconds West, 25.00 feet to a point and The Point of Beginning; thence leaving the new southerly Right of Way line of Spring Road South 01 Degrees 16 Minutes 50 Seconds East, 137.79 feet to a point; thence South 88 Degrees 15 Minutes 11 Seconds West, 147.90 feet to an iron pin set; thence North 01 Degrees 26 Minutes 02 Seconds West, 150.23 feet to an iron pin set on the southerly Right of Way line of Spring Road; thence along the southerly Right of Way line of Spring Road North 88 Degrees 04 Minutes 33 Seconds East, 50.00 feet to a concrete Right of Way monument found on the new southerly Right of Way line of Spring Road; thence continue along the new southerly Right of Way line of Spring Road North 89 Degrees 39 Minutes 25 Seconds East, 43.07 feet to a concrete Right of Way monument found; thence continue along the new southerly Right of Way line of Spring Road South 52 Degrees 07 Minutes 56 Seconds East, 13.54 feet to a concrete Right of Way monument found; thence continue along the new southerly Right of Way line of Spring Road South 88 Degrees 01 Minutes 50 Seconds East, 44.81 feet to The Point of Beginning containing 0.50 Acres.

Total Site Area

Tract 1 - #2550 Spring Road and Tract 2 - #2528 Spring Road

To find The Point of Beginning commence at a point on the southerly Right of Way line of Spring Road (100 foot Right of Way) and the east line of Land Lot 810 of said district; thence along the southerly Right of Way line of Spring Road South 88 Degrees 50 Minutes 10 Seconds West, 40.00 feet to a point; thence leaving the existing southerly Right of Way line of Spring Road South 00 Degrees 44 Minutes 50 Seconds East, 5.30 feet to an iron pin set on the new southerly Right of Way line of Spring Road and The Point of Beginning; thence leaving the new southerly Right of Way line of Spring Road South 00 Degrees 44 Minutes 50 Seconds East, 202.60 feet to an iron pin set; thence South 67 Degrees 10 Minutes 45 Seconds West, 230.52 feet to an iron pin set; thence North 01 Degrees 16 Minutes 50 Seconds West, 143.07 feet to an iron pin set; thence South 88 Degrees 15 Minutes 11 Seconds West, 147.90 feet to an iron pin set; thence North 01 Degrees 26 Minutes 02 Seconds West, 150.23 feet to an iron pin set on the southerly Right of Way line of Spring Road; thence along the southerly Right of Way line of Spring Road North 88 Degrees 04 Minutes 33 Seconds East, 50.00 feet to a concrete Right of Way monument found on the new southerly Right of Way line of Spring Road; thence continue along the new southerly Right of Way line of Spring Road North 89 Degrees 39 Minutes 25 Seconds East, 43.07 feet to a concrete Right of Way monument found; thence continue along the new southerly Right of Way line of Spring Road South 52 Degrees 07 Minutes 56 Seconds East, 13.54 feet to a concrete Right of Way monument found; thence continue along the new southerly Right of Way line of Spring Road South 88 Degrees 01 Minutes 50 Seconds East, 69.81 feet to a concrete Right of Way monument found; thence continue along the new southerly Right of Way line of Spring Road South 16 Degrees 36 Minutes 41 Seconds West, 2.00 feet to a concrete Right of Way monument found; thence continue along the new southerly Right of Way line of Spring Road North 88 Degrees 17 Minutes 16 Seconds East, 20.10 feet to a concrete Right of Way monument found; thence continue along the new southerly Right of Way line of Spring Road North 05 Degrees 44 Minutes 43 Seconds West, 2.84 feet to a concrete Right of Way monument found; thence continue along the new southerly Right of Way line of Spring Road North 84 Degrees 20 Minutes 53 Seconds East, 86.57 feet to a concrete Right of Way monument found; thence continue along the new southerly Right of Way line of Spring Road North 89 Degrees 58 Minutes 21 Seconds East, 42.49 feet to The Point of Beginning containing 1.69 Acres.

NO EVIDENCE OF A CEMETERY OR ARCHAEOLOGICAL ARTIFACTS FOUND ON THE SUBJECT PROPERTY. NO ARCHAEOLOGICAL SURVEY WAS PERFORMED.

BASED ON THE INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM • FLOOD INSURANCE RATE MAP "FIRM" OR FLOOD WAY BOUNDARY MAP • COMMUNITY PANEL NUMBER 130057-0138 6, CITY OF SMYRNA, COBB COUNTY, GEORGIA DATED DECEMBER 16, 2008, FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY THROUGH THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE A FLOOD HAZARD AREA.

NO EVIDENCE OF POTENTIAL WETLANDS WAS OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. NO CERTIFICATION IS MADE BY THIS SURVEYOR TO THE ACCURACY OR SUFFICIENCY OF THE INFORMATION. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 101,079 AND ANGULAR ERROR OF 15 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING CRANDALL'S RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE PART IN 100,000 +/-.

EQUIPMENT USED FOR SURVEY:

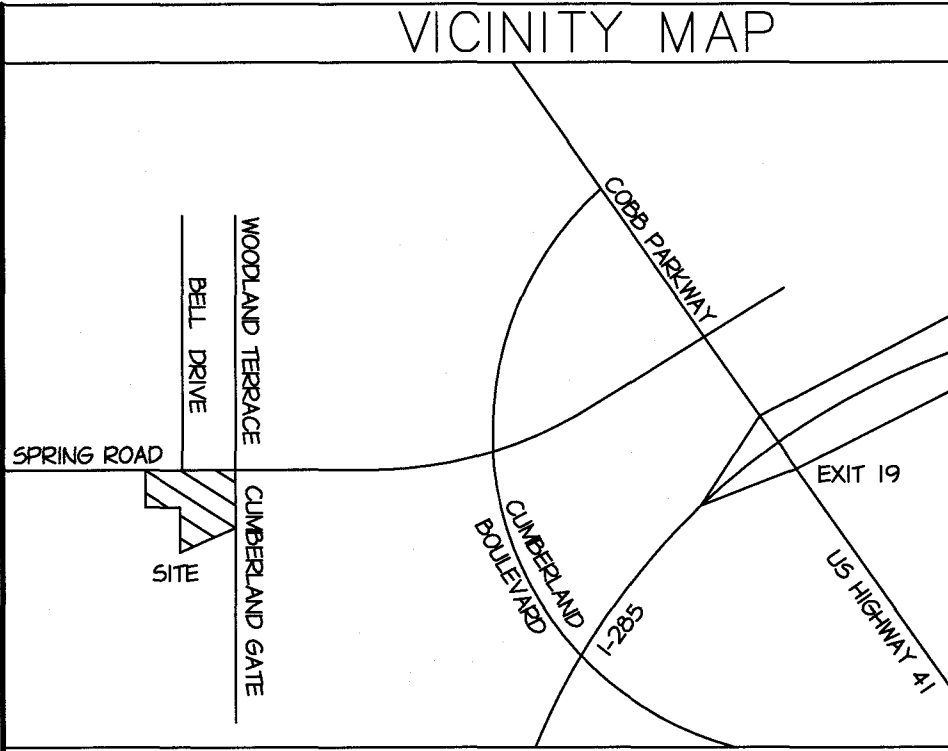
1. SOKKIA SET 3 TOTAL STATION.
2. TDS RECON DATA COLLECTOR.
3. TOPCON AUTOMATIC LEVEL.

ALL DISTANCES ARE "GROUND & HORIZONTAL" UNLESS OTHERWISE NOTED.

NO INVESTIGATION WAS MADE DURING THE PERFORMANCE OF THE SURVEY TO DISCOVER EVIDENCE OF THE EXISTENCE OF ANY STRUCTURES WHICH MAY INDICATE THE LOCATION OF BURIED UTILITIES OR BURIED PIPELINES ON THE PREMISES. BURIED UTILITIES MAY OR MAY NOT EXIST. INTERESTED PARTIES SHOULD INVESTIGATE THE EXISTENCE OF UTILITIES, IF ANY, AND VERIFY. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY BURIED UTILITIES OR BURIED PIPELINES ON THE PREMISES.

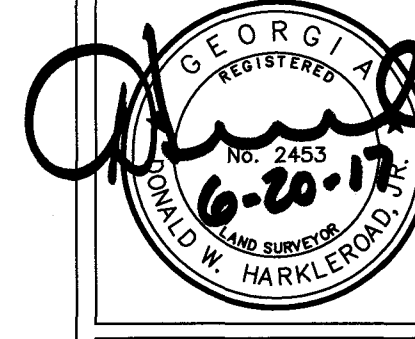
NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.



LEGEND	
CO	CLEANOUT
ICV	IRRIGATION CONTROL VALVE
IPF	IRON PIN FOUND
IPS	IRON PIN SET (1/2" RB)
OT	OPEN TOP PIPE
CT	CRIMP TOP PIPE
CMF	CONCRETE MONUMENT FOUND
N & C	NAIL AND CAP
RB	REBAR
PP	POWER POLE
TP	TELEPHONE POLE
LL	LAND LOT
LL	LAND LOT LINE
POB	POINT OF BEGINNING
BL	BUILDING LINE
CL	CENTER LINE
PL	PROPERTY LINE
FH	FIRE HYDRANT
CB	CATCH BASIN
DI	DROP INLET
HW	HEAD WALL
JB	JUNCTION BOX
DE	DRAINAGE EASEMENT
WM	WATER METER
WV	WATER VALVE
GV	GAS VALVE
MH	MAN HOLE
T	TELEPHONE LINE
UT	BURIED TELEPHONE CABLE
GAS	GAS LINE (APPROXIMATE LOCATION)
W	WATER LINE (APPROXIMATE LOCATION)
S/S	SANITARY SEWER LINE
P&T	OVERHEAD POWER & ELECTRIC
ANCH	RIGHT OF WAY MONUMENT FOUND ANCHOR
P	POWER LINE (OVERHEAD)
XX	FENCE
⊗	FIRE HYDRANT
⊙	MONITORING WELL
⊕	TREE

The survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67, Authority O.C.G.A. Sec. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.



THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED.

COMBINATION PLAT RECORDED
PB 272 PG 328-329

TOTAL SITE AREA
73,518.8 S.F.
1.69 ACRES
CURRENTLY ZONED "GC"
GC CONDITIONAL Z11-003
TAX ID 170810000350

20 10 0 20 40 60
SCALE IN FEET

AS-BUILT SURVEY
FOR
RACETRAC PETROLEUM, INC.
LOCATED
2550 SPRING ROAD
LL 810 17TH DISTRICT 2ND SECTION
CITY OF SMYRNA
COBB COUNTY, GEORGIA
PLAT PREPARED ON
DATE 06/20/17

SCALE: 1" = 20'
JOB NO.: 5916AB17
FIELD DATE: 05/25/17

Harkleroad and Associates
ENGINEERS - LAND SURVEYORS
1608 TREE LANE, BUILDING A SUITE 100, SNELLVILLE, GEORGIA 30078
PHONE (770) 982-1996 / FAX: (770) 982-1998

SHEET 52
REV.

Racetrac
RACETRAC PETROLEUM, INC.
3225 CUMBERLAND BOULEVARD
SMYRNA, GEORGIA
SUITE 100 ATLANTA, GA. 30339
(770) 431-7600

AS-BUILT SURVEY
RACETRAC SERVICE STATION #977
2550 SPRING ROAD
SMYRNA, GEORGIA
1" = 20'
DATE 07/01/17
JOB NO. 000P100
TELJR