

DEED OF CONSERVATION EASEMENT

STATE OF GEORGIA
COUNTY OF COBB

THIS DEED OF CONSERVATION EASEMENT (herein "Conservation Easement") is made this 10 day of, October 20 20, by and between Grand Communities, LLC whose address is 3940 Olympic Blvd. Suite 400 Erlanger, KY 41018 (hereinafter "Grantor") and City of Powder Springs, Georgia, a Political Subdivision of the State of Georgia, with an address of 4484 Marietta St. Powder Springs, GA 30127 (hereinafter "Grantee").

RECITALS

A. Grantee is a governmental body empowered to hold an interest in real property under the laws of the State of Georgia.

B. Grantor owns in fee simple certain real property in Cobb County, Georgia, being 7.52 acres, more or less, and more particularly shown and described in Exhibit A attached hereto, hereinafter "*Open Space Property*".

C. *Intentionally left blank.*

D. Grantor is willing to grant a perpetual Conservation Easement over the 25' State Undisturbed Buffer and 50' City of Powder Springs Undisturbed Buffer as depicted in Exhibit "B", thereby restricting and limiting the use of the 25' State Undisturbed Buffer and 50' City of Powder Springs Undisturbed Buffer as depicted in Exhibit "B", (and contiguous water areas of the 25' State Undisturbed Buffer and 50' City of Powder Springs Undisturbed Buffer as depicted in Exhibit "B"), on the terms and conditions and for the purposes hereinafter set forth, and Grantee is willing to accept such Conservation Easement.

E. Grantor and Grantee recognize the conservation value of the 25' State Undisturbed Buffer and 50' City of Powder Springs Undisturbed Buffer as depicted in Exhibit "B". Property in its present state and have a mutual desire to afford protection thereto. Both Grantor and Grantee recognize that a perpetual conservation easement is desirable for the following purpose(s): the protection of natural resources and preservation of open space, more specifically the limitation of land disturbance and decreasing the percentage of impervious surface within a planned residential community and conservation of land for recreation or aesthetic and environmental enrichment.

NOW, THEREFORE, as an absolute gift of no monetary consideration but in consideration of the mutual covenants, terms, conditions and restrictions hereinafter set forth, Grantor hereby unconditionally and irrevocably grants and conveys unto Grantee, its successors and assigns, forever and in perpetuity a Deed of Conservation Easement of the nature and character and to the extent hereinafter set forth, over the 25' State Undisturbed Buffer and 50'

City of Powder Springs Undisturbed Buffer as depicted in Exhibit "B", Property more particularly described in Exhibit A and B together with the right to preserve and protect the conservation values of the 25' State Undisturbed Buffer and 50' City of Powder Springs Undisturbed Buffer as depicted in Exhibit "B".

To achieve the conservation purposes, the following conditions and restrictions are set forth:

ARTICLE I. DURATION OF EASEMENT

This Conservation Easement shall be perpetual. It is an assignable easement in gross, runs with the land, and is enforceable by Grantee against Grantor, his personal representatives, heirs, successors and assigns, lessees, agents and licensees.

ARTICLE II. RIGHTS OF GRANTEE

To accomplish the purposes of this Easement the following rights are conveyed to Grantee by this easement:

- A. To preserve and protect the conservation values of the 25' State Undisturbed Buffer and 50' City of Powder Springs Undisturbed Buffer as depicted in Exhibit "B" Property; and
- B. To enter upon the 25' State Undisturbed Buffer and 50' City of Powder Springs Undisturbed Buffer as depicted in Exhibit "B" Property at reasonable times in order to monitor compliance with and otherwise enforce the terms of this Easement.

ARTICLE III. PROHIBITED AND RESTRICTED ACTIVITIES

Any activity on, or use of, the 25' State Undisturbed Buffer and 50' City of Powder Springs Undisturbed Buffer as depicted in Exhibit "B" Property inconsistent with the purposes of this Conservation Easement, whether building, grading, excavating, trenching, damming, dumping, etc., is prohibited. Development that would significantly impair or interfere with the conservation values of the 25' State Undisturbed Buffer and 50' City of Powder Springs Undisturbed Buffer as depicted in Exhibit "B" Property is prohibited.

ARTICLE IV. RESERVED RIGHTS

Grantor reserves to himself, and to his personal representatives, heirs, successors, and assigns, all rights accruing from his ownership of the 25' State Undisturbed Buffer and 50' City of Powder Springs Undisturbed Buffer as depicted in Exhibit "B" Property, including the right to engage in, or permit or invite others to engage in all uses of the 25' State Undisturbed Buffer and 50' City of Powder Springs Undisturbed Buffer as depicted in Exhibit "B" Property that are not expressly prohibited herein and are not inconsistent with the purposes of this Easement.

ARTICLE V. GRANTEE'S REMEDIES

If Grantee determines that a violation of the terms of this Easement has occurred or is threatened, Grantee shall have the option of giving written notice to the Grantor of such and give a reasonable time for correction, if necessary. "Reasonable time" shall be in the sole discretion of Grantee. This option shall not preclude Grantee's right to seek judicial enforcement of the Easement, and such written notification and opportunity to correct shall not be a prerequisite to judicial enforcement. All costs incurred by Grantee in enforcing this Easement, including reasonable attorney's fees, shall be borne by Grantor, unless Grantor ultimately prevails when in such event each party shall bear its own costs.

ARTICLE VI. EXHIBITS, DOCUMENTATION AND TITLE

A. Legal Description. Exhibit A, Legal Description of the 25' State Undisturbed Buffer and 50' City of Powder Springs Undisturbed Buffer as depicted in Exhibit "B" Property, to include the metes and bounds and Exhibit B, Pictorial Representation of the 25' State Undisturbed Buffer and 50' City of Powder Springs Undisturbed Buffer as depicted in Exhibit "B" Property, are attached hereto and made a part hereof by reference.

B. Title. The Grantors covenant and represent that the Grantor is the sole owner and is seized of the 25' State Undisturbed Buffer and 50' City of Powder Springs Undisturbed Buffer as depicted in Exhibit "B" Property in fee simple and has good right to grant and convey the aforesaid Conservation Easement; that the 25' State Undisturbed Buffer and 50' City of Powder Springs Undisturbed Buffer as depicted in Exhibit "B" Property is free and clear of any and all encumbrances except as noted in this Article; and Grantor covenants that the Grantee shall have the use of and enjoyment of all of the benefits derived from and arising out of the aforesaid Conservation Easement.

ARTICLE VII. COSTS, LIABILITIES, TAXES, AND ENVIRONMENTAL COMPLIANCE

A. Costs, Legal Requirements, and Liabilities. Grantor retains all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep, and maintenance of the 25' State Undisturbed Buffer and 50' City of Powder Springs Undisturbed Buffer as depicted in Exhibit "B" Property, including taxes and any costs of remediation.

B. Hold Harmless. Grantor hereby releases and agrees to hold harmless, indemnify, and defend Grantee and its members, directors, officers, employees, agents, and contractors and the heirs, personal representatives, successors, and assigns of each of them (collectively "Indemnified Parties") from and against any and all liabilities, penalties, fines, charges, costs, losses, damages, expenses, causes of action, claims, demands, orders, judgments, or administrative actions, including, without limitation, reasonable attorneys' fees, arising from or in any way connected with: (1) injury to or the death of any person, or physical damage to any property, resulting from any act, omission, condition, or other matter related to or occurring on or about the 25' State Undisturbed Buffer and 50' City of Powder Springs Undisturbed Buffer as depicted in Exhibit "B" Property, regardless of cause, unless due solely to the negligence of any of the Indemnified Parties; (2) the violation or alleged violation of, or other failure to comply with, any state, federal or local law, regulation, or requirement, including, without limitation, CERCLA and state hazardous waste statutes, by any person other than any of the Indemnified Parties, in any way affecting, involving, or relating to the 25' State Undisturbed Buffer and 50' City of Powder Springs Undisturbed Buffer as depicted in Exhibit "B" Property; (3) the presence or release in, on, from, or about the 25' State Undisturbed Buffer and 50' City of Powder Springs Undisturbed Buffer as depicted in Exhibit "B" Property, at any time, of any substance now or hereafter defined, listed, or otherwise classified pursuant to any federal, state, or local law, regulation, or requirement as hazardous, toxic, polluting, or otherwise contaminating to the air, water, or soil, or in any way harmful or threatening to human health or the environment, unless caused solely by any of the Indemnified Parties; and (4) the obligations, covenants, representations, and warranties of Grantor contained herein.

ARTICLE VIII. GENERAL PROVISIONS

A. Controlling Law. The interpretation and performance of this Easement shall be governed by the laws of the state of Georgia including the Georgia Uniform Conservation Easement Act.

B. Liberal Construction. Any general rule of construction to the contrary notwithstanding, this Easement shall be liberally construed in favor of the grant to effect the purpose of this Easement and the policy and purpose of the Georgia Uniform Conservation Easement Act. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purpose of this Easement that would render the provision valid shall be favored over any interpretation that would render it invalid.

C. Severability. If any provision of this Easement, or the application thereof to any person or circumstance, is found to be invalid, the remainder of the provisions of this Easement, or the application of such provision to persons or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected thereby.

D. Entire Agreement. This instrument sets forth the entire agreement of the parties with respect to the Easement and supersedes all prior discussions, negotiations, understandings, or agreements relating to the Easement, all of which are merged herein.

E. No Forfeiture. Nothing contained herein will result in a forfeiture or reversion of Grantor's title in any respect.

F. Joint Obligation. The obligations imposed by this Easement upon Grantor and his heirs, successors and assigns, shall be joint and several.

G. Successors. The covenants, terms, conditions, and restrictions of this Easement shall be binding upon, and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors, and assigns and shall continue as a servitude running in perpetuity with the 25' State Undisturbed Buffer and 50' City of Powder Springs Undisturbed Buffer as depicted in Exhibit "B" Property. The terms "Grantor" and "Grantee," wherever used herein, and any pronouns used in place thereof, shall include, respectively, the above-named Grantor and his personal representatives, heirs, successors, and assigns, and the above-named Grantee and its successors and assigns.

H. Termination of Rights and Obligations. A party's rights and obligations under this Easement terminate upon transfer of the party's interest in the Easement or 25' State Undisturbed Buffer and 50' City of Powder Springs Undisturbed Buffer as depicted in Exhibit "B" Property, except that liability for acts or omissions occurring prior to transfer shall survive transfer.

I. Captions. The captions in this instrument have been inserted solely for convenience of reference and are not a part of this instrument and shall have no effect upon construction or interpretation.

J. Counterparts. The parties may execute this instrument in two or more counterparts, which shall, in the aggregate, be signed by both parties, each counterpart shall be deemed an original instrument as against any party who has signed it. In the event of any disparity between the counterparts produced, the recorded counterpart shall be controlling.

ARTICLE IX. DEDUCTIBILITY FOR TAX PURPOSES

Grantor acknowledges that no one on behalf of Grantee has made any representations, express or implied, as to the deductibility of this Conservation Easement under federal, state, or local law or as to any of the tax benefits or burdens which may be borne by the Grantor hereby. Grantor acknowledges that he has had the opportunity to seek legal counsel or the advice of a tax professional prior to the execution hereof and will hold harmless the Grantee for any tax ramifications incurred hereby.

TO HAVE AND TO HOLD unto the City of Powder Springs, Georgia, a political subdivision of the State of Georgia, its successors and assigns, forever. The covenants agreed to and the terms, conditions, restrictions and purposes imposed as aforesaid shall be binding upon Grantor, his personal representatives, heirs, successors and assigns, and shall continue as a servitude running in perpetuity with the 25' State Undisturbed Buffer and 50' City of Powder Springs Undisturbed Buffer as depicted in Exhibit "B".

IN WITNESS WHEREOF, the parties hereto have set their hands and seals and caused these presents to be executed in their respective names by authority duly given, and their corporate seal affixed, the day and year above written.

TO BE EFFECTIVE upon the date of recordation in the official records of Cobb County, Georgia.

GRANTOR:
(Corporate Name)

BY: *David Stroup*

Print Name: David Stroup

TITLE: Vice President of Land Development

ATTEST: *Laura Sheathouse*
TITLE: Land Development Coordinator

Witness: *M. Landis*

Aniko R. Janutolo
NOTARY PUBLIC

(Corporate Seal)



ANIKO R. JANUTOLO
Notary Public - State at Large, Kentucky
My Commission Expires Nov. 18, 2023
Notary ID 635628

GRANTEE:
City of Powder Springs, Georgia

BY: _____

Witness: _____

NOTARY PUBLIC

(Notary Seal)

ATTEST: _____

(SEAL)

EXHIBIT 'A'

Property Description for Conservation Easement at Springbrook Estates Unit III Phase 3

ALL that tract or parcel of land lying and being in Land Lot 975, 19th District, 2nd Section, City of Powder Springs, Cobb County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the northwesterly right of way of Lewis Road (Variable R/W) and the northeasterly right of way of Brickyard Way (50' R/W) (P.B. 278, PG. 537);

THENCE leaving the northeasterly right of way of Brickyard Way (50' R/W) along a tie line, North 60 degrees 58 minutes 33 seconds West, 1395.50 feet to a point; Said point being the POINT OF BEGINNING;

THENCE North 60 degrees 52 minutes 53 seconds West, 133.77 feet to a point;

THENCE North 00 degrees 25 minutes 12 seconds East, 56.27 feet to a point;

THENCE North 00 degrees 25 minutes 12 seconds East, 95.93 feet to a point;

THENCE North 00 degrees 27 minutes 42 seconds East, 413.04 feet to a point;

THENCE South 88 degrees 28 minutes 08 seconds East, 883.93 feet to a point;

THENCE South 83 degrees 39 minutes 48 seconds East, 20.33 feet to a point;

THENCE South 73 degrees 19 minutes 28 seconds East, 35.92 feet to a point;

THENCE South 67 degrees 03 minutes 06 seconds East, 35.87 feet to a point;

THENCE North 84 degrees 56 minutes 53 seconds East, 40.54 feet to a point;

THENCE along a curve to the right an arc length of 74.28 feet, said curve having a radius of 50.00 feet, and being subtended by a chord of 67.63 feet, at South 52 degrees 29 minutes 39 seconds East to a point;

THENCE South 08 degrees 47 minutes 17 seconds East, 106.61 feet to a point;

THENCE South 47 degrees 20 minutes 00 seconds East, 29.68 feet to a point;

THENCE along a curve to the right an arc length of 29.86 feet, said curve having a radius of 59.61 feet, and being subtended by a chord of 29.55 feet, at South 38 degrees 56 minutes 20 seconds East to a point;

THENCE South 23 degrees 21 minutes 29 seconds East, 80.37 feet to a point;

THENCE along a curve to the right an arc length of 29.39 feet, said curve having a radius of 46.71 feet, and being subtended by a chord of 28.91 feet, at South 05 degrees 19 minutes 56 seconds East to a point;

THENCE South 11 degrees 39 minutes 57 seconds East, 9.53 feet to a point;

THENCE South 44 degrees 15 minutes 40 seconds East, 34.57 feet to a point;

THENCE South 34 degrees 11 minutes 10 seconds East, 28.04 feet to a point;
THENCE South 60 degrees 11 minutes 27 seconds East, 41.40 feet to a point;
THENCE South 53 degrees 30 minutes 16 seconds East, 38.95 feet to a point;
THENCE South 69 degrees 03 minutes 14 seconds East, 19.25 feet to a point;
THENCE South 57 degrees 22 minutes 31 seconds East, 5.89 feet to a point;
THENCE North 88 degrees 12 minutes 46 seconds East, 5.51 feet to a point;
THENCE South 01 degrees 56 minutes 11 seconds West, 27.12 feet to a point;
THENCE South 53 degrees 13 minutes 33 seconds East, 92.81 feet to a point;
THENCE South 72 degrees 51 minutes 17 seconds East, 26.42 feet to a point;
THENCE South 44 degrees 30 minutes 45 seconds West, 51.49 feet to a point;
THENCE North 84 degrees 25 minutes 43 seconds West, 12.33 feet to a point;
THENCE North 81 degrees 58 minutes 40 seconds West, 40.58 feet to a point;
THENCE along a curve to the right an arc length of 38.18 feet, said curve having a radius of 106.28 feet, and being subtended by a chord of 37.97 feet, at North 66 degrees 28 minutes 18 seconds West to a point;
THENCE North 64 degrees 45 minutes 55 seconds West, 9.54 feet to a point;
THENCE North 57 degrees 22 minutes 31 seconds West, 26.63 feet to a point;
THENCE North 69 degrees 03 minutes 14 seconds West, 22.68 feet to a point;
THENCE North 53 degrees 30 minutes 16 seconds West, 46.76 feet to a point;
THENCE North 60 degrees 11 minutes 27 seconds West, 47.10 feet to a point;
THENCE along a curve to the right an arc length of 22.69 feet, said curve having a radius of 50.00 feet, and being subtended by a chord of 22.50 feet, at North 47 degrees 11 minutes 19 seconds West to a point;
THENCE North 34 degrees 11 minutes 10 seconds West, 30.77 feet to a point;
THENCE North 44 degrees 15 minutes 40 seconds West, 40.38 feet to a point;
THENCE along a curve to the right an arc length of 28.44 feet, said curve having a radius of 50.00 feet, and being subtended by a chord of 28.06 feet, at North 27 degrees 57 minutes 48 seconds West to a point;
THENCE North 11 degrees 39 minutes 57 seconds West, 58.05 feet to a point;
THENCE North 23 degrees 21 minutes 29 seconds West, 43.77 feet to a point;
THENCE North 47 degrees 20 minutes 00 seconds West, 46.19 feet to a point;

THENCE along a curve to the right an arc length of 34.93 feet, said curve having a radius of 50.00 feet, and being subtended by a chord of 34.22 feet, at North 27 degrees 19 minutes 18 seconds West to a point;

THENCE North 07 degrees 32 minutes 57 seconds West, 68.81 feet to a point;

THENCE South 64 degrees 50 minutes 20 seconds West, 12.07 feet to a point;

THENCE North 70 degrees 15 minutes 08 seconds West, 108.64 feet to a point;

THENCE North 65 degrees 36 minutes 24 seconds West, 59.99 feet to a point;

THENCE North 23 degrees 55 minutes 56 seconds West, 20.29 feet to a point;

THENCE North 56 degrees 45 minutes 40 seconds West, 6.82 feet to a point;

THENCE South 33 degrees 14 minutes 20 seconds West, 11.86 feet to a point;

THENCE South 58 degrees 01 minutes 43 seconds West, 46.12 feet to a point;

THENCE North 72 degrees 04 minutes 17 seconds West, 21.76 feet to a point;

THENCE along a curve to the right an arc length of 22.25 feet, said curve having a radius of 61.86 feet, and being subtended by a chord of 22.13 feet, at South 37 degrees 15 minutes 15 seconds West to a point;

THENCE along a curve to the right an arc length of 73.07 feet, said curve having a radius of 50.00 feet, and being subtended by a chord of 66.74 feet, at South 89 degrees 25 minutes 22 seconds West to a point;

THENCE North 48 degrees 42 minutes 48 seconds West, 31.26 feet to a point;

THENCE South 11 degrees 39 minutes 42 seconds West, 8.86 feet to a point;

THENCE South 77 degrees 23 minutes 27 seconds West, 55.00 feet to a point;

THENCE South 86 degrees 46 minutes 29 seconds West, 45.82 feet to a point;

THENCE along a curve to the right an arc length of 60.98 feet, said curve having a radius of 52.66 feet, and being subtended by a chord of 57.63 feet, at South 69 degrees 33 minutes 27 seconds West to a point;

THENCE North 81 degrees 32 minutes 23 seconds West, 29.79 feet to a point;

THENCE South 03 degrees 15 minutes 56 seconds West, 35.41 feet to a point;

THENCE South 09 degrees 07 minutes 12 seconds West, 28.78 feet to a point;

THENCE along a curve to the right an arc length of 82.72 feet, said curve having a radius of 50.00 feet, and being subtended by a chord of 73.60 feet, at South 56 degrees 30 minutes 48 seconds West to a point;

THENCE South 00 degrees 38 minutes 57 seconds East, 45.59 feet to a point;

THENCE along a curve to the right an arc length of 17.49 feet, said curve having a radius of 53.13 feet, and being subtended by a chord of 17.41 feet, at South 09 degrees 05 minutes 31 seconds West to a point;

THENCE South 16 degrees 02 minutes 11 seconds West, 14.62 feet to a point;

THENCE along a curve to the right an arc length of 27.56 feet, said curve having a radius of 50.45 feet, and being subtended by a chord of 27.21 feet, at South 29 degrees 48 minutes 02 seconds West to a point;

THENCE South 45 degrees 31 minutes 10 seconds West, 55.37 feet to a point;

THENCE North 86 degrees 14 minutes 38 seconds West, 38.86 feet to a point;

THENCE South 08 degrees 56 minutes 47 seconds West, 48.64 feet to a point;

THENCE along a curve to the right an arc length of 20.64 feet, said curve having a radius of 56.16 feet, and being subtended by a chord of 20.52 feet, at South 27 degrees 39 minutes 17 seconds West to a point;

THENCE South 05 degrees 52 minutes 30 seconds West 29.40 feet to a point;

THENCE South 03 degrees 01 minutes 35 seconds East, 24.01 feet to a point;

THENCE along a curve to the right an arc length of 29.83 feet, said curve having a radius of 46.08 feet, and being subtended by a chord of 29.31 feet, at South 15 degrees 31 minutes 14 seconds West to a point;

THENCE along a curve to the right an arc length of 65.53 feet, said curve having a radius of 52.54 feet, and being subtended by a chord of 61.37 feet, at South 52 degrees 16 minutes 42 seconds West to a point;

THENCE South 44 degrees 14 minutes 04 seconds West, 17.36 feet to a point;

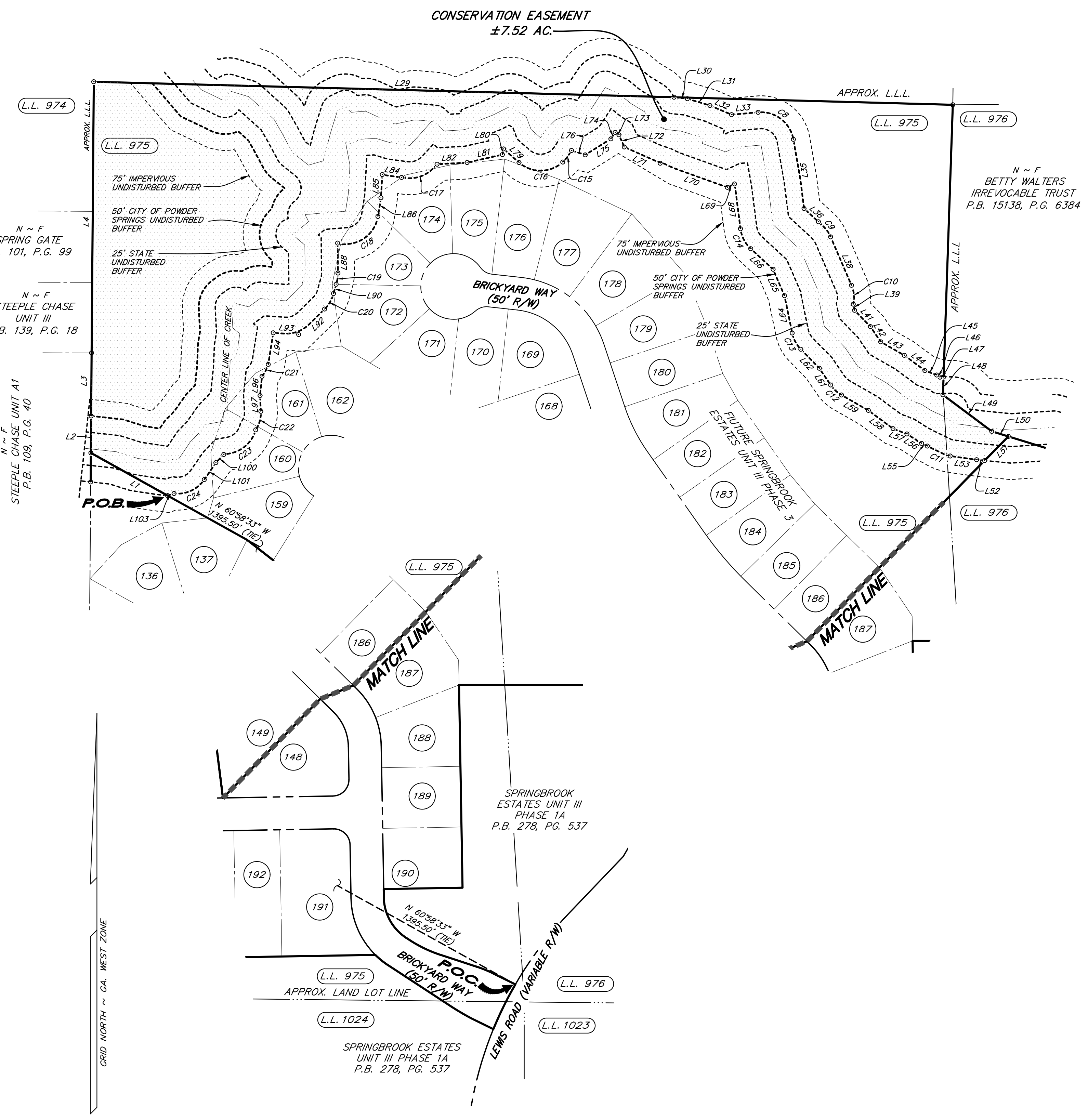
THENCE South 34 degrees 22 minutes 01 seconds West, 31.26 feet to a point;

THENCE along a curve to the right an arc length of 53.17 feet, said curve having a radius of 49.56 feet, and being subtended by a chord of 50.66 feet, at South 65 degrees 19 minutes 06 seconds West to a point;

THENCE South 71 degrees 45 minutes 32 seconds West, 10.35 feet to a point; said point being the POINT OF BEGINNING;

Said tract or parcel contains 7.52 Acres more or less.

IMAGES: REF: P:\1750 (Fischer Homes)\Springbrook\Springbrook\CONSERVATION EASEMENT\SPRINGBROOK PHASE 3 CONSERVATION EASEMENT\SPRINGBROOK PHASE 3 CONSERVATION EASEMENT.dwg

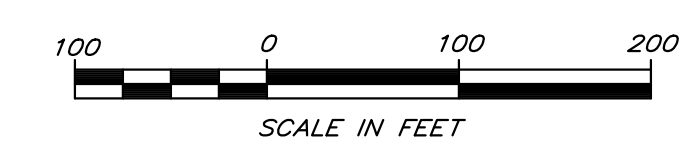


LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N60°52'53"W	133.77'
L2	N00°25'12"E	56.27'
L3	N00°25'12"E	95.93'
L4	N00°27'42"E	413.04'
L29	S88°28'08"E	883.93'
L30	S83°39'48"E	20.33'
L31	S73°19'28"E	35.92'
L32	S67°03'06"E	35.87'
L33	N84°56'53"E	40.54'
L35	S8°47'17"E	106.61'
L36	S47°20'00"E	29.68'
L38	S23°21'29"E	80.37'
L39	S11°39'57"E	9.53'
L41	S44°15'40"E	34.57'
L42	S34°11'10"E	28.04'
L43	S60°11'27"E	41.40'
L44	S53°30'16"E	38.95'
L45	S69°03'14"E	19.25'
L46	S57°22'31"E	5.89'
L47	N88°12'46"E	5.51'
L48	S1°56'11"W	27.12'
L49	S53°13'33"E	92.81'

LINE TABLE		
LINE #	BEARING	DISTANCE
L50	S72°51'17"E	26.42'
L51	S44°30'45"W	51.49'
L52	N84°25'43"W	12.33'
L53	N81°58'40"W	40.58'
L55	N64°45'55"W	9.54'
L56	N57°22'31"W	26.63'
L57	N69°03'14"W	22.68'
L58	N53°30'16"W	46.76'
L59	N60°11'27"W	47.10'
L61	N34°11'10"W	30.77'
L62	N44°15'40"W	40.38'
L64	N11°39'57"W	58.05'
L65	N23°21'29"W	43.77'
L66	N47°20'00"W	46.19'
L68	N7°32'57"W	68.81'
L69	S64°50'20"W	12.07'
L70	N70°15'08"W	108.64'
L71	N65°36'24"W	59.99'
L72	N23°55'56"W	20.29'
L73	N56°45'40"W	6.82'

LINE TABLE		
LINE #	BEARING	DISTANCE
L74	S33°14'20"W	11.86'
L75	S58°01'43"W	46.12'
L76	N72°04'17"W	21.76'
L79	N48°42'48"W	31.26'
L80	S11°39'42"W	8.86'
L81	S77°23'27"W	55.00'
L82	S86°46'29"W	45.82'
L84	N81°32'23"W	29.79'
L85	S3°15'56"W	35.41'
L86	S9°07'12"W	28.78'
L88	S0°38'57"E	45.59'
L90	S16°02'11"W	14.62'
L92	S45°31'10"W	55.37'
L93	N86°14'38"W	38.86'
L94	S8°56'47"W	48.64'
L96	S5°52'30"W	29.40'
L97	S3°01'35"E	24.01'
L100	S44°14'04"W	17.36'
L101	S34°22'01"W	31.26'
L103	S71°45'32"W	10.35'

CURVE TABLE				
CURVE #	BEARING	DISTANCE	RADIUS	ARC
C8	S52°29'39"E	67.63	50.00	74.28
C9	S38°56'20"E	29.55	59.61	29.86
C10	S5°19'56"E	28.91	46.71	29.39
C11	N66°28'18"W	37.97	106.28	38.18
C12	N47°11'19"W	22.50	50.00	22.69
C13	N27°57'48"W	28.06	50.00	28.44
C14	N27°19'18"W	34.22	50.00	34.93
C15	S37°15'15"W	22.13	61.86	22.25
C16	S89°25'22"W	66.74	50.00	73.07
C17	S69°33'27"W	57.63	52.66	60.98
C18	S56°30'48"W	73.60	50.00	82.72
C19	S9°05'31"W	17.41	53.13	17.49
C20	S29°48'02"W	27.21	50.45	27.56
C21	S27°39'17"W	20.52	56.16	20.64
C22	S15°31'14"W	29.31	46.08	29.83
C23	S52°16'42"W	61.37	52.54	65.53
C24	S65°19'06"W	50.66	49.56	53.17



DRAWN BY: SAJ
 CHECKED BY: JAH
 FILE: P:\1750
 FIELD DATE: 6-26-2020
 OFFICE DATE: 10-06-2020
 SCALE: AS SHOWN
 REVISIONS

Gaskins
 ENGINEERING-SURVEYING-PLANNING-CONSULTING-CONSTRUCTION MGMT
 www.gaskinsurvey.com LSP# 789
 Marietta Office: 1266 Powder Springs Rd, Marietta, GA 30064, Phone: (770) 424-7168
 Canton Office: 147 Reinhardt College Pkwy, Ste. 3, Canton, GA 30114, Phone: (770) 479-9698
 Lawrenceville Office: 558 Old Norcross Rd Ste. 204, Lawrenceville, GA 30046, Phone: (770) 295-1083
 Newnan Office: 4046 Ga. Hwy. 154, Ste. 109, Newnan, GA 30263, Phone: (770) 424-7168

CONSERVATION EASEMENT EXHIBIT FOR:
CITY OF POWDER SPRINGS
 AT SPRINGBROOK ESTATES
 UNIT III, PHASE 3
 LOCATED IN L.L. 975
 19th DISTRICT, 2nd SECTION
 CITY OF POWDER SPRINGS
 COBB COUNTY, GA.

Drawing name: P:\1750 (Fischer Homes)\Springbrook\Springbrook\CONSERVATION EASEMENT\SPRINGBROOK PHASE 3 CONSERVATION EASEMENT\SPRINGBROOK PHASE 3 CONSERVATION EASEMENT.dwg
 Plotted on: Dec 08, 2020 - 4:59pm
 Plotted by: jstachura