

LOCATION MAP

SITE DESCRIPTION:

RACETRAC LEASE AREA:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1062 OF THE 2ND DISTRICT, 1ST SECTION, FORSYTH COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 141, A.K.A. PEACHTREE PARKWAY (VARIABLE RIGHT-OF-WAY) WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BROOKWOOD ROAD (VARIABLE RIGHT-OF-WAY), SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 81 DEGREES 17 MINUTES 42 SECONDS EAST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BROOKWOOD ROAD, A CURVE TO THE LEFT LEAVING AN ARC LENGTH OF 302.92 FEET, WITH A RADIUS OF 1244.14 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 47 DEGREES 47 MINUTES 09 SECONDS EAST, FOR A DISTANCE OF 302.17 FEET TO A POINT, THENCE DEPARTING SAID CHORD BEARING AND CURVE, THENCE NORTH 28 DEGREES 13 MINUTES 09 SECONDS WEST, 132.34 FEET TO A POINT; THENCE SOUTH 66 DEGREES 53 MINUTES 52 SECONDS WEST, A DISTANCE OF 261.95 FEET TO A POINT; THENCE NORTH 61 DEGREES 46 MINUTES 44 SECONDS WEST, A DISTANCE OF 179.68 FEET TO A POINT LOCATED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BROOKWOOD ROAD, A.K.A. PEACHTREE PARKWAY; THENCE NORTH 28 DEGREES 13 MINUTES 09 SECONDS WEST, 156 SECONDS EAST, A DISTANCE OF 115.48 FEET TO A CONCRETE MONUMENT FOUND, THENCE NORTH 61 DEGREES 46 MINUTES 41 SECONDS WEST, A DISTANCE OF 120.26 FEET TO A POINT; THENCE WITH 26 DEGREES 09 MINUTES 09 SECONDS EAST, A DISTANCE OF 83.58 FEET TO A POINT, THENCE SOUTH 66 DEGREES 53 MINUTES 52 SECONDS WEST, AN ARC LENGTH OF 88.19 FEET, WITH A RADIUS OF 617.00 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 30 DEGREES 45 MINUTES 41 SECONDS EAST, FOR A DISTANCE OF 86.08 FEET TO A POINT; THENCE SOUTH 55 DEGREES 11 MINUTES 45 SECONDS EAST, A DISTANCE OF 19.08 FEET TO THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BROOKWOOD ROAD OF 86.52 FEET, WITH A RADIUS OF 455.18 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 40 DEGREES 14 MINUTES 57 SECONDS EAST, FOR A DISTANCE OF 86.39 FEET TO A CONCRETE MONUMENT FOUND AT THE MITERED INTERSECTION, THENCE ALONG SAID MITER LINE, 85 DEGREES 03 MINUTES 03 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A CONCRETE MONUMENT FOUND, SAID POINT BEING THE TRUE POINT OF BEGINNING.

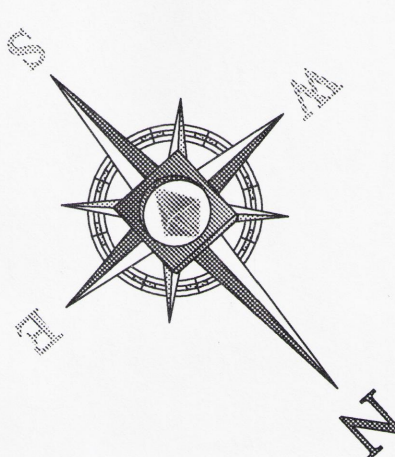
SAID TRACT OF LAND CONTAINS 2.631 ACRES.

SITE DATA TABLE:


EXISTING ZONING:	CBD (COMMERCIAL BUSINESS DISTRICT)		
PROPOSED USE:	PROPOSED CONDITIONAL USE PERMIT FOR 24-HOUR CONVENIENCE STORE WITH FUEL AND ALCOHOL SALES		
PROPERTY OWNER:	ARLENE V. HARRISON ESTATE		
MAP AND PARCEL #:	P/O 112-004		
	<u>ALLOWED</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
LOT AREA			
TOTAL SITE ACREAGE	N/A		±2.631 AC
MIN. BUILDING SETBACK			
PERIMETER FRONT (HWY 141)	40'		±179.1'
PERIMETER SIDE (BROOKWOOD ROAD)	40'		±49.1'
SIDE (SOUTHEAST)	10'		±130.3'
REAR (SOUTHWEST)	25'		±143.0'
MIN. LANDSCAPE STRIP/BUFFERS			
FRONT (HWY 141)	25'		>25'
SIDE (BROOKWOOD ROAD)	10'		>10'
SIDE (SOUTHEAST)	10'		>10'
REAR (SOUTH)	10'		>10'
PARKING REQUIREMENTS			
MIN. PARKING	1' 250 SF PLUS 1 PER EMPLOYEE PER SHIFT (6 PER SHIFT) = 28 SPACES		34 SPACES
MAX. PARKING	25% ABOVE MIN. PARKING = 35 SPACES		34 SPACES
MIN. PARKING SPACE DIMENSIONS	9' x 18'		MIN. 10' x 18'
MIN. DRIVE AISLE	24'		MIN. 24'
MAX. BUILDING HEIGHT	20'		29.5'
MAX. BUILDING COVERAGE	70%		4.7%
MAX. CANOPY HEIGHT	20'		20'
REQUIRED OPEN SPACE	15%		46%
MIN. LOADING/UNLOADING SPACES	1 SPACE		1 SPACE

GENERAL NOTES:

1. SHARED ABOVEGROUND STORMWATER DETENTION POND OFFSITE TO THE SOUTH WILL BE PROVIDED BY OVERALL DEVELOPER. WATER QUALITY WILL BE REQUIRED FOR EACH INDIVIDUAL PROPERTY BEFORE DISCHARGING INTO THE OFFSITE DETENTION POND.
2. SANITARY SEWER CONNECTION WILL TIE INTO THE ADJUTING RESIDENTIAL NEIGHBORHOOD (ARBOR SONG COURT) TO THE SOUTH OF THE SUBJECT PROPERTY.
3. THE PROPERTY CONTAINS TWO (2) EXISTING STRUCTURES TO BE DEMOLISHED.
4. EXISTING PROPERTY OWNER: ARLENE V. HARRISON ESTATE
5. THE PROPERTY IS LOCATED IN A WATERSHED PROTECTION DISTRICT.



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CP190053



BOHLERTM
ENGINEERING

REVISIONS

[illegible]

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A
CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE



Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.:	GA18204
DRAWN BY:	DV
CHECKED BY:	G
DATE:	11/26/1
SCALE:	1" = 3'
CAD FILE:	CLIP

PROJECT

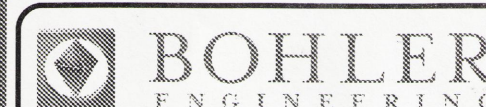
PROJECT:
CONDITIONAL
USE PERMIT
PLAN

FOR
RACETRAC
PETROLEUM INC.

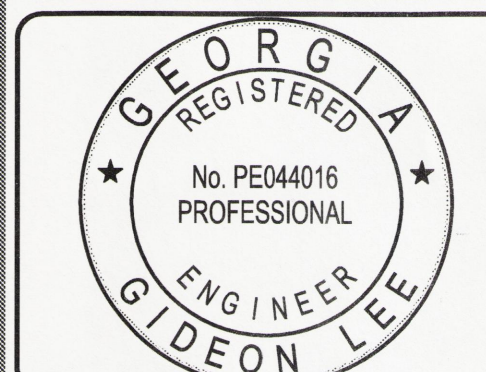


LOCATION OF SITE

BROOKWOOD QUARTERS
PEACHTREE PARKWAY &
BROOKWOOD ROAD
CUMMING, GA 30041
FORSYTH COUNTY



**211 PERIMETER CENTER PKWY NE
SUITE 1070
ATLANTA, GEORGIA
Phone: (678) 695-6800
*GA@BohlerEng.com***



SHEET TITLE:

CONDITIONAL USE PERMIT PLAN

SHEET NUMBER

1 of 1

REVISION 1 - 11/26/15

GEORGIA SURVEYOR 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 herein. 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.

Bradley D. Cash
Georgia Registered
Land Surveyor # 2840

(CLERK OF COURT RECORDING INFORMATION)

PROPERTY DESCRIPTION

RaceTrac Lease Area

All that tract or parcel of land lying and being in Land Lot 1062 of the 2nd District, 1st Section, Forsyth County, Georgia, and being more particularly described as follows:

BEGINNING at a concrete monument found at the intersection of the Southeastly right-of-way line of Georgia Highway 141, a.k.a. Peachtree Parkway (variable right-of-way with the Southeastly right-of-way line of Brookwood Road (variable right-of-way), said point being the TRUE POINT OF BEGINNING; Thence along the Southwestly right-of-way line of Georgia Highway 141 and following along a curve to the left having an arc length of 302.92 feet, with a radius of 1244.14 feet, being subtended by a chord bearing of South 47 degrees 47 minutes 09 seconds East, for a distance of 302.17 feet to a point; Thence departing said right-of-way line South 55 degrees 14 minutes 20 seconds West, a distance of 132.34 feet to a point; Thence South 66 degrees 53 minutes 52 seconds West, a distance of 261.95 feet to a point; Thence North 81 degrees 46 minutes 44 seconds West, a distance of 179.66 feet to a point located on the Southeastly right-of-way line of Brookwood Road (variable right-of-way); Thence along said right-of-way line North 28 degrees 13 minutes 18 seconds East, a distance of 115.48 feet to a concrete monument found; Thence North 81 degrees 46 minutes 41 seconds West, a distance of 172.20 feet to a point; Thence North 26 degrees 09 minutes 09 seconds East, a distance of 83.58 feet to a point; Thence along a curve to the right having an arc length of 98.19 feet, with a radius of 817.00 feet, being subtended by a chord bearing of North 30 degrees 42 minutes 41 seconds East, for a distance of 98.08 feet to a point; Thence South 55 degrees 11 minutes 45 seconds East, a distance of 19.08 feet to a 5/8-inch rebar found; Thence along a curve to the right having an arc length of 86.52 feet, with a radius of 455.18 feet, being subtended by a chord bearing of North 40 degrees 14 minutes 57 seconds East, for a distance of 86.39 feet to a concrete monument found at the mitered intersection; Thence along said miter line North 65 degrees 03 minutes 39 seconds East, a distance of 54.14 feet to a concrete monument found, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 2.631 Acres.

LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	☼ OVERHEAD TRAFFIC SIGNAL LIGHT
BH BORE HOLE	☼ POWER POLE
BSL BUILDING SETBACK LINE	☼ QUIRY WIRE
CI CURB INLET	☼ POWER LINE
CMP CORRUGATED METAL PIPE	☼ LIGHT POLE
CMF CONCRETE MONUMENT FND	☼ ELECTRIC TRANSFORMER
CO SANITARY CLEANOUT	☼ WATER VAULT
CPED COMMUNICATION PEDESTAL	☼ GAS VALVE
CTP CRUMPLED TOP PIPE	☼ GAS METER
DI DROP INLET	☼ WATER VALVE
DIP DUCTILE IRON PIPE	☼ FIRE HYDRANT
DWCB DOUBLE WING CATCH BASIN	☼ MANHOLE
FNC FENCE	☼ UNDERGROUND ELECTRIC LINE
FND FOUND	☼ UNDERGROUND GAS LINE
GM GAS METER	☼ UNDERGROUND COMMUNICATION LINE
INV INVERT	☼ UNDERGROUND WATER LINE
JBI JUNCTION BOX	☼ PHOTO POSITION INDICATOR
MH MANHOLE	☼ REGULAR PARKING SPACE
QHP OVERHEAD POWER	☼ HANDICAP PARKING SPACE
QTP OPEN TOP PIPE	☼ TREE POSITION INDICATOR
PM POWER METER	
POB POINT OF BEGINNING	
POC POINT OF COMMENCEMENT	
RCP REINFORCED CONCRETE PIPE	
RBR IRON REINFORCING BAR	
5/8"RBR SET	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

SUBSURFACE UTILITY INVESTIGATIONS, LLC
898 SWEET BRIAR TRAIL
CONYERS, GEORGIA 30094
(770) 557-4142
DATE OF MARKINGS: 12/09/2016.

SUBSURFACE UTILITY INVESTIGATIONS, LLC UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

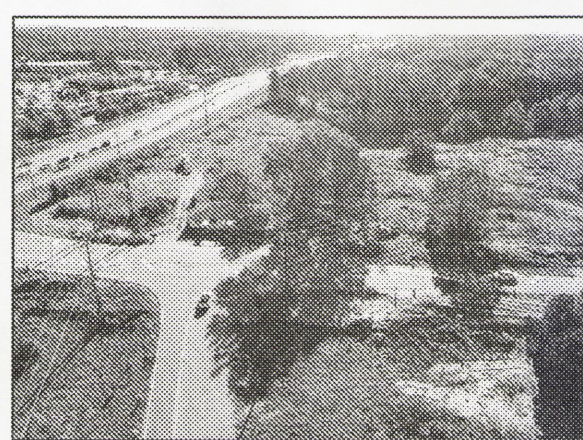
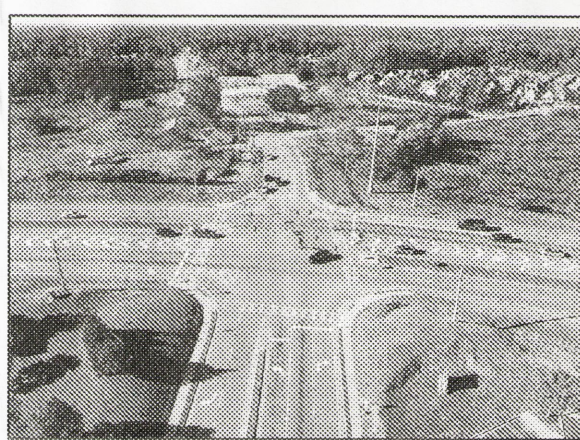
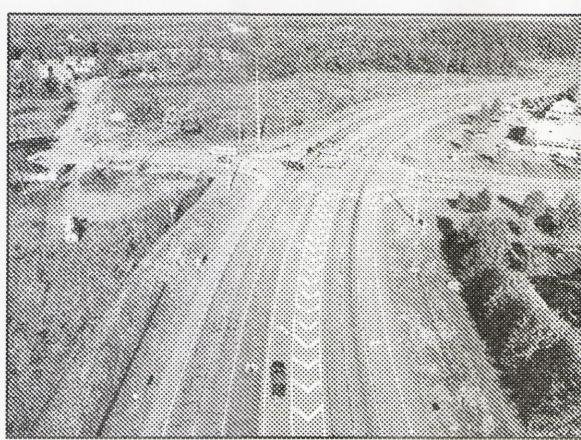
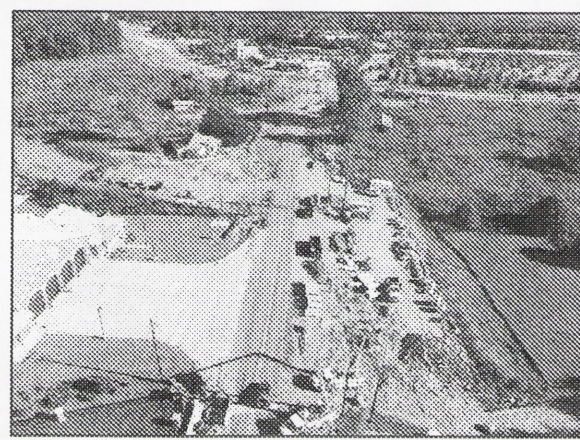
INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS. THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

IF YOU DIG

Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411



SITE PHOTOGRAPHS



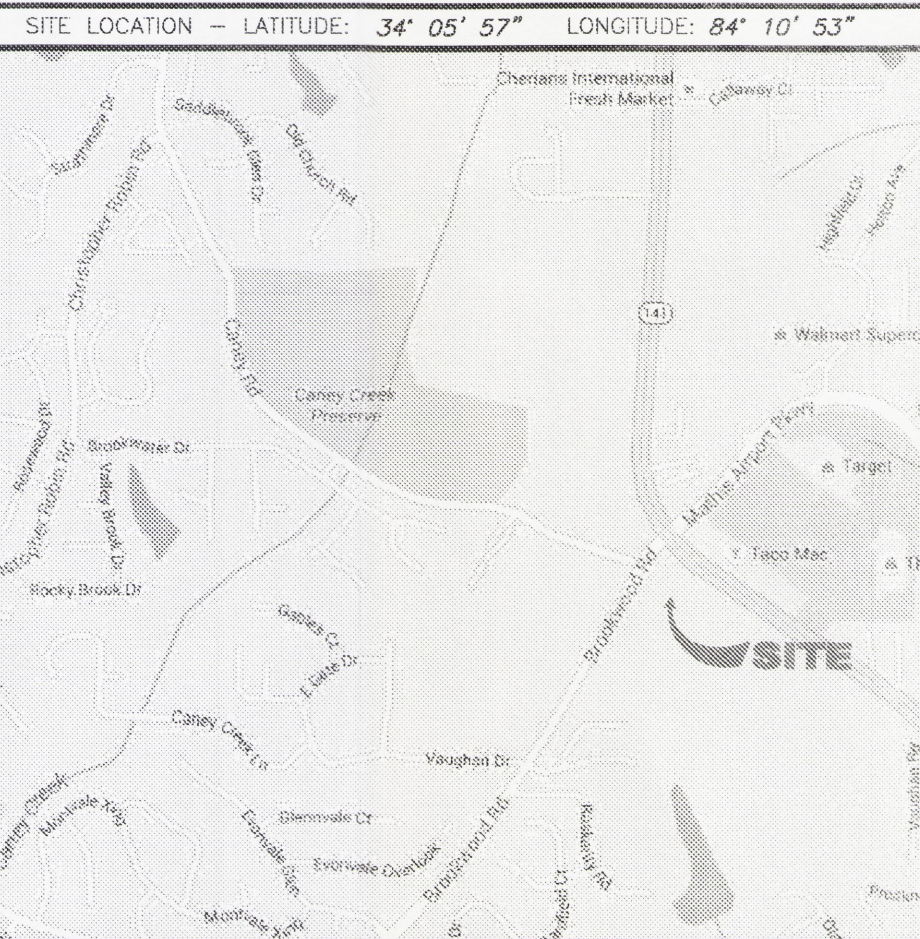
1

2

3

4

VICINITY MAP



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13117C0235F. AND THE DATE OF SAID MAP IS 03/04/2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD'83) FROM GPS OBSERVATIONS PERFORMED BY GEOSURVEY, LTD.

THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1988 (NAVD'88) FROM GPS OBSERVATIONS PERFORMED BY GEOSURVEY, LTD.

THE SITE IS ZONED "CBD" (COMMUNITY BUSINESS DISTRICT). NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

PLEASE NOTE: GEOSURVEY, LTD., ASSUMES NO LIABILITY REGARDING THE LOCATION OR EXISTENCE OF WETLANDS. NO WETLANDS WERE FLAGGED OR LOCATED AT THE DATE SHOWN THIS SURVEY.

PLEASE NOTE: THE ALIGNMENT AND RIGHT-OF-WAY LINES FOR CANEY ROAD, AT ITS INTERSECTION WITH BROOKWOOD ROAD, IS PROPOSED TO BE CHANGED AS PER RIGHT-OF-WAY DEED IN DEED BOOK 7264, PG 48 AND QUIT CLAIM DEED IN DEED BOOK 7264, PAGE 45, AS OF THE DATE OF THIS SURVEY, THE ROADWAY HAS NOT BEEN REALIGNED OR ABANDONED.

TREE SURVEY INCLUDES HARDWOOD TREES 22-INCHES IN DIAMETER AND GREATER; SCOTCH PINE TREES 25-INCHES IN DIAMETER AND GREATER AND UNDER-STORY TREES 10-INCHES DIAMETER AND GREATER.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

THE LEASE AREA SHOWN IS A PORTION OF FORSYTH COUNTY TAX PARCEL 112 004.

SURVEY REFERENCES

- 1> MINOR SUBDIVISION PLAT FOR ARLENE V. HARRISON ESTATE, PREPARED BY RICHARD MAY AND ASSOCIATES, INC., DATED 12/16/2008 AND RECORDED IN PLAT BOOK 124, PAGE 167-176.
- 2> SURVEY FOR ARLENE V. HARRISON ESTATE, PREPARED BY RICHARD WEBB AND ASSOCIATES LAND SURVEYORS, DATED 08/05/2015.
- 3> MINOR PLAT FOR FORSYTH COUNTY FIRE STATION NO. 6, PREPARED BY TERRAMARK PROFESSIONAL LAND SURVEYING, DATED 07/09/2015.
- 4> ALTA/NSPS LAND TITLE SURVEY FOR FUQUA ACQUISITIONS II, LLC, PREPARED BY GEOSURVEY, LTD., DATED 06/10/2016.

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,321. AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 523,213 FEET. 100% INT.

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Forsyth County Department of
Planning & Community Development
CP190053

Sheet
1 of 2

ALTA SURVEYOR CERTIFICATION

To: RaceTrac Petroleum, Inc., a Georgia Corporation
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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(c), 7(a), 7(b-1), 8, 9, 11, & 13 of Table A thereof. The field work was completed on October 22, 2018.

Date: October 22, 2018

Bradley D. Cash
Georgia Registered
Land Surveyor # 2840

GeoSurvey, Ltd.

Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900

Fax: (770) 795-8880

www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

ALTA/NSPS LAND TITLE SURVEY FOR

RACETRAC LEASE AREA

RaceTrac Petroleum, Inc.
Chicago Title Insurance Company

GS JOB NO:	20073371	DRAWING SCALE:	1" = 60'	SURVEY DATE:	10/22/2018
FIELD WORK:	CL / JM	CITY:	UNINCORPORATED	REVISIONS	
PROJ MGR:	BDC	COUNTY:	FORSYTH	No.	Date
REVIEWED:	JRC	STATE:	GA	Description	
DWG FILE:	20073371-6.dwg	LAND LOT:	1062		
		DISTRICT:	2ND	SECTION:	1ST

TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, PART II, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. G-10965/LH, (LEASEHOLD) EFFECTIVE DATE SEPTEMBER 18, 2018.

9. Easements and rights granted in that certain Right of Way Deed from F.H. Vaughn [sic] to the State Highway Department of Georgia, dated February 14, 1950, recorded in Promiscuous Deed Book C, page 219, aforesaid records. AFFECTS SITE-- NOT ABLE TO PLOT.

10. Right-of-Way Easement from H.C. Harrison to Sawnee Electric Membership Corporation, dated August 5, 1964, recorded in Deed Book 52, page 97(a), aforesaid records. AFFECTS SITE-- BLANKET EASEMENT.

11. Right-of-Way Easement from H.C. Harrison to Sawnee Electric Membership Corporation, dated June 10, 1968, recorded in Deed Book 78, page 543, aforesaid records. AFFECTS SITE-- BLANKET EASEMENT.

12. Right-of-Way Easement from H.C. Harrison to Sawnee Electric Membership Corporation, undated, filed for record September 27, 1968, recorded in Deed Book 83, page 199, aforesaid records. AFFECTS SITE-- BLANKET EASEMENT.

13. Right-of-Way Easement from H.C. Harrison to Sawnee Electric Membership Corporation, dated September 30, 1968, recorded in Deed Book 83, page 684, aforesaid records. AFFECTS SITE-- BLANKET EASEMENT.

14. Right-of-Way Easement from I.C. Harrison to Sawnee Electric Membership Corporation, dated March 29, 1969, recorded in Deed Book 83, page 277, aforesaid records. AFFECTS SITE-- BLANKET EASEMENT.

15. Right-of-Way Easement from H.C. Harrison to Sawnee Electric Membership Corporation, dated April 25, 1969, recorded in Deed Book 84, page 395, aforesaid records. AFFECTS SITE-- BLANKET EASEMENT.

16. Right-of-Way Easement from H.C. Harrison to Sawnee Electric Membership Corporation, dated May 1, 1969, recorded in Deed Book 84, page 420, aforesaid records. AFFECTS SITE-- BLANKET EASEMENT.

17. Right-of-Way Easement from H.C. Harrison to Sawnee Electric Membership Corporation, dated May 22, 1969, recorded in Deed Book 84, page 453, aforesaid records. AFFECTS SITE-- BLANKET EASEMENT.

18. Right-of-Way Easement from H.C. Harrison to Sawnee Electric Membership Corporation, dated July 1, 1969, recorded in Deed Book 85, page 271, aforesaid records. AFFECTS SITE-- BLANKET EASEMENT.

19. Right-of-Way Easement from H.C. Harrison to Sawnee Electric Membership Corporation, dated June 5, 1969, recorded in Deed Book 85, page 276, aforesaid records. AFFECTS SITE-- BLANKET EASEMENT.

20. Right-of-Way Easement from H.C. Harrison to Sawnee Electric Membership Corporation, dated October 24, 1969, recorded in Deed Book 87, page 770, aforesaid records. AFFECTS SITE-- BLANKET EASEMENT.

21. Right-of-Way Easement from H.C. Harrison to Sawnee Electric Membership Corporation, dated March 27, 1970, recorded in Deed Book 90, page 364, aforesaid records. AFFECTS SITE-- BLANKET EASEMENT.

22. Right-of-Way Easement from H.C. Harrison to Sawnee Electric Membership Corporation, dated April 20, 1970, recorded in Deed Book 90, page 365, aforesaid records. AFFECTS SITE-- BLANKET EASEMENT.

23. Right-of-Way Easement from H.C. Harrison to Sawnee Electric Membership Corporation, dated June 6, 1970, recorded in Deed Book 91, page 529, aforesaid records. AFFECTS SITE-- BLANKET EASEMENT.

24. Right-of-Way Easement from H.C. Harrison to Sawnee Electric Membership Corporation, dated September 29, 1970, recorded in Deed Book 94, page 359, aforesaid records. AFFECTS SITE-- BLANKET EASEMENT.

25. Right-of-Way Easement from H.C. Harrison to Sawnee Electric Membership Corporation, dated January 5, 1971, recorded in Deed Book 96, page 46, aforesaid records. AFFECTS SITE-- BLANKET EASEMENT.

26. Right-of-Way Easement from H.C. Harrison to Sawnee Electric Membership Corporation, dated January 28, 1971, recorded in Deed Book 96, page 55, aforesaid records. AFFECTS SITE-- BLANKET EASEMENT.

27. Right-of-Way Easement from H.C. Harrison to Sawnee Electric Membership Corporation, dated August 17, 1971, recorded in Deed Book 100, page 823, aforesaid records. AFFECTS SITE-- BLANKET EASEMENT.

28. Right-of-Way Easement from H.C. Harrison to Sawnee Electric Membership Corporation, dated August 17, 1971, recorded in Deed Book 100, page 824, aforesaid records. AFFECTS SITE-- BLANKET EASEMENT.

29. Right-of-Way Easement from H.C. Harrison to Sawnee Electric Membership Corporation, dated December 6, 1971, recorded in Deed Book 105, page 66, aforesaid records. AFFECTS SITE-- BLANKET EASEMENT.

30. Right-of-Way Easement from H.C. Harrison to Sawnee Electric Membership Corporation, dated May 3, 1972, recorded in Deed Book 109, page 258, aforesaid records. AFFECTS SITE-- BLANKET EASEMENT.

31. Right-of-Way Easement from H.C. Harrison to Sawnee Electric Membership Corporation, dated October 24, 1973, recorded in Deed Book 126, page 493, aforesaid records. AFFECTS SITE-- BLANKET EASEMENT.

32. Right-of-Way Easement from H.C. Harrison to Sawnee Electric Membership Corporation, dated September 13, 1973, recorded in Deed Book 126, page 494, aforesaid records. AFFECTS SITE-- BLANKET EASEMENT.

33. Right-of-Way Easement from H.C. Harrison to Sawnee Electric Membership Corporation, dated March 18, 1974, recorded in Deed Book 130, page 538, aforesaid records. AFFECTS SITE-- BLANKET EASEMENT.

34. Easements and rights granted in that certain Right of Way Deed from H.C. Harrison, et al. to Forsyth County, Georgia, dated July 14, 1975, recorded in Deed Book 145, page 463, aforesaid records. AFFECTS SITE-- BLANKET EASEMENT.

TITLE EXCEPTIONS (CONTINUED)

35. Right-of-Way Easement from H.C. Harrison to Sawnee Electric Membership Corporation, dated April 12, 1976, recorded in Deed Book 153, page 331, aforesaid records. AFFECTS SITE-- BLANKET EASEMENT.

36. Right-of-Way Easement from H.C. Harrison to Sawnee Electric Membership Corporation, dated July 1, 1977, recorded in Deed Book 166, page 452, aforesaid records. AFFECTS SITE-- BLANKET EASEMENT.

37. Sewer Easement from Herschel C. Harrison, Arlene V. Harrison and Elnora Vaughan to Forsyth County, dated June 24, 1996, recorded in Deed Book 1001, page 625, aforesaid records. DOES NOT AFFECT SITE.

38. Right-of-Way Easement from Herschel Harrison to Sawnee Electric Membership Corporation, dated January 30, 1997, recorded in Deed Book 1153, page 746, aforesaid records. AFFECTS SITE-- BLANKET EASEMENT.

39. Pole Line Easement from Flerschel C. Harrison and Arlene V. Harrison to Georgia Transmission Corporation, July 13, 2001, recorded in Deed Book 2040, page 740, aforesaid records. DOES NOT AFFECT SITE-- AS PLOTTED.

40. Easements and conveyance of access rights contained in that certain Right of Way Deed from Hershel [sic] C. Harrison and Arlene V. Harrison, and the Estate of Elnora Vaughan, to the Georgia Department of Transportation, dated November 27, 2001, recorded in Deed Book 2116, page 231, aforesaid records. DOES NOT AFFECT SITE.

41. Easements and the conveyance of access rights contained in that certain Right of Way Deed from the Estate of Elnora Vaughan, to the Georgia Department of Transportation, dated November 27, 2001, recorded in Deed Book 2116, page 236, aforesaid records. DOES NOT AFFECT SITE. (EAST OF PEACHTREE PARKWAY)

42. Easements and the conveyance of access rights contained in that certain Right of Way Deed from Herschel C. Harrison and Arlene V. Harrison, and the Estate of Elnora Vaughan, to the Georgia Department of Transportation, dated November 27, 2001, recorded in Deed Book 2116, page 242, aforesaid records. AFFECTS SITE-- CONVEYANCE OF ACCESS RIGHTS. (AFFECTS FRONTAGE OF TRACT 2 ON BROOKWOOD ROAD AND PEACHTREE PKWY)

43. Easements and the conveyance of access rights contained in that certain Right of Way Deed from Herschel C. Harrison and Arlene V. Harrison, and the Estate of Elnora Vaughan, to the Georgia Department of Transportation, dated November 27, 2001, recorded in Deed Book 2116, page 250, aforesaid records. DOES NOT AFFECT SITE-- AS PLOTTED. (AFFECTS FRONTAGE TRACT 1 ON CANEY ROAD BROOKWOOD ROAD AND PEACHTREE PKWY.)

44. Right-of-Way Easement from Arlene V. Harrison to Sawnee Electric Membership Corporation, dated January 21, 2004, recorded in Deed Book 3276, page 107, aforesaid records. DOES NOT AFFECT SITE.

45. Terms and conditions contained in that certain Executor's Deed between Wells Fargo Bank, N.A., and Thomas J. Smith, as Co-Executors under the Last Will and Testament of Arlene V. Harrison also known as Louvenia Arlene Harrison formerly Arlene Vaughn ("Deceased") and Forsyth County, Georgia, a body politic incorporated and political subdivision of the State of Georgia ("Grantee"), dated January 30, 2015, recorded February 04, 2015 in Deed Book 7264, Page 48, Forsyth County, Georgia records. AFFECTS SITE-- NOT ABLE TO PLOT.

46. Temporary Construction Easement by and between Thomas J. Smith and Wells Fargo Bank, N.A., as Co-Executors under the Last Will and Testament of Arlene V. Harrison a/k/a Louvenia Arlene Harrison f/k/a Louvenia Arlene Vaughn ("Grantor") and Forsyth County, Georgia, a political subdivision of the State of Georgia ("Grantee"), dated April 19, 2017, recorded May 03, 2017 in Deed Book 8178, Page 524, Forsyth County, Georgia records. AFFECTS SITE-- AS PLOTTED.

47. Permanent Construction Easement by and between Thomas J. Smith and Wells Fargo Bank, N.A., as Co-Executors under the Last Will and Testament of Arlene V. Harrison a/k/a Louvenia Arlene Harrison f/k/a Louvenia Arlene Vaughn ("Grantor") and Forsyth County, Georgia, a political subdivision of the State of Georgia ("Grantee"), dated April 19, 2017, recorded May 03, 2017 in Deed Book 8178, Page 528, Forsyth County, Georgia records. DOES NOT AFFECT SITE-- AS PLOTTED. AFFECTS PROPOSED ACCESS DRIVE.

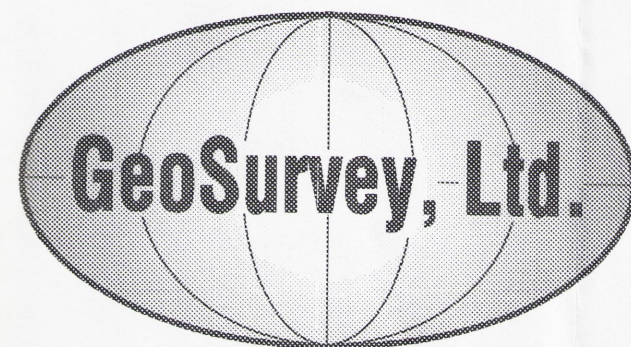
48. Right of Way Deed between Thomas J. Smith and Wells Fargo Bank, N.A., as Co-Executors under the Last Will and Testament of Arlene V. Harrison a/k/a Louvenia Arlene Harrison f/k/a Louvenia Arlene Vaughn ("Grantor") and Forsyth County, Georgia, a political subdivision of the State of Georgia ("Grantee"), dated April 19, 2017, recorded May 03, 2017 in Deed Book 8178, Page 534, Forsyth County, Georgia records. DOES NOT AFFECT SITE-- CONTAINED WITHIN RIGHT-OF-WAY.

49. All matters shown and depicted upon a plat of survey dated December 16, 2008, filed and recorded January 05, 2009 in Plat Book 124, Page 167, Forsyth County, Georgia records. DOES NOT AFFECT SITE.

50. Terms and conditions of Lease, as evidenced by that certain Memorandum of Lease by and between Fuqua Acquisitions II, LLC ("Landlord") and RaceTrac Petroleum, Inc. ("Tenant"), dated _____, 2018, recorded _____, 2018 in Deed Book _____, Page _____ Forsyth County, Georgia records.

51. Those matters disclosed by that certain Survey for _____ prepared by _____ bearing the seal and certification of _____, CRLS # _____, dated _____, 2018, as follows:

Sheet
2 of 2



Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900
Fax: (770) 795-8880

www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

ALTA/NSPS LAND TITLE SURVEY FOR

PROPOSED RACETRAC LEASE AREA

RaceTrac Petroleum, Inc.
Chicago Title Insurance Company

GS JOB NO:	20073371	DRAWING SCALE:	1"= 60'	SURVEY DATE:	10/22/2018
FIELD WORK:	CL / JM	CITY:	UNINCORPORATED	REVISIONS	
PROJ MGR:	BDC	COUNTY:	FORSYTH	No.	Date
REVIEWED:	JRC	STATE:	GA		Description
		LAND LOT:	1062		
DWG FILE:	20073371-6.dwg	DISTRICT:	2ND	SECTION:	1ST