

**GENERAL NOTES**

THIS PROPERTY IS NOT SHOWN TO BE LOCATED WITHIN THE LIMITS OF A DESIGNATED 100 YEAR FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 1304200203C DATED FEBRUARY 16, 2008. THIS STATEMENT IS BASED ON GRAPHICALLY LOCATING THIS PROPERTY ON SAID MAP AND NO ADDITIONAL FIELD WORK HAS BEEN PERFORMED TO MAKE OR VERIFY THIS DETERMINATION.

PURSUANT TO RULE 180-6-08 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

REFERENCE NORTH IS BASED UPON DEED FOR SUBJECT TRACT RECORDED IN DEED BOOK 14409, PAGE 1215.

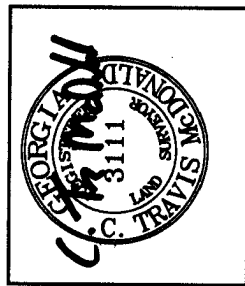
THE DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED UTILIZING AN OPEN TRAVERSE AND WAS NOT ADJUSTED. A TRIMBLE S8 ROBOTIC TOTAL STATION WAS USED TO MEASURE ANGLES AND DISTANCES.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 196,860 FEET.

THIS PROPERTY IS SHOWN TO BE ZONED R-20 AS PER THE WEBSITE OF COBB COUNTY. THE ZONING RESTRICTIONS ARE AS FOLLOWS:  
 FRONT SETBACK = 35' OR 40' (SHOWN HEREON AS 40')  
 SIDE SETBACK = 10'  
 REAR SETBACK = 35'  
 MINIMUM LOT SIZE = 20,000 S.F.

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A SURVEY UNDER MY SUPERVISION. PLAT HAS BEEN PREPARED IN CONFORMANCE WITH THE MINIMUM REQUIREMENTS OF STATE LAW. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTY RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR.

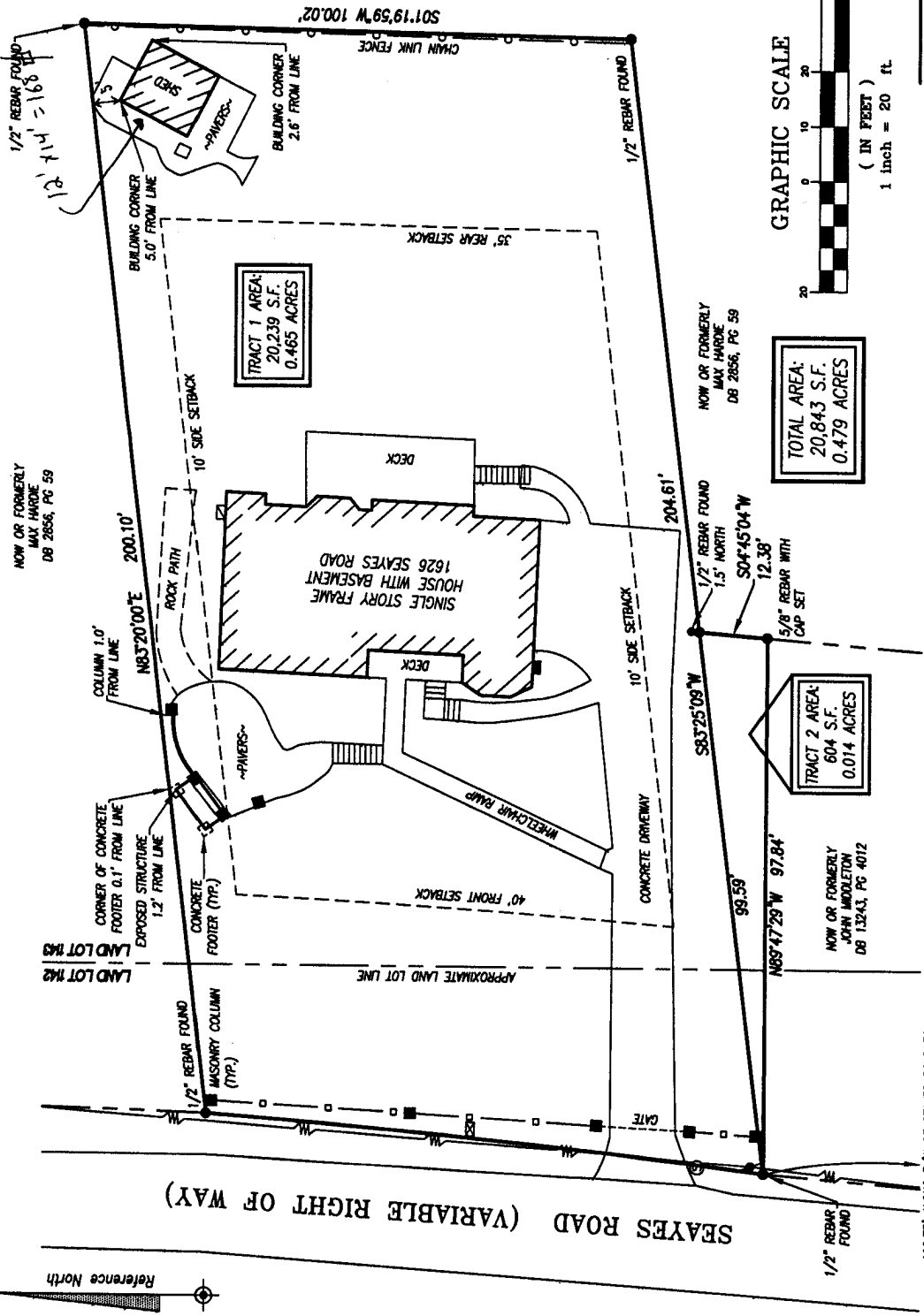
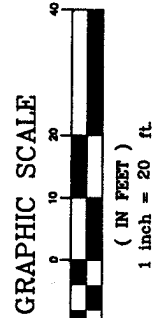
V-88  
(2011)



SURVEY NOT VALID WITHOUT SURVEYOR'S ORIGINAL BLACK INK SIGNATURE  
 C. TRAVIS McDONALD  
 LAND SURVEYOR No. 3111

**LEGEND**

- STANDARD SYMBOLS**
- W — OVERHEAD UTILITIES
  - SS — SANITARY SEWER PIPE
  - C — CHAIN LINK FENCE
  - R — IRON FENCE
  - ⊗ WATER METER
  - ⊙ SANITARY SEWER MANHOLE
  - ⊙ POWER POLE
  - ⊙ ELECTRIC METER
  - ⊙ GAS METER



**BOUNDARY SURVEY FOR:  
DENISE RUTLAND**

LAND LOTS 1142 & 1143  
 LAND DISTRICT 19 ~ SECTION 2  
 COBB COUNTY, GEORGIA

SCALE 1"=20'  
 SURVEY DATE: 09/13/2011  
 PLAT DATE: 09/15/2011

DRAWING NAME: 11-087  
 JOB NUMBER: 11-087

FIELD: JTN DRAWN: JTN CHECKED: CTM

**Armstrong Land Surveying, Inc.**  
 POST OFFICE BOX 776  
 DOLLAHULLIE, GEORGIA 30033  
 PHONE (770) 577-0077 / FAX (770) 577-0066  
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**RECEIVED**  
 SEP 23 2011  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION

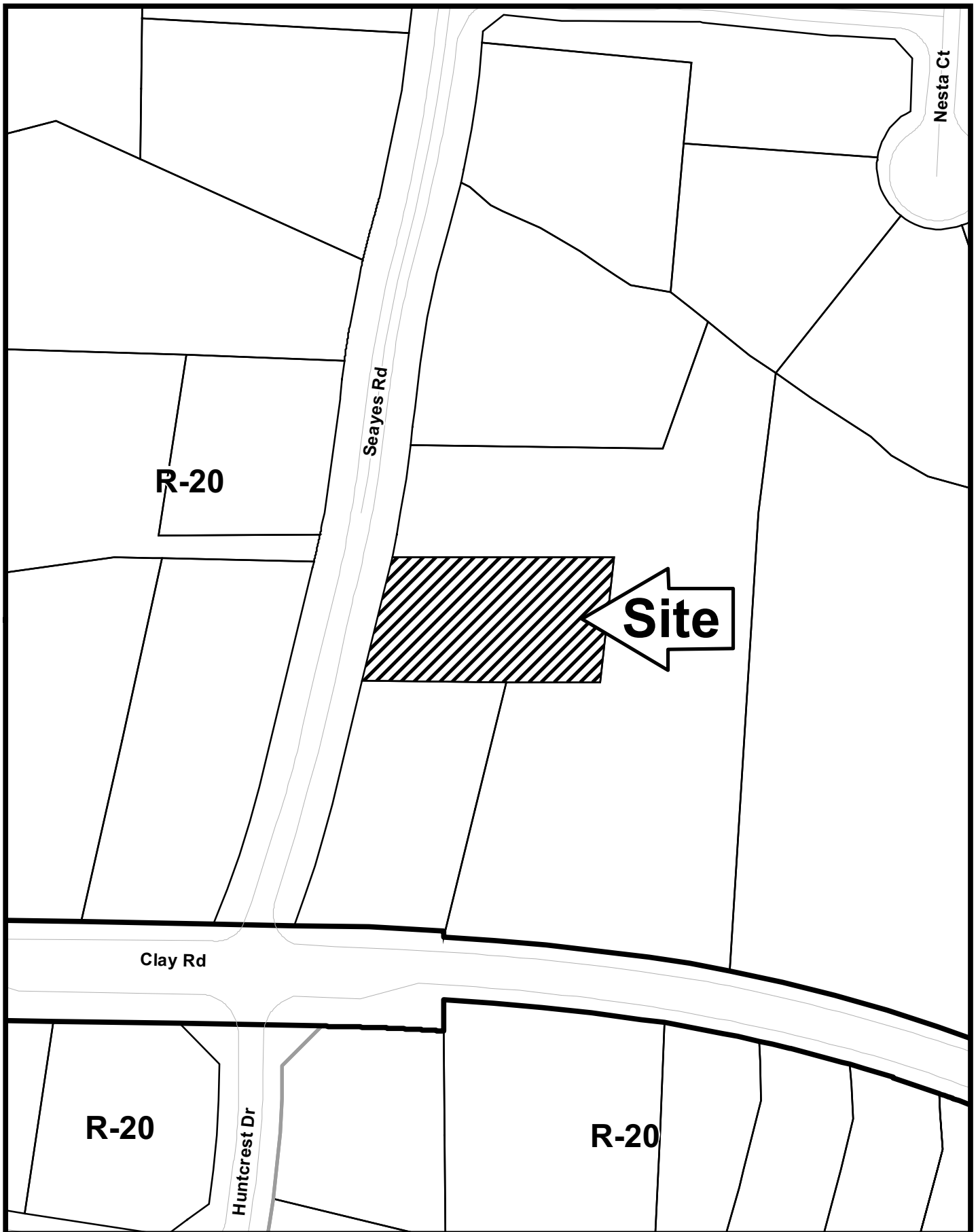


SEAVES ROAD (VARIABLE RIGHT OF WAY)

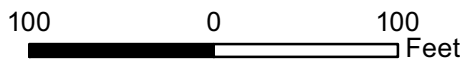
190.75' ALONG R/W OF SEAVES ROAD TO INTERSECTION OF R/W OF CLAY ROAD (RECORD DISTANCE)





# V-88



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-88

Hearing Date: 12-14-11

Applicant DENISE RUTLAND Phone # 404-376-6500 E-mail BRADLEY31490@COMCAST.NET

JEFF RUTLAND

(representative's name, printed)

Address

(street, city, state and zip code)

1626 SEAYES RD MABLETON, GA. 30126

Jeff Rutland

(representative's signature)

Phone # 678-234-1905

E-mail JEFFRUTLAND@YMAIL.COM

My commission expires:

JAN E SAILORS  
NOTARY PUBLIC  
COBB COUNTY  
STATE OF GEORGIA  
My Commission Expires June 8, 2014

Signed, sealed and delivered in presence of:

Jan E. Sailors

Notary Public

Titleholder DENISE RUTLAND Phone # 404-376-6500 E-mail BRADLEY31490@COMCAST.NET

Signature Denise Rutland

(attach additional signatures, if needed)

Address: 1626 SEAYES RD. MABLETON, GA. 30126

(street, city, state and zip code)

My commission expires:

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Notary Public

Present Zoning of Property

R-20

Location 1626 SEAYES RD.

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1142/1143

District 19

Size of Tract .465 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 SLOPING 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.

IN THE GRILL AREA THE EXISTING PAVER PATIO AREA WOULD BECOME TOO SMALL TO BE PERMED A PATIO. THE SHED WOULD BE WITHIN 10-15' OF THE EXISTING DECK. ALSO LAND IS SLOPING TOO MUCH.

List type of variance requested:

1) WAIVE THE SETBACK FOR AN ACCESSORY STRUCTURE OVER 144 SQFT (PROPOSED SITED @ 168 SQFT) FROM REQUIRED 35FT TO 2FT AND FROM SIDE FROM 10FT TO 4FT 2) ALLOW A SECOND ACCESSORY STRUCTURE TO THE SIDE.