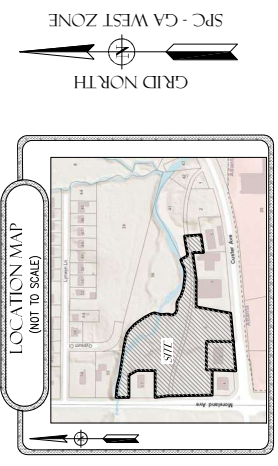


SURVEY FOR:  
 SHAWN KHADAMI  
 LAND LOTS 113 & 144  
 15th DISTRICT  
 DEKALB COUNTY, GEORGIA

REV. BY: AC  
 REV. DATE: 4/24/2025  
 DRAWN BY: W.G.H.  
 PLAT DATE: 11/25/2022  
 FIELD CREW: A.M.  
 FIELD DATE: 11/21/2022

SHEET NO.  
**2** of **5**  
 PROJECT NO.  
**22-455**



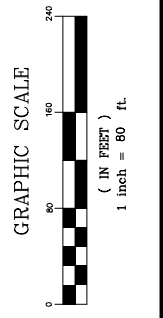
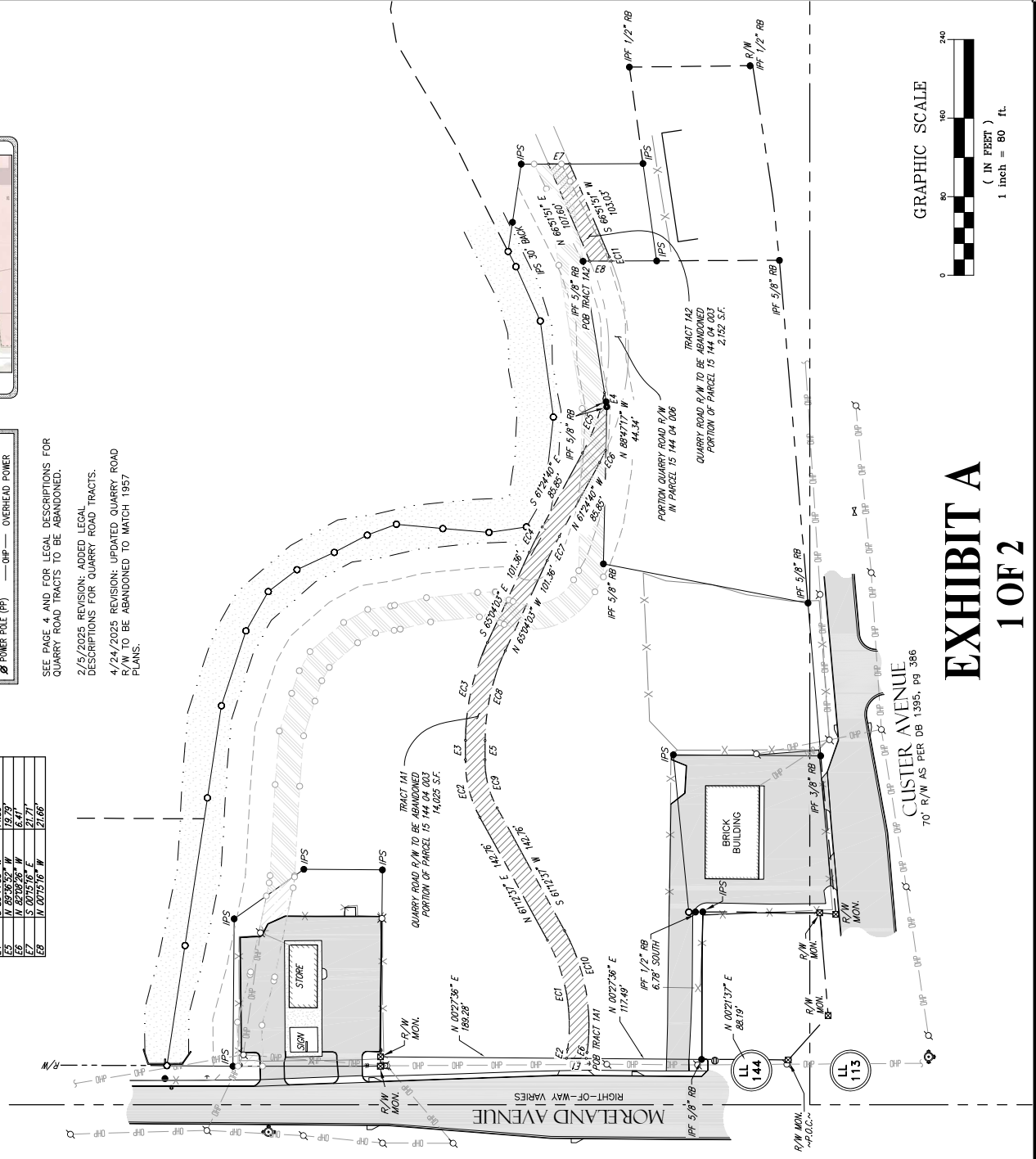
- LEGEND-**
- CALCULATED POSITION
  - IRON PIN FOUND/SET
  - MONUMENT (M/S)
  - CENTERLINE
  - OPEN TOP PIPE
  - NOW OR FORMERLY
  - PROPERTY LINE
  - TELEPHONE (PH)
  - FIRE HYDRANT (FH)
  - WATER VALVE (WV)
  - POWER BOX (PBX)
  - POWER POLE (PP)
  - RB REBAR
  - SR SOLID ROAD
  - CCS CURB/STREET CONTROL
  - CPP CORRUGATED PLASTIC
  - GI GRATE INLET
  - DI DROP INLET
  - M MANHOLE COVER
  - L LIGHTPOLE
  - C CLEANOUT
  - A ADJOINER
  - L LAND LOT LINE (L.L.L.)
  - R/W RIGHT OF WAY (R/W)
  - QP QUARRY ROAD
  - OIP OVERHEAD POWER

SEE PAGE 4 AND FOR LEGAL DESCRIPTIONS FOR QUARRY ROAD TRACTS TO BE ABANDONED.

2/5/2025 REVISION: ADDED LEGAL DESCRIPTIONS FOR QUARRY ROAD TRACTS.

4/24/2025 REVISION: UPDATED QUARRY ROAD R/W TO BE ABANDONED TO MATCH 1957 PLANS.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARINGS
EC1	120.00'	61.10'	162.45'	W 25°52'53" E
EC2	240.00'	102.82'	267.71'	S 77°20'04" E
EC3	480.00'	162.82'	387.71'	S 63°14'29" E
EC4	960.00'	267.71'	507.71'	S 49°08'54" E
EC5	1920.00'	427.41'	627.71'	S 35°03'19" E
EC6	3840.00'	687.11'	747.71'	S 20°57'44" E
EC7	7680.00'	1087.81'	867.71'	S 6°52'09" E
EC8	15360.00'	1687.51'	987.71'	S 2°46'34" E
EC9	30720.00'	2587.21'	1107.71'	S 0°40'59" E
EC10	61440.00'	3986.91'	1227.71'	S 0°15'24" E
EC11	122880.00'	5986.61'	1347.71'	S 0°09'49" E



**EXHIBIT A**  
**1 OF 2**

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

**-SURVEYOR CERTIFICATION-**

AS REQUIRED BY SUBSECTION (G) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL NECESSARY OFFICIALS OF THE STATE OF GEORGIA AS EVIDENCED BY APPROVAL CERTIFICATES HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE OBTAINED BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR HAS REVIEWED THE SURVEY AND CONFIRMS THAT THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

Morgan Starbuck  
 MORGAN E. STARBUCK PLS# 3621

**-SURVEY NOTES-**

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA TS16 ROBOTIC INSTRUMENT.

FIELD DATA FOUND TO HAVE A CLOSURE AND AN ANGULAR ERROR OF 0 SECONDS PER ANGLE.

FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 179,699 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSIDERED AS A TITLE SEARCH OR REPORT, AND THIS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.

THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

TYPE OF SURVEY: RECONFIGURATION

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON:  
 DEED BOOK 10819, PAGE 689  
 DEED BOOK 13522, PAGE 448  
 DEED BOOK 16748, PG 478

PROPERTY OWNERS AS OF SURVEY DATE:  
 SHAWN KHADAMI  
 KORDMAN & ASSOCIATES, INC.

PARCEL NUMBER: 15 144 04 003, 15 144 04 008, & 15 144 02 057

SURVEY FOR:  
 SHAWN KHADEMI  
 LAND LOTS 113 & 144  
 15th DISTRICT  
 DEKALB COUNTY, GEORGIA

REV. BY: AC  
 REV. DATE: 4/24/2025  
 DRAWN BY: W.G.H.  
 PLAT DATE: 11/25/2022  
 FIELD CREW: A.M.  
 FIELD DATE: 11/21/2022

SHEET NO.  
 4 of 5  
 PROJECT NO.  
 22-455

LEGAL DESCRIPTION

QUARRY ROAD TRACT 1A2 (TO BE ABANDONED).

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 144, 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING TRACT 1A2-QUARRY ROAD RIGHT-OF-WAY (TO BE ABANDONED), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT FOUND AT THE MITERED NORTHEASTERLY RIGHT-OF-WAY INTERSECTION OF MORELAND AVENUE (A VARIABLE RIGHT-OF-WAY) AND CUSTER AVENUE (A 70' RIGHT-OF-WAY).

THENCE, CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY OF MORELAND AVENUE, N 0021°37' E A DISTANCE OF 88.19' TO A 5/8" REBAR FOUND.

THENCE, N 0027°36" E A DISTANCE OF 117.49' TO A POINT.

THENCE, LEAVING SAID RIGHT-OF-WAY, S 82°08'26" E A DISTANCE OF 6.41' TO A POINT.

THENCE, WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 127.93', WITH A RADIUS OF 200.00', WITH A CHORD BEARING OF N 79°32'05" E, WITH A CHORD LENGTH OF 125.76' TO A POINT.

THENCE, N 61°12'37" E A DISTANCE OF 142.76' TO A POINT.

THENCE, WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 50.92', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF N 75°47'53" E, WITH A CHORD LENGTH OF 50.37' TO A POINT.

THENCE, S 89°36'52" E A DISTANCE OF 19.79' TO A POINT.

THENCE, WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 94.25', WITH A RADIUS OF 220.00', WITH A CHORD BEARING OF S 77°20'27" E, WITH A CHORD LENGTH OF 85.53' TO A POINT.

THENCE, S 65°04'03" E A DISTANCE OF 101.36' TO A POINT.

THENCE, WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 27.44', WITH A RADIUS OF 430.00', WITH A CHORD BEARING OF S 63°14'21" E, WITH A CHORD LENGTH OF 27.44' TO A POINT.

THENCE, S 61°24'40" E A DISTANCE OF 85.85' TO A POINT.

THENCE, WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 13.81', WITH A RADIUS OF 240.00', WITH A CHORD BEARING OF S 63°03'34" E, WITH A CHORD LENGTH OF 13.81' TO A POINT.

THENCE, S 88°47'17" E A DISTANCE OF 44.34' TO A 3/8" REBAR FOUND.

THENCE, N 80°44'33" E A DISTANCE OF 150.13' TO A 3/8" REBAR FOUND.

THENCE, S 00°15'16" W A DISTANCE OF 7.01' TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

THENCE, N 66°51'51" E A DISTANCE OF 107.60' TO A POINT.

THENCE, S 00°15'16" W A DISTANCE OF 21.71' TO A POINT.

THENCE, S 66°51'51" W A DISTANCE OF 103.03' TO A POINT.

THENCE, WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 4.56', WITH A RADIUS OF 240.00', WITH A CHORD BEARING OF S 67°24'29" W, WITH A CHORD LENGTH OF 4.56' TO A POINT.

THENCE, N 00°15'16" W A DISTANCE OF 21.66' TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 2.152 SQUARE FEET (0.049 ACRE) AS SHOWN ON A SURVEY PREPARED BY DAVIS ENGINEERING AND SURVEYING DATED 11-25-2022.

LEGAL DESCRIPTION

QUARRY ROAD TRACT 1A1 (TO BE ABANDONED).

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 144, 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING TRACT 1A1-QUARRY ROAD RIGHT-OF-WAY (TO BE ABANDONED), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT FOUND AT THE MITERED NORTHEASTERLY RIGHT-OF-WAY INTERSECTION OF MORELAND AVENUE (A VARIABLE RIGHT-OF-WAY) AND CUSTER AVENUE (A 70' RIGHT-OF-WAY).

THENCE, CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY OF MORELAND AVENUE, N 0021°37' E A DISTANCE OF 88.19' TO A 5/8" REBAR FOUND.

THENCE, N 0027°36" E A DISTANCE OF 117.49' TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

THENCE, N 0027°36" E A DISTANCE OF 20.17' TO A POINT.

THENCE, LEAVING SAID RIGHT-OF-WAY, S 82°08'26" E A DISTANCE OF 9.01' TO A POINT.

THENCE, WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 115.14', WITH A RADIUS OF 180.00', WITH A CHORD BEARING OF N 79°32'05" E, WITH A CHORD LENGTH OF 113.18' TO A POINT.

THENCE, N 61°12'37" E A DISTANCE OF 142.76' TO A POINT.

THENCE, WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 61.10', WITH A RADIUS OF 120.00', WITH A CHORD BEARING OF N 75°47'53" E, WITH A CHORD LENGTH OF 60.45' TO A POINT.

THENCE, S 89°36'52" E A DISTANCE OF 19.79' TO A POINT.

THENCE, WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 102.82', WITH A RADIUS OF 240.00', WITH A CHORD BEARING OF S 77°20'27" E, WITH A CHORD LENGTH OF 102.04' TO A POINT.

THENCE, S 65°04'03" E A DISTANCE OF 101.36' TO A POINT.

THENCE, WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.72', WITH A RADIUS OF 450.00', WITH A CHORD BEARING OF S 63°14'21" E, WITH A CHORD LENGTH OF 28.71' TO A POINT.

THENCE, S 61°24'40" E A DISTANCE OF 85.85' TO A POINT.

THENCE, WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 65.64', WITH A RADIUS OF 220.00', WITH A CHORD BEARING OF S 69°57'31" E, WITH A CHORD LENGTH OF 65.40' TO A POINT.

THENCE, S 80°44'33" W A DISTANCE OF 14.56' TO A 5/8" REBAR FOUND.

THENCE, N 88°47'17" W A DISTANCE OF 44.34' TO A POINT.

THENCE, WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 13.81', WITH A RADIUS OF 240.00', WITH A CHORD BEARING OF N 63°03'34" W, WITH A CHORD LENGTH OF 13.81' TO A POINT.

THENCE, N 61°24'40" W A DISTANCE OF 85.85' TO A POINT.

THENCE, WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 27.44', WITH A RADIUS OF 430.00', WITH A CHORD BEARING OF N 63°14'21" W, WITH A CHORD LENGTH OF 27.44' TO A POINT.

THENCE, N 65°04'03" W A DISTANCE OF 101.36' TO A POINT.

THENCE, WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 94.25', WITH A RADIUS OF 220.00', WITH A CHORD BEARING OF N 77°20'27" W, WITH A CHORD LENGTH OF 93.53' TO A POINT.

THENCE, N 89°36'52" W A DISTANCE OF 19.79' TO A POINT.

THENCE, WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 50.92', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF S 75°47'53" W, WITH A CHORD LENGTH OF 50.37' TO A POINT.

THENCE, S 61°12'37" W A DISTANCE OF 142.76' TO A POINT.

THENCE, WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 127.93', WITH A RADIUS OF 200.00', WITH A CHORD BEARING OF S 79°32'05" W, WITH A CHORD LENGTH OF 125.76' TO A POINT.

THENCE, N 82°08'26" W A DISTANCE OF 6.41' TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF MORELAND AVENUE, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 14,025 SQUARE FEET (0.322 ACRE) AS SHOWN ON A SURVEY PREPARED BY DAVIS ENGINEERING AND SURVEYING DATED 11-25-2022.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

EXHIBIT A

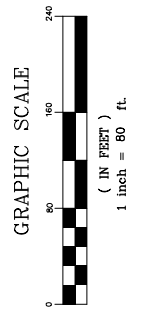
SURVEY FOR:  
 SHAWN KHADIMI  
 LAND LOTS 113 & 144  
 15th DISTRICT  
 DEKALB COUNTY, GEORGIA

REV. BY: CAW  
 REV. DATE: 7/14/2025  
 DRAWN BY: W.G.H.  
 PLAT DATE: 11/25/2022  
 FIELD CREW: A.M.  
 FIELD DATE: 11/21/2022

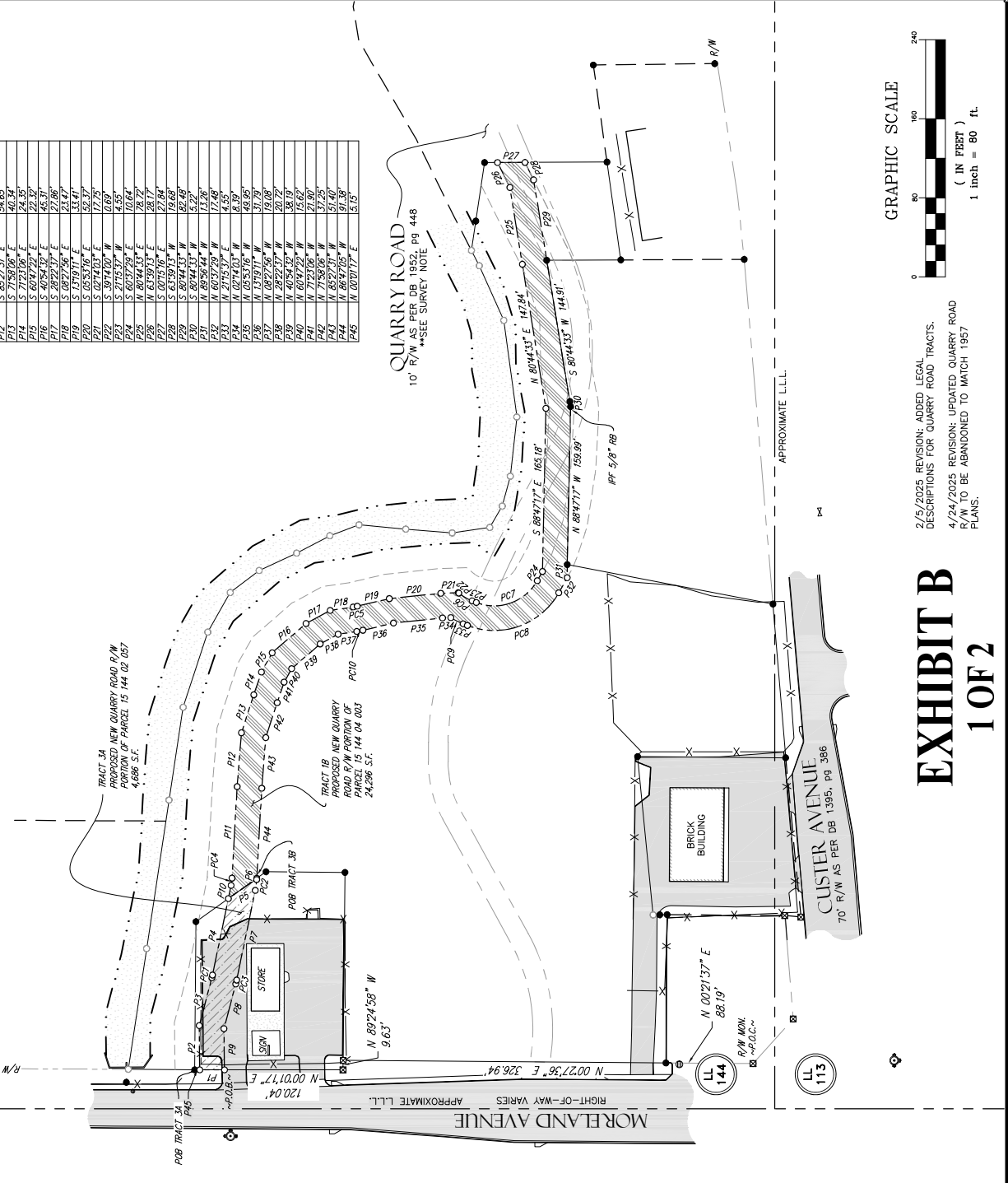
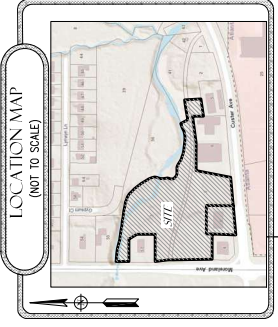
SHEET NO.  
**3** of **5**  
 PROJECT NO.  
**22-455**

CORNER	BEARINGS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
P1	S 50.00° W	11.17	11.17	S 50.00° W
P2	S 75.00° E	4.10	4.10	S 75.00° E
P3	S 20.00° E	7.40	7.40	S 20.00° E
P4	S 50.00° W	11.17	11.17	S 50.00° W
P5	S 75.00° E	4.10	4.10	S 75.00° E
P6	S 20.00° E	7.40	7.40	S 20.00° E
P7	S 50.00° W	11.17	11.17	S 50.00° W
P8	S 75.00° E	4.10	4.10	S 75.00° E
P9	S 20.00° E	7.40	7.40	S 20.00° E
P10	S 50.00° W	11.17	11.17	S 50.00° W
P11	S 75.00° E	4.10	4.10	S 75.00° E
P12	S 20.00° E	7.40	7.40	S 20.00° E
P13	S 50.00° W	11.17	11.17	S 50.00° W
P14	S 75.00° E	4.10	4.10	S 75.00° E
P15	S 20.00° E	7.40	7.40	S 20.00° E
P16	S 50.00° W	11.17	11.17	S 50.00° W
P17	S 75.00° E	4.10	4.10	S 75.00° E
P18	S 20.00° E	7.40	7.40	S 20.00° E
P19	S 50.00° W	11.17	11.17	S 50.00° W
P20	S 75.00° E	4.10	4.10	S 75.00° E
P21	S 20.00° E	7.40	7.40	S 20.00° E
P22	S 50.00° W	11.17	11.17	S 50.00° W
P23	S 75.00° E	4.10	4.10	S 75.00° E
P24	S 20.00° E	7.40	7.40	S 20.00° E
P25	S 50.00° W	11.17	11.17	S 50.00° W
P26	S 75.00° E	4.10	4.10	S 75.00° E
P27	S 20.00° E	7.40	7.40	S 20.00° E
P28	S 50.00° W	11.17	11.17	S 50.00° W
P29	S 75.00° E	4.10	4.10	S 75.00° E
P30	S 20.00° E	7.40	7.40	S 20.00° E
P31	S 50.00° W	11.17	11.17	S 50.00° W
P32	S 75.00° E	4.10	4.10	S 75.00° E
P33	S 20.00° E	7.40	7.40	S 20.00° E
P34	S 50.00° W	11.17	11.17	S 50.00° W
P35	S 75.00° E	4.10	4.10	S 75.00° E
P36	S 20.00° E	7.40	7.40	S 20.00° E
P37	S 50.00° W	11.17	11.17	S 50.00° W
P38	S 75.00° E	4.10	4.10	S 75.00° E
P39	S 20.00° E	7.40	7.40	S 20.00° E
P40	S 50.00° W	11.17	11.17	S 50.00° W
P41	S 75.00° E	4.10	4.10	S 75.00° E
P42	S 20.00° E	7.40	7.40	S 20.00° E
P43	S 50.00° W	11.17	11.17	S 50.00° W
P44	S 75.00° E	4.10	4.10	S 75.00° E
P45	S 20.00° E	7.40	7.40	S 20.00° E
P46	S 50.00° W	11.17	11.17	S 50.00° W
P47	S 75.00° E	4.10	4.10	S 75.00° E
P48	S 20.00° E	7.40	7.40	S 20.00° E
P49	S 50.00° W	11.17	11.17	S 50.00° W
P50	S 75.00° E	4.10	4.10	S 75.00° E

LINE	BEARING	DISTANCE
P1-P2	S 75.00° W	44.41'
P2-P3	S 20.00° E	50.16'
P3-P4	S 75.00° E	29.02'
P4-P5	S 50.00° W	35.29'
P5-P6	S 20.00° E	56.37'
P6-P7	S 75.00° W	46.33'
P7-P8	S 20.00° E	41.72'
P8-P9	S 75.00° W	41.72'
P9-P10	S 20.00° E	13.65'
P10-P11	S 75.00° W	58.25'
P11-P12	S 20.00° E	40.34'
P12-P13	S 75.00° W	24.35'
P13-P14	S 20.00° E	22.37'
P14-P15	S 75.00° W	45.36'
P15-P16	S 20.00° E	53.47'
P16-P17	S 75.00° W	33.41'
P17-P18	S 20.00° E	52.37'
P18-P19	S 75.00° W	17.75'
P19-P20	S 20.00° E	43.51'
P20-P21	S 75.00° W	10.64'
P21-P22	S 20.00° E	28.17'
P22-P23	S 75.00° W	19.88'
P23-P24	S 20.00° E	82.48'
P24-P25	S 75.00° W	13.26'
P25-P26	S 20.00° E	17.48'
P26-P27	S 75.00° W	8.39'
P27-P28	S 20.00° E	49.95'
P28-P29	S 75.00° W	31.79'
P29-P30	S 20.00° E	39.06'
P30-P31	S 75.00° W	38.19'
P31-P32	S 20.00° E	55.62'
P32-P33	S 75.00° W	21.90'
P33-P34	S 20.00° E	37.25'
P34-P35	S 75.00° W	31.38'
P35-P36	S 20.00° E	51.19'



- LEGEND-**
- CALCULATED POSITION
  - IRON PIN FOUND/SET
  - ⊗ MONUMENT (P/S)
  - ⊕ CENTERLINE
  - ⊖ OPEN TOP PIPE
  - ⊙ OPEN BOTTOM PIPE
  - ⊚ PAGE BOOK
  - ⊛ PROPERTY LINE
  - ⊜ TELEPHONE PED. (T/P)
  - ⊝ FIRE HYDRANT (FH)
  - ⊞ WATER VALVE (WV)
  - ⊟ WATER BOX (WB)
  - ⊠ POWER POLE (PP)
  - ⊡ REBAR
  - ⊢ SR SOLID ROD
  - ⊣ CORRUGATED PLASTIC
  - ⊤ STRUTTED CONTROL
  - ⊥ CONCRETE
  - ⊦ GRATE INLET
  - ⊧ DRAIN INLET
  - ⊨ MANHOLE (SM)
  - ⊩ LIGHTPOLE
  - ⊪ CLEANOUT
  - ⊫ UNLESS OTHERWISE LABELED
  - ⊬ ADJOINER
  - ⊭ LAND LOT LINE (L.L.)
  - ⊮ RIGHT OF WAY (R/W)
  - ⊯ OVERHEAD POWER



2/5/2025 REVISION: ADDED LEGAL DESCRIPTIONS FOR QUARRY ROAD TRACTS.  
 4/24/2025 REVISION: UPDATED QUARRY ROAD R/W TO BE ABANDONED TO MATCH 1957 PLANS.

**EXHIBIT B**  
**1 OF 2**

**-SURVEYOR CERTIFICATION-**

AS REQUIRED BY SUBSECTION (g) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL NECESSARY STATE OFFICIALS ACCORDING TO THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF SURVEYING AND MAPPING. THE UNDERSIGNED LAND SURVEYOR FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR HAS REVIEWED THE PLAT AND CONFIRMS THAT THE PLAT AS INTENDED USE OF ANY PARCEL. IN ADDITION, THE UNDERSIGNED LAND SURVEYOR HAS REVIEWED THE PLAT AND CONFIRMS THAT THE PLAT AS INTENDED USE OF ANY PARCEL. IN ADDITION, THE UNDERSIGNED LAND SURVEYOR HAS REVIEWED THE PLAT AND CONFIRMS THAT THE PLAT AS INTENDED USE OF ANY PARCEL.

Morgan Starbuck  
 MORGAN E. STARBUCK PLS# 8621

**-SURVEY NOTES-**

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA TS16 ROBOTIC INSTRUMENT.

FIELD DATA FOUND TO HAVE A CLOSURE PRECISION OF 1 FOOT IN 182,011 FEET, AND AN ANGULAR ERROR OF 0 SECONDS PER ANGLE.

FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 179,699 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THIS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.

THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

TYPE OF SURVEY: RECONFIGURATION

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON:  
 DEED BOOK 10819, PAGE 699  
 DEED BOOK 28174, PAGE 486  
 DEED BOOK 16748, PG 478

PROPERTY OWNERS AS OF SURVEY DATE:  
 NOBLE REALTY, INC. &  
 KORDMAN & ASSOCIATES, INC.

PARCEL NUMBER: 15 144 04 003, 15 144 04 008, & 15 144 02 057



**CERTIFICATION OF APPRAISER**STATE OF GEORGIA  
COUNTY OF DEKALBPROJECT - Land Swap 1270 Moreland Ave  
PARCEL NUMBER – 1A1 & 1A2

I Hereby Certify:

That I have personally inspected the property herein appraised and that I have also made a personal field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales relied upon in making said appraisal were as represented in said appraisal or in the data book or report which supplements said appraisal.

That to the best of my knowledge and belief, the statements contained in the appraisal herein set forth are true and correct, the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting condition, and are my personal, unbiased professional analyses, opinions, and conclusions. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice. The appraiser is currently certified under the continuing education program of the State of Georgia through the date April 30, 2026.

That I understand that such appraisal may be used in connection with the acquisition of right-of-way for a project to be constructed by the State of Georgia with the assistance of Federal-Aid highway funds and other Federal funds.

That such appraisal has been made in conformity with the appropriate State laws, regulations, and policies and procedures applicable to appraisal of right-of-way for such purposes; and that to the best of my knowledge, no portion of the value assigned to such property consists of items, which are non-compensable under the established law of said State.

That my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event. That I have no personal interest in or bias with respect to the parties involved and that I have no present or prospective interest in the property that is the subject of this report.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of the Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. As of the date of this report, I have completed the continuing education program of the Appraisal Institute.

That I have not revealed the findings and results of such appraisal to anyone other than the property officials of the acquiring agency of said State or officials of the Federal Highway Administration and I will not do so until so authorized by said officials, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.

That my opinion of market value of the subject property as of the 17th day of February 2026 is \$113,300 (rounded) based upon my independent appraisal and the exercise of my professional judgment.

Name: Lindsay U. Garlinghouse, MAIDate: February 19, 2026Telephone Number: (770) 481-0855Appraiser's Signature: Address: 7000 Peachtree Dunwoody Road, Suite 4-100, Atlanta, GA 30328**EXHIBIT C**  
**1 OF 2**

**CERTIFICATION OF APPRAISER**

STATE OF GEORGIA  
COUNTY OF DEKALB

PROJECT - Land Swap 1270 Moreland Ave  
PARCEL NUMBER – 1B

I Hereby Certify:

That I have personally inspected the property herein appraised and that I have also made a personal field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales relied upon in making said appraisal were as represented in said appraisal or in the data book or report which supplements said appraisal.

That to the best of my knowledge and belief, the statements contained in the appraisal herein set forth are true and correct, the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting condition, and are my personal, unbiased professional analyses, opinions, and conclusions. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice. The appraiser is currently certified under the continuing education program of the State of Georgia through the date April 30, 2026.

That I understand that such appraisal may be used in connection with the acquisition of right-of-way for a project to be constructed by the State of Georgia with the assistance of Federal-Aid highway funds and other Federal funds.

That such appraisal has been made in conformity with the appropriate State laws, regulations, and policies and procedures applicable to appraisal of right-of-way for such purposes; and that to the best of my knowledge, no portion of the value assigned to such property consists of items, which are non-compensable under the established law of said State.

That my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event. That I have no personal interest in or bias with respect to the parties involved and that I have no present or prospective interest in the property that is the subject of this report.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of the Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. As of the date of this report, I have completed the continuing education program of the Appraisal Institute.

That I have not revealed the findings and results of such appraisal to anyone other than the property officials of the acquiring agency of said State or officials of the Federal Highway Administration and I will not do so until so authorized by said officials, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.

That my opinion of market value of the subject property as of the 17th day of February 2026 is \$202,900 (rounded) based upon my independent appraisal and the exercise of my professional judgment.

Name: Lindsay U. Garlinghouse, MAI

Date: February 19, 2026

Telephone Number: (770) 481-0855

Appraiser's Signature: 

Address: 7000 Peachtree Dunwoody Road, Suite 4-100, Atlanta, GA 30328

**EXHIBIT C**  
**2 OF 2**