

V-45
(2011)

MAGNETIC

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECOMMENDED. FEENCES SHOULD NOT BE PLACED UNLESS THE DIMENSIONS FROM HOUSE, ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS PUBLIC OR PRIVATE.

NOTE: PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONFLICT WITH EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

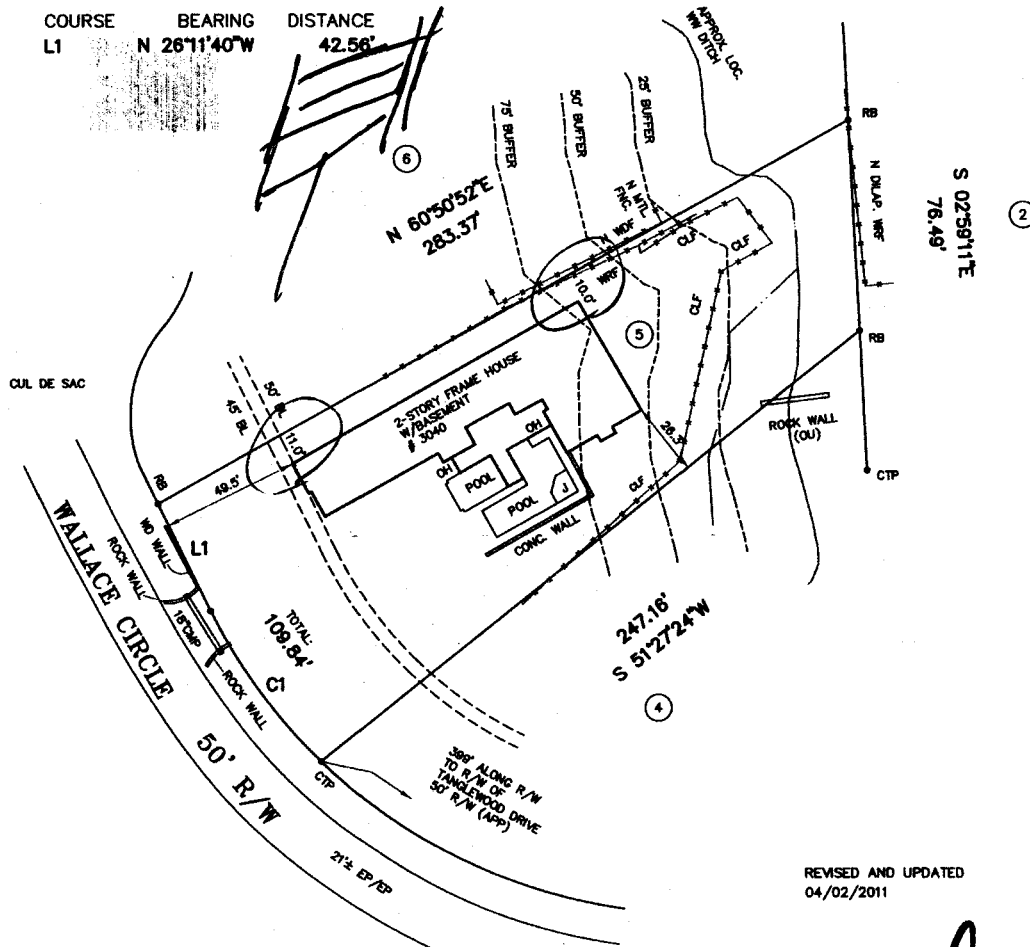
THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS SURVEY IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

* LEGEND *

- | | | | |
|------|-----------------------|-----|-----------------------|
| IP | IRON PIN FOUND | POB | POINT OF BEGINNING |
| IFS | IRON PIN SET | LL | LAND LOT LINE |
| OTF | OPEN TOP PIPE FOUND | MH | MAN HOLE |
| CTP | CRIMP TOP PIPE FOUND | SSL | SANITARY SEWER LINE |
| RB | REINFORCING BAR FOUND | CB | CATCH BASIN |
| RBS | REINFORCING BAR SET | JB | JUNCTION BOX |
| MAG | MAGNETIC READING IP | DI | DRAINAGE INLET |
| AI | ANGLE IRON FOUND | YI | YARD INLET |
| CP | CALCULATED POINT | HW | HEAD WALL |
| -X-X | FENCE | PP | POWER POLE |
| CLF | CHAIN LINK FENCE | PW | POWER LINE |
| WDF | WOOD FENCE | SSE | SANITARY SEWER ESMT. |
| WFF | WIRE FENCE | DE | DRAINAGE EASEMENT |
| FC | FENCE CORNER | UE | UTILITY EASEMENT |
| BL | BUILDING LINE | AE | ACCESS EASEMENT |
| R/W | RIGHT-OF-WAY | TB | TOP OF BANK |
| PL | PROPERTY LINE | CMP | CORRUGATED METAL PIPE |
| PC | PROPERTY CORNER | RCP | REINFORCED CONC. PIPE |
| CL | CENTER LINE | APP | AS PER PLAT |
| CPT | CARPORT | APD | AS PER DEED |
| BR | BRICK | APR | AS PER RECORD |
| FR | FRAME | APF | AS PER FIELD |
| WD | WOOD | BC | BACK OF CURB |
| P | PLAT | EP | EDGE OF PAVEMENT |
| D | DEED | OH | OVERHANG |
| R | RECORD | OU | OWNERSHIP UNCLEAR |
| F | FIELD | N | NBORS. |

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C1	196.45'	67.28'	66.95'	N 36°00'19"W

COURSE	BEARING	DISTANCE
L1	N 26°11'40"W	42.56'



REVISED AND UPDATED
04/02/2011

PROPERTY ADDRESS:
3040 WALLACE CIR.
VININGS, GA

LAND AREA:
0.539 AC

0 40
SCALE 1" = 40'

PLAT PREPARED FOR:
CHRIS GOMERSALL

LOT 5	BLOCK A	UNIT ONE	SECTION 2
SUBDIVISION PACES FERRY HEIGHTS			
LAND LOT 908		17TH DISTRICT	
COBB COUNTY, GEORGIA		DATE 09/24/2009	
PLAT BOOK 13	PAGE 26	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	
DEED BOOK	PAGE		

GEORGE W. GIBSON
REGISTERED PROFESSIONAL SURVEYOR
STATE OF GEORGIA
04-07-11

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 LAW.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET. AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1/1000TH OF AN INCH. AN ELECTRONIC TOTAL STATION AND A 1/2\"/>

SURVEY SYSTEMS & ASSOC., INC.
16A LENOX POINTE
ATLANTA, GA. 30324

SURVEYSYSTEMS@GMAIL.COM
FAX (404)780-0011
PHONE (404)780-0010

JOB NUMBER 4-50298FLOOR

10 ft
12 ft

THIS

PAGE

INTENTIONALLY

LEFT

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Cobb County Fire and Emergency Services

Fire Marshal Comments

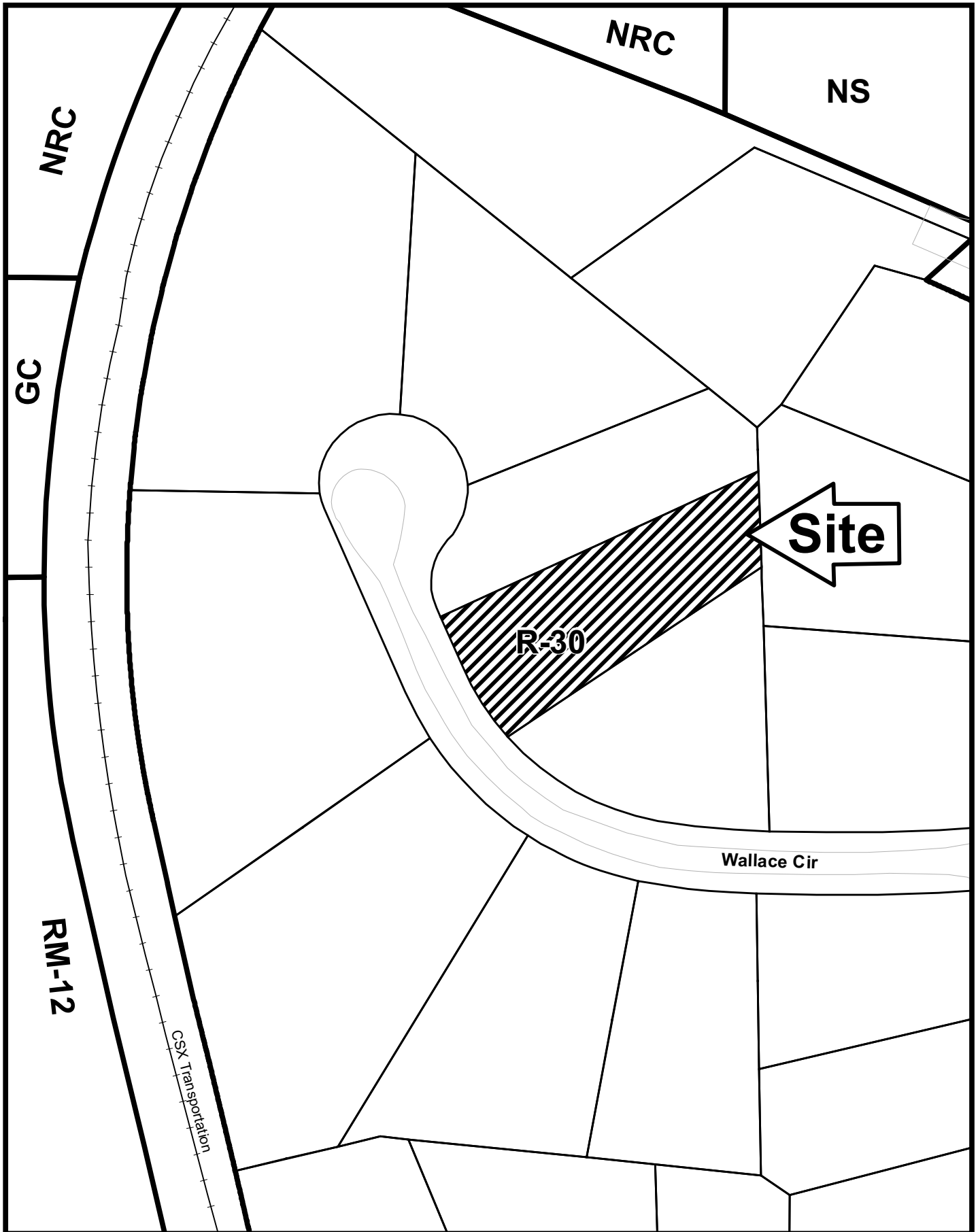
Applicant Name: **Christopher Gomersall**

Petition Number: V-45

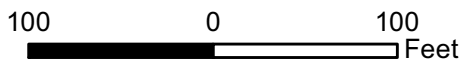
Date: 5/24/2011

NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-45



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

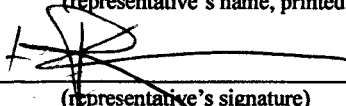
(type or print clearly)

Application No. V-45

Hearing Date: 6-8-11

Applicant CHRISTOPHER GOMERSALL Phone # 404.394.9964 E-mail chrisgomersall@me.com

CHRISTOPHER GOMERSALL Address 361 17th St NW # 2519 ATLANTA, GA 30363
(representative's name, printed) (street, city, state and zip code)

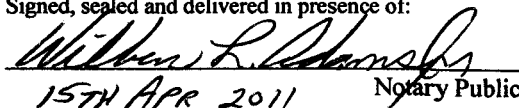

(representative's signature)

Phone # 404.394.9964 E-mail chrisgomersall@me.com


My commission expires:

WILBUR L ADAMS JR
NOTARY PUBLIC, HENRY COUNTY, GEORGIA
MY COMMISSION EXPIRES 9/28/2014

Signed, sealed and delivered in presence of:


15TH APR 2011 Notary Public

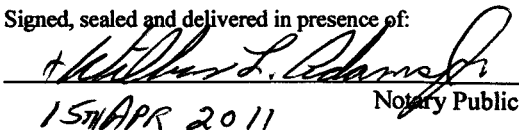
Titleholder CHRISTOPHER GOMERSALL Phone # 404.394.9964 E-mail chrisgomersall@me.com

Signature  Address: 361 17th St NW # 2519 ATLANTA, GA 30363
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires:

WILBUR L ADAMS JR
NOTARY PUBLIC, HENRY COUNTY, GEORGIA
MY COMMISSION EXPIRES 9/28/2014

Signed, sealed and delivered in presence of:


15TH APR 2011 Notary Public

Present Zoning of Property R-30

Location 3040 WALLACE CIRCLE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 908 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 _____ 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.

* An accidental hardship where our house was positioned such that it resulted in the home being built over the build line. We'd have to tear down the house to be compliant. It was not intentional nor does it benefit us in any way. If ~~we~~ the strict zoning rules apply we'd have no options.

List type of variance requested:

WAIVE THE SIDE SETBACK ON LOT 5 FROM REQUIRED 12 FT TO 10 FT