

V-94 (2012)

JOB # 12-02637



PLAT BOOK DEED BOOK 13882 PAGE 759

DATE 07/25/12

SCALE 1" = 40'

C083 COUNTY, GEORGIA

KEY PROPERTY HOMES

KEY PROPERTY HOMES

20TH DISTRICT

2ND SECTION

BLK 01

LOT 158

OWNER/SUBURCHASER

DRAWN BY

DATE

REVISION

APPROVED

P.O.B. N86°19'06"W 565.00'
ALONG N0414 LINE
LAND LOT 158
TO LAND LOT 158P
(AS PER DETD)

N/W
BRUCE LEE EDWARDS
AND WANCY E. EDWARDS
DB 6303 - PG 137

N03°46'43"E
419.86'
(D=N03°46'43"E-419.86')
(S02°08'36"W-753.14')
(DB 6303 - PG 137)

N03°50'22"E
333.27'
(D=N03°50'22"E-333.27')

N03°50'22"E
333.27'
(D=N03°50'22"E-333.27')

78.00'
N70°25'31"W
(D=N70°25'31"W-75.00')

TRACT "A"
126,979 sq. ft.
2.92 acres
(DOES NOT INCLUDE)
(TRACT "B" OR "C")

TRACT "B"
(UNDETERMINED OWNERSHIP)
3,735 sq. ft.
0.09 acres

TRACT "C"
(UNDETERMINED OWNERSHIP)
3,736 sq. ft.
0.09 acres

N/W
WAYNE BLACKSTONE
AND MARIA BLACKSTONE
DB 14761 - PG 2784

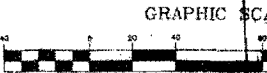


LEGEND

IPF	IRON PIN FOUND	CMF	CONCRETE MONUMENT FOUND
OT	OPEN TOP PIN	OHUL	OVERHEAD UTILITY LINE(S)
C	CRIMP TOP PIN	SHH	SEWER MAN HOLE
RB	REINFORCING BAR	MHT	MAN HOLE TELEPHONE
CL	CENTERLINE	CB	CATCH BASIN
R/W	RIGHT-OF-WAY	CB	JUNCTION BOX
LP	LAND LOT	DN	DROP INLET
L	LINE	DL	LAND LOT LINE
R	RADIUS	HL	HEAD WALL
C	CURVE	OWP	CORRUGATED METAL PIPE
CO	CLEAN OUT	RCF	REINFORCED CONCRETE PIPE
PP	POWER POLE	SE	CROSS DRAIN
SP	SERVICE POLE	DE	SANITARY SEWER EASEMENT
GP	GAS METER	DE	DRAINAGE EASEMENT
GV	GAS VALVE	FD	FIRE HYDRANT
GM	GAS METER	WV	WATER VALVE
LP	LIGHT POLE	WM	WATER METER
SS	SANITARY SEWER	SC	SOFT OF CURVE
M&C	NAIL & CAP	POB	POINT OF BEGINNING
FC	FENCE CORNER	POC	POINT OF COMMENCEMENT
M-X	FENCE	PI	POINT OF INTERSECTION
M	MEASURED	D	DEED
P	PLAT	IPP	IRON PIN PLACED (1/2" REBAR)

GENERAL NOTES

1. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
3. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
4. NO VISIBLE EVIDENCE OF A CEMETERY FOUND
5. BEARINGS BASED ON MAGNETIC NORTH OBSERVATIONS AS NOTED IN DEED BOOK 13882 - PAGE 799
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS, OF WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST.



GRAPHIC SCALE

(IN FEET)
1 inch = 40'

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 OF THE STATE OF GEORGIA

SEP 2012

CUBS CO. COMM. L.V. AGENCY
ZONING DIVISION

SOLAR LAND SURVEYING COMPANY

P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993
TELEPHONE (770) 794-9055 FAX (770) 794-9052

The field data upon which this plat is based has a closure of 1 foot in 15,000+ feet, an angular error of 0.3 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 foot in 100,000+ feet. No State Plane Coordinate Adjustment (more within 350' of this property).

All matters pertaining to title are excepted.

APPLICANT: Judy Brock

PETITION No.: V-94

PHONE: 770-374-5228

DATE OF HEARING: 12-12-2012

REPRESENTATIVE: Judy Brock

PRESENT ZONING: R-30

PHONE: 770-374-5228

LAND LOT(S): 158

TITLEHOLDER: Jeff Brock

DISTRICT: 20

PROPERTY LOCATION: On the north side of Old Stilesboro Road, east of Mars Hill Road (4880 Old Stilesboro Road).

SIZE OF TRACT: 2.92 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Allow a second electrical meter on a single-family residential lot.

OPPOSITION: No. OPPOSED **PETITION No.** **SPOKESMAN**

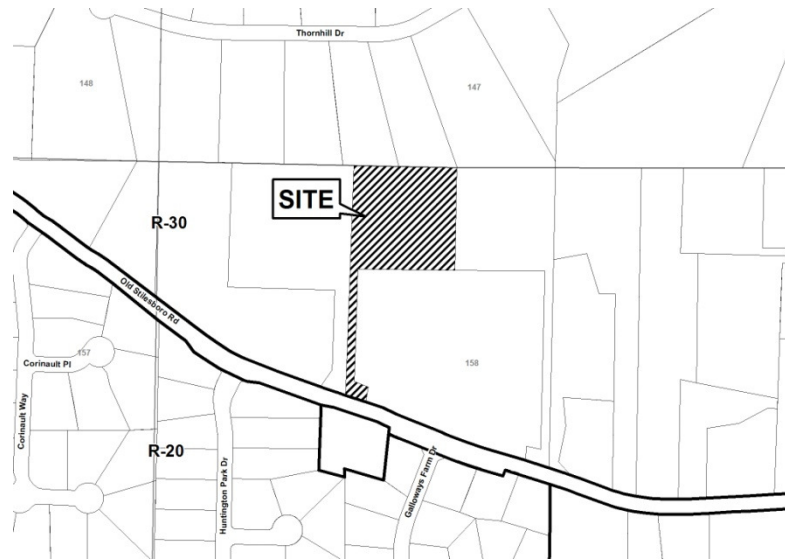
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Judy Brock

PETITION No.: V-94

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: No comment.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: No comment.

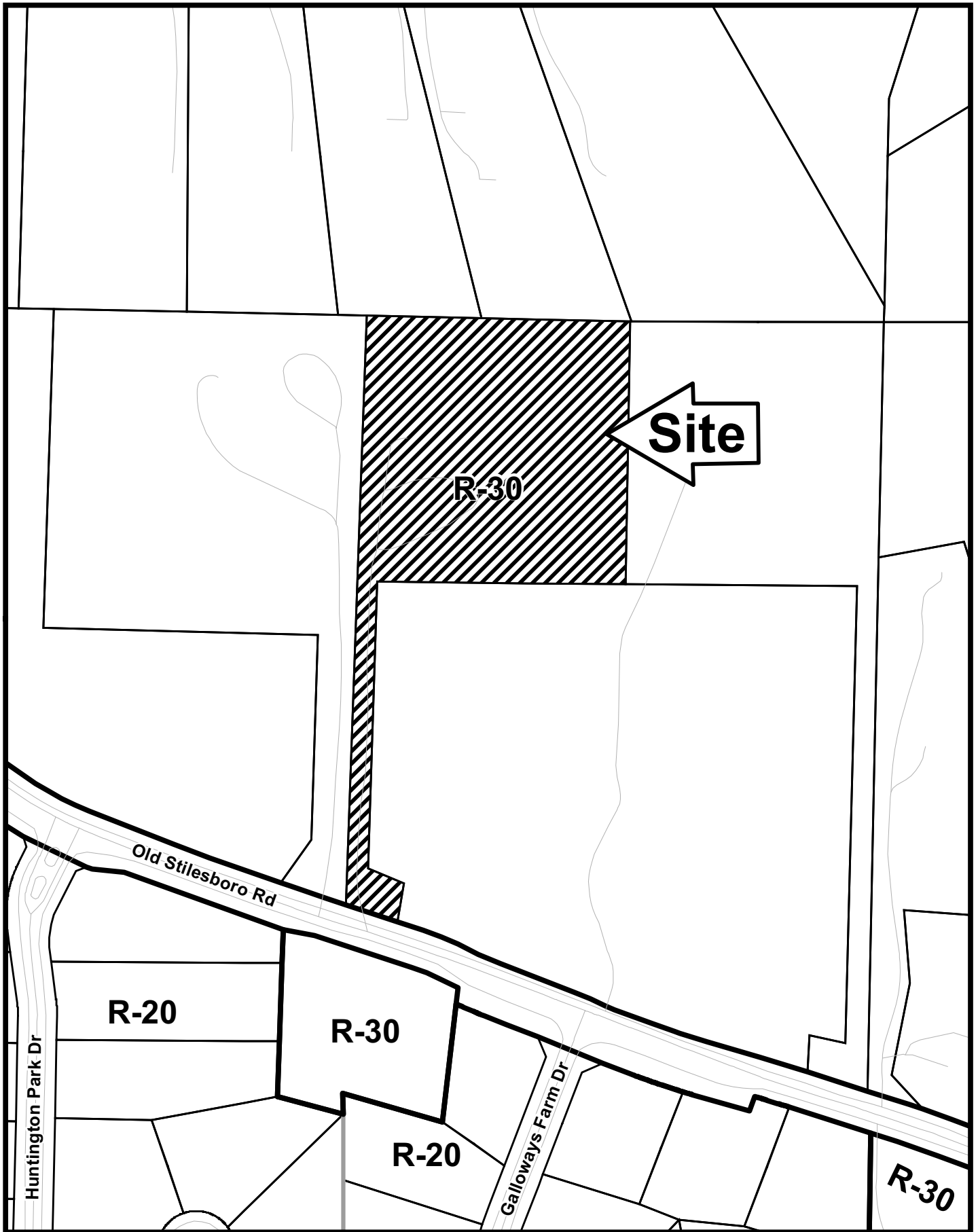
WATER: No conflict.

SEWER: No conflict.

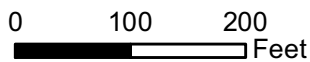
APPLICANT: Judy Brock **PETITION No.:** V-94

FIRE DEPARTMENT: 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-94

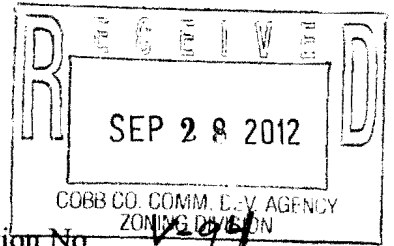


This map is provided for display and planning purposes only. It is not meant to be a legal description.



- City Boundary
- Zoning Boundary

Application for Variance Cobb County

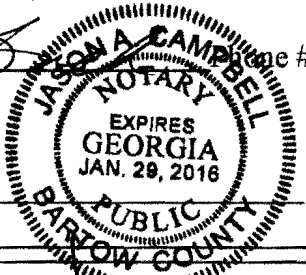


(type or print clearly)

Application No. V-94
Hearing Date: 12/12/12

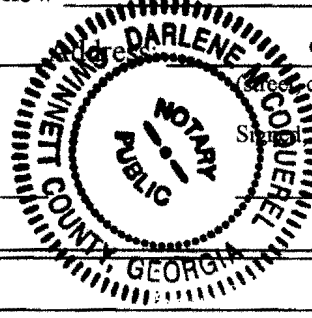
Applicant Judy Brock Phone # 770 374 5228 E-mail lakearrowhead@bellsouth.net
Address 4880 Old Stilesboro Rd Acworth 30101
(representative's name, printed) (street, city, state and zip code)

Judy Brock (representative's signature) Name # _____ E-mail _____
GA DL 665195211



Signed, sealed and delivered in presence of:
Jason A. Campbell Notary Public

Titleholder Jelly Brock Phone # 678 488 4595 E-mail jellybrock@property.com
Signature _____ Address 4880 Old Stilesboro Rd Acworth 30101
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: Feb 19, 2013
Signed, sealed and delivered in presence of:
Darlene Coquel Notary Public

Present Zoning of Property _____
Location 4880 Old Stilesboro Rd near Mars Hill Rd.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 158 District 20th 2nd Sec Size of Tract 3.0 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.

List type of variance requested: Electricity for Entry GATE AT TOP OF Driveway.