

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

Bryan Powell

Witness

Jennifer L. Powell

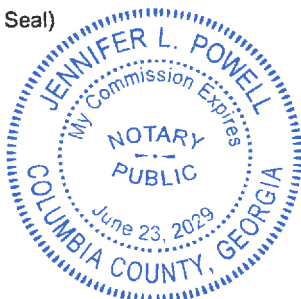
Notary Public

State of Georgia

County of Columbia

My Commission Expires: 06/23/2029

(Notary Seal)



Ronald William Powell

Ronald William Powell

As Its: Managing Member

ACCEPTED:

AUGUSTA, GEORGIA

Witness

By: _____
Garnett L. Johnson
As Its Mayor

Notary Public
State of Georgia, County of _____

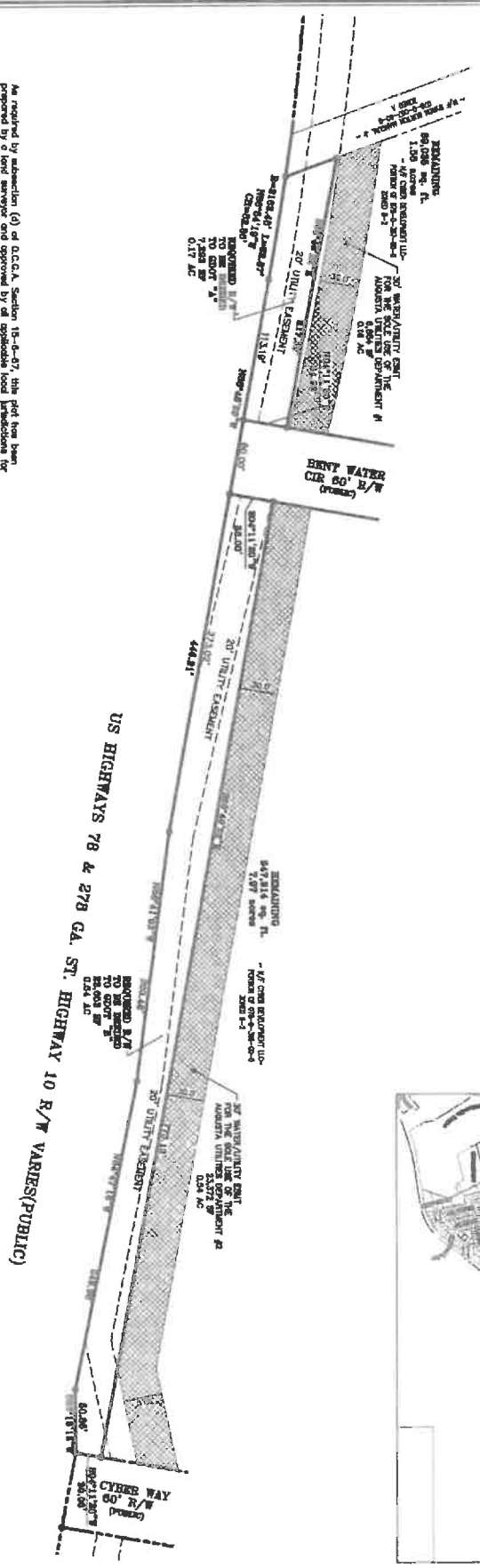
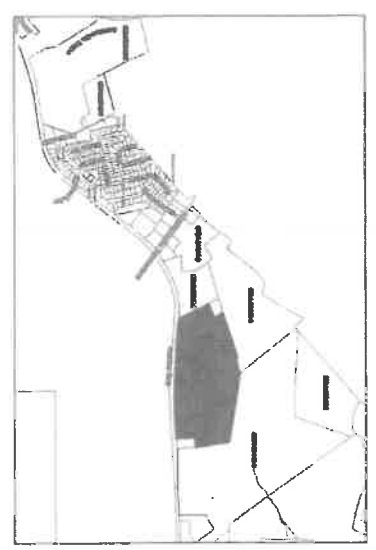
Attest: _____
Lena Bonner
As Its Clerk of Commission

My Commission Expires: _____

(SEAL)

(Notary Seal)

- NOTES:
1. THIS SURVEY WAS PERFORMED WITH A 5° THEODOLITE, EDM, AND A 300' STEEL TAPE ON 7/15/24.
 2. THIS SURVEY HAS A FIELD CLOSURE THAT EXCEEDS 1 PART IN 10,000. 5 PER ANGLE, COMPASS RULE ADJUSTED.
 3. THIS SURVEY WAS PERFORMED BY JAMES G. SWIFT & ASSOCIATES, INC.
 4. THE PROPERTY IS NOT WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP PANEL NO. 1324000000A, DATED 11/15/78.
 5. THE FINAL PLAT FOR WEATHERSTONE TOWNHOME, BY JAMES G. SWIFT AND ASSOCIATES, DATED 7/16/24.



As required by subsection (c) of O.C.G.A. Section 15-4-67, this plat has been reviewed by a registered professional land surveyor for compliance with the provisions of the Georgia Surveying Act. The surveyor certifies that the survey was conducted in accordance with the provisions of the Georgia Surveying Act and that the plat is a true and correct representation of the survey. The surveyor also certifies that the plat is a true and correct representation of the survey. The surveyor also certifies that the plat is a true and correct representation of the survey.

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONSIDERED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO WHETHER USE OF ANY PARCEL OF LAND FOR ANY PURPOSE IS SUBJECT TO ANY RESTRICTIONS, EASEMENTS, OR ENCUMBRANCES. THE PURCHASER IS ADVISED THAT THE PLAT, OR PLAN, OR PLAN OF REVISION, FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SURVEYING ACT, CHAPTER 15, SECTION 15-4-67, ARE TO BE PROMINENTLY OBTAINED FROM THE SURVEYOR'S OFFICE AND ARE TO BE PROMINENTLY OBTAINED FROM THE SURVEYOR'S OFFICE.

DATE: 12/17/25
 JAMES G. SWIFT & ASSOCIATES, INC.
 AUGUSTA, GEORGIA



DATE: 12/17/25
 JAMES G. SWIFT & ASSOCIATES, INC.
 AUGUSTA, GEORGIA

THIS SURVEY WAS PERFORMED IN COMPLIANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYING AND MAPPING, AS REQUIRED BY THE GEORGIA SURVEYING ACT, CHAPTER 15, SECTION 15-4-67.

CYBER DEVELOPMENT LLC
 PROPERTY LOCATED AT 2033 GORDON HWY
 AUGUSTA, GEORGIA

SCALE: 1" = 60'



PREPARED BY:
 JAMES G. SWIFT & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 1206 INTERSTATE PARKWAY - AUGUSTA, GA. - 30909
 Phone: (706) 868-8803

DECEMBER 9, 2025

Exhibit A