

PLAT OF RETRACEMENT SURVEY FOR

ROBERT E. HEMBREE CATHY N. HEMBREE

LOCATED IN LAND LOT 1016, 19TH DISTRICT,
2ND SECTION, COBB COUNTY, GEORGIA
BEING LOT 43, WESLEY STATION, UNIT 2,
RECORDED IN PLAT BOOK 121, PAGE 83,
REVISED IN PLAT BOOK 141, PAGE 57

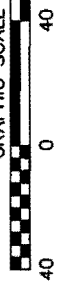
4474 WESLEY PLACE
AREA = 0.368 ACRES
16,048 SQ. FT.

V-74 (2013)

REFERENCE DEED:
D. 131378 PG. 5159

APR 23 2013

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION
GRADING SCHEME



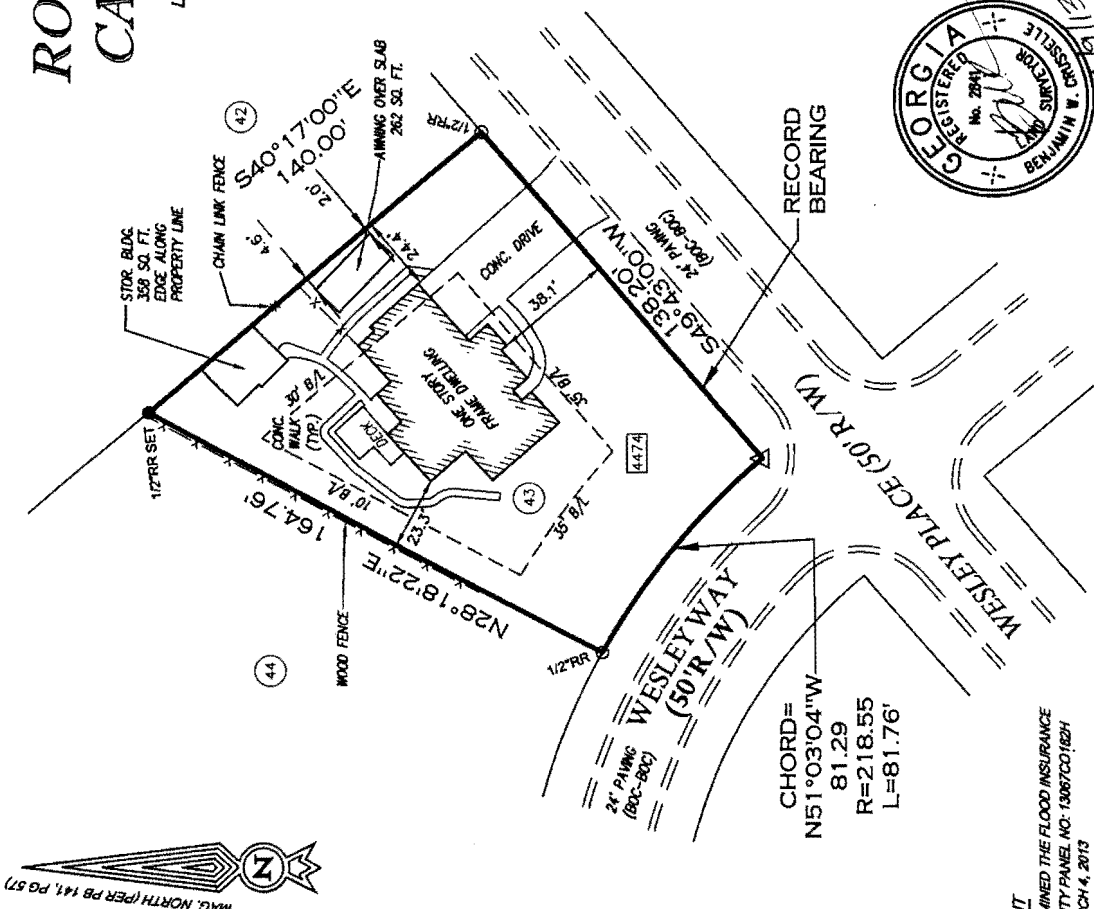
DATE	REVISIONS	DESCRIPTION

THE CRUSSELLE COMPANY
PROFESSIONAL LAND SURVEYORS
2981 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
(770) 943-5903
E-MAIL: BEN@CRUSSELLE.COM

PROJ. NO. C06292 FILE: C06292.DWG
FIELD SURVEY DATE: 4/2/13
PLAT DATE: 4/9/13 SCALE: 1"=40'



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



CHORD =
N51°03'04"W
81.29
R=218.55
L=81.76'

- LEGEND**
- X — CORNER MONUMENTATION: IPS = CORNER SET WITH A 1/2" STEEL REINFORCING ROD
 - A — CORNER FOUND
 - B — UNMONUMENTED CORNER
 - C — CORNER TO BE SET WHEN CONSTRUCTION PERMITS
 - X — X — FENCE LINE
 - RR = STEEL REINFORCING ROD
 - O TP = OPEN TOP WATER PIPE
 - C TP = CRUMBED TOP WATER PIPE
 - PP = POWER POLE
 - CA = CENTERLINE
 - BL = BUILDING LINE
 - RAW = RIGHT OF WAY
 - LLL = LAND LOT LINE
 - WATER MAINS = W — W — W
 - OVERHEAD POWER LINES = — E — E — E
 - GAS MAINS = — G — G — G
 - SANITARY SEWER MAIN = — S — S — S
 - NF = NOW OR FORMERLY OWNED BY
 - NSAB = NAIL SET AT BASE
 - NFAB = NAIL FOUND AT BASE
 - D.B. = DEED BOOK
 - P.B. = PLAT BOOK
 - RAW MON. = CONCRETE RIGHT OF WAY MONUMENT

TECHNICAL DATA

TRAVERSE PRECISION: 1/36,273
ANGLE ERROR: 3" SEC/ANG
SURVEY ADJUSTMENT: LEAST SQUARES
EQUIPMENT: TOPCON GTS-303
PLAT PRECISION: 1/111,542
ALL DISTANCES SHOWN ARE GROUND DISTANCES

SURVEY NOTES:

THIS PLAT WAS PREPARED FOR EXCLUSIVE USE BY THE PERSONS AND/OR ORGANIZATIONS NAMED HEREON. THIS PLAT DOES NOT EXTEND TO OTHERS WITHOUT THE PERMISSION OF THE SURVEYOR.

ORIGINAL PLATS, NOTES AND OTHER DRAWINGS PREPARED BY THE SURVEYOR AND HIS ASSOCIATES, INCLUDING ELECTRONIC FILES, ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE SURVEYOR.

STREAM BUFFER NOTE

THERE IS A 25' NON-DISTURBANCE BUFFER (W/ W/ WATER STREAMS) AND A 50' NON-DISTURBANCE BUFFER (T/ T/ STREAMS) ADJACENT TO ANY STREAM OR BODY OF WATER MANAGED BY THE STATE AND THERE MAY BE ENLARGED BUFFERS PLACED ON THESE WATERS BY COUNTIES OR MUNICIPALITIES. THE PROPER AUTHORITY SHOULD BE CONTACTED BEFORE BEGINNING ANY DISTURBANCE NEAR THESE AREAS.

FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO: 13067C0182H EFFECTIVE DATE: MARCH 4, 2013 THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO LIE IN ZONES: "X" "X" = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

APPLICANT: Robert E. Hambree

PETITION No.: _____

V-74

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Storage building does not appear to have been permitted. Walls closer than 5 feet to the property line must be 1-hour fire rated.

SITE PLAN REVIEW: The address for this property should be 4354 Wesley Place. If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: No apparent adverse stormwater management impacts were observed.

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.

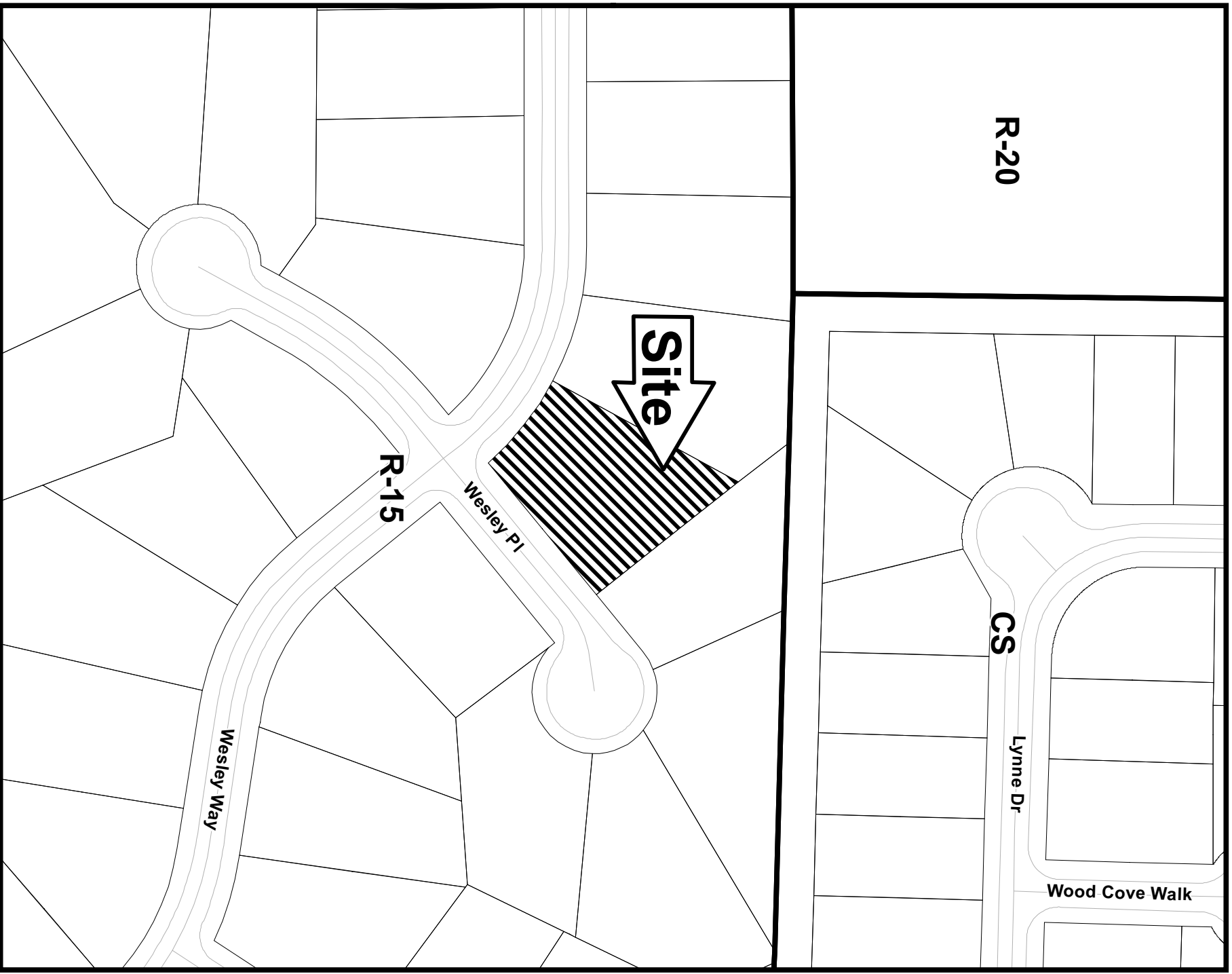
DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: No comment.

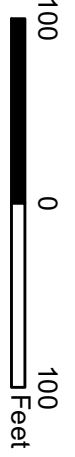
WATER: No conflict (Powder Springs service area).

SEWER: No conflict (Powder Springs service area).

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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

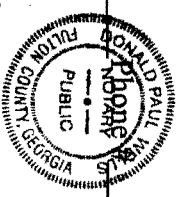
COBB COUNTY GEORGIA
FILED IN OFFICE (type or print clearly)

Application No. 14-74
Hearing Date: 7/10/13

Applicant Robert Wesley Wesley Phone # 678-925-2400 mail _____

Robert Wesley Wesley Address 4474 Wesley Pl, Austell GA
(representative's name, printed)

Robert Wesley Wesley E-mail RobertWesley@att.net
(representative's signature)



My commission expires: _____ My Commission Expires March 24, 2017
Signed, sealed and delivered in presence of: Donald Paul Wells 4/23/13
Notary Public

Titleholder Robert Wesley Wesley Phone # 678-925-2488 mail RobertWesley@att.net

Signature Robert Wesley Wesley (attach additional signatures, if needed) _____
(street, city, state and zip code)

My commission expires: _____ My Commission Expires March 24, 2017
Signed, sealed and delivered in presence of: Donald Paul Wells 4/23/13
Notary Public

Present Zoning of Property R-15

Location 4474 Wesley Wesley District 19th Size of Tract 0.368 Acre(s)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1016 District _____ 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).
Back Camera from Dr. Viewway

List type of variance requested: Mobile Site Set back for camera