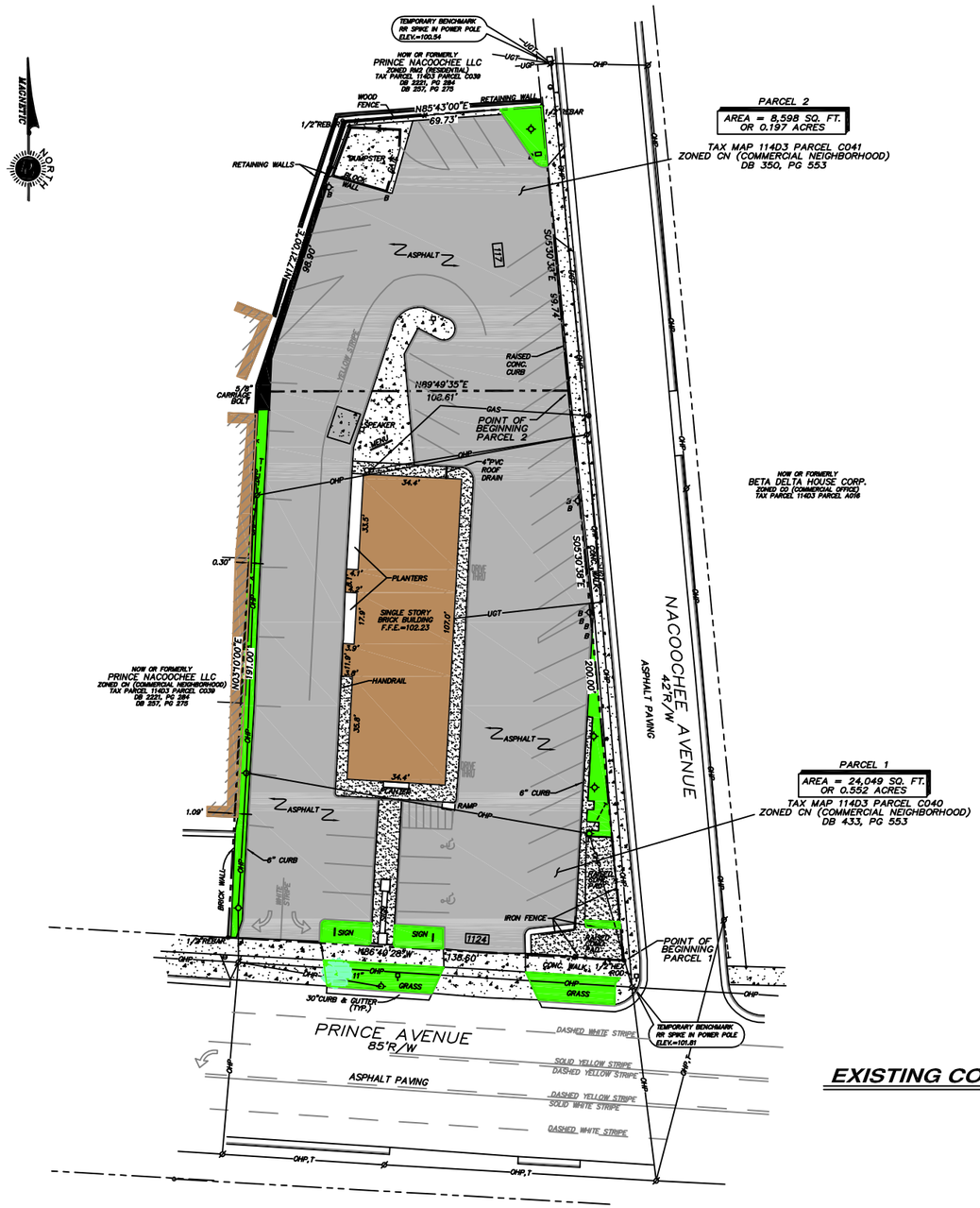
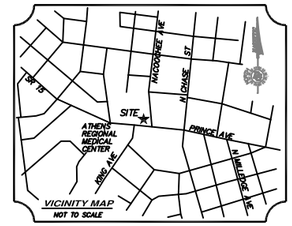


EXISTING CONDITIONS



LEGEND

PROPERTY LINE
RIGHT-OF-WAY LINE
BUILDING SETBACK LINE
EASEMENT LINE
CONTOUR LINE
STORM DRAIN LINE
SANITARY SEWER LINE
WATER LINE
OVERHEAD POWER
OVERHEAD TELEPHONE
NATURAL GAS LINE
CLEAN OUT
SANITARY SEWER MANHOLE
STORM DRAIN MANHOLE
LIGHT POLE
POWER POLE
FIRE HYDRANT
SPOT ELEVATION
IRON PIN FOUND
IRON PIN SET (1/2"REBAR)
ELECTRIC METER
BOLLARD
WATER VALVE
GAS VALVE
GAS METER
TREE LOCATION & TYPE
SIGN
CONCRETE
CONCRETE & PEBBLE
PHOTO POSITION/DIRECTION

LEGAL DESCRIPTION

PARCEL 1

BEGINNING AT A 1/2"HEX ROD SITUATED AT THE NORTHWESTERLY INTERSECTION OF PRINCE AVENUE AND NACOOCHEE AVENUE AND RUNNING THENCE N86°40'28"W 138.60' ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF PRINCE AVENUE, TO A 1/2" REBAR RUNNING THENCE N03°10'00"E 191.00' TO A 5/8" CARRIAGE BOLT IN THE TOP OF A CONCRETE RETAINING WALL; RUNNING THENCE N89°49'35"E 100.61' TO POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NACOOCHEE AVENUE, RUNNING THENCE S05°30'38"E 200.00' ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NACOOCHEE AVENUE TO THE POINT OF BEGINNING AND CONTAINING 0.552 ACRES.

PARCEL 2

BEGINNING AT A 1/2"HEX ROD SITUATED AT THE NORTHWESTERLY INTERSECTION OF PRINCE AVENUE AND NACOOCHEE AVENUE AND RUNNING THENCE N05°30'38"W 200.00' TO POINT BEING THE POINT OF BEGINNING. THENCE S89°49'35"W 100.61' TO A 5/8" CARRIAGE BOLT IN THE TOP OF A CONCRETE RETAINING WALL; THENCE N17°21'00"E 98.60' TO 1/2" REBAR; THENCE N85°43'00"E 69.73' TO A 1/2" REBAR SITUATED ON THE WESTERLY RIGHT-OF-WAY LINE OF NACOOCHEE AVENUE; THENCE S05°30'38"E 99.74' ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NACOOCHEE AVENUE TO THE POINT OF BEGINNING AND CONTAINING 0.197 ACRES.

CLOSURE CERTIFICATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 23,210 FEET AND ANGULAR ERROR OF 01" PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 105,110+ FEET.
THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOP CON 802 AR TOTAL STATION.
FIELD WORK WAS COMPLETED ON NOVEMBER 15, 2004.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO LAWYERS TITLE INSURANCE COMPANY, McDONALD'S CORPORATION AND SYSTEMS CAPITAL REAL PROPERTY COOPERATION AND ITS SUCCESSORS AND ASSIGNS; THAT THIS PLAN HAS BEEN COMPILED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON NOV. 15 2004, THAT IT IS CORRECT AND COMPLIES WITH THE REQUIREMENTS PROVIDED BY McDONALD'S CORPORATION.

DATE: DECEMBER 6, 2004

RALPH A. TRUE
GEORGIA REGISTERED
LAND SURVEYOR #2202

GEORGIA REGISTERED No. 2202 LAND SURVEYOR RALPH A. TRUE

20 0 20 40 80
GRAPHIC SCALE IN FEET

ALTA/ACSM LAND TITLE SURVEY
FOR
McDONALD'S CORPORATION
SITE ID#: 010-0011

ATHENS
CLARKE COUNTY

216 G.M.D.
GEORGIA

R.L.S. NO.	2202	DSGN:	N/A
DATE:	12/6/2004	DRWN:	MH
CHKD:	RT	C&G:	B118
SCALE:	1"=20'	DRAWING NO.	2202-04-D
PROJ. NO.:	4091-082-D1	SHEET	1 OF 1
FIELD BOOK:	EDC		

DONALDSON, CARRETT, & ASSOCIATES, INC.
MACON • CHARLOTTE • MERRITT ISL, FL
4875 RIVERSIDE DRIVE P.O. BOX 7306
MACON, GA 31210
(478)474-5350 Fax: (478) 477-2534
http://www.dca-1.com

THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF D, C & A AND NO PART THEREOF MAY BE USED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.