



PLANNING & ZONING STAFF REPORT

July 15, 2026

Case Numbers:	VAR2606-002
Applicant:	Chris Riddle
Property Owner:	Rosa R. Loarca
Property Address:	791 Marietta Road Canton, GA 30114
Council Ward:	Ward 2 – Tolan/Roach
Parcel Number:	91N09 B005 (14-0165-0222)
Current Zoning:	R-4 (Single family residential, 4,000 square feet)
Character Area/ Future Land Use:	TRNA - Traditional Neighborhood Redevelopment Area
Acreage:	+/- 0.56ac
Current Use:	Single-family detached residence

REQUEST

The Applicant seeks following variances:

- (1) Increase the maximum width of residential driveways from 24' to 32' - UDC 109.03.13.C.3(a)
- (2) Reduce the minimum distance of residential driveways from catch basins from 10' to 4' – UDC 109.03.13.C.1(c)
- (3) Reduce the minimum distance of residential driveways from a roadway intersection from 35' to 15' – UDC 109.03.13.C.1(b)
- (4) Eliminate the required 25' landscape buffer where R-4 abuts RA-6 along the southern property line - UDC Table 103-1

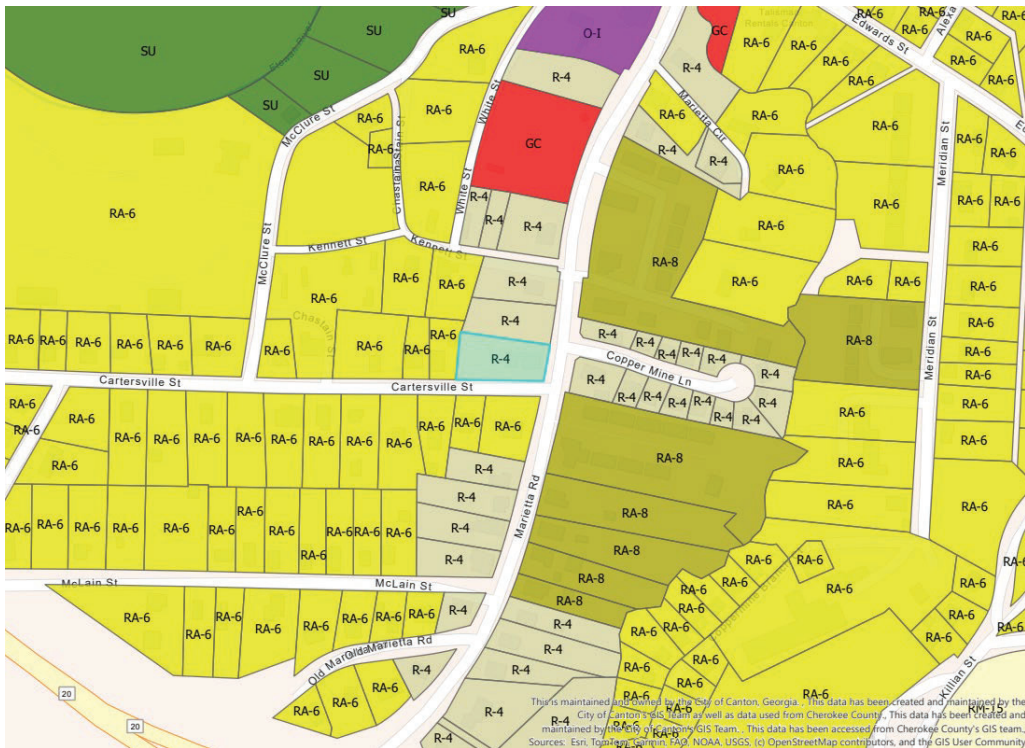
SITE

The subject property is located at the northwest corner of Marietta Road and Cartersville Street. The property currently is occupied by a single-family detached residence. The Applicant's intent is to subdivide the existing +/- 0.56ac. parcel into multiple lots to construct four (4) single-family detached residences.

LOCATION MAP



ZONING MAP



SURROUNDING USES

North	Single-family detached residential	R-4
South	Single-family detached and attached residential	RA-6, R-4
East	Single-family detached and attached residential	R-4, RA-8
West	Single-family detached and attached residential	RA-6

VARIANCE

Consider the following criteria as it pertains to proposed variance requests:

- 1. The grant of the variance will not be detrimental to the public health, safety or welfare or injurious to property or improvements;*
- 2. The variance request is based on conditions that are*
 - a. Unique to the subject property;*
 - b. Not generally applicable to other properties in the same zoning district;*
- 3. Because of the particular conditions, shape, size, orientation, or topographic conditions, the strict application of the requirements of this zoning ordinance would deprive the property owner of rights and privileges enjoyed by other similarly situated property owners;*
- 4. The requested variance does not go beyond the minimum necessary to afford relief and does not constitute a grant of special privilege inconsistent with the limitations of other similarly situated properties;*
- 5. The literal interpretation and strict application of the applicable provisions or requirements of this zoning ordinance would cause undue hardship or practical difficulty, as distinguished from a mere inconvenience; and*
- 6. The requested variance would be consistent with the spirit and purpose of this zoning ordinance and the comprehensive plan.*

CONDITIONS FOR CONSIDERATION

Should the Board of Appeals consider approving the requested variance(s), the following conditions of approval should be considered:

Any possible conditions of approval will be presented at the Public Hearing.



Community Development Department
110 Academy Street, Canton, Georgia 30114
770-704-1500

VARIANCE APPLICATION

Project # VAR2606-002

1. **Application Requirements:** All applications must be complete and include required support materials (listed on the reverse side of this application form). Incomplete applications will not be forwarded to the Canton Board of Appeals (BOA) for review. Applications shall be submitted through the City's online permitting portal system found here: <https://canton.onlama.com/>. Two (2) paper copies should also be furnished to the Community Development Department.
2. **Pre-Submittal Meeting:** A Pre-Submittal Meeting with Community Development Staff must be scheduled by the Applicant prior to submittal of the application.
3. **Application Deadline:** Applications and support materials must be submitted by the last Monday of the month, subject to change based on City Holidays. Please refer to the schedule listed on the reverse side of this application form for deadlines and meetings.
4. **Application Representation:** The Applicant or authorized representative of the Applicant must be present at the Public Hearing to support the application.
5. **Building Permit Requirements:** If a previously submitted building permit is being held pending variance action, the building permit will only be issued upon submittal of an action letter confirming variance approval.
6. **Perpetuity:** Unless otherwise conditioned by the Canton Board of Appeals or Mayor and City Council, an approved variance is held in perpetuity with the subject property so long as the property remains in its current configuration. Future modification to the subject property as a result of assemblage or subdivision may possibly deem an approved variance null and void.
7. **Adjacent Property Notification:** Applicants are required to notify adjacent property owners of the proposed variance as required by the City of Canton Unified Development Code Section 105.10.03. Such notification shall be forwarded to all contiguous property owners and their respective homeowner's association utilizing the City of Canton formatted notification letter located in this Application. Applicants should furnish a copy of each forwarded notification letter and one copy of a certified Certificate of Mailing from the United States Postal Service to the Community Development Department no later than fifteen (15) days prior to the Public Hearing meeting.
8. **Extension and Withdrawal:** The Applicant is allowed two (2) requests for extensions beyond the scheduled Public Hearing. If the request for extension is received after the Notice of Public Hearing is published, a \$500.00 readvertising fee will be assessed for each extension. An application may be withdrawn without prejudice (no waiting time to re-file) at any time prior to the Public Hearing. A request for withdrawal without prejudice must be made in writing.
9. **Appeal:** Any party aggrieved by any decision of the Board of Appeals may appeal the decision by submitting a Letter of Appeal to the Community Development Department no later than ten (10) days after the Board of Appeals decision has been rendered. The City Council will determine whether or not to hear the appeal, and if heard, will act accordingly on the appeal. Please refer to Section 105.14.02 of the Unified Development Code for more details regarding the appeals process. Any aggrieved party of the decision of the City Council may appeal the final decision to the Cherokee County Superior Court via writ of certiorari, submitted within thirty (30) days of the final decision.

If there are any questions about the Variance application process, procedures, or policies, please contact the Community Development Department at (770) 704-1559.

BY SIGNING BELOW, I ACKNOWLEDGE THAT I HAVE FULLY READ AND UNDERSTAND THE ABOVE POLICIES AND PROCEDURES OF SUBMITTING A VARIANCE APPLICATION WITH THE CITY OF CANTON.

X Chris Riddle
APPLICANT SIGNATURE

X Chris Riddle
PRINT NAME



Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

VARIANCE PUBLIC HEARING APPLICATION

Project #(s):

VAR2606-002

This Application is for a:

- ☒ *Pre-Construction Variance*
- ☐ *Post-Construction Variance*

1. Please check all information supplied on the following pages to ensure that all spaces are filled out completely and accurately before signing this form. State **N/A**, where Not Applicable.
2. If you are not paying online, please make your check payable to "**City of Canton.**"
3. If you have questions regarding this form, please contact the Community Development Department by calling (770) 704-1559.

Applicant Information:

Name: Chris Riddle
Address: 633 Butterworth Rd.
City: Canton
State: Ga ZIP Code: 30114
Telephone: 770-815-7621
Email Address: christo.riddle@gmail.com

Owner Information:

Name: Rosa R Loarca
Address: 409 Puckett Creek Circle Text
City: Canton
State: GA ZIP Code: 30114
Telephone: 770-894-2589
Email Address: 8942589@gmail.com

I, Chris Riddle (Applicant), do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in the Variance Application is true and correct and contains no misleading information. I, Chris Riddle (Applicant), have received and thoroughly read the Public Hearing Procedures.

This 25 day of June, 2026.

Applicant Signature: Chris Riddle Print Name: Chris Riddle



Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

VAR2606-002

This form is to be executed under oath. I, Rosa Loarca, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia.

I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required thereon.

This 26th day of June, 2026.

Owner Signature:

Print Name:

Rosa Loarca

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for a:

☒ Pre-Construction Variance

☐ Post-Construction Variance

Authorized Applicant Name:

Chris Riddle

Signature:

Chris Riddle

Mailing Address:

633 Butterworth Rd.

City: Canton

State + ZIP: Ga 30114

Email: christo.riddle@gmail.com

Telephone: 770-815-7621

Applicant Status:

- ☐ Owner
☐ Option to Purchase
☐ Lessee
☐ Area Resident
☒ Other (explain: Partner)

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is

Sworn To and Subscribed Before Me This 26th
Day Of June, 2026.

Notary Signature:





Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

PROPERTY INFORMATION

Project #:

VAR2606-002

Address(es): 791 Marietta Rd. Canton Ga 30114

Land Lot(s): 165 District: 14 Section: Parcel ID(s) 14-0165-0222

Existing Zoning Of Property: R-4 ☒ City ☐ County Total Acreage Of Property: .56 Acres

Existing Use(s) Of Property Single Family Home

ADJACENT PROPERTY/OWNER INFORMATION:

Please provide the following information for all adjacent properties, including property connected by public rights-of-way. Attach additional sheets as necessary.

	OWNER NAME AND ADDRESS/PARCEL ID	CURRENT ZONING	CURRENT LAND USE
NORTH	751 Marietta Rd./Guest Phillip Clyde/14-0165-0222	R-4	Single Family Home
SOUTH	115 Cartersville St./Martha Huffman/14-0165-0095	RA-6	Single Family Home
EAST	790 Marietta Rd./Latimer LLC/14-0165-0130	R-4	Single Family Home
WEST	110 Cartersville St/ Miguel Perez/14-0165-0074	RA-6	Single Family Home
OTHER	811 Marietta Rd./ Latimer LLC/ 14-0165-0137	RA-6	Duplex
OTHER			
OTHER			

Ordinance section(s) for which a variance is requested: Table 102-5, 109.03.13, 103.03.08

Please explain the reasoning for the requested variance:

The requested variances are needed to allow reasonable development of the property in accordance with the intent of the R-4 zoning district.

Existing site constraints, including stormwater infrastructure, grading limitations, and dimensional restrictions, prevent full compliance with the zoning standards while still allowing a functional and safe site layout. The requested relief is the minimum necessary to achieve a workable development plan that provides safe access, appropriate buffering, and compatibility with surrounding residential uses.

(This should additionally be addressed in the required Letter of Intent)



Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

VARIANCE REVIEW CRITERIA

Project #:

VAR2606-002

Are there any extraordinary or exceptional conditions pertaining to the subject property because of its size, shape, or topography? Yes. The property contains existing stormwater infrastructure, grading constraints, and dimensional limitations that create site-specific conditions not typically found in other properties within the same zoning district.

These conditions significantly limit design flexibility for building placement, driveway configuration, and buffering.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Yes. Strict application of the zoning standards would create an unnecessary hardship by preventing a practical and functional site design. Compliance would unreasonably restrict development of the property due to fixed physical constraints and would limit the ability to provide safe circulation, adequate stormwater management, and appropriate buffering.

Does a literal interpretation of the Zoning code deprive the Applicant of any rights that others in the same district are allowed? Yes. A literal interpretation would prevent reasonable residential development consistent with what is generally achievable within the R-4 district on unconstrained sites. The requested variances allow the property to be developed in a manner consistent with the intent and general character of the zoning district.

Has the condition from which relief or variance is sought been a result from action by the Applicant?
No. The conditions necessitating the variances are not self-created. They result from pre-existing site conditions

Are there conditions peculiar to the subject property? Yes, stormwater infrastructure locations, grading limitations, and dimensional constraints unique to the property.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Specifically, would the variance impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets or increase the danger of fire or imperil the public safety or unreasonably diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals or general welfare or the inhabitants or the City? No. The requested variances will not cause substantial detriment to the public good or impair the intent of the Zoning Code. The proposed development maintains adequate separation, safe access, and proper stormwater management, and will not adversely impact light, air, or drainage on adjacent properties.

(These criteria should additionally be addressed in the required Letter of Intent.)

791 Marietta Road
Variance Request – Letter of Intent

July 1, 2026

Introduction

Greetings,

My name is Chris Riddle. I am a local builder based in the City of Canton, with multiple completed projects throughout Canton, Holly Springs, and Cherokee County. My company specializes in thoughtfully designed small-scale residential developments that provide high-quality, attainable housing while complementing the character of the surrounding community.

This request seeks variances from Section 109.03.13 (Driveway Standards) and Table 103-1 (Landscape Buffer Standards) to allow the reasonable development of 791 Marietta Road in accordance with the intent of the R-4 zoning district.

The requested variances are necessitated by site-specific physical constraints, including existing stormwater infrastructure, existing road widths, and dimensional restrictions that collectively create a practical hardship. The hardship is not self-created and results from existing conditions unique to the property.

Collectively, the requested variances represent the minimum relief necessary to allow a coordinated development plan that maintains safe access, functional circulation, and compatibility with the surrounding residential character while preserving the intent of the zoning ordinance.

1. Landscape Buffer

Table 103-1 Buffer Types -Buffer between RA-6 and R-4 “Type A” 25’ Buffer

The applicant requests the elimination of the landscape buffer on the south side of the property.

The required landscape buffer creates a hardship because it is applied along the Cartersville Street frontage based on the zoning classification of property across the public roadway rather than an adjoining incompatible land use. The existing public street already provides meaningful separation between the properties.

If the full buffer were required, it would effectively render the Cartersville Street frontage unusable for reasonable site design, access, and lot layout. This creates a practical hardship unique to the property while providing little additional public benefit beyond the separation already created by the roadway.

1. Driveway Placements

Section 109.03.13

3) Widths

a. Within the right-of-way the driveway width shall be 12-foot minimum and 24-foot maximum, not including radii.

The requested driveway width variance to 32' is necessary because the existing roadway is narrower than a typical local street and is served by a below-standard right-of-way. These existing conditions reduce vehicle maneuverability and make safe ingress and egress more challenging than on a standard roadway.

Allowing a wider driveway within the right-of-way will improve turning movements, reduce maneuvering conflicts, and provide safer access to and from the property. Strict application of the maximum driveway width would unnecessarily limit the ability to design an entrance that responds appropriately to these constrained roadway conditions.

The hardship results from the existing narrow roadway and substandard right-of-way width, conditions that were not created by the applicant. The requested variance represents the minimum relief necessary to provide safe and functional access while maintaining the intent of the ordinance.

1) Location

c. Driveways shall not be installed closer than ten feet to a catch basin, as measured along the gutter line from the centerline of a catch basin to the nearest edge of the driveway.

The hardship is created by a pre-existing public catch basin located within the right-of-way. Because this stormwater infrastructure already exists, its location limits compliant driveway placement and is not a condition created by the applicant.

The proposed driveway will be located approximately **four** feet from the existing catch basin. Strict application of the ten-foot separation requirement would unnecessarily restrict reasonable access to the property and could require reconstruction of existing public infrastructure. The requested variance is the minimum relief necessary to provide safe, functional driveway access while preserving the existing stormwater system.

1)Location

b. Driveways shall not be located within 35 feet of a roadway intersection

The requested variance seeks to reduce the required driveway setback from the roadway intersection from 35 feet to 15 feet. This reduction is necessary due to the property's limited frontage, the proposed building layout, and the location of existing site constraints. Strict compliance with the 35-foot requirement would significantly restrict the placement of the driveway and compromise the overall site design.

The proposed 15-foot setback represents the minimum relief necessary to provide safe and functional access to the development. The driveway will maintain adequate sight distance and will allow vehicles to enter and exit the site in a safe and orderly manner without creating adverse impacts on traffic operations or the surrounding properties. The variance preserves the intent of the ordinance while allowing the property to be reasonably developed.

Conclusion

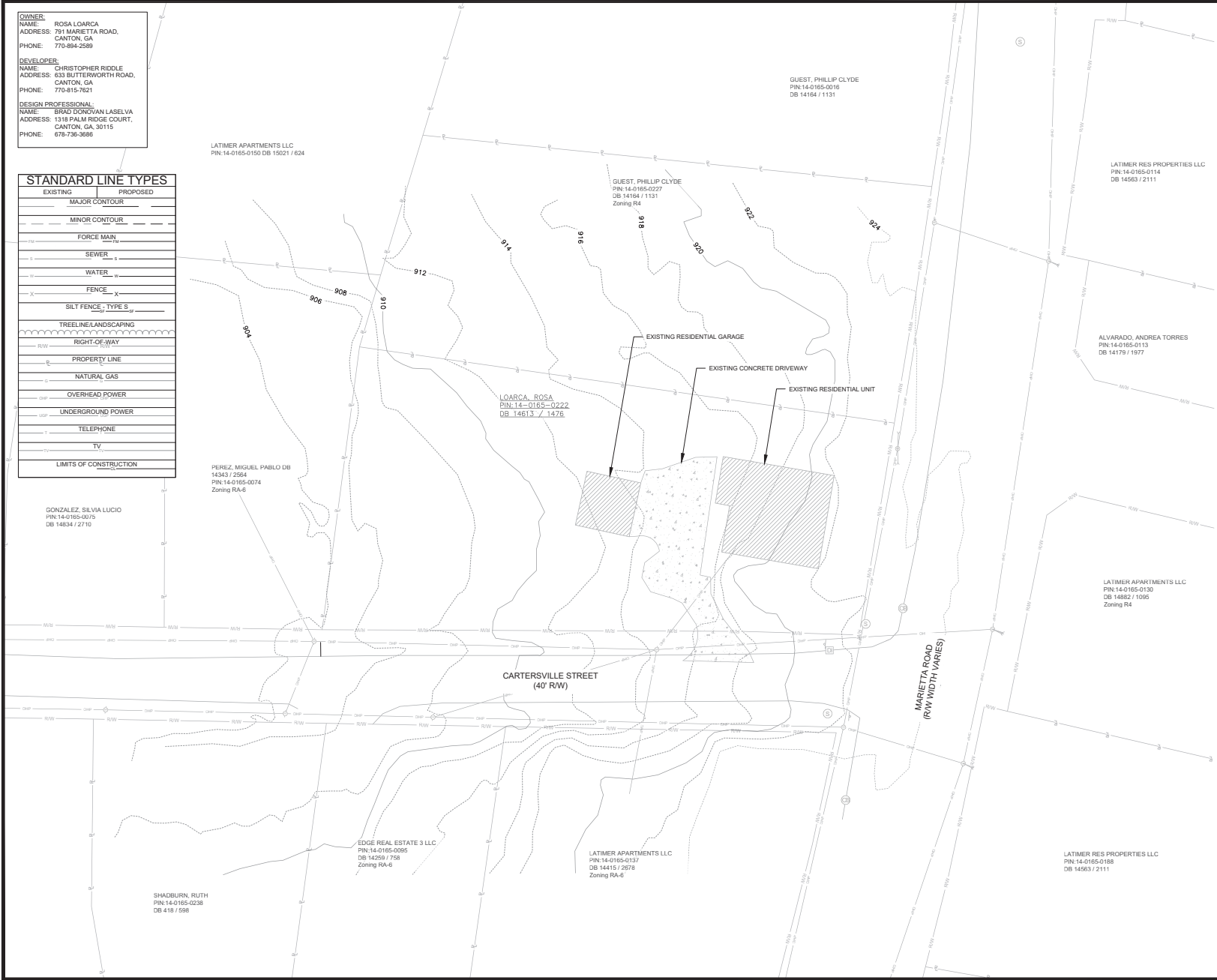
The requested variances will not alter the essential character of the surrounding neighborhood or create adverse impacts related to traffic, drainage, privacy, or aesthetics.

While strict compliance is not feasible due to existing site constraints, the intent and purpose of the zoning ordinance — to promote orderly development and protect neighborhood character — are maintained.

For these reasons, the applicant respectfully requests approval of the requested variances. Collectively, they respond to unique existing site constraints, represent the minimum relief necessary to allow reasonable development of the property, and remain consistent with the purpose and intent of the City's zoning regulations.

OWNER:
NAME: ROSA LOARCA
ADDRESS: 791 MARIETTA ROAD,
CANTON, GA
PHONE: 770-894-2589
DEVELOPER:
NAME: CHRISTOPHER RIDDLE
ADDRESS: 633 BUTTERWORTH ROAD,
CANTON, GA
PHONE: 770-815-7821
DESIGN PROFESSIONAL:
NAME: BRAD DONOVAN LASELVA
ADDRESS: 1318 PALM RIDGE COURT,
CANTON, GA 30115
PHONE: 678-736-3686

STANDARD LINE TYPES	
EXISTING	PROPOSED
MAJOR CONTOUR	
MINOR CONTOUR	
FORCE MAIN	
SEWER	
WATER	
FENCE	
SILT FENCE - TYPE S	
TREELINE/LANDSCAPING	
RIGHT-OF-WAY	
PROPERTY LINE	
NATURAL GAS	
OVERHEAD POWER	
UNDERGROUND POWER	
TELEPHONE	
TV	
LIMITS OF CONSTRUCTION	



CHRISTOPHER RIDDLE

PROJECT NUMBER: 00001	DATE
PROJECT DATE: JUNE 2006	REVISION
DESIGNED BY: EDL	REVISION
DRAWN BY: EDL	REVISION
CHECKED BY: EDL	REVISION
APPROVED BY: EDL	REVISION
SCALE: 1" = 40' FOR 1" LONG ON THIS SHEET. SCALE ACCORDANT.	

THE MARIETTA COTTAGES
EXISTING SITE PLAN

IMPERVIOUS SURFACE
PROPOSED IMPERVIOUS: 11,547 SF

LATIMER APARTMENTS LLC
PIN:14-0165-0150 DB 15021 / 624

GUEST, PHILLIP CLYDE
PIN:14-0165-0018
DB 14164 / 1131

LATIMER RES PROPERTIES LLC
PIN:14-0165-0114
DB 14563 / 2111

NOTES:

TOTAL ACRES: ± 0.56 AC
USES ALLOWED: SINGLE FAMILY RESIDENTIAL
TOTAL RESIDENTIAL UNITS: 4 UNITS
MAXIMUM GROSS DENSITY: 8.06 UNITS/ACRE
MAXIMUM NET DENSITY: 7.14 UNITS/ACRE
ACRES WITHIN RIGHT-OF-WAY: 0.10 AC
OPEN SPACE: 13,043 SF
MAXIMUM IMPERVIOUS SURFACE: 12,295 SF
MAXIMUM BUILDING HEIGHT: 40 FT
MINIMUM PARKING REQUIREMENTS: 2 SPACES/UNIT

CHRISTOPHER RIDDLE

PROJECT NUMBER: 00001

PROJECT NUMBER: 00001
PROJECT DATE: JUNE 2026

REVIEWED BY:	BAR BELOW IS 1" LONG FOR SCALES SHOWN ON THIS SHEET. IF NOT 1" LONG ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	BUL
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THE MARIETTA COTTAGES

PROPOSED SITE PLAN

C-03

NOT FOR CONSTRUCTION

The map illustrates a proposed residential development on a 0.25-acre lot. The lot is bounded by 110 Cartersville St to the west, 751 Marietta Rd to the north, and 790 Marietta Rd to the east. The development consists of four identical houses, each with a 32' wide driveway and a 20' front setback. The houses are arranged in a row, with a 6' sidewalk running along the front of the lot. A 25' landscaping buffer is shown along the west side of the lot. The lot is zoned R-4, and the surrounding area is also zoned R-4. The map includes various setbacks and dimensions, such as 15' rear setbacks, 20' corner setbacks, and 5' existing sidewalks. A red arrow points to a 4' driveway to basin distance. The map also shows existing storm sewers and property lines for neighboring lots.

Property Information:

- Unit 100:** RA-6
- 751 Marietta Rd:** R-4
- 110 Cartersville St:** PEREZ, MIGUEL PABLO, DB 14343 / 2564, Zoning RA-6
- 790 Marietta Rd:** LATIMER APARTMENTS LLC, DB 14882 / 1095, Zoning R4
- 811 Marietta Rd Unit 102:** RA-6
- 751 Marietta Rd:** GUEST, PHILLIP CLYDE, DB 14164 / 1131, Zoning R4
- 790 Marietta Rd:** LATIMER APARTMENTS LLC, DB 14415 / 2678, Zoning RA-6
- 751 Marietta Rd:** Huffman, Martha Edge, DB 14259 / 758, Zoning RA-6

Setbacks and Dimensions:

- 25' Landscaping Buffer
- 20' Front Setback
- 15' Rear Setback
- 20' Corner Setback
- 5' Existing Sidewalk
- 4' Driveway to Basin Distance
- 32' Wide Driveway
- 6' Sidewalk
- 910'
- 920'
- 930'

Other Features:

- Ex Storm Sewer
- RA-6
- RA-6
- RA-6
- RA-6

LEGEND

- PROPERTY CORNER WITHOUT MONUMENT
- MONUMENTED PROPERTY CORNER
- OTF OPEN TOP PIPE
- CIP CRIMPED TOP PIPE
- R/W RIGHT OF WAY
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- N/F PRESENT OR FORMER OWNER
- IPS IRON PIN SET
- IPF IRON PIN FOUND
- IPSF IRON PIN SET FUTURE
- L.L. LAND LOT
- L.L.L. LAND LOT LINE
- N.T.S. NOT TO SCALE
- P.O.B. POINT OF BEGINNING
- X- FENCE
- GM GAS METER
- WM WATER METER
- W- WATER LINE
- UCL UNDERGROUND COMM LINE
- UCB UNDERGROUND COMM BOX
- COMM MAN HOLE
- LP LIGHT POLE
- OP OVERHEAD POWER LINE
- UE UNDERGROUND ELECTRIC
- EM ELECTRIC METER
- FO FIBER OPTIC
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- SSM SANITARY SEWER MANHOLE
- SSL SANITARY SEWER LINE
- BL BUILDING LINE
- CL CENTERLINE
- +XXX SPOT ELEVATION
- IE INVERT ELEVATION

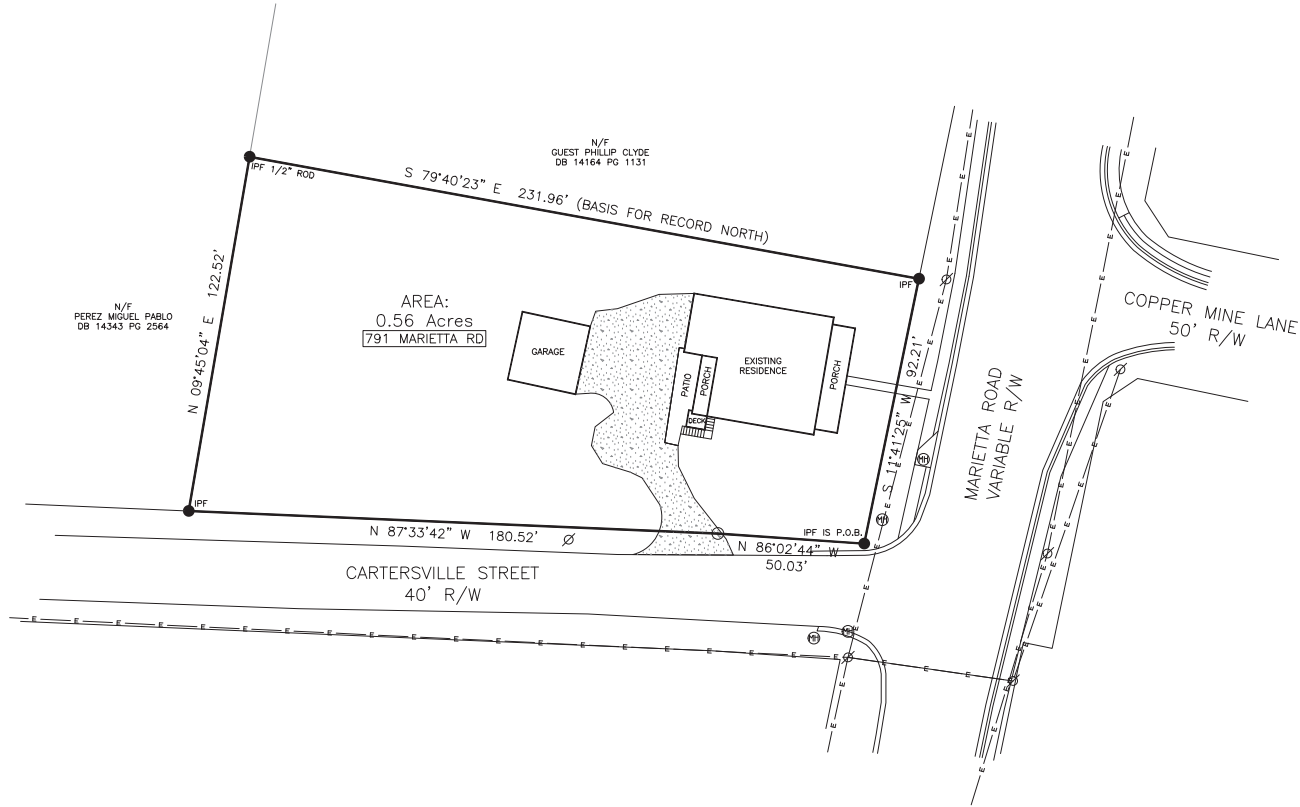
- SURVEY NOTES:**
- 1.) ALL DISTANCES ON SURVEY ARE HORIZONTAL DISTANCES.
 - 2.) ALL DISTANCES ON SURVEY ARE SHOWN AS "GROUND" DISTANCES.
 - 3.) ALL DISTANCES ON SURVEY ARE EXPRESSED IN U.S. SURVEY FEET.
 - 4.) ALL ANGULAR DIRECTIONS ARE EXPRESSED IN DEGREES, MINUTES AND SECONDS.
 - 5.) IF INDICATED, STREAMS ORIGINATING OR FLOWING THROUGH THE MAPPED PROPERTY ARE CONSIDERED STATE WATERS AND ARE SUBJECT TO LOCAL GOVERNMENT BUFFER AND SETBACK REQUIREMENTS.
 - 6.) THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY BOTH PUBLIC AND PRIVATE. ALL MATTERS OF TITLE ARE EXCEPTED.
 - 7.) EQUIPMENT USED FOR FIELD MEASUREMENTS IS A GEOMAX TOTAL STATION. THE FIELD DATA WAS COLLECTED BY REDUNDANT MEASUREMENTS IN A RADIAL TRAVERSE. THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A CLOSURE PRECISION OF 1" IN 278,552.
 - 8.) FIELD WORK BY D.S. / DRAFTING BY G.S.
 - 9.) ALL PINS SET ARE FOUND ARE 1/2" DIAMETER REBARS UNLESS OTHERWISE NOTED.
 - 10.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A LEGAL TITLE SEARCH, AND IS SUBJECT TO ANY AND ALL DISCLOSURES PRODUCED BY SAME INCLUDING EASEMENTS WHETHER OR NOT SHOWN ON THIS PLAT. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON. EDITING OR REPRODUCTION WITHOUT THE CONSENT OF THE SURVEYOR IS PROHIBITED.
 - 11.) LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED.

REFERENCES
D.B. 14613 PG. 1476
P.B. 59 PG. 149

FLOOD STATEMENT:
THIS PARCEL IS NOT IN THE 100 YEAR FLOOD PLAIN PER FEMA/FIRM MAP# 13057C0251E DATED 6/7/2019.
THIS STATEMENT IS BASED ON THE INTERPRETATION OF THE REFERENCED FLOOD MAP AND DOES NOT REFLECT A FIELD-RUN FLOOD STUDY BY THIS FIRM. FURTHER STUDY MAY BE REQUIRED FOR PRECISE FLOOD ZONE LOCATION OR ELEVATION. D&S LAND SURVEYING ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED FLOOD MAP.

PREPARED BY:

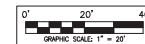
D&S LAND SURVEYING
LSF #001523
GRACE J. SHIRLEY, PLS #3659
P.O. BOX 4968
CANTON, GA 30114
770-720-4443
DSSURVEYMAILBOX@GMAIL.COM
D&SLANDGA.COM



HB 76 NOTE, EFFECTIVE MAY 08, 2017
Code Section 15-6-67, iii
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.

Grace J. Shirley
GRACE J. SHIRLEY, PLS #3659
6/26/2026
DATE

REFERENCE NORTH PB 14613 PL 1476



BOUNDARY SURVEY FOR:
CHRISTOPHER RIDDLE
ADDRESS: 791 MARIETTA RD, CANTON, GA 30114
LAND LOT: 165 - DISTRICT: 14 - SECTION: 2
CITY OF CANTON, GEORGIA
FIELD DATE: 5/6/2026 MAP DATE: 6/26/2026
JOB NUMBER: 26-111

