

UTILITY PROTECTION CENTER
IF YOU DIG GEORGIA...
CALL US FIRST!
811
IT'S THE LAW
THREE WORKING DAYS BEFORE YOU DIG

V-107
(2018)

AREA
0.870 ACRES
37,916 SQ. FEET

LEGEND

- A ARC
- R RADIUS
- C CHORD
- R/W RIGHT-OF-WAY
- N/F ADJOINING OWNERSHIP
- S/W SIDE WALK
- BC BACK OF CURB
- CLF CHAIN LINK FENCE
- BSL BUILDING SETBACK LINE
- CO CLEAR-OUT
- CONC CONCRETE
- CONC CONCRETE
- C&G CURB & GUTTER
- CP CALCULATED POINT
- CTP CRIMP TOP PIPE
- EM ELECTRICITY METER
- EP EDGE OF PAVEMENT
- IPF 1/2" REBAR
- IPS 1/2" REBAR W/ CAP
- PLP POWER LIGHT POLE
- OTP OPEN TOP PIPE
- PL PROPERTY LINE
- PP POWER POLE
- D.B. DEED BOOK
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- RS REBAR
- SSMH SANITARY SEWER MANHOLE
- TYP TYPICAL
- WM WATER METER
- OVERHEAD UTILITY LINES

MAGNETIC

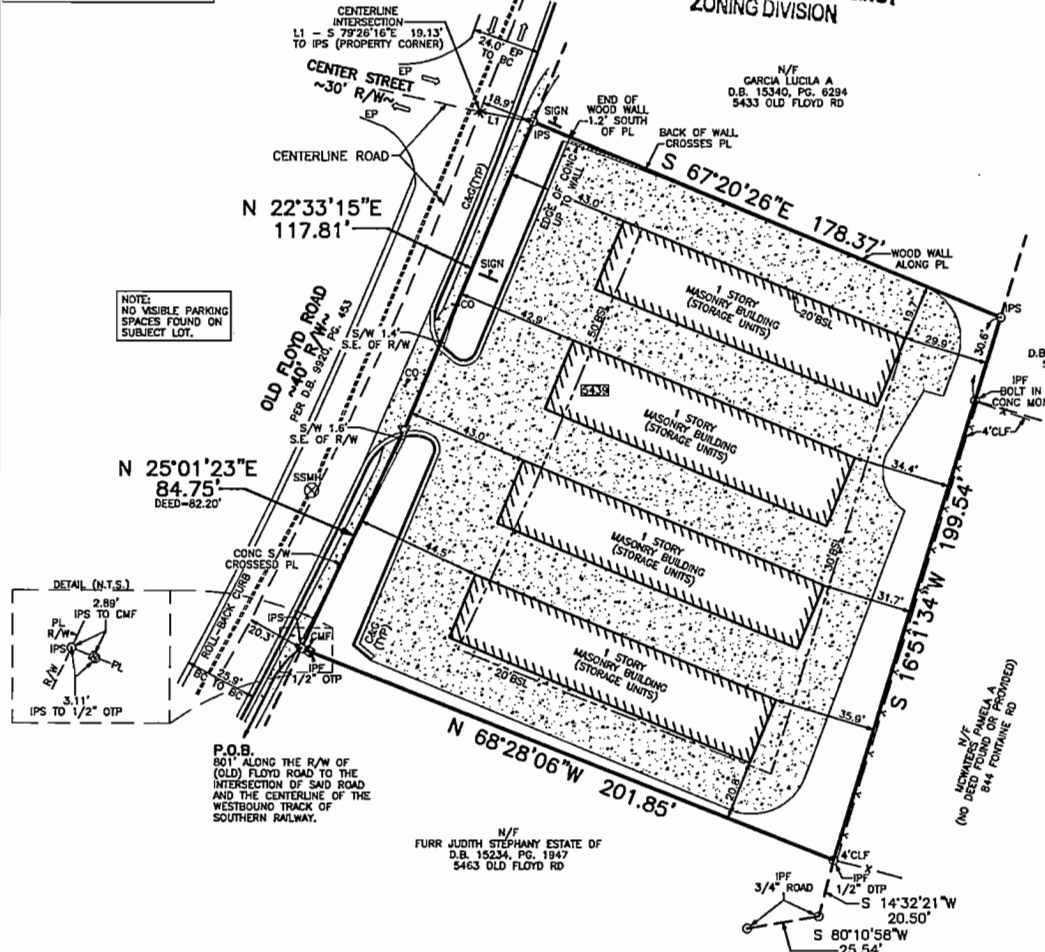
RECEIVED
SEP 12 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

ZONING INFORMATION:
ZONING PER COBB COUNTY, GEORGIA
ZONED LI (LIGHT INDUSTRIAL)
BUILDING SETBACK REQUIREMENTS:
FRONT - 50'
SIDE - 20'
REAR - 30'

NOTE:
ZONING INFORMATION SHOWN HEREIN
TAKEN FROM ZONING MAPS AND
MUNICODD.COM ONLINE LIBRARY.
NO ZONING REPORT PROVIDED FOR
THIS SURVEY.



NOTES:

UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THEREON WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND VIEW OF THE PREMISES.

UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS BY THE ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON.

UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED, DATED, AND SEALED WITH A SURVEYOR'S SEAL.

NOTES:

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28,575 FEET AND AN ANGULAR ERROR OF 05 SECONDS(S) PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 175,041 FEET.

ALL IRON PINS LABELED AS SET OR FOUND (IPS OR IPFS) ARE 1/2" REBAR RODS, UNLESS OTHERWISE NOTED.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

FLOOD HAZARD STATEMENT:
THIS PROPERTY DOES NOT LIE WITHIN THE 1% ANNUAL FLOOD (100-YEAR FLOOD) FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13067C 02040 DATE: DECEMBER 16, 2008

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.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

THERE WAS NO EVIDENCE OF PROPOSED CHANGES IN STREET.

THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

2"X3" FOR OFFICIAL USE ONLY

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

SIGNATURE: JAMES A. JACOBS DATE: 08/29/2016
PRINTED NAME: JAMES A. JACOBS DATE: 08/29/2016

SURVEYOR'S CERTIFICATION

TO RENASANT BANK, SOUTH COBB STORAGE, LLC AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1-4, 6(a), 7b(1), 8, 9, 11, 13, 14 & 16 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 22, 2018.

DATE OF THE PLAT OR MAP: AUGUST 28, 2018.

REVISIONS	PROJECT DESCRIPTION: ALTA/NSPS SURVEY FOR: RENASANT BANK, SOUTH COBB STORAGE, LLC AND CHICAGO TITLE INSURANCE COMPANY
	5439 OLD FLOYD ROAD, MARLETON, GEORGIA 30126
	COUNTY: COBB DISTRICT: 17TH LAND LOT: 35 SECTION: 2ND

ADAM & LEE LAND SURVEYING

5640 GA. HWY. 20 S.
LOGANVILLE, GA. 30052 (770)554-8995

www.adamandlee.com FAX:(770)554-8134



DATE OF PLAT PREPARATION 08/29/2018 BY: DWJ
DATE OF FIELD SURVEY 08/22/2018 BY: AMB
DEED: 5920, PG. 453
PLAT: NO RECORDED PLAT
SCALE: 1"=30'
SHEET #1 OF 1
18278

APPLICANT: Estate of Jere Furr

PETITION No.: V-107

PHONE: 770-833-1122

DATE OF HEARING: 11-14-2018

REPRESENTATIVE: Bobbie Poole

PRESENT ZONING: LI

PHONE: 404-408-1216

LAND LOT(S): 35

TITLEHOLDER: Estate of Jere Paul Furr

DISTRICT: 17

PROPERTY LOCATION: On the east side of Old
Floyd Road, south of Center Street
(5439 Old Floyd Road).

SIZE OF TRACT: 0.87 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the front setback from the required 50 feet to 42 feet; 2) waive the side setback from the required 20 feet to 19 feet adjacent to the north property line; and 3) waive the rear setback from the required 30 feet to 29 feet.

OPPOSITION: No. OPPOSED _____ PETITION No. _____ SPOKESMAN _____

BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



APPLICANT: Estate of Jere Furr

PETITION No.: V-107

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: No comments

STORMWATER MANAGEMENT: No comment.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: Staff has determined that the subject site is within the boundaries of Veterans Memorial Highway Design Guidelines area. Since the change in this variance is insignificant and will not impact the streetscape on Veterans Memorial Highway; the applicant, therefore, does not have to comply with design guidelines requirements at this time. No action is requested.

CEMETERY PRESERVATION: No comments.

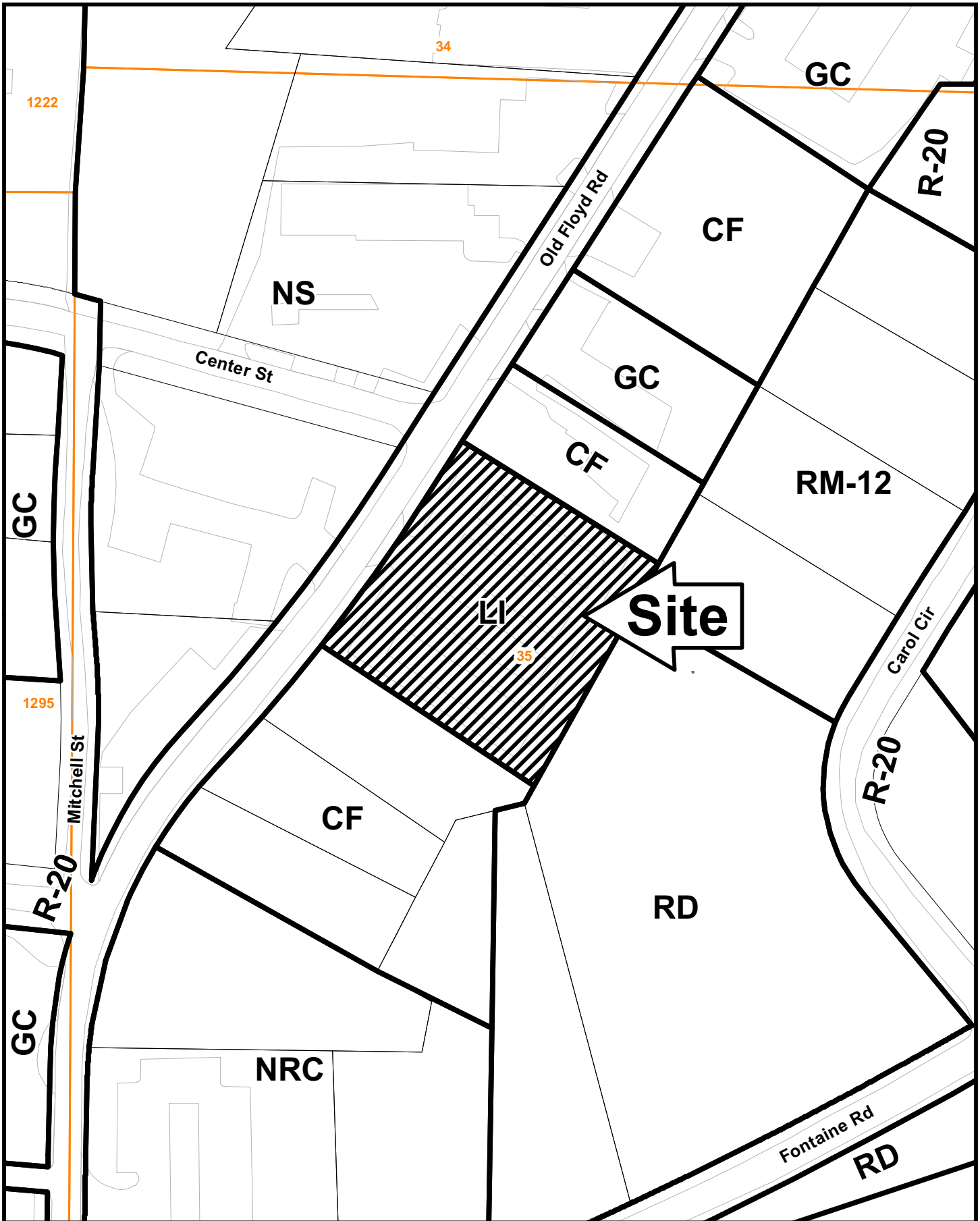
WATER: No Conflict

SEWER: No Conflict

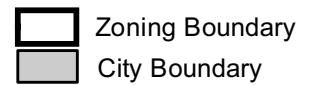
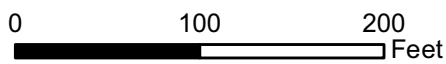
APPLICANT: Estate of Jere Furr **PETITION No.:** V-107

FIRE DEPARTMENT: No comment.

V-107 2018-GIS



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



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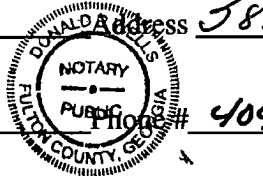
Application for Variance Cobb County

(type or print clearly)

Application No. V-107
Hearing Date: 11-14-18

Applicant Estate of Terry Furr Phone # 770-833-1122 E-mail TerrinaLgaddis946@gmail.com
Bobbie Poole Address 5882 Bridgemoor Pl. Newnan Ga 30101
(representative's name, printed) (street, city, state and zip code)

Bobbie Poole Phone # 404-408-1216 E-mail BobbiePoole@lyric.com
(representative's signature) (street, city, state and zip code)

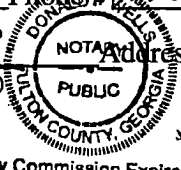


My Commission Expires
March 15, 2021

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

My commission expires: _____

Titleholder Estate of Terry Furr Phone # 770-833-1122 E-mail TerrinaLgaddis946@gmail.com
Signature [Signature] Address: 5882 Bridgemoor Pl. Acworth Ga 30101
(attach additional signatures, if needed) (street, city, state and zip code)



My Commission Expires
March 15, 2021

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

My commission expires: _____

Present Zoning of Property LT
Location 5439 Old Floyd Rd. Mableton Ga. 30126
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 35 District 17 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 1,870 Shape of Property _____ Topography of Property _____ Other _____

Does the property or this request need a second electrical meter? YES _____ NO

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).

Building was built 1979 owned back.

List type of variance requested:
Set back