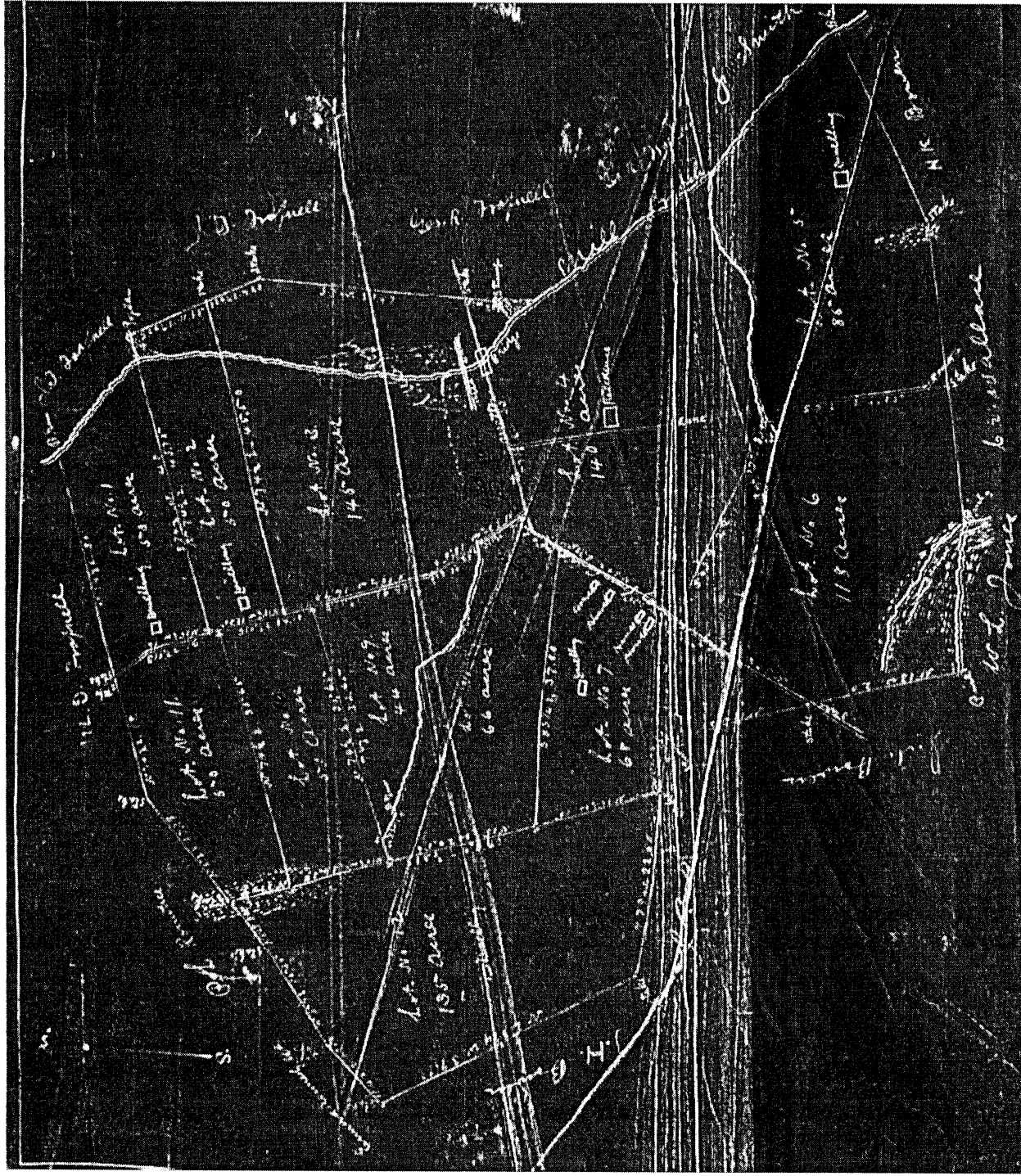




The above map - plan is made to a scale of 10 chains to the inch
Georgia, Camden County.
The land was, recently nine thousand and one (9001) acres of
land belonging to the J. C. L. ordinary estate, lying in 16 S. 5. E. Sec. 36, T. 31 N. of
said Co., containing one thousand and six acres, and divided into twelve lots and
numbered from 1 to 12 inclusive. And bounded as follows for & represent.
Expected for him or administrator, estate of J. C. L. as ordinary

July 27-28 and 29. 1921. Surveyed by E. Warren

Allen
L.S. Emanuel County

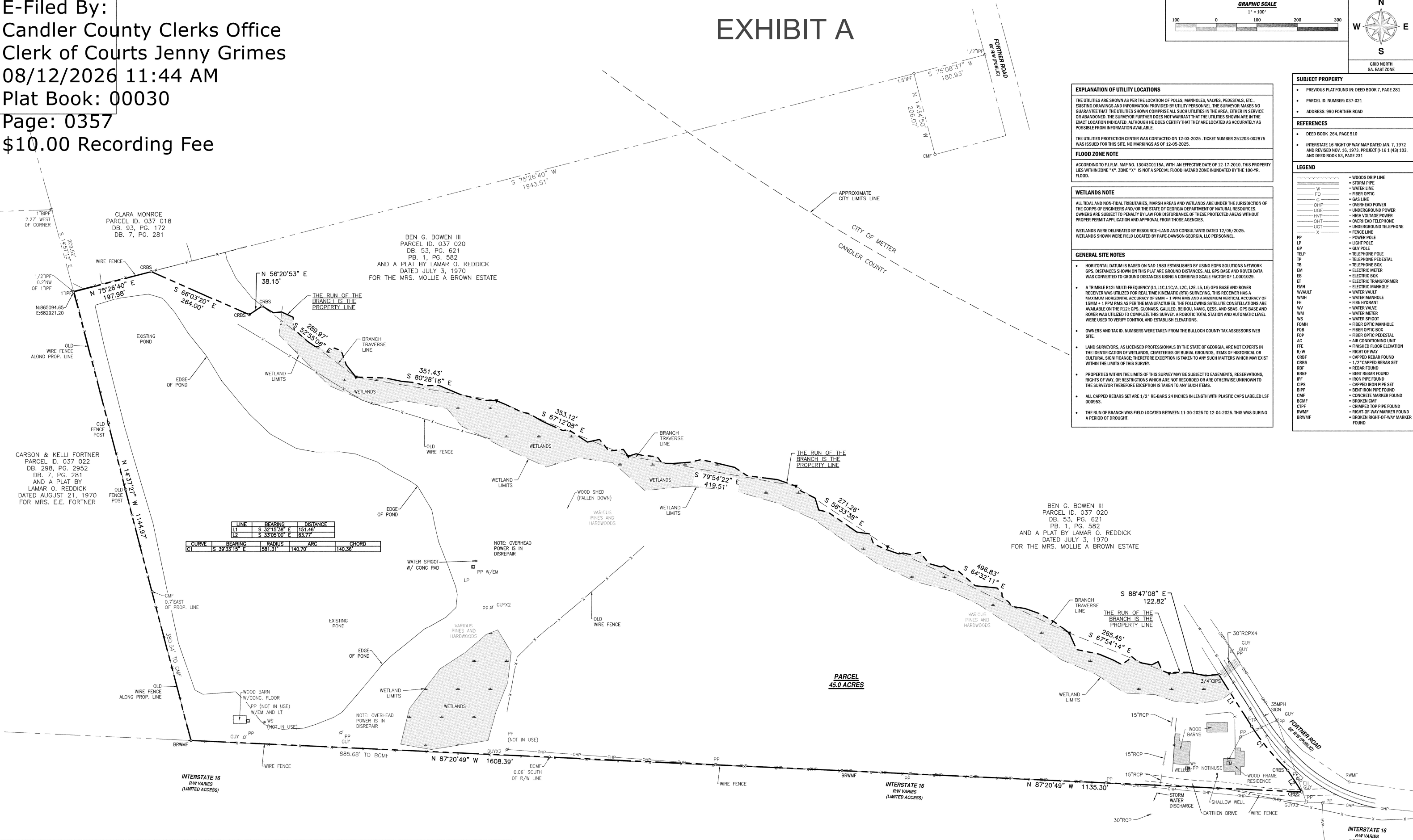
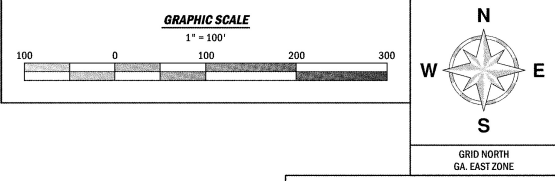
G. H. Hall, Jr. } c.c.
G. H. Hall, Jr. & Drapnell }

STATE OF GEORGIA
County Superior Court
Filed Sept 2nd 1921
H. M. Reed
Recorded in Reed
Book No. 7 Page 281
Sept 2nd 1921
McGinnis
Fee _____ Clerk _____

180 d

E-Filed By:
Candler County Clerks Office
Clerk of Courts Jenny Grimes
08/12/2026 11:44 AM
Plat Book: 00030
Page: 0357
\$10.00 Recording Fee

EXHIBIT A



EXPLANATION OF UTILITY LOCATIONS
THE UTILITIES ARE SHOWN AS PER THE LOCATION OF POLES, MANHOLES, VALVES, PEDESTALS, ETC., EXISTING DRAWINGS AND INFORMATION PROVIDED BY UTILITY PERSONNEL. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

THE UTILITIES PROTECTION CENTER WAS CONTACTED ON 12-03-2025. TICKET NUMBER 251203-002875 WAS ISSUED FOR THIS SITE. NO MARKINGS AS OF 12-05-2025.

FLOOD ZONE NOTE
ACCORDING TO F.I.R.M. MAP NO. 1304300115A, WITH AN EFFECTIVE DATE OF 12-17-2010, THIS PROPERTY LIES WITHIN ZONE "X". ZONE "X" IS NOT A SPECIAL FLOOD HAZARD ZONE INUNDAED BY THE 100-YR. FLOOD.

WETLANDS NOTE
ALL TIDAL AND NON-TIDAL TRIBUTARIES, MARSH AREAS AND WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION AND APPROVAL FROM THOSE AGENCIES.

WETLANDS WERE DELINEATED BY RESOURCE-LAND AND CONSULTANTS DATED 12/05/2025. WETLANDS SHOWN WERE FIELD LOCATED BY PAPE-DAWSON GEORGIA, LLC PERSONNEL.

GENERAL SITE NOTES

- HORIZONTAL DATUM IS BASED ON NAD 1983 ESTABLISHED BY USING EGPS SOLUTIONS NETWORK GPS. DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES. ALL GPS BASE AND ROVER DATA WAS CONVERTED TO GROUND DISTANCES USING A COMBINED SCALE FACTOR OF 1.0001029.
- A TRIMBLE R12 MULTI-FREQUENCY (L1/L1C/L1C/A, L2C, L2E, L5, L6) GPS BASE AND ROVER RECEIVER WAS UTILIZED FOR REAL TIME KINEMATIC (RTK) SURVEYING. THIS RECEIVER HAS A MAXIMUM HORIZONTAL ACCURACY OF 8MM + 1 PPM RMS AND A MAXIMUM VERTICAL ACCURACY OF 15MM + 1 PPM RMS AS PER THE MANUFACTURER. THE FOLLOWING SATELLITE CONSTELLATIONS ARE AVAILABLE ON THE R12: GPS, GLONASS, GALILEO, BEIDOU, NAVIC, QZSS, AND SBAS. GPS BASE AND ROVER WAS UTILIZED TO COMPLETE THIS SURVEY. A ROBOTIC TOTAL STATION AND AUTOMATIC LEVEL WERE USED TO VERIFY CONTROL AND ESTABLISH ELEVATIONS.
- OWNERS AND TAX ID. NUMBERS WERE TAKEN FROM THE BULLOCH COUNTY TAX ASSESSORS WEB SITE.
- LAND SURVEYORS, AS LICENSED PROFESSIONALS BY THE STATE OF GEORGIA, ARE NOT EXPERTS IN THE IDENTIFICATION OF WETLANDS, CEMETERIES OR BURIAL GROUNDS, ITEMS OF HISTORICAL OR CULTURAL SIGNIFICANCE; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH MATTERS WHICH MAY EXIST WITHIN THE LIMITS OF THIS SURVEY.
- PROPERTIES WITHIN THE LIMITS OF THIS SURVEY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR ARE OTHERWISE UNKNOWN TO THE SURVEYOR THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
- ALL CAPPED REBARS SET ARE 1/2" RE-BARS 24 INCHES IN LENGTH WITH PLASTIC CAPS LABELED LSF 000953.
- THE RUN OF BRANCH WAS FIELD LOCATED BETWEEN 11-30-2025 TO 12-04-2025. THIS WAS DURING A PERIOD OF DROUGHT.

SUBJECT PROPERTY	
• PREVIOUS PLAT FOUND IN: DEED BOOK 7, PAGE 281	
• PARCEL ID. NUMBER: 037-021	
• ADDRESS: 990 FORTNER ROAD	
REFERENCES	
• DEED BOOK 264, PAGE 510	
• INTERSTATE 16 RIGHT OF WAY MAP DATED JAN. 7, 1972 AND REVISED NOV. 16, 1973. PROJECT (#-16 143) 103. AND DEED BOOK 53, PAGE 231	
LEGEND	
=====	WOODS DRIP LINE
=====	STORM PIPE
=====	WATER LINE
=====	FO
=====	FIBER OPTIC
=====	G
=====	GAS LINE
=====	OHP
=====	OVERHEAD POWER
=====	UGC
=====	UNDERGROUND POWER
=====	HVP
=====	HIGH VOLTAGE POWER
=====	OHT
=====	OVERHEAD TELEPHONE
=====	UGT
=====	UNDERGROUND TELEPHONE
=====	FENCE LINE
=====	X
=====	POWER POLE
=====	GUY POLE
=====	TELEPHONE POLE
=====	TELEPHONE PEDESTAL
=====	TELEPHONE BOX
=====	EM
=====	ELECTRIC METER
=====	EB
=====	ELECTRIC BOX
=====	ET
=====	ELECTRIC TRANSFORMER
=====	EMH
=====	ELECTRIC MANHOLE
=====	WVAULT
=====	WATER VAULT
=====	WMH
=====	WATER MANHOLE
=====	FH
=====	FIRE HYDRANT
=====	WV
=====	WATER VALVE
=====	WM
=====	WATER METER
=====	WS
=====	WATER SPIGOT
=====	FDMH
=====	FIBER OPTIC MANHOLE
=====	FIB
=====	FIBER OPTIC BOX
=====	FOP
=====	FIBER OPTIC PEDESTAL
=====	AC
=====	AIR CONDITIONING UNIT
=====	FFE
=====	FINISHED FLOOR ELEVATION
=====	R/W
=====	RIGHT OF WAY
=====	CRBF
=====	CAPPED REBAR FOUND
=====	RBF
=====	REBAR FOUND
=====	BRBF
=====	BENT REBAR FOUND
=====	IPF
=====	IRON PIPE FOUND
=====	CIPS
=====	CAPPED IRON PIPE SET
=====	BIPF
=====	BENT IRON PIPE FOUND
=====	CMF
=====	CONCRETE MARKER FOUND
=====	BCMF
=====	BROKEN CMF
=====	CRIMPED TOP PIPE FOUND
=====	CTPF
=====	RIGHT-OF-WAY MARKER FOUND
=====	BRWMF
=====	BROKEN RIGHT-OF-WAY MARKER FOUND

PAPE-DAWSON
40 JOE KENNEDY BLVD | STATESBORO, GA 30458 | 912.489.7112

PAPE-DAWSON GEORGIA LLC
CERTIFICATE OF AUTHORIZATION # LSF000953

SURVEYORS CERTIFICATION
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.

Den W. Youngblood
DENVER W. YOUNGBLOOD - GA. RLS #3327
DATE OF EXPIRATION - 12-31-2025

12/16/2025
DATE SIGNED

PRECISION DATA
THIS SURVEY WAS COMPLETED USING A TRIMBLE R12 MULTI FREQUENCY BASE RECEIVER AND R12 MULTI FREQUENCY ROVER RECEIVER. ALL POINTS COLLECTED WITH GPS HAD A POSITIONAL TOLERANCE OF LESS THAN 0.03 RESIDUAL WITH 95% CONFIDENCE LEVEL.

ADJ. METHOD
MULTIPLE SHOTS WERE TAKEN ON PROPERTY CORNERS AND CONTROL. AN AVERAGE POINT WAS CALCULATED FOR EACH AND AN AVERAGE RESIDUAL WAS CALCULATED.
1 / 908,099

E.O.C. PLAT

FIELD EQUIPMENT
TRIMBLE TS5C
TRIMBLE ACCESS
TRIMBLE S7
TRIMBLE R12 BASE AND ROVER
MAGNETIC LOCATOR

DRAWN BY: MR
FIELD WORK: 12-04-2025
DATE: 12-16-2025
JOB NO.: 2025-262 AW
SCALE: 1" = 100'

DRAWING NUMBER
1
1 OF 1 SHEETS

RETRACEMENT SURVEY OF EXISTING PARCEL
45.0 ACRES
PREPARED FOR
MATTHEW MOGHADDAM
LOCATED IN THE 1685TH G.M.D., CANDLER COUNTY, GA

RIPARIAN RIGHTS NOTE
THE BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND THAT IT MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

100 PERCENT METHOD OF ANNEXATION
PETITION REQUESTING ANNEXATION

7/20/22
Date

To the Mayor and City Council of Metter, Georgia

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the City Council annex this territory to the City of Metter, Georgia, and extend the city boundaries to include the same.
2. The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A. § 36-36-20) to the existing corporate limits of Metter, Georgia, and the description of such territory is as follows:

Attach two (2) copies of a plat (It must show the present City limits of Metter as well as the amount of footage along the boundary to show that this has enough footage to meet annexation requirements of 1/8th of the property line or 50 feet, whichever is less), two (2) copies of the most recent deed and two (2) copies of the complete legal description of the land to be annexed and three (3) copies of a small map of the general area of Candler County with the site located highlighted.

	Name (Print)	Address	Signature	Date
1.	Eva Moqaddam		Eva Moqaddam	7/20/22
2.	MATTHEW MOGHADAM		MATTHEW MOGHADAM	7/20/22
3.				
	BOSCHARTWELL DR.			
4.		Jonesboro, GA 30236		
5.				
6.				

RECORDED 12/26/2025 11:00 AM Recpt:010680
WARRANTY DEED
DEED BOOK 329 PAGES 662 - 664 Doc #2025001532
FILING FEES: \$25.00 TRANSFER TAX: \$1,100.00
PT61: 0212025000569
Jenny Grimes, Superior Court Clerk, Candler County, GA

RETURN RECORDED DOCUMENT TO:
STEPHEN T. RUSHING, ESQUIRE
TAULBEE, RUSHING, SNIPES, MARSH & HODGIN, LLC
12 SIEBALD STREET
STATESBORO, GA 30458

(SPACE ABOVE THIS LINE FOR RECORDING DATA)

STATE OF GEORGIA }
COUNTY OF BULLOCH }

LIMITED WARRANTY DEED

THIS INDENTURE, made this 19th day of December, 2025, between **WILLIAM L. TURNER, JR.**, as party of the first part, hereinafter referred to as the "Grantor", and **EVANGELINA MOGHADDAM and MATTHEW MOGHADDAM**, as party of the second part, hereinafter referred to as "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all of the following described property, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

TO HAVE AND TO HOLD the above-described property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

AND GRANTOR WILL WARRANT and forever defend the right and title to the above-described property unto Grantees against the claims of any persons owning, holding or claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto signed and sealed this deed, the day and year above written.

William L. Turner Jr.
WILLIAM L. TURNER, JR.

Signed, sealed and delivered this 19TH
Day of December, 2025, in the presence of:

[Signature]
Witness

Jayna M. Stephens
Notary Public

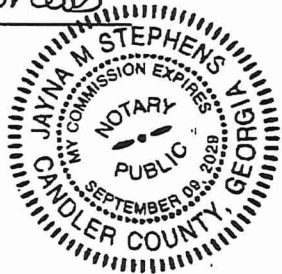


EXHIBIT "A"

All those certain lots of land situate lying and being in the 1685th G.M. District of Candler County, Georgia, containing 66 acres, more or less, known and designated as Lot #8 of the J.A. Woodward Estate as shown on that certain Plat of Survey prepared by E. Warren, Emanuel County, Georgia Surveyor, dated July 27, 28, and 29, 1921 and recorded in Deed Book 7, Page 281, Candler County Records. Said land being bounded, now or formerly, as follows: on the North by lands of Mollie Brown and James Taylor; on the East by lands of Barwick Trapnell; on the South by lands of M.E. Trapnell; and on the West by lands of Mildred Fortner. This land herein conveyed includes 9.42 acres shown on a plat by Leon A. Zipperer, Jr. for Ann Turner dated February 3, 1987.

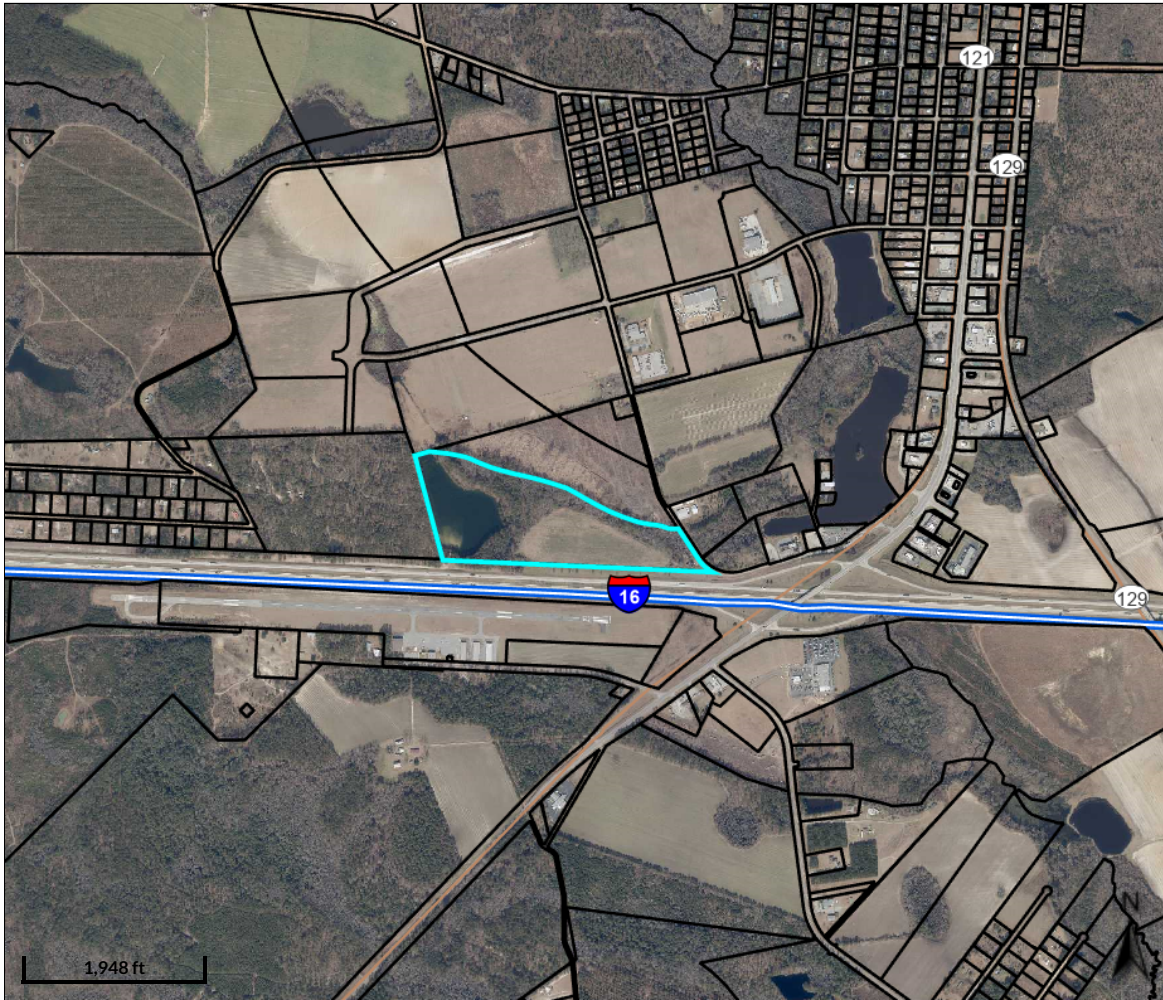
LESS AND EXCEPT: 18.564 acres of land conveyed to the Department of Transportation on July 11, 1975 and being recorded as Docket No. 3110 in Deed Book 53, Pages 231-237, Candler County Records.

LESS AND EXCEPT: .68 acres of land conveyed to the City of Metter and Candler County, Georgia by Warranty Title Deed on March 22, 1965 and recorded in Deed Book 37, Page 160, Candler County Records.

[Map and Parcel: 037-021]



Candler County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	037 021	Owner	MOGHADDAM, EVANGELINA & MATTHEW	Last 2 Sales			
Class Code	Agricultural		305 CHARTWELL DR	Date	Price	Reason	Qual
Taxing District	COUNTY		JONESBORO, GA 30236	12/19/2025	\$1100000	NF	U
Acres	46.76		990 FORTNER RD	11/1/2011	0	DS	U
		Physical Address					
		Assessed Value	Value \$331938				

(Note: Not to be used on legal documents)

Date created: 7/13/2026

Last Data Uploaded: 7/13/2026 6:12:00 AM

Developed by  **SCHNEIDER**
GEOSPATIAL