

UTILITY PROTECTION CENTER
IF YOU DIG GEORGIA...
CALL US FIRST!
811
IT'S THE LAW
THREE WORKING DAYS BEFORE YOU DIG

V-107
(2018)

AREA
0.870 ACRES
37,916 SQ. FEET

LEGEND

- A ARC
- R RADIUS
- C CHORD
- R/W RIGHT-OF-WAY
- N/F ADDITIONAL OWNERSHIP
- S/W SIDE WALK
- BC BACK OF CURB
- CLF CHAIN LINK FENCE
- BSL BUILDING SETBACK LINE
- CO CLEAN-CUT CONCRETE
- CONC CONCRETE
- CONC (3.00) CONCRETE
- C&G CURB & GUTTER
- CP CALCULATED POINT
- CTP CRIMP TOP PIPE
- EM ELECTRICITY METER
- EP EDGE OF PAVEMENT
- IPF 1/2" REBAR
- IPF 1/2" REBAR W/ CAP
- OTF OPEN TOP PIPE
- PL PROPERTY LINE
- PP POWER POLE
- D.B. DEED BOOK
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- SSH SHARPSHOTTED REBAR
- SSM SHARPSHOTTED SEWER MANHOLE
- TYP TYPICAL
- WM WATER METER
- OVERHEAD UTILITY LINES

MAGNETIC

RECEIVED
SEP 12 2018

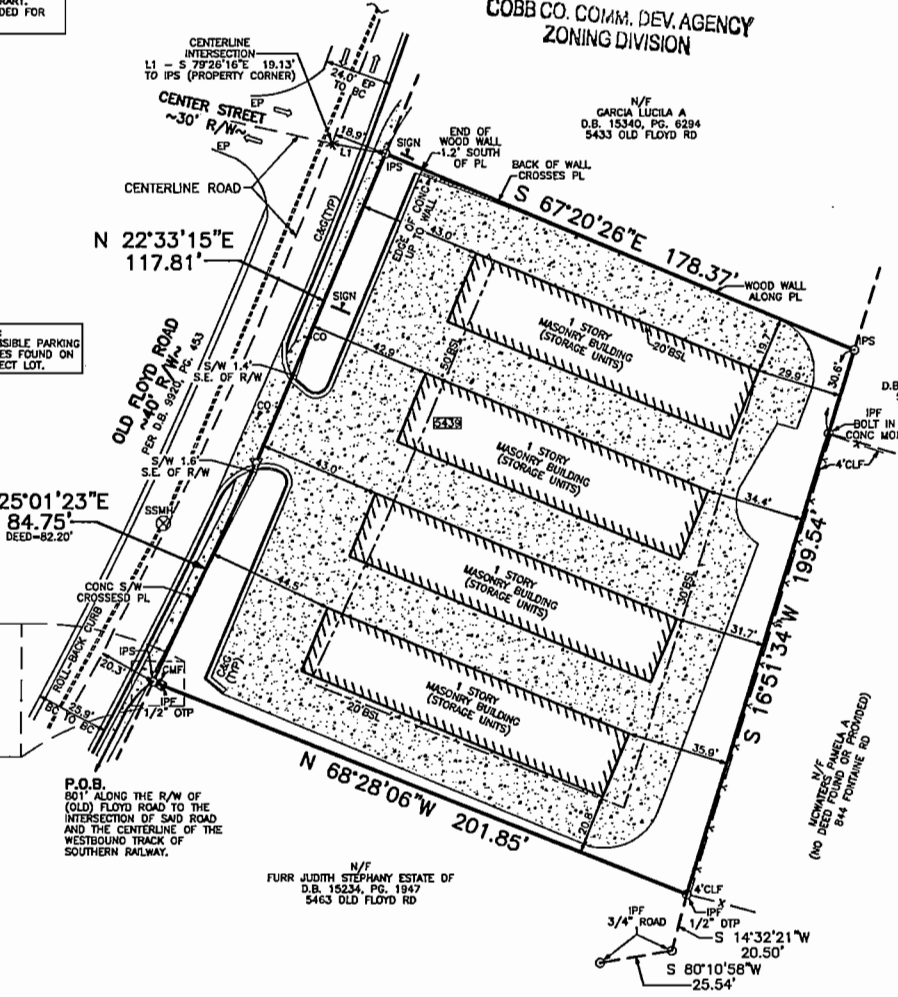
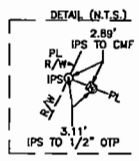
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

ZONING INFORMATION:
ZONING PER COBB COUNTY, GEORGIA
ZONED LI (LIGHT INDUSTRIAL)
BUILDING SETBACK REQUIREMENTS:
FRONT - 50'
SIDE - 20'
REAR - 30'

NOTE:
ZONING INFORMATION SHOWN HEREON
TAKEN FROM ZONING MAPS AND
MUNICODP.COM ONLINE LIBRARY.
NO ZONING REPORT PROVIDED FOR
THIS SURVEY.

NOTE:
NO VISIBLE PARKING
SPACES FOUND ON
SUBJECT LOT.



NOTES:
UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THEREON WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND VIEW OF THE PREMISES.

UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED, DATED, AND SEALED WITH A SURVEYOR'S SEAL.

NOTES:
FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28,575 FEET AND AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 175,041 FEET.
ALL IRON PINS LABELED AS SET OR FOUND (IPS OR IPF) ARE 1/2" REBAR RODS, UNLESS OTHERWISE NOTED.

FLOOD HAZARD STATEMENT:
THIS PROPERTY DOES NOT LIE WITHIN THE 1% ANNUAL FLOOD (100-YEAR FLOOD) FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13067C 0204G DATE: DECEMBER 18, 2008

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.
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.

THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

THERE WAS NO EVIDENCE OF PROPOSED CHANGES IN STREET.

THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

2"=30' FOR OFFICIAL USE ONLY

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDUDE 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 HEREON. INFORMATION 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 PURPOSES 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.

SIGNATURE: JAMES A. JACOBS
PRINTED NAME: JAMES A. JACOBS
DATE: 08/29/2016

SURVEYOR'S CERTIFICATION

TO TENASANT BANK, SOUTH COBB STORAGE, LLC AND 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: 1-4, 6(0), 7b(1), 8, 9, 11, 13, 14 & 16 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 22, 2018.

DATE OF THE PLAT OR MAP: AUGUST 28, 2018.

REVISIONS	PROJECT DESCRIPTION: ALTA/NSPS SURVEY FOR: RENASANT BANK, SOUTH COBB STORAGE, LLC AND CHICAGO TITLE INSURANCE COMPANY
	5439 OLD FLOYD ROAD, MABLETON, GEORGIA 30126
	COUNTY: COBB DISTRICT: 17TH LAND LOT: 35 SECTION: 2ND

ADAM & LEE LAND SURVEYING

5640 GA. HWY. 20 S.
LOGANVILLE, GA. 30052 (770)554-8995

www.adamandlee.com FAX:(770)554-8134



DATE OF PLAT PREPARATION 08/29/2018	BY: DWJ
DATE OF FIELD SURVEY 08/22/2018	BY: AMB
DEED: 8920, PG. 453	
PLAT: NO RECORDED PLAT	
SCALE: 1"=30'	
SHEET #1 OF 1	
18278	

APPLICANT: Estate of Jere Furr

PETITION No.: V-107

PHONE: 770-833-1122

DATE OF HEARING: 11-14-2018

REPRESENTATIVE: Bobbie Poole

PRESENT ZONING: LI

PHONE: 404-408-1216

LAND LOT(S): 35

TITLEHOLDER: Estate of Jere Paul Furr

DISTRICT: 17

PROPERTY LOCATION: On the east side of Old
Floyd Road, south of Center Street
(5439 Old Floyd Road).

SIZE OF TRACT: 0.87 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the front setback from the required 50 feet to 42 feet; 2) waive the side setback from the required 20 feet to 19 feet adjacent to the north property line; and 3) waive the rear setback from the required 30 feet to 29 feet.



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Application for Variance Cobb County

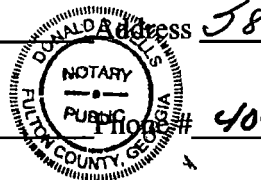
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

Application No. V-107
Hearing Date: 11-14-18

Applicant Estate of Teri Furr Phone # 770-833-1122 E-mail Teri.furr.gaddis@yale.com
Bobbie Poole Address 5882 Bridgmont Pl. Acworth Ga 30101
(representative's name, printed) (street, city, state and zip code)

Bobbie Poole Phone # 404-408-1216 E-mail Bobbiepoole@yale.com
(representative's signature) (street, city, state and zip code)



Signed, sealed and delivered in presence of:
[Signature]
Notary Public

My commission expires: _____

Titleholder Estate of Teri Furr Phone # 770-833-1122 E-mail Teri.furr.gaddis@yale.com
Signature [Signature] Address: 5882 Bridgmont Pl. Acworth Ga 30101
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:
[Signature]
Notary Public

My commission expires: _____

Present Zoning of Property LT
Location 5439 Old Floyd Rd. Mableton Ga. 30126
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 35 District 17 Size of Tract _____ Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property .870 Shape of Property _____ Topography of Property _____ Other _____

Does the property or this request need a second electrical meter? YES _____ NO

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Building was built 1979 oversized back.

List type of variance requested:
Set back