

State of Georgia

County of Richmond

**AUGUSTA, GEORGIA
EASEMENT DEED**

PARCEL IDENTIFICATION NUMBERS:

078-0-366-00-0, 2943 Gordon Highway
078-0-367-00-0, 2951 Gordon Highway

THIS INDENTURE made and entered into this _____ day of _____ 2026, between **Cyber Development, LLC**, a Limited Liability Company established under the laws of the State of Georgia, hereinafter referred to as **OWNER**, and **Augusta, Georgia**, a political subdivision under the laws of Georgia, hereinafter referred to as **AUGUSTA**;

WITNESSETH, that **OWNER**, for and in consideration of the sum of ONE DOLLAR (\$1.00) in hand and truly paid by **AUGUSTA** at and before the sealing and delivery of these presents, and other valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto **AUGUSTA**, its successors and assigns, an exclusive utility, access and maintenance easement in perpetuity under, across and through the hereinafter described parcel of land as follows;

SAID EASEMENT consists of 23,372 Square Feet (0.54 acre), more or less, of permanent utility, access and maintenance easement, for the sole use of the **Augusta Utilities Department**, on tax map parcel 078-0-366-00-0 (with the present day address of 2943 Gordon Highway), and 6,854 Square Feet (0.16 acre), more or less, of permanent utility, access and maintenance easement, for the sole use of the **Augusta Utilities Department**, on tax map parcel 078-0-367-00-0 (with the present day address of 2951 Gordon Highway) as shown on an

easement plat of Cyber Development, LLC, dated December 9, 2025, prepared by the James G. Swift & Associates, marked Exhibit A, attached hereto and made a part hereof, to which reference is made for a more accurate and complete description of the metes, bounds and courses, and being for the purpose of laying, relaying, installing, extending, operating, repairing and maintaining pipelines transporting and carrying the Augusta Utilities Department's utility and fiber optics services.

OWNER does also grant, bargain, sell and convey unto Augusta, its successors, assigns, and legal representatives the right, but not the duty, to clear and to keep clear, all trees, undergrowth and other obstructions from said permanent easement, along with the free right of ingress and egress to and from said permanent easement for this purpose and all other purposes stated herein.

OWNER further grants unto AUGUSTA the right to stretch communication lines, or other lines, within the permanent easement, for the use of AUGUSTA, its successors, assigns, representatives, agents, and designees, upon or under said land, within said easements, with the necessary cables, wires, apparatus, fixtures and appliances; and with the right to assign said easements in whole or in part.

OWNER, its heirs, successors, assigns, and legal representatives after the completion of this Project, shall have the right to use said permanent easement in any manner not inconsistent or interfering with the rights herein granted, excluding, however, 1. the right to plant thereon any trees or other vegetation that may interfere with the accessing, expanding, adding, laying, relaying, installing, extending, operating, repairing and maintaining of pipelines transporting and carrying utility services; and 2. the right to erect, construct or maintain thereon any buildings, structures, or other permanent improvements, within the boundaries of said permanent easement.

TO HAVE AND TO HOLD the aforesaid rights, ways, easements, privileges and appurtenances unto AUGUSTA, its successors and assigns, in perpetuity.

And OWNER, its heirs, successors, assigns, and legal representatives shall and will forever warrant and defend unto AUGUSTA, its successors and assigns, the rights, ways, easements privileges and appurtenances conveyed herein, against the claim of any person or persons whomsoever.

IN WITNESS WHEREOF, OWNER has set its hand and seal, the day and year first above written.

Signed, Sealed and Delivered in the presence of:

CYBER DEVELOPMENT, LLC

Ronald Powell

Witness

Jennifer L. Powell

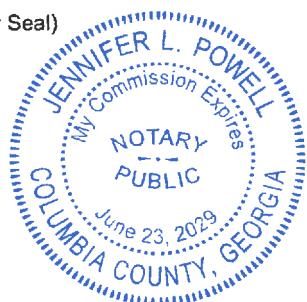
Notary Public

State of Georgia

County of Columbia

My Commission Expires: 06/23/2029

(Notary Seal)



Ronald Powell

Ronald William Powell

As Its: Managing Member

ACCEPTED:

AUGUSTA, GEORGIA

Witness

Notary Public
State of Georgia, County of _____

My Commission Expires: _____

(Notary Seal)

By:

Garnett L. Johnson
As Its Mayor

Attest:

Lena Bonner
As Its Clerk of Commission

(SEAL)

