

GENERAL NOTES

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 7 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 27,086. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON GTS-235.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 398,466.

ALL I.P.'s ARE 1/2" REBARS.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

ACCORDING TO THE CURRENT "F.L.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13067C 0012 G, DATED DECEMBER 18, 2008, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

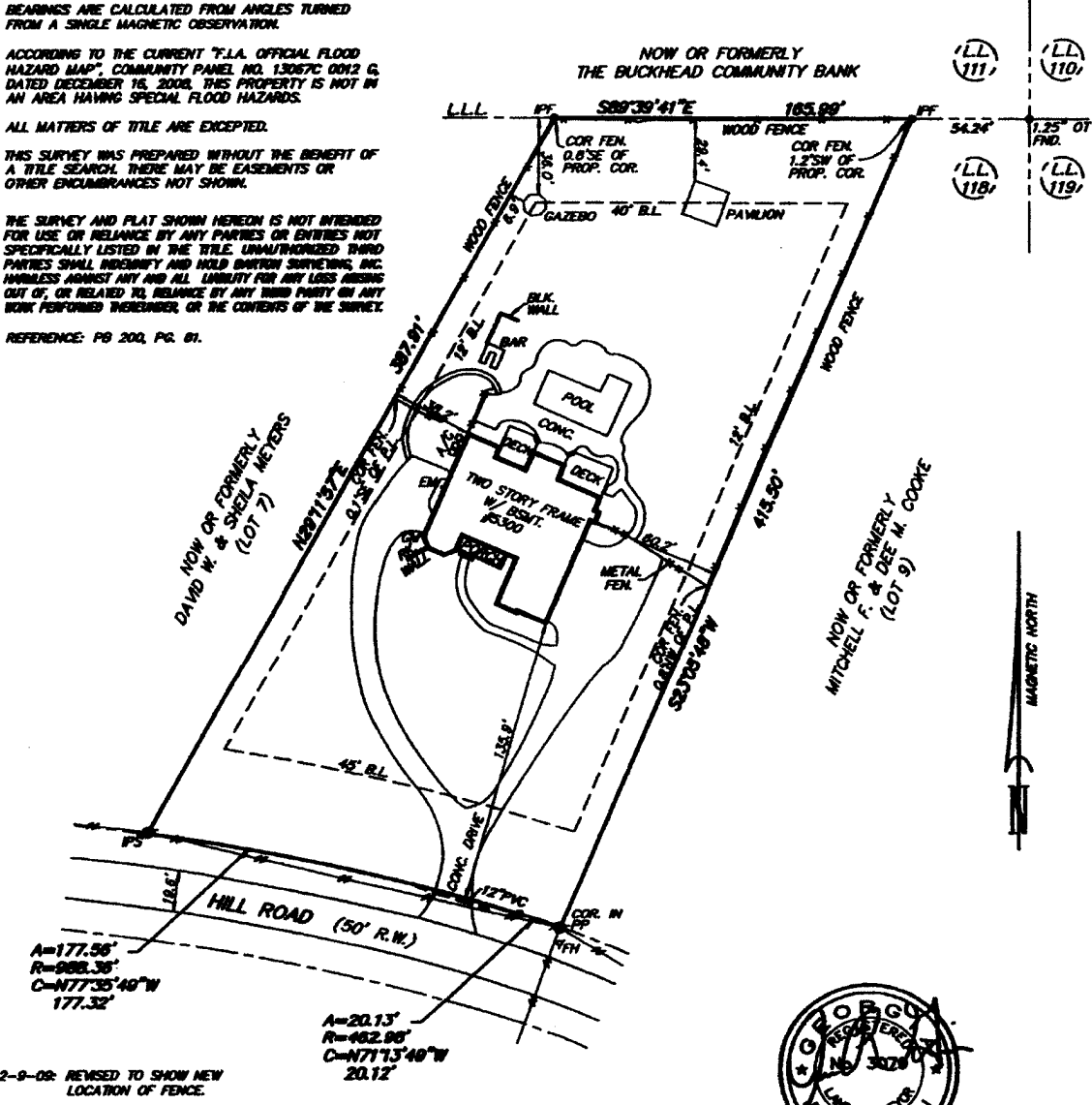
ALL MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD BARTON SURVEYING, INC. HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

REFERENCE: PG 200, PG. 81.

AREA = 67,894 SQ. FT.
1.559 ACRE



2-9-09: REVISED TO SHOW NEW LOCATION OF FENCE.



ABBREVIATIONS

- IPF = IRON PIN FOUND
- IPS = IRON PIN SET
- R.W. = RIGHT OF WAY
- SSE = SANITARY SEWER EASEMENT
- DE = DRAINAGE EASEMENT
- LLL = LAND LOT LINE
- CL = CENTERLINE
- PHRB = 1/2" REBAR
- OT = OPEN TOP PIN
- OT = OPEN TOP PIN
- CMP = CORRUGATED METAL PIPE
- DI = DROP INLET
- JB = JUNCTION BOX
- MH = MANHOLE
- CB = CATCH BASIN
- BM = BENCHMARK
- PP = POWER POLE
- FH = FIRE HYDRANT
- B.C. = BACK OF CURB
- E.P. = EDGE OF PAVEMENT
- TX = TRANSFORMER

BOUNDARY SURVEY FOR
**JORGE G. SALHUANA &
NORAH M. SALHUANA**
(BEING LOT 8, HOBSONS RIDGE, UNIT 1)
LOCATED IN LAND LOT 118
20th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
JANUARY 30, 2009 1"=50'
50 25 0 50 100
SCALE IN FEET

JOB # 09-015 DRAWN BY: JG CHECKED BY: JG
FIELD DATE: 1-30-09 PLAT PREPARED: 2-4-09

**BARTON SURVEYING
INC.**

1500 PALM STREET
CANTON, GEORGIA 30115
(770) 345-2810

APPLICANT: Jorge Salhuana **PETITION NO.:** V-23
PHONE: 678-481-4720 **DATE OF HEARING:** 04-08-09
REPRESENTATIVE: same **PRESENT ZONING:** R-30
PHONE: same **LAND LOT(S):** 118
PROPERTY LOCATION: Located on the north side of Hill Road, east of Hill Forest Trail (5300 Hill Road). **DISTRICT:** 20
SIZE OF TRACT: 1.559 acres
COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the rear setback for a proposed accessory structure over 144 square feet (289 square foot pavilion) from the required 40 feet to 29 feet.

COMMENTS

TRAFFIC: This request will not have an adverse impact on traffic.

DEVELOPMENT & INSPECTIONS: On 1/15/09, the Building Department issued a Stop Work order for building without a permit. If variance is granted, property owner must obtain a permit and request inspections for construction.

STORMWATER MANAGEMENT: The accessory structures are located to the rear of a fairly deep lot in a well-wooded area. This rear yard drains naturally to existing swales located just outside the property lines at the rear of the adjacent parcels. No significant stormwater management impacts are anticipated.

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.

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

SEWER: Sewer not available to property.

OPPOSITION: NO. OPPOSED **PETITION NO.** **SPOKESMAN**

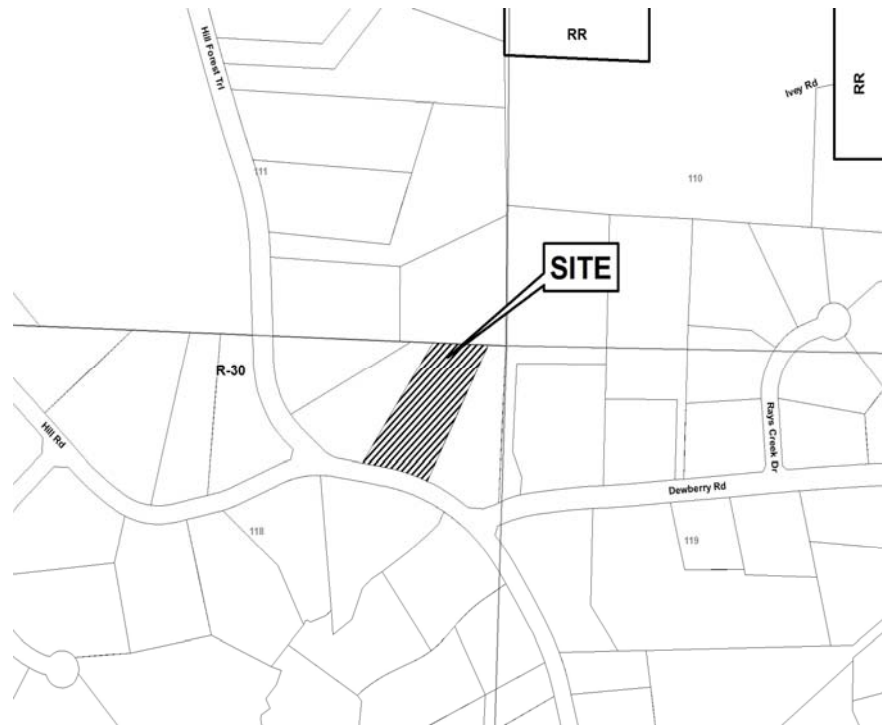
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

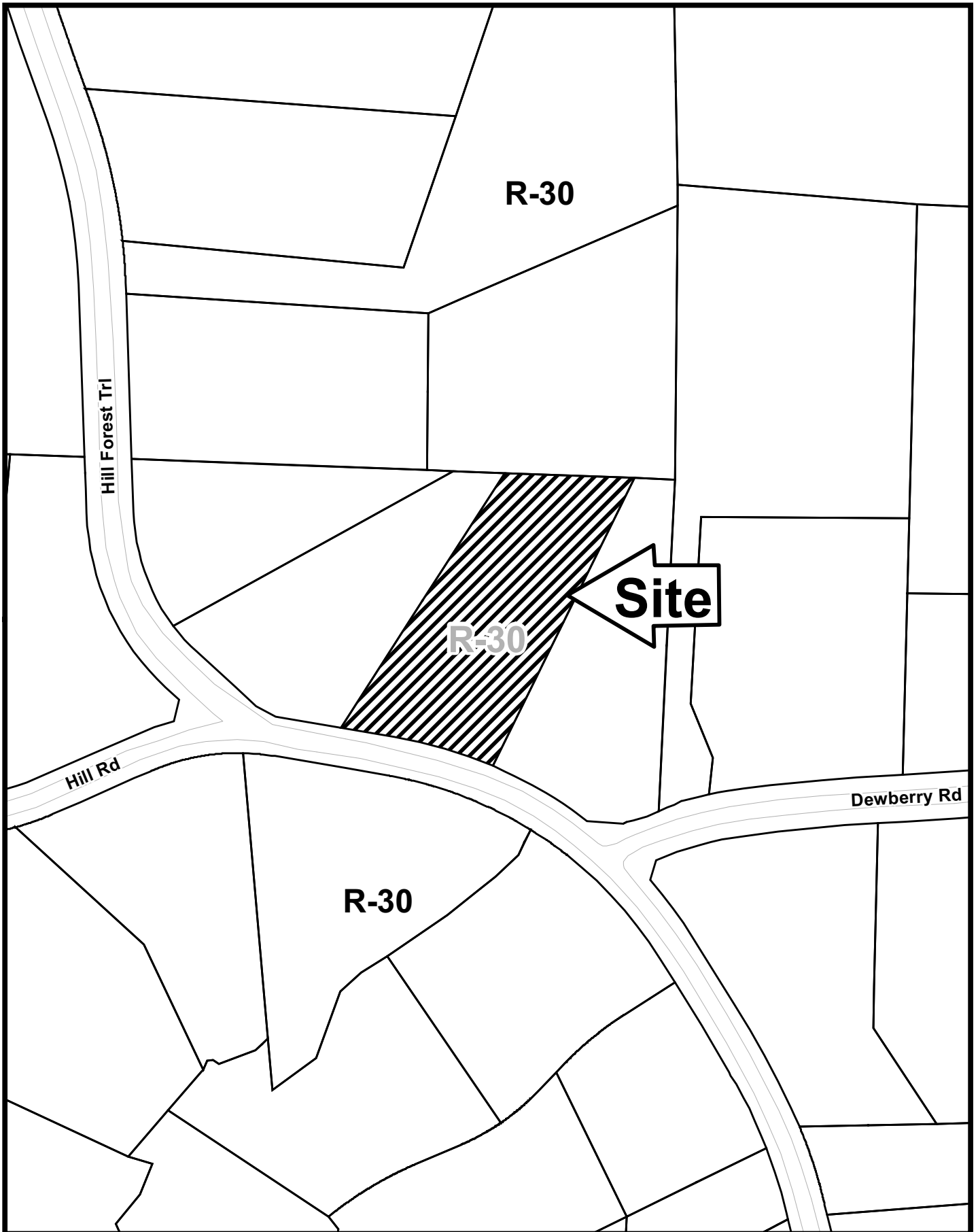
REJECTED **SECONDED**

HELD **CARRIED**

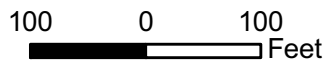
STIPULATIONS:





V-23



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-23

Hearing Date: 4-8-09

Applicant JORGE SALHUANA Business Phone (678) 481-4720 Home Phone _____

JORGE G. SALHUANA Address 5300 Hill Rd NW Acworth GA 30101
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone (678) 481-4720 Cell Phone (678) 481-4720
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 01/18/2010 MY COMMISSION EXPIRES JAN. 18, 2010
SHELLEY Y MARTIN
NOTARY PUBLIC
COBB COUNTY, GEORGIA

[Signature]
Notary Public

Titleholder JORGE G. SALHUANA Business Phone ✓ Home Phone (770) 529-0138

Signature [Signature] Address: 5300 Hill Road NW Acworth GA 30101
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 1 SHELLEY Y MARTIN
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES JAN. 18, 2010

Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Present Zoning of Property R-30

Location 5300 HILL ROAD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) D13 118 District 20 Size of Tract 1.559 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 1.55 ACRES Shape of Property Rectangle 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.

THERE ARE THREE EXISTING PATIOS CONSTRUCTED WITH PAVERS IN THE BACK OF THE PROPERTY. THE GAZEBO AND THE PAVILLION WILL BE LOCATED ON TWO OF THEM. OTHERWISE WE WOULD HAVE TO CUT SOME TREES AND BUILD OTHER PATIOS FOR THE PROPOSED STRUCTURES. IN ADDITION THERE ARE SOME WALKING TRAILS THAT WOULD HAVE TO BE MOVED AND OR MODIFIED.

List type of variance requested: MODIFY SET BACK AT THE REAR OF THE PROPERTY FROM 40' TO 25' AND ON THE WEST SIDE OF THE PROPERTY FROM 12' TO 5'