

RETRACEMENT SURVEY AND LOT SPLIT FOR

GREGORY JOHN CONBOY STEPHANIE LYNN CONBOY

LOCATED IN LAND LOT 269, 20TH DISTRICT,
2ND SECTION, COBB COUNTY, GEORGIA

**TOTAL AREA = 1.915 ACRES
83,401 SQ. FT.**

V-146
(2015)

OWNER'S ACKNOWLEDGMENT

I, THE UNDERSIGNED, THE OWNER OF THE LAND SHOWN ON THIS PLAT OR A LEGAL HEIR OR SUCCESSOR THEREOF, HEREBY ACKNOWLEDGE THAT THIS PLAT OR A LEGAL HEIR OR SUCCESSOR THEREOF HAS BEEN APPROVED BY THE BOARD OF HEALTH OF COBB COUNTY, GEORGIA, AND THAT THE APPROVAL OF THIS PLAT OR A LEGAL HEIR OR SUCCESSOR THEREOF IS ONLY FOR THE SUBDIVISION OF THIS PROPERTY AND IS NOT MEANT TO SERVE AS APPROVAL FOR ANY NON-CONFORMING CONDITIONS THAT CURRENTLY EXIST ON THIS PROPERTY OR WILL BE CREATED BY THE SUBDIVISION OF THIS PROPERTY.

AND FURTHER WARRANT THAT I OWN OR WE OWN AS CO-OWNERS THE ENTIRE INTEREST IN THE PROPERTY SHOWN HEREON AND AGREE THAT COBB COUNTY SHALL NOT BE LIABLE TO ME OR US OR OUR SUCCESSORS OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE RECORDING OF SAID PLAT AND ANY OTHER MATTER WHATSOEVER, FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND OWNERS AND MYSELF SUBSEQUENT IN TITLE TO DEFEND BY WRITING OF THESE PRESENTS.

SIGNATURE _____ DATE _____
PRINTED NAME _____

SURVEYOR'S ACKNOWLEDGMENT

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT I HAVE BEEN LICENSED AS A SURVEYOR AND AM SO LICENSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COBB COUNTY DEVELOPMENT STANDARDS.

SIGNATURE _____ DATE _____
REGISTERED GA. LAND SURVEYOR NO. 89,284

COBB COUNTY DEVELOPMENT CERTIFICATION

THIS PLAT HAVING BEEN SUBMITTED TO COBB COUNTY AND HAVING BEEN FOUND TO COMPLY WITH THE COBB COUNTY DEVELOPMENT STANDARDS IS APPROVED FOR RECORDING.

COBB COUNTY WATER SYSTEM _____ DATE _____
ZONING DIVISION _____ DATE _____
DEVELOPMENT & INSPECTIONS DIVISION _____ DATE _____

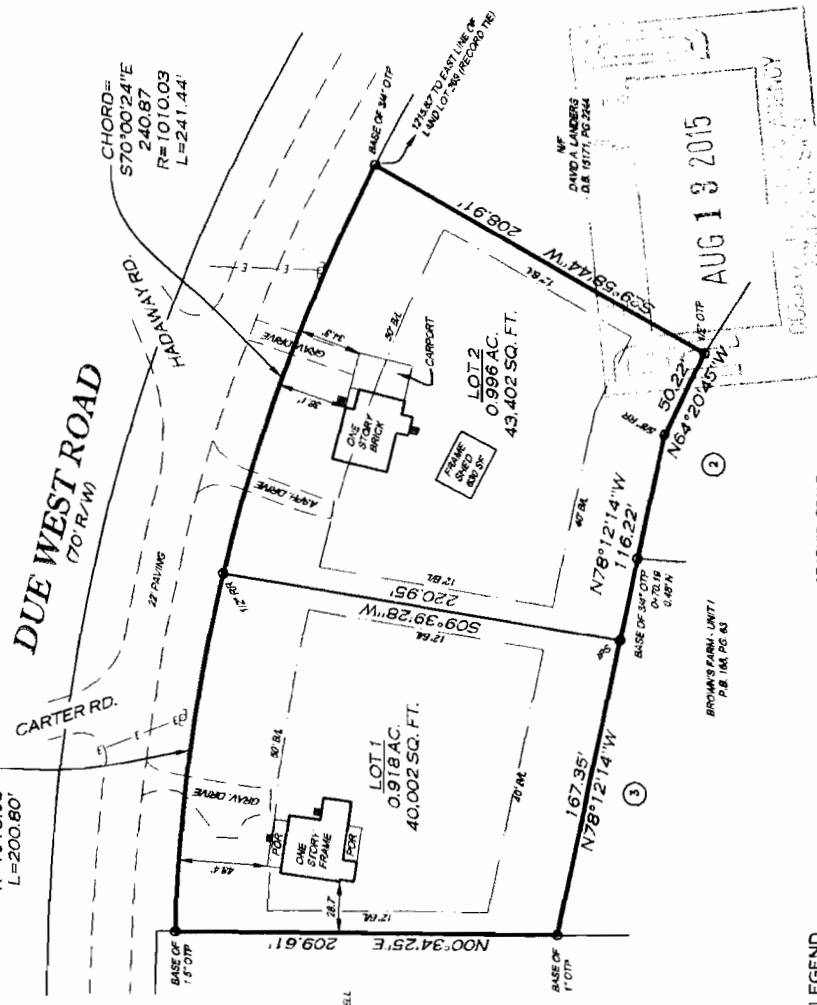
DATE	DESCRIPTION	REASONS



PLAT NO. COB001
FILED SURVEY DATE: 08/07/2015
PLAT DATE: 08/12/2015
SCALE: 1" = 80'

NOTES
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PROPERTY AS SHOWN HEREON, NO CONVEYANCE OR DECLARATION OF RIGHT OF WAY EASEMENT OR IMPROVEMENT IS HEREBY MADE.

REFERENCE PLAT
PLAT OF BOUNDARY RETRACEMENT SURVEY FOR MARTIN LANE BROWN, SR. PREPARED BY GASTON SURVEYING AND SEALED BY JOHN C. ALSON DATED 10/15/14.
SUBJECT PROPERTY
SUBJECT PROPERTY USED IN FAVOR OF GREGORY JOHN CONBOY AND STEPHANIE LYNN CONBOY, D.B. 10/19, PG. 207.



THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL SURVEYORS.
SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 14-6-07.



LOCATION SKETCH
1" = 2000'



FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 1306700710, EFFECTIVE DATE: DECEMBER 18, 2009. THE MAP GRAPHICALLY INDICATES THE SUBJECT PROPERTY TO BE IN ZONE X. THESE ARE DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN.

TECHNICAL DATA
TRaverse Precision: 1/4" ± 80'
Angle Error: 3 SEC. READING
Equipment: TOPCON GPT-3003
PLAT PRECISION: 1/1000 ± 800'

SURVEY NOTES:

THERE IS A 25' NON-ORTHOGONAL DISTANCE AS SHOWN ON THIS PLAT FROM THE CENTER OF THE MAIN DRAINAGE (INTERCITY STREAM) ADJACENT TO ANY STREAM OR BODY OF WATER MANDATED BY THE STATE AND THERE IS AN ENHANCED BOUNDARY PLACED ON THE PROPERTY. THE PROPER AUTHORITY SHOULD BE CONTACTED BEFORE BEGINNING ANY DISTURBANCE NEAR THESE AREAS.

THIS PLAT WAS PREPARED FOR EXCLUSIVE USE BY THE PERSONS AND/OR ORGANIZATIONS NAMED HEREON. THIS PLAT DOES NOT REPRESENT THE PROPERTY OF THE SURVEYOR.

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

THE BOUNDARIES SHOWN HEREON ARE BASED ON THE SURVEYOR'S BEST INTERPRETATION AND SHOULD BE RELEASD UPON ONLY AFTER APPROVATION BY THE COBB COUNTY ZONING DEPARTMENT.

THERE MAY BE OTHER UTILITIES EXISTING ON THIS PROPERTY THAT ARE NOT SHOWN ON THIS PLAT. THE SURVEYOR HAS MADE REASONABLE ATTEMPTS TO LOCATE ALL UTILITIES AND DISTANCES.

- LEGEND**
- CORNER MONUMENTATION:
 - IRON CORNER SET WITH A 1/2" STEEL PIPE AND CONCRETE
 - CORNER FOUND
 - △ UNMARKETED CORNER
 - CORNER TO BE SET WHEN CONSTRUCTION BEGINS
 - UNMARKETED CORNER
 - Y — FENCE LINE
 - RR = STEEL RENEWING ROD
 - OTW = OPEN TOP WATER PIPE
 - PT = POWER POLE
 - BL = BULKHEAD
 - RW = RIGHT OF WAY
 - LLL = LAND LOT LINE
 - OVERHEAD POWER LINES
 - GAS MAINS
 - SANITARY REVER MAIN
 - NP = NEW OR FORMERLY OWNED BY
 - NFB = NAIL FOUND AT BASE
 - D.B. = DEED BOOK
 - NO. = DEED NUMBER
 - NON-MON. = CONCRETE RIGHT OF WAY MONUMENT

APPLICANT: Stephanie Lynn and Gregory
John Conboy

PETITION No.: V-146

COMMENTS

TRAFFIC: Recommend driveways on Due West Road be paved with a treated hardened surface for a minimum of 25' or the edge of the County right-of-way, whichever is greater in length.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: A subdivision plat must be recorded to subdivide this property. No comment. 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 comment regarding the impact or treatment of historic and/or archaeological resources.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

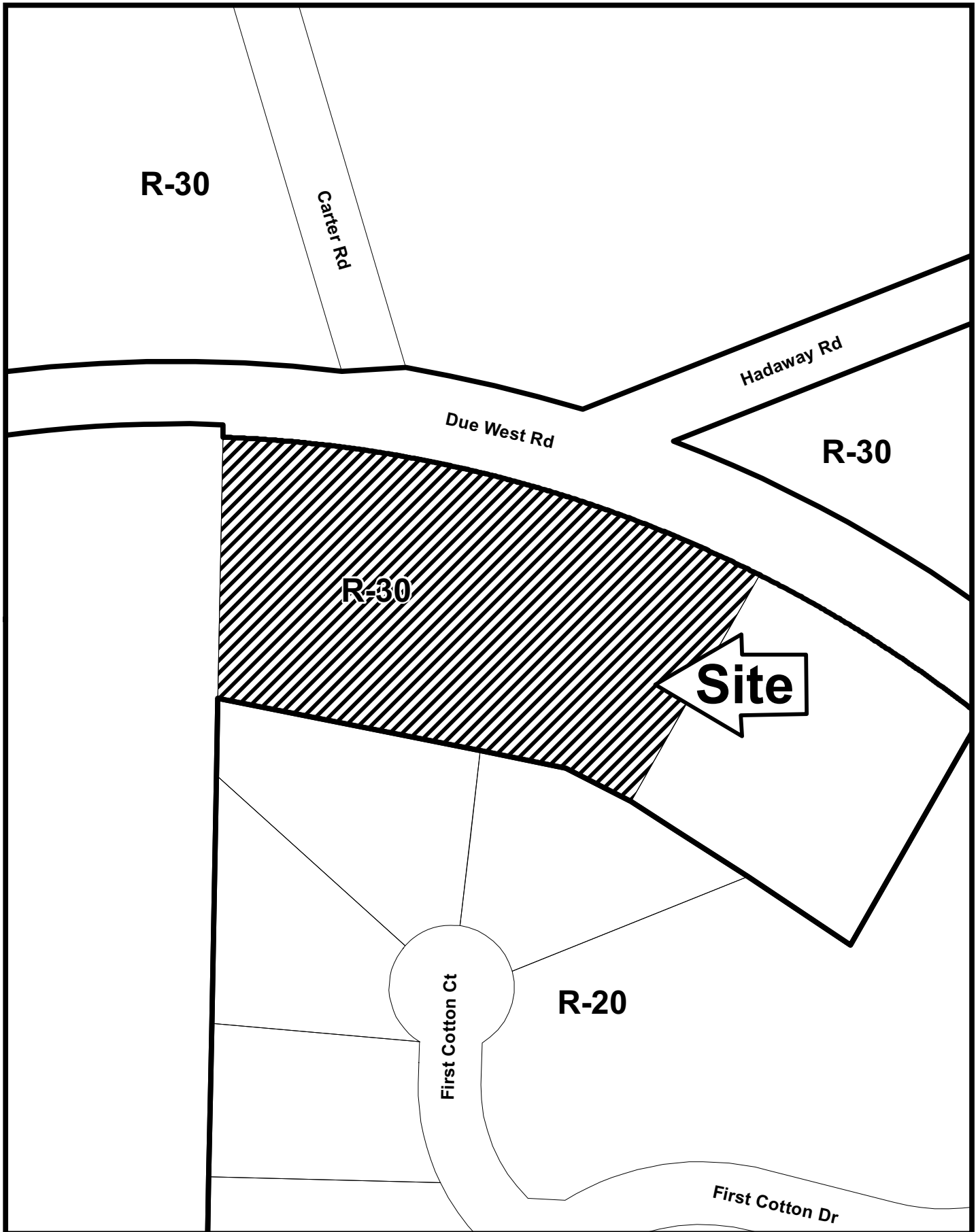
SEWER: No conflict.

APPLICANT: Stephanie Lynn and Gregory
John Conboy

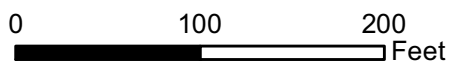
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FIRE DEPARTMENT: NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage

V-146



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-146
 Hearing Date: 10/1/15

Applicant Stephanie Lynn & Gregory John Conboy Phone # 7704012531 E-mail SConboy@me.com

Stephanie Lynn Conboy Address 4505 Registry Place Kennesaw GA 30152
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770 401 2531 E-mail SConboy@me.com
(representative's signature)

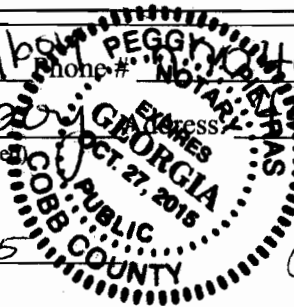


Signed, sealed and delivered in presence of:
[Signature]
 Notary Public

My commission expires: _____
 My Commission Expires March 24, 2017

Titleholder Stephanie Lynn & Gregory John Conboy Phone # 7704012531 E-mail SConboy@me.com

Signature [Signature] Address 4505 Registry Place Kennesaw GA 30152
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of: 30152
[Signature]
 Notary Public

My commission expires: 10/27/2015

Present Zoning of Property _____
 Location 5661 5663 Doe West Road, Powder Springs, GA 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 269 District 20 Size of Tract 1.91 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).

Without this variance we will not be able to obtain permits on property because they require one house per land lots

List type of variance requested: We are requesting a setback variance

