

Z-34
(2009)



- LEGEND**
- P — PROPERTY LINE
 - C — CENTERLINE
 - X — DENOTES FENCE
 - RCP — DENOTES REINFORCED CONCRETE
 - LP — DENOTES LIGHT POLE
 - GP — DENOTES GUY WIRE
 - PM — DENOTES POWER METER
 - T/C — DENOTES TRANSFORMER
 - G/M — DENOTES GAS METER
 - W/V — DENOTES WATER VALVE
 - W/W — DENOTES WATER WELL
 - J/B — DENOTES JOINT BOX
 - S/S — DENOTES SANITARY SEWER MANHOLE
 - CO — DENOTES CLEAN OUT

TOTAL AREA = 1.103± ACRES
OR 48,041± SQ. FT.

4265 FLOYD ROAD
SMYRNA, GEORGIA

PROPERTY OF
VAN NEAL

LAND LOT 988
DISTRICT 19TH
COUNTY COBB
GEORGIA

SECTION 2ND
PLAT PREPARED: 8-14-09
FIELD: 8-13-09 SCALE: 1"=30'

NOTES

4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3382

This property (to not) located in a Federal Flood Hazard Area as shown on the Official Flood Hazard Maps.

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

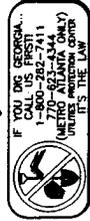
Fences should not be placed using site dimensions from source.

McLUNG SURVEYING SERVICES, INC.
Michael R. Nolas
Georgia P.S. #2646
Member SALSAC

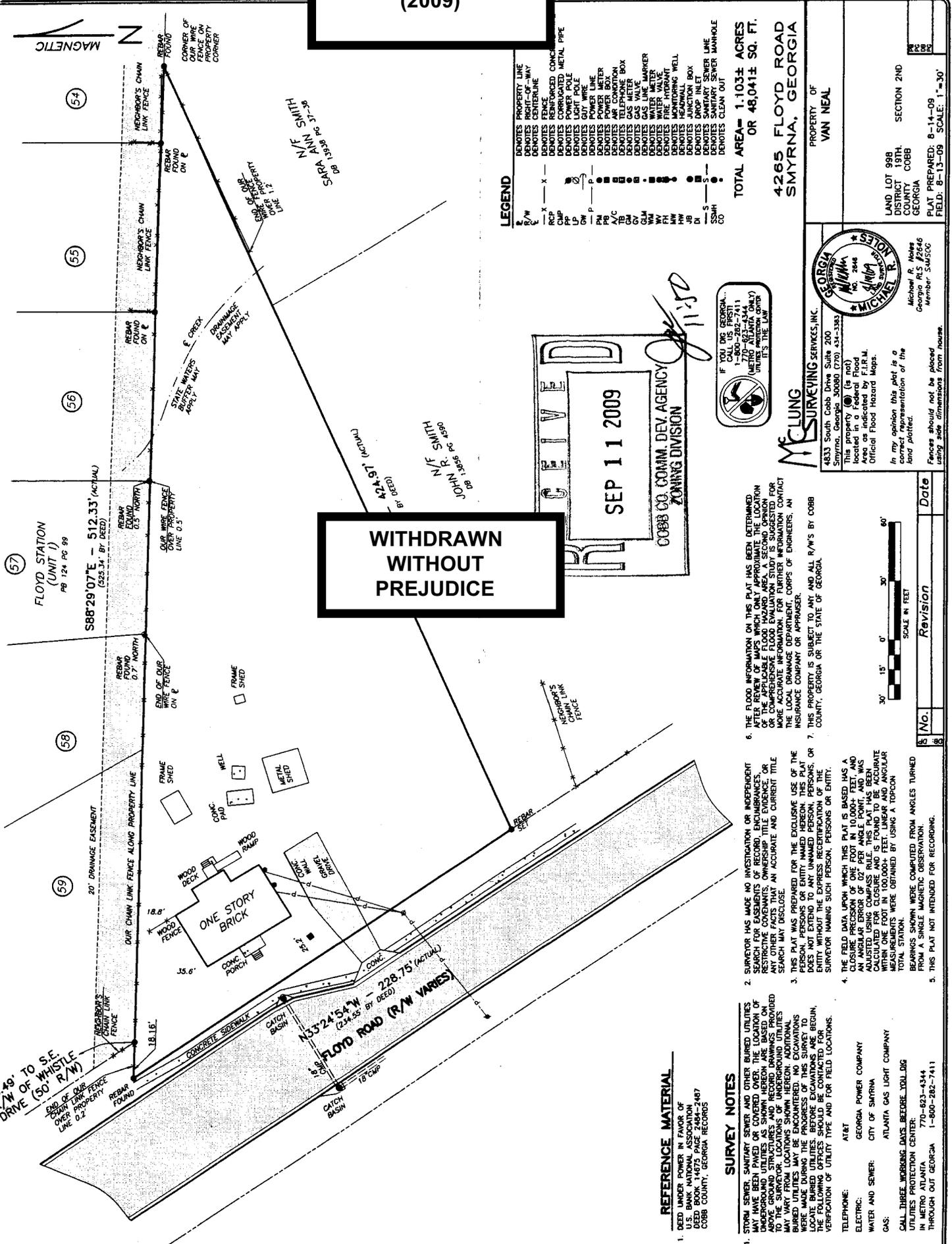
CELEBRATE

SEP 11 2009

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



WITHDRAWN WITHOUT PREJUDICE



REFERENCE MATERIAL

1. DEED UNDER POWER IN FAVOR OF U.S. BANK NATIONAL ASSOCIATION 4487 4-16-06, SALSAC RECORDS COBB COUNTY, GEORGIA RECORDS

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON THE SURVEY AND UTILITIES OF RECORD. OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

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

3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITIES NAMED HEREON. THIS PLAT IS NOT VALID WITHOUT THE EXPRESS REACKNOWLEDGMENT OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSEST APPROXIMATION OF 1/4" PER HORIZONTAL FOOT AND AN ANGULAR ERROR OF 0.2" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN THE LIMITS OF THE MEASUREMENTS OBTAINED BY USING A TOPCON TOTAL STATION.

5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

6. THIS PLAT NOT INTENDED FOR RECORDING.

TELEPHONE: A/T&T
ELECTRIC: GEORGIA POWER COMPANY
WATER AND SEWER: CITY OF SMYRNA
GAS: ATLANTA GAS LIGHT COMPANY

CALL THREE WORKING DAYS BEFORE YOU LOG UTILITIES PROTECTION CENTER: 770-623-4344
IN METRO ATLANTA THROUGH OUT GEORGIA 1-800-282-7411



No.	Revision	Date
1		

APPLICANT: Van Allen Neal
404-422-1787

PETITION NO: Z-34

REPRESENTATIVE: Van A. Neal
404-422-1787

HEARING DATE (PC): 12-01-09

HEARING DATE (BOC): 12-15-09

TITLEHOLDER: Van Allen Neal

PRESENT ZONING: R-20

PROPOSED ZONING: NRC

PROPERTY LOCATION: Located on the east side of Floyd Road,
south of Whistle Drive.

PROPOSED USE: Restaurant

ACCESS TO PROPERTY: Floyd Road

SIZE OF TRACT: 1.103 acres

DISTRICT: 19

PHYSICAL CHARACTERISTICS TO SITE: _____

LAND LOT(S): 998

PARCEL(S): 22

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

FUTURE LAND USE MAP: Low Density Residential

NORTH: _____

SOUTH: _____

EAST: _____

WEST: _____

**WITHDRAWN
WITHOUT
PREJUDICE**

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____

