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CLERK AFTER RECORDING  
RETURN DOCUMENTS TO:  
SELLERS & WARREN  
#631 HWY 92, SUITE 200  
WOODSTOCK, GA 30189 18.0

EASEMENT

STATE OF GEORGIA  
COUNTY OF CHEROKEE

For and in consideration of the sum of ONE (\$1.00) DOLLAR, in hand paid, and other good and valuable consideration, the undersigned hereby grants unto BLUE RIBBON BUILDERS, INC. and BOB ROGERS HOME BUILDER, INC., hereinafter referred to as grantees, a perpetual easement for the purposes and uses hereinafter set forth, over, through and across the following lands, to-wit:

TRACT ONE:

All that tract or parcel of land lying and being in Land Lot 1163 of the 15th District, 2nd Section, Cherokee County, Georgia, being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Maintenance fees for the road identified in Exhibit "A" (Parkway 575) are to be divided equally among the property owners.

Grantor herein specifically reserves the right to dedicate this easement described in Exhibit "A" (Parkway 575) to the City of Woodstock or any other appropriate entity as a public roadway.

TRACT TWO:

All that tract or parcel of land lying and being in Land Lot 1163 of the 15th District, 2nd Section, Cherokee County, Georgia, being more particularly described as that certain area identified as a Driveway and Parking Area, which runs Westerly and Northerly from the West Right of way of Parkway 575 to the Southern boundary of another driveway easement which also provides access to the property of the Grantees herein (said property being that now or formerly owned by Kenneth Chalker, Jr.), being a portion of Tract "B" as shown on plat of survey for Orlando Wilson, dated October 31, 1990, prepared by Charles C. Franklin, Georgia R.L.S. No. 2143, a copy of which is attached hereto, labelled Exhibit "C", and incorporated herein by reference thereto, the area being crossed hatched in red on said plat, said easement crossing the Northern portion of Tract B as shown on the above referenced plat.

The easements are granted as an appurtenance to the property of the grantees for the purpose of providing the grantees herein with ingress to and egress from their property which lies to the North and Northwest of the Northernmost end of the easements conveyed herein, and for the location of utilities. The easements herein granted shall bind the heirs and assigns of the grantors and shall inure to the benefit of the successors in title of the grantees.

The easement is not exclusive to grantee herein but is in

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at 3:40 P.M. Recorded in Book 237 Page 194  
this day of August 1996  
Ann M. Loran  
Clerk Superior Court

common with grantor and grantor hereunder may convey a similar easement to other parties.

The Grantees hereunder may also convey a similar easement to other parties or may convey similar easement rights to each other making said easement appurtenant to their separate property.

Witness the hands and seals of the undersigned parties this 1 day of August, 1996.

[Signature]  
Witness BY: Orlando Wilson (Seal)  
ORLANDO WILSON, INDIVIDUALLY

[Signature]  
Notary Public



ORLANDO WILSON & ASSOCIATES,  
L.P., A GEORGIA LIMITED  
PARTNERSHIP

BY: HIGHWAY 92 PROPERTIES,  
INC., SOLE GENERAL/AGENT  
PARTNER  
BY: [Signature] (Seal)  
TITLE: President

By Commission Expires 1-14-97

[Signature]  
Witness  
[Signature]  
Notary Public



FN:G124-324/d29

ACKNOWLEDGED AND CONSENTED TO:

[Signature]  
JOHN R. TURNER

By Commission Expires 1-14-97

## EXHIBIT "A"

## EASEMENT AREA - PARKWAY 575

All that tract or parcel of land lying and being in Land Lot 1163 of the 15th District, 2nd Section, Cherokee County, Georgia, being in the City of Woodstock, being more particularly described as Parkway 575 as shown on that right of way plat for the City of Woodstock, dated October 22, 1990, prepared by Charles C. Franklin, Georgia RLS No. 2143, a copy of said plat being labelled Exhibit "B" attached hereto and incorporated herein by reference thereto and being more particularly described as follows:

TO ASCERTAIN THE TRUE POINT OF BEGINNING, begin at a concrete right of way monument located at the point of intersection of the Northeast right of way of I-575 (having a variable right of way) and the Northerly right of way of Georgia Highway 92 (having a 200 foot right of way at this point); thence North 45° 20' 25" West along the Northeast right of way of I-575 a distance of 100.31 feet to a concrete right of way marker; thence North 05° 13' 40" East along the Easterly right of way of I-575 a distance of 525.06 feet to an iron pin found; thence leaving said right of way North 84° 46' 06" East a distance of 728.72 feet to an iron pin found on the Westerly right of way of a road having a 60 foot wide right of way at this point, said road known as Parkway 575, said iron pin being the TRUE POINT OF BEGINNING; thence North 00° 40' 00" West along the Westerly right of way of Parkway 575 a distance of 515.00 feet to an iron pin; thence North 89° 20' 00" East a distance of 60.00 feet to an iron pin located on the Easterly right of way of Parkway 575; thence South 00° 40' 00" East a distance of 415.00 feet to an iron pin found; thence South 02° 05' 00" East a distance of 95.05 feet to an iron pin found at the point of intersection of the Easterly right of way of Parkway 575 with the Northerly right of way of a public road now or formerly known as Georgia DOT Local Service Road #7; thence South 84° 46' 06" West along the Northerly right of way of said Local Service Road a distance of 62.55 feet to an iron pin located at the point of intersection of the Northerly right of way of said Local Service Road with the Westerly right of way of Parkway 575, said point being the True Point of Beginning.

To assist in the identification and location of the True Point of Beginning, reference is made to that certain plat of survey for the United States Postal Service prepared by J. Paul Bates and Fred Wilson Long, Georgia Registered Land Surveyors, dated December 5, 1986, filed December 31, 1986, recorded in Plat Book 32, Page 49, Cherokee County Plat Records, which plat is incorporated herein by reference thereto.



