

**SURVEY NOTES**

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED. OTHER THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND UTILITIES. RECORD DRAWINGS PROVIDED TO THE SURVEYOR LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS. EASEMENTS AS SHOWN ARE APPROXIMATE AND TAKEN FROM RECORDED DOCUMENTS.

THROUGH OUT GEORGIA 1-800-282-7411

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

3. 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, ENTITY WITHOUT THE EXPRESS RESERVATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPGON TOTAL STATION.

5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

6. THIS PLAT NOT INTENDED FOR RECORDING.

TOTAL AREA= 0.664± ACRES  
OR 28,915± SQ. FT.  
521 OAK HILL CIRCLE  
MARIETTA, GEORGIA

PROPERTY OF  
JEFFREY B. CASHMAN  
CHRISTINE T. CASHMAN  
LOT 10, BLOCK "G"  
UNITS THREE AND FOUR  
ATLANTA COUNTRY CLUB

LAND LOT 1088  
DISTRICT 17TH.  
COUNTY COBB  
GEORGIA  
SECTION 2ND  
PLAT PREPARED: 4-27-11  
FIELD: 4-26-11 SCALE: 1"=30'

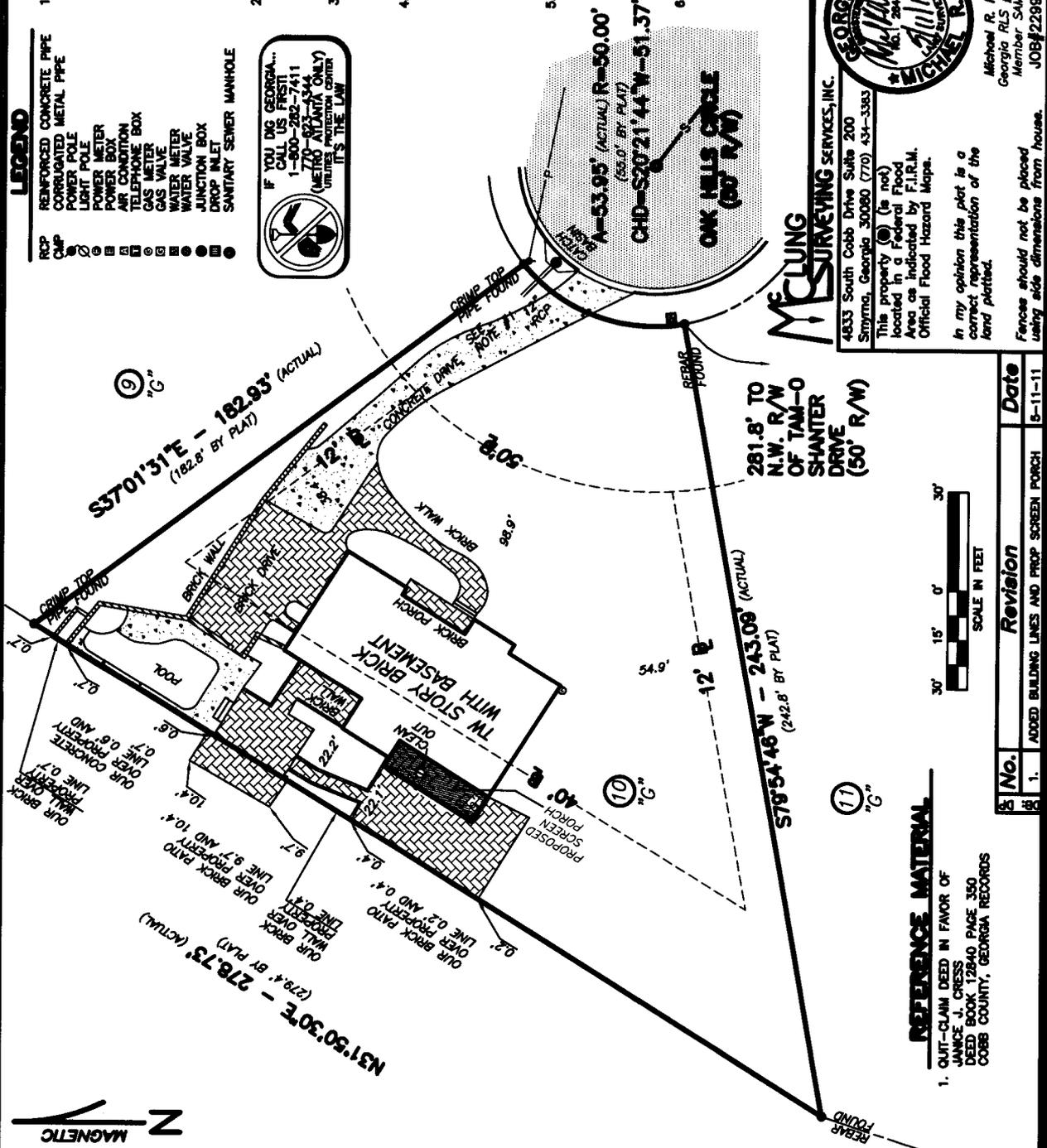
PG 11  
PG 08  
PG 05

CB-A

**LEGEND**

- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- POWER POLE
- LIGHT POLE
- POWER METER
- POWER BOX
- TELEPHONE BOX
- AIR CONDITION
- GAS METER
- GAS VALVE
- WATER METER
- WATER VALVE
- JUNCTION BOX
- DROP INLET
- SANITARY SEWER MANHOLE

IF YOU DO GEORGIA...  
CALL US FIRST!  
1-800-282-7411  
770-823-4344  
(METRO ATLANTA ONLY)  
UTILITIES PROTECTION CENTER  
IT'S THE LAW

**McLUNG SURVEYING SERVICES, INC.**  
4833 South Cobb Drive Suite 200  
Smyrna, Georgia 30080 (770) 431-3383

This property (is not) located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.

In my opinion this plat is a correct representation of the land platted.

Michael R. Nole  
Georgia RLS #2846  
Member SALSOG  
JOB#2229900

Fences should not be placed using side dimensions from house.



No.	Revision	Date
1.	ADDED BUILDING LINES AND PROP SCREEN PORCH	5-11-11

**REFERENCE MATERIAL**

- QUIT-CLAIM DEED IN FAVOR OF JANICE J. GRESS DEED BOOK 12840 PAGE 350 COBB COUNTY, GEORGIA RECORDS



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# **Cobb County Fire and Emergency Services**

## **Fire Marshal Comments**

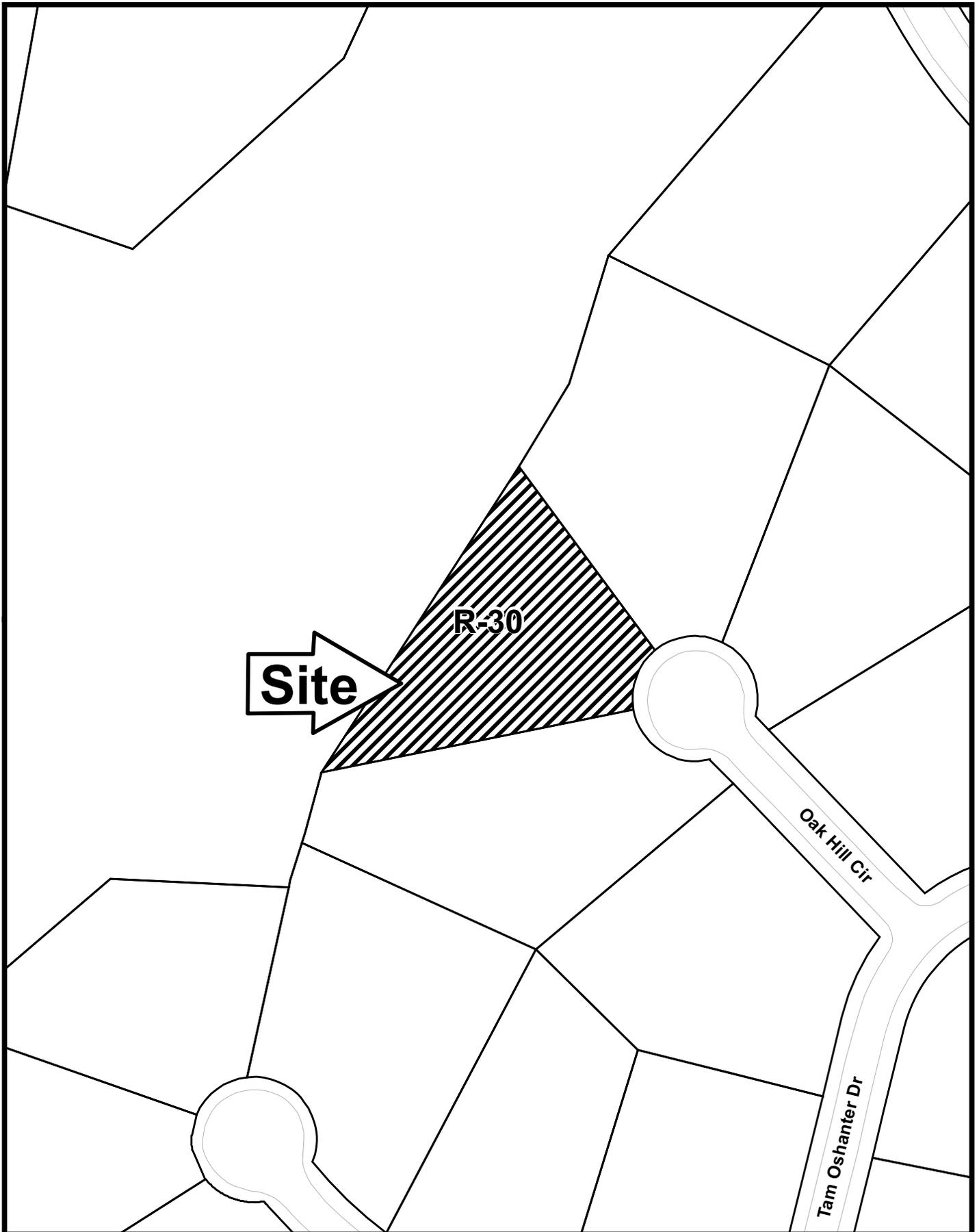
Applicant Name: **Jeffrey B. Cashman**

Petition Number: V-53

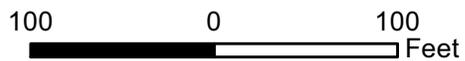
Date: 7/5/2011

**NO COMMENTS:** 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-53



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. U-53  
Hearing Date: 7-13-11

Applicant Jeffrey B. Cashman Phone # 678-687-0951 E-mail excelnbe@bellsouth.net  
Chns J

Christine T. Cashman Address 521 Oak Hill Circle Marietta, GA 30067  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-610-5290 E-mail jcashman@menh.com  
(representative's signature) Jeff

My commission expires: March 16, 2015

Signed, sealed and delivered in presence of [Signature]  
NOTARY PUBLIC  
SANDRA J MITCHELSON  
MY COMMISSION EXPIRES  
MARCH 16, 2015  
COBB COUNTY, GEORGIA

Titleholder Janice J. Cress Phone # 404-748-3704 E-mail janicecress@...

Signature [Signature] Address: 521 Oak Hill Circle Marietta, GA  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: March 12, 2015

Signed, sealed and delivered in presence of [Signature]  
NOTARY PUBLIC  
BEVERLY A. MORAN  
MY COMMISSION EXPIRES  
MARCH 12, 2015  
COBB COUNTY, GEORGIA

Present Zoning of Property R-30

Location 521 Oak Hill Circle Marietta  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1088 District 17th Size of Tract 0.664 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.

Due to size, shape and topo on rear

List type of variance requested: Rear setback  
WAVE THE REAR SETBACK FROM REQUIRED  
40 FT TO 19 FT