

Account No. – Class: 733005 – 309  
Department ID: 4848010000  
Program No.: 4181401

STANDARD UTILITY AGREEMENT  
EASEMENT LIMITED AGREEMENT

LOCAL AGENCY: **Augusta, Georgia**  
ADDRESS: **535 Telfair Street,**  
**Augusta, Georgia 30901**  
TAX PARCEL ID NO.: **2 TRACT 1; 2TRACT 2 & 3**

THIS AGREEMENT, made this \_\_\_\_\_, by  
and between the Department of Transportation, an agency of the State of Georgia, hereinafter called the  
DEPARTMENT, first party, and Augusta, Georgia hereinafter called the LOCAL AGENCY, second party.

**W I T N E S S E T H:**

WHEREAS, a third-party, Cyber Development, LLC, in connection with the development of  
an adjacent parcel, donated property to the DEPARTMENT along Gordon Hwy/SR 10 in Richmond  
County, Georgia; and

WHEREAS, the LOCAL AGENCY has existing property interests located along **Gordon  
HWY/SR 10 / Parcel 2 Tract 1 (0.016 acres); Parcel 2 Tract 2 (0.019) and Parcel 3 (0.839)** with  
property interests located upon a right-of-way or easement with rights to install, operate and maintain such  
facilities thereon; and

WHEREAS, the location of said right-of-way or easement is shown on the attached plat. The  
existing facilities are not currently in conflict with the highway; however, if they are later found to be in  
conflict, they will be relocated or adjusted, if necessary, to accommodate the highway and/or future  
proposed highway construction; and

WHEREAS, the DEPARTMENT and the LOCAL AGENCY desire to enter into an  
agreement relative to the encroachment of the easement upon which the facilities are located on the right-  
of-way.

NOW, THEREFORE, in consideration of One & No/100 Dollars (\$1.00) in hand paid and  
other valuable considerations received by the LOCAL AGENCY and further in consideration of the  
premises and the mutual covenants of the parties hereinafter set forth, it is hereby agreed:

1. The LOCAL AGENCY relinquishes and grants to the DEPARTMENT all its existing  
property interests at the locations shown on the attached plat and grants to the DEPARTMENT the  
right to construct, operate and maintain the above referenced highway across the LOCAL AGENCY 'S  
right-of-way or easement under the terms and conditions as herein stated.

STANDARD UTILITY AGREEMENT  
EASEMENT LIMITED AGREEMENT

2. The DEPARTMENT agrees to obtain all necessary rights from the owners of the lands crossed by the LOCAL AGENCY 'S rights-of-way or easement located within the limits of the right-of-way acquired by the DEPARTMENT

2. 3. The LOCAL AGENCY agrees to relocate or adjust existing LOCAL AGENCY facilities if later found in conflict with the highway and/or any future highway construction projects. All costs incurred by the LOCAL AGENCY related to such relocation or adjustment of its existing facilities shall be reimbursed through a separate agreement by the DEPARTMENT in accordance with Federal and State laws. Comparable pre-existing ingress and egress to LOCAL AGENCY property rights and facilities will be provided to the LOCAL AGENCY at DEPARTMENT expense. LOCAL AGENCY retains fully adequate right of ingress and egress to LOCAL AGENCY property rights and facilities.

4. The LOCAL AGENCY retains the right to operate and maintain existing facilities and to install, operate and maintain new facilities as required, except that the future installation, operation and maintenance of the LOCAL AGENCY 'S facilities shall be in accord with the Utility Accommodation Policy and Standards Manual, current edition, issued by the DEPARTMENT and Title 23 of the CFR, Chapter I, Subchapter G, Part 645, Subparts A and B. It is agreed that the LOCAL AGENCY has the right now and in the future to install, operate and maintain its facilities over that portion of said highway within the acquired right-of-way.

5. The DEPARTMENT agrees to notify the LOCAL AGENCY when a highway construction contract is awarded and furnish the name of the contractor who will perform the highway work. The LOCAL AGENCY agrees to plan with the DEPARTMENT'S Contractor a schedule of operations which will clearly set forth at which stage of the Contractor's operations the LOCAL AGENCY will relocate or adjust its facilities, if necessary.

6. This Agreement contains the entire agreement of the parties hereto, and no representation, inducements, promises or agreement, oral or otherwise, between the parties not embodied herein shall be of any force or effect. Any amendment to this Agreement shall not be binding upon the parties hereto unless such amendment is in writing and executed by both parties hereto. The provision of this Agreement shall inure to the benefit of and be binding upon the parties hereto and their legal representatives, successors and assigns. This Agreement may be executed in multiple counterparts, each of which shall constitute an original, but all of which taken together shall constitute one and the same agreement. This Agreement shall be construed and interpreted under the laws of the State of Georgia. Except as otherwise provided herein, all rights, powers and privileges conferred hereunder upon the parties shall be cumulative but not restrictive to those given by law.

7. This Agreement may be executed in any number of counterparts, each of which so executed shall be deemed to be an original, and such counterparts shall together constitute but one and the same Agreement. The parties shall be entitled to sign and transmit an electronic signature of this Agreement (whether by facsimile, PDF or other email transmission), which signature shall be binding on the party whose name is contained therein. Any party providing an electronic signature agrees to promptly execute and deliver to the other parties an original signed Agreement upon request.

STANDARD UTILITY AGREEMENT  
EASEMENT LIMITED AGREEMENT

IN WITNESS WHEREOF, the parties hereto have set their hands and affixed their seals, caused this Agreement to be executed in three counterparts, each to be considered as an original by their authorized representative the day and date hereinabove written.

**AUGUSTA, GEORGIA**

\_\_\_\_\_  
**CHAIRMAN**

I attest to the genuineness of the LOCAL AGENCY Seal and I further attest that the above named Officer is duly authorized to execute this document.

\*\*\*\*\*  
FEIN \_\_\_\_\_  
\*\*\*\*\*

BY: \_\_\_\_\_  
**SECRETARY/ASST. SECRETARY  
(OFFICIAL SEAL)**

\_\_\_\_\_  
ACCEPTED:

PROJECT Nos.: N/A  
COUNTY: Richmond  
P.I. Nos.: A-245-011828-2  
DATE: October 8, 2025, FB

**DEPARTMENT OF TRANSPORTATION**  
BY: \_\_\_\_\_  
**COMMISSIONER**

(OFFICIAL SEAL OF THE DEPARTMENT)

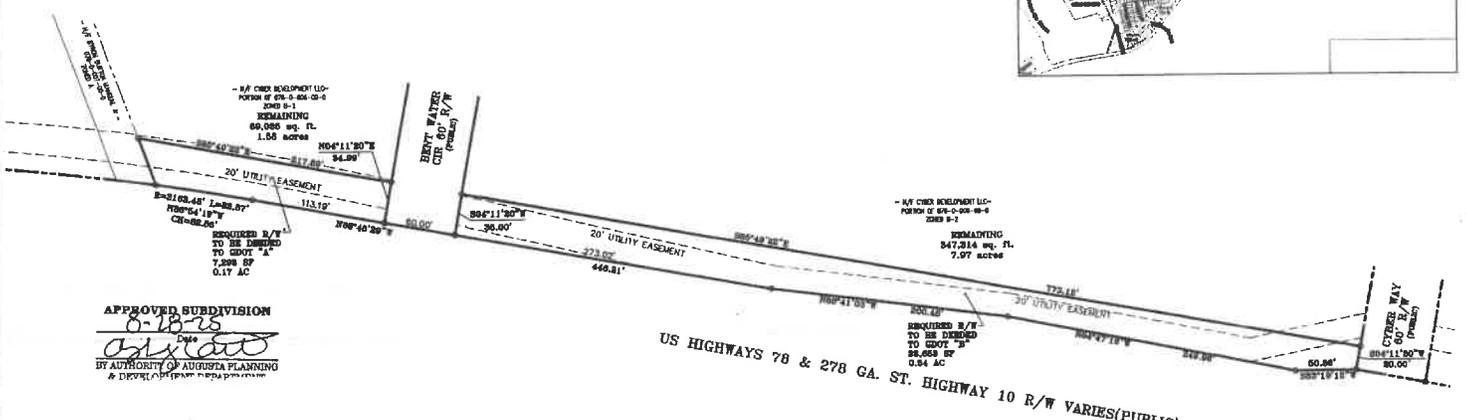
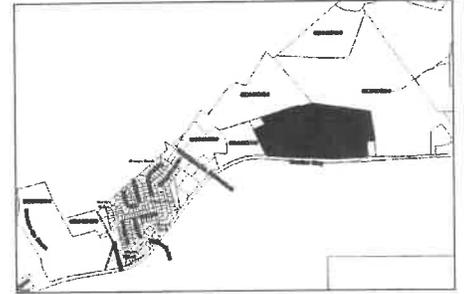
I attest that the seal imprinted herein is the Official Seal of the DEPARTMENT.

BY: \_\_\_\_\_  
**TREASURER**  
(OFFICIAL CUSTODIAN OF THE SEAL)

D: PLAT B: 21 P: 16  
 Recorded: 09/26/2025 04:34 PM  
 Doc # 2025028344 Pages: 1 Fees: \$10.00  
 Hester Holmes Sullivan  
 Clerk of Superior Court, Augusta-Richmond County, GA

**NOTES:**

1. THIS SURVEY WAS PERFORMED WITH A 5" THEODOLITE, E.D.M. AND A 200' STEEL TAPE ON 7/15/24.
2. THIS SURVEY HAS A FIELD CLOSURE THAT EXCEEDS 1 PART IN 10,000. 3" PER ANGLE, COMPASS RULE ADJUSTED.
3. PLAT CLOSURE: 1 PART IN 616,876.
4. MINIMUM LENGTH OF BEARS AT PROPERTY CORNERS WILL BE 18".
5. THIS PROPERTY IS NOT WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP PANEL No. 13246C00065G, DATED 11/15/18.
6. REF FINAL PLAT FOR WEATHERSTONE TOWNHOMES, BY JAMES G SWIFT AND ASSOCIATES, DATED 7/16/24.



**APPROVED SUBDIVISION**  
 0-18-25  
 BY AUTHORITY OF AUGUSTA PLANNING & DEVELOPMENT DEPARTMENT

US HIGHWAYS 78 & 278 GA. ST. HIGHWAY 10 R/W VARIES(PUBLIC)

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO INTENDED USE OF ANY PARCEL. THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERK'S COOPERATIVE AUTHORITY. THE APPROVAL SIGNATURE(S) ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

S.F. BOYD REGISTERED LAND SURVEYOR 2014 DATE 3/12/25  
 PARTISAN ID: 41837284-3

SUBDIVISION CERTIFICATION  
 AS REQUIRED BY SUBSECTION (c) SECTION 15-6-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING IN THE WRITING BY ANY AND ALL APPLICABLE MUNICIPAL-COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED BY WRITING THAT APPROVAL IS NOT REQUIRED.

G.F. SLAUGHTER REGISTERED LAND SURVEYOR 2014 DATE 3/12/25

NOTES  
 THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEY IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



A  
 RIGHT OF WAY PLAT  
 FOR  
**CYBER DEVELOPMENT LLC**  
 PROPERTY LOCATED AT 2933 GORDON HWY  
 AUGUSTA, GEORGIA  
 SCALE: 1" = 60'  
 FEBRUARY 21, 2025  
 PREPARED BY:  
**JAMES G. SWIFT & ASSOCIATES**  
 CONSULTING ENGINEERS  
 1206 INTERSTATE PARKWAY - AUGUSTA, GA. - 30609  
 Phone: (706) 869-8803

D: DEED B: 1779 P: 621

05/07/2021 10:50 AM

Doc # 2021015985 Pages: 4 Rec Fees: \$25.00

Transfer Tax: \$0.00

Hattie Holmes Sullivan

Clerk of Superior Court, Augusta-Richmond County, GA

eFile Participant IDs: 0747371193,

RETURN TO  
William A. Trotter III  
TROTTER JONES LLP  
3527 Wilcox Way East  
Augusta, Georgia 30909  
Phone: (706) 737-4138  
Fid. No. 36132

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into this <sup>7<sup>th</sup></sup> day of April, 2021 between RONALD WILLIAM POWELL, hereinafter called the Grantor, and CYBER DEVELOPMENT, LLC, hereinafter called Grantee.

WITNESSETH:

That the said Grantor for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, in hand well and truly paid by the said Grantee, the receipt and adequacy of which is hereby acknowledged has bargained, granted, sold, aliened, conveyed, and confirmed, and by these presents does bargain, grant, sell, alien, convey and confirm unto the said Grantee, his successors and assigns, the Property described on Exhibit A subject to the Permitted Exception listed on Exhibit B.

Together with all and singular the rights, ways, easements, members, privileges and appurtenances to the Property, being, belonging, or in any way appertaining, and the rents, reversions, issues and profits thereof and of every part thereof

To Have and To Hold the Property, and all and singular said rights and privileges, unto the said Grantee, in FEE SIMPLE forever.

And the said Grantor shall and will warrant and forever defend by virtue of these presents, the Property unto the said Grantee against the Grantor, and all and every other person or persons, claiming under Grantor.

IN WITNESS WHEREOF, the said Grantor has affixed his hand and seal hereto the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Plain Witness

Notary Public, State of Georgia

My Commission Expires 08/19/25



RONALD WILLIAM POWELL

(L.S.)

Sankat Tromannagari  
NOTARY PUBLIC  
Columbia County, GEORGIA  
My Commission Expires 06/19/2025

REALTY  
REEL  
#484

GEORGIA DEPARTMENT OF TRANSPORTATION  
P.O. BOX #8, TENNILLE, GEORGIA 31089  
RIGHT OF WAY DEED *A.H.M. Pat. Boatright*

RICHMOND COUNTY, GA.  
CLERK, SUPERIOR COURT  
FILED RICHMOND COUNTY  
GEORGIA

REEL 484 PAGE 792  
PROJECT NO. STP-004-2(35)  
P.I. NO. 221532

95 FEB 28 PM 1:09

THIS CONVEYANCE made and executed the 28<sup>th</sup> day of February, 1995.

WITNESSETH

Virginia Rollins May, the undersigned (hereinafter referred to as GRANTOR) is the owner of a tract of land in RICHMOND County through which the GORDON HIGHWAY WIDENING, known as Project # STP-004-2(35), has been laid out by the Department of Transportation being more particularly described in a map and drawing of said road in the office of the Department of Transportation, No. 2 Capitol Square, Atlanta, Georgia, to which reference is hereby made.

NOW, THEREFORE, in consideration of the benefit to said property by the construction and maintenance of said road, and in consideration of ONE DOLLAR (\$1.00), in hand paid, the receipt whereof is hereby acknowledged, Grantor does hereby grant, sell and convey to said Department of Transportation and their successors in office so much land as to make a right of way for said road as surveyed, being more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot NA of the NA Land District and/or 84 Georgia Militia District of RICHMOND County, Georgia, and being more particularly described on Exhibit A attached hereto and made a part hereof by this reference.

Said right of way is hereby conveyed, consisting of 0.035 acres, more or less, as shown colored yellow on the plat of the property prepared by the Department of Transportation, dated MARCH 4, 1994; REVISED JANUARY 3, 1995, said plat attached hereto and made a part of this deed as Exhibit B.

For the same consideration Grantor hereby conveys and relinquishes to the Department of Transportation all rights of access between the limited access highway and approaches thereto on the above numbered highway project and Grantor's remaining real property from which said right of way is taken except at such points as designated and shown on the attached plat prepared by the Department of Transportation.

TO HAVE AND TO HOLD the said conveyed premises in fee simple and any rights Grantor has or may have in and to existing public rights of way are hereby quitclaimed and conveyed unto the Department of Transportation.

Grantor hereby warrants that Grantor has the right to sell and convey said land and bind himself, his heirs, executors and administrators forever to defend by virtue of these presents.

IN WITNESSETH WHEREOF, Grantor has hereunto set his hand and seal the day above written.

Signed, Sealed and Delivered Virginia Rollins May (L.S.)  
this 28<sup>th</sup> day of February, VIRGINIA ROLLINS MAY  
19 95, in the presence of: RICHMOND COUNTY, GEORGIA (L.S.)

Ronald Brantly (L.S.)  
Real Estate Transfer Tax

Witness Parce C. Johnson (L.S.)  
Date 2-28-95 ORIGINAL REEL RECORDED  
REEL 484 PAGE 792

Notary Public Parce C. Johnson WIP ID: 214952  
Richmond County, Ga. Parce C. Johnson  
Clerk of Superior Court

By Parce C. Johnson DOT 118/REV. 08-90  
Clerk of Superior Court

REALTY  
REEL  
#484

REEL 484 PAGE 793

EXHIBIT A

PROJECT NO.: STP-004-2(35) RICHMOND County  
P. I. NO.: 221532  
PARCEL NO.: 2 TRACT 1  
TAKE: 0.016 acres  
DATE OF R/W PLANS: MARCH 4, 1994  
REVISION DATE: JANUARY 3, 1995

All that tract or parcel of land lying and being in Land Lot NA of the NA Land District and the 84 Georgia Militia District of RICHMOND County, Georgia, being more particularly described as follows:

Beginning at a point 80.0000 feet Left of and opposite Station 515+59.8384 on the construction centerlines of GORDON HIGHWAY WIDENING on Georgia Highway Project No. STP-004-2(35) From a Point Beginning on a curve, said curve having central angle 001-28'59", radius 1496.8253 feet, chord bearing S 86-16'30.4"E, and chord distance 38.7395 feet. Along the said curve for an arc distance of 38.7406 feet to the end of the curve. Thence S 85-32'01.1"E for 84.0279 feet to a point on the boundary. Thence N 26-00'00.9"W for 12.3394 feet to the beginning of a curve, said curve having central angle 003-05'51", radius 2163.4829 feet, chord bearing S 89-01'40.1"W, and chord distance 116.9446 feet. Along the said curve for an arc distance of 116.9588 feet to the end of the curve. and the Point of Beginning.  
Containing 0.016 acres

ALSO granted is the right to construct and maintain over and upon my land any embankments, cuts and slopes as may be deemed proper by the Georgia Department of Transportation to support or accommodate the improvement of said road within the easement area shown colored orange on the above mentioned plat.

REALTY  
REEL  
#484

EXHIBIT A

PROJECT NO.: STP-004-3(35) RICHMOND County  
P. I. NO.: 221532  
PARCEL NO.: 2 TRACT 2  
TAKE: 0.019 acres  
DATE OF R/W PLANS: MARCH 4, 1995  
REVISION DATE: JANUARY 3, 1995

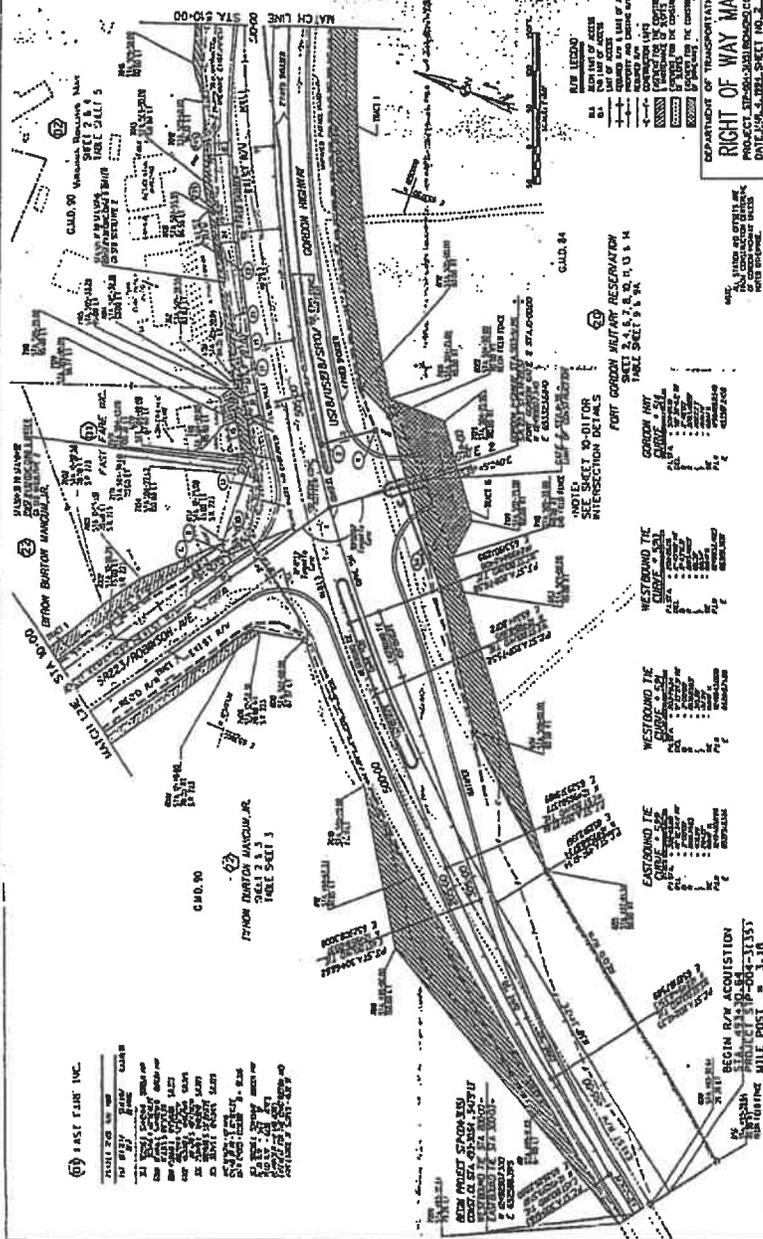
All that tract or parcel of land lying and being in Land  
Lot NA of the NA Land District and the 8: Georgia Militia  
District of RICHMOND County, Georgia, being more particularly  
described as follows:

Beginning at a point 100.000 feet Left of and opposite  
Station 512+55.0000 on the construction centerline of GORDON  
HIGHWAY WIDENING on Georgia Highway Project No. STP-004-3(35)  
From a Point Beginning on a curve,  
said curve having central angle 002-00'22", radius 1496.8253 feet, chord  
bearing N 81-46'39.6"E, and chord distance 52.4083 feet. Along the  
said curve for an arc distance of 52.4110 feet to the end of the curve.  
Thence N 09-31'44"W for 16.829 feet to a point on the boundary.  
Thence S 79-47'01"W for 52.759 feet to a point on the boundary.  
Thence S 10-54'14"E for 15.005 feet to the Point of Beginning.  
Containing 0.019 acres

ALSO granted is the right to construct and maintain  
over and upon my land any embankments, cuts and slopes  
as may be deemed proper by the Georgia Department of  
Transportation to support or accomodate the improvement  
of said road within the easement area shown colored orange  
on the above mentioned plat.

REALTY  
REEL  
#484

REEL 484 PAGE 79.5



① EAST TIRE INC.  
 1. ALL RIGHTS RESERVED  
 2. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF EAST TIRE INC.  
 3. THIS DRAWING IS THE PROPERTY OF EAST TIRE INC. AND IS TO BE KEPT IN STRICTLY CONFIDENTIAL.  
 4. ANY UNAUTHORIZED USE OF THIS DRAWING IS PROHIBITED.  
 5. EAST TIRE INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING.

NEW LEGEND  
 ALL RIGHTS RESERVED  
 NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF EAST TIRE INC.  
 THIS DRAWING IS THE PROPERTY OF EAST TIRE INC. AND IS TO BE KEPT IN STRICTLY CONFIDENTIAL.  
 ANY UNAUTHORIZED USE OF THIS DRAWING IS PROHIBITED.  
 EAST TIRE INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING.

RIGHT OF WAY MAP  
 PROJECT: ST. AUGUSTINE BRIDGE  
 DATE: 10/15/00  
 SHEET NO. 79.5

DEPARTMENT OF TRANSPORTATION  
 DIVISION OF HIGHWAYS  
 ST. AUGUSTINE BRIDGE PROJECT TO STA. 51+00

Department of Transportation  
 State of Georgia

MA  
 Michael Atchley Associates, Inc.

REGIN BOW ACQUISITION  
 PROJECT # 113-0-54  
 SHEET # 79.5  
 DATE 3-16

EXHIBIT B





REEL 606 PAGE 428

Return to:  
Carl P. Dowling  
1500 First Union Bank Bldg DEPARTMENT OF TRANSPORTATION DOT 118  
699 Wood St. P.O. BOX 9 TOWSON, MD 21289  
Augusta, GA 30910 RIGHT OF WAY DEED 08/90

GEORGIA, RICHMOND COUNTY PROJECT NO. STP-004-3(35)  
P.I. NO. 221532

THIS CONVEYANCE made and executed the 18 day of June, 19 98.

WITNESSETH that BYRON BURTON MANGUM, JR., the undersigned, (hereinafter referred to as 'Grantor'), is the owner of a tract of land in RICHMOND County through which the GORDON HIGHWAY WIDENING, known as Project No. STP-004-3(35), has been laid out by the Department of Transportation being more particularly described in a map and drawing of said road in the office of the Department of Transportation, No. 2 Capitol Square, Atlanta, Georgia, to which reference is hereby made.

NOW, THEREFORE, in consideration of the benefit to said property by the construction and maintenance of said road, and in consideration of ONE DOLLAR (\$1.00), in hand paid, the receipt whereof is hereby acknowledged, Grantor does hereby grant, sell and convey to said Department of Transportation, and their successors in office so much land as to make a right of way for said road as surveyed, being more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot N/A of the N/A Land District and/or 90 Georgia Militia District of RICHMOND County, Georgia, and being more particularly described on Exhibit 'A' attached hereto and made a part hereto by this reference.

Said right of way is hereby conveyed, consisting of 0.839 acres, more or less, as shown colored yellow on the plat of the property prepared by the Department of Transportation, dated MARCH 4, 1994; revised MARCH 25, 1998, said plat attached hereto and made a part of this deed as Exhibit 'B'.

For the same consideration Grantor hereby conveys and relinquishes to the Department of Transportation all rights of access between the limited access highway and approaches thereto on the above numbered highway project and Grantor's remaining real property from which said right of way is taken except at such points as designated and shown on the attached plat prepared by the Department of Transportation.

TO HAVE AND TO HOLD the said conveyed premises in fee simple and any rights Grantor has or may have in and to existing public rights of way are hereby quitclaimed and conveyed unto the Department of Transportation. Grantor hereby warrants that Grantor has the right to sell and convey said land and bind himself, his heirs, executors and administrators forever to defend by virtue of these presents.

IN WITNESSETH WHEREOF, Grantor has hereunto set his hand and seal the day above written.

Signed, Sealed and Delivered  
this 18 day of June,  
19 98, in the presence of:

*Byron Burton Mangum, Jr.* (L.S.)  
BYRON BURTON MANGUM, JR. (L.S.)

Witness \_\_\_\_\_ (L.S.)

Witness \_\_\_\_\_ (L.S.)

Notary Public \_\_\_\_\_ (L.S.)

NOTARY PUBLIC, RICHMOND COUNTY, GEORGIA  
MY COMMISSION DATES 12/28/95 TO 12/28/00 Parcel No. 3

ORIGINAL REEL RECORDED  
REEL 606 PAGE 428  
HIP ID: 366242

RICHMOND COUNTY, GEORGIA  
Real Estate Transfer Tax  
Paid: \$1,678.00  
Date: 6-4-98  
*Elaine C. Johnson*  
Elaine C. Johnson  
Clerk of Superior Court

EXHIBIT A

PROJECT NO.: STP-004-3(35) RICHMOND County  
 P. I. NO.: 221532  
 PARCEL NO.: 3  
 TAKE: 0.839 acres  
 DATE OF R/W PLANS: MARCH 4, 1994  
 REVISION DATE: MARCH 25, 1998

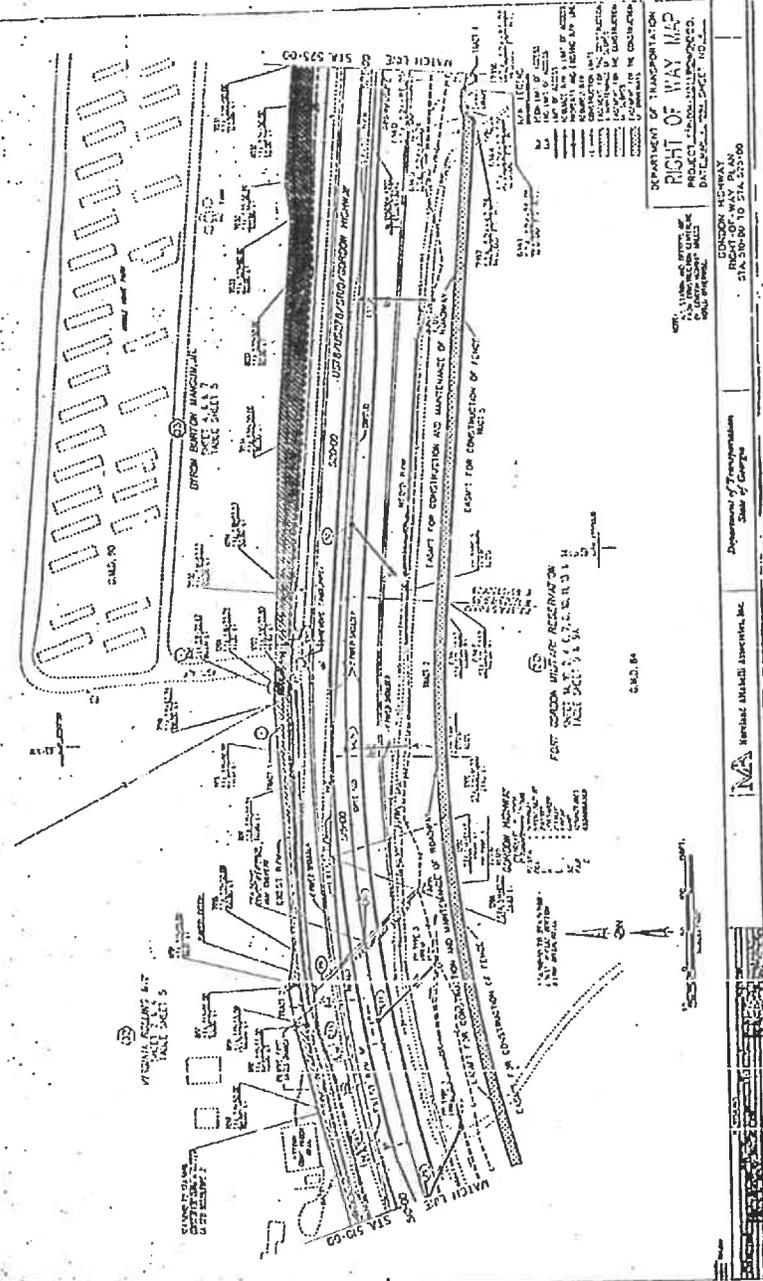
All that tract or parcel of land lying and being in Land Lot N/A of the N/A Land District and the 90 Georgia Militia District of RICHMOND County, Georgia, being more particularly described as follows:

Beginning at a point 77.3189 feet LEFT of and opposite Station 516+73.7932 on the construction centerline of GORDON HIGHWAY WIDENING on Georgia Highway Project No. STP-004-3(35) From the Point of Beginning.  
 Thence S 85o32'01" E for 1224.5974 feet to the beginning of a curve, said curve having central angle -6°37'12", radius 4114.5971 feet, chord bearing S 88o41'40" E, and chord distance 453.7633 feet. Along the said curve for an arc distance of 453.9935 feet to the end of the curve.  
 Thence N 1o51'24" W for 2.000 feet to the beginning of a curve, said curve having central angle -1°14'16", radius 4112.5971 feet, chord bearing N 87o33'12" E, and chord distance 84.8531 feet. Along the said curve for an arc distance of 34.8547 feet to the end of the curve.  
 Thence N 86o57'44" E for 646.3917 feet to a point on the boundary.  
 Thence N 10o46'28" W for 11.8811 feet to a point on the boundary.  
 Thence S 86o57'45" W for 673.7104 feet to the beginning of a curve, said curve having central angle 1°45'37", radius 3739.7186 feet, chord bearing S 87o48'11" W, and chord distance 109.7196 feet. Along the said curve for an arc distance of 109.7235 feet to the end of the curve.  
 Thence N 85o28'05" W for 195.9707 feet to the beginning of a curve, said curve having central angle 2°39'28", radius 3724.7186 feet, chord bearing N 87o05'14" W, and chord distance 164.9879 feet. Along the said curve for an arc distance of 165.0014 feet to the end of the curve.  
 Thence N 85o49'06" W for 180.7902 feet to a point on the boundary.  
 Thence S 82o52'18" W for 50.9902 feet to a point on the boundary.  
 Thence N 84o40'21" W for 250.0500 feet to a point on the boundary.  
 Thence N 88o40'50" W for 200.2498 feet to a point on the boundary.  
 Thence N 85o49'06" W for 446.4292 feet to the beginning of a curve, said curve having central angle -3°46'31", radius 2163.4829 feet, chord bearing N 87o37'15" W, and chord distance 136.1097 feet. Along the said curve for an arc distance of 136.1322 feet to the end of the curve.  
 Thence S 35o28'58" E for 3.0112 feet to the Point of Beginning.  
 Containing 0.839 acres more or less.

ALSO granted is the right to construct and maintain over and upon my land any embankments, cuts and slopes as may be deemed proper by the Georgia Department of Transportation to support or accommodate the improvement of said road within the area shown colored orange on the attached plat.

ALSO granted in consideration of the benefit to my property, is the right to enter upon my land for the purpose of constructing a driveway within the easement area shown colored pink on the above mentioned plat. Said easement will expire upon completion and final acceptance of said project by the Department of Transportation.





DEPARTMENT OF TRANSPORTATION  
 RIGHT OF WAY MAP  
 PROJECT: [unreadable]  
 DATE: [unreadable]

CONSTRUCTION OF ROAD  
 EXISTING ROAD  
 PROPOSED ROAD  
 EXISTING UTILITIES  
 PROPOSED UTILITIES

CONSTRUCTION OF ROAD  
 EXISTING ROAD  
 PROPOSED ROAD  
 EXISTING UTILITIES  
 PROPOSED UTILITIES

CONSTRUCTION OF ROAD  
 EXISTING ROAD  
 PROPOSED ROAD  
 EXISTING UTILITIES  
 PROPOSED UTILITIES

CONSTRUCTION OF ROAD  
 EXISTING ROAD  
 PROPOSED ROAD  
 EXISTING UTILITIES  
 PROPOSED UTILITIES

EXHIBIT B

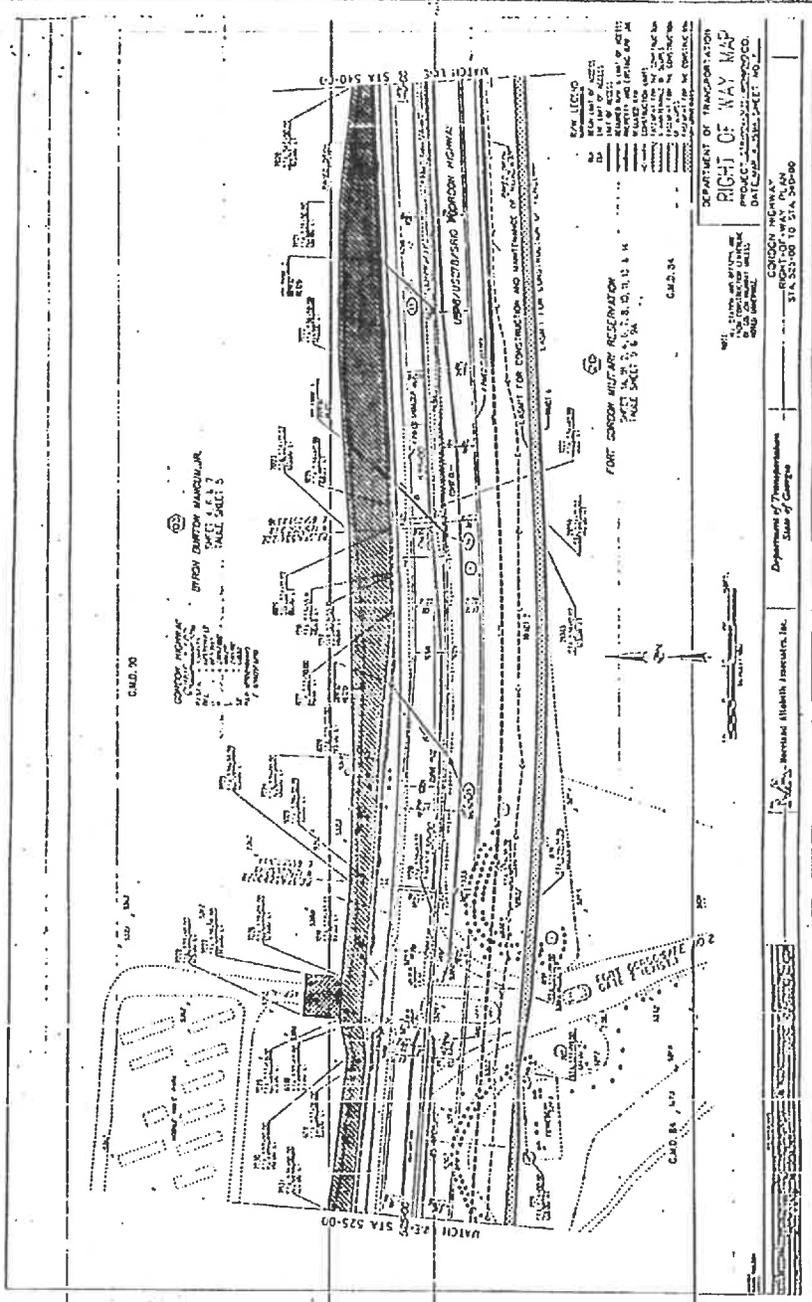


EXHIBIT B



BENJAMIN F. MCELREATH  
HULL BARRETT, PC  
801 Broad Street, Floor 7  
Augusta, Georgia 30901-1231  
706.828.2042 File No. 10570-1706

D: DEED B: 1980 P: 827 RWD  
08/22/2025 10:51 AM  
Doc # 2025027695 Pages: 4 Rec Fees: \$25.00  
Transfer Tax: \$0.00  
Hattie Holmes Sullivan  
Clerk of Superior Court, Augusta-Richmond County, GA

GEORGIA DEPARTMENT OF TRANSPORTATION  
ONE GEORGIA CENTER, 600 WEST PEACHTREE STREET N.W., ATLANTA GEORGIA 30306

**RIGHT-OF-WAY DEED**

GEORGIA, RICHMOND COUNTY

STATE ROUTE NO. 10  
PERMIT NO. A-245-011828-2

THIS CONVEYANCE made and executed the 10<sup>th</sup> day of July, 2025.

WITNESSETH that CYBER DEVELOPMENT, LLC the undersigned (hereinafter referred to as "Grantor") is the owner of a tract of land in RICHMOND COUNTY through which the highway, known as State Route 10, has been laid out by the DEPARTMENT OF TRANSPORTATION being more particularly described in a map and drawing of said road in the office of the Department of Transportation, One Georgia Center, 600 West Peachtree Street N.W. Atlanta Georgia, to which reference is hereby made.

NOW THEREFORE, in consideration of the benefit to said property by the construction and maintenance of said road, and in consideration of ONE DOLLAR (\$1.00), in hand paid, the receipt whereof is hereby acknowledged, Grantor does hereby grant, sell and convey to said Department of Transportation, and their successors in office so much land as to make a right-of-way for said road as surveyed, being more particularly described as follows:

All that tract of parcel of land lying and being in the 119th Georgia Militia District of Richmond County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereof by this reference.

Said right-of-way is hereby conveyed, consisting of 0.71 acres, more or less, as shown colored yellow on the plat of the property prepared by James G. Swift & Associates, dated February 21, 2025; revised N/A, said plan attached hereto and made part of this deed as Exhibit "B".

Parcel No.: Portion of 078-0-006-00-0

STATE ROUTE NO. 10  
PERMIT NO. A-245-011828-2

TO HAVE AND TO HOLD the said conveyed premises in fee simple and any rights Grantor has or may have in and to existing public rights of way are hereby quitclaimed and conveyed unto the Department of Transportation.

Grantor hereby warrants that Grantor has the right to sell convey said land and bind himself, his heirs, executors and administrators forever to defend by virtue of these presents.

IN WITNESSETH WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.

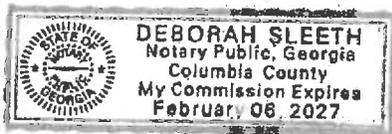
CYBER DEVELOPMENT , LLC

Signed, Sealed and Delivered  
this 10 day of July  
2025, in the presence of:

By: T. R. Reddy (L.S.)  
T. R. Reddy, Manager /Member

W. W. Reddy  
Witness

Deborah Sleeth  
Notary Public



Parcel No. Portion of 078-0-006-000

TO 118  
Revised 07/15/2009

EXHIBIT "A"  
(Property Description)

ALL that tract or parcel of land situate, lying and being in the State of Georgia, County of Richmond, 119<sup>th</sup> GMD, consisting of 0.71 acre, more or less, as shown on the plat of the property prepared for Cyber Development, LLC, by James G. Swift and Associates under date of February 21, 2025, and attached hereto.

TAX Map & Parcel No.      PORTION OF 078-0-006-00-0

