

Exhibit "A"

Grantor Property Legal Description

All that lot, tract, or parcel of land, lying and being in the Clinchem (GMD 392) District, Hall County, Georgia, consisting of 5.140 acres and being all of Parcel A according to a survey by Donald Rex Jones, Registered Surveyor, dated March 17, 2004 and being more particularly described according to said survey as follows:

BEGINNING at an iron pin located on the southeast side of the right-of-way of Spout Springs Road, said iron pin lying North 25° 08' 09" East 61.33 feet from a "P.K." Nail at the centerline intersection of Spout Springs Road and Sherwood Mill Road, as extended; thence leaving the right-of-way of the said Spout Springs Road and running North 38° 45' 38" East 541.05 feet to an iron pin; thence South 44° 04' 42" East 44.98 feet to an iron pin; thence South 44° 19' 50" East 535.83 feet to a point located in the center of a creek; thence along the centerline of said creek the following courses and distances: South 46° 28' 41" West 35.81 feet; South 78° 28' 05" West 42.58 feet; North 74° 09' 05" West 60.11 feet; North 54° 58' 40" West 47.62 feet; North 65° 53' 36" West 48.54 feet; North 65° 58' 57" West 37.94 feet; North 67° 20' 59" West 51.62 feet; South 70° 59' 47" West 32.95 feet; South 21° 57' 01" West 29.57 feet; South 05° 08' 34" East 29.12 feet; South 09° 47' 06" West 43.96 feet; South 35° 12' 42" West 54.81 feet; South 53° 22' 03" West 37.10 feet; South 25° 57' 03" West 55.52 feet; South 27° 23' 55" West 47.86 feet; South 52° 12' 29" West 37.29 feet; South 51° 36' 09" West 18.84 feet; South 52° 48' 52" West 33.54 feet; South 58° 40' 09" West 39.48 feet; South 51° 40' 23" West 35.81 feet; and South 56° 41' 13" West 27.34 feet to a point located on the southeast side of the right-of-way of Spout Springs Road; thence along said right-of-way the following courses and distances: North 15° 01' 04" West 38.19 feet to an iron pin; North 19° 13' 11" West 75.86 feet to an iron pin; South 72° 05' 02" West 10.00 feet to an iron pin; North 20° 56' 20" West 63.90 feet; North 26° 35' 54" West 103.09 feet; and North 29° 07' 41" West 60.77 feet to an iron pin located at the POINT OF BEGINNING.

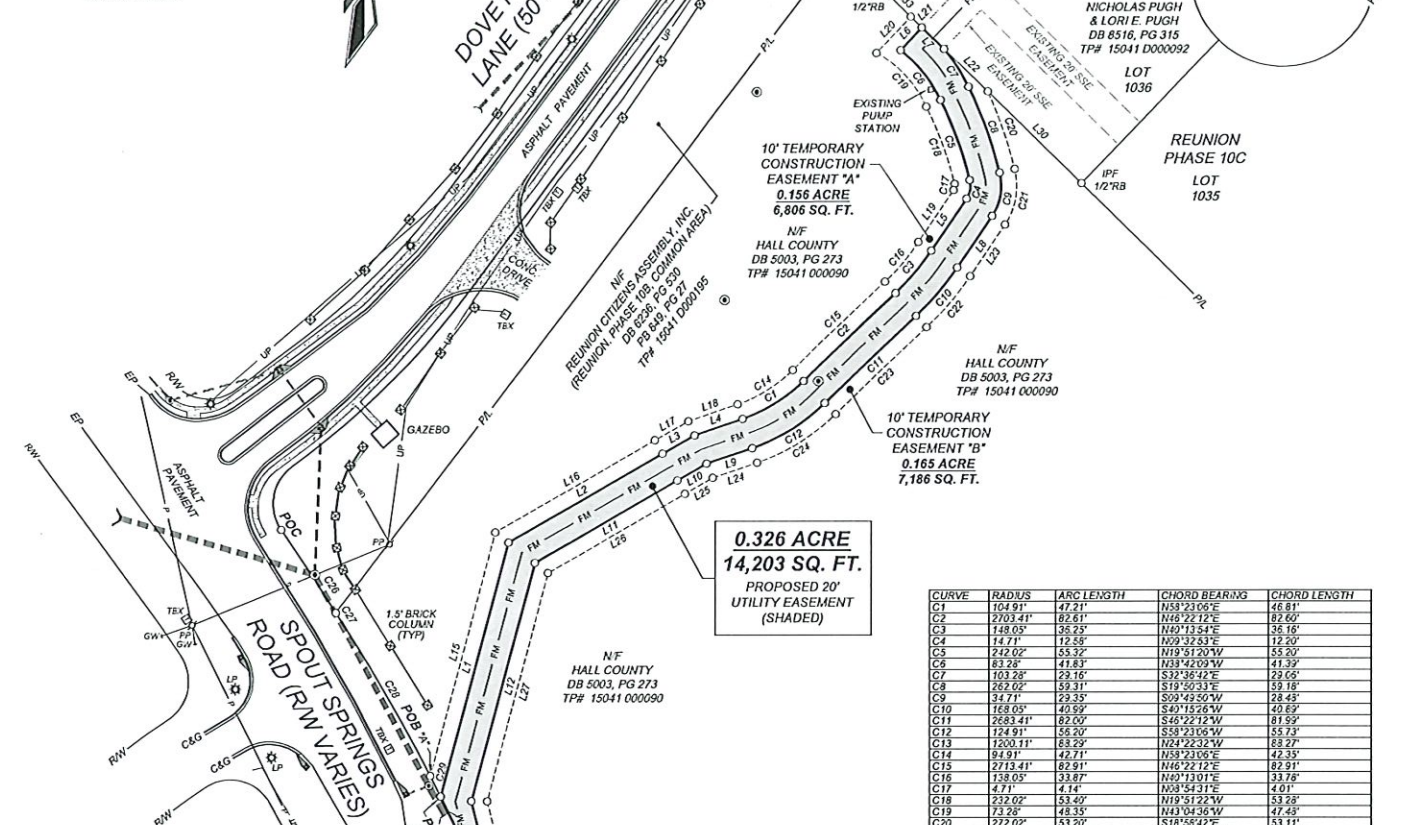
Exhibit "B"

Easement Plat

(See Next Page)



LOCATION MAP
NOT TO SCALE



- LEGEND**
- C&G - CURB AND GUTTER
 - CL - CENTERLINE
 - CLF - CHAIN LINK FENCE
 - C&P - CONCRETE MONUMENT FOUND
 - CT - CRIMP TOP PIPE
 - DB - DEED BOOK
 - EA - EDGE OF ASPHALT
 - ⚡ FH - FIRE HYDRANT
 - GMD - GEORGIA MULTA DISTRICT
 - GW - GUY WIRE
 - IPF - IRON PIN FOUND
 - IPS - IRON PIN SET (1/2" RW W/ YELLOW PLASTIC CAP)
 - ⊙ JB - JUNCTION BOX
 - ⊙ LP - LIGHT POLE
 - ⊙ MN - MANHOLE
 - MON - MONUMENT
 - N.F. - NOW OR FORMERLY
 - N.T.S. - NOT TO SCALE
 - OT - OPEN TOP PIPE
 - PB - PLAT BOOK
 - PBX - POWER BOX
 - PG - PAGE
 - PL - PROPERTY LINE
 - PL - POWER LINE
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCEMENT
 - PP - POWER POLE
 - RB - REINFORCING BAR
 - R/W - RIGHT OF WAY
 - SQ FT. - SQUARE FEET
 - SR - SOLID ROD FOUND
 - Ⓜ TX - TELEPHONE BOX
 - TP# - TAX PARCEL NUMBER
 - ⊙ WM - WATER METER
 - ⊙ WV - WATER VALVE

LINE	BEARING	DISTANCE
L1	N14°57'00"E	170.33'
L2	N50°09'55"E	115.95'
L3	N50°49'33"E	24.19'
L4	N71°16'31"E	33.27'
L5	N34°02'37"E	49.54'
L6	N33°22'32"E	20.31'
L7	S45°40'34"E	20.00'
L8	S34°02'37"W	49.49'
L9	S71°16'31"W	33.44'
L10	S60°49'33"W	22.25'
L11	S60°09'55"W	107.52'
L12	S14°57'00"W	159.81'
L13	S14°17'44"E	78.79'
L14	S69°55'11"W	3.11'
L15	N14°57'00"E	163.35'
L16	N50°09'55"E	120.18'
L17	N50°49'33"E	25.16'
L18	N71°16'31"E	34.19'
L19	N34°02'37"E	49.61'
L20	N33°22'32"E	32.56'
L21	S45°40'34"E	10.00'
L22	S45°40'34"E	33.40'
L23	S34°02'37"W	49.33'
L24	S71°16'31"W	30.53'
L25	S60°49'33"W	21.28'
L26	S60°09'55"W	103.97'
L27	S14°57'00"W	153.04'
L28	S14°17'44"E	99.74'
L29	S69°55'11"W	6.50'
L30	S45°40'34"E	18.50'
L31	N39°16'02"E	35.05'
L32	S45°33'53"E	44.84'
L33	S45°40'34"E	19.45'

CURVE	RADIUS	ARC LENGTH	CHORD BEARINGS	CHORD LENGTH
C1	104.91'	47.21'	N53°23'06"E	46.81'
C2	2703.41'	82.61'	N48°22'12"E	82.60'
C3	148.05'	35.25'	N49°13'54"E	35.16'
C4	14.71'	17.58'	N59°32'53"E	12.20'
C5	242.02'	55.32'	N19°51'20"W	55.20'
C6	83.28'	41.83'	N33°42'09"W	41.39'
C7	103.28'	29.16'	S32°35'42"E	29.05'
C8	262.02'	59.31'	S19°50'33"E	59.18'
C9	34.71'	29.35'	S09°49'50"W	28.48'
C10	168.03'	40.59'	S49°15'26"W	40.59'
C11	2683.41'	82.00'	S46°22'12"W	81.59'
C12	124.91'	56.20'	S58°23'06"W	55.73'
C13	1200.11'	65.29'	N24°22'32"E	65.27'
C14	84.91'	42.71'	N58°23'06"E	42.35'
C15	2713.41'	82.91'	N46°22'12"E	82.91'
C16	158.05'	33.87'	N49°13'01"E	33.76'
C17	4.71'	4.14'	N58°54'31"E	4.01'
C18	232.02'	53.49'	N19°51'22"W	53.28'
C19	73.28'	48.35'	N43°04'36"W	47.45'
C20	272.02'	53.20'	S18°55'54"E	53.11'
C21	44.71'	31.71'	S09°32'59"W	30.60'
C22	178.05'	43.35'	S40°16'05"W	43.26'
C23	2673.41'	81.69'	S46°22'12"W	81.69'
C24	134.91'	62.70'	S58°23'06"W	62.19'
C25	1210.00'	24.45'	N01°40'12"W	24.45'
C26	2265.37'	64.29'	S33°25'35"E	64.29'
C27	2265.37'	64.29'	S33°25'35"E	0.35'
C28	1200.11'	122.15'	S26°05'50"E	122.10'
C29	1200.11'	15.01'	N26°50'29"W	15.01'

- NOTES:**
- REFERENCES INFORMATION SHOWN HEREON WERE MADE TO DEED BOOK 5003, PAGE 273. ALL RECORDS ON FILE WITH THE CLERK OF SUPERIOR COURT IN HALL COUNTY, GEORGIA.
 - HORIZONTAL DATUM SHOWN HEREON IS ORIENTED TO GRID NORTH GEORGIA WEST ZONE, NAD 83 DATUM.
 - THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
 - NO ABSTRACT OF TITLE, TITLE COMMITMENT, OR RESULTS OF TITLE SEARCHES WERE SUPPLIED TO THE SURVEYOR. THERE MAY BE OTHER MATTERS OF RECORD THAT AFFECT THIS PROPERTY.
 - FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE S5 TOTAL STATION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 14,647 FEET AND AN ANGULAR ERROR OF 01 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS EASEMENT EXHIBIT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 137,768 FEET.
 - THE LAST DAY OF FIELD WORK WAS 6/09/2023.
 - ALL DISTANCES AND CORRESPONDING AREA CALCULATIONS, AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.



DATE: JUNE 13, 2023		
SCALE: 1" = 60'		
NO	DESCRIPTION	DATE
SURVEYED: DW		
CHECKED: GSH	DRAWN: JRW	
PROJECT #: 21130-FM-EASE3		

EASEMENT EXHIBIT FOR
LAUDERDALE PROPERTY HOLDINGS, LLC
LOCATED IN
G.M.D. 392
HALL COUNTY, GEORGIA
TAX PARCELS: 15041 D000092 & 15041 000090

PREPARED BY:

EarthPro LAND SURVEYING
7973 HIGHWAY 172
COLUMBIA, GA 30629
OFFICE: 678-640-5500
FAX: 706-510-2620
EMAIL: gh@earthprolandsurveying.com
GEORGIA RLS #3105
GEORGIA COA LSF #000994

NOTE: SURVEY NOT VALID UNLESS SIGNED ACROSS SEAL.