



REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2015-29

LEGISTAR: #20150708

LANDOWNERS: Arnold Katz
2315 Woodfield Lane
Marietta, GA 30062

APPLICANT: Patricia M. Benedict
2180 Blaylock Drive
Marietta, GA 30062

AGENT: n/a

PROPERTY ADDRESS: 108 Ayers Ave

PARCEL DESCRIPTION: 16 12140 0780

AREA: 0.37 acres **COUNCIL WARD:** 1A

EXISTING ZONING: OI (Office Institutional)

REQUEST: OI w/ an additional use (rug cleaning)

FUTURE LAND USE: MDR (Medium Density Residential)

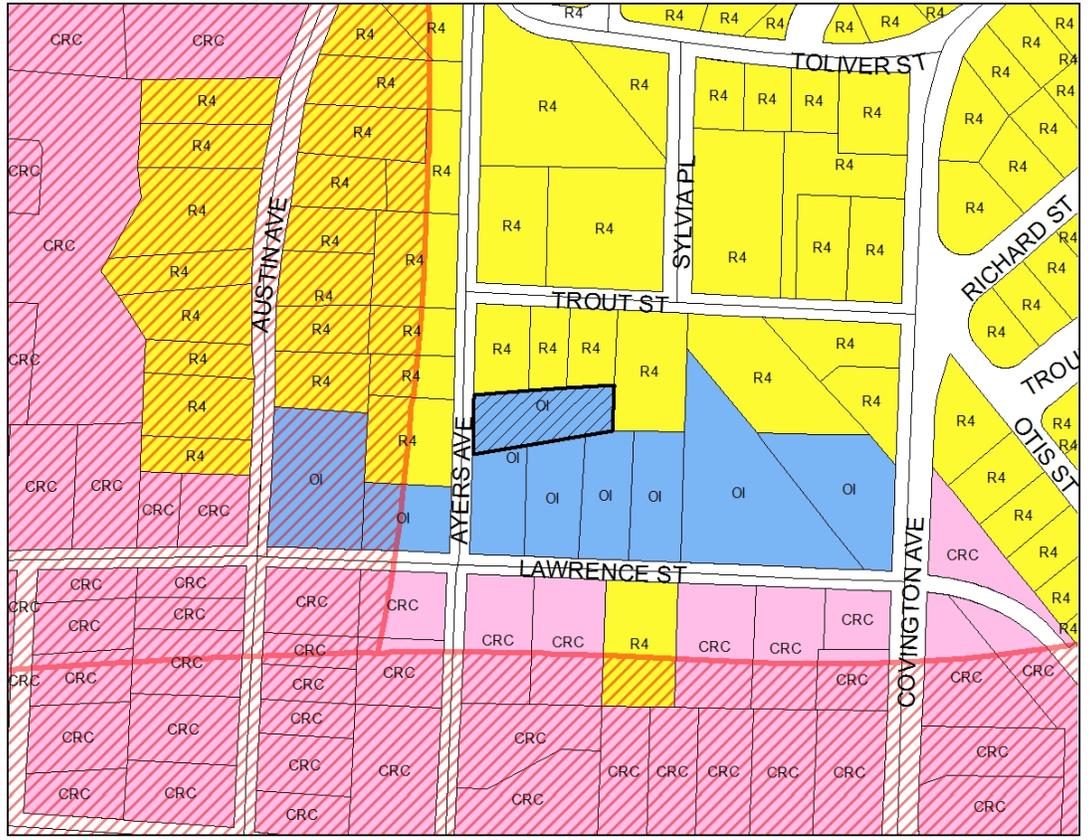
REASON FOR REQUEST: The applicant is requesting the rezoning of this property from OI to OI with an additional use so that the property may be used to operate a rug cleaning business.

PLANNING COMMISSION HEARING: Tuesday, September 1, 2015 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, September 9, 2015 – 7:00 p.m.

MAP

City of Marietta Area Zoning Map

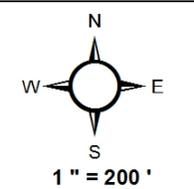


| Zoning | | District | Land Lot | Parcel | Current Zoning | Proposed Zoning |
|---|--|----------|----------|--------|----------------|-----------------------|
| SINGLE FAMILY RESIDENTIAL R-1 One Unit/Acre R-2 Two Unit/Acre R-3 Three Unit/Acre R-4 Four Unit/Acre ATTACHED FAMILY RESIDENTIAL RA-4 Four Unit/Acre RA-6 Six Unit/Acre RA-8 Eight Unit/Acre PRD(SF) Planned Residential Dev. MHP Mobile Home Park MULTI FAMILY RESIDENTIAL RM-8 Eight Unit/Acre RM-10 Ten Unit/Acre RM-12 Twelve Unit/Acre RHR Residential High Rise PRD(MR) Planned Residential Dev. | COMMERCIAL NRC Neighborhood Retail CRC Community Retail RRC Regional Retail CBD Central Business District PCD Planned Commercial Dev. MXD Mixed-Use Dev. OIT Office Institutional Trans. LRO Low-Rise Office OI Office Institutional OS Office Services OHR Office High-Rise INDUSTRIAL LI Light Industrial HI Heavy Industrial PID Planned Industrial Dev. | 16 | 12140 | 0780 | OI | OI w/ addtl use |

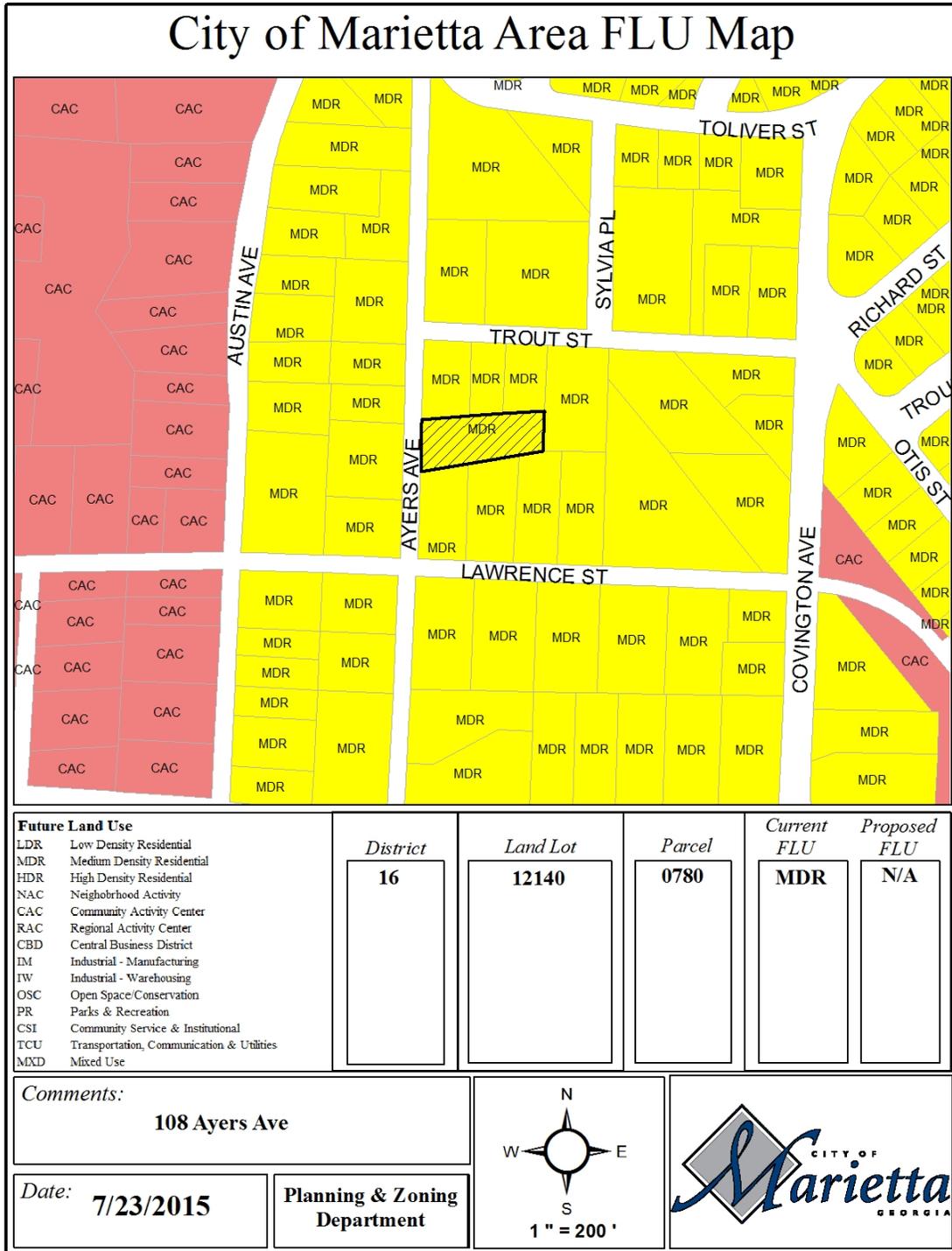
Comments:
108 Ayers Ave

Date: 7/23/2015

Planning & Zoning Department




FLU MAP



PICTURES OF PROPERTY



108 Ayers Avenue



Side of subject property

STAFF ANALYSIS

Location Compatibility

The applicant, Patricia Benedict, is requesting the 0.373 acre property located at 108 Ayers Avenue be rezoned from OI (Office Institutional) to OI with an additional use (Rug Cleaning) to make the zoning compatible with the proposed use of the developed property. Specifically, the applicant is requesting to rezone the property to OI with an additional use so that the subject property may be used as a facility for the applicant's rug cleaning business.

The property, which contains an industrial style structure with metal paneling along all sides, is located on a local road – Ayers Avenue – between Lawrence Street (collector road) and Trout Street (local road). Properties south, southwest (across Ayers Avenue), and southeast of the subject property are also zoned OI. However, the properties located north, northwest (across Ayers Avenue), and northeast are zoned R-4 (Single Family Residential - 4 units/ac).

Use Potential and Impacts

Although it is a metal warehouse building, historically the subject property has been used as an office-institutional space – the main use of this space has been as a studio for photography as well as graphic arts. More recently, the subject property has been used as an administrative office the past three years.

The surrounding neighborhood is characterized by a mix of building types - some residential homes converted into office space, some residential homes still used as residences, and some buildings similar in physical appearance to the structure on subject property and used as commercial facilities. The properties located south at the corner of Ayers Avenue and Lawrence Street has a combination of businesses – one is a residential home used as an office for general contractors at the southeast corner – at the southwest corner there is a similar industrial structure used as an office for a fence company; furthermore, at the southeast corner – across Lawrence Street – there is also a similar industrial structure that operates as an administrative office.

The City's Comprehensive Plan has designated the FLU (Future Land Use) of the subject property as MDR (Medium – Density Residential). The purpose of the FLU designation is to act as a guide for overall comprehensive planning within the community. According to the City's comprehensive plan, the MDR category shall allow densities ranging between three to six dwellings units per acre. Although, the applicant's request is not for a residential use the physical appearance and character of the structure will remain the same, and therefore the character of the surrounding community would not likely be changed.

Environmental Impacts

There are no indications of flood plain, wetlands, streams or endangered species on the property. However, the proposed usage will be utilizing a list of materials with the involvement of chemicals to provide their services. After staff review among the Fire Department, Marietta Water, Cobb Wastewater, and Public Works there was some concern regarding cleaning materials; however, Staff met with the applicant and the issue can be resolved by utilizing safe containment measures.

Economic Functionality

The surrounding properties are split nearly in half between residential uses and for office and commercial uses. The subject property is located in between residentially used properties to the north and office and commercially used properties to the south. Although the building's character is industrial in appearance, it shares similar characteristics with a few other buildings in close proximity.

The subject property has had a consistent use as it is zoned; and this location seems to serve its purpose since the space has been consistently utilized by appropriate businesses for many years. Specifically, from 1989 to present (26 year span) there have only been three different businesses utilizing the property; and if approved, Benedict Textile Cleaning LLC would be the fourth.

Infrastructure

The property is entirely within city limits and currently operates with a septic tank. However, the applicant has made plans with Marietta Water to tie into the city sewer system. There will be minimal impact to the traffic and transportation.

History of Property

There is no history of any variances, Special Land Use Permits, or rezonings associated with the property.



Other Issues

Should the requested zoning be approved, the applicant has agreed that:

- There shall be a chemical spill kit on-site.
- The material named "Matrix Break Down" shall be stored into an approved fire resistance container.
- The subject property shall no longer operate with a septic tank and instead tie into the sewer and water system.

If this rezoning is approved, it is suggested these items be stipulated as part of the approval.

ANALYSIS & CONCLUSION

The applicant, Patricia Benedict, is requesting the 0.373 acre property located at 108 Ayers Avenue be rezoned from OI (Office Institutional) to OI with an additional use (Rug Cleaning) to make the zoning compatible with the proposed use of the developed property. Specifically, the applicant is requesting to rezone the property to OI with an additional use so that the subject property may be used as a facility for the applicant's rug cleaning business.

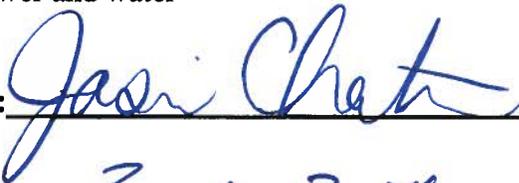
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If the requested rezoning is approved, the following stipulations may be considered:

1. There shall be a chemical spill kit on-site.
2. The material named "Matrix Break Down" shall be stored into an approved fire resistance container.
3. The subject property shall no longer operate with a septic tank and instead tie into the sewer and water

Prepared by: 

Approved by: 



DATA APPENDIX

CITY OF MARIETTA - WATER

| | |
|--|-------------------------------------|
| Is a water line adjacent to the property? | Yes |
| If not, how far is the closest water line? | |
| Size of the water line? | 6" |
| Capacity of the water line? | Variable based on condition of main |
| Approximate water usage by proposed use? | 400 GPD |

CITY OF MARIETTA - SEWER

| | |
|--|---|
| Is a sewer line adjacent to the property? | No but may be close enough to tie into. |
| If not, how far is the closest sewer line? | Will need to field verify |
| Size of the sewer line? | 8" |
| Capacity of the sewer line? | Variable |
| Estimated waste generated by proposed development? | 400 GPD |
| Treatment Plant Name? | R.L. Sutton WRF |
| Treatment Plant Capacity? | Cobb Water must confirm |
| Future Plant Availability? | Cobb Water must confirm |

DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

| | |
|--|------------|
| Does flood plain exist on the property? | No |
| What percentage of the property is in a floodplain? | N/A |
| What is the drainage basin for the property? | Sope Creek |
| Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency? | No |
| If so, is the use compatible with the possible presence of wetlands? | N/A |
| Do stream bank buffers exist on the parcel? | No |
| Are there other topographical concerns on the parcel? | No |
| Are the storm water issues related to the application? | No |
| Potential presence of endangered species in the area? | No |

Transportation

| | |
|--|-----------|
| What is the road effected by the proposed change? | Ayers Ave |
| What is the classification of the road? | Local |
| What is the traffic count for the road? | N/A |
| Estimated number of cars generated by the proposed development? | N/A |
| Estimated number of trips generated by the proposed development? | N/A |
| Do sidewalks exist in the area? | No |
| Transportation improvements in the area? | No |
| If yes, what are they? | N/A |



DATA APPENDIX CONTINUED

EMERGENCY SERVICES

| | |
|--|------------|
| Nearest city or county fire station from the development? | Station 52 |
| Distance of the nearest station? | 0.9 miles |
| Most likely station for 1 st response? | Station 52 |
| Service burdens at the nearest city fire station (under, at, or above capacity)? | None |

Comments:

Additional information is needed concerning the process, Are volatile chemicals used, stored etc. A fire department consult is needed.

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes _____ No x

If not, can this site be served? Yes x No _____

What special conditions would be involved in serving this site?

Additional comments:



Department of Development Services
 205 Lawrence Street
 Marietta, Georgia 30060
 Phone (770) 794-5440
 Brian Binzer, AICP, Director

APPLICATION FOR REZONING

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)

Application #: 22015-29 Registrar #: 20150708 P2 15-353
 Planning Commission Hearing: 9/1/15 City Council Hearing: 9/9/15

Owner's Name Arnold Katz Email Address: _____

Mailing Address 2315 Woodfield Ln. Zip Code: 30062 Telephone Number 770-579-8551

COMPLETE ONLY IF APPLICANT IS NOT OWNER: Dan Gentz - Broker

Applicant: Patricia M. Benedict

Mailing Address 2180 Blaylock Dr Zip Code: 30062
Marietta GA

Telephone Number 404-973-9880 Email Address: frish.benedict@hotmail.com

Address of property to be rezoned: 108 Ayers Ave Marietta GA 30060
 Land Lot (s) 17140 District 16 Parcel 0780 Acreage .37 acres Ward 1 Future Land Use: _____
 Present Zoning Classification: OI Proposed Zoning Classification: OI + (Rug Cleaning)
w/add: use

REQUIRED INFORMATION

Applicant must submit the following information by 4:00 p.m. on or before the application deadline. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning Commission.

1. **ALL** rezoning submittals must include proposed plans, supplementary material, etc. in Adobe Acrobat on computer disk. **The original application must be submitted with ALL original signatures - Copies of the application or signature(s) will NOT be accepted.**
2. Legal Description. Legal description must be in a WORD DOCUMENT.
3. Application fee (\$500)
4. Copy of the deed that reflects the current owner(s) of the property.
5. Copy of current tax bill showing payment or a certification from the City of Marietta Tax Office stating that taxes have been paid.
6. Plat/survey showing the dimensions, acreage, location of the tract(s) and utility easements prepared by an architect, engineer (P.E. or Civil Engineer), landscape architect or land surveyor whose state registration is current and valid and whose seal shall be affixed to the plat/survey.
7. Site plan (25 copies, drawn to scale) prepared by an architect, engineer, (P.E. or Civil Engineer), whose state registration is current and valid, showing the following:
 - One copy scaled to an 8 1/2" X 11" size
 - Specific use or uses proposed for the site
 - Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area
 - Detention/retention areas
 - Public or private street(s) - right of way and roadway widths, approximate grades
 - Location and size of parking area with proposed ingress and egress
 - Specific types and dimensions of protective measures, such as buffers
 - Landscaping
 - Wetlands and 100 year floodplain
8. A detailed written description of the proposed development / project must be submitted with the rezoning application.

TO: Marietta Daily Journal

FROM: City of Marietta

RUN AD DATE: August 14, 2015

PUBLIC NOTICE OF REZONINGS, AND CODE AMENDMENTS

The City of Marietta hereby gives notice that a public hearing will be held on the following rezonings and code amendment by the Planning Commission on **Tuesday, September 1, 2015, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, September 9, 2015, 7:00 p.m.**, City Hall, for a final decision to be made.

Z2015-28 [REZONING] DONNIS W. KING (BROCK BUILT HOMES, LLC) requesting rezoning for property located in Land Lot 03600, District 17, Parcel 0230, 2nd Section, Cobb, Cobb County, Georgia and being known as 554 Haley Street from NRC (Neighborhood Retail Commercial) to PRD-SF (Planned Residential Development - Single Family). Ward 1A.

A description and plat of the property sought for the rezoning and future land use assignment are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto.

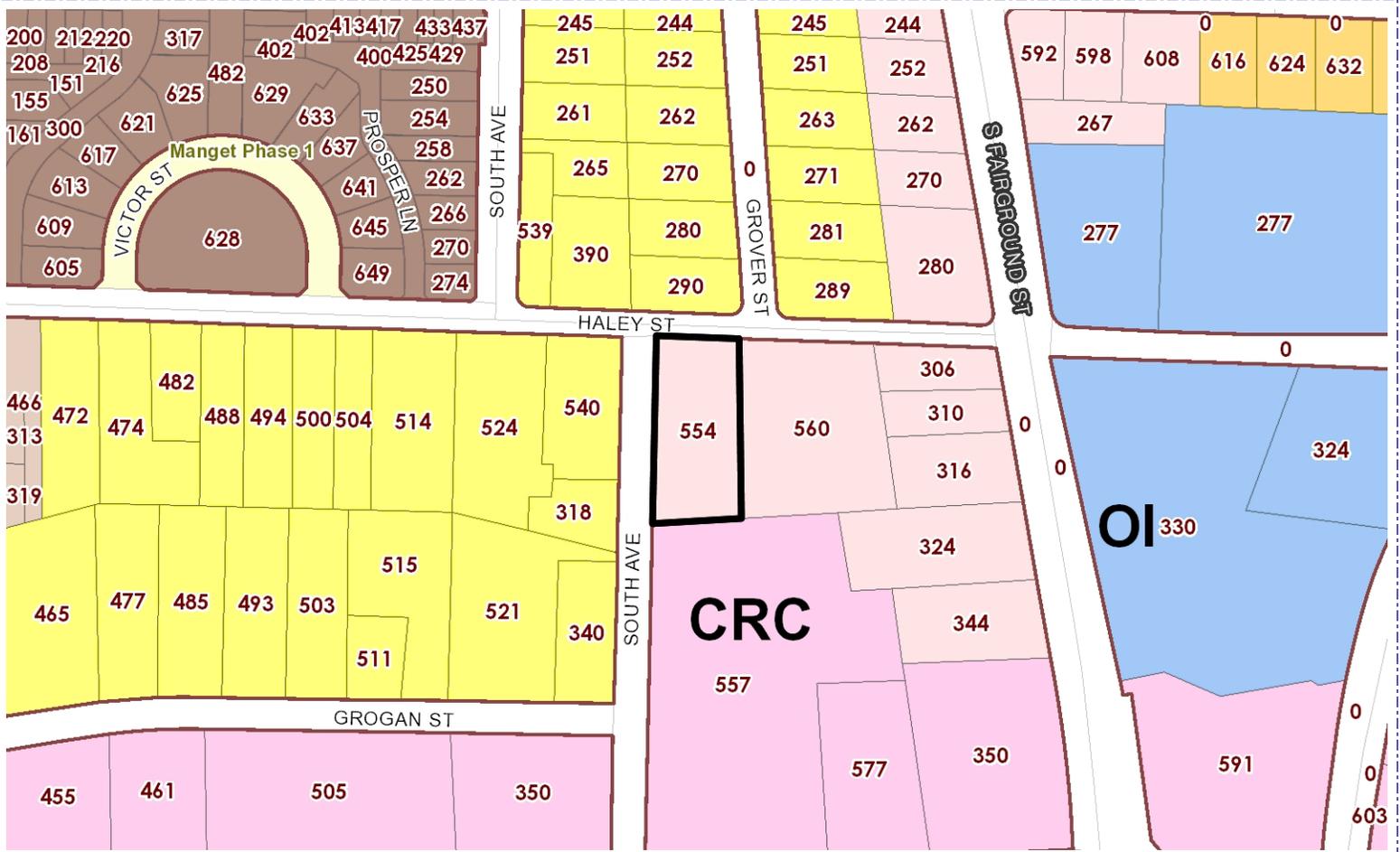
For additional information please call the Planning and Zoning Office (770) 794-5669.

Accessibility to Meetings: If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call Mr. Patrick Henley, ADA Coordinator, at 770-794-5558 (voice) or 770-794-5560 (TDD) no later than 48 hours before the date of the above meeting.

City of Marietta
205 Lawrence Street
Marietta, Georgia 30060



Rezoning



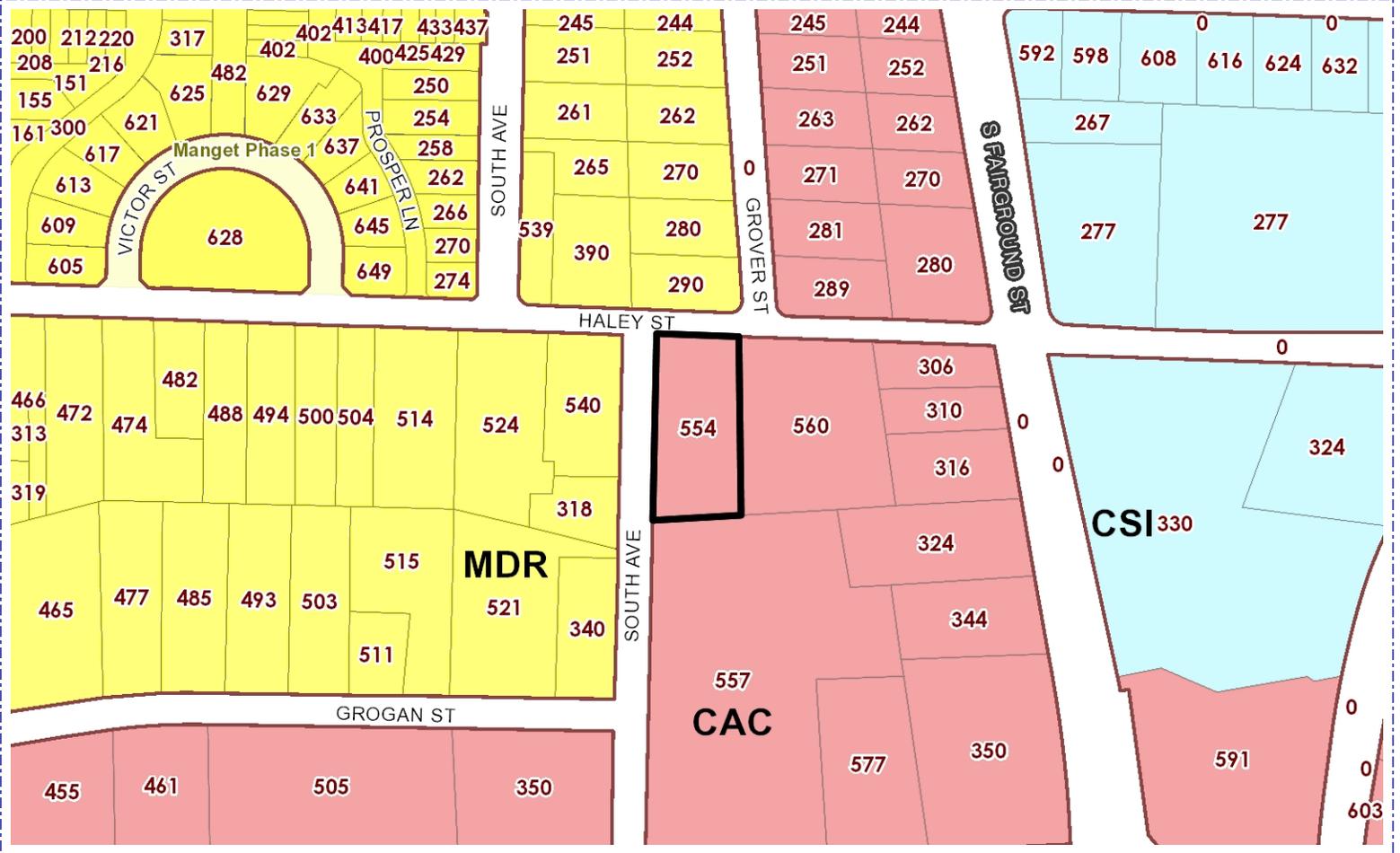
| Address | Parcel Number | Acreage | Ward | Zoning | FLU |
|------------------------------------|-------------------|---------|-----------------------|--------|-----|
| 554 HALEY ST | 17036000230 | 0.498 | 1A | NRC | CAC |
| Property Owner: | Donnis W King | | | | |
| Applicant: | Brock Build Homes | | | | |
| Proposed Zoning: | PRD-SF | | | | |
| Agent: | | | | | |
| Proposed Use: | | | | | |
| Planning Commission Date: | 09/01/2015 | | | | |
| City Council Hearing Date: | 09/09/2015 | | Case Number: Z2015-28 | | |
| City of Marietta Planning & Zoning | | | | | |

Zoning Symbols

- Railroads
- City Limits
- Cobb County Pockets
- NA
- R1 - Single Family Residential (1 unit/acre)
- R2 - Single Family Residential (2 units/acre)
- R3 - Single Family Residential (3 units/acre)
- R4 - Single Family Residential (4 units/acre)
- RA4 - Single Family Residential - Attached
- RA6 - Single Family Residential - Attached
- RA8 - Single Family Residential - Attached
- MHP - Mobile Home Park
- PRD-SF - Planned Residential Dev. Single Family
- RM8 - Multi Family Residential (8 units/acre)
- RM10 - Multi Family Residential (10 units/acre)
- RM12 - Multi Family Residential (12 units/acre)
- RHR - Residential High Rise
- PRD-MF - Planned Residential Dev Multi Family
- NRC - Neighborhood Retail Commercial
- CRC - Community Retail Commercial
- RRC - Regional Retail Commercial
- PCD - Planned Commercial Development
- LI - Light Industrial
- HI - Heavy Industrial
- PID - Planned Industrial Development
- MXD - Mixed Use Development
- CBD - Central Business District
- OIT - Office Institutional Transitional
- LRO - Low Rise Office
- OI - Office Institutional
- OS - Office Services
- OHR - Office High Rise



Future Land Use



| Address | Parcel Number | Acreage | Ward | Zoning | FLU |
|---|---------------|--|------|--------|-----|
| 554 HALEY ST | 17036000230 | 0.498 | 1A | NRC | CAC |
| Planning Commission Hearing Date: | 09/01/2015 | Future Land Use Symbols <ul style="list-style-type: none"> Railroads City Limits Cobb County Pockets RAC - Regional Activity Center CAC - Community Activity Center NAC - Neighborhood Activity Center CBD - Central Business District MXD - Mixed Use Development CSI - Community Service and Institutional HDR - High Density Residential MDR - Medium Density Residential LDR - Low Density Residential OSC - Open Space / Conservation PR - Parks / Recreation IW - Industrial Warehousing IM - Industrial Manufacturing TCU - Transportation and Utilities | | | |
| City Council Hearing Date: | 09/09/2015 | | | | |
| Future Land Use: | CAC | | | | |
| Case Number: | | | | | |
| Comments: | | | | | |
| City of Marietta Planning & Zoning | | | | | |



| Address | Parcel Number | Acreage | Ward | Zoning | FLU |
|--------------|---------------|---------|------|--------|-----|
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| | |
|-----------------------------------|-----------------------|
| Property Owner: | Donnis W King |
| Applicant: | Brock Build Homes |
| City Council Hearing Date: | 09/09/2015 |
| Planning Commission Hearing Date: | 09/01/2015 |
| BZA Hearing Date: | Case Number: Z2015-28 |
| Comments: | |

Legend

- Railroads
- City Limits
- Cobb County Pockets

Benedict

Textile Cleaning, LLC

Request for Zoning Change

OI to OI - Rug Cleaning

108 Ayers Ave,
Marietta GA 30060

www.BenedictCleaning.com

Our Current Business

upholstery cleaning marietta: x

www.benedictcleaning.com

JIRA and Confluence JIRA Stibo Systems WebEx... Hubbell Halyard Belden Personal Trailblazer Information India Org Chart Business Enablement Fiber Protection Artwork TurboTax Personal Pr... Other bookmarks

Serving Atlanta since 1988

Benedict
Textile Cleaning, LLC

HOME Services Media Blog About Contact

(678) 523-7032

Pet urine problems?
Call us!

10% off
*min \$200 cleaning
Summer Special!

Carpet Cleaning Upholstery Cleaning Fabric Protection Pet Odor Removal

ICRC CERTIFIED IICRC SERVICE PROVIDER

HOME Services Media Blog About Contact

Benedict Textile Cleaning, LLC | 2180 Blaylock Dr., Marietta, GA 30062 | 678-523-7032 | Copyright 2015

TEXTILE PRO CERTIFIED

Share

Current Business Information

- Benedict Textile Cleaning LLC provides carpet cleaning, upholstery cleaning, fabric protection, and on-site rug cleaning services to clients in the metro Atlanta area.
- Our customers consists of mostly residential households with incomes over \$120,000.
- We currently have a database of approximately 208 customers.
- Consumers are moving from carpet to hard surface flooring solutions.
- As carpet cleaning demands go down and hard surfaces flooring demands increase, there has also been a tremendous increase in the need for cleaning area rugs and oriental rugs in the metro Atlanta area.
- There are no on-site rug cleaners that we are aware of in Cobb County. This is a disservice to local customers who have to travel a distance to have their rugs cleaned.

Future Business Information

- Benedict Textile Cleaning LLC would like to add in-plant rug cleaning to their current services already provided.
- Benedict Textile Cleaning LLC would like to provide a facility where customers in Cobb and Fulton counties can bring their rugs to the city of Marietta.
- The benefit to the City of Marietta is our facility will bring high-income individuals to the city.
- The affect of this is that these individuals, who might not otherwise have a reason to visit the city, will consider shopping/eating in the City of Marietta thus bringing commerce and tax revenue to the City.

1-2 year Business Volume at the Location

- **Number of Employees: 3**
 1. One full time - Jeff Benedict
 2. One part time – new hire
 3. One quarter time – Trish Benedict
 - **Number of parked vehicles at any given time during the day: 2-6 vehicles**
 - During the Day
 1. 1- 2000 Ford F-350 van
 2. 1 - 1985 GMC Van
 3. 2 - part time employee vehicle
 4. 0-2 customer vehicles at any given time
 - During the night – no vehicles will be parked outside over night
 - **Number of Customers/Deliveries per week: 4**
 - We will have a mix of us brining/delivering rugs to customers and customers dropping off/picking up rugs. We anticipate cleaning 39 rugs a month at the end of 2 years. This is about 9 rugs a week* which translates to about 2-4 deliveries a week*.
- *This is an estimate only – figures could be slightly higher.

108 Ayers Ave, Marietta GA 30060
Current Land Use – OI
Office Institutional



What does a rug cleaning facility look like?



What does a rug cleaning facility look like?



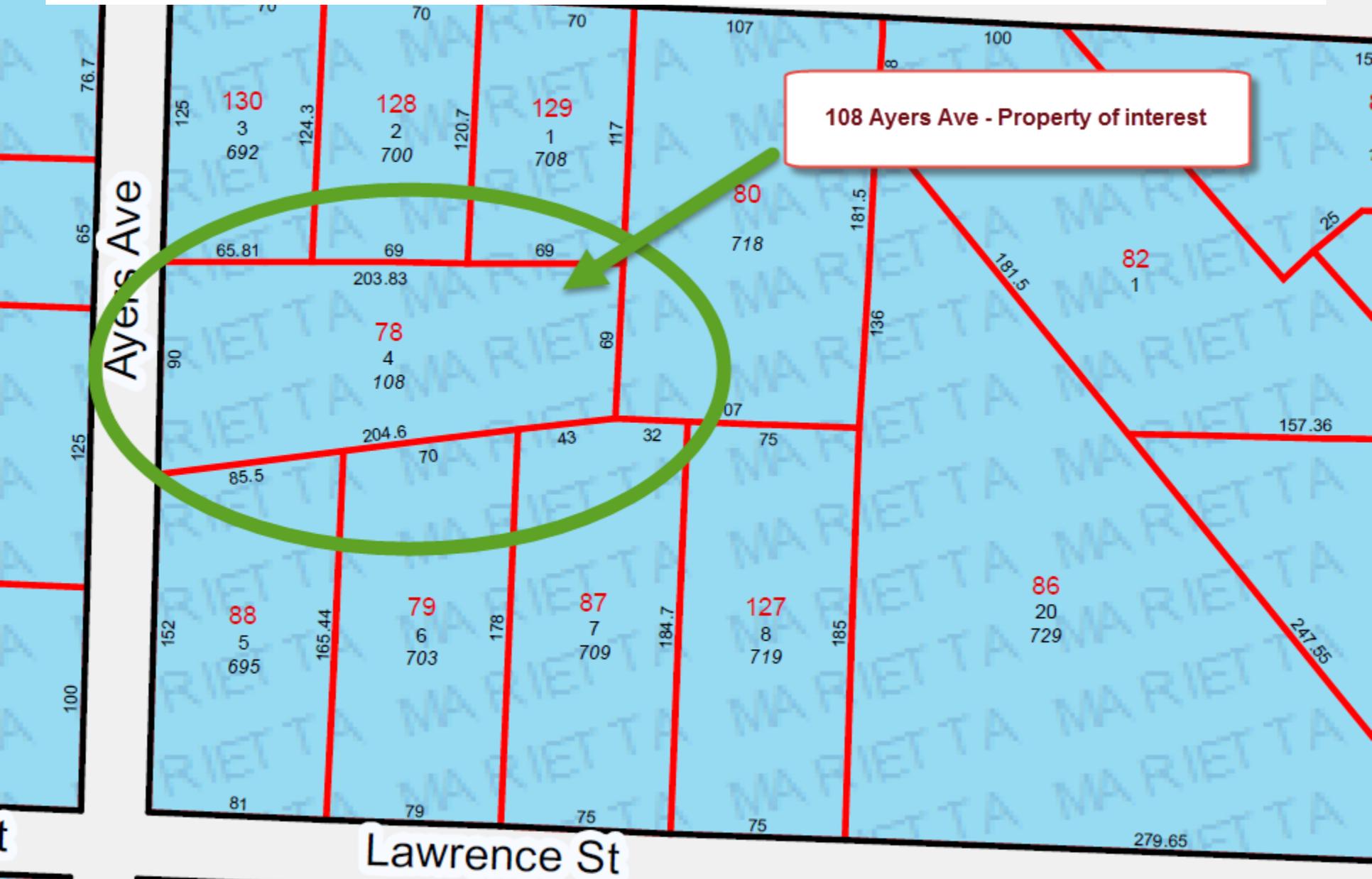
What does a rug cleaning facility look like?



What does a rug cleaning facility look like?



Current Zoning



Trout St

Trout St

Ayers Ave



103 Ayers Ave

Nelson Price
Treatment Center



Ayers Ave

Lawrence St NE

GIS Map from the Cobb County



**Property to the left
692 Trout St, Marietta GA 30060**



**Property to the left
692 Trout St, Marietta GA 30060**



**Property to the right
695 Lawrence St, Marietta GA 30060**



**Properties across the street
113 Ayers Ave, Marietta GA 30060**







**Properties across the street
105 Ayers Ave, Marietta GA 30060**



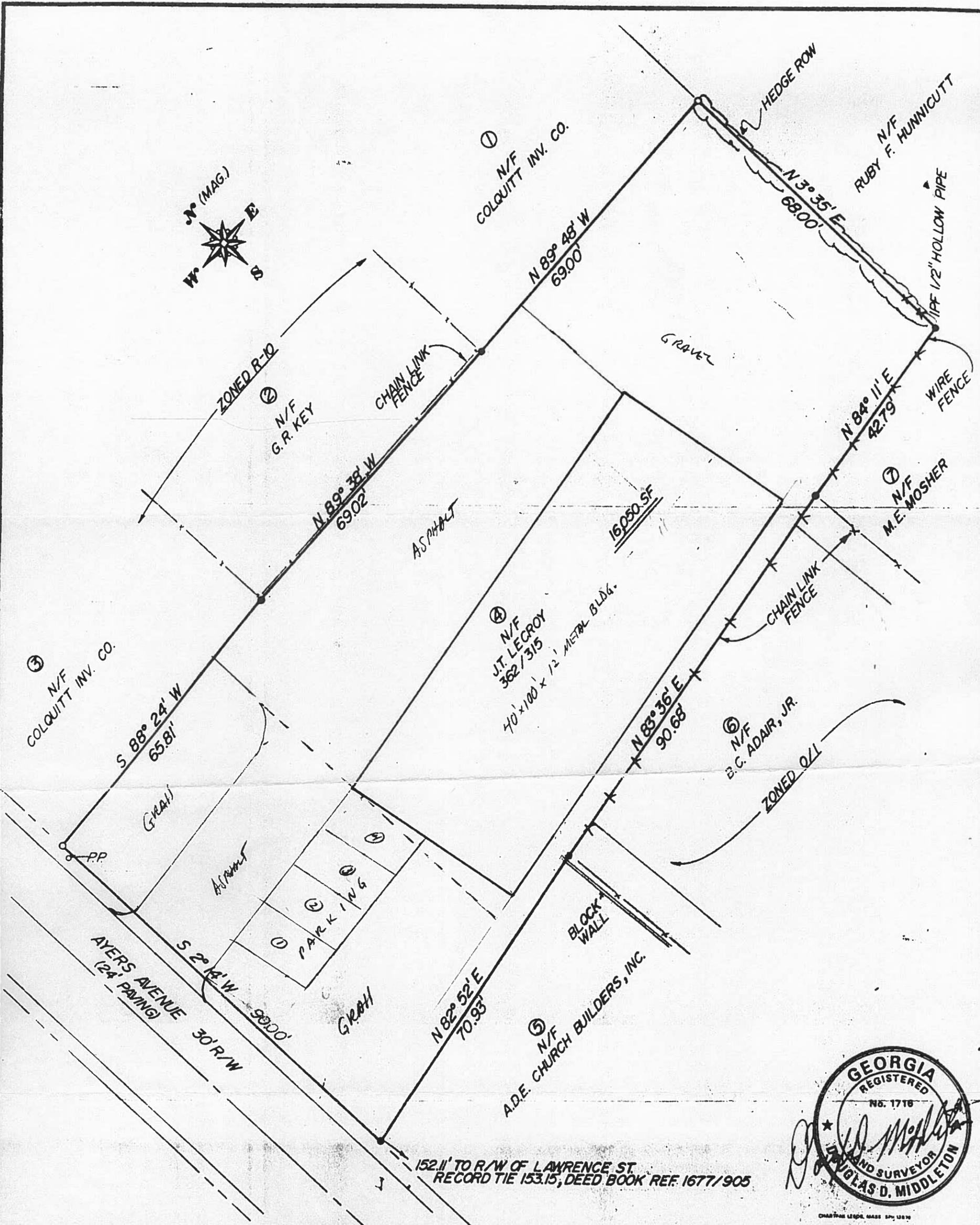
**Properties across the street
649 Lawrence St, Marietta GA 30060**

Please note – The Cobb County Property Appraisers office identifies this property as 103 Ayers Ave, Marietta GA 30060

This is most likely a typo

Address change in 2008

| Owner Name | Year | Parcel ID | Address | Original | Paid? | View |
|---------------|------|-------------|---------------|----------|--------|----------------------|
| KATZ ARNOLD E | | | | | | View |
| KATZ ARNOLD E | 2001 | 16121400780 | 108 AYERS AVE | | ✓ Paid | View |
| KATZ ARNOLD E | 2002 | 16121400780 | 108 AYERS AVE | | ✓ Paid | View |
| KATZ ARNOLD E | 2003 | 16121400780 | 108 AYERS AVE | Original | ✓ Paid | View |
| KATZ ARNOLD E | 2004 | 16121400780 | 108 AYERS AVE | Original | ✓ Paid | View |
| KATZ ARNOLD E | 2005 | 16121400780 | 108 AYERS AVE | Original | ✓ Paid | View |
| KATZ ARNOLD E | 2006 | 16121400780 | 108 AYERS AVE | Original | ✓ Paid | View |
| KATZ ARNOLD E | 2007 | 16121400780 | 108 AYERS AVE | Original | ✓ Paid | View |
| KATZ ARNOLD E | 2008 | 16121400780 | 103 AYERS AVE | Original | ✓ Paid | View |
| KATZ ARNOLD E | 2009 | 16121400780 | 103 AYERS AVE | Original | ✓ Paid | View |
| KATZ ARNOLD E | 2010 | 16121400780 | 103 AYERS AVE | Original | ✓ Paid | View |
| KATZ ARNOLD E | 2011 | 16121400780 | 103 AYERS AVE | Original | ✓ Paid | View |
| KATZ ARNOLD E | 2012 | 16121400780 | 103 AYERS AVE | Original | ✓ Paid | View |
| KATZ ARNOLD E | 2013 | 16121400780 | 103 AYERS AVE | Original | ✓ Paid | View |
| KATZ ARNOLD E | 2014 | 16121400780 | 103 AYERS AVE | Original | ✓ Paid | View |



IRON PINS INDICATED AS SET ARE 24" "T" SHAPED STEEL PINS WITH A STAINLESS STEEL CAP ATTACHED TO THE TOP AND INSCRIBED WITH "PROPERTY" CORNER-DO NOT DISTURB", "RLS 1716".

UNLESS OTHERWISE NOTED NORTH IS ASTRONOMIC (TRUE) AND WAS DETERMINED BY SOLAR OBSERVATION USING A ROELOFS PRISM AND THE LOCAL HOUR ANGLE METHOD OF COMPUTATION

THIS PLAT HAS BEEN RECORDED IN PLAT BOOK _____ PAGE _____ IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF _____ COUNTY, GEORGIA THIS _____ DAY OF _____ 19____ TIME _____

CLERK OF THE SUPERIOR COURT



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 203,604 FEET AND AN ANGULAR ERROR OF 8" 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 6,882 FEET

EQUIPMENT USED FOR MEASUREMENTS:
ANGULAR KERN DKM 2AF
LINEAR KERN DM 501

Boundary Survey & Plat For

***RAYMOND D. EAST, JR., ***

Land lot #1214, 16th district, 2nd section, Cobb County, Georgia; Being the same property as shown on a plat of the J.T. LeCroy Property recorded in Plat Book # 9, Page #7 in the Office of the Clerk of the Superior Court, Cobb County, Georgia, and being a vacant lot in the City of Marietta, Georgia.

CADASTRAL & LAND SURVEYS LTD., P.C.
1st National Bank Bldg. Suite 550
Marietta, GA 30061 (404) 428-2268

DRAWN BY: DRJ
DATE: 12-31-81
SCALE: 1" = 20'
JOB NUMBER: 8153-B1