SELLER'S PROPERTY DISCLOSURE STATEMENT
EXHIBIT "_____"

GeorgiaREALTORS

2025 Printing

This Seller's Property Disclosure Statement ("Statement") is an exhibit to the Purchase and Sale Agreement with an Offer Date of _____ for the Property (known as or located at: **4801 Hereford Farm Road** **Evans**, Georgia, **30809**. This Statement is intended to make it easier for Seller to fulfill Seller's legal duty to disclose hidden defects in the Property of which Seller is aware. Seller is obligated to disclose such defects even when the Property is being sold "as-is."

A. INSTRUCTIONS TO SELLER IN COMPLETING THIS STATEMENT.
In completing this Statement, Seller agrees to:
(1) answer all questions in reference to the Property and the improvements thereon;
(2) answer all questions fully, accurately and to the actual knowledge and belief of all Sellers (hereinafter, collectively "Knowledge");
(3) provide additional explanations to all "yes" answers in the corresponding Explanation section below each group of questions (including providing to Buyer any additional documentation in Seller's possession), unless the "yes" answer is self-evident;
(4) promptly revise the Statement if there are any material changes in the answers to any of the questions prior to Closing and provide a copy of the same to the Buyer and any Broker involved in the transaction.

B. HOW THIS STATEMENT SHOULD BE USED BY BUYER. Caveat emptor or "buyer beware" is the law in Georgia. Buyer should conduct a thorough inspection of the Property. If Seller has not occupied the Property or has not recently occupied the Property, Seller's Knowledge of the Property's condition may be limited. Buyer is expected to use reasonable care to inspect the Property and confirm that it is suitable for Buyer's purposes. If an inspection of the Property reveals problems or areas of concern that would cause a reasonable Buyer to investigate further, Buyer should investigate further. A "yes" or "no" answer to a question means "yes" or "no" to the actual Knowledge and belief of all Sellers of the Property. In other words, if a Seller answers "no" to a question, it means Seller has no Knowledge whether such condition exists on the Property. As such, Seller's answers should not be taken as a warranty or guaranty of the accuracy of such answers, nor a substitute for Buyer doing its own due diligence.

C. SELLER DISCLOSURES.

1. GENERAL:	YES	NO
(a) What year was the main residential dwelling constructed? 1993		
(b) Is the Property vacant?		X
If yes, how long has it been since the Property has been occupied? _____		
(c) Is the Property or any portion thereof leased?		X
(d) Has the Property been designated as historic or in a historic district where permission must be received to make modifications and additions?		X
EXPLANATION:		

2. COVENANTS, FEES, and ASSESSMENTS:	YES	NO
(a) Is the Property subject to a recorded Declaration of Covenants, Conditions, and Restrictions ("CC&Rs") or other similar restrictions?		X
(b) Is the Property part of a condominium or community in which there is a community association? **IF YES, SELLER TO COMPLETE AND PROVIDE BUYER WITH A "COMMUNITY ASSOCIATION DISCLOSURE EXHIBIT" GAR F322.**		X
EXPLANATION:		

3. LEAD-BASED PAINT:	YES	NO
(a) Was any part of the residential dwelling on the Property or any painted component, fixture, or material used therein constructed or manufacture prior to 1978? **IF YES, THE "LEAD-BASED PAINT EXHIBIT" GAR F316 MUST BE EXECUTED BY THE PARTIES AND THE "LEAD-BASED PAINT PAMPHLET" GAR CB04 MUST BE PROVIDED TO THE BUYER.**		X

THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH Kim Courson IS INVOLVED AS A REAL ESTATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE REPORTED TO THE GEORGIA ASSOCIATION OF REALTORS® AT (770) 451-1831.
Copyright© 2025 by Georgia Association of REALTORS®, Inc.

4. STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS:	YES	NO
(a) Has there been any settling, movement, cracking or breakage of the foundations or structural supports of the improvements?		X
(b) Have any structural reinforcements or supports been added?		X
(c) Have there been any additions, structural changes, or any other major alterations to the original improvements or Property, including without limitation pools, carports or storage buildings?		X
(d) Has any work been done where a required building permit was not obtained?		X
(e) Are there violations of building codes, housing codes, or zoning regulations (not otherwise grandfathered)?		X
(f) Have any notices alleging such violations been received?		X
(g) Is any portion of the main dwelling a mobile, modular or manufactured home?		X
(h) Was any dwelling or portion thereof (excluding mobile, modular and manufactured dwelling) moved to the site from another location?		X

EXPLANATION:

5. SYSTEMS and COMPONENTS:	YES	NO
(a) Has any part of the HVAC system(s) been replaced during Seller's ownership?	X	
(b) Date of last HVAC system(s) service: 2021		
(c) Is any heated and cooled portion of the main dwelling not served by a central heating and cooling system?		X
(d) Is any portion of the heating and cooling system in need of repair or replacement?		X
(e) Does any dwelling or garage have aluminum wiring other than in the primary service line?		X
(f) Are any fireplaces decorative only or in need of repair?		X
(g) Have there been any reports of damaging moisture behind exterior walls constructed of synthetic stucco?		X
(h) Is there any Spray Polyurethane Foam (SPF) insulation in the Property?		X
(i) Are any systems/components subject to a lease or rental payment plan (i.e. HVAC, security system, appliances, alternate energy source systems, etc.)?		X
(j) Are there any remotely accessed thermostats, lighting systems, security camera, video doorbells, locks, appliances, etc. servicing the Property?	X	

EXPLANATION:

6. SEWER/PLUMBING RELATED ITEMS:	YES	NO
(a) Approximate age of water heater(s): ✓ ~~4~~ 10 years		
(b) What is the drinking water source: ☑ public ☐ private ☐ well		
(c) If the drinking water is from a well, give the date of last service:		
(d) If the drinking water is from a well, has there ever been a test the results of which indicate that the water is not safe to drink? If yes, date of testing: ✓		
(e) What is the sewer system: ☐ public ☐ private ☑ septic tank		
(f) If the Property is served by a septic system, how many bedrooms was the septic system approved for by local government authorities? 4		
(g) Is the main dwelling served by a sewage pump?		X
(h) Has any septic tank or cesspool on Property ever been professionally serviced?	X	
If yes, give the date of last service: 2023		
(i) Are there any leaks, backups, or other similar problems with any portion of the plumbing, water, or sewage systems or damage therefrom?		X
(j) Is there presently any polybutylene plumbing, other than the primary service line?		X
(k) Has there ever been any damage from a frozen water line, spigot, or fixture?		X

EXPLANATION:

Copyright© 2025 by Georgia Association of REALTORS®

4801 Hereford

7. ROOFS, GUTTERS, and DOWNSPOUTS:	YES	NO
(a) Approximate age of roof on main dwelling: 2018 years.		
(b) Has any part of the roof been repaired during Seller's ownership?		X
(c) Are there any roof leaks or other problems with the roof, roof flashing, gutters, or downspouts?		X

EXPLANATION:

Hurricane Helene

8. FLOODING, DRAINING, MOISTURE, and SPRINGS:	YES	NO
(a) Is there now or has there been any water intrusion into the basement, crawl space or other interior parts of any dwelling or garage or damage therefrom from the exterior?		X
(b) Have any repairs been made to control water intrusion into the basement, crawl space, or other interior parts of any dwelling or garage from the exterior?		X
(c) Is any part of the Property or any improvements thereon presently located in a Special Flood Hazard Area?		X
(d) Has there ever been any flooding?		X
(e) Are there any streams that do not flow year round or underground springs?		X
(f) Are there any dams, retention ponds, storm water detention basins, or other similar facilities?		X

EXPLANATION:

9. SOIL AND BOUNDARIES:	YES	NO
(a) Are there any landfills (other than foundation backfill), graves, burial pits, caves, mine shafts, trash dumps or wells (in use or abandoned)?		X
(b) Is there now or has there ever been any visible soil settlement or movement?		X
(c) Are there any shared improvements which benefit or burden the Property, including, but not limited to a shared dock, septic system, well, driveway, alleyway, or private road?		X
(d) Are there presently any encroachments, unrecorded easements, unrecorded agreements regarding shared improvements, or boundary line disputes with a neighboring property owner?		X
(e) Are there any underground pipelines crossing the Property that do not serve the Property?		X

EXPLANATION:

10. TERMITES, DRY ROT, PESTS, and WOOD DESTROYING ORGANISMS:	YES	NO
(a) Are you aware of any wildlife accessing the attic or other interior portions of the residence?		X
(b) Is there any damage or hazardous condition resulting from such wildlife intrusion; from insects (such as termites, bees and ants); or by fungi or dry rot?		X
(c) Is there presently a bond, warranty or service contract for termites or other wood destroying organisms by a licensed pest control company?	unknown	
If yes, what is the cost to transfer? $ _____ What is the annual cost? _____		
If yes, company name/contact: _____		
Coverage: ☐ re-treatment and repair ☐ re-treatment ☐ periodic inspections only		
Expiration Date _____ Renewal Date _____		

EXPLANATION:

11. ENVIRONMENTAL, HEALTH, and SAFETY CONCERNS:	YES	NO
(a) Are there any underground tanks or toxic or hazardous substances such as asbestos?		✓
(b) Has Methamphetamine ("Meth") ever been produced on the Property?		✓
(c) Have there ever been adverse test results for radon, lead, mold or any other potentially toxic or environmentally hazardous substances?		✓

EXPLANATION:

12. LITIGATION and INSURANCE:	YES	NO
(a) Is there now or has there been any litigation therein alleging negligent construction or defective building products?		✓
(b) Has there been any award or payment of money in lieu of repairs for defective building products or poor construction?		✓
(c) Has any release been signed regarding defective products or poor construction that would limit a future owner from making any claims?		✓
(d) During Seller's ownership have there been any insurance claims for more than 10% of the value of the Property?		✓
(e) Is the Property subject to a threatened or pending condemnation action? road widening	✓	
(f) How many insurance claims have been filed during Seller's ownership? _____		

EXPLANATION:

13. OTHER HIDDEN DEFECTS:	YES	NO
(a) Are there any other hidden defects that have not otherwise been disclosed?		✓

EXPLANATION:

~~See attached~~

14. AGRICULTURAL DISCLOSURE:	YES	NO
(a) Is the Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use?		✓
(b) Is the Property receiving preferential tax treatment as an agricultural property?		✓

It is the policy of this state and this community to conserve, protect, and encourage the development and improvement of farm and forest land for the production of food, fiber, and other products, and also for its natural and environmental value. This notice is to inform prospective property owners or other persons or entities leasing or acquiring an interest in real property that property in which they are about to acquire an interest lies within, partially within, or adjacent to an area zoned, used, or identified for farm and forest activities and that farm and forest activities occur in the area. Such farm and forest activities may include intensive operations that cause discomfort and inconveniences that involve, but are not limited to, noises, odors, fumes, dust, smoke, insects, operations of machinery during any 24-hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides. One or more of these inconveniences may occur as the result of farm or forest activities which are in conformance with existing laws and regulations and accepted customs and standards.

Copyright© 2025 by Georgia Association of REALTORS®

ADDITIONAL EXPLANATIONS (If needed):

In regards to road widening see attached Right of Way map.
Construction is estimated to begin in early 2027.

D. FIXTURES CHECKLIST

1. **Directions on How to Generally Fill Out Fixtures Checklist. REGARDLESS OF WHETHER AN ITEM IS A FIXTURE OR NOT, SELLER SHALL HAVE THE RIGHT TO REMOVE ALL ITEMS ON THE FIXTURES CHECKLIST BELOW THAT ARE LEFT BLANK. THE ITEMS ON THE CHECKLIST BELOW THAT ARE CHECKED OR MARKED SHALL REMAIN WITH THE PROPERTY.** Unless otherwise indicated, if an item is left blank, the Seller may remove all of that item from the Property. For example, if "Refrigerator" is left blank, Seller shall remove all Refrigerators on the Property, unless otherwise noted. Similarly, if "Refrigerator" is checked or marked in the Fixtures Checklist, then all refrigerators shall remain with the Property unless otherwise noted. This Fixtures Checklist is intended to supersede the common law of fixtures with regard to the items identified below. The common law of fixtures shall apply to all items not identified on this Fixtures Checklist.

2. **Items Not Remaining with the Property.** Items identified as not remaining with the Property that are physically attached to the Property shall be carefully removed from the Property in a manner designed to do minimal damage, but such items do not need to be replaced with a similar item. Seller shall make reasonable efforts to repair areas damaged by the removal of an item. Reasonable efforts to repair damage shall not extend to painting newly exposed areas that do not match the surrounding paint color. (Seller is encouraged, but shall not be required, to remove fixtures not remaining with the Property prior to marketing the Property for sale). Seller shall remove all items left blank below prior to Closing or the transfer of possession, whichever is later. Seller shall lose the right to remove those items not timely removed but shall be liable to Buyer for the reasonable cost of disposing such items provided that Buyer disposes of them within 30 days after Closing or the transfer of possession, which is later.

3. **Items Remaining with Property.** Items identified as remaining with the Property shall mean those specific items, including any solely necessary or required controller, as they existed in the Property as of the Offer Date. No such item shall be removed from the Property unless it is broken or destroyed. In the event such item is removed, it shall be replaced with a substantially identical item, if reasonably available. If not reasonably available, it shall be replaced with a substantially similar item of equal quality and value, or better. The same or newer model of the item being replaced in the same color and size and with the same functions or

Copyright© 2025 by Georgia Association of REALTORS®

better shall be considered substantially identical. Once the Seller's Property is under contract, the items that may be removed and taken by the Seller, as reflected in this Seller's Property Disclosure Statement, may only be amended with the written consent of the Buyer of the Property.

Appliances
- ☐ Clothes Dryer
- ☐ Clothes Washing Machine
- ☑ Dishwasher
- ☑ Garage Door Opener
- ☐ Garbage Disposal
- ☐ Ice Maker
- ☐ Microwave Oven
- ☑ Oven
- ☑ Range
- ☐ Refrigerator w/o Freezer
- ☐ Refrigerator/Freezer
- ☐ Free Standing Freezer
- ☑ Surface Cook Top
- ☐ Trash Compactor
- ☐ Vacuum System
- ☐ Vent Hood
- ☐ Warming Drawer
- ☐ Wine Cooler

Home Media
- ☐ Amplifier
- ☐ Cable Jacks
- ☐ Cable Receiver
- ☐ Cable Remotes
- ☐ Intercom System
- ☐ Internet HUB
- ☐ Internet Wiring
- ☐ Satellite Dish
- ☐ Satellite Receiver
- ☐ Speakers
- ☐ Speaker Wiring
- ☐ Switch Plate Covers
- ☐ Television (TV)
- ☐ TV Antenna
- ☐ TV Mounts/Brackets
- ☐ TV Wiring

Interior Fixtures
- ☑ Ceiling Fan
- ☑ Chandelier
- ☐ Closet System
- ☑ Fireplace (FP)
- ☐ FP Gas Logs
- ☑ FP Screen/Door
- ☐ FP Wood Burning Insert
- ☑ Light Bulbs
- ☑ Light Fixtures
- ☐ Mirrors
  - ☐ Wall Mirrors
  - ☐ Vanity (hanging) Mirrors
- ☐ Shelving Unit & System
- ☐ Shower Head/Sprayer
- ☐ Storage Unit/System
- ☑ Window Blinds (and Hardware)
- ☐ Window Shutters (and Hardware)
- ☐ Window Draperies (and Hardware)
- ☐ Unused Paint

Landscaping / Yard
- ☐ Arbor
- ☐ Awning
- ☐ Basketball Post and Goal
- ☐ Birdhouses
- ☐ Boat Dock
- ☐ Fence - Invisible
- ☐ Dog House
- ☐ Flag Pole
- ☐ Gazebo
- ☑ Irrigation System Front only
- ☐ Landscaping Lights
- ☑ Mailbox
- ☑ Out/Storage Building
- ☐ Porch Swing
- ☐ Statuary
- ☐ Stepping Stones
- ☐ Swing Set
- ☐ Tree House
- ☐ Trellis
- ☐ Weather Vane

Recreation
- ☐ Aboveground Pool
- ☐ Gas Grill
- ☐ Hot Tub
- ☐ Outdoor Furniture
- ☐ Outdoor Playhouse
- ☐ Pool Equipment
- ☐ Pool Chemicals
- ☐ Sauna

Safety
- ☐ Alarm System (Burglar)
- ☐ Alarm System (Smoke/Fire)
- ☐ Security Camera
- ☐ Carbon Monoxide Detector
- ☑ Doorbell
- ☐ Door & Window Hardware
- ☐ Fire Sprinkler System
- ☐ Gate
- ☐ Safe (Built-In)
- ☐ Smoke Detector
- ☐ Window Screens

Systems
- ☐ A/C Window Unit
- ☐ Air Purifier
- ☐ Whole House Fan
- ☑ Attic Ventilator Fan
- ☐ Ventilator Fan
- ☐ Car Charging Station
- ☐ Dehumidifier
- ☐ Generator
- ☐ Humidifier
- ☐ Propane Tank
- ☐ Propane Fuel in Tank
- ☐ Fuel Oil Tank
- ☐ Fuel Oil in Tank
- ☐ Sewage Pump
- ☐ Solar Panel
- ☐ Sump Pump
- ☑ Thermostat
- ☐ Water Purification System
- ☐ Water Softener System
- ☐ Well Pump

Other
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

Clarification Regarding Multiple Items. Items identified above as remaining with Property where Seller is actually taking one or more of such items shall be identified below. For example, if "Refrigerator" is marked as staying with the Property, but Seller is taking the extra refrigerator in the basement, the extra refrigerator and its location shall be described below. This section shall control over any conflicting or inconsistent provisions contained elsewhere herein.

_____

_____

_____

Items Needing Repair. The following items remaining with Property are in need of repair or replacement:

_____

_____

_____

_____

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

Buyer acknowledges receipt of this Seller's Property Disclosure Statement.

SELLER'S REPRESENTATION REGARDING THIS STATEMENT

Seller represents that the questions in this Statement have been answered to the actual knowledge and belief of all Sellers of the Property

Copyright© 2025 by Georgia Association of REALTORS®

Docusign Envelope ID: DEE5351B-3183-4EBA-8507-68BA42D48A94

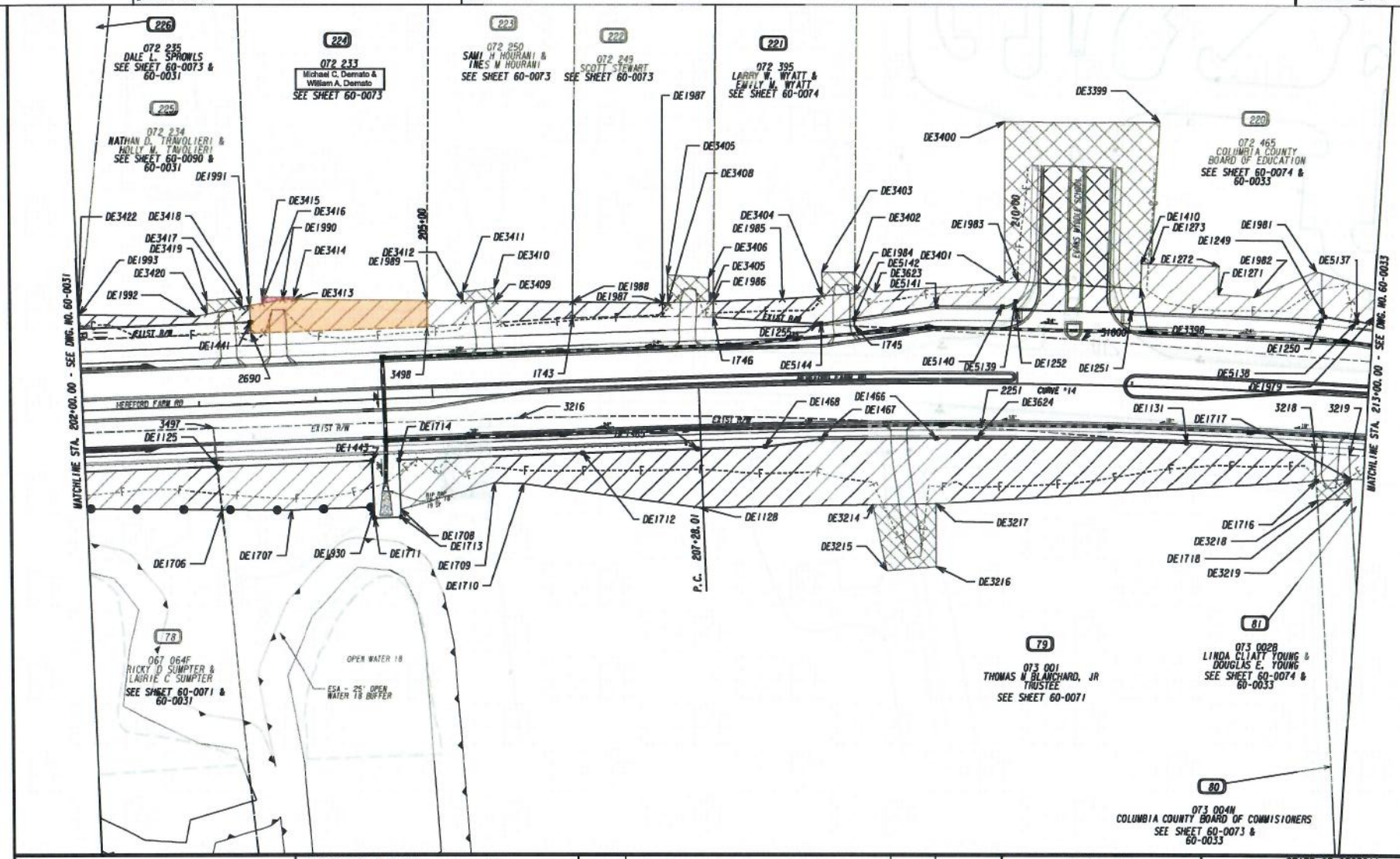
4/1/2024
John. eddington

GPLOT-V8
gplotborder-V8I-PG.tbl

0012865.60-0032.dgn
GDMPLN

GDOT

P.I. No.



PROPERTY AND EXISTING R/W LINE	
REQUIRED R/W LINE	
CONSTRUCTION LIMITS	
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	
EASEMENT FOR CONSTR OF SLOPES	
EASEMENT FOR CONSTR OF DRIVES	

BEGIN LIMIT OF ACCESS	BLA
END LIMIT OF ACCESS	ELA
EXISTING LIMIT OF ACCESS	
REQ'D LIMIT OF ACCESS	
EXISTING LIMIT OF ACCESS & R/W	
REQ'D LIMIT OF ACCESS & R/W	
ORANGE BARRIER FENCE	
ESA - ENV. SENSITIVE AREA	

DATE	REVISIONS
07/01/22	UPDATED EASEMENT INFORMATION
07/25/22	ADDED SCALE
10/19/22	UPDATED PARCEL 220 EASEMENT INFORMATION
11/14/22	UPDATED PARCEL 79, 225, 226 ESMT AND REQD
04/21/23	UPDATED PARCEL 79, 220 ESMT AND REQD
01/19/24	UPDATED PARCEL 79 REQD AND ESMT

DATE	REVISIONS
04/01/24	UPDATED PARCEL 79 REQD AND ESMT

SCALE IN FEET
0 40 80 160

Preliminary

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY MAP

PROJECT NO: 0012865
COUNTY: COLUMBIA
LAND LOT NO:
LAND DISTRICT: 13
GMD 126
DATE: 02/25/22 SH 32 OF 90

DRAWING No.
60-0032

Docusign Envelope ID: DEE5351B-3183-4EBA-8507-68BA42D48A94

1/5/2023 | GPLOT-V8 | gplotborder-V8I-PO.tbl | 0012865_60-0073.dgn | GRMPLN | GDOT | P.I. No.

228

ERIC JOERG & KATHRYN JOERG
SEE SHEET 60-0031

PAR 228 REQD REQ'D R/W DE1187

PNT	OFFSET/		STATION/ DIST	ALIGNMENT BEARING
2695	61.10	L	199+22.46	Hereford Farm Rd
			124.89	S 88°08'51.2" W
1644	61.50	L	197+97.31	Hereford Farm Rd
			8.45	N 1°57'05.0" W
DE1256	69.94	L	197+97.29	Hereford Farm Rd
			124.89	N 87°56'13.2" E
DE1439	70.00	L	199+22.48	Hereford Farm Rd
			8.90	S 1°57'05.0" E
2695	61.10	L	199+22.46	Hereford Farm Rd

REQD R/W = 1083.34 SF
REQD R/W = 0.025 ACRES
REMAINDER = +/- 0.978 ACRES

PAR228 PESMT REQ'D EASM'T. DE2176

PNT	OFFSET/		STATION/ DIST	ALIGNMENT BEARING
DE1439	70.00	L	199+22.48	Hereford Farm Rd
			124.89	S 87°56'13.2" W
DE1256	69.94	L	197+97.29	Hereford Farm Rd
			14.21	N 1°57'05.0" W
DE1999	84.16	L	197+97.26	Hereford Farm Rd
			2.71	S 87°36'05.5" E
DE1998	83.96	L	198+00.00	Hereford Farm Rd
			122.20	N 89°05'44.8" E
DE1997	81.53	L	199+22.50	Hereford Farm Rd
			11.53	S 1°57'05.0" E
DE1439	70.00	L	199+22.48	Hereford Farm Rd

REQD EASMT = 1597.78 SF
REQD EASMT = 0.037 ACRES

PAR228 DWESMT REQ'D DRWY. EASM'T. DE30118

PNT	OFFSET/		STATION/	ALIGNMENT
DE3428	81.61	L	199+18.29	Hereford Farm Rd
DE3431	82.32	L	198+83.29	Hereford Farm Rd
DE3430	96.66	L	198+83.29	Hereford Farm Rd
DE3429	95.20	L	199+18.29	Hereford Farm Rd
DE3428	81.61	L	199+18.29	Hereford Farm Rd

227

STEVEN W. HOUSTON
SEE SHEET 60-0031

PAR 227 REQD REQ'D R/W DE1168

PNT	OFFSET/		STATION/ DIST	ALIGNMENT BEARING
2696	60.59	L	200+47.51	Hereford Farm Rd
			125.05	S 88°10'05.9" W
2695	61.10	L	199+22.46	Hereford Farm Rd
			8.90	N 1°57'05.0" W
DE1439	70.00	L	199+22.48	Hereford Farm Rd
			125.05	N 87°56'13.2" E
DE1440	70.00	L	200+47.53	Hereford Farm Rd
			9.41	S 1°57'26.0" E
2696	60.59	L	200+47.51	Hereford Farm Rd

REQD R/W = 1145.02 SF
REQD R/W = 0.026 ACRES
REMAINDER = +/- 0.979 ACRES

PAR227 PESMT REQ'D EASM'T. DE2175

PNT	OFFSET/		STATION/ DIST	ALIGNMENT BEARING
DE1440	70.00	L	200+47.53	Hereford Farm Rd
			125.05	S 87°56'13.2" W
DE1439	70.00	L	199+22.48	Hereford Farm Rd
			11.53	N 1°57'05.0" W
DE1997	81.53	L	199+22.50	Hereford Farm Rd
			125.07	N 89°05'44.8" E
DE1996	79.00	L	200+47.55	Hereford Farm Rd
			9.00	S 1°57'26.0" E
DE1440	70.00	L	200+47.53	Hereford Farm Rd

REQD EASMT = 1283.57 SF
REQD EASMT = 0.029 ACRES

PAR227 DWESMT REQ'D DRWY. EASM'T. DE30117

PNT	OFFSET/		STATION/	ALIGNMENT
DE1996	79.00	L	200+47.55	Hereford Farm Rd
DE3427	79.58	L	200+18.96	Hereford Farm Rd
DE3426	93.36	L	200+18.96	Hereford Farm Rd
DE3425	89.57	L	200+47.57	Hereford Farm Rd
DE1996	79.00	L	200+47.55	Hereford Farm Rd

226

AIMEE VARGA S KIM & JODY STAFFORD
SEE SHEET 60-0031 & 60-0032

PAR 226 REQD REQ'D R/W DE1169

PNT	OFFSET/		STATION/ DIST	ALIGNMENT BEARING
2689	60.70	L	201+97.46	Hereford Farm Rd
			149.95	S 87°53'43.1" W
2696	60.59	L	200+47.51	Hereford Farm Rd
			9.41	N 1°57'26.0" W
DE1440	70.00	L	200+47.53	Hereford Farm Rd
			151.26	N 87°56'13.2" E
DE1442	70.00	L	201+98.79	Hereford Farm Rd
			9.39	S 6°05'03.3" W
2689	60.70	L	201+97.46	Hereford Farm Rd

REQD R/W = 1408.80 SF
REQD R/W = 0.032 ACRES
REMAINDER = +/- 1.372 ACRES

PAR226 PESMT REQ'D EASM'T. DE2174

PNT	OFFSET/		STATION/ DIST	ALIGNMENT BEARING
DE1442	70.00	L	201+98.79	Hereford Farm Rd
			151.26	S 87°56'13.2" W
DE1440	70.00	L	200+47.53	Hereford Farm Rd
			9.00	N 1°57'26.0" W
DE1996	79.00	L	200+47.55	Hereford Farm Rd
			2.45	N 89°05'44.8" E
DE1995	78.95	L	200+50.00	Hereford Farm Rd
			10.50	N 2°03'46.8" W
DE1994	89.45	L	200+50.00	Hereford Farm Rd
			150.68	S 89°09'06.7" E
DE1993	81.79	L	202+00.48	Hereford Farm Rd
			11.91	S 6°05'03.3" W
DE1442	70.00	L	201+98.79	Hereford Farm Rd

REQD EASMT = 2362.75 SF
REQD EASMT = 0.054 ACRES

PAR226 DWESMT REQ'D DRWY. EASM'T. DE30116

PNT	OFFSET/		STATION/	ALIGNMENT
DE3421	81.83	L	201+99.85	Hereford Farm Rd
DE3424	83.63	L	201+64.39	Hereford Farm Rd
DE3423	94.52	L	201+64.39	Hereford Farm Rd
DE3422	87.22	L	202+00.28	Hereford Farm Rd
DE3421	81.83	L	201+99.85	Hereford Farm Rd

224

Michael C. Demato & William A. Demato
SEE SHEET 60-0032

PNT	OFFSET/		STATION/ DIST	ALIGNMENT BEARING
3498	60.34	L	204+97.29	Hereford Farm Rd
			149.81	S 88°03'14.5" W
2690	60.64	L	203+47.49	Hereford Farm Rd
			23.70	N 2°02'44.0" W
DE1991	84.34	L	203+47.50	Hereford Farm Rd
			27.85	N 78°50'21.9" E
DE1990	88.74	L	203+75.00	Hereford Farm Rd
			123.51	S 89°23'43.5" E
DE1989	83.00	L	204+98.38	Hereford Farm Rd
			22.68	S 0°39'59.9" W
3498	60.34	L	204+97.3	Hereford Farm Rd

PAR224 DWESMT REQ'D DRWY. EASM'T. DE30114

PNT	OFFSET/		STATION/	ALIGNMENT
DE3413	88.31	L	203+84.28	Hereford Farm Rd
DE1990	88.74	L	203+75.00	Hereford Farm Rd
DE3416	85.91	L	203+57.28	Hereford Farm Rd
DE3415	91.00	L	203+57.28	Hereford Farm Rd
DE3414	90.10	L	203+84.27	Hereford Farm Rd
DE3413	88.31	L	203+84.28	Hereford Farm Rd

223

SAMI H HOURANI & INES N HOURANI
SEE SHEET 60-0032

PAR223 PESMT REQ'D EASM'T. DE2171

PNT	OFFSET/		STATION/ DIST	ALIGNMENT BEARING
1743	63.49	L	206+22.46	Hereford Farm Rd
			125.20	S 86°29'44.1" W
3498	60.34	L	204+97.29	Hereford Farm Rd
			22.68	N 0°39'59.9" E
DE1989	83.00	L	204+98.38	Hereford Farm Rd
			124.83	S 89°23'43.5" E
DE1988	77.19	L	206+23.07	Hereford Farm Rd
			13.71	S 0°30'56.1" W
1743	63.49	L	206+22.5	Hereford Farm Rd

REQD EASMT = 2272.126 SF
REQD EASMT = 0.052 ACRES

PAR223 DWESMT REQ'D DRWY. EASM'T. DE30113

PNT	OFFSET/		STATION/	ALIGNMENT
DE3409	80.28	L	205+56.55	Hereford Farm Rd
DE3412	81.56	L	205+29.15	Hereford Farm Rd
DE3411	89.15	L	205+29.15	Hereford Farm Rd
DE3410	91.57	L	205+56.55	Hereford Farm Rd
DE3409	80.28	L	205+56.55	Hereford Farm Rd

222

SCOTT STEWART
SEE SHEET 60-0032

PAR222 PESMT REQ'D EASM'T. DE2170

PNT	OFFSET/		STATION/ DIST	ALIGNMENT BEARING
1746	59.89	L	207+42.24	Hereford Farm Rd
			ARC LENGTH = 120.00	
			CHORD BEAR = S 89°39'44.6" W	
			LNTH CHORD = 119.99	
			RADIUS = 2193.08	
			DEGREE = 2°36'45.3"	
1743	63.49	L	206+22.46	Hereford Farm Rd
			13.71	N 0°30'56.1" E
DE1988	77.19	L	206+23.07	Hereford Farm Rd
			77.01	S 89°23'43.5" E
DE1987	73.60	L	207+00.00	Hereford Farm Rd
			43.00	N 88°03'23.5" E
DE1986	73.53	L	207+42.82	Hereford Farm Rd
			13.65	S 0°31'09.6" W
1746	59.89	L	207+42.2	Hereford Farm Rd

REQD EASMT = 1502.169 SF
REQD EASMT = 0.034 ACRES

PAR222 DWESMT REQ'D DRWY. EASM'T. DE30112

PNT	OFFSET/		STATION/	ALIGNMENT
DE3405	73.53	L	207+39.61	Hereford Farm Rd
DE3408	73.59	L	207+04.43	Hereford Farm Rd
DE3407	97.43	L	207+05.08	Hereford Farm Rd
DE3406	93.89	L	207+39.60	Hereford Farm Rd
DE3405	73.53	L	207+39.61	Hereford Farm Rd

80

COLUMBIA COUNTY BOARD OF COMMISIONERS
SEE SHEET 60-0032 & 60-0033

PAR80 PESMT REQ'D EASM'T. DE2076

PNT	OFFSET/		STATION/ DIST	ALIGNMENT BEARING
3218	49.93	R	212+57.57	Hereford Farm Rd
			28.89	S 85°27'56.0" E
3219	50.60	R	212+86.70	Hereford Farm Rd
			20.89	S 2°59'58.3" E
DE1717	71.36	R	212+89.04	Hereford Farm Rd
			28.64	S 86°27'01.4" W
DE1716	74.74	R	212+60.24	Hereford Farm Rd
			24.95	N 2°59'58.0" W
3218	49.93	R	212+57.6	Hereford Farm Rd

REQD EASMT = 656.497 SF
REQD EASMT = 0.015 ACRES

PAR80 DWESMT REQ'D DRWY. EASM'T. DE3057

PNT	OFFSET/		STATION/	ALIGNMENT
DE1716	74.74	R	212+60.24	Hereford Farm Rd
DE1717	71.36	R	212+89.04	Hereford Farm Rd
DE3219	87.76	R	212+90.89	Hereford Farm Rd
DE3218	91.19	R	212+62.02	Hereford Farm Rd
DE1716	74.74	R	212+60.24	Hereford Farm Rd

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
EXISTING LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS
EXISTING LIMIT OF ACCESS & R/W
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA

DATE	REVISIONS
11/14/22	UPDATED PARCEL 226, 227, 228 TABLE INFORMATION
01/05/23	UPDATED PARCEL 226, 227, 228 REMAINDER

SCALE IN FEET 0 40 80 160

Preliminary

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP

PROJECT NO: 0012865
COUNTY: COLUMBIA
LAND LOT NO:
LAND DISTRICT: 13
GMD 126
DATE:02/25/22 SH 73 OF 90

DRAWING No. 60-0073

	MCDemato as trustee for The DeMato Irrevocable Trust
1 Buyer's Signature	**1 Seller's Signature**
	Michael C Demato
Print or Type Name	Print or Type Name
	9/24/25
Date	Date
	Signed by: William A Demato E6DDCB3320141B...
2 Buyer's Signature	**2 Seller's Signature**
	William A Demato Trustee for Demato Irrevocable Family Trust
Print or Type Name	Print or Type Name
	9/25/2025 | 10:09 AM PDT
Date	Date
☐ **Additional Signature Page (F267) is attached.**	☐ **Additional Signature Page (F267) is attached.**

Copyright© 2025 by Georgia Association of REALTORS®