CURRENT OWNERSHIP:
TRACT 1 – MORRIS N. HABIF AND JOAN BARTON PROPERTIES, LLC
DB 46436, PG 364 AND DB 49688, PG 312
TAX PARCEL ID # 17 01520004045
1690 HOWELL MILL ROAD, NW;
CURRENT ZONING: C-1, WITHIN BELTLINE OVERLAY DISTRICT
TRACT 2 – MORRIS N. HABIF AND JOAN BARTON PROPERTIES, LLC
DB 47645, PG 432 AND DB 49688, PG 312
TAX PARCEL ID # 17 01520004038
1655 DEFOOR AVENUE, NW;
CURRENT ZONING: I-1, WITHIN BELTLINE OVERLAY DISTRICT
TRACT 3 – MORRIS N. HABIF AND JOAN BARTON PROPERTIES, LLC
DB 47564, PG 445 AND DB 49688, PG 312
TAX PARCEL ID # 17 01520004015
NO CURRENT ADDRESS;
CURRENT ZONING: C-1, WITHIN BELTLINE OVERLAY DISTRICT
TRACT 4 – MORRIS N. HABIF AND JOAN BARTON PROPERTIES, LLC
DB 33049, PG 290 AND DB 49688, PG 312
TAX PARCEL ID # 17 01520004035
1678 HOWELL MILL ROAD, NW;
CURRENT ZONING: C-1, WITHIN BELTLINE OVERLAY DISTRICT
TRACT 5 – MORRIS N. HABIF AND JOAN BARTON PROPERTIES, LLC
DB 10005, PG 494 AND DB 49688, PG 312
TAX PARCEL ID # 17 01520004022 (PORTION)
901 CHATTAHOOCHEE AVENUE, NW (PORTION);
CURRENT ZONING: C-1 & I-1,
WITHIN BELTLINE OVERLAY DISTRICT

N/F
MORRIS N. HABIF & JOAN BARTON PROPERTIES, LLC
DB 10005, PG 494 AND DB 49688, PG 312
TAX ID No. 17-01520004022 (PORTION)
901 CHATTAHOOCEE AVENUE, NW (PORTION)
CURRENT ZONING: I-1

RECEIVED FEB 17 2015 BUREAU OF PLANNING

AREA SUMMARY

TRACT ONE	0.266 ACRES / 11,587 SQUARE FEET
TRACT TWO	0.248 ACRES / 10,797 SQUARE FEET
TRACT THREE	0.012 ACRES / 539 SQUARE FEET
TRACT FOUR	0.291 ACRES / 12,674 SQUARE FEET
TRACT FIVE	0.688 ACRES / 29,955 SQUARE FEET
TOTAL AREA OF LEASE LOT:	1.505 ACRES / 65,552 SQUARE FEET

GEORGIA REGISTERED No. 2985 LAND SURVEYOR MICHAEL G. HIGH

PROJECT NO.:12-640
PERMIT REVIEW ONLY

Wolverton & Associates
Consulting Engineers
+
Land Surveyors
6745 Sugarloaf Parkway
Suite 100 • Duluth, Georgia 30097
Phone: (770) 447-8999
Fax: (770) 447-9070
www.wolverton-assoc.com

QuikTrip No. 0832
HOWELL MILL ROAD
LAND LOT 152, 17th DISTRICT
FULTON COUNTY, GEORGIA

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PROTOTYPE: P-72 (08/01/12)
DIVISION: ATL
VERSION: 001
DESIGNED BY: DH
DRAWN BY: MSA
REVIEWED BY: MGH

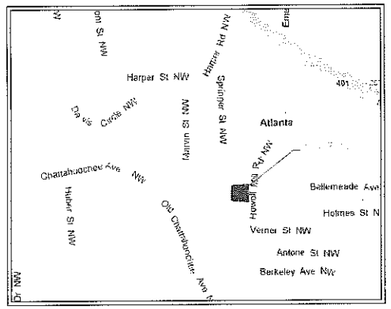
REV	DATE	DESCRIPTION
1	10/04/13	REVISE ZONING INFORMATION AND LEASE LINE
2	09/01/15	REVISE WESTERN LEASE LINE

ORIGINAL ISSUE DATE: 10/23/2012

SHEET TITLE: SURVEY PLAN

SHEET NUMBER: C020

VICINITY MAP - N.T.S.



GENERAL NOTES

1. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 48,538 FEET AND AN ANGULAR ERROR OF 6 SECOND PER ANGLE AND WAS ADJUSTED USING LEAST SQUARES. A TRIMBLE S6 WAS USED TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS. WORK WAS COLLECTED 07-30-2012 THRU 10-15-2012. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 90,183 FEET.
2. THIS SURVEY IS RELATIVE TO THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE AS REFERENCED TO NAD83 (CORS96) HORIZONTAL AND NAVD88 (GEOID03) VERTICAL. COORDINATES WERE DERIVED FROM NETWORK GPS MEASUREMENTS USING A LEICA VIVA GS15 GPS RECEIVER.
3. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAPS OF FULTON COUNTY, GEORGIA, AS SHOWN ON MAP NUMBER 13121C0241 E HAVING AN EFFECTIVE DATE OF JUNE 22, 1998
4. CORNERS NOTED HEREON AS IRON PIN SET (IPS) ARE 3/4 INCH REBARS WITH A PLASTIC CAP STAMPED "WOLVERTON LSF 709".
5. LAND SURVEYORS, AS LICENSED PROFESSIONALS BY THE STATE OF GEORGIA, ARE NOT EXPERTS IN THE IDENTIFICATION OF WETLANDS, CEMETERIES OR BURIAL GROUNDS, ITEMS OF HISTORICAL OR CULTURAL SIGNIFICANCE; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH MATTERS WHICH MAY EXIST ON THIS PROPERTY.
6. THE PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
7. PARKING SUMMARY: 21 REGULAR SPACES, 1 HANDICAPPED SPACES.
8. THERE IS NO VISIBLE EVIDENCE OF ANY EARTH MOVING OR OTHER CONSTRUCTION WITHIN THE SUBJECT PROPERTY.
9. THERE IS NO VISIBLE EVIDENCE OF RECENT CHANGES IN RIGHTS OF WAY OR CONSTRUCTION WITHIN SAID RIGHTS OF WAY OTHER THAN THOSE NOTED HEREON.
10. THERE IS NO VISIBLE EVIDENCE OF A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WITHIN THE SUBJECT PROPERTY.

SURVEYORS CERTIFICATE

TO QUICKTRIP CORPORATION AND FIRST AMERICAN 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 AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7(a), 7(b)(1), 7(b)(2), 7(c), 8, 9, 11(B), 12, 13, 15, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10-10-2012.

MICHAEL G. HIGH DATE
GA. RLS # 2986

LEGAL DESCRIPTION - TRACT 1

All that tract or parcel of land lying and being in Land Lot 152 of the 17th Land District, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a PK nail set at the Southeast end of a miter forming the intersection of the western Right of Way of Howell Mill Road, said Right of Way varies in width, and the southern Right of Way of Defoor Avenue, said Right of Way being 40 feet in width; thence following along said western Right of Way of Howell Mill Road, along a curve to the right having a radius of 4000.00 feet and an arc length of 90.78 feet being subtended by a chord of South 02 degrees 15 minutes 04 seconds West for a distance of 90.78 feet to a nail found; thence, leaving said Right of Way and proceeding North 89 degrees 55 minutes 52 seconds West a distance of 113.28 feet to a 1/2 inch rebar found; thence North 89 degrees 55 minutes 52 seconds West a distance of 6.66 feet to a point; thence North 00 degrees 36 minutes 55 seconds West a distance of 94.96 feet to a 1/2 inch rebar found on the aforementioned southern Right of Way of Defoor Avenue; thence following along said Right of Way South 89 degrees 41 minutes 09 seconds East a distance of 118.97 feet to a PK nail set at the northwest end of the aforementioned miter forming the intersection of the western Right of Way of Howell Mill Road and the southern Right of Way of Defoor Avenue; thence following along said miter South 66 degrees 57 minutes 41 seconds East a distance of 2.04 feet to a point; thence South 51 degrees 27 minutes 03 seconds East a distance of 4.71 feet to a PK nail set being the POINT OF BEGINNING.

Said parcel contains 0.266 acres or 11,587 square feet.

LEGAL DESCRIPTION - TRACT 2

All that tract or parcel of land lying and being in Land Lot 152 of the 17th Land District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a PK nail set at the Southeast end of a miter forming the intersection of the western Right of Way of Howell Mill Road, said Right of Way varies in width, and the southern Right of Way of Defoor Avenue, said Right of Way being 40 feet in width; thence following along said miter North 51 degrees 27 minutes 03 seconds West a distance of 4.71 feet to a PK nail set; thence North 66 degrees 57 minutes 41 seconds West a distance of 2.04 feet to a PK nail set at the northeast end of the aforementioned miter forming the intersection of the western Right of Way of Howell Mill Road and the southern Right of Way of Defoor Avenue; thence following along said southern Right of Way of Defoor Avenue North 89 degrees 41 minutes 09 seconds West a distance of 118.97 feet to a 1/2 inch rebar found, said rebar being the TRUE POINT OF BEGINNING;

Thence, leaving said Right of Way and proceeding South 00 degrees 36 minutes 55 seconds East a distance of 94.96 feet to a point; thence South 89 degrees 49 minutes 36 seconds West a distance of 117.65 feet to a point; thence North 03 degrees 47 minutes 29 seconds East a distance of 94.70 feet to a point on the aforementioned southern Right of Way of Defoor Avenue; thence following along said Right of Way, North 89 degrees 34 minutes 30 seconds East a distance of 110.37 feet to a 1/2 inch rebar found being the TRUE POINT OF BEGINNING.

Said parcel contains 0.248 acres or 10,797 square feet.

LEGAL DESCRIPTION - TRACT 3

All that tract or parcel of land lying and being in Land Lot 152 of the 17th Land District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a PK nail set at the Southeast end of a miter forming the intersection of the western Right of Way of Howell Mill Road, said Right of Way varies in width, and the southern Right of Way of Defoor Avenue, said Right of Way being 40 feet in width; thence following along said western Right of Way of Howell Mill Road, along a curve to the right having a radius of 4000.00 feet and an arc length of 90.78 feet being subtended by a chord of South 02 degrees 15 minutes 04 seconds West for a distance of 90.78 feet to a nail found, said nail being the TRUE POINT OF BEGINNING;

Thence, continuing along said western Right of Way of Howell Mill Road, South 03 degrees 39 minutes 39 seconds West a distance of 4.77 feet to a PK nail set; thence leaving said Right of Way and proceeding North 89 degrees 55 minutes 52 seconds West a distance of 113.27 feet to a point; thence North 03 degrees 28 minutes 58 seconds East a distance of 4.77 feet to a 1/2 inch rebar found; thence South 89 degrees 55 minutes 52 seconds East a distance of 113.28 feet to a PK nail set being the TRUE POINT OF BEGINNING.

Said parcel contains 0.012 acres or 539 square feet.

LEGAL DESCRIPTION - TRACT 4

All that tract or parcel of land lying and being in Land Lot 152 of the 17th Land District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a PK nail set at the Southeast end of a miter forming the intersection of the western Right of Way of Howell Mill Road, said Right of Way varies in width, and the southern Right of Way of Defoor Avenue, said Right of Way being 40 feet in width; thence following along said western Right of Way of Howell Mill Road, along a curve to the right having a radius of 4000.00 feet and an arc length of 90.78 feet being subtended by a chord of South 02 degrees 15 minutes 04 seconds West for a distance of 90.78 feet to a nail found; thence South 03 degrees 39 minutes 39 seconds West a distance of 4.77 feet to a PK nail set being the TRUE POINT OF BEGINNING;

Thence, continuing along said western Right of Way of Howell Mill Road, South 03 degrees 39 minutes 39 seconds West a distance of 73.33 feet to a PK nail set; thence South 05 degrees 41 minutes 40 seconds West a distance of 33.93 feet to a PK nail set; thence South 28 degrees 52 minutes 09 seconds West a distance of 22.59 feet to a PK nail set; thence South 54 degrees 29 minutes 46 seconds West a distance of 28.31 feet to a PK nail set; thence South 82 degrees 56 minutes 06 seconds West a distance of 25.99 feet to a PK nail set at the intersection of the aforementioned western Right of Way of Howell Mill Road and the northern Right of Way of Chattahoochee Avenue, said Right of Way varies in width; thence following along said northern Right of Way of Chattahoochee Avenue North 86 degrees 09 minutes 34 seconds West a distance of 29.18 feet to a 1/2 inch rebar found; thence North 88 degrees 12 minutes 41 seconds West a distance of 182.06 feet to a 3/4 inch rebar set with a plastic cap stamped "Wolverton LSF 709"; thence leaving said Right of Way and proceeding along the property of Morris N. Habif and Joan Barton Properties, LLC North 01 degrees 57 minutes 46 seconds East a distance of 237.90 feet to a 3/4 inch rebar set with a plastic cap stamped "Wolverton LSF 709" on the aforementioned southern Right of Way of Defoor Avenue; thence following along said Right of Way North 89 degrees 59 minutes 13 seconds East a distance of 39.71 feet to a point; thence North 89 degrees 34 minutes 30 seconds East a distance of 110.37 feet to a 1/2 inch rebar found ; thence South 89 degrees 41 minutes 09 seconds East a distance of 118.97 feet to a PK nail set at the northwest end of the aforementioned miter forming the intersection of the western Right of Way of Howell Mill Road and the southern Right of Way of Defoor Avenue; thence following along said miter South 66 degrees 57 minutes 41 seconds East a distance of 2.04 feet to a PK nail set; thence South 51 degrees 27 minutes 03 seconds East a distance of 4.71 feet to a PK nail set being the POINT OF BEGINNING.

Said parcel contains 1.505 acres or 65,552 square feet.

LEGAL DESCRIPTION - TRACT 5

All that tract or parcel of land lying and being in Land Lot 152 of the 17th Land District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a PK nail set at the Southeast end of a miter forming the intersection of the western Right of Way of Howell Mill Road, said Right of Way varies in width, and the southern Right of Way of Defoor Avenue, said Right of Way being 40 feet in width; thence following along said western Right of Way of Howell Mill Road, along a curve to the right having a radius of 4000.00 feet and an arc length of 90.78 feet being subtended by a chord of South 02 degrees 15 minutes 04 seconds West for a distance of 90.78 feet to a nail found; thence South 03 degrees 39 minutes 39 seconds West a distance of 4.77 feet to a PK nail set; thence South 03 degrees 39 minutes 39 seconds West a distance of 73.33 feet to a PK nail set; thence South 05 degrees 41 minutes 40 seconds West a distance of 33.93 feet to a PK nail set; thence South 28 degrees 52 minutes 09 seconds West a distance of 22.59 feet to a PK nail set; thence South 54 degrees 29 minutes 46 seconds West a distance of 28.31 feet to a PK nail set; thence South 82 degrees 56 minutes 06 seconds West a distance of 25.99 feet to a PK nail set at the intersection of the aforementioned western Right of Way of Howell Mill Road and the northern Right of Way of Chattahoochee Avenue, said Right of Way varies in width; thence following along said northern Right of Way of Chattahoochee Avenue North 86 degrees 09 minutes 34 seconds West a distance of 29.18 feet to a 1/2 inch rebar found; thence North 88 degrees 12 minutes 41 seconds West a distance of 182.06 feet to a 3/4 inch rebar set with a plastic cap stamped "Wolverton LSF 709"; thence leaving said Right of way and proceeding along the property of Morris N. Habif and Joan Barton Properties, LLC North 01 degrees 57 minutes 46 seconds East a distance of 237.90 feet to a 3/4 inch rebar set with a plastic cap stamped "Wolverton LSF 709" on the aforementioned southern Right of Way of Defoor Avenue; thence following along said southern Right of Way of Defoor Avenue North 89 degrees 59 minutes 13 seconds East a distance of 39.71 feet to a point; thence North 89 degrees 34 minutes 30 seconds East a distance of 110.37 feet to a 1/2 inch rebar found ; thence South 89 degrees 41 minutes 09 seconds East a distance of 118.97 feet to a PK nail set at the northwest end of the aforementioned miter forming the intersection of the western Right of Way of Howell Mill Road and the southern Right of Way of Defoor Avenue; thence following along said miter South 66 degrees 57 minutes 41 seconds East a distance of 2.04 feet to a PK nail set; thence South 51 degrees 27 minutes 03 seconds East a distance of 4.71 feet to a PK nail set being the POINT OF BEGINNING.

Said parcel contains 1.505 acres or 65,552 square feet.

LEGAL DESCRIPTION - OVERALL LEASE LOT

All that tract or parcel of land lying and being in Land Lot 152 of the 17th Land District, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a PK nail set at the Southeast end of a miter forming the intersection of the western Right of Way of Howell Mill Road, said Right of Way varies in width, and the southern Right of Way of Defoor Avenue, said Right of Way being 40 feet in width; thence following along said western Right of Way of Howell Mill Road, along a curve to the right having a radius of 4000.00 feet and an arc length of 90.78 feet being subtended by a chord of South 02 degrees 15 minutes 04 seconds West for a distance of 90.78 feet to a nail found; thence South 03 degrees 39 minutes 39 seconds West a distance of 4.77 feet to a PK nail set; thence South 03 degrees 39 minutes 39 seconds West a distance of 73.33 feet to a PK nail set; thence South 05 degrees 41 minutes 40 seconds West a distance of 33.93 feet to a PK nail set; thence South 28 degrees 52 minutes 09 seconds West a distance of 22.59 feet to a PK nail set; thence South 54 degrees 29 minutes 46 seconds West a distance of 28.31 feet to a PK nail set; thence South 82 degrees 56 minutes 06 seconds West a distance of 25.99 feet to a PK nail set at the intersection of the aforementioned western Right of Way of Howell Mill Road and the northern Right of Way of Chattahoochee Avenue, said Right of Way varies in width; thence following along said northern Right of Way of Chattahoochee Avenue North 86 degrees 09 minutes 34 seconds West a distance of 29.18 feet to a 1/2 inch rebar found; thence North 88 degrees 12 minutes 41 seconds West a distance of 182.06 feet to a 3/4 inch rebar set with a plastic cap stamped "Wolverton LSF 709"; thence leaving said Right of way and proceeding along the property of Morris N. Habif and Joan Barton Properties, LLC North 01 degrees 57 minutes 46 seconds East a distance of 237.90 feet to a 3/4 inch rebar set with a plastic cap stamped "Wolverton LSF 709" on the aforementioned southern Right of Way of Defoor Avenue; thence following along said southern Right of Way of Defoor Avenue North 89 degrees 59 minutes 13 seconds East a distance of 39.71 feet to a point; thence North 89 degrees 34 minutes 30 seconds East a distance of 110.37 feet to a 1/2 inch rebar found ; thence South 89 degrees 41 minutes 09 seconds East a distance of 118.97 feet to a PK nail set at the northwest end of the aforementioned miter forming the intersection of the western Right of Way of Howell Mill Road and the southern Right of Way of Defoor Avenue; thence following along said miter South 66 degrees 57 minutes 41 seconds East a distance of 2.04 feet to a PK nail set; thence South 51 degrees 27 minutes 03 seconds East a distance of 4.71 feet to a PK nail set being the POINT OF BEGINNING.

Said parcel contains 1.505 acres or 65,552 square feet.

TITLE EXCEPTIONS - TRACT 5

NOTES PERTAINING TO FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT No. 0468-108.FIVE EFFECTIVE DATE: AUGUST 28, 2012
SCHEDULE B, SECTION 2, SPECIAL EXCEPTIONS:

6. The following easements in favor of Georgia Power Company:
   (A) from Lily B. Cason dated 5-15-1940 and recorded at Deed Book 1714, page 390, Office of the Clerk of the Superior Court of Fulton County, Georgia;
   DOES NOT AFFECT THE SUBJECT PROPERTY. THIS EASEMENT IS FOR PROPERTY IN LAND LOT 187.
   (B) from James F. Boone dated 6-11- 1964 and recorded at Deed Book 4262, page 534, aforesaid records;
   BLANKET EASEMENT. UNABLE TO PLOT.
   (C) from Morris N. Habif dated 1-23-1989 and recorded at Deed Book 12405, page 332, aforesaid records.
   DOES NOT AFFECT THE SUBJECT PROPERTY. THIS EASEMENT IS FOR PROPERTY IN LAND LOT 187.
7. Terms and conditions of that unrecorded lease dated 8-3-2012 as referenced in that Initial Short Form Lease between Morris Habif, an individual, and Joan Barton Properties, LLC (as Landlord) and QuikTrip Corporation (as Tenant), filed 8-20-2012 and recorded at Deed Book 51551, page 522, aforesaid records.
   AFFECTS THE OVERALL SUBJECT PROPERTY BY DEPICTING LEASE LOT SIZE AND ACCESS EASEMENT LOCATION AS SHOWN HEREON WEST OF TRACTS 2 AND 5.

TITLE EXCEPTIONS - TRACT 1

NOTES PERTAINING TO FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT No. 0468-108.TWO EFFECTIVE DATE: AUGUST 28, 2012
SCHEDULE B, SECTION 2, SPECIAL EXCEPTIONS:

6. Boundary Line Agreement between John P. Goodman and Jodoco, Inc. filed 10-31-1989 and recorded at Deed Book 13002, page 12, Office of the Clerk of the Superior Court of Fulton County, Georgia.
   AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
7. Right of Way Deed from Richard J. Palter to the City of Atlanta, dated 8-22-2006 and recorded at Deed Book 43297, page 640, aforesaid records, as affected by that Assignment and Assumption of Rights under Right of Way Deed, Temporary Construction Easement and Driveway Easement between Richard J. Palter and Morris N. Habif and Joseph H. Barton dated 3-6-2008 and recorded at Deed Book 46436, page 374, aforesaid records.
   AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
8. Temporary Construction Easement from Richard J. Palter to the City of Atlanta, dated 8-22-2006 and recorded at Deed Book 43297, page 647, aforesaid records, as affected by that Assignment and Assumption of Rights under Right of Way Deed, Temporary Construction Easement and Driveway Easement between Richard J. Palter and Morris N. Habif and
   Joseph H. Barton dated 3-6-2008 and recorded at Deed Book 46436, page 374, aforesaid records.
   DOES NOT AFFECT THE SUBJECT PROPERTY. RIGHT OF WAY DEED FROM RONALD J. PALTER TO THE CITY OF ATLANTA RECORDED IN DEED BOOK 46403, PAGE 451 STATES THAT THIS TEMPORARY CONSTRUCTION EASEMENT WILL EXPIRE ON DECEMBER 1, 2007.
9. Driveway Easement from Richard J. Palter to the City of Atlanta, dated 8-22-2006 and recorded at Deed Book 43297, page 654, aforesaid records, as affected by that Assignment and Assumption of Rights under Right of Way Deed, Temporary Construction Easement and Driveway Easement between Richard J. Palter and Morris N. Habif and Joseph H. Barton dated 3-6-2008 and recorded at Deed Book 46436, page 374, aforesaid records.
   DOES NOT AFFECT THE SUBJECT PROPERTY. THIS EASEMENT EXPIRES ONE YEAR FROM THE DATE CONSTRUCTION BEGAN AND IT APPEARS THAT CONSTRUCTION HAS BEEN COMPLETED.
10. Right of Way Deed from Richard J. Palter to the City of Atlanta, dated 2-29-2008 and recorded at Deed Book 46403, page 451, aforesaid records.
   AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
11. Building encroachment as disclosed at that plat recorded at Plat Book 163, page 28, aforesaid records.
   DOES NOT AFFECT THE SUBJECT PROPERTY. BUILDING ENCROACHMENT WAS RESOLVED BY THAT DOCUMENT DESCRIBED IN EXCEPTION 6 ABOVE.
12. Terms and conditions of that unrecorded lease dated 8-3-2012 as referenced in that Initial Short Form Lease between Morris Habif, an individual, and Joan Barton Properties, LLC (as Landlord) and QuikTrip Corporation (as Tenant), filed 8-20-2012 and recorded at Deed Book 51551, page 522, aforesaid records.
   AFFECTS THE OVERALL SUBJECT PROPERTY BY DEPICTING LEASE LOT SIZE AND ACCESS EASEMENT LOCATION AS SHOWN HEREON WEST OF TRACTS 2 AND 5.
13. NOT A SURVEY RELATED EXCEPTION.
14. NOT A SURVEY RELATED EXCEPTION.
15. NOT A SURVEY RELATED EXCEPTION.

TITLE EXCEPTIONS - TRACT 2

NOTES PERTAINING TO FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT No. 0468-108.TWO EFFECTIVE DATE: AUGUST 28, 2012
SCHEDULE B, SECTION 2, SPECIAL EXCEPTIONS:

6. Boundary Line Agreement between John P. Goodman and Jodoco, Inc. filed 10-31-1989 and recorded at Deed Book 13002, page 12, Office of the Clerk of the Superior Court of Fulton County, Georgia.
   AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
7. NOT A SURVEY RELATED EXCEPTION.
8. NOT A SURVEY RELATED EXCEPTION.
9. Terms and conditions of that unrecorded lease dated 8-3-2012 as referenced in that Initial Short Form Lease between Morris Habif, an individual, and Joan Barton Properties, LLC (as Landlord) and QuikTrip Corporation (as Tenant), filed 8-20-2012 and recorded at Deed Book 51551, page 522, aforesaid records.
   AFFECTS THE OVERALL SUBJECT PROPERTY BY DEPICTING LEASE LOT SIZE AND ACCESS EASEMENT LOCATION AS SHOWN HEREON WEST OF TRACTS 2 AND 5.

TITLE EXCEPTIONS - TRACT 3

NO SCHEDULE B, SECTION 2, SPECIAL EXCEPTIONS

TITLE EXCEPTIONS - TRACT 4

NOTES PERTAINING TO FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT No. 0468-108.FOUR EFFECTIVE DATE: AUGUST 28, 2012
SCHEDULE B, SECTION 2, SPECIAL EXCEPTIONS:

6. Easement from Morris N. Habif to Georgia Power Company, dated 1-23-1988 and recorded at Deed Book 12405, page 332, Office of the Clerk of the Superior Court of Fulton County, Georgia.
   DOES NOT AFFECT THE SUBJECT PROPERTY. THIS EASEMENT IS FOR PROPERTY IN LAND LOT 187.
7. Right of Way Deed from Morris N. Habif and Joseph Barton to the City of Atlanta, filed 4-30-2007 and recorded at Deed Book 44915, page 224, aforesaid records.
   AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
8. Terms and conditions of that unrecorded lease dated 8-3-2012 as referenced in that Initial Short Form Lease between Morris Habif, an individual, and Joan Barton Properties, LLC (as Landlord) and QuikTrip Corporation (as Tenant), filed 8-20-2012 and recorded at Deed Book 51551, page 522, aforesaid records.
   AFFECTS THE OVERALL SUBJECT PROPERTY BY DEPICTING LEASE LOT SIZE AND ACCESS EASEMENT LOCATION AS SHOWN HEREON WEST OF TRACTS 2 AND 5.
9. NOT A SURVEY RELATED EXCEPTION.

LEGEND

ASPH	ASPHALT	STA	STATION
CONC	CONCRETE	ELEV	ELEVATION
GRV	GRAVEL	PT	POINT OF TANGENCY
BC	BACK OF CURB	PC	POINT OF CURVE
C&G	CURB & GUTTER	PI	POINT OF INTERSECTION
G	GUTTER	RD	ROAD
TC	TOP CURB	RR	RAILROAD
TW	TOP OF WALL	HW	HARDWOOD
BW	BOTTOM OF WALL	R/W	RIGHT-OF-WAY
CB	CATCH BASIN	SMH	STORM SEWER MANHOLE
GI	GRATE INLET	FES	FLARED END SECTION
CI	TOP GRATE	HDWL	HEADWALL (PLUS SIZE)
EB	ELECTRIC BOX	SSMH	SANITARY SEWER MANHOLE
EM	ELECTRIC METER	DIP	DUCTILE IRON PIPE (PLUS SIZE)
EP	ELECTRIC PEDESTAL	VCP	VITRIFIED CLAY PIPE (PLUS SIZE)
GM	GAS METER	PVC	POLYVINYLCHLORIDE PIPE (PLUS SIZE)
GR	GAS RISER	CMP	CORRUGATED METAL PIPE (PLUS SIZE)
GV	GAS VALVE	RCP	REINFORCED CONCRETE PIPE (PLUS SIZE)
FH	FIRE HYDRANT	UPL	UTILITY POLE W/LIGHT
UP	UTILITY POLE	UPT	UTILITY POLE W/TRANSFORMER
WM	WATER METER	GUY	GUY WIRE
WV	WATER VALVE	CO	CLEAN OUT
UMH	UTILITY MANHOLE	LP	LIGHT POLE
TS	TRAFFIC SIGN	TCB	TRAFFIC CONTROL BOX
BLDG	BUILDING	DS	DOWNSPOUT
GP	GUARD POST	FP	FLAG POLE
MB	MAIL BOX	AC	AIR CONDITIONER
FF	FINISHED FLOOR	FFV	FUEL FILL VALVE
FV	FLOW LINE	℄	CENTER LINE
PL	PROPERTY LINE	B/L	BUILDING SETBACK
R	RADIUS	CD	CHORD DISTANCE
L	LENGTH	CB	CHORD BEARING
DB	DEED BOOK	PG	PAGE
PB	PLAT BOOK	B	BOOK
AC	ACRES	SF	SQUARE FEET
RBF	REBAR FOUND	CTP	CRIMP TOP PIPE FOUND
NF	NAIL FOUND	OTP	OPEN TOP FOUND
IPS	IRON PIN SET	(T)BM	(TEMPORARY) BENCH MARK
POB	POINT OF BEGINNING	POC	POINT OF COMMENCING
CLF	CHAINLINK FENCE	WWF	WELDED WIRE FENCE
WF	WOOD FENCE	TYP	TYPICAL
E.O.I.	END OF INFORMATION	LNA	LIMITS OF NO ACCESS
±	PLUS/MINUS	F.I.R.M.	FEDERAL INSURANCE RATE MAP
	GATE		MONITOR WELL
	TRAFFIC SIGNALS		RW MONUMENT
	TRAFFIC ARROWS		BOLLARD
			YARD LIGHTS
		HC(R)(S)	HANDICAP (RAMP) (SPACE)

Centerline
Railroad
Major Contour
Minor Contour
TC 750.50 / G 750.00 — Curb & Gutter Elevation
Spot Elevation
Flow Line (Ditch, Creek, Stream)
Hedge/Tree Line
Wood Fence
Chain Link Fence
Wrought/Ornamental Iron Fence
Guardrail
Overhead Cable
Underground Cable
Overhead Electric
Underground Electric
Overhead Fiber Optic
Underground Fiber Optic
Gas Line (Plus Size/Type On Plans)
Force Main
Irrigation Line (Plus Size/Type On Plans)
Sanitary Sewer Line (Plus Size/Type On Plans)
Storm Sewer Line (<12") (Plus Size/Type On Plans)
Storm Sewer Line (≥12") (Plus Size/Type On Plans)
Overhead Telephone Line
Underground Telephone Line
Water Line (Plus Size/Type On Plans)
Unknown Underground Utility

UTILITY CONTACTS

AGL Resources (Natural Gas)
Jacob Zillak 404-584-3732
jzillak@aglresources.com
AGL Resources
10 Peachtree Place
Atlanta, GA 30309

AT&T Distribution (Communications)
Barry Hounsworth 404-532-7569
bh3322@att.com
2300 Northlake Center DR NE, Suite 501A
Tucker, GA 30084

Comcast CATV (Communications)
Oliver Brooks 770-559-2126
1038 W. Peachtree NW
Atlanta, GA 30309

Georgia Power (Electric)
Don Frazier 404-572-7702
241 Ralph McGill BLVD, NE
Atlanta, GA 30308

City of Atlanta Dept. of Watershed Management (Water & Sanitary Sewer)
404-330-6000
watershedhelp@atlwater.com
55 Trinity Ave, Suite 5400
Atlanta, GA 30303

GEORGIA REGISTERED No. 2986 LAND SURVEYOR MICHAEL G. HIGH

PROJECT NO.: 12-640
PERMIT REVIEW ONLY

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QuikTrip No. 0832
HOWELL MILL ROAD
LAND LOT 152, 17th DISTRICT
FULTON COUNTY, GEORGIA

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PROTOTYPE: P-72 (08/01/12)
DIVISION: ATL
VERSION: 001
DESIGNED BY: DH
DRAWN BY: MSA
REVIEWED BY: MGH

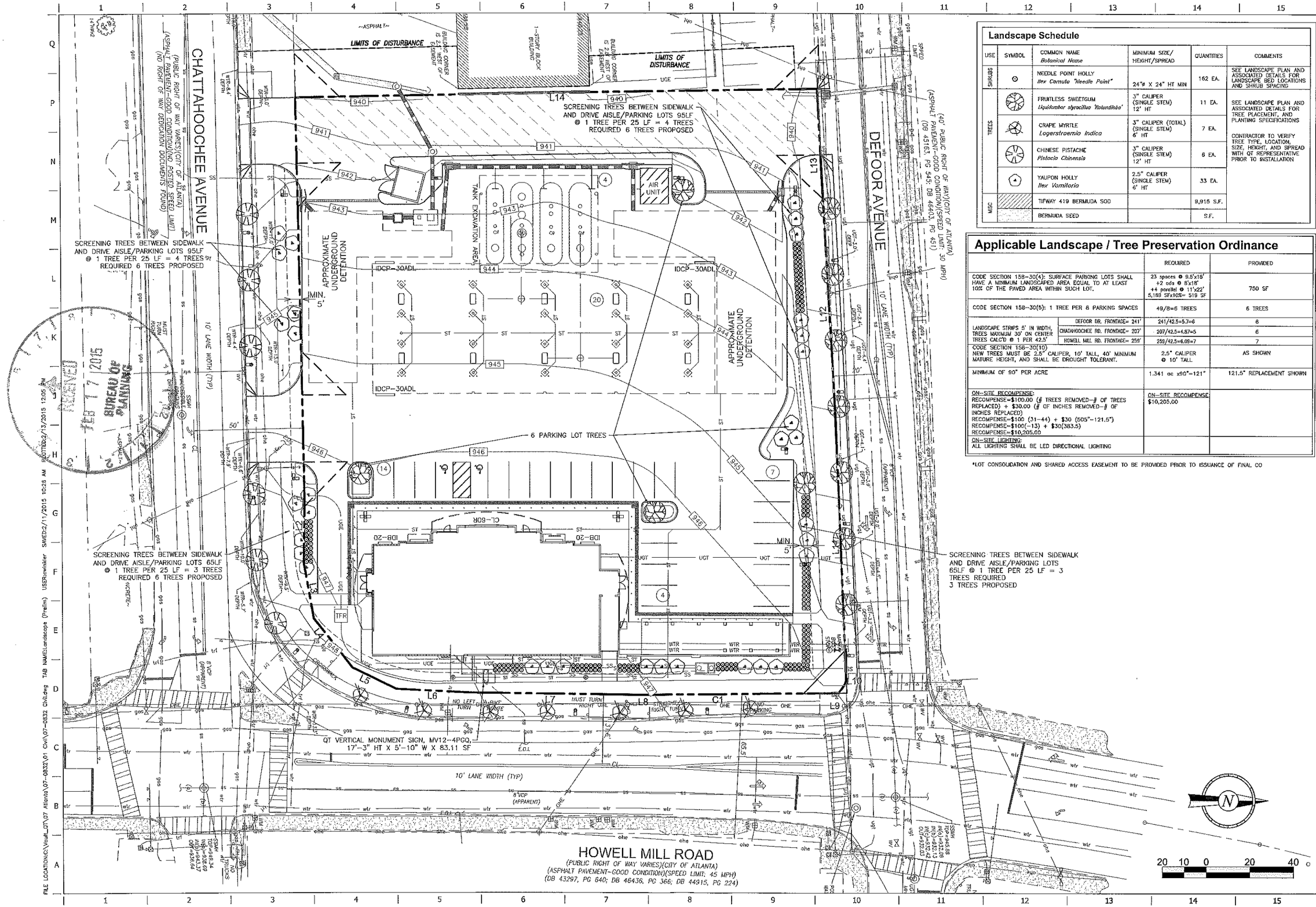
REV	DATE	DESCRIPTION
1	02/04/13	REVISE ZONING INFORMATION AND LEASE LINE

ORIGINAL ISSUE DATE: 10/23/2012

SHEET TITLE: SURVEY PLAN

SHEET NUMBER: C021

THIS PLAT IS NOT VALID UNLESS IT CONTAINS THE ORIGINAL SIGNATURE



Landscape Schedule

USE	SYMBOL	COMMON NAME / *Botanical Name*	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS		NEEDLE POINT HOLLY *Ilex Cornuta 'Needle Point'*	24"@ X 24" HT MIN	162 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
TREES		FRUITLESS SWEETGUM *Liquidamber styraciflua 'Rotundiloba'*	3" CALIPER (SINGLE STEM) 12' HT	11 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS
		CRAPE MYRTLE *Lagerstroemia Indica*	3" CALIPER (TOTAL) (SINGLE STEM) 6' HT	7 EA.	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION
		CHINESE PISTACHE *Pistacia Chinensis*	3" CALIPER (SINGLE STEM) 12' HT	6 EA.	
		YAUPON HOLLY *Ilex Vomitoria*	2.5" CALIPER (SINGLE STEM) 6' HT	33 EA.	
MISC		TIFWAY 419 BERMUDA SOD		9,915 S.F.	
		BERMUDA SEED		S.F.	

Applicable Landscape / Tree Preservation Ordinance

		REQUIRED	PROVIDED
CODE SECTION 158-30(4): SURFACE PARKING LOTS SHALL HAVE A MINIMUM LANDSCAPED AREA EQUAL TO AT LEAST 10% OF THE PAVED AREA WITHIN SUCH LOT.		23 spaces @ 9.5'x18' +2 ada @ 8'x18' +4 parallel @ 11'x22' 5,189 SFx10%= 519 SF	750 SF
CODE SECTION 158-30(5): 1 TREE PER 8 PARKING SPACES		49/8=6 TREES	6 TREES
LANDSCAPE STRIPS 5' IN WIDTH, TREES MAXIMUM 30' ON CENTER TREES CALC'D @ 1 PER 42.5'	DEFOOR DR. FRONTAGE= 241'	241/42.5=5.7=6	6
	CHATAHOOCHEE RD. FRONTAGE= 207'	207/42.5=4.87=5	6
	HOWELL MILL RD. FRONTAGE= 259'	259/42.5=6.09=7	7
CODE SECTION 158-30(10) NEW TREES MUST BE 2.5" CALIPER, 10' TALL, 40' MINIMUM MATURE HEIGHT, AND SHALL BE DROUGHT TOLERANT.		2.5" CALIPER @ 10' TALL	AS SHOWN
MINIMUM OF 90" PER ACRE		1.341 ac x90"=121"	121.5" REPLACEMENT SHOWN
ON-SITE RECOMPENSE: RECOMPENSE=$100.00 (# TREES REMOVED-# OF TREES REPLACED) + $30.00 (# OF INCHES REMOVED-# OF INCHES REPLACED) RECOMPENSE=$100 (31-44) + $30 (505"-121.5") RECOMPENSE=$100(-13) + $30(383.5) RECOMPENSE=$10,205.00		ON-SITE RECOMPENSE $10,205.00	
ON-SITE LIGHTING: ALL LIGHTING SHALL BE LED DIRECTIONAL LIGHTING			

*LOT CONSOLIDATION AND SHARED ACCESS EASEMENT TO BE PROVIDED PRIOR TO ISSUANCE OF FINAL CO

PROJECT NO.:12-640

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1656 DEFOOR AVENUE
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PROTOTYPE: P-73 (11/01/12)
DIVISION: ATL
VERSION: 001
DESIGNED BY: AMH
DRAWN BY: SC
REVIEWED BY:

REV	DATE	DESCRIPTION
1	03/07/14	ADDRESSED SAP REVIEW COMMENTS
2	03/31/14	ADDRESSED SAP REVIEW COMMENTS
3	04/24/14	ADDRESSED SAP REVIEW COMMENTS

ORIGINAL ISSUE DATE: 01/09/13

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L100

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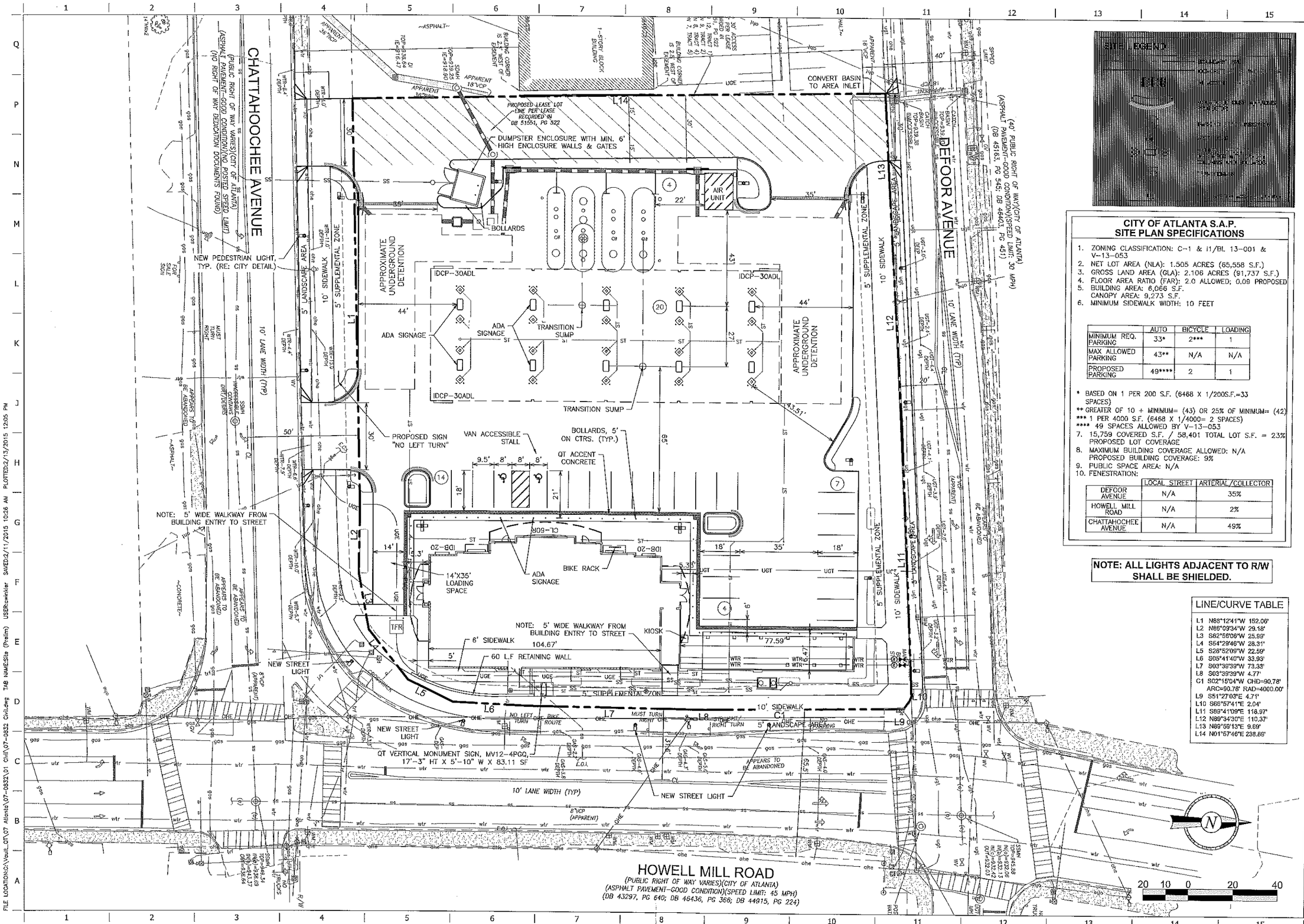

CITY OF ATLANTA S.A.P. SITE PLAN SPECIFICATIONS

1. ZONING CLASSIFICATION: C-1 & I1/BL 13-001 & V-13-053
2. NET LOT AREA (NLA): 1.505 ACRES (65,558 S.F.)
3. GROSS LAND AREA (GLA): 2.106 ACRES (91,737 S.F.)
4. FLOOR AREA RATIO (FAR): 2.0 ALLOWED; 0.09 PROPOSED
5. BUILDING AREA: 6,066 S.F.
   CANOPY AREA: 9,273 S.F.
6. MINIMUM SIDEWALK WIDTH: 10 FEET

	AUTO	BICYCLE	LOADING
MINIMUM REQ. PARKING	33*	2***	1
MAX ALLOWED PARKING	43**	N/A	N/A
PROPOSED PARKING	49****	2	1

* BASED ON 1 PER 200 S.F. (6468 X 1/200S.F.=33 SPACES)
** GREATER OF 10 + MINIMUM= (43) OR 25% OF MINIMUM= (42)
*** 1 PER 4000 S.F. (6468 X 1/4000= 2 SPACES)
**** 49 SPACES ALLOWED BY V-13-053

7. 15,759 COVERED S.F. / 58,401 TOTAL LOT S.F. = 23% PROPOSED LOT COVERAGE
8. MAXIMUM BUILDING COVERAGE ALLOWED: N/A
   PROPOSED BUILDING COVERAGE: 9%
9. PUBLIC SPACE AREA: N/A
10. FENESTRATION:

	LOCAL STREET	ARTERIAL/COLLECTOR
DEFOOR AVENUE	N/A	35%
HOWELL MILL ROAD	N/A	2%
CHATTAHOOCHEE AVENUE	N/A	49%

NOTE: ALL LIGHTS ADJACENT TO R/W SHALL BE SHIELDED.

LINE/CURVE TABLE

L1 N88°12'41"W 152.06'
L2 N66°09'34"W 29.18'
L3 S62°56'06"W 25.99'
L4 S54°29'46"W 28.31'
L5 S28°52'09"W 22.59'
L6 S05°41'40"W 33.93'
L7 S03°39'39"W 73.33'
L8 S03°39'39"W 4.77'
C1 S02°15'04"W CHD=90.78'
ARC=90.78' RAD=4000.00'
L9 S51°27'03"E 4.71'
L10 S66°57'41"E 2.04'
L11 S89°41'09"E 116.97'
L12 N89°34'30"E 110.37'
L13 N89°59'13"E 9.69'
L14 N01°57'46"E 238.86'

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REV	DATE	DESCRIPTION
1	03/07/14	ADDRESSED SAP REVIEW COMMENTS
2	03/31/14	ADDRESSED SAP REVIEW COMMENTS
3	04/22/14	ADDRESSED SAP REVIEW COMMENTS

ORIGINAL ISSUE DATE: 01/09/13

SHEET TITLE:
PRELIMINARY SITE PLAN

SHEET NUMBER:
3

FILE LOCATION:C:\Vault_QT\07 Atlanta\07-0832\01 Civil\07-0832 Civil.dwg TAB NAME:Site (Prelim) USER:cwhitler SAVED:2/11/2015 10:26 AM PLOTTED:2/13/2015 12:05 PM