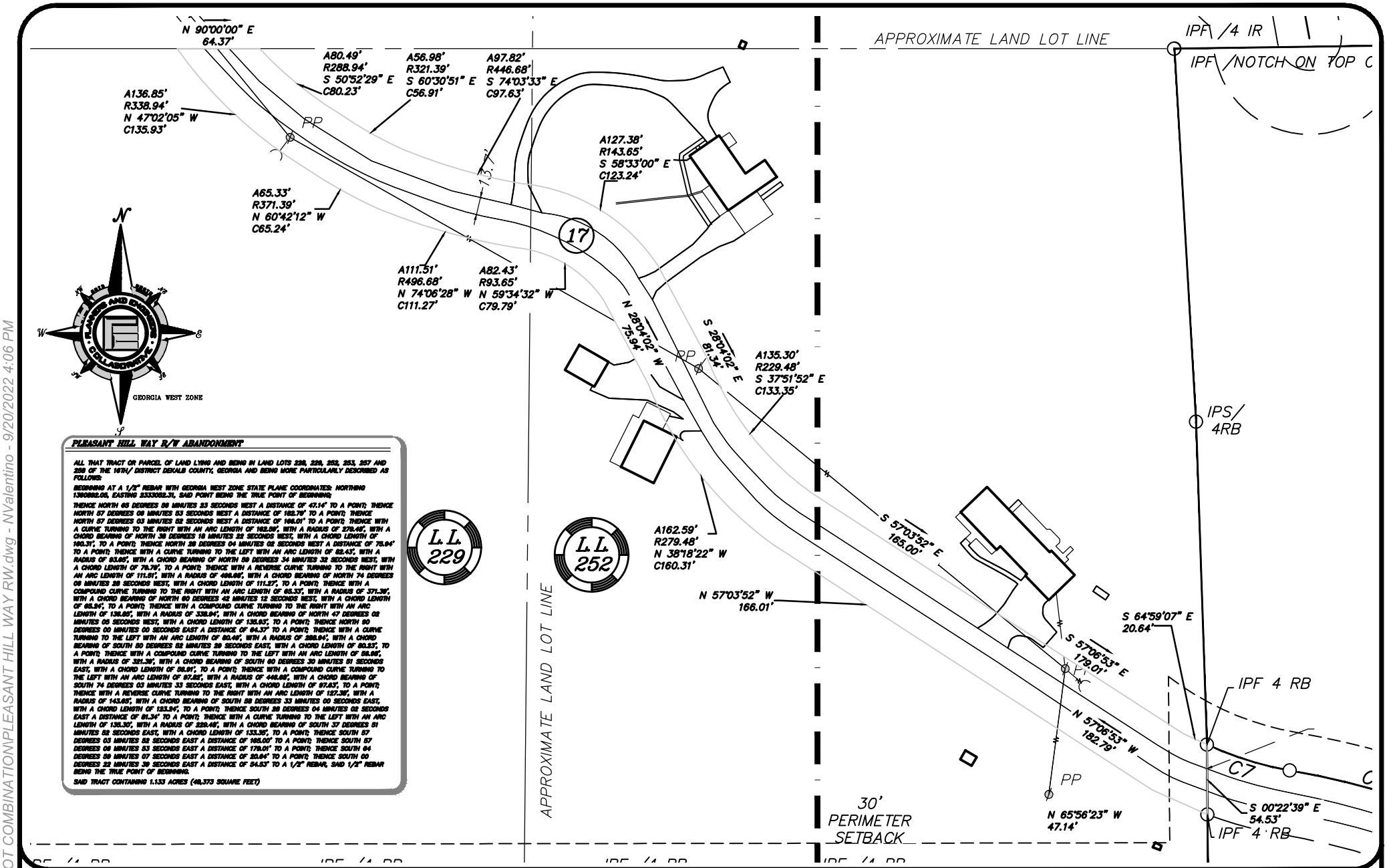


**PLEASANT HILL WAY R/W ABANDONMENT**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 228, 229, 252, 253, 257 AND 258 OF THE 16TH/ DISTRICT DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR WITH GEORGIA WEST ZONE STATE PLANE COORDINATES: NORTHING 1360882.05, EASTING 3533082.31, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 65 DEGREES 56 MINUTES 23 SECONDS WEST A DISTANCE OF 47.14' TO A POINT; THENCE NORTH 57 DEGREES 06 MINUTES 53 SECONDS WEST A DISTANCE OF 182.79' TO A POINT; THENCE NORTH 57 DEGREES 03 MINUTES 52 SECONDS WEST A DISTANCE OF 166.01' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 162.59', WITH A RADIUS OF 279.48', WITH A CHORD BEARING OF NORTH 38 DEGREES 18 MINUTES 22 SECONDS WEST, WITH A CHORD LENGTH OF 160.31', TO A POINT; THENCE NORTH 28 DEGREES 04 MINUTES 02 SECONDS WEST A DISTANCE OF 75.94' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 82.43', WITH A RADIUS OF 93.65', WITH A CHORD BEARING OF NORTH 59 DEGREES 34 MINUTES 32 SECONDS WEST, WITH A CHORD LENGTH OF 79.79', TO A POINT; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 111.51', WITH A RADIUS OF 496.68', WITH A CHORD BEARING OF NORTH 74 DEGREES 06 MINUTES 28 SECONDS WEST, WITH A CHORD LENGTH OF 111.27', TO A POINT; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 65.33', WITH A RADIUS OF 371.39', WITH A CHORD BEARING OF NORTH 60 DEGREES 42 MINUTES 12 SECONDS WEST, WITH A CHORD LENGTH OF 65.24', TO A POINT; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 136.85', WITH A RADIUS OF 338.94', WITH A CHORD BEARING OF NORTH 47 DEGREES 02 MINUTES 05 SECONDS WEST, WITH A CHORD LENGTH OF 135.93', TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 64.37' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 80.49', WITH A RADIUS OF 288.94', WITH A CHORD BEARING OF SOUTH 50 DEGREES 52 MINUTES 29 SECONDS EAST, WITH A CHORD LENGTH OF 80.23', TO A POINT; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 56.98', WITH A RADIUS OF 321.39', WITH A CHORD BEARING OF SOUTH 60 DEGREES 30 MINUTES 51 SECONDS EAST, WITH A CHORD LENGTH OF 56.91', TO A POINT; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 97.82', WITH A RADIUS OF 446.68', WITH A CHORD BEARING OF SOUTH 74 DEGREES 03 MINUTES 33 SECONDS EAST, WITH A CHORD LENGTH OF 97.63', TO A POINT; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 127.38', WITH A RADIUS OF 143.65', WITH A CHORD BEARING OF SOUTH 58 DEGREES 33 MINUTES 00 SECONDS EAST, WITH A CHORD LENGTH OF 123.24', TO A POINT; THENCE SOUTH 28 DEGREES 04 MINUTES 02 SECONDS EAST A DISTANCE OF 81.34' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 135.30', WITH A RADIUS OF 229.48', WITH A CHORD BEARING OF SOUTH 37 DEGREES 51 MINUTES 52 SECONDS EAST, WITH A CHORD LENGTH OF 133.35', TO A POINT; THENCE SOUTH 57 DEGREES 03 MINUTES 52 SECONDS EAST A DISTANCE OF 165.00' TO A POINT; THENCE SOUTH 57 DEGREES 06 MINUTES 53 SECONDS EAST A DISTANCE OF 179.01' TO A POINT; THENCE SOUTH 64 DEGREES 59 MINUTES 07 SECONDS EAST A DISTANCE OF 20.64' TO A POINT; THENCE SOUTH 00 DEGREES 22 MINUTES 39 SECONDS EAST A DISTANCE OF 54.53' TO A 1/2" REBAR, SAID 1/2" REBAR BEING THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINING 1.133 ACRES (49,373 SQUARE FEET)


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# EXHIBIT
# PLEASANT HILL WAY RW ABANDONMENT
# FOR
# CHAMPIONS RUN

COUNTY DEKALB
STATE OF GEORGIA
CITY OF LITHONIA
LAND LOT(S) 229 & 252
DISTRICT 16TH

0 50 10 200

DRAWN BY: NAV
CHECKED BY: JNH
FILE NO.: 16309.02
DATE: 9/20/22
SCALE: 1'=100'

J:\2016\163090\SuLOT COMBINATION\PLEASANT HILL WAY RW.dwg - NValentino - 9/20/2022 4:06 PM