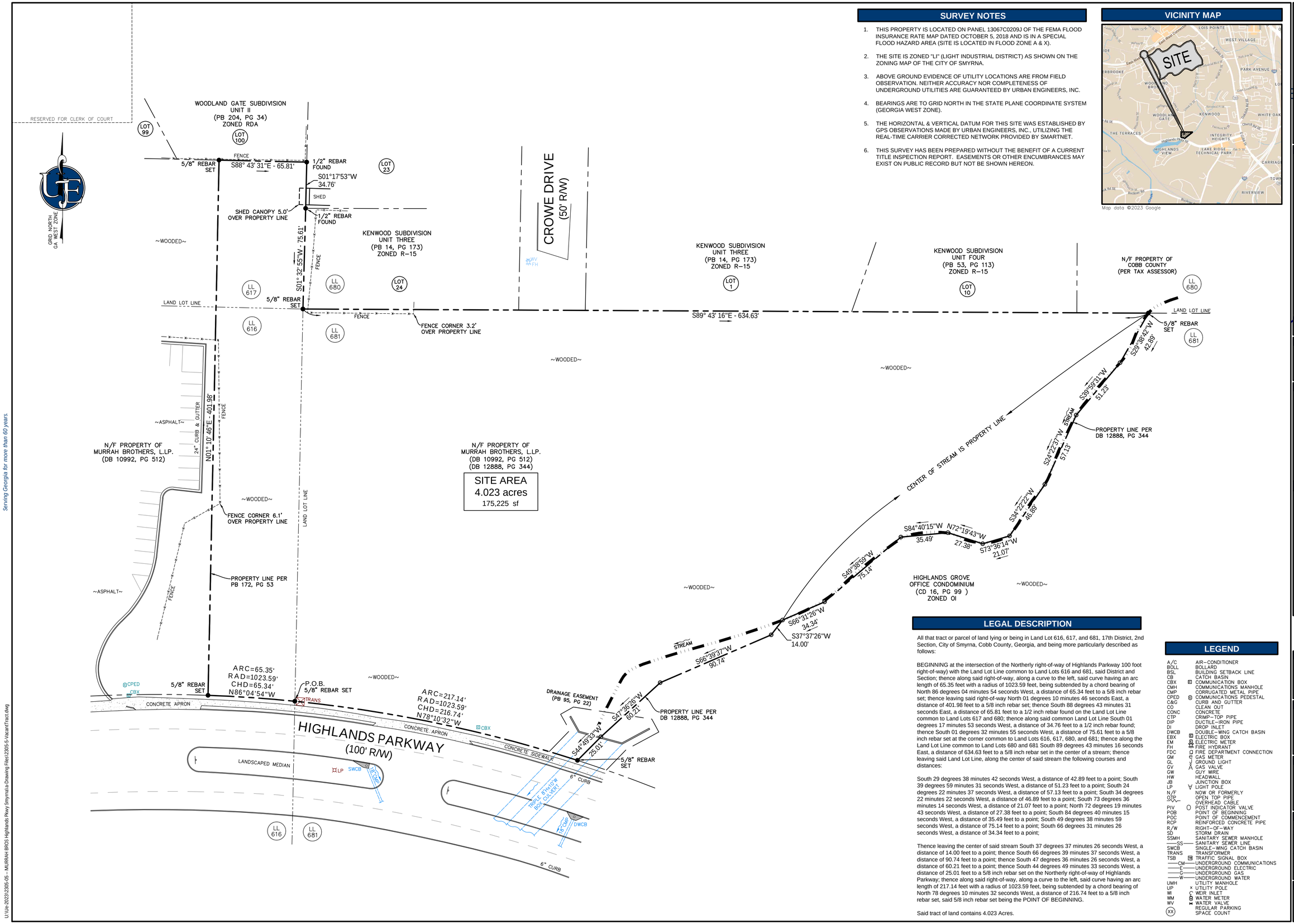

SURVEY NOTES

1. THIS PROPERTY IS LOCATED ON PANEL 13067C0209J OF THE FEMA FLOOD INSURANCE RATE MAP DATED OCTOBER 5, 2018 AND IS IN A SPECIAL FLOOD HAZARD AREA (SITE IS LOCATED IN FLOOD ZONE A & X).
2. THE SITE IS ZONED "LI" (LIGHT INDUSTRIAL DISTRICT) AS SHOWN ON THE ZONING MAP OF THE CITY OF SMYRNA.
3. ABOVE GROUND EVIDENCE OF UTILITY LOCATIONS ARE FROM FIELD OBSERVATION. NEITHER ACCURACY NOR COMPLETENESS OF UNDERGROUND UTILITIES ARE GUARANTEED BY URBAN ENGINEERS, INC.
4. BEARINGS ARE TO GRID NORTH IN THE STATE PLANE COORDINATE SYSTEM (GEORGIA WEST ZONE).
5. THE HORIZONTAL & VERTICAL DATUM FOR THIS SITE WAS ESTABLISHED BY GPS OBSERVATIONS MADE BY URBAN ENGINEERS, INC., UTILIZING THE REAL-TIME CARRIER CORRECTED NETWORK PROVIDED BY SMARTNET.
6. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

VICINITY MAP

LEGAL DESCRIPTION

All that tract or parcel of land lying or being in Land Lot 616, 617, and 681, 17th District, 2nd Section, City of Smyrna, Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at the intersection of the Northerly right-of-way of Highlands Parkway 100 foot right-of-way) with the Land Lot Line common to Land Lots 616 and 681, said District and Section; thence along said right-of-way, along a curve to the left, said curve having an arc length of 65.35 feet with a radius of 1023.59 feet, being subtended by a chord bearing of North 86 degrees 04 minutes 54 seconds West, a distance of 65.34 feet to a 5/8 inch rebar set; thence leaving said right-of-way North 01 degrees 10 minutes 46 seconds East, a distance of 401.98 feet to a 5/8 inch rebar set; thence South 88 degrees 43 minutes 31 seconds East, a distance of 65.81 feet to a 1/2 inch rebar found on the Land Lot Line common to Land Lots 617 and 680; thence along said common Land Lot Line South 01 degrees 17 minutes 53 seconds West, a distance of 34.76 feet to a 1/2 inch rebar found; thence South 01 degrees 32 minutes 55 seconds West, a distance of 75.61 feet to a 5/8 inch rebar set at the corner common to Land Lots 616, 617, 680, and 681; thence along the Land Lot Line common to Land Lots 680 and 681 South 89 degrees 43 minutes 16 seconds East, a distance of 634.63 feet to a 5/8 inch rebar set in the center of a stream; thence leaving said Land Lot Line, along the center of said stream the following courses and distances:

South 29 degrees 38 minutes 42 seconds West, a distance of 42.89 feet to a point; South 39 degrees 59 minutes 31 seconds West, a distance of 51.23 feet to a point; South 24 degrees 22 minutes 37 seconds West, a distance of 57.13 feet to a point; South 34 degrees 22 minutes 22 seconds West, a distance of 46.89 feet to a point; South 73 degrees 36 minutes 14 seconds West, a distance of 21.07 feet to a point; North 72 degrees 19 minutes 43 seconds West, a distance of 27.38 feet to a point; South 84 degrees 40 minutes 15 seconds West, a distance of 35.49 feet to a point; South 49 degrees 38 minutes 59 seconds West, a distance of 75.14 feet to a point; South 66 degrees 31 minutes 26 seconds West, a distance of 34.34 feet to a point;

Thence leaving the center of said stream South 37 degrees 37 minutes 26 seconds West, a distance of 14.00 feet to a point; thence South 66 degrees 39 minutes 37 seconds West, a distance of 90.74 feet to a point; thence South 47 degrees 36 minutes 26 seconds West, a distance of 60.21 feet to a point; thence South 44 degrees 49 minutes 33 seconds West, a distance of 25.01 feet to a 5/8 inch rebar set on the Northerly right-of-way of Highlands Parkway; thence along said right-of-way, along a curve to the left, said curve having an arc length of 217.14 feet with a radius of 1023.59 feet, being subtended by a chord bearing of North 78 degrees 10 minutes 32 seconds West, a distance of 216.74 feet to a 5/8 inch rebar set, said 5/8 inch rebar set being the POINT OF BEGINNING.

Said tract of land contains 4.023 Acres.

LEGEND

A/C	AIR-CONDITIONER
BOLL	BOLLARD
BSL	BUILDING SETBACK LINE
CB	CATCH BASIN
CBX	COMMUNICATION BOX
CMH	COMMUNICATIONS MANHOLE
CMP	CORRUGATED METAL PIPE
CPED	COMMUNICATIONS PEDESTAL
C&G	CURB AND GUTTER
CO	CLEAN OUT
CONC	CONCRETE
CTP	CRIMP-TOP PIPE
DIP	DUCTILE-IRON PIPE
DI	DROP INLET
DWCB	DOUBLE-WING CATCH BASIN
EBX	ELECTRIC BOX
EM	ELECTRIC METER
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
GM	GAS METER
GL	GROUND LIGHT
GV	GAS VALVE
GW	GUY WIRE
HW	HEADWALL
JB	JUNCTION BOX
LP	LIGHT POLE
N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE
OHW	OVERHEAD CABLE
PIV	POST INDICATOR VALVE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
SSMH	SANITARY SEWER MANHOLE
—SS—	SANITARY SEWER LINE
SWCB	SINGLE-WING CATCH BASIN
TRANS	TRANSFORMER
TSB	TRAFFIC SIGNAL BOX
—CM—	UNDERGROUND COMMUNICATIONS
—E—	UNDERGROUND ELECTRIC
—G—	UNDERGROUND GAS
—W—	UNDERGROUND WATER
UMH	UTILITY MANHOLE
UP	UTILITY POLE
WI	WEIR INLET
WM	WATER METER
WV	WATER VALVE
(XX)	REGULAR PARKING SPACE COUNT

Urban Engineers, Inc.
3850 HOLCOMB BRIDGE RD, SUITE 480
PEACHTREE CORNERS, GEORGIA 30092
PHONE:(404) 873-5874
EMAIL: survey@urbanengineers.net
www.urbanengineers.net
CERTIFICATE OF AUTHORIZATION LSF 250

GEORGIA CERTIFICATION

This plat 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 documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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 O.C.G.A. Section 15-6-67.

GEORGIA REGISTERED PROFESSIONAL NO. 3324 LAND SURVEYOR JOHN T. NEWMAN

JOHN T. NEWMAN
GEORGIA PROFESSIONAL
LAND SURVEYOR # 3324

GRAPHIC SCALE

0 15' 30' 60'

SCALE: 1" = 30'

BOUNDARY SURVEY OF

HIGHLANDS PARKWAY

TAX PARCEL
17068100030

FOR:

MURRAH BROTHERS, LLP

GEORGIA811 Utilities Protection Center, Inc. Know what's below. Call before you dig.

CLOSURE

The field data upon which this plat is based was collected using a Carlson BRx-7 dual frequency gps with a site-localized rtk network, and has a relative positional accuracy of 0.1 feet. This plat has been calculated for closure and was found to be accurate within one foot in 100,957 feet.

SITE INFORMATION

LAND LOT(S): 616, 617, 681
DISTRICT: 17TH SECTION: 2ND
CITY: SMYRNA
COUNTY: COBB
STATE: GEORGIA

PROJECT INFORMATION

PROJECT No. 2305-5
FIELD TECH: MN/CM
CAD TECH: JN
FIELD DATE: 06-12-2023
PLAT DATE: 06-13-2023

REVISIONS

DATE	△	DESCRIPTION
06/16/23	01	Add pl per Pb 172, pg 53

SHEET NUMBER

1 of 1

Serving Georgia for more than 60 years.
U:\Ue-2023\2305-05 - MURRAH BROS Highlands Pkwy Smyrna\a-Drawing Files\2305-5-VacantTract.dwg