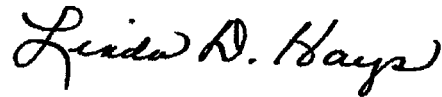


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FILED IN OFFICE
CLERK OF COURT
05/26/2021 09:40 AM
LINDA D. HAYS, CLERK
SUPERIOR COURT
NEWTON COUNTY, GA

1309566428
PARTICIPANT ID
After recording return to:
Hillary Edgar
1132 Floyd Street
Covington, Georgia 30014



Newton County Tax Parcel: 0134 005C

STATE OF GEORGIA

COUNTY OF NEWTON

TEMPORARY ACCESS EASEMENT

THIS AGREEMENT, made this 19th day of May, 2021 by JOINT DEVELOPMENT AUTHORITY OF JASPER COUNTY, MORGAN COUNTY, NEWTON COUNTY AND WALTON COUNTY (hereinafter, the "Authority") a political subdivision of the State of Georgia, and NEWTON COUNTY WATER & SEWER AUTHORITY ("NCWSA"), a political subdivision of the State of Georgia.

WHEREAS, the Authority is the fee owner of those certain tracts of land (the "JDA Property") and as shows on the attaching Exhibit "A," which is incorporated herein by reference; and

WHEREAS, the NCWSA is contemplating construction of a water tank and associated structures (the "Water Tank Project") on the JDA Property and needs access to the JDA Property for the purposes of evaluation and due diligence prior to starting the Water Tank Project; and

WHEREAS, if the Water Tank project is approved, the Authority would transfer the JDA Property to NCWSA; and

WHEREAS, NCWSA needs access to the JDA Property for preliminary testing, surveying, and other related evaluations as part of the due diligence process;

WHEREAS, in order to complete its Water Tank Project on-time, NCWSA desires temporary access on and through the JDA Property prior to NCWSA taking ownership of the JDA Property.

NOW THEREFORE, for and in consideration of Ten Dollars (\$10.00) and the mutual covenants contained herein, the undersigned grants to NCWSA, its employees, agents and independent contractors, permission to enter upon the below described Access Easement Area under the following terms and conditions:

1.

NCWSA may enter JDA Property for purposes of accessing the JDA property for evaluations of the soil, topography, and other inspection type activities.

2.

The Authority covenants that the Authority is seized of and has good and legal right to grant the foregoing rights, privileges and easements, and that NCWSA shall have quiet and peaceable possession, use and enjoyment of the foregoing rights, privileges and easements, subject to the conditions, restrictions, reservations and easements affecting the property that are contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title that may have not expired by a time limitation contained therein or otherwise become ineffective. NCWSA's use of the Access Easement Area is subject to the non-exclusive Easement granted to the State of Georgia and recorded on March 21, 2016 in Deed Book 3416, Pages 549-556, Newton County records.

3.

The rights, privileges and easements herein granted shall inure to the benefit of and be binding upon the respective successors and assigns of the Authority and NCWSA.

4.

NCWSA, by its acceptance and recordation of this Temporary Access Easement or through NCWSA's actual use of the Access Easement Area, hereby agrees, for itself and its successors and assigns, as follows:

NCWSA, in initiating or performing any acts on the JDA Property, shall:

- (a) give the Authority reasonable notice before commencing any work or act on the property;
- (b) give a representative at the State Training Facility reasonable notice before commencing any work or act that requires use of the driveway over which the State of Georgia has an easement;
- (c) cause all investigative, surveying, soil sampling, or other similar work to be conducted in accordance with all applicable federal, state and local laws, regulations and rules;
- (d) use reasonable efforts to keep the driveway and Shire Parkway free of dirt and debris associated with its use of the JDA Property;
- (e) cause all work that is commenced on the property to be performed expeditiously and in a good and workmanlike manner; and

(d) pay for and compensate all parties undertaking any work or supplying any materials for the construction and cancel any liens or claims whatsoever against the JDA Property pertaining to said work or materials.

5.

NCWSA agrees that, immediately following the conclusion of its activities related to the due diligence activities, NCWSA shall, at its sole cost and expense, stabilize the lands disturbed by its construction and other activities.

6.

NCWSA will enter the Authority's property at its own risk and, the Authority will not be responsible for injuries or damages to NCWSA's personnel or equipment.

7.

NCWSA agrees to defend, indemnify and hold harmless the Authority, their respective partners, officers, directors, members, agents, representatives, employees, tenants, invitees and licensees, from and against any and all claims, costs, expenses, damages, and liabilities that said parties may suffer or incur arising out of the acts and negligent omissions of NCWSA, its agents, employees or contractors, in the use or exercise of any and all rights and privileges granted by this Easement.

8.

This right of entry shall expire and become void upon the Authority's completion and transfer of the JDA Property to NCWSA or upon twelve (12) months after the date of this Easement.

9.

NCWSA shall and does hereby agree to indemnify and save harmless and defend the Authority from the Payment of any sum or sums of money to any person whomsoever (including third persons, subcontractors, NCWSA, the Authority and agents and employees of them) on account of claims or suits growing out of injuries to persons (including death) or damage to property (including property of the Authority) attributable to or arising out of the use of this right of entry by NCWSA as herein provided regardless of whether same results from the claimed or actual, sole or joint, negligence of NCWSA (its agents, employees or contractors) or any combination of these including (but without limiting the generality of the foregoing) all liens, garnishments, attachments, claims, suits, judgments, costs, attorney's fees, cost of investigation and of defense, and excepting only those situations where the injuries claimed have been caused by negligence or willfulness on the part of the Authority, its agents or employees.

10.

The easement rights granted herein shall be for the benefit of NCWSA only, and such rights shall not be transferred by the NCWSA in whole or in part, without the prior written consent of the Authority.

In witness whereof, the undersigned The Authority has hereunto set its hand and seal and delivered this document the 19th day of May, 2021.

Signed, sealed and delivered this 27 day of April, 2021 in the presence of:

**JOINT DEVELOPMENT AUTHORITY OF
JASPER COUNTY, MORGAN COUNTY,
NEWTON COUNTY, AND WALTON COUNTY**

Jerry L. Selvis
Unofficial Witness
Andrea P. Gray
Notary Public

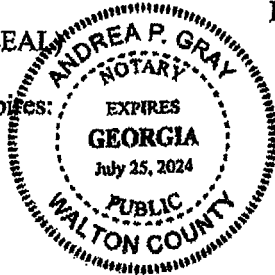
Matt B... (SEAL)
Vice Chairman

ATTEST:

By: Paul Th...
Secretary

(NOTARY SEAL)

My Commission Expires:



Signed, sealed and delivered this 19th day of May, 2021 in the presence of:

**NEWTON COUNTY WATER & SEWERAGE
AUTHORITY**

Allan...
Unofficial Witness
Jessica B. Thompson
Notary Public

Jimmy L. French (SEAL)
Chairman

ATTEST:

By: Emily A. Miller
Secretary

(NOTARY SEAL)

My Commission Expires:

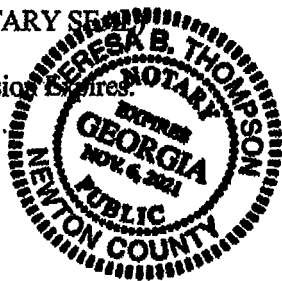


EXHIBIT A

Legal Description

JDA Access Easement to NCWSA

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN GEORGIA MILITIA DISTRICT 420, LAND LOT 105, 1ST DISTRICT, NEWTON COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A COUNTY MARKER LOCATED AT THE COMMON INTERSECTION OF NEWTON COUNTY, WALTON COUNTY, AND MORGAN COUNTY. THENCE, NORTH 34° 24' 38" WEST FOR A DISTANCE OF 14.45 FEET TO A CONCRETE MONUMENT FOUND. THENCE, SOUTH 85° 13' 21" WEST FOR A DISTANCE ON 207.58 FEET TO A 5/8" REBAR SET. THENCE, NORTH 88° 13' 42" WEST FOR A DISTANCE OF 395.65 FEET TO A 1/2" REBAR FOUND ON THE COMMON LAND LOT LINE OF LAND LOT 103 AND LAND LOT 104. THENCE, NORTH 30° 38' 44" WEST FOR A DISTANCE OF 750.64 FEET TO A 1/2" REBAR FOUND. THENCE, NORTH 30° 36' 56" WEST FOR A DISTANCE OF 701.70 FEET TO AN AXLE AT THE COMMON LAND LOT CORNER OF LAND LOTS 102, 103, 104, AND 105. THENCE, SOUTH 61° 29' 30" WEST FOR A DISTANCE OF 945.63 FEET TO AN AXLE. THENCE, SOUTH 59° 21' 20" WEST FOR A DISTANCE OF 275.27 FEET TO THE STUMP OF A POPLAR TREE. THENCE, NORTH 27° 31' 34" EAST FOR A DISTANCE OF 39.82 FEET A 1/2" REBAR FOUND. THENCE, NORTH 37° 24' 17" EAST FOR A DISTANCE OF 48.57 FEET TO A 1/2" REBAR FOUND. THENCE, NORTH 32° 20' 49" EAST FOR A DISTANCE OF 80.59 FEET TO A 1/2" REBAR FOUND. THENCE, NORTH 33° 27' 13" EAST FOR A DISTANCE OF 91.59 FEET TO A 1/2" REBAR FOUND. THENCE, NORTH 21° 29' 22" EAST FOR A DISTANCE OF 147.14 FEET TO A 1/2" REBAR FOUND. THENCE, NORTH 14° 20' 56" EAST FOR A DISTANCE OF 100.73 FEET TO A 1/2" REBAR FOUND. THENCE, NORTH 12° 31' 42" EAST FOR A DISTANCE OF 83.69 FEET TO A 1/2" REBAR FOUND. THENCE, NORTH 03° 07' 18" EAST FOR A DISTANCE OF 125.01 FEET TO A 1/2" REBAR FOUND. THENCE, NORTH 05° 47' 36" WEST FOR A DISTANCE OF 157.40 FEET TO A 5/8" REBAR SET. THENCE, NORTH 05° 00' 32" EAST FOR A DISTANCE OF 62.52 FEET TO A 5/8" REBAR SET ON THE SOUTHERLY RIGHT OF WAY OF SHIRE PARKWAY. THENCE TRAVELING ALONG SAID RIGHT OF WAY ALONG A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 02° 43' 46", HAVING A RADIUS OF 2058.25 FEET, AND WHOSE LONG CHORD BEARS NORTH 61° 21' 40" WEST FOR A DISTANCE OF 98.05 FEET TO A 5/8" REBAR SET; SAID POINT BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT OF WAY, SOUTH 19° 08' 21" WEST FOR A DISTANCE OF 334.46 FEET TO A 1/2" REBAR FOUND. THENCE, SOUTH 26° 54' 13" WEST FOR A DISTANCE OF 198.17 FEET TO A 1/2" REBAR FOUND. THENCE, SOUTH 34° 39' 30" WEST FOR A DISTANCE OF 561.62 FEET TO A 1/2" REBAR FOUND. THENCE, SOUTH 34° 39' 30" WEST FOR A DISTANCE OF 19.72 FEET TO A POINT AT THE CENTERLINE OF A CREEK. THENCE TRAVELING ALONG THE CENTERLINE OF SAID CREEK FOR THE FOLLOWING FORTY TWO (42) COURSES AND DISTANCES, NORTH 85° 35' 42" WEST FOR A DISTANCE OF 50.57 FEET TO A POINT. THENCE, NORTH 52° 43' 46" WEST FOR A DISTANCE OF 71.69 FEET TO A POINT. THENCE, SOUTH 87° 26' 25" WEST FOR A DISTANCE OF 16.56 FEET TO A POINT. THENCE, NORTH 72° 51' 49" WEST FOR A DISTANCE OF 96.77 FEET TO A POINT. THENCE, NORTH 30° 22' 25" WEST FOR A DISTANCE OF 103.72 FEET TO A POINT. THENCE, NORTH 39° 56' 32" WEST FOR A DISTANCE OF 137.93 FEET TO A POINT. THENCE, NORTH 17° 34' 23" EAST FOR A DISTANCE OF 50.98 FEET TO A POINT. THENCE, NORTH 27° 42' 59" WEST FOR A DISTANCE OF 67.11 FEET TO A POINT. THENCE, NORTH 73° 16' 20" WEST FOR A DISTANCE OF 52.92 FEET TO A POINT. THENCE, NORTH 22° 23' 26" WEST FOR A DISTANCE OF 82.88 FEET TO A POINT. THENCE, NORTH 72° 11' 17" WEST FOR A DISTANCE OF 36.19 FEET TO A POINT. THENCE, NORTH 28° 02' 33" WEST FOR A DISTANCE OF 59.27 FEET TO A POINT. THENCE, SOUTH 28° 42' 42" WEST FOR A DISTANCE OF 31.31 FEET TO A POINT. THENCE, SOUTH 72° 47' 59" WEST FOR A DISTANCE OF 30.67 FEET TO A POINT. THENCE, NORTH 01° 53' 15" EAST FOR A DISTANCE OF 22.87 FEET TO A POINT. THENCE, NORTH 34° 33' 06" WEST FOR A DISTANCE OF 27.38 FEET TO A POINT.

THENCE, NORTH 85° 53' 44" WEST FOR A DISTANCE OF 63.38 FEET TO A POINT. THENCE, NORTH 16° 31' 13" WEST FOR A DISTANCE OF 73.56 FEET TO A POINT. THENCE, NORTH 57° 11' 16" WEST FOR A DISTANCE OF 25.33 FEET TO A POINT. THENCE, NORTH 34° 05' 41" WEST FOR A DISTANCE OF 54.30 FEET TO A POINT. THENCE, NORTH 47° 28' 00" WEST FOR A DISTANCE OF 182.00 FEET TO A POINT. THENCE, NORTH 88° 56' 09" WEST FOR A DISTANCE OF 35.31 FEET TO A POINT. THENCE, NORTH 25° 00' 19" WEST FOR A DISTANCE OF 80.05 FEET TO A POINT. THENCE, NORTH 76° 27' 01" WEST FOR A DISTANCE OF 98.21 FEET TO A POINT. THENCE, NORTH 21° 17' 54" WEST FOR A DISTANCE OF 95.57 FEET TO A POINT. THENCE, NORTH 63° 33' 03" WEST FOR A DISTANCE OF 19.58 FEET TO A POINT. THENCE, SOUTH 31° 09' 11" WEST FOR A DISTANCE OF 49.80 FEET TO A POINT. THENCE, SOUTH 86° 32' 27" WEST FOR A DISTANCE OF 28.65 FEET TO A POINT. THENCE, NORTH 02° 46' 11" WEST FOR A DISTANCE OF 105.94 FEET TO A POINT. THENCE, NORTH 29° 35' 39" WEST FOR A DISTANCE OF 128.82 FEET TO A POINT. THENCE, NORTH 29° 17' 00" EAST FOR A DISTANCE OF 78.57 FEET TO A POINT. THENCE, NORTH 10° 15' 42" WEST FOR A DISTANCE OF 91.07 FEET TO A POINT. THENCE, NORTH 82° 33' 37" WEST FOR A DISTANCE OF 92.73 FEET TO A POINT. THENCE, NORTH 64° 06' 43" WEST FOR A DISTANCE OF 44.20 FEET TO A POINT. THENCE, NORTH 07° 19' 19" WEST FOR A DISTANCE OF 32.82 FEET TO A POINT. THENCE, NORTH 13° 23' 03" EAST FOR A DISTANCE OF 114.86 FEET TO A POINT. THENCE, NORTH 79° 45' 14" EAST FOR A DISTANCE OF 21.62 FEET TO A POINT. THENCE, NORTH 00° 40' 02" EAST FOR A DISTANCE OF 52.55 FEET TO A POINT. THENCE, NORTH 41° 16' 55" WEST FOR A DISTANCE OF 44.49 FEET TO A POINT. THENCE, NORTH 09° 10' 30" WEST FOR A DISTANCE OF 66.25 FEET TO A POINT. THENCE, NORTH 43° 06' 03" WEST FOR A DISTANCE OF 40.50 FEET TO A POINT. THENCE LEAVING SAID CREEK SOUTH 88° 27' 52" EAST A DISTANCE OF 20.00 FEET TO A 5/8" REBAR SET. THENCE, SOUTH 88° 27' 52" EAST A DISTANCE OF 131.91 FEET TO A 1/2" REBAR FOUND. THENCE, NORTH 01° 37' 02" EAST FOR A DISTANCE OF 165.67 FEET TO POINT ON THE SOUTHERLY RIGHT OF WAY OF SHIRE PARKWAY. THENCE TRAVELING ALONG SAID RIGHT OF WAY FOR THE FOLLOWING FIVE (5) COURSES AND DISTANCES: SOUTH 88° 22' 18" EAST FOR A DISTANCE OF 17.36 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 31° 12' 43.6", HAVING A RADIUS OF 1249.88 FEET, AND WHOSE LONG CHORD BEARS SOUTH 72° 45' 56" EAST FOR A DISTANCE OF 672.49 FEET. THENCE, SOUTH 57° 09' 30" EAST FOR A DISTANCE OF 229.67 FEET TO A POINT. THENCE, SOUTH 56° 54' 55" EAST FOR A DISTANCE OF 60.57 FEET TO A 1/2" REBAR FOUND. THENCE, SOUTH 57° 01' 18" EAST FOR A DISTANCE OF 60.19 FEET TO A POINT. THENCE LEAVING SAID RIGHT OF WAY, SOUTH 32° 52' 20" WEST FOR A DISTANCE OF 404.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 89° 59' 12", HAVING A RADIUS OF 40.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 12° 08' 42" EAST FOR A DISTANCE OF 56.56 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, SOUTH 57° 08' 30" EAST FOR A DISTANCE OF 555.17 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 49° 40' 09", HAVING A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 81° 48' 17" EAST FOR A DISTANCE OF 21.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 50° 20' 59", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 81° 48' 17" EAST FOR A DISTANCE OF 51.05 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, NORTH 32° 52' 26" EAST FOR A DISTANCE OF 414.07 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF SHIRE PARKWAY. THENCE TRAVELING ALONG SAID RIGHT OF WAY SOUTH 57° 11' 38" EAST A DISTANCE OF 121.34 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 02° 47' 59.4", HAVING A RADIUS OF 2050.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 58° 35' 38" EAST FOR A DISTANCE OF 100.17 FEET TO THE POINT OF BEGINNING. SAID TRACT OR PARCEL OF LAND CONTAINS 33.49 ACRES OR 1,458,628 SQUARE FEET MORE OR LESS.

LESS AND EXCEPT:

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN GEORGIA MILITIA DISTRICT 420, LAND LOT 105, 1ST DISTRICT, NEWTON COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A COUNTY MARKER LOCATED AT THE COMMON INTERSECTION OF NEWTON COUNTY, WALTON COUNTY, AND MORGAN COUNTY. THENCE, NORTH 34° 24' 38" WEST FOR A DISTANCE OF 14.45 FEET TO A CONCRETE MONUMENT FOUND. THENCE, SOUTH 85° 13' 21" WEST FOR A DISTANCE ON 207.58 FEET TO A 5/8" REBAR SET. THENCE, NORTH 88° 13' 42" WEST FOR A DISTANCE OF 395.65 FEET TO A 1/2" REBAR FOUND ON THE COMMON LAND LOT LINE OF LAND LOT 103 AND LAND LOT 104. THENCE, NORTH 30° 38' 44" WEST FOR A DISTANCE OF 750.64 FEET TO A 1/2" REBAR FOUND. THENCE, NORTH 30° 36' 56" WEST FOR A DISTANCE OF 701.70 FEET TO AN AXLE AT THE COMMON LAND LOT CORNER OF LAND LOTS 102, 103, 104, AND 105. THENCE, SOUTH 61° 29' 30" WEST FOR A DISTANCE OF 945.63 FEET TO AN AXLE. THENCE, SOUTH 59° 21' 20" WEST FOR A DISTANCE OF 275.27 FEET TO THE STUMP OF A POPLAR TREE. THENCE, NORTH 27° 31' 34" EAST FOR A DISTANCE OF 39.82 FEET A 1/2" REBAR FOUND. THENCE, NORTH 37° 24' 17" EAST FOR A DISTANCE OF 48.57 FEET TO A 1/2" REBAR FOUND. THENCE, NORTH 32° 20' 49" EAST FOR A DISTANCE OF 80.59 FEET TO A 1/2" REBAR FOUND. THENCE, NORTH 33° 27' 13" EAST FOR A DISTANCE OF 91.59 FEET TO A 1/2" REBAR FOUND. THENCE, NORTH 21° 29' 22" EAST FOR A DISTANCE OF 147.14 FEET TO A 1/2" REBAR FOUND. THENCE, NORTH 14° 20' 56" EAST FOR A DISTANCE OF 100.73 FEET TO A 1/2" REBAR FOUND. THENCE, NORTH 12° 31' 42" EAST FOR A DISTANCE OF 83.69 FEET TO A 1/2" REBAR FOUND. THENCE, NORTH 03° 07' 18" EAST FOR A DISTANCE OF 125.01 FEET TO A 1/2" REBAR FOUND. THENCE, NORTH 05° 47' 36" WEST FOR A DISTANCE OF 157.40 FEET TO A 5/8" REBAR SET. THENCE, NORTH 05° 00' 32" EAST FOR A DISTANCE OF 62.52 FEET TO A 5/8" REBAR SET ON THE SOUTHERLY RIGHT OF WAY OF SHIRE PARKWAY (100' R/W). THENCE TRAVELING ALONG SAID RIGHT OF WAY ALONG A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 02° 43' 46", HAVING A RADIUS OF 2058.25 FEET, AND WHOSE LONG CHORD BEARS NORTH 61° 21' 40" WEST FOR A DISTANCE OF 98.05 FEET TO A 5/8" REBAR SET; SAID POINT BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT OF WAY, SOUTH 19° 08' 21" WEST FOR A DISTANCE OF 344.67 FEET TO A 1/2" REBAR FOUND. THENCE, SOUTH 26° 54' 13" WEST FOR A DISTANCE OF 198.17 FEET TO A 1/2" REBAR FOUND. THENCE, SOUTH 34° 39' 30" WEST FOR A DISTANCE OF 561.62 FEET TO A 1/2" REBAR FOUND. THENCE, SOUTH 34° 39' 30" WEST FOR A DISTANCE OF 19.72 FEET TO A POINT AT THE CENTERLINE OF A CREEK. THENCE TRAVELING ALONG THE CENTERLINE OF SAID CREEK FOR THE FOLLOWING FORTY TWO (42) COURSES AND DISTANCES, NORTH 85° 35' 42" WEST FOR A DISTANCE OF 50.57 FEET TO A POINT. THENCE, NORTH 52° 43' 46" WEST FOR A DISTANCE OF 71.69 FEET TO A POINT. THENCE, SOUTH 87° 26' 25" WEST FOR A DISTANCE OF 16.56 FEET TO A POINT. THENCE, NORTH 72° 51' 49" WEST FOR A DISTANCE OF 96.77 FEET TO A POINT. THENCE, NORTH 30° 22' 25" WEST FOR A DISTANCE OF 103.72 FEET TO A POINT. THENCE, NORTH 39° 56' 32" WEST FOR A DISTANCE OF 137.93 FEET TO A POINT. THENCE, NORTH 17° 34' 23" EAST FOR A DISTANCE OF 50.98 FEET TO A POINT. THENCE, NORTH 27° 42' 59" WEST FOR A DISTANCE OF 67.11 FEET TO A POINT. THENCE, NORTH 73° 16' 20" WEST FOR A DISTANCE OF 52.92 FEET TO A POINT. THENCE, NORTH 22° 23' 26" WEST FOR A DISTANCE OF 82.88 FEET TO A POINT. THENCE, NORTH 72° 11' 17" WEST FOR A DISTANCE OF 36.19 FEET TO A POINT. THENCE, NORTH 28° 02' 33" WEST FOR A DISTANCE OF 59.27 FEET TO A POINT. THENCE, SOUTH 28° 42' 42" WEST FOR A DISTANCE OF 31.31 FEET TO A POINT. THENCE, SOUTH 72° 47' 59" WEST FOR A DISTANCE OF 30.67 FEET TO A POINT. THENCE, NORTH 01° 53' 15" EAST FOR A DISTANCE OF 22.87 FEET TO A POINT. THENCE, NORTH 34° 33' 06" WEST FOR A DISTANCE OF 27.38 FEET TO A POINT. THENCE, NORTH 85° 53' 44" WEST FOR A DISTANCE OF 63.38 FEET TO A POINT. THENCE, NORTH 16° 31' 13" WEST FOR A DISTANCE OF 73.56 FEET TO A POINT. THENCE, NORTH 57° 11' 16" WEST FOR A DISTANCE OF 25.33 FEET TO A POINT. THENCE, NORTH 34° 05' 41" WEST FOR A DISTANCE OF 54.30 FEET TO A POINT. THENCE, NORTH 47° 28' 00" WEST FOR A DISTANCE OF 182.00 FEET TO A POINT. THENCE, NORTH 88° 56' 09" WEST FOR A DISTANCE OF 35.31 FEET TO A POINT. THENCE, NORTH 25° 00' 19" WEST FOR A DISTANCE OF 80.05 FEET TO A POINT. THENCE, NORTH 76° 27' 01" WEST FOR A DISTANCE OF 98.21 FEET TO A POINT. THENCE, NORTH 21° 17' 54" WEST FOR A DISTANCE OF 95.57 FEET TO A POINT. THENCE, NORTH 63° 33' 03" WEST FOR A DISTANCE OF 19.58 FEET TO A POINT. THENCE, SOUTH 31° 09' 11" WEST FOR A DISTANCE OF 49.80 FEET TO A POINT. THENCE, SOUTH 86° 32' 27" WEST FOR A DISTANCE OF 28.65 FEET TO A POINT. THENCE, NORTH 02° 46' 11" WEST FOR A DISTANCE OF 105.94 FEET TO A POINT. THENCE, NORTH 29° 35' 39" WEST FOR A DISTANCE OF 128.82 FEET TO A POINT. THENCE, NORTH 29° 17' 00" EAST FOR A DISTANCE OF 78.57 FEET TO A POINT. THENCE, NORTH 10° 15' 42" WEST FOR A DISTANCE OF 91.07 FEET TO A POINT. THENCE, NORTH 82° 33' 37" WEST FOR A DISTANCE OF 92.73 FEET TO A POINT. THENCE, NORTH 64° 06' 43" WEST FOR A DISTANCE OF 44.20 FEET TO A POINT.

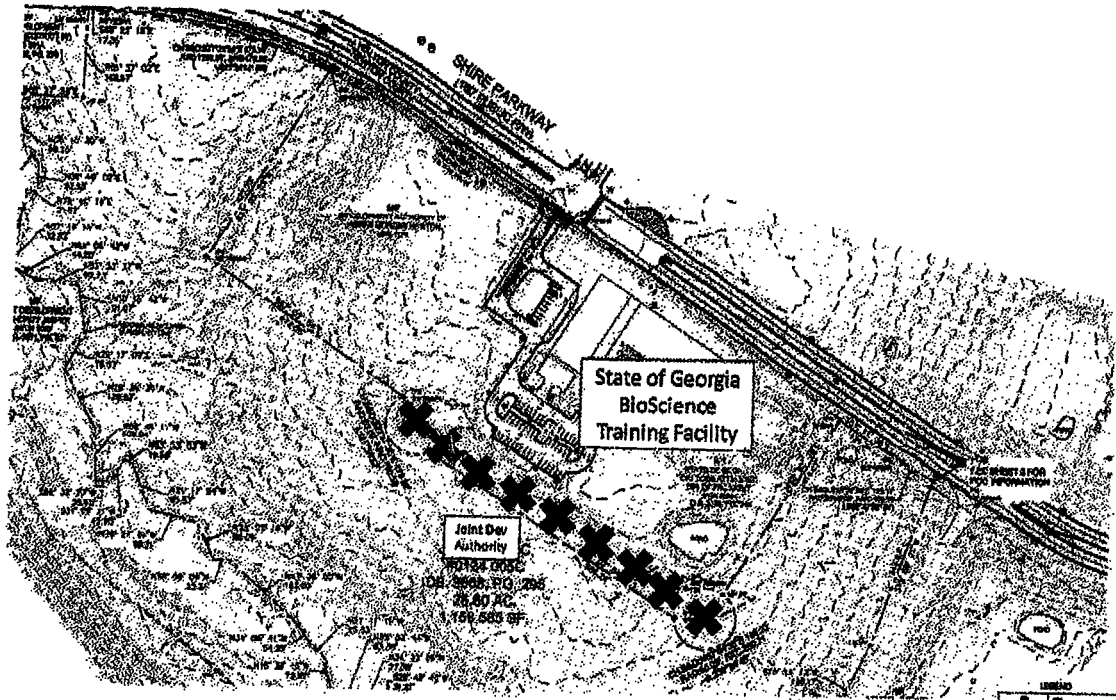
THENCE, NORTH 07° 19' 19" WEST FOR A DISTANCE OF 32.82 FEET TO A POINT. THENCE, NORTH 13° 23' 03" EAST FOR A DISTANCE OF 114.86 FEET TO A POINT. THENCE, NORTH 79° 45' 14" EAST FOR A DISTANCE OF 21.62 FEET TO A POINT. THENCE, NORTH 00° 40' 02" EAST FOR A DISTANCE OF 52.55 FEET TO A POINT. THENCE, NORTH 41° 16' 55" WEST FOR A DISTANCE OF 44.49 FEET TO A POINT. THENCE, NORTH 09° 10' 30" WEST FOR A DISTANCE OF 66.25 FEET TO A POINT. THENCE, NORTH 43° 06' 03" WEST FOR A DISTANCE OF 40.50 FEET TO A POINT. THENCE LEAVING SAID CREEK SOUTH 88° 27' 52" EAST A DISTANCE OF 20.00 FEET TO A 5/8" REBAR SET. THENCE, SOUTH 88° 27' 52" EAST A DISTANCE OF 131.91 FEET TO A 1/2" REBAR FOUND. THENCE, NORTH 01° 37' 02" EAST FOR A DISTANCE OF 165.67 FEET TO A 5/8" REBAR SET ON THE SOUTHERLY RIGHT OF WAY OF SHIRE PARKWAY (100' R/W). THENCE TRAVELING ALONG SAID RIGHT OF WAY FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES: SOUTH 88° 22' 18" EAST FOR A DISTANCE OF 17.36 FEET TO A 5/8" REBAR SET AT THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 21° 54' 44", HAVING A RADIUS OF 1249.88 FEET, AND WHOSE LONG CHORD BEARS SOUTH 77° 24' 56" EAST FOR A DISTANCE OF 475.10 FEET TO A 5/8" REBAR SET. THENCE LEAVING SAID RIGHT OF WAY, SOUTH 33° 05' 05" WEST FOR A DISTANCE OF 427.70 FEET TO A 5/8" REBAR SET. THENCE, SOUTH 57° 07' 54" EAST FOR A DISTANCE OF 472.06 FEET TO A 5/8" REBAR SET AT THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 181° 59' 52", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 27° 07' 36" EAST FOR A DISTANCE OF 119.98 FEET TO A 5/8" REBAR SET AT THE INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, SOUTH 57° 07' 54" EAST FOR A DISTANCE OF 586.24 FEET TO A 5/8" REBAR SET AT THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 239° 24' 48", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 63° 04' 36" EAST FOR A DISTANCE OF 104.23 FEET TO A 1/2" REBAR FOUND AT THE POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, NORTH 32° 52' 26" EAST FOR A DISTANCE OF 414.07 FEET TO A 5/8" REBAR SET ON THE SOUTHWESTERLY RIGHT OF WAY OF SHIRE PARKWAY. THENCE TRAVELING ALONG SAID RIGHT OF WAY SOUTH 57° 11' 38" EAST A DISTANCE OF 121.34 FEET TO A 5/8" REBAR SET AT THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 02° 47' 59", HAVING A RADIUS OF 2050.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 58° 35' 38" EAST FOR A DISTANCE OF 100.17 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 26.60 ACRES OR 1,158,585 SQUARE FEET MORE OR LESS.

LESS AND EXCEPT:

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN GEORGIA MILITIA DISTRICT 420, LAND LOT 105, 1ST DISTRICT, NEWTON COUNTY TO BE MORE PARTICULARLY DESCRIBED FOLLOWING A SURVEY, AND BEING GENERALLY DESCRIBED AS FOLLOWS:

Property which is generally bounded by Newton County Tax Parcel 0134 005H which is owned by the State of Georgia and home to the State of Georgia BioScience Training Facility to its northeast. Said Property is approximately 60-feet in width and 596.24 feet long with the addition of a circular area on either end. The property is shown in the hatched area below:





Edgar Law Firm, LLC
1132 Floyd Street
Covington, GA 30014

Edgar Law Firm

Hillary W. Edgar
hedgar@edgarfirm.com
770-786-1353

May 27, 2021

Wayne Haynie
NCWSA
11325 Brown Bridge Road
Covington, Georgia 30014

RE: Recorded Temporary Access Easement/JDA and NCWSA/Water Tank

Dear Wayne:

Per Hillary's instruction, I am enclosing with this letter a copy of the above-mentioned easement.

Thank you.

Sincerely,

EDGAR LAW FIRM, LLC

Teresa B. Thompson
Paralegal

/tbt
Enclosure