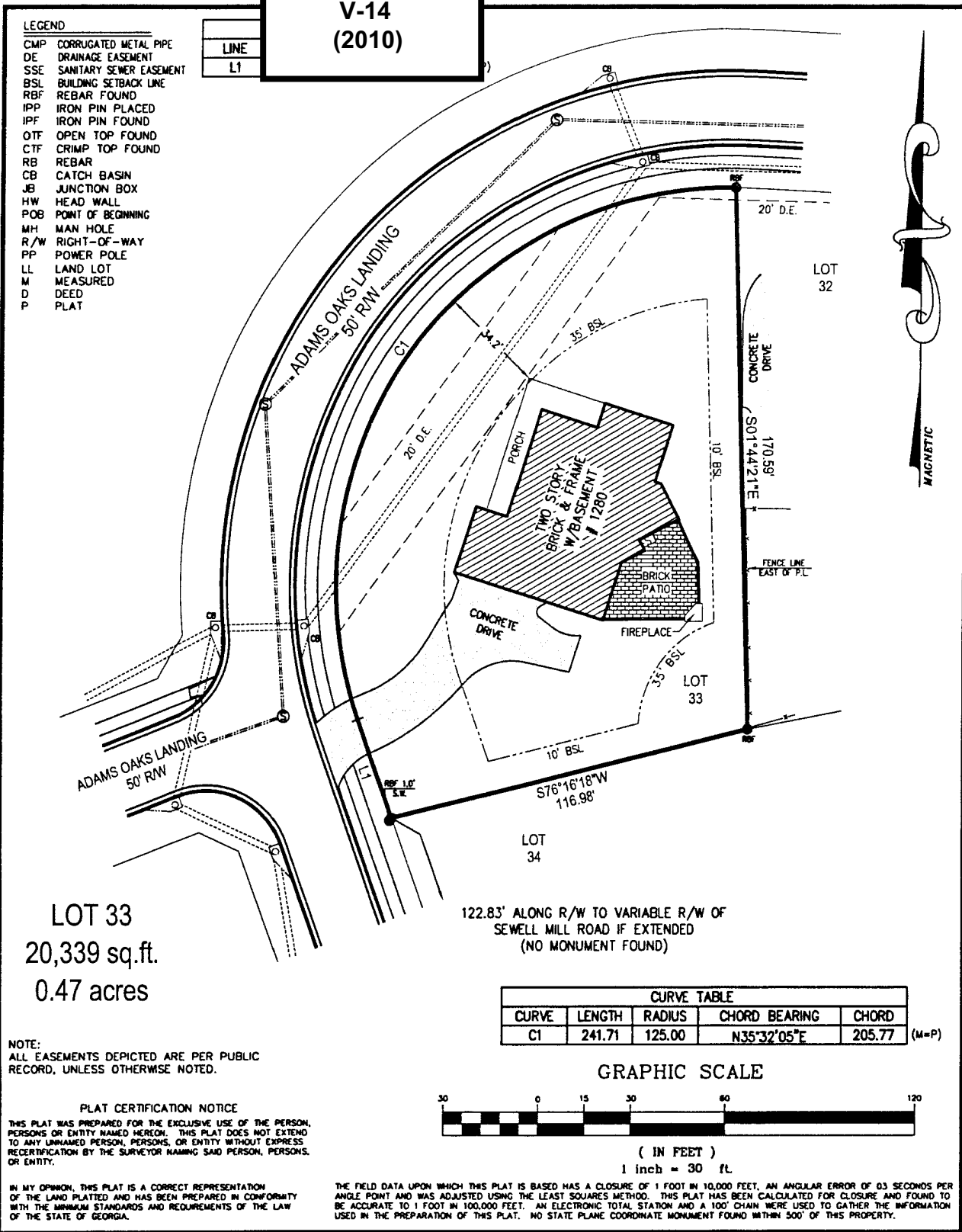


V-14
(2010)

LEGEND

- CMP CORRUGATED METAL PIPE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- BSL BUILDING SETBACK LINE
- RBFB REBAR FOUND
- IPP IRON PIN PLACED
- IPF IRON PIN FOUND
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- RB REBAR
- CB CATCH BASIN
- JB JUNCTION BOX
- HW HEAD WALL
- POB POINT OF BEGINNING
- MH MAN HOLE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- LL LAND LOT
- M MEASURED
- D DEED
- P PLAT

LINE
L1



LOT 33
20,339 sq.ft.
0.47 acres

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	241.71	125.00	N35°32'05"E	205.77

(M=P)

NOTE:
ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

PLAT CERTIFICATION NOTICE

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

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.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 03 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. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

GRAPHIC SCALE



JOB NUMBER: 09-3889 	ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: RIVERWALK HOMES, L.L.C.		IN FIELD: 12-15-2009 DATE: 12-16-2009
	OWNER / PURCHASER RIVERWALK HOMES, L.L.C.		SCALE: 1" = 30'
	LAND LOT 911 16th DISTRICT 2nd SECTION COBB COUNTY, GEORGIA		
	LOT 33 BLOCK -- UNIT -- AREA OF LOT: 20,339 sq.ft.		
	SUBDIVISION ENCLAVE AT ADAMS OAKS SUBDIVISION		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770)794-9052	

APPLICANT: Riverwalk Homes, LLC **PETITION NO.:** V-14
PHONE: 770-908-0333 **DATE OF HEARING:** 03-10-10
REPRESENTATIVE: Gary Aasen **PRESENT ZONING:** R-20
PHONE: 770-908-0333 **LAND LOT(S):** 911
PROPERTY LOCATION: Located on the east side of Adams Oaks Landing, north of Sewell Mill Road (1280 Adams Oaks Landing). **DISTRICT:** 16
SIZE OF TRACT: .47 acre
COMMISSION DISTRICT: 3
TYPE OF VARIANCE: Waive the front setback on lot 33 from the required 35 feet to 34 feet.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: If this variance request is approved, a plat revision must be recorded showing all improvements. The plat must show in a standard Cobb County plat revision note that states that the new lot plat supersedes a portion of the most recently recorded subdivision plat and shows the variance case number and date of approval. The plat must be submitted to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

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.

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

SEWER: No conflict.

OPPOSITION: NO. OPPOSED _____ PETITION NO. _____ SPOKESMAN _____

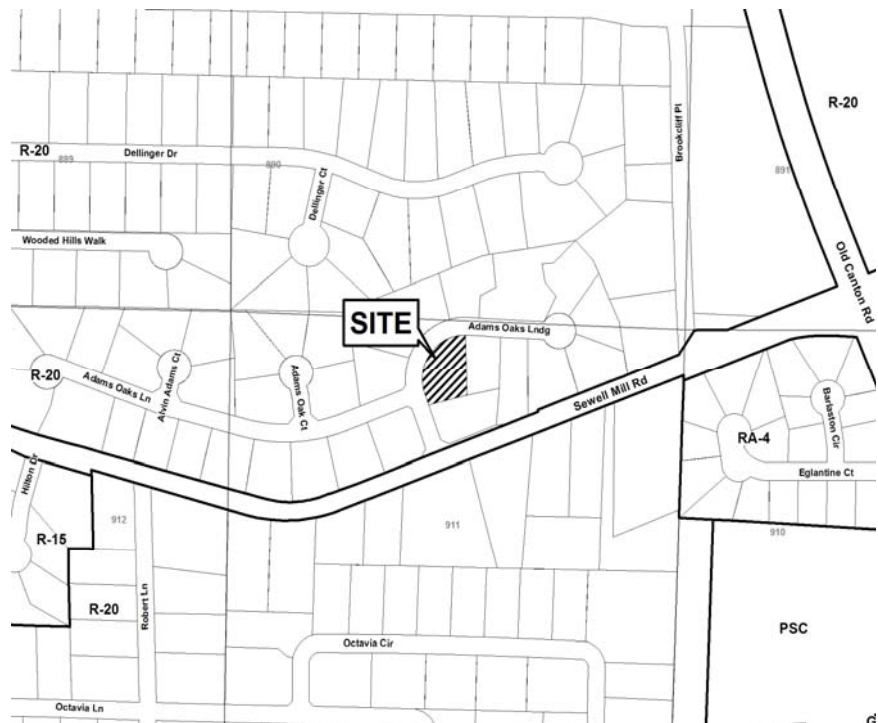
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

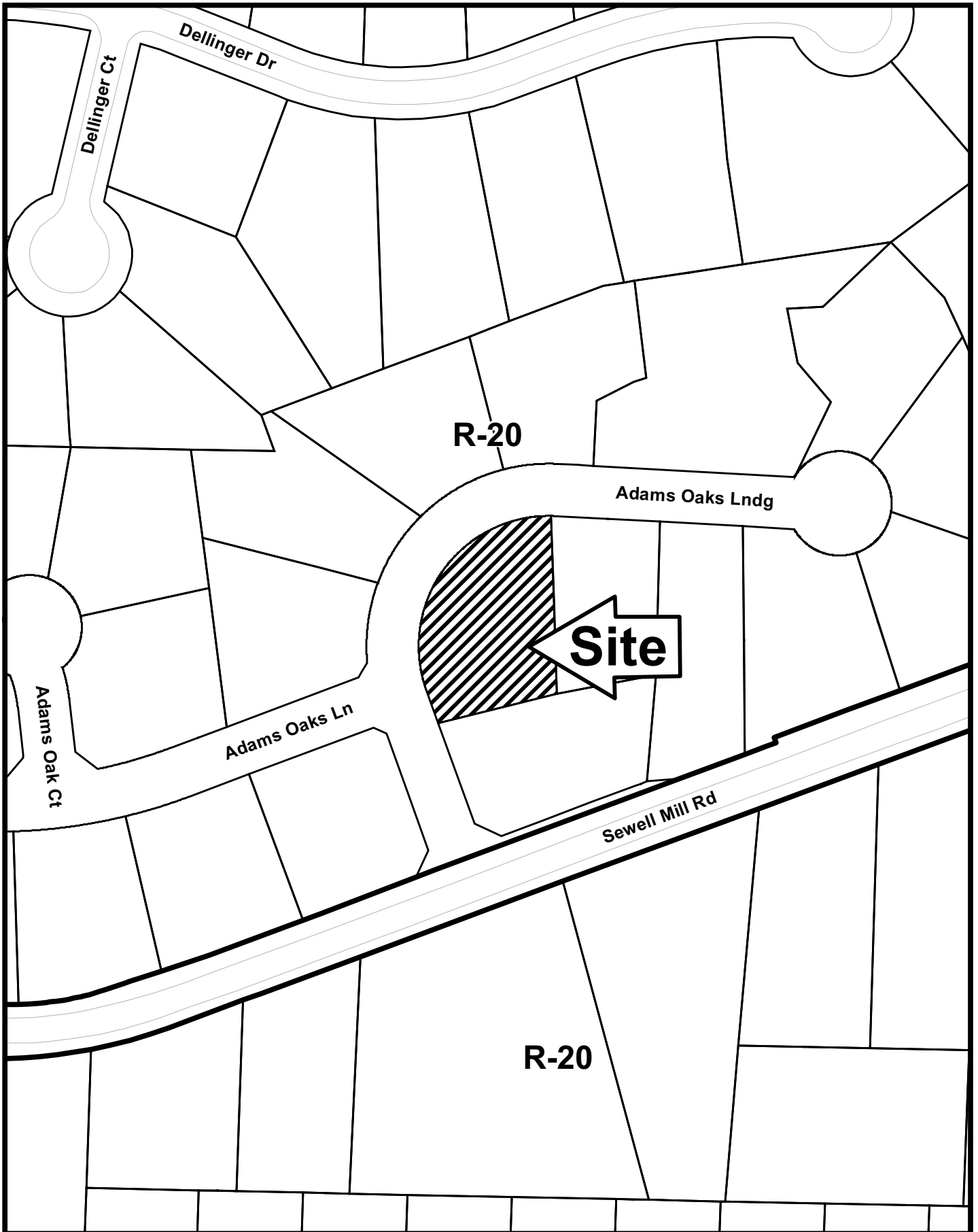
REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



V-14



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

100 0 100
Feet

City Boundary
Zoning Boundary

Application for Variance Cobb County

(type or print clearly)

Application No. V-14

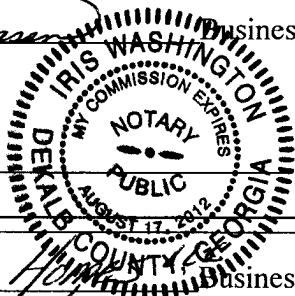
Hearing Date: 3/10/10

Applicant RIVERWALK HOMES LLC Business Phone (770) 908-0333 Home Phone (770) 616-7251

GARY AASEN Address CHAMBLEE TUCKER RD. ATLANTA, GA. 31141
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone (770) 908-0333 Cell Phone (770) 616-7251
(representative's signature)

My commission expires: 4



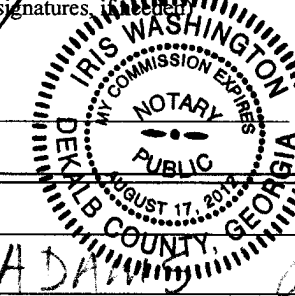
Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Titleholder RIVERWALK HOMES LLC Business Phone (770) 908-0333 Home Phone (770) 616-7251

Signature [Signature] Address: POB. 941640 ATLANTA, GA. 31141
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 4



Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Present Zoning of Property R-20

Location 1280 ADAMS OAKS LANDING
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 911 District 16 Size of Tract .47^{AC} 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 .467 ACRES Shape of Property PIE Topography of Property FLAT 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.

THE VARIANCE IS NECESSARY IN ORDER TO SELL THE PROPERTY WITH CLEAR TITLE.

List type of variance requested: WAVE THE FRONT SETBACK ON LOT 33 FROM REQUIRED 35 FT TO 34 FT.