

LOCATION MAP

- LEGEND:**
- BC BACK OF CURB
 - BSL BUILDING SETBACK LINE
 - CB CATCH BASIN
 - CLF CHAIN LINK FENCE
 - CMP CORRUGATED METAL PIPE
 - C&G CURB AND GUTTER
 - CO CLEAN OUT
 - CONC CONCRETE
 - EP EDGE OF PAVEMENT
 - FH FIRE HYDRANT
 - FDC FIRE DEPARTMENT CONNECTION
 - GI GRATE INLET
 - GM GAS METER
 - GL GROUND LIGHT
 - GV GAS VALVE
 - GW GUY WIRE
 - HW HEADWALL
 - IPF IRON PIN FOUND
 - IPS IRON PIN SET
 - LP LIGHT POLE
 - N/F NOW OR FORMERLY
 - OTP OPEN TOP PIPE
 - OC OVERHEAD CABLE
 - PIV POST INDICATOR VALVE
 - P/L PROPERTY LINE
 - POB POINT OF BEGINNING
 - PP POWER POLE
 - RCP REINFORCED CONCRETE PIPE
 - R/W RIGHT-OF-WAY
 - SS SANITARY SEWER LINE
 - SDM STORM DRAIN MANHOLE
 - SSM SANITARY SEWER MANHOLE
 - S/W SIDEWALK
 - TBX TELEPHONE BOX
 - TRANS TRANSFORMER
 - UEC UNDERGROUND ELECTRIC CABLE
 - W WATER LINE
 - WI WEIR INLET
 - WM WATER METER
 - WV WATER VALVE
 - G GAS LINE

- STANDARD SURVEY NOTES:**
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 89,423 FEET AND AN ANGULAR ERROR OF PER ANGLE POINT, AND ADJUSTED USING THE COMPASS RULE.
 - THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 614,225 FEET.
 - THE MEASUREMENT FOR FIELD DATA USED FOR PREPARING THIS PLAT WAS TAKEN BY A TOPCON GTS-311.

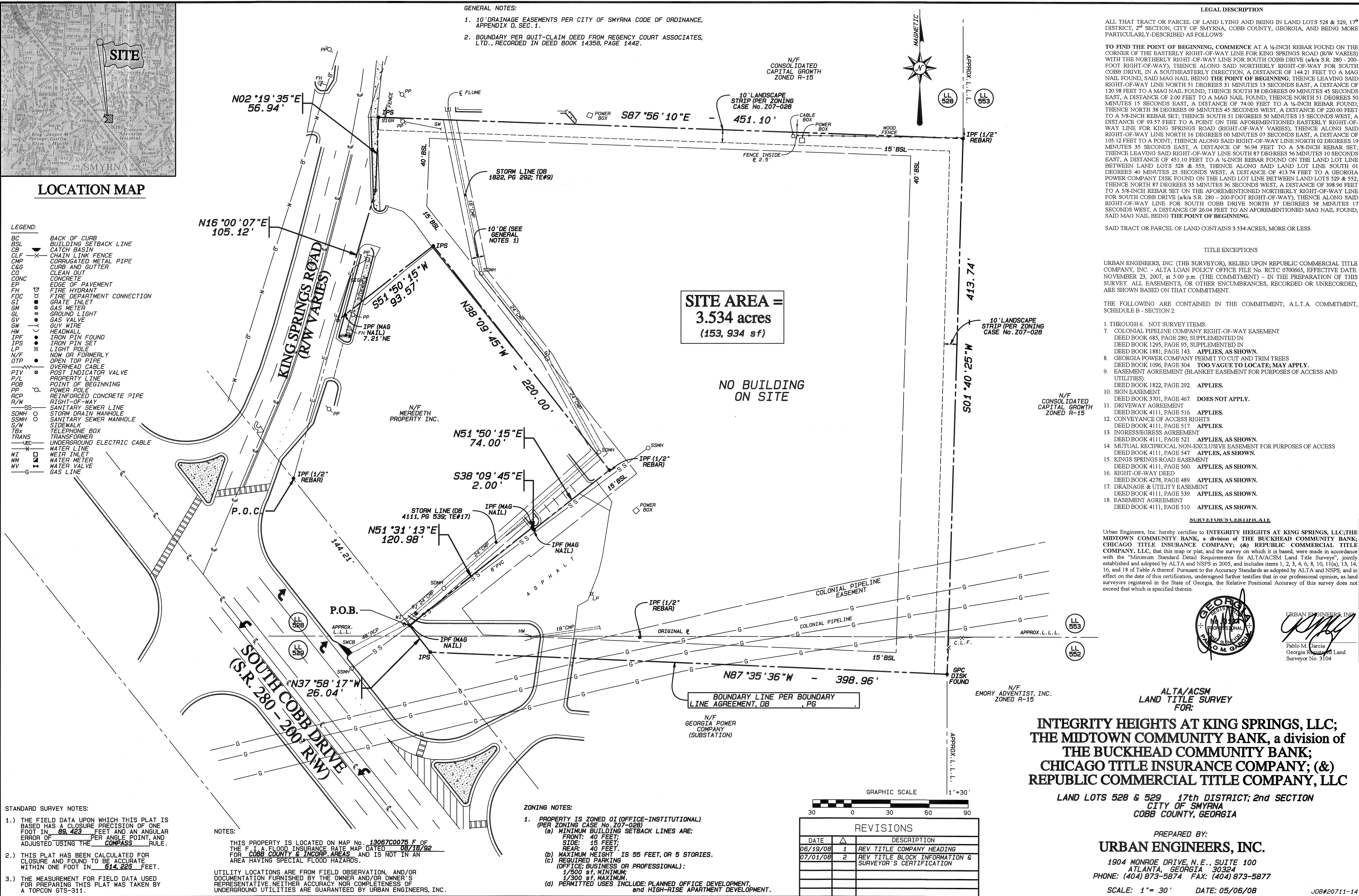
NOTES:

THIS PROPERTY IS LOCATED ON MAP No. 13067C0075 F OF THE F.I.A. FLOOD INSURANCE RATE MAP DATED 08/18/92 FOR COBB COUNTY & INCORP. AREAS AND IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

UTILITY LOCATIONS ARE FROM FIELD OBSERVATION, AND/OR DOCUMENTATION FURNISHED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE. NEITHER ACCURACY NOR COMPLETENESS OF UNDERGROUND UTILITIES ARE GUARANTEED BY URBAN ENGINEERS, INC.

- GENERAL NOTES:**
- 10' DRAINAGE EASEMENTS PER CITY OF SMYRNA CODE OF ORDINANCE, APPENDIX D, SEC. 1.
 - BOUNDARY PER QUIT-CLAIM DEED FROM REGENCY COURT ASSOCIATES, LTD., RECORDED IN DEED BOOK 14358, PAGE 1442.

- ZONING NOTES:**
- PROPERTY IS ZONED OI (OFFICE-INSTITUTIONAL) (PER ZONING CASE No. Z07-028)
 - (a) MINIMUM BUILDING SETBACK LINES ARE:
 - FRONT: 40 FEET;
 - SIDE: 15 FEET;
 - REAR: 40 FEET.
 - (b) MAXIMUM HEIGHT IS 55 FEET, OR 5 STORIES.
 - (c) REQUIRED PARKING (OFFICE, BUSINESS OR PROFESSIONAL):
 - 1/500 sf. MINIMUM;
 - 1/300 sf. MAXIMUM.
 - (d) PERMITTED USES INCLUDE: PLANNED OFFICE DEVELOPMENT, and HIGH-RISE APARTMENT DEVELOPMENT.



**SITE AREA =
3.534 acres
(153,934 sf)**

**NO BUILDING
ON SITE**

**BOUNDARY LINE PER BOUNDARY
LINE AGREEMENT, DB , PG**

GRAPHIC SCALE 1"=30'

REVISIONS		
DATE	Δ	DESCRIPTION
06/19/08	1	REV TITLE COMPANY HEADING
07/01/08	2	REV TITLE BLOCK INFORMATION & SURVEYOR'S CERTIFICATION

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 528 & 529, 17th DISTRICT, 2nd SECTION, CITY OF SMYRNA, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 1/2-INCH REBAR FOUND ON THE CORNER OF THE EASTERLY RIGHT-OF-WAY LINE FOR KING SPRINGS ROAD (R/W VARIES) WITH THE NORTHERLY RIGHT-OF-WAY LINE FOR SOUTH COBB DRIVE (w/k/a S.R. 280 - 200-FOOT RIGHT-OF-WAY), THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY FOR SOUTH COBB DRIVE, IN A SOUTHEASTERLY DIRECTION, A DISTANCE OF 144.21 FEET TO A MAG NAIL FOUND, SAID MAG NAIL BEING THE POINT OF BEGINNING, THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 51 DEGREES 31 MINUTES 13 SECONDS EAST, A DISTANCE OF 120.98 FEET TO A MAG NAIL FOUND, THENCE SOUTH 38 DEGREES 09 MINUTES 45 SECONDS EAST, A DISTANCE OF 2.00 FEET TO A MAG NAIL FOUND, THENCE NORTH 51 DEGREES 50 MINUTES 15 SECONDS EAST, A DISTANCE OF 74.00 FEET TO A 1/2-INCH REBAR FOUND, THENCE NORTH 38 DEGREES 09 MINUTES 45 SECONDS WEST, A DISTANCE OF 220.00 FEET TO A 5/8-INCH REBAR SET, THENCE SOUTH 51 DEGREES 50 MINUTES 15 SECONDS WEST, A DISTANCE OF 93.57 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE FOR KING SPRINGS ROAD (RIGHT-OF-WAY VARIES), THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 16 DEGREES 00 MINUTES 07 SECONDS EAST, A DISTANCE OF 105.12 FEET TO A POINT, THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 02 DEGREES 19 MINUTES 35 SECONDS EAST, A DISTANCE OF 56.94 FEET TO A 5/8-INCH REBAR SET, THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 87 DEGREES 56 MINUTES 10 SECONDS EAST, A DISTANCE OF 451.10 FEET TO A 1/2-INCH REBAR FOUND ON THE LAND LOT LINE BETWEEN LAND LOTS 528 & 553, THENCE ALONG SAID LAND LOT LINE SOUTH 01 DEGREES 40 MINUTES 25 SECONDS WEST, A DISTANCE OF 413.74 FEET TO A GEORGIA POWER COMPANY DISK FOUND ON THE LAND LOT LINE BETWEEN LAND LOTS 529 & 552, THENCE NORTH 87 DEGREES 35 MINUTES 36 SECONDS WEST, A DISTANCE OF 398.96 FEET TO A 5/8-INCH REBAR SET ON THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE FOR SOUTH COBB DRIVE (w/k/a S.R. 280 - 200-FOOT RIGHT-OF-WAY), THENCE ALONG SAID RIGHT-OF-WAY LINE FOR SOUTH COBB DRIVE NORTH 37 DEGREES 58 MINUTES 17 SECONDS WEST, A DISTANCE OF 26.04 FEET TO AN AFOREMENTIONED MAG NAIL FOUND, SAID MAG NAIL BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 3.534 ACRES, MORE OR LESS.

TITLE EXCEPTIONS

URBAN ENGINEERS, INC. (THE SURVEYOR), RELIED UPON REPUBLIC COMMERCIAL TITLE COMPANY, INC. - ALTA LOAN POLICY OFFICE FILE No. RCTC 0700665, EFFECTIVE DATE: NOVEMBER 23, 2007, AT 5:00 p.m. (THE COMMITMENT) - IN THE PREPARATION OF THIS SURVEY. ALL EASEMENTS, OR OTHER ENCUMBRANCES, RECORDED OR UNRECORDED, ARE SHOWN BASED ON THAT COMMITMENT.

THE FOLLOWING ARE CONTAINED IN THE COMMITMENT, A.L.T.A. COMMITMENT, SCHEDULE B - SECTION 2:

- THROUGH 6. NOT SURVEY ITEMS.
- COLONIAL PIPELINE COMPANY RIGHT-OF-WAY EASEMENT DEED BOOK 685, PAGE 280; SUPPLEMENTED IN DEED BOOK 1295, PAGE 95, SUPPLEMENTED IN DEED BOOK 1881, PAGE 143. APPLIES, AS SHOWN.
- GEORGIA POWER COMPANY PERMIT TO CUT AND TRIM TREES DEED BOOK 1096, PAGE 304. TOO VAGUE TO LOCATE, MAY APPLY.
- EASEMENT AGREEMENT (BLANKET EASEMENT FOR PURPOSES OF ACCESS AND UTILITIES) DEED BOOK 1822, PAGE 292. APPLIES.
- SIGN EASEMENT DEED BOOK 3701, PAGE 467. DOES NOT APPLY.
- DRIVEWAY AGREEMENT DEED BOOK 4111, PAGE 516. APPLIES.
- CONVEYANCE OF ACCESS RIGHTS DEED BOOK 4111, PAGE 517. APPLIES.
- INGRESS/EGRESS AGREEMENT DEED BOOK 4111, PAGE 521. APPLIES, AS SHOWN.
- MUTUAL RECIPROCAL NON-EXCLUSIVE EASEMENT FOR PURPOSES OF ACCESS DEED BOOK 4111, PAGE 547. APPLIES, AS SHOWN.
- KINGS SPRINGS ROAD EASEMENT DEED BOOK 4111, PAGE 560. APPLIES, AS SHOWN.
- RIGHT-OF-WAY DEED DEED BOOK 4278, PAGE 489. APPLIES, AS SHOWN.
- DRAINAGE & UTILITY EASEMENT DEED BOOK 4111, PAGE 539. APPLIES, AS SHOWN.
- EASEMENT AGREEMENT DEED BOOK 4111, PAGE 510. APPLIES, AS SHOWN.

SURVEYOR'S CERTIFICATE

Urban Engineers, Inc. hereby certifies to INTEGRITY HEIGHTS AT KING SPRINGS, LLC; THE MIDTOWN COMMUNITY BANK, a division of THE BUCKHEAD COMMUNITY BANK; CHICAGO TITLE INSURANCE COMPANY; (&) REPUBLIC COMMERCIAL TITLE COMPANY, LLC, that this map or plat, and the survey on which it is based, were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 4, 6, 8, 10, 11(a), 13, 14, 16, and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS, and in effect on the date of this certification, undersigned further certifies that in our professional opinion, as land surveyors registered in the State of Georgia, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.



URBAN ENGINEERS, INC.
Pablo M. Garcia
Georgia Registered Land Surveyor No. 3104

**ALTA/ACSM
LAND TITLE SURVEY
FOR:**

**INTEGRITY HEIGHTS AT KING SPRINGS, LLC;
THE MIDTOWN COMMUNITY BANK, a division of
THE BUCKHEAD COMMUNITY BANK;
CHICAGO TITLE INSURANCE COMPANY; (&) REPUBLIC COMMERCIAL TITLE COMPANY, LLC**

LAND LOTS 528 & 529 17th DISTRICT; 2nd SECTION
CITY OF SMYRNA
COBB COUNTY, GEORGIA

PREPARED BY:
URBAN ENGINEERS, INC.

1904 MONROE DRIVE, N.E., SUITE 100
ATLANTA, GEORGIA 30324
PHONE: (404) 873-5874 FAX: (404) 873-5877

SCALE: 1" = 30' DATE: 05/06/08 JOB#20711-14