

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.

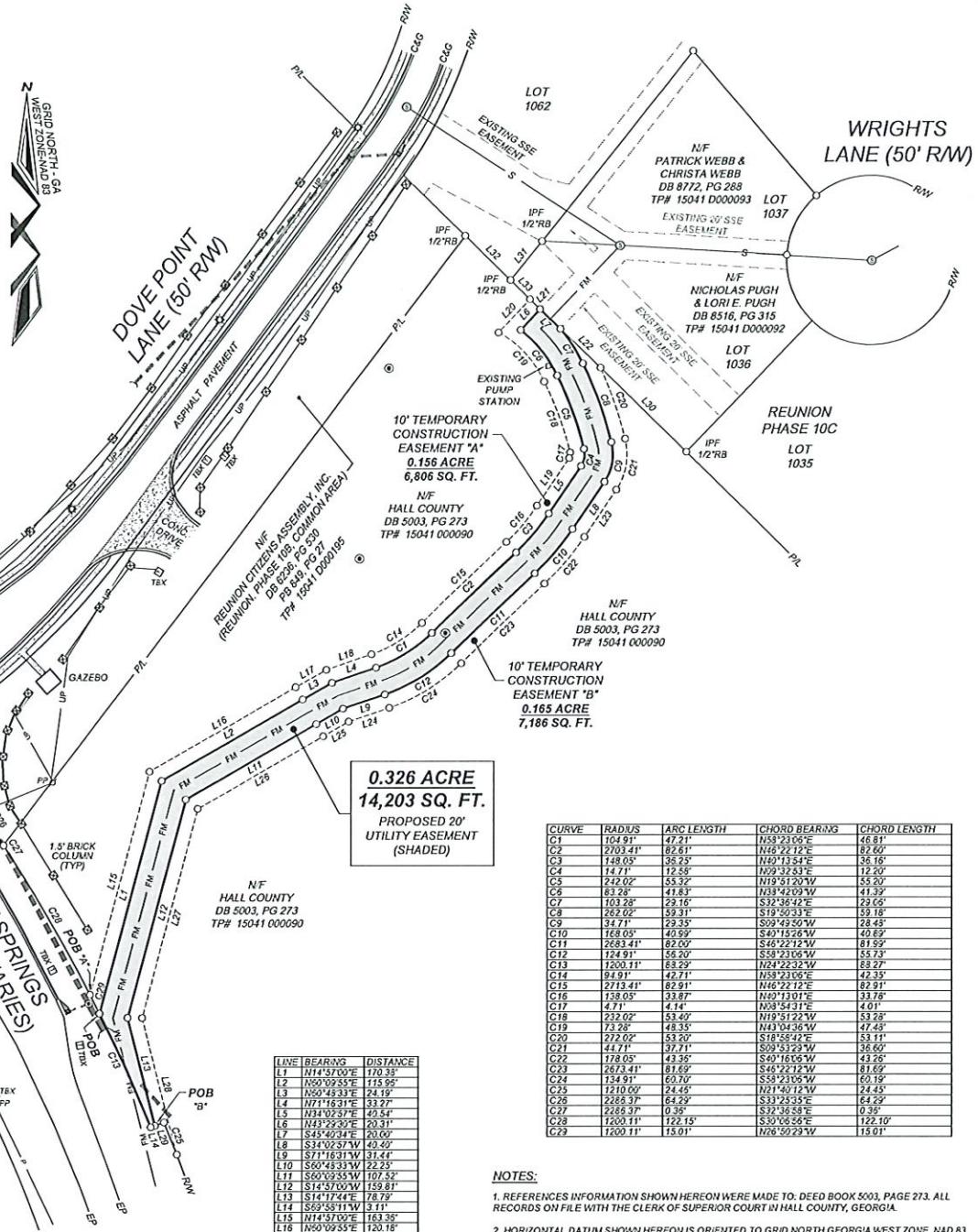
Exhibit "B"

Easement Plat

(See Next Page)



**LOCATION MAP
NOT TO SCALE**



LEGEND

C4 - CURB AND GUTTER
CL - CENTERLINE
CLF - CHAIN LINK FENCE
CMF - CONCRETE MONUMENT FOUND
CT - CRMP TOP PIPE
DB - DEED BOOK
EA - EDGE OF ASPHALT
FF - FIRE FIGHTING FOUNTAIN
FG - GEORGIA MILITIA DISTRICT
GH - GUY WIRE
IPF - IRON PIN FOUND
IPS - IRON PIN SET (1/2"RB W/ YELLOW PLASTIC CAP)
JB - JUNCTION BOX
LP - LIGHT POLE
MH - MANHOLE
MN - MILE MARKER
NT - 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
RW - RIGHT OF WAY
SQ FT. - SQUARE FEET
SR - SOLAR ROD FOUND
TBX - TELEPHONE BOX
TPN - TAXPLATE NUMBER
UW - UNDERWATER
WML - WATER METER

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
AX PARCELS: 15041 D000092 & 15041 0000**