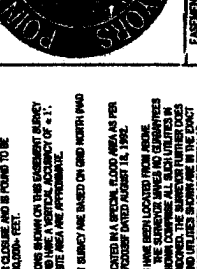




DATE
REVISION

POINT TO POINT
LAND SURVEYORS
810 Jackson Street
Macon, GA 31201
78.565.4497

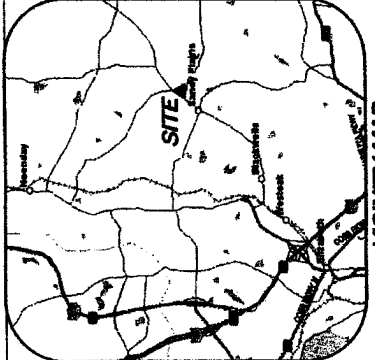
SLUP-2
(2010)



EASEMENT SURVEY PREPARED FOR:
T-Mobile
T-MOBILE SOUTH, LLC
FOUR CONCOURSE PARKWAY
SANDY SPRINGS, GEORGIA 30328
Phone (770) 894-8800
Fax (770) 350-3049

EASEMENT SURVEY PREPARED FOR:
T-Mobile
T-MOBILE SOUTH, LLC
FOUR CONCOURSE PARKWAY
SANDY SPRINGS, GEORGIA 30328
Phone (770) 894-8800
Fax (770) 350-3049

SITE NO.
9AT2287C
LAND LOTS 524 & 525
16TH DISTRICT, 2ND SECTION
SANDY PLAINS, GEORGIA
SHEET: 1 OF 3
DRAWN BY: RWK
CHECKED BY: C. WALK
APPROVED: C. WALK
DATE: 03 JUNE, 2009
RFP JOB # 2009-200



GENERAL NOTES

THIS EASEMENT SURVEY WAS PERFORMED FOR THE EXCLUSIVE USE OF T-MOBILE SOUTH, LLC. IT IS INTENDED TO BE USED TO ESTABLISH THE LOCATION AND EXTENT OF AN EASEMENT ON SANDY PLANS ROAD AND SHALL NOT BE USED AS AN EASEMENT FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR AND THE PROPERTY OWNER. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER FEMA. COMMUNITY PANEL NO. 13600000801 DATED AUGUST 11, 1992.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR HAS NOT IDENTIFIED OR LOCATED ANY OTHER UTILITIES OR SERVICES. THE SURVEYOR HAS LIMITED LIABILITY FOR ANY DAMAGE TO THE UNDERGROUND UTILITIES SHOWN ARE IN THE EVENT OF AN ACCIDENT OR INCIDENT. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGEND
 - POINT OF COMMENCEMENT
 - POINT OF BEGINNING
 - POINT OF TERMINATION
 - PROPERTY BOUNDARIES
 - CONCRETE CURB
 - EXISTING EASEMENT AREA
 - PROPOSED EASEMENT AREA
 - EXISTING UTILITY
 - PROPOSED UTILITY
 - SANDY PLANS ROAD (70' R/W)
 - CHURCH HILL ROAD (30' R/W)
 - SANDY PLANS ROAD (10' R/W)
 - CHURCH HILL ROAD (10' R/W)
 - SANDY PLANS ROAD (5' R/W)
 - CHURCH HILL ROAD (5' R/W)

PROPOSED 20' INGRESS-EGRESS & UTILITY EASEMENT

TOGETHER WITH A PROPOSED 20-FOOT WIDE INGRESS-EGRESS AND UTILITY EASEMENT LYING AND BEING IN LAND LOTS 524 AND 525, 16TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING DESCRIBED BY THE FOLLOWING CENTRLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT W/ BEARING FOUND AT THE INTERSECTION OF THE SANDY PLANS ROAD AND LAND LOTS 524 AND 527 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SANDY PLANS ROAD (HAVING AN 80-FOOT RIGHT-OF-WAY); THENCE LEAVING SAID INTERSECTION AND RUNNING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF SANDY PLANS ROAD, NORTH 32°15'57" EAST, 80.09 FEET TO A POINT; THENCE ALONG THE TITLE POINT OF BEGINNING, THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF SANDY PLANS ROAD AND RUNNING, SOUTH 71°49'46" EAST, 83.89 FEET TO A POINT; THENCE, SOUTH 89°54'17" EAST, 41.96 FEET TO A POINT; THENCE, SOUTH 00°05'42" WEST, 10.00 FEET TO THE ENDING AT A POINT.

LINE	BEARINGS	DISTANCE
L1	S07°48'06"E	83.89
L2	S89°54'17"E	41.96
L3	S00°05'42"W	10.00

SUBJECT PROPERTY

ALL THAT TRACT OR PARCELS OF LAND LYING AND BEING IN LAND LOTS 524 AND 525, 16TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT W/ BEARING FOUND AT THE INTERSECTION OF THE LINE COMMON TO LAND LOTS 524 AND 527 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SANDY PLANS ROAD (HAVING AN 80-FOOT RIGHT-OF-WAY); THENCE LEAVING SAID INTERSECTION AND RUNNING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF SANDY PLANS ROAD, NORTH 32°15'57" EAST, 300.09 FEET TO A POINT; THENCE, 221.73 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1790.18 FEET AND BEING DESCRIBED BY A CHORD BEARING NORTH 36°51'31" EAST, 221.85 FEET TO A POINT; THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF SANDY PLANS ROAD AND RUNNING, SOUTH 84°07'54" EAST, 150.00 FEET TO A POINT; THENCE, SOUTH 87°48'12" EAST, 148.97 FEET TO A POINT; THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF SANDY PLANS ROAD AND RUNNING, SOUTH 87°48'12" EAST, 150.00 FEET TO A POINT; THENCE, NORTH 87°48'12" WEST, 388.23 FEET TO A WALL; THENCE, NORTH 89°54'17" WEST, 274.10 FEET TO A W/ BEARING FOUND ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF SANDY PLANS ROAD AND THE TITLE POINT OF BEGINNING.

SAND TRACT CONTAINS 3.9340 ACRES (171,564 SQUARE FEET), MORE OR LESS.
 OWNER: UNITED STATES FEDERAL SERVICE
 SITE ADDRESS: 2686 SANDY PLANS, WAREHOTA, GA 30086
 PARCEL ID: 103200150
 AREA: 3.9340 ACRES
 ZONED: R-20
 REFERENCE: REED BOOK 2706 PAGE 442

RECEIVED
 DEC - 3 2009
 COBB COUNTY COMMUNITY DEVELOPMENT DIVISION

SANDY PLANS ROAD (70' R/W)
 CHURCH HILL ROAD (30' R/W)
 SANDY PLANS ROAD (10' R/W)
 CHURCH HILL ROAD (10' R/W)
 SANDY PLANS ROAD (5' R/W)
 CHURCH HILL ROAD (5' R/W)

EXISTING LEASE AREA
 PER SURVEY PREPARED FOR BC
 ENGINEER AND ARCHITECT BY STAM
 SURVEY NO. 9-14-08
 SEE SHEET 2 OF 3

PROPOSED LEASE AREA
 LEASE SET TO BE ACQUIRED-
 SEE SHEET 2 OF 3

MAYES CEMETERY
 ZONED NS

DAWN M. FAMA
 ZONED RA-4

LAURA SMITH
 WELCH
 ZONED RA-4

FRANCES BINION
 ZONED RA-4

TRACY COOPER
 ZONED RA-4

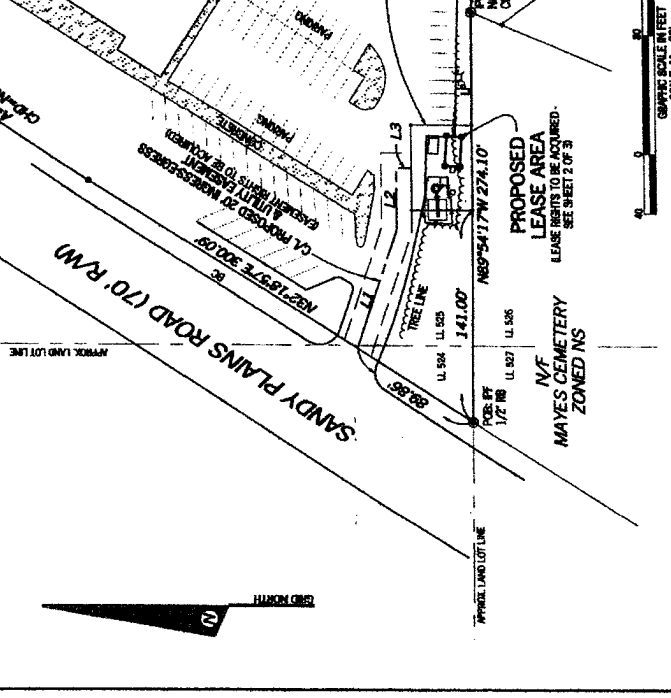
STANLEY KEYLINE
 ZONED RA-4

CAROLYN
 RICKARDS
 ZONED RA-4

JOELLEN G.
 SMITH
 ZONED RA-4

LEGEND
 - POINT OF COMMENCEMENT
 - POINT OF BEGINNING
 - POINT OF TERMINATION
 - PROPERTY BOUNDARIES
 - CONCRETE CURB
 - EXISTING EASEMENT AREA
 - PROPOSED EASEMENT AREA
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 - CHURCH HILL ROAD (10' R/W)
 - SANDY PLANS ROAD (5' R/W)
 - CHURCH HILL ROAD (5' R/W)

GRAPHIC SCALE IN FEET
 SCALE: 1" = 80'



APPLICANT: T-Mobile South, LLC
678-920-1262
REPRESENTATIVE: Lannie Greene
678-920-1262

TITLEHOLDER: United States Postal Service

PROPERTY LOCATION: Located on the east side on Sandy Plains Road, north of Post Oak Tritt Road.

ACCESS TO PROPERTY: Sandy Plains Road

PHYSICAL CHARACTERISTICS TO SITE: Existing Post Office with cell tower

PETITION NO: SLUP-2
HEARING DATE (PC): 2-02-10
HEARING DATE (BOC): 2-16-10
PRESENT ZONING: R-20

PROPOSED ZONING: Special Land Use Permit

PROPOSED USE: Extending An Existing Telecommunications Tower

SIZE OF TRACT: 3.9340 acres

DISTRICT: 16

LAND LOT(S): 524, 525

PARCEL(S): 15

TAXES: PAID Exempt DUE _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/ Holy Trinity Lutheran Church
- SOUTH:** NS, RA-4/ Cemetery, Rutherford subdivision
- EAST:** R-20/ Holy Trinity Lutheran Church
- WEST:** R-20/ Sandy Plains Baptist Church, Single-family houses

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____
REJECTED _____ SECONDED _____
HELD _____ CARRIED _____

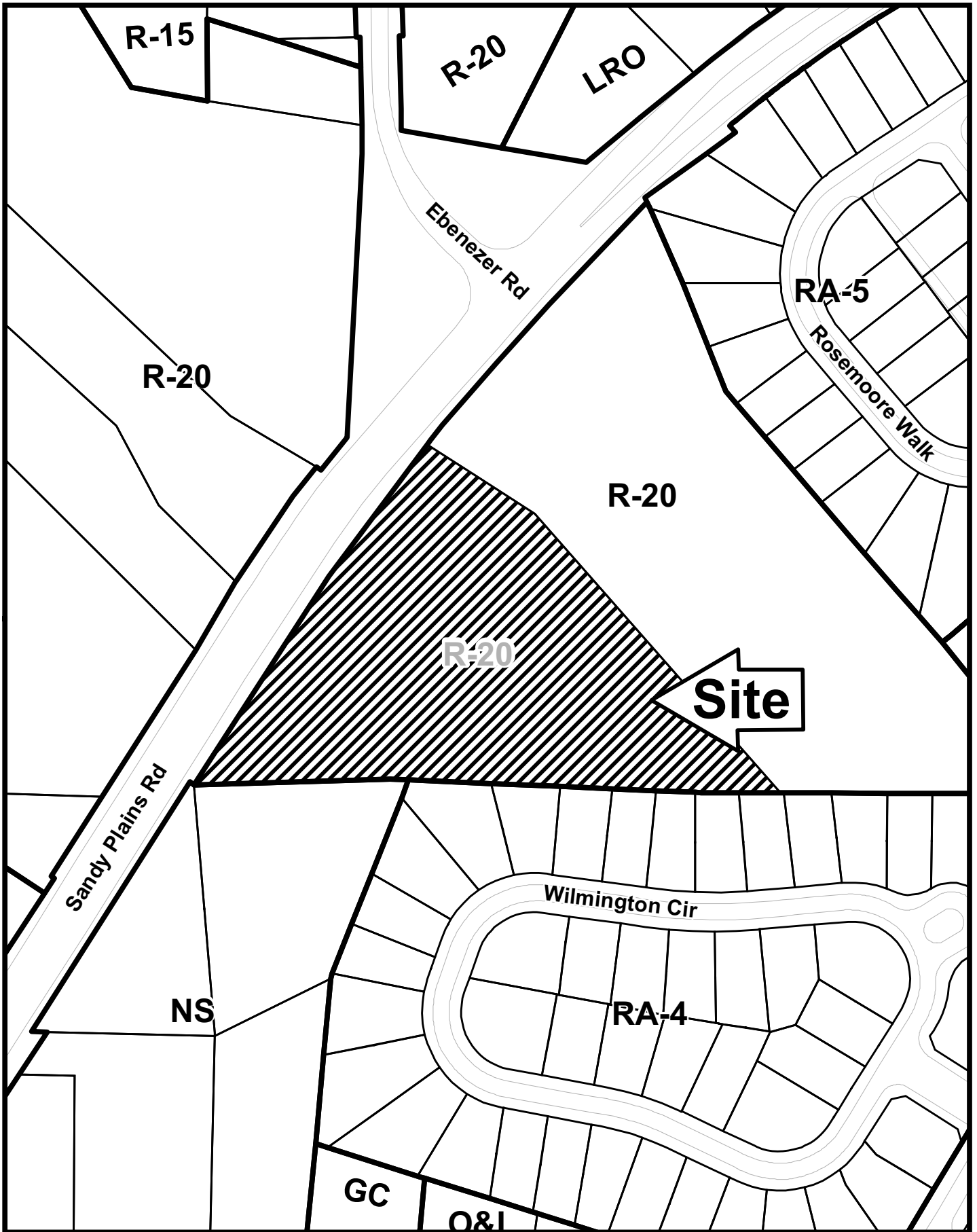
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____
REJECTED _____ SECONDED _____
HELD _____ CARRIED _____

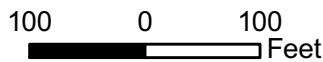
STIPULATIONS:



SLUP-2



This map is provided for display and planning purposes only. It is not meant to be a legal description.



City Boundary
Zoning Boundary

APPLICANT: T-Mobile South, LLC

PETITION NO.: SLUP-2

PRESENT ZONING: R-20

PETITION FOR: SLUP

PLANNING COMMENTS: Staff Member Responsible: John P. Pederson, AICP

The applicant is requesting a Special Land Use Permit to extend the existing 140-foot telecommunications tower to 155-feet. This represents a 15-foot addition. The tower is a monopole, and with the addition of these antennae, would hold up to five wireless providers. The equipment related to the cell tower is kept in a compound at the base of the tower. The applicant has submitted a letter explaining their position (see Exhibit "A").

Historic Preservation: No comment.

Cemetery Preservation: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER & SEWER COMMENTS:

Water and sewer not necessary for cell tower.

TRAFFIC COMMENTS:

Recommend a FAA Study.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

FIRE COMMENTS:

No comments.

STORMWATER MANAGEMENT COMMENTS:

No comments.

STAFF RECOMMENDATIONS

SLUP-2 T-MOBILE SOUTH, LLC

The applicant's proposal is located in an area designated as a Public Institutional on the Future Land Use Map. The applicant's proposal is located on property that is used as a Postal facility. Adjacent properties are used for churches, a cemetery, and residential. For cell towers, non-residential sites are encouraged, and the use of platted lots in residential subdivisions are discouraged, which this proposal complies. The tower is setback its full height from all off-site residential structures, and is designed for additional co-locations, as required by code. The tower will be located in its current location on the property, which is totally enclosed by institutional activity. The proposed use would not adversely affect any adjacent or nearby residential properties due to the character of the area. Based on the above analysis, Staff recommends APPROVAL subject to the following conditions:

- Site plan received by the Zoning Division on December 03, 2009; and
- DOT comments and recommendations.

The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

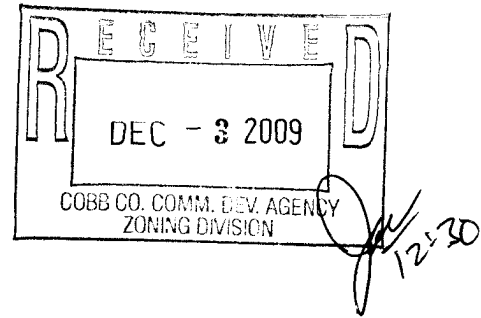
T-Mobile

SLUP-2 (2010)
Exhibit "A"
Letter of Intent

December 3, 2009

BY HAND DELIVERY

Cobb County Board of Commissioners
Cobb County Planning Commission
C/O Cobb County Community Planning Department
191 Lawrence Street
Marietta, GA 30132



RE: Application for a Special Land Use Permit:
T-Mobile South LLC 15' Extension of Existing Monopole (9AT2287C/Ebenezer Road)
Located at 2886 Sandy Plains Road (Tax Parcel 1605200150)

Dear Honorable Commissioners:

This Letter of Intent is submitted to the Cobb County Community Planning Department in connection with and as support for the above referenced Special Land Use Permit application submitted for consideration by the Cobb County Planning Commission and the Cobb County Board of Commissioners (the "Application"). T-Mobile respectfully submits this Application, the approval of which will grant the necessary zoning approval that will allow T-Mobile to install, operate, and maintain a wireless telecommunications facility and related antennas and equipment. The proposal is to extend an existing AT&T Wireless monopole structure an additional 15' to a height of 155'. T-Mobile's antennas will occupy a mounting height of approximately 155'. This extension is the minimum necessary to allow for separation requirements between antennas and also allow T-Mobile to obtain the required wireless coverage. An extension of this existing structure will also allow T-Mobile to avoid the need to construct another wireless facility within this area of Cobb County. This facility is a necessity as T-Mobile is responding to the demand of its customers. Many of which no longer use their land lines but instead use their cell phones for everyday activities and in the event of emergencies. Roughly of half of all 911 calls are made by cell phones.

The proposed antenna location is needed to meet Federal Communications Commission (FCC) requirements for Enhanced 911 (E911) service. The wireless E911 program is divided into two phases. Phase I requires wireless carriers, upon request from a local Public Safety Answering Point (PSAP), to report the telephone number of wireless 911 caller and the location of the antenna that received the call. Phase II of the E911 program requires wireless carriers to provide far more precise location information, within 50 to 100 meters in most cases. Provisions of E911 service in accordance with FCC requirements is a major component of the need for additional cell sites.

Additionally wireless infrastructure is required for programs such as Cobb County's recently announced Code Red Emergency Notification System to be successful. This program provides alerts in the event of an emergency. Subscribers may be able to get notifications of life threatening emergencies on their land lines, cell phones or as text messages on their cell phones.

As stated above and depicted on the site plans submitted, the proposal is to extend the height of the existing monopole structure 15' (from 140' to 155'). This co-location with an extension will be an integral part of the wireless network providing personal wireless service across Cobb County, and will allow for the provision of safe, reliable and uninterrupted wireless coverage to the public in this area of Cobb County, where T-Mobile currently has no facility and thus is not able to provide adequate wireless coverage. A similar request was approved by the Board of Commissioners on August 16, 2008. This

request is noted as SLUP 16 and was for a request to extend a monopole structure, Johnson Ferry Road, 16.8' for an overall height of 165'.

T-Mobile believes that the application and the accompanying documentation support this request for a wireless facility. Furthermore, this facility will comply with all the requirements of Section 134-273 of the Cobb County Zoning Ordinance. The property owner and T-Mobile respectfully request that the Cobb County Board of Commissioners approve this Application

SITE SELECTION PROCESS

T-Mobile's Radio Frequency Engineering Division studied the immediate area of Sandy Plains Road and Ebenezer Road and surrounding neighborhoods (the "coverage objective") to determine where a facility would need to be located in order to adequately address the coverage objective, which includes providing coverage to the residential areas in this part of Cobb.

T-Mobile first attempts to search out possible co-location opportunities. This is not only preferred by Cobb County but also by T-Mobile in that it is less expensive and less time consuming. In this case there is an available structure however in order to adequately provide the necessary coverage to T-Mobile customers, an extension of 15' is required.

The search area consists of residentially zoned parcels which are developed as such. T-Mobile seeks to minimize the perceived impacts that a wireless facility has on residential areas. With the approval of the extension there will not be the need to build an additional wireless structure in this area of Cobb County.

THE PROPERTY & FACILITY

The property is located at 2886 Sandy Plains Road and is developed with a United States Post Office. The tract is 3.9340 acres and zoned R-20. T-Mobile's equipment will be within a lease area controlled by AT&T Wireless. Besides the extension of the existing wireless structure this should be considered a standard co-location, which is strongly encouraged by Cobb County.

In accordance to Section 134-37, Special land use permits, of the Cobb County Zoning Ordinance, the following standards and factors are found to be relevant to the exercise of the County's zoning powers and shall govern the review of all proposed Special Land Use Permit.

- (1) Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.

The application is for the extension of an existing structure and should not impact adjacent or nearby properties, which include a cemetery.

- (2) Whether or not the use is otherwise compatible with the neighborhood.

This is an extension of 15' to allow for co-location and will not adversely impact existing uses or usability of adjacent or nearby properties.

- (3) Whether or not the use proposed will result in a nuisance as defined under state law.

This proposed facility is not considered a nuisance defined under state law.

- (4) Whether or not quiet enjoyment of surrounding property will be adversely affected.

The proposed facility meets all of the requirements set forth by the Cobb County Zoning Ordinance which was written and adopted to protect adjoining and nearby properties. Furthermore this facility will not emit noise or odors. The facility will be unmanned and will not impact county services.

- (5) Whether or not property values of surrounding property will be adversely affected.

The proposed facility meets all of the requirements set forth by the Cobb County Zoning Ordinance which was written and adopted to protect property values. Additionally there is no conclusive evidence available that shows that wireless facilities have an impact on property values. Over the past 20 years, wireless technology and facilities have become an important part of the infrastructure.

- (6) Whether or not adequate provisions are made for parking and traffic considerations.

Once constructed the facility will be unmanned and will have minimal impact upon traffic. The facility is designed to accommodate parking needs.

- (7) Whether or not the site or intensity of the use is appropriate.

The proposed extension is for 15' and should be considered more appropriate than the construction of new structure of 150' or more within the same general area.

- (8) Whether or not special or unique conditions overcome the board of commissioners' general presumption that residential neighborhoods should not allow noncompatible business uses.

The Cobb County Zoning Ordinance allows for an extension with the approval of a Special Land Use Permit.

- (9) Whether or not adequate provisions are made regarding hours of operation.

The facility will be operational 24 hours a day, 7 days a week, however, the facility will be unmanned.

- (10) Whether or not adequate controls and limits are placed on commercial and business deliveries.

With the exception of the construction period, there will be no deliveries made to the facility.

- (11) Whether or not adequate landscape plans are incorporated to ensure appropriate transition.

The facility is an existing wireless facility; no additional landscape is planned.

(12) Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.

The facility exceeds all Federal requirements in regards to radio frequency emissions and will not have any impact upon public health, safety, welfare or moral concerns on surrounding neighborhoods. The site will actually enhance public safety with Enhanced 911 service and Code Red Emergency Notification System in this area of Cobb County.

(13) Whether the application complies with any applicable specific requirements set forth in this chapter for special land use permits for particular types of uses.

This site meets all requirements provided for in Section 134-273 of the Cobb County Zoning Ordinance.

(14) Whether the applicant has provided sufficient information to allow a full consideration of all relevant factors.

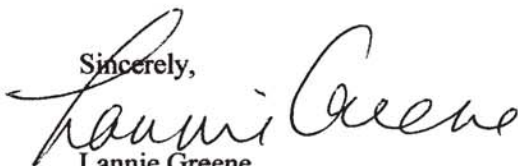
This application includes all requested documentation.

In support of this application T-Mobile South LLC includes the following:

1. Special Land Use Permit Application
2. Exhibit A – Property Deed
3. Exhibit B - Survey with Legal Descriptions
4. Exhibit C – Description of Proposed Tower's Area of Service: Coverage Maps
5. Exhibit D – Radio Frequency Engineer's Statement Regarding Facility
6. Exhibit E – T-Mobile's FCC License
7. Exhibit F – Constitutional Challenge
8. Five sets of Site Plans (11" X 17")
9. Two sets of Site Plans (8 ½" X 11")

I am happy to answer any questions or provide any additional information that Cobb County may have with regards to this Application. Please feel free to call me at (678) 920 - 1262, if you have any questions.

Sincerely,



Lannie Greene

Agent for T-Mobile South LLC