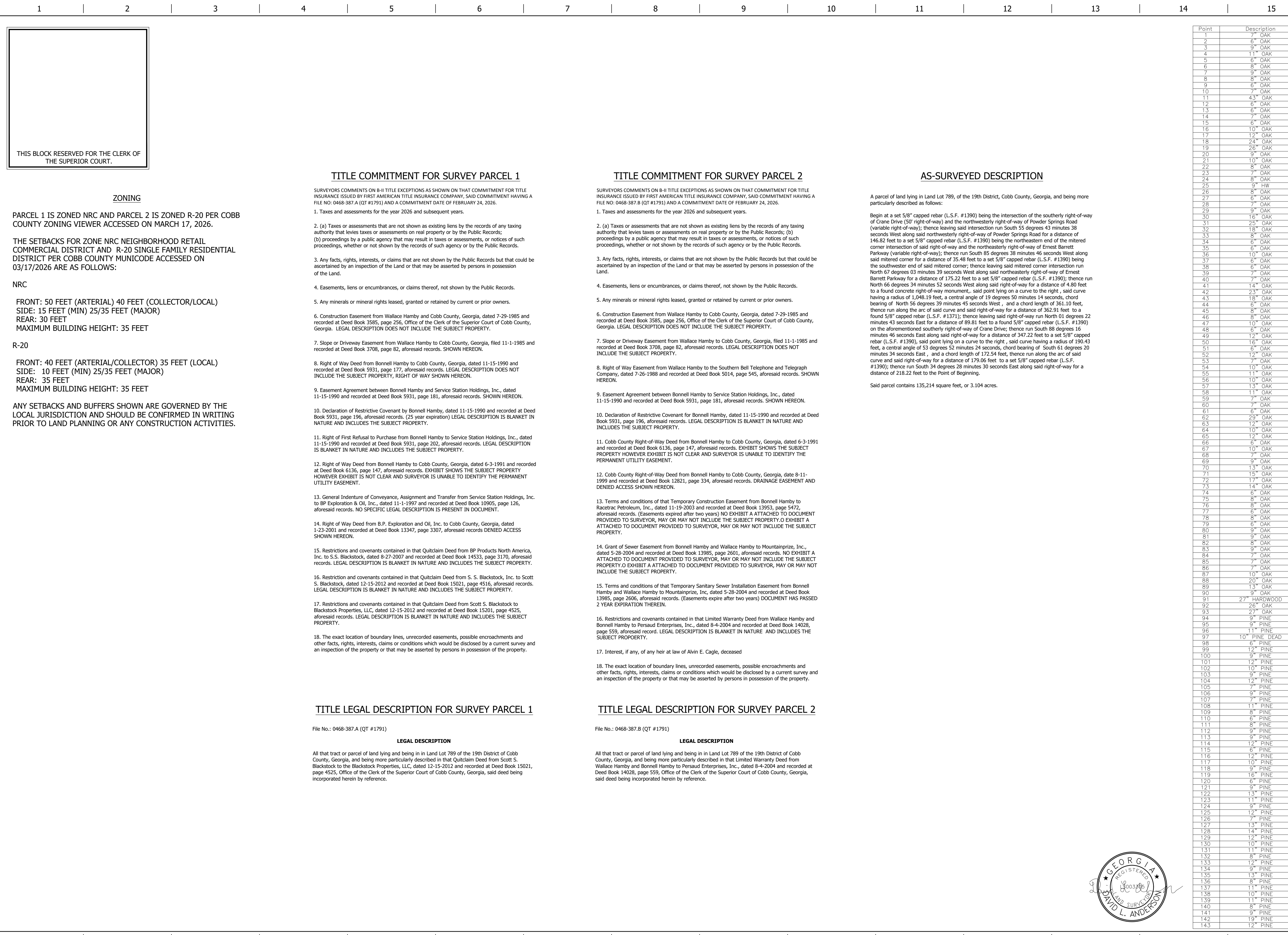




FILE LOCATION(S):\Sectors\Survey\Projects\LAS3769 (QuikTrip)\2606 (QT #1791) - Powder Springs, GA\ALTA.dwg TAB NAME:Sheet 2 USER:rgomez Date: 3/17/2026 7:01 PM PLOTTED:3/17/2026 7:12 PM



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

ZONING

PARCEL 1 IS ZONED NRC AND PARCEL 2 IS ZONED R-20 PER COBB COUNTY ZONING VIEWER ACCESSED ON MARCH 17, 2026.

THE SETBACKS FOR ZONE NRC NEIGHBORHOOD RETAIL COMMERCIAL DISTRICT AND R-20 SINGLE FAMILY RESIDENTIAL DISTRICT PER COBB COUNTY MUNICODICE ACCESSED ON 03/17/2026 ARE AS FOLLOWS:

- NRC
FRONT: 50 FEET (ARTERIAL) 40 FEET (COLLECTOR/LOCAL)
SIDE: 15 FEET (MIN) 25/35 FEET (MAJOR)
REAR: 30 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET
R-20
FRONT: 40 FEET (ARTERIAL/COLLECTOR) 35 FEET (LOCAL)
SIDE: 10 FEET (MIN) 25/35 FEET (MAJOR)
REAR: 35 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET

ANY SETBACKS AND BUFFERS SHOWN ARE GOVERNED BY THE LOCAL JURISDICTION AND SHOULD BE CONFIRMED IN WRITING PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

TITLE COMMITMENT FOR SURVEY PARCEL 1

SURVEYORS COMMENTS ON B-II TITLE EXCEPTIONS AS SHOWN ON THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, SAID COMMITMENT HAVING A FILE NO: 0468-387.A (QT #1791) AND A COMMITMENT DATE OF FEBRUARY 24, 2026.

- 1. Taxes and assessments for the year 2026 and subsequent years.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. Any minerals or mineral rights leased, granted or retained by current or prior owners.
6. Construction Easement from Wallace Hamby to Cobb County, Georgia, dated 7-29-1985 and recorded at Deed Book 3585, page 256, Office of the Clerk of the Superior Court of Cobb County, Georgia. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.
7. Slope or Driveway Easement from Wallace Hamby to Cobb County, Georgia, filed 11-1-1985 and recorded at Deed Book 3708, page 82, aforesaid records. SHOWN HEREON.
8. Right of Way Deed from Bonnell Hamby to Cobb County, Georgia, dated 11-15-1990 and recorded at Deed Book 5931, page 177, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY, RIGHT OF WAY SHOWN HEREON.
9. Easement Agreement between Bonnell Hamby and Service Station Holdings, Inc., dated 11-15-1990 and recorded at Deed Book 5931, page 181, aforesaid records. SHOWN HEREON.
10. Declaration of Restrictive Covenant by Bonnell Hamby, dated 11-15-1990 and recorded at Deed Book 5931, page 196, aforesaid records. (25 year expiration) LEGAL DESCRIPTION IS BLANKET IN NATURE AND INCLUDES THE SUBJECT PROPERTY.
11. Right of First Refusal to Purchase from Bonnell Hamby to Service Station Holdings, Inc., dated 11-15-1990 and recorded at Deed Book 5931, page 202, aforesaid records. LEGAL DESCRIPTION IS BLANKET IN NATURE AND INCLUDES THE SUBJECT PROPERTY.
12. Right of Way Deed from Bonnell Hamby to Cobb County, Georgia, dated 6-3-1991 and recorded at Deed Book 6136, page 147, aforesaid records. EXHIBIT SHOWS THE SUBJECT PROPERTY HOWEVER EXHIBIT IS NOT CLEAR AND SURVEYOR IS UNABLE TO IDENTIFY THE PERMANENT UTILITY EASEMENT.
13. General Indenture of Conveyance, Assignment and Transfer from Service Station Holdings, Inc. to BP Exploration & Oil, Inc., dated 11-1-1997 and recorded at Deed Book 10905, page 126, aforesaid records. NO SPECIFIC LEGAL DESCRIPTION IS PRESENT IN DOCUMENT.
14. Right of Way Deed from B.P. Exploration and Oil, Inc. to Cobb County, Georgia, dated 1-23-2001 and recorded at Deed Book 13347, page 3307, aforesaid records DENIED ACCESS SHOWN HEREON.
15. Restrictions and covenants contained in that Quitclaim Deed from BP Products North America, Inc. to S.S. Blackstock, dated 8-27-2007 and recorded at Deed Book 14533, page 3170, aforesaid records. LEGAL DESCRIPTION IS BLANKET IN NATURE AND INCLUDES THE SUBJECT PROPERTY.
16. Restriction and covenants contained in that Quitclaim Deed from S. S. Blackstock, Inc. to Scott S. Blackstock, dated 12-15-2012 and recorded at Deed Book 15021, page 4516, aforesaid records. LEGAL DESCRIPTION IS BLANKET IN NATURE AND INCLUDES THE SUBJECT PROPERTY.
17. Restrictions and covenants contained in that Quitclaim Deed from Scott S. Blackstock to Blackstock Properties, LLC, dated 12-15-2012 and recorded at Deed Book 15021, page 4525, aforesaid records. LEGAL DESCRIPTION IS BLANKET IN NATURE AND INCLUDES THE SUBJECT PROPERTY.
18. The exact location of boundary lines, unrecorded easements, possible encroachments and other facts, rights, interests, claims or conditions which would be disclosed by a current survey and an inspection of the property or that may be asserted by persons in possession of the property.

TITLE LEGAL DESCRIPTION FOR SURVEY PARCEL 1

File No.: 0468-387.A (QT #1791)
LEGAL DESCRIPTION
All that tract or parcel of land lying and being in in Land Lot 789 of the 19th District of Cobb County, Georgia, and being more particularly described in that Quitclaim Deed from Scott S. Blackstock to the Blackstock Properties, LLC, dated 12-15-2012 and recorded at Deed Book 15021, page 4525, Office of the Clerk of the Superior Court of Cobb County, Georgia, said deed being incorporated herein by reference.

TITLE COMMITMENT FOR SURVEY PARCEL 2

SURVEYORS COMMENTS ON B-II TITLE EXCEPTIONS AS SHOWN ON THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, SAID COMMITMENT HAVING A FILE NO: 0468-387.B (QT #1791) AND A COMMITMENT DATE OF FEBRUARY 24, 2026.

- 1. Taxes and assessments for the year 2026 and subsequent years.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. Any minerals or mineral rights leased, granted or retained by current or prior owners.
6. Construction Easement from Wallace Hamby to Cobb County, Georgia, dated 7-29-1985 and recorded at Deed Book 3585, page 256, Office of the Clerk of the Superior Court of Cobb County, Georgia. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.
7. Slope or Driveway Easement from Wallace Hamby to Cobb County, Georgia, filed 11-1-1985 and recorded at Deed Book 3708, page 82, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.
8. Right of Way Easement from Wallace Hamby to the Southern Bell Telephone and Telegraph Company, dated 7-26-1988 and recorded at Deed Book 5014, page 545, aforesaid records. SHOWN HEREON.
9. Easement Agreement between Bonnell Hamby to Service Station Holdings, Inc., dated 11-15-1990 and recorded at Deed Book 5931, page 181, aforesaid records. SHOWN HEREON.
10. Declaration of Restrictive Covenant for Bonnell Hamby, dated 11-15-1990 and recorded at Deed Book 5931, page 196, aforesaid records. LEGAL DESCRIPTION IS BLANKET IN NATURE AND INCLUDES THE SUBJECT PROPERTY.
11. Cobb County Right-of-Way Deed from Bonnell Hamby to Cobb County, Georgia, dated 6-3-1991 and recorded at Deed Book 6136, page 147, aforesaid records. EXHIBIT SHOWS THE SUBJECT PROPERTY HOWEVER EXHIBIT IS NOT CLEAR AND SURVEYOR IS UNABLE TO IDENTIFY THE PERMANENT UTILITY EASEMENT.
12. Cobb County Right-of-Way Deed from Bonnell Hamby to Cobb County, Georgia, date 8-11-1999 and recorded at Deed Book 12821, page 334, aforesaid records. DRAINAGE EASEMENT AND DENIED ACCESS SHOWN HEREON.
13. Terms and conditions of that Temporary Construction Easement from Bonnell Hamby to Racetrac Petroleum, Inc., dated 11-19-2003 and recorded at Deed Book 13953, page 5472, aforesaid records. (Easements expired after two years) NO EXHIBIT A ATTACHED TO DOCUMENT PROVIDED TO SURVEYOR, MAY OR MAY NOT INCLUDE THE SUBJECT PROPERTY. EXHIBIT A ATTACHED TO DOCUMENT PROVIDED TO SURVEYOR, MAY OR MAY NOT INCLUDE THE SUBJECT PROPERTY.
14. Grant of Sewer Easement from Bonnell Hamby and Wallace Hamby to Mountainprize, Inc., dated 5-28-2004 and recorded at Deed Book 13985, page 2601, aforesaid records. NO EXHIBIT A ATTACHED TO DOCUMENT PROVIDED TO SURVEYOR, MAY OR MAY NOT INCLUDE THE SUBJECT PROPERTY. EXHIBIT A ATTACHED TO DOCUMENT PROVIDED TO SURVEYOR, MAY OR MAY NOT INCLUDE THE SUBJECT PROPERTY.
15. Terms and conditions of that Temporary Sanitary Sewer Installation Easement from Bonnell Hamby and Wallace Hamby to Mountainprize, Inc., dated 5-28-2004 and recorded at Deed Book 13985, page 2606, aforesaid records. (Easements expire after two years) DOCUMENT HAS PASSED 2 YEAR EXPIRATION THEREIN.
16. Restrictions and covenants contained in that Limited Warranty Deed from Wallace Hamby and Bonnell Hamby to Persaud Enterprises, Inc., dated 8-4-2004 and recorded at Deed Book 14028, page 559, aforesaid record. LEGAL DESCRIPTION IS BLANKET IN NATURE AND INCLUDES THE SUBJECT PROPOERTY.
17. Interest, if any, of any heir at law of Alvin E. Cagle, deceased
18. The exact location of boundary lines, unrecorded easements, possible encroachments and other facts, rights, interests, claims or conditions which would be disclosed by a current survey and an inspection of the property or that may be asserted by persons in possession of the property.

TITLE LEGAL DESCRIPTION FOR SURVEY PARCEL 2

File No.: 0468-387.B (QT #1791)
LEGAL DESCRIPTION
All that tract or parcel of land lying and being in in Land Lot 789 of the 19th District of Cobb County, Georgia, and being more particularly described in that Limited Warranty Deed from Wallace Hamby and Bonnell Hamby to Persaud Enterprises, Inc., dated 8-4-2004 and recorded at Deed Book 14028, page 559, Office of the Clerk of the Superior Court of Cobb County, Georgia, said deed being incorporated herein by reference.

AS-SURVEYED DESCRIPTION

A parcel of land lying in Land Lot 789, of the 19th District, Cobb County, Georgia, and being more particularly described as follows:

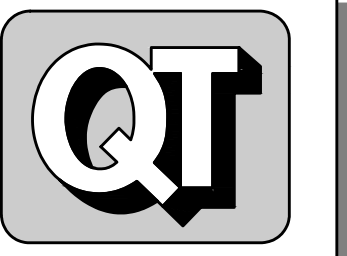
Begin at a set 5/8" capped rebar (L.S.F. #1390) being the intersection of the southerly right-of-way of Crane Drive (50' right-of-way) and the northwesterly right-of-way of Powder Springs Road (variable right-of-way); thence leaving said intersection run South 55 degrees 43 minutes 38 seconds West along said northwesterly right-of-way of Powder Springs Road for a distance of 146.82 feet to a set 5/8" capped rebar (L.S.F. #1390) being the northeastern end of the mitered corner intersection of said right-of-way and the northeasterly right-of-way of Ernest Barrett Parkway (variable right-of-way); thence run South 85 degrees 38 minutes 46 seconds West along said mitered corner for a distance of 35.48 feet to a set 5/8" capped rebar (L.S.F. #1390) being the southwest end of said mitered corner; thence leaving said mitered corner intersection run North 67 degrees 03 minutes 39 seconds West along said northeasterly right-of-way of Ernest Barrett Parkway for a distance of 175.22 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run North 66 degrees 34 minutes 52 seconds West along said right-of-way for a distance of 4.80 feet to a found concrete right-of-way monument, said point lying on a curve to the right, said curve having a radius of 1,048.19 feet, a central angle of 19 degrees 50 minutes 14 seconds, chord bearing of North 56 degrees 39 minutes 45 seconds West, and a chord length of 361.10 feet, thence run along the arc of said curve and said right-of-way for a distance of 362.91 feet to a found 5/8" capped rebar (L.S.F. #1371); thence leaving said right-of-way run North 01 degrees 22 minutes 43 seconds East for a distance of 89.81 feet to a found 5/8" capped rebar (L.S.F. #1390) on the aforementioned southerly right-of-way of Crane Drive; thence run South 88 degrees 16 minutes 46 seconds East along said right-of-way for a distance of 247.22 feet to a set 5/8" capped rebar (L.S.F. #1390), said point lying on a curve to the right, said curve having a radius of 190.43 feet, a central angle of 53 degrees 52 minutes 24 seconds, chord bearing of South 88 degrees 20 minutes 34 seconds East, and a chord length of 172.54 feet, thence run along the arc of said curve and said right-of-way for a distance of 179.66 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run South 34 degrees 28 minutes 30 seconds East along said right-of-way for a distance of 218.22 feet to the Point of Beginning.

Said parcel contains 135,214 square feet, or 3.104 acres.

Table with 2 columns: Point, Description. Lists points 1 through 143 with corresponding descriptions like 1" OAK, 6" DAK, etc.

LJA SURVEYING INC.
4525 SOUTH LEE STREET
BUFORD, GA 30518
Phone: 713.953.5200
LSF No. 1390

ALTA/NSPS TOPOGRAPHIC LAND TITLE SURVEY
QuikTrip No. 1791
12345 S. MAIN STREET
MARIETTA, GEORGIA
LAND LOT 789 ~ DISTRICT 19 ~ SECTION 2 ~ COBB COUNTY, GEORGIA



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PROTOTYPE:
DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY: RG
REVIEWED BY: DLA

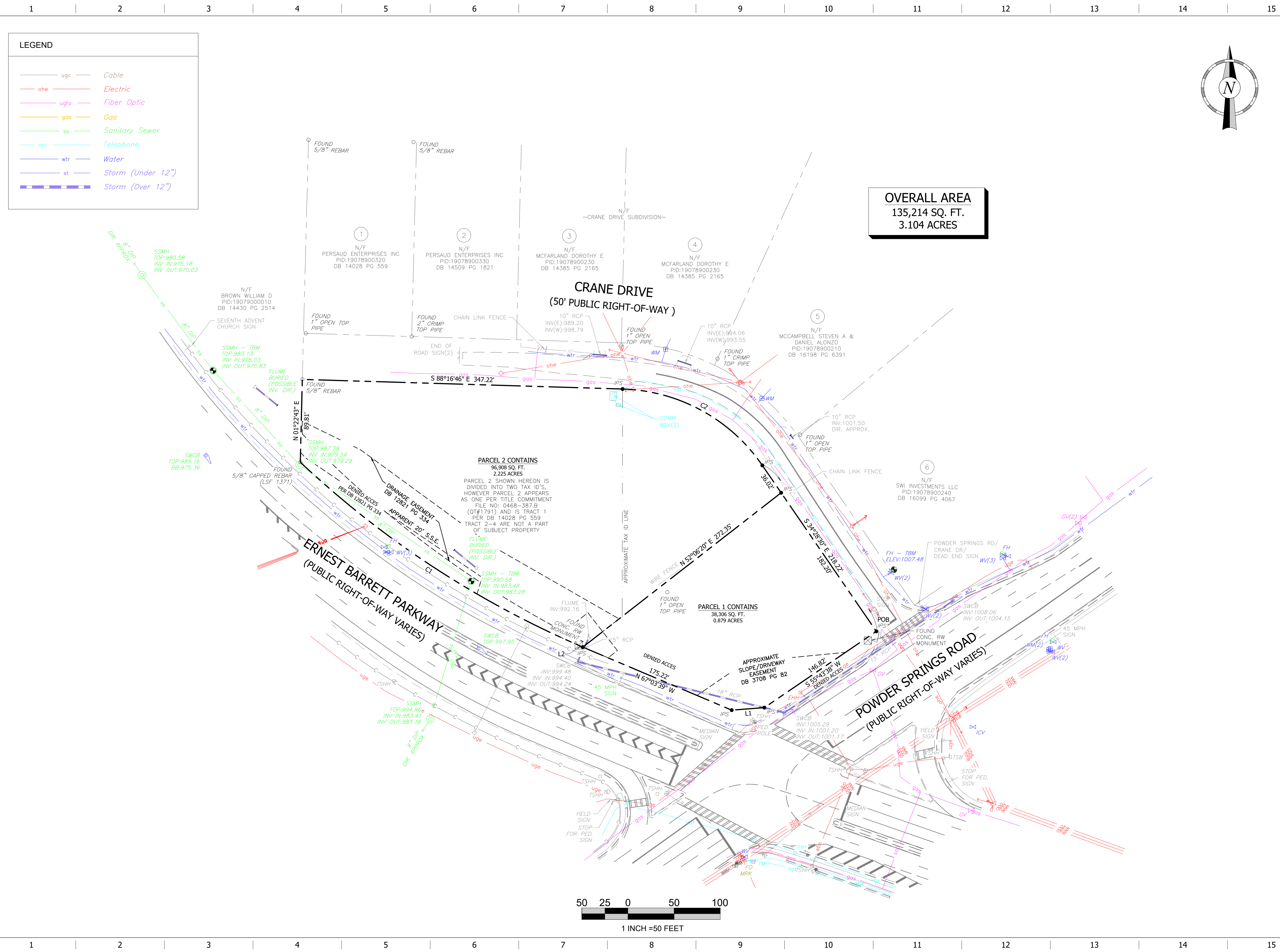
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SHEET TITLE:
SURVEY PLAN

SHEET NUMBER:
C020.1

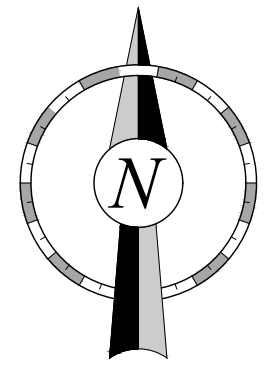


FILE: LOCATION\Sectors\Survey\Projects\LAS3769 (QuikTrip)\2606 (OT # 1791 - Powder Springs, GA)\06\_Survey CAD\LAS3769-2606 OT # 1791 Powder Springs GA ALTA.dwg TAB NAME: The Devos Survey - Utility Sheet USER: rgonzalez SAVED: 3/17/2026 7:01 PM PLOTTED: 3/17/2026 7:12 PM



**LEGEND**

- ugc — Cable
- ohe — Electric
- ugo — Fiber Optic
- gas — Gas
- ss — Sanitary Sewer
- oht — Telephone
- wtr — Water
- st — Storm (Under 12")
- st — Storm (Over 12")



**LJA SURVEYING INC.**  
 Phone: 713.953.5200  
 LSF No. 1390  
 4525 SOUTH LEE STREET  
 BUFORD, GA 30518

PROJECT NO.: LJA3769-2606

**QuikTrip No. 1791**  
 12345 S. MAIN STREET  
 MARIETTA, GEORGIA  
 LAND LOT 789 - DISTRICT 19 - SECTION 2 - COBB COUNTY, GEORGIA



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 VERSION: 001  
 DESIGNED BY:  
 DRAWN BY: RG  
 REVIEWED BY: DLA

REV	DATE	DESCRIPTION

SHEET TITLE:  
 UTILITY PLAN

SHEET NUMBER:  
 C020.2

ORIGINAL ISSUE DATE: 02/20/2026