

SURVEY NOTES

NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.

FOR THE EXCLUSIVE USE OF THE NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

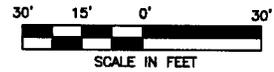
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.

THROUGH OUT GEORGIA 1-800-282-7411

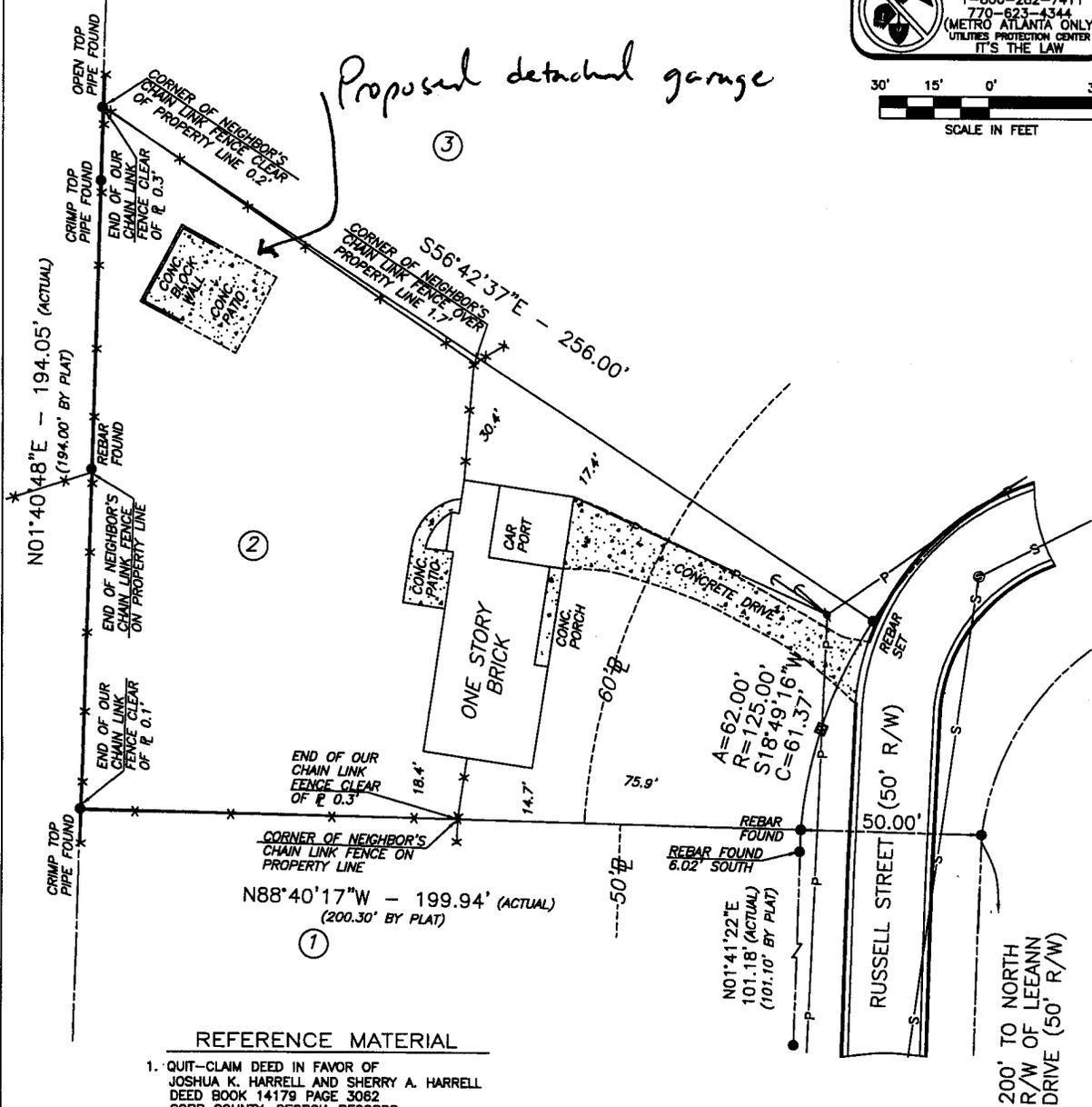
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

6. THIS PLAT NOT INTENDED FOR RECORDING.



Proposed detached garage



REFERENCE MATERIAL

- QUIT-CLAIM DEED IN FAVOR OF JOSHUA K. HARRELL AND SHERRY A. HARRELL DEED BOOK 14179 PAGE 3062 COBB COUNTY, GEORGIA RECORDS

TOTAL AREA= 0.616± ACRES
OR 26,847± SQ. FT.

3790 RUSSELL STREET
SMYRNA, GEORGIA



4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3363

This property (●) (is not) located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.

In my opinion this plat is a correct representation of the land platted.

Fences should not be placed using side dimensions from house.



Michael R. Noles
Georgia RLS #2646
Member SAMSOG
JOB#226967

LEGEND

- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- POWER POLE
- LIGHT POLE
- POWER METER
- POWER BOX
- AIR CONDITION
- TELEPHONE BOX
- GAS METER
- GAS VALVE
- WATER METER
- WATER VALVE
- JUNCTION BOX
- DROP INLET
- SANITARY SEWER MANHOLE

PROPERTY OF
JOSHUA K. HARRELL
SHERYL A. HARRELL

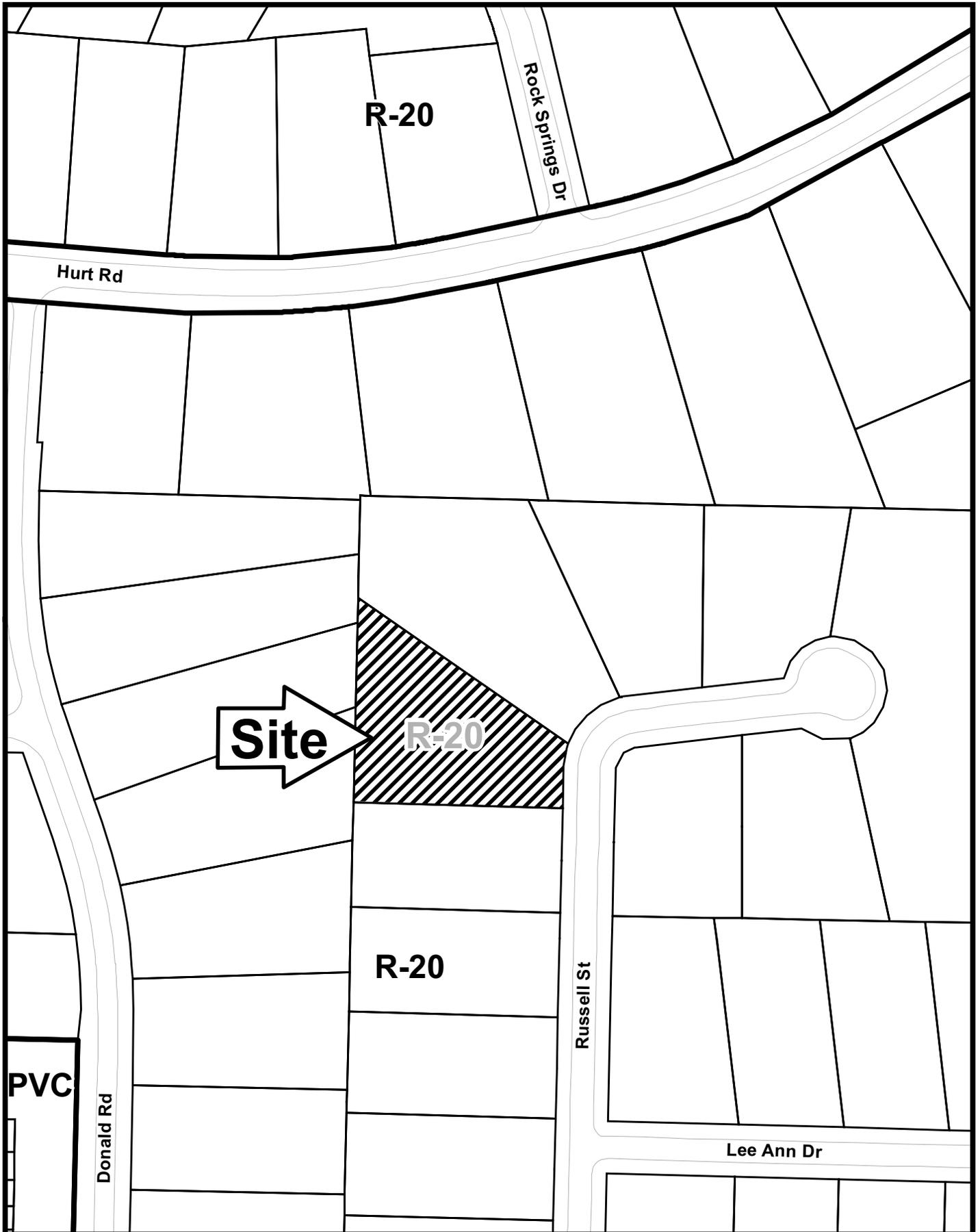
LOT 2
RUSSELL HEIGHTS SUBDIVISION

LAND LOT 49
DISTRICT 17TH. SECTION 2ND
COUNTY COBB
GEORGIA

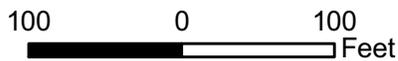
PLAT PREPARED: 4-2-09
FIELD: 4-1-09 SCALE: 1"=30'

48
72

V-48



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



City Boundary
Zoning Boundary

Application for Variance Cobb County

(type or print clearly)

Application No. V-478
Hearing Date: 6-10-09

Applicant Joshua K. Harrell Business Phone (404) 261-9575 Home Phone (404) 895-2601

Joshua K. Harrell Address 3790 Russell St, SW, Smyrna, GA 30082
(representative's name, printed) (street, city, state and zip code)

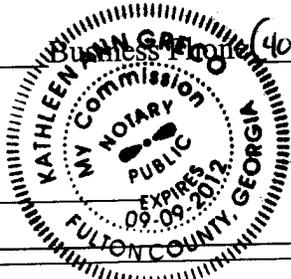
[Signature]
(representative's signature)

(404) 261-9575 Cell Phone (404) 895-2601

Signed, sealed and delivered in presence of:

Kathleen Ann Greco
Notary Public

My commission expires: 9/9/12



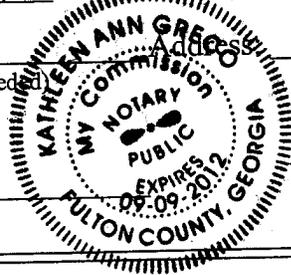
Titleholder Joshua K. Harrell Business Phone (404) 261-9575 Home Phone (404) 895-2601

Signature [Signature] Address 3790 Russell St, SW, Smyrna, GA 30082
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

Kathleen Ann Greco
Notary Public

My commission expires: 9/9/12



Present Zoning of Property R-20

Location 3790 Russell St, SW
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 49 District 17 Size of Tract 0.67 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 _____ Shape of Property _____ Topography of Property _____ Other

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.

Desire to utilize existing slab in order to cost-effectively make improvements to said property.

List type of variance requested: Waive rear setback for an accessory structure over 650 square feet (proposed 720 square feet detached garage) from the required 100 feet to 10 feet, while observing all other manner of applicable codes.