

FILED & RECORDED  
FAYETTE COUNTY, GA.

'99 SEP 27 AM 11 43

W.A. BALLARD, CLERK

After Recording Return To:  
CUMMING, CUMMING & ESARY  
P.O. Box 577  
Griffin, GA 30224

(This Space For Official Use Only)

# WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF SPALDING

This Indenture made this 24th day of September, in the year One Thousand Nine Hundred Ninety-Nine, between PARKLANE COMMUNITIES, INC., as party or parties of the first part, hereinunder called Grantor, and FAYETTE COUNTY, a Political Subdivision of the State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, heirs and assigns, all the following described property, to-wit:

All that lot, tract or parcel of land situate, lying and being in Land Lots 217 and 218 of the Fourth Land District of Fayette County, Georgia, and being more particularly shown and designated as the right-of-way of Horsemen's Run, Compton Drive, Addison Drive and Reynolds Place, on a plat of survey entitled "Final Plat of Horsemen's Run, Phase One", prepared by Ronald T. Goodwin, Registered Land Surveyor, dated August 2, 1999, a copy of which said plat is recorded in Plat Book 32, Pages 122-125, of the Superior Court records of Fayette County, Georgia, and which said plat, together with the metes, bounds, courses and distances shown thereon with respect to said property, is incorporated herein and made a part hereof as fully as if set out herein.

NOTE: The above-described property is conveyed subject to any covenants and restrictions appearing of record and affecting said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness

PARKLANE COMMUNITIES, INC.

By: [Signature]  
Name: LUCAS L. NICHOL JR  
Title: PRCS

Att: [Signature]  
Name: [Signature]  
Title: SECRETARY

[Signature]  
Notary Public  
My Commission Expires: 3/13/2001

(Corporate Seal)  
PARKLANE COMMUNITIES, INC.

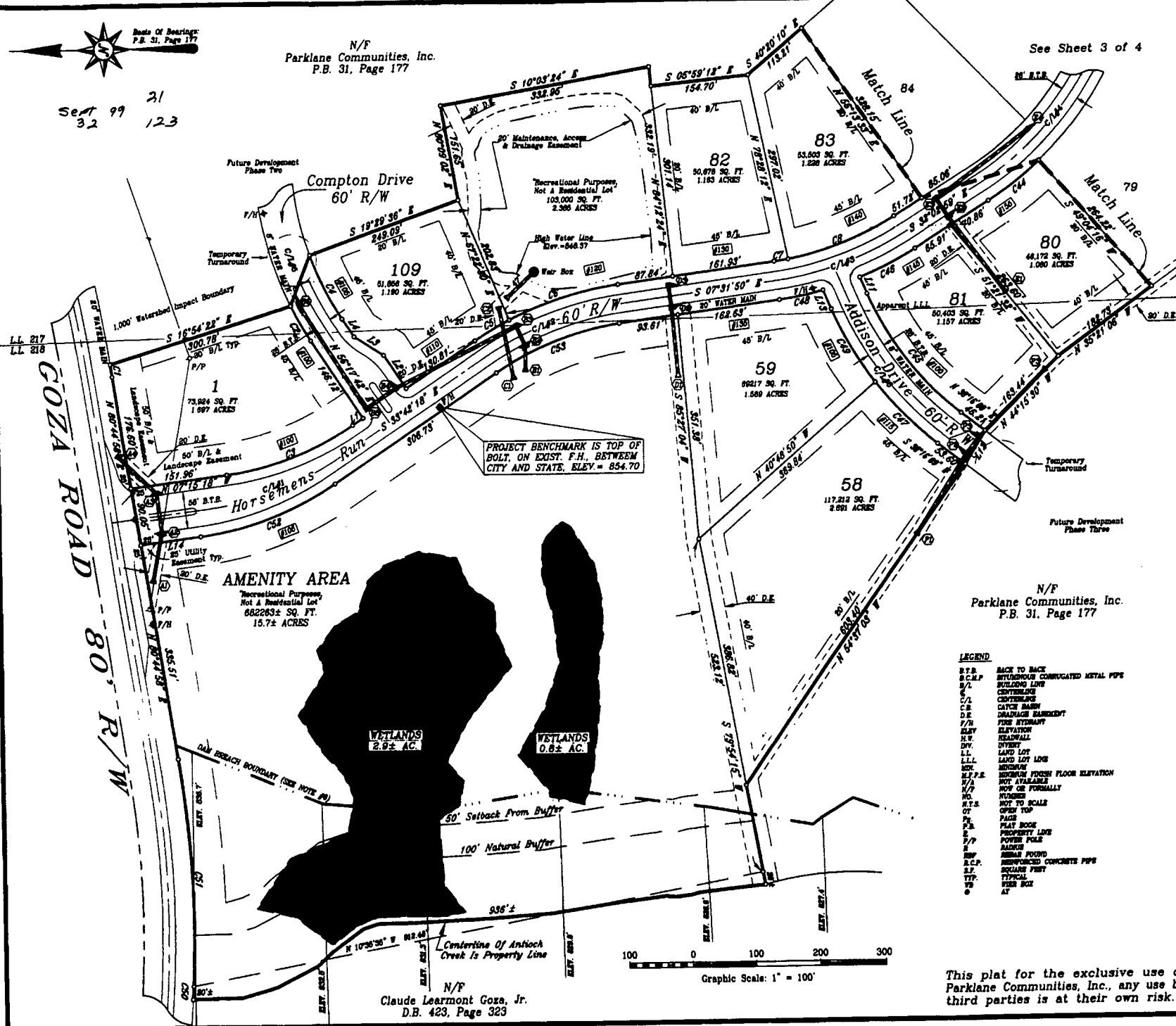




N/F  
Parklane Communities, Inc.  
P.B. 31, Page 177

See Sheet 3 of 4

Set 99 31  
32 123



PROJECT BENCHMARK IS TOP OF BOLT, ON EXIST. F.H., BETWEEN CITY AND STATE. ELEV. = 854.70

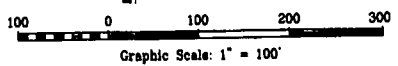
AMENITY AREA  
Recreational Purpose,  
Not A Residential Lot  
682283± SQ. FT.  
15.7± ACRES

WETLANDS  
2.9± AC.

WETLANDS  
0.8± AC.

N/F  
Parklane Communities, Inc.  
P.B. 31, Page 177

- LEGEND**
- B.T.B. BACK TO BACK
  - B.C.M.P. BUTTERFLY CONNECTED METAL PIPE
  - B/L BUILDING LINE
  - C CENTERLINE
  - C/L CENTERLINE
  - C.B. CATCH BASIN
  - D.E. DRAINAGE EMBANKMENT
  - F/H FIRE HYDRANT
  - ELEV. ELEVATION
  - H.V. HEADWALL
  - D.V. DIVERT
  - L.L. LAND LOT
  - L.L.L. LAND LOT LINES
  - M.E. MEDIUM
  - M.F.P.E. MEDIUM FLOOR ELEVATION
  - N/A. NOT AVAILABLE
  - N/O. NOT ON FORMALLY
  - N.P. NOT
  - N.T.S. NOT TO SCALE
  - O.T. OFF TOP
  - P. PAGE
  - P.B. PLAY BOOK
  - P.L. PROPERTY LINE
  - P.F. POWER POLE
  - R. RADIUS
  - R.F. REBAR FOUND
  - R.C.P. REINFORCED CONCRETE PIPE
  - S.F. SQUARE FEET
  - TYP. TYPICAL
  - V.B. VERT. B.C.
  - AT



N/F  
Claude Learmont Goza, Jr.  
D.B. 423, Page 323

Prepared By:  
**Delta Surveyors, Inc.**  
Surveyors • Planners • Development Consultants  
2753 E. Hwy 94, Suite 2  
Newnan, GA 30285  
Phone 770-400-8948 Fax 770-400-7114

**Final Plat Of:**  
**Horsemens Run Phase One**  
Land Lot 27 & 28 of the 4th Land District  
Fayette County, Georgia

Prepared For:  
**Parklane Communities, Inc.**  
324 Wynterhall Drive  
Griffin, Ga. 30224  
Phone 770-229-0505

*for*

Project No. 98393

Drawn By: J.E. Crane  
Reviewed By: H. Godwin

Issue Date: 8/2/99

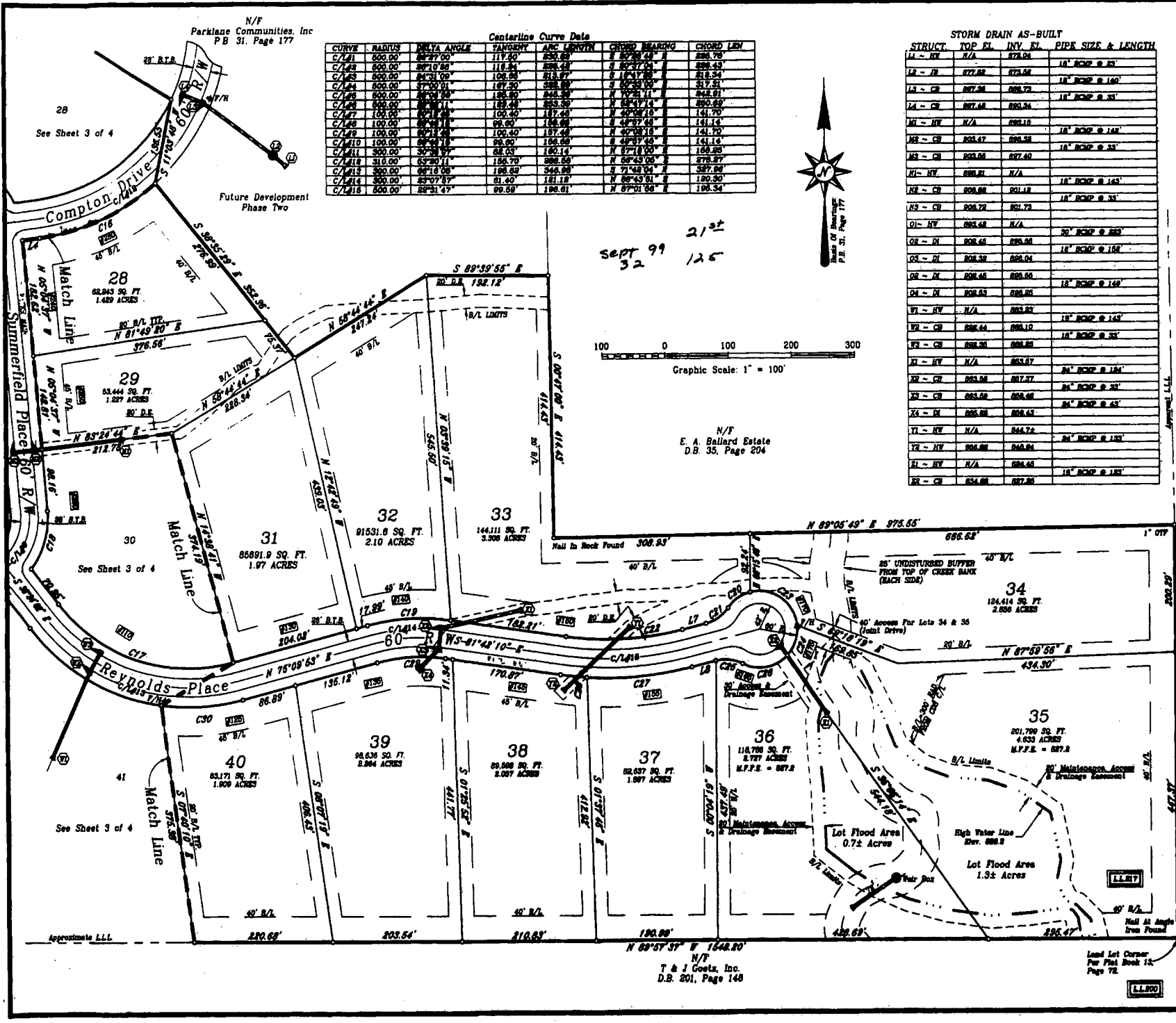
File Name: 98393-6-1-1.dwg  
Job: 198993-1-12.dwg

Date	Revisions

Sheet 3 of 4

This plat for the exclusive use of Parklane Communities, Inc., any use by third parties is at their own risk.





**Centerline Curve Data**

CURVE	RADIUS	DELTA ANGLE	TANGENT	ARC LENGTH	CHORD BEARING	CHORD LEN
C/L1	500.00	82°27'00"	117.50	250.83	S 82°27'00" E	288.70
C/L2	500.00	82°10'00"	118.84	258.28	S 82°10'00" E	298.43
C/L3	500.00	84°31'00"	106.98	213.97	S 84°31'00" E	218.34
C/L4	500.00	87°00'01"	107.30	228.99	S 87°00'01" E	217.31
C/L5	500.00	87°00'01"	106.90	225.99	N 87°00'01" E	245.91
C/L6	500.00	85°00'01"	105.45	225.99	N 85°00'01" E	257.99
C/L7	100.00	85°00'01"	105.45	187.40	N 85°00'01" E	141.70
C/L8	100.00	85°00'01"	99.90	198.90	N 85°00'01" E	141.14
C/L9	100.00	85°00'01"	100.40	197.40	N 85°00'01" E	141.70
C/L10	100.00	85°00'01"	99.90	198.90	N 85°00'01" E	141.14
C/L11	300.00	35°30'00"	68.03	180.14	N 35°30'00" E	169.85
C/L12	300.00	35°30'00"	196.70	368.50	N 35°30'00" E	379.97
C/L13	300.00	35°30'00"	196.69	368.49	S 71°43'00" E	387.94
C/L14	500.00	83°07'17"	81.40	181.18	N 83°07'17" E	180.30
C/L15	500.00	82°31'47"	99.59	198.61	N 82°31'47" E	198.34

**STORM DRAIN AS-BUILT**

STRUCT	TOP EL.	INV. EL.	PIPE SIZE & LENGTH
L1 - R1	N/A	878.04	18" RCP @ 85'
L1 - T1	872.68	873.68	18" RCP @ 100'
L1 - C1	887.04	888.70	18" RCP @ 100'
L1 - R1	887.04	888.34	18" RCP @ 51'
M1 - HV	N/A	888.18	18" RCP @ 148'
M2 - C1	893.47	893.54	18" RCP @ 51'
M2 - C1	893.04	897.40	18" RCP @ 51'
M1 - HV	888.81	N/A	18" RCP @ 148'
M2 - C1	898.86	901.18	18" RCP @ 51'
M3 - C1	898.79	901.75	18" RCP @ 51'
O1 - HV	893.48	N/A	30" RCP @ 880'
O2 - H1	898.48	898.86	18" RCP @ 158'
O3 - H1	898.38	898.04	18" RCP @ 158'
O4 - H1	898.48	898.50	18" RCP @ 148'
O4 - H1	898.48	898.85	18" RCP @ 148'
O1 - HV	N/A	893.83	18" RCP @ 148'
O2 - C1	898.44	898.10	18" RCP @ 51'
O3 - C1	898.38	898.80	18" RCP @ 51'
O4 - HV	N/A	893.87	30" RCP @ 148'
O2 - C1	893.04	897.97	18" RCP @ 51'
O3 - C1	893.04	898.48	18" RCP @ 48'
O4 - HV	898.88	898.43	30" RCP @ 48'
O1 - HV	N/A	844.74	30" RCP @ 148'
O2 - HV	898.88	848.84	30" RCP @ 148'
O1 - HV	N/A	884.48	18" RCP @ 148'
O2 - C1	834.88	887.80	18" RCP @ 148'

**Delta Surveyors, Inc.**  
 Surveyors & Development Consultants  
 2753 E. Hwy 34, Suite 2  
 Newnan, GA 30285  
 Phone 770-480-8343 Fax 770-480-7114

**Final Plat Of:**  
**Heremens Run Phase One**  
 Land Lot 27 & 28 of the 4th Land District  
 Fayette County, Georgia

**Parklane Communities, Inc.**  
 324 Wyncerhall Drive  
 Griffin, Ga. 30224  
 Phone 770-228-8853

*Handwritten signature*

Project No. 98395

Drawn By: J.E. Crane	Revised By: M. Gordin
Issue Date: 8/2/99	
The Name of the C. (if any) is 98395 (Final Plat)	
Date	Description

Sheet 4 of 4

(Page 1 of 1)  
McNelly, Grant & Grant, P.C.  
100 Hubbard Drive  
Fayetteville, Ga. 30214

FILED & RECORDED  
FAYETTE COUNTY, GA.

OCT 8 PM 4 53

SHEILA STUDDARD CLERK

GLOVER & DAVIS, P.A.  
Attorneys at Law  
200 Westpark Drive, Suite 130  
Peachtree City, Georgia 30269

ROAD DEED

STATE OF GEORGIA

COUNTY OF FAYETTE

PARKLANE COMMUNITIES, INC., a Georgia Corporation, does hereby give, grant, sell, alien and convey unto FAYETTE COUNTY, a political subdivision of the State of Georgia, its successors and assigns, the following property, to-wit:

ALL THOSE TRACTS or parcels of land lying and being in Land Lots 217 and 218 of the 4<sup>th</sup> Land District of Fayette County, Georgia and being more particularly shown and described as "Compton Drive", "Housman Drive", "Hancock Court" and "Denton Circle" on that certain subdivision plat of Horsemen Run, Phase Two, recorded in Plat Book 35, Pages 35-39, Fayette County, Georgia Records, reference to which plat is hereby made for a more accurate description of the metes and bounds of said roads.

The purpose of this deed is to convey the property described above into the public road system of Fayette County, Georgia.

And the said vendor(s) will, and its heirs, executors, administrators and assigns shall, the said property to said vendee(s), their successors and assigns, forever warrant and defend against the lawful demands of all persons whatsoever.

IN WITNESS WHEREOF, said company, through its duly appointed officer, has hereunto set its hand(s), affixed its seal(s) and delivered this deed this 20<sup>th</sup> day of Sept., 2001.

Signed, sealed and delivered in the presence of:

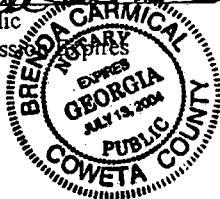
PARKLANE COMMUNITIES, INC.

[Signature]  
Witness

BY: [Signature]

[Signature]  
Notary Public  
My Commission Expires

ITS: [Signature]

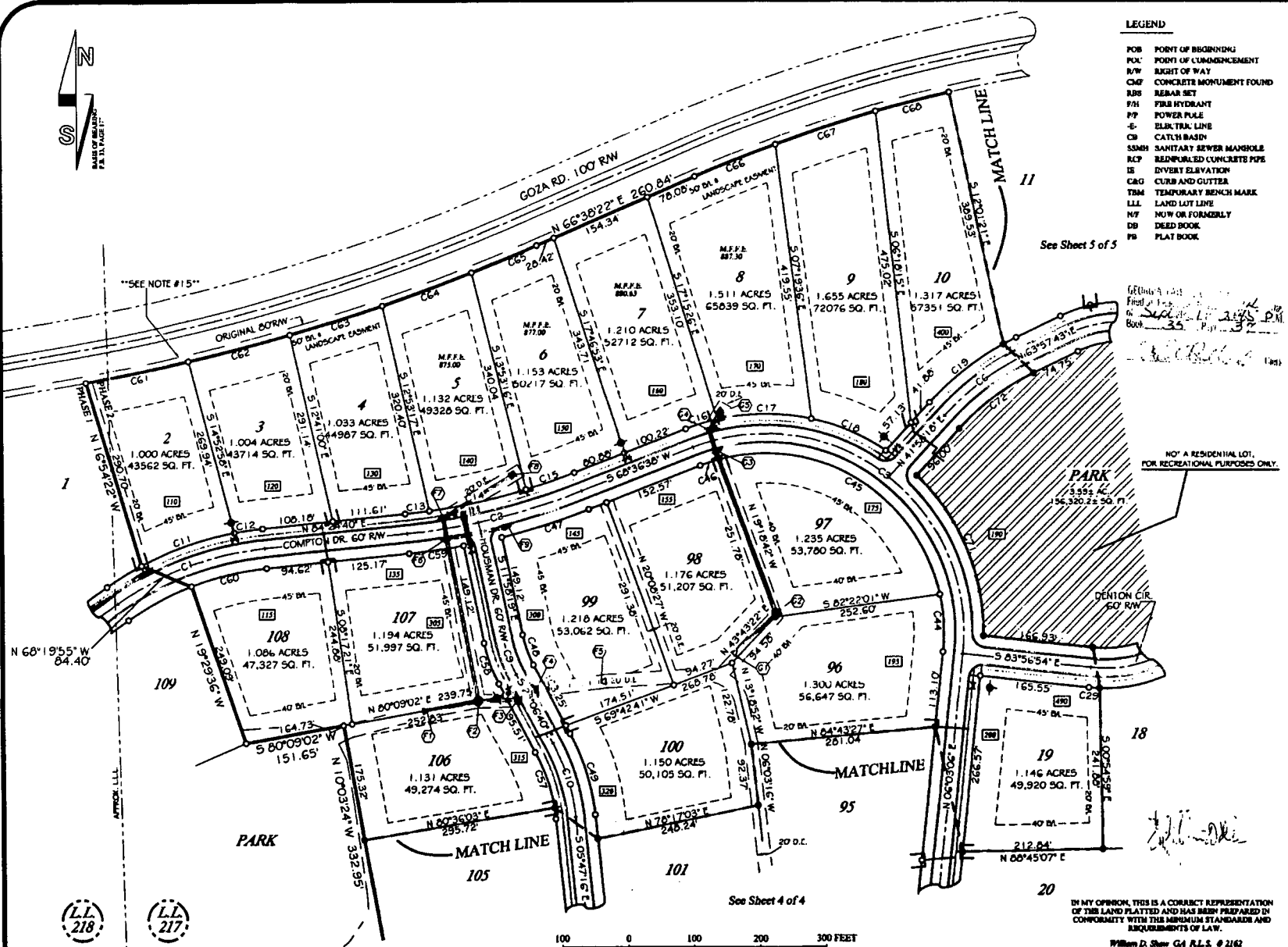


BOOK 1717 PAGE 659









**LEGEND**

- POB POINT OF BEGINNING
- POI POINT OF COMMENCEMENT
- R/W RIGHT OF WAY
- CMF CONCRETE MONUMENT FOUND
- RBS REBAR SET
- PHI FIRE HYDRANT
- PP POWER POLE
- S- ELECTRIC LINE
- CB CATCH BASIN
- SSMH SANITARY SEWER MANHOLE
- RCP REINFORCED CONCRETE PIPE
- IE ELEVATION
- CGO CURB AND GUTTER
- TBM TEMPORARY BENCH MARK
- LLL LAND LOT LINE
- NYF NOW OR FORMERLY
- DB DEED BOOK
- FB PLAT BOOK

**General Notes**

1. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2. SURVEY IS VALID ONLY IF FROM ITS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
3. SURVEYOR HAS MADE NO INVEIGILATORY OR INDEPENDENT SEARCH AS PART OF THIS SURVEY IS NOTED FOR EASEMENTS OF RECORD, ENCLUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY FURNISH THE SURVEYOR. THESE DISCLOSE.
4. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD UTILITIES OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
5. THE BASIS FOR THE DIRECTIONS SHOWN HEREON IS P.S. 33, Page 177.
6. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE MENTIONED STRUCTURES AND RECORDS WHICH PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY BE SHOWN UNTEREED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
7. THIS SITE IS NOT IN A FLOOD PLAIN AREA AS DETERMINED BY THE FAYETTE COUNTY F.E.M.A. F.E.M.A. COMMUNITY PANEL NUMBER 1311JC 0093 DATED MARCH 18, 1996.
8. LAST DATE OF FIELD WORK 5/25/01.

Field Work  
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NOT A RESIDENTIAL LOT,  
 FOR RECREATIONAL PURPOSES ONLY.

**Location**

LAND LOT 217 & 218  
 DISTRICT 46  
 FAYETTE COUNTY, GEORGIA

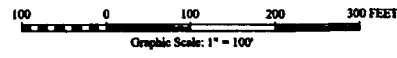
1.	Goza Rd. 100 R/W 7/01	
No.	Revision/Issue	Date

Prepared By:  
 Crane & Associates, Inc.  
 115 BOX 1194  
 FAYETTEVILLE, GA 30214  
 phone 770-461-5837 fax 770-461-5842

SURVEY FOR:  
**PARKLANE COMMUNITIES, INC.**  
 324 WYNTER DR.  
 GRIFFIN, GA 30224

Job No: 98-395 Sheet: **3**  
 Date: 7/10/01  
 Scale: 1"=100'

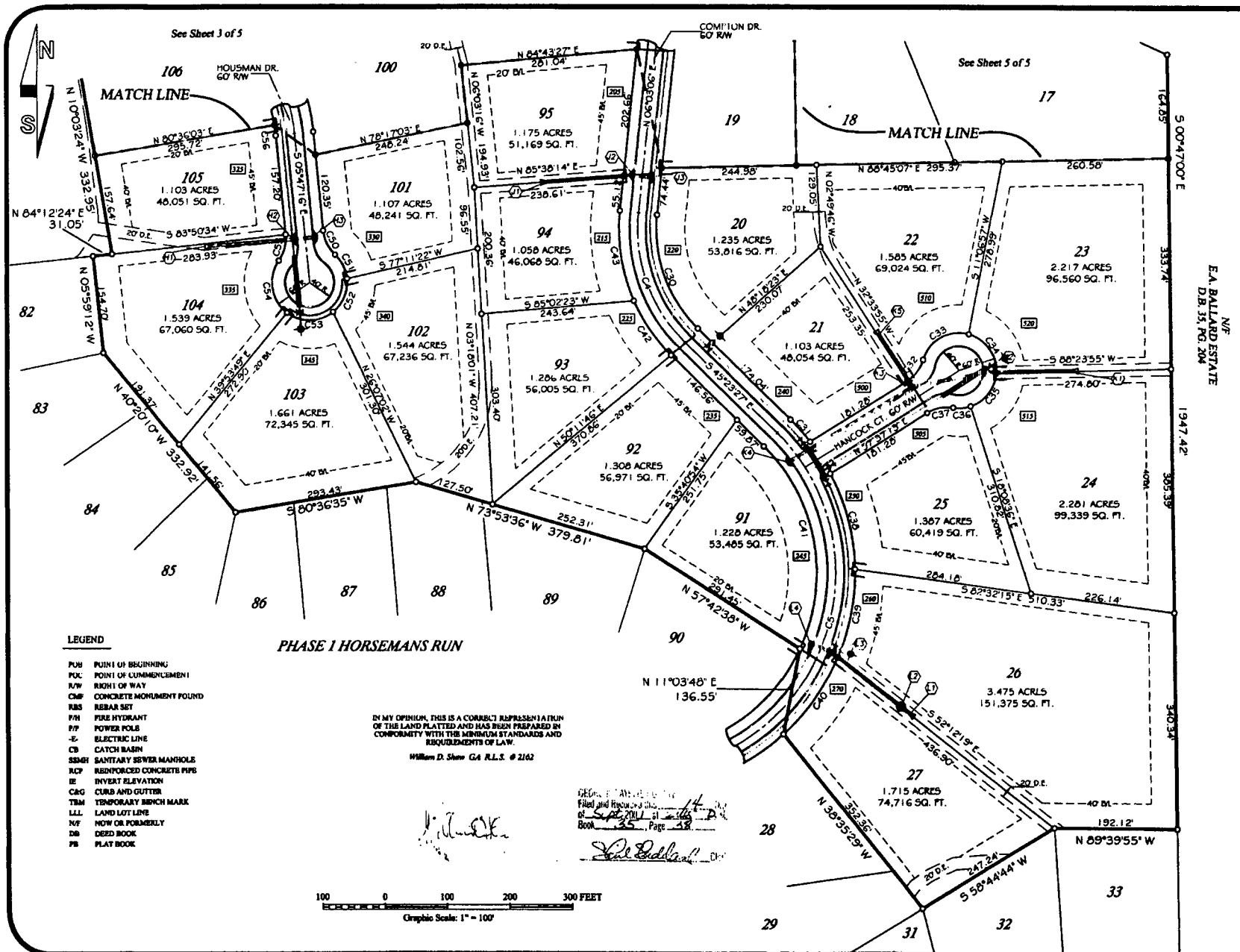
IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.  
 William D. Shaw G4 R.L.S. # 2162



See Sheet 4 of 4

See Sheet 5 of 5

LL 218  
 LL 217



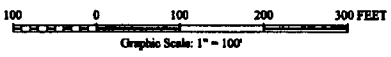
**PHASE 1 HORSEMANS RUN**

- LEGEND**
- PMU POINT OF BEGINNING
  - PLC POINT OF COMMENCEMENT
  - R/W RIGHT OF WAY
  - CMF CONCRETE MONUMENT FOUND
  - R/S REBAR SET
  - FM FIRE HYDRANT
  - PP POWER POLE
  - E ELECTRIC LINE
  - CB CATCH BASIN
  - SBM SANITARY SEWER MANHOLE
  - RCF REINFORCED CONCRETE PIPE
  - IE INVERT ELEVATION
  - C&G CURB AND GUTTER
  - TBM TEMPORARY BENCH MARK
  - LLL LAND LOT LINE
  - NF NOW OR FORMERLY
  - DB DEED BOOK
  - FB PLAT BOOK

IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

William D. Shaw G.S. P.L.S. #2162

Original plat recorded in  
 Filed and Registered in  
 of 5/18/01 at 11:44 AM  
 Book 35 Page 38  
 Seal of William D. Shaw



**General Notes**

1. DECLARATION IS MADE BY ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ANY OTHER INSTITUTION OR SUBSEQUENT OWNERS.
2. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH OF A PART OF THIS SURVEY IS NOTED FOR EASEMENTS OF RECORD, ENCUMBRANCES, EJECTIVE CLAIMS OR OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY FURNISH TO THE SURVEYOR, THESE DISCLOSE.
4. SUBURBAN AND ENVIRONMENTAL CONCERNS WILL NOT BE EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD UTILITIES OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
5. THE BASIS FOR THE DIRECTION OF UTILITIES HEREIN IS AS SHOWN HEREON AND BASED ON ABOVE GROUND STRUCTURES AND FIELD DRAWINGS PROVIDED BY THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES HEREON MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES STRUCTURES MAY BE ENCOUNTERED. NO EXAMINATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
7. THIS SITE IS NOT IN A FLOOD PLAIN AREA AS DEFINED BY THE FAYETTE COUNTY F.E.M.A. F.I.M. COMMUNITY PANEL NUMBER 13113C 899 D DATED MARCH 18, 1996.
8. LAST DATE OF FIELD WORK 5/25/01.

**Location**

LAND LOT 217 & 218  
 DISTRICT 4th  
 FAYETTE COUNTY, GEORGIA

No.	Revision/Issue	Date
1.	Goza Rd. 100' R/W 7/01	

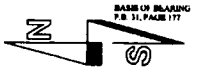
Prepared By:  
  
**Crane & Associates, Inc.**  
 P.O. BOX 1124  
 FAYETTEVILLE, GA 30214  
 phone 770-461-2837 fax 770-461-2842

**SURVEY FOR:**  
**PARKLANE COMMUNITIES, INC.**  
 324 WYNTER DR.  
 GRIFFIN, GA 30224

Job No: 98-395 Sheet:  
 Date: 7/10/01  
 Scale: 1"=100' **4**

L.L. 232

L.L. 217



N/F  
E.A. BALLARD ESTATE  
D.B. 35, PG. 204

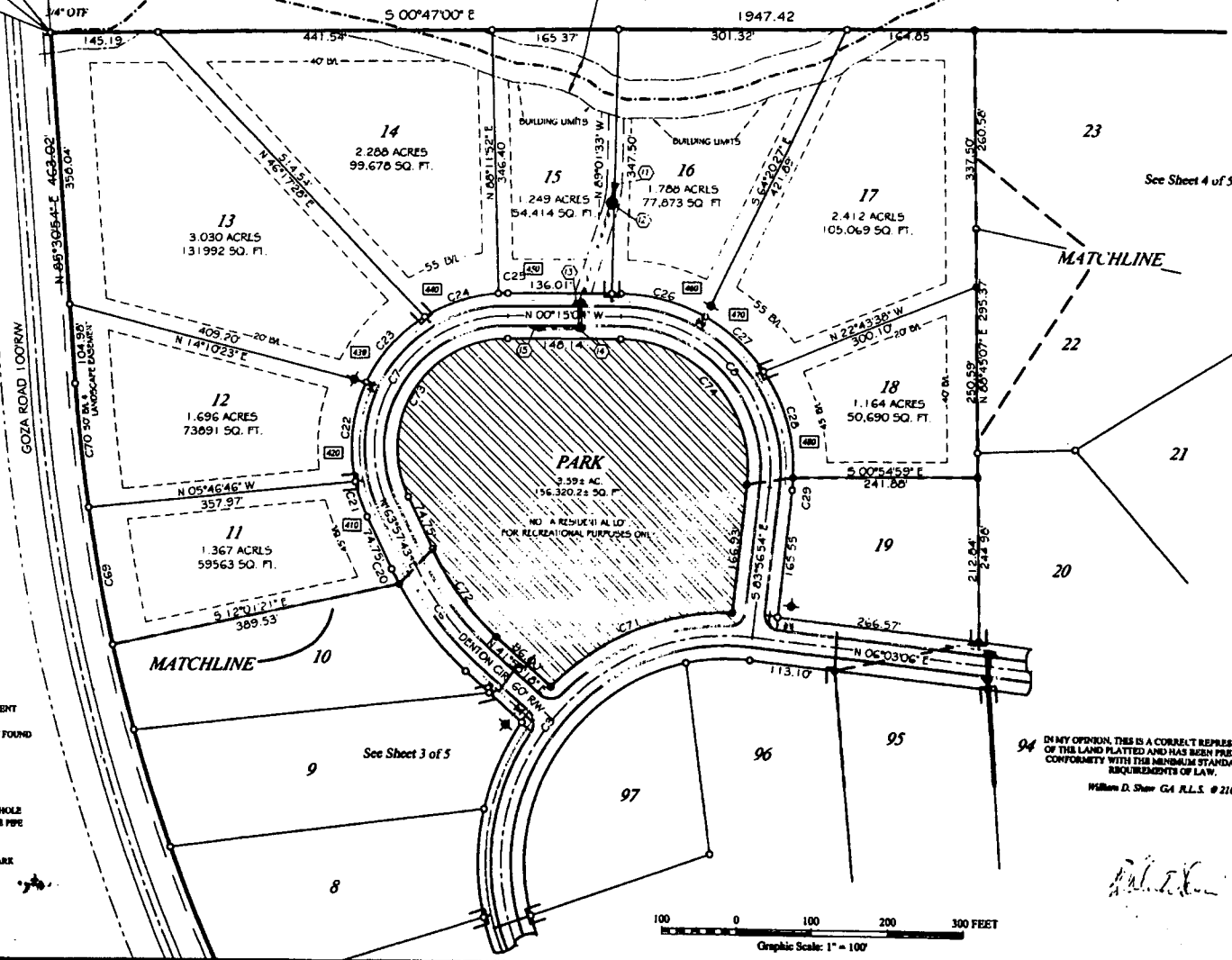
Sept. 1, 2005  
39

N 60°43'29" E 982.70' TO A 25' OIP  
LOCATED AT THE N.C. CORNER OF  
LAND LOT 217 BEING THE P.O.C.

75 UNDISTURBED BUFFER  
FROM TOP OF CREEK BANK  
(EACH SHUL)

P.O.B.

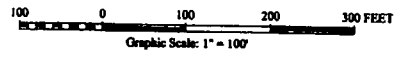
APPROX. L.L.L.



See Sheet 4 of 5

MATCHLINE

- LEGEND**
- POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - R/W RIGHT OF WAY
  - CMF CONCRETE MONUMENT FOUND
  - RBS REBAR SET
  - F/H FIRE HYDRANT
  - FP POWER POLE
  - E ELECTRIC LINE
  - CB CATCH BASIN
  - SMH SANITARY SEWER MANHOLE
  - RCF REINFORCED CONCRETE PIPE
  - IE INVERT ELEVATION
  - C&G CURB AND GUTTER
  - TBM TEMPORARY BENCH MARK
  - L.L. LAND LOT LINE
  - MF MOW OR FORMERLY
  - DB DIBED BOOK
  - FB FLAT BOOK



94 IN MY OPINION, THIS IS A CORRECT REPRESENTATION  
OF THE LAND PLATTED AND HAS BEEN PREPARED IN  
CONFORMITY WITH THE MINIMUM STANDARDS AND  
REQUIREMENTS OF LAW.

William D. Shaw GA R.L.S. #2162

**General Notes**

1. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
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4. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD UTILITIES OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
5. THE BASIS FOR THE INDICATIONS SHOWN HEREON IS P.B. 33, Page 177.
6. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE MENTIONED STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR LOCATIONS OF UNDERGROUND UTILITIES STRUCTURES MAY VARY FROM LISTED STRUCTURES. NO ADDITIONAL BURIED UTILITIES STRUCTURES MAY BE ENCOUNTERED. NO EXPLORATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES STRUCTURES.
7. THIS SITE IS NOT IN A FLOOD PLAIN AREA AS DEFINED BY THE FAYETTE COUNTY F.E.M.A. FLOOD COMMUNITY PANEL NUMBER 13119C 895 D DATED MARCH 18, 1996.
8. LAST DATE OF FIELD WORK 5/25/01.

**Location**

LAND LOT 217 & 218  
DISTRICT 4b  
FAYETTE COUNTY, GEORGIA

1.	Goza Rd. 100 N/W	7/01
No.	Revision/Issue	Date

Prepared By:  
**Crane & Associates, Inc.**  
P.O. BOX 1126  
FAYETTEVILLE, GA 30214  
Phone 770-461-3837 Fax 770-461-5842

SURVEY FOR:  
**PARKLANE COMMUNITIES, INC.**  
324 WYNTER DR.  
GRIFFIN, GA 30224

Job No: 98-395  
Date: 7/10/01  
Scale: 1" = 100'

Sheet  
**5**



Doc ID: 006399510002 Type: GLR  
Filed: 08/11/2004 at 04:23:24 PM  
Fee Amt: \$12.00 Page 1 of 2  
Transfer Tax: \$0.00  
Fayette, Ga. Clerk Superior Court  
Sheila Studdard Clerk of Court  
BK **2583** PG **105-106**

Return to:  
Key, McCain & Gordy, P.C.  
P. O. Box 2207  
LaGrange, Georgia 30241

**WARRANTY DEED**

Please return to:  
F.C. L...  
Fayetteville, GA 30214-0026  
04-574A

STATE OF GEORGIA,  
TROUP COUNTY

THIS INDENTURE, made this 11<sup>th</sup> day of AUGUST, 2004, between **PARKLANE COMMUNITIES, INC.**, of the County of Fayette and the State of Georgia of the First part, and **FAYETTE COUNTY**, State of Georgia of the Second Part:

WITNESSETH, that the party of the first part, for and in consideration of the sum of One Dollar and other good and valuable consideration, in had paid at and before the sealing of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, alienated, conveyed and confirmed, and by these presents does grant, bargain, sell, alienate, convey and confirm unto Grantees, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lots 217 and 218 of the Fourth Land District, Fayette County, Georgia, and being more particularly described as the following roads or streets: Addison Drive, Osborne Court, and Fitzgerald Lane, all as shown on a plat of survey prepared by Crane & Associates, Inc., entitled "Survey for: Parklane Communities, Inc., dated June 11, 2004, and recorded in Plat Book 39, Page 152, Fayette County, Georgia Deed Records, which said plat is incorporated herein and made a part hereof by reference thereto for the purpose of providing a more complete and accurate description. Said property is further described as Horsemens Run, Phase "Three".

TOGETHER WITH all right and interest of Grantor in and to any water, sewer, gas, and electrical lines, drainage systems, and other utilities within the right of way of the above-described property.

TO HAVE AND TO HOLD the Property with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantees forever in FEE SIMPLE.

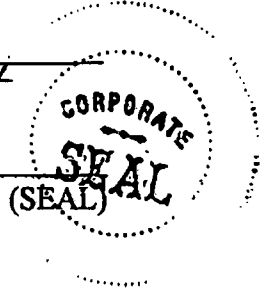
AND THE SAID grantor will warrant and forever defend the right and title to the above-described property unto the said Grantees against the claims of all persons whosoever.

IN WITNESS WHEREOF the party of the first part, by and through its duly authorized officers, has hereunto executed this deed and affixed its seal the day and year first above written.

PARKLANE COMMUNITIES, INC.

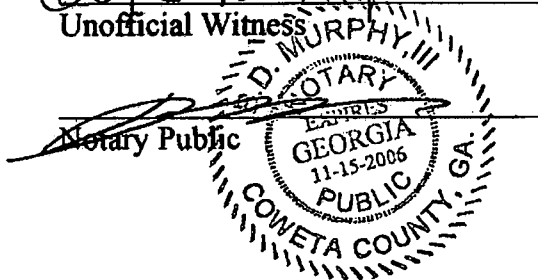
By Jean Trammell  
Authorized Agent

Attest: \_\_\_\_\_



Signed, sealed and delivered this  
17<sup>th</sup> day of AUGUST  
2004, in the presence of:

Dore D. Piper  
Unofficial Witness

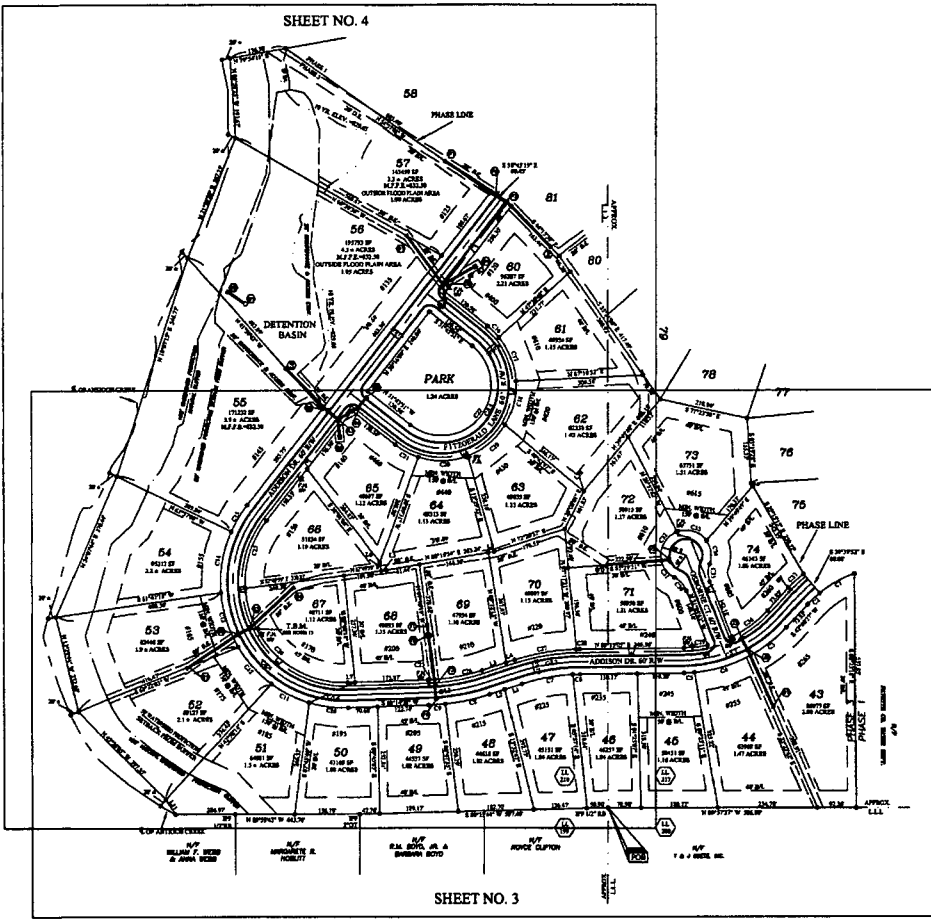




FILENAME: S:\1928\93\93\FINAL PLAT PHASE 3.DWG

REVDATE:

USER: W.L.



**LEGEND**

- AC ACRES
- B/W BARBED WIRE
- BSM BELLSOUTH MARKER
- CB CATCH BASIN
- CMF CONCRETE MONUMENT FOUND
- CMF CORRUGATED METAL PIPE
- C&G CURB AND GUTTER
- DB DEED BOOK
- DI DROP INLET
- DIP DUCTILE IRON PIPE
- EP EDGE OF PAVEMENT
- ELEC ELECTRIC
- ELEV ELEVATION
- E- ELECTRIC LINE
- X- FENCE
- F/H FIRE HYDRANT
- FES FLARED END SECTION
- GV GAS VALVE
- IF IRON FIN FOUND
- IFS IRON FIN SET (5/8" RE-BAR)
- JB JUNCTION BOX
- LL LAND LOT LINE
- LLL LAND LOT LINE
- MP POWER POLE
- MFE MINIMUM FINISH FLOOR ELEVATION
- NOTE
- N/F NOW OR FORMERLY
- OT OPEN TOP PIPE
- PAV. PAVEMENT
- PB PLAT BOOK
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- RB RE-BAR
- RCF REINFORCED CONCRETE PIPE
- R/W RIGHT OF WAY
- S.S.E. SANITARY SEWER EASEMENT
- SS- SANITARY SEWER LINE
- SSMH SANITARY SEWER MANHOLE
- SL SEWER LATERAL
- SF SQUARE FEET
- T.B.M. TOP OF BENCH MARK
- WL WATER LATERAL
- WM WATER METER
- WV WATER VALVE
- WV WATER VALVE
- UG UNDERGROUND GAS LINE MARKER
- YR YEAR

**General Notes**

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7. THIS SITE IS NOT IN A FLOOD PLAIN AREA AS DEFINED BY THE FAYETTE COUNTY F.E.M.A. F.I.R.M. COMMUNITY PANEL NUMBER 1113C-095 D DATED MARCH 18, 1996.
8. LAST DATE OF FIELD WORK 04/16/04.

**Location**

LAND LOT 217 & 218  
DISTRICT 4  
FAYETTE COUNTY, GEORGIA

No. Revision/Issue Date

Prepared By:  
**Crane & Associates, Inc.**  
Surveyors & Planners & Development Consultants  
P.O. BOX 1124  
FAYETTEVILLE, GA 30214  
phone 770-461-5837 fax 770-461-5842

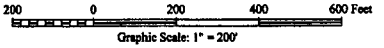
SURVEY FOR:  
**PARKLANE COMMUNITIES, INC.**  
324 WYNTER DR.  
GRIFFIN, GA 30224

Job No: 98-395 Sheet:  
Date: 06/11/04  
Scale: 1"=200' **2** OF 4

FAYETTE COUNTY  
Recorded this 30  
July 2004 at  
3:39 PM  
143

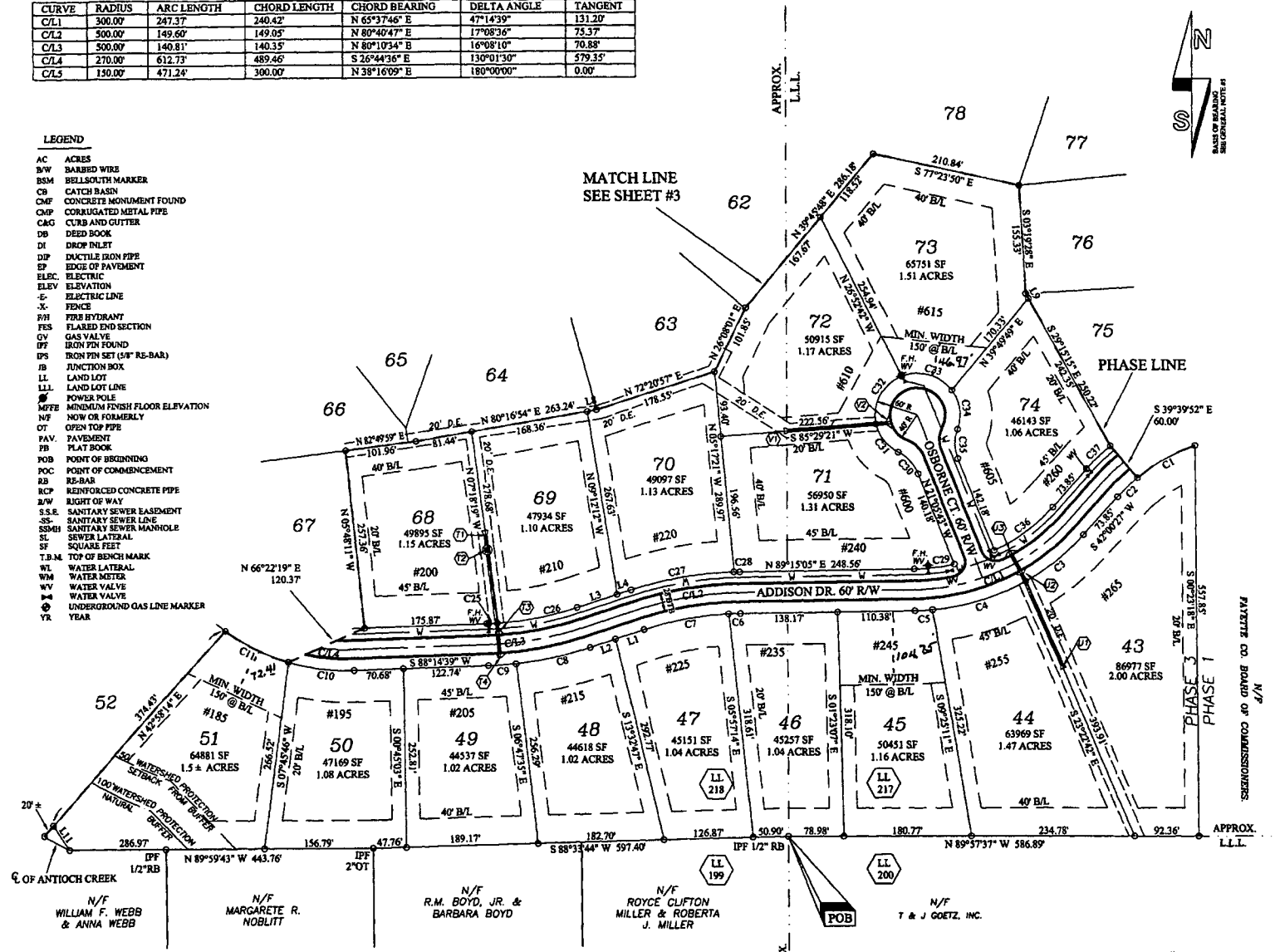
IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THIS LAND PLAT AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

William D. Shaw GA R.L.S. # 2162



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
CL1	300.00'	247.37'	240.42'	N 65°37'46" E	47°14'39"	131.20'
CL2	300.00'	149.60'	149.05'	N 80°40'47" E	17°08'36"	75.37'
CL3	300.00'	140.81'	140.35'	N 80°10'34" E	16°08'10"	70.88'
CL4	270.00'	612.73'	489.46'	S 26°44'36" E	130°01'30"	579.35'
CL5	150.00'	471.24'	300.00'	N 38°16'09" E	180°00'00"	0.00'

- LEGEND**
- AC ACRES
  - BW BARBED WIRE
  - BSM BELLSOUTH MARKER
  - CB CATCH BASIN
  - CMF CONCRETE MONUMENT FOUND
  - CMR CORRUGATED METAL PIPE
  - CUB CURB AND GUTTER
  - DB DEED BOOK
  - DI DROP INLET
  - DIP DUCTILE IRON PIPE
  - EP EDGE OF PAVEMENT
  - ELEC. ELECTRIC
  - ELEV. ELEVATION
  - E- ELECTRIC LINE
  - X- FENCE
  - F/H FIRE HYDRANT
  - FES FLARED END SECTION
  - GV GAS VALVE
  - IPF IRON PIN FOUND
  - IPS IRON PIN SET (5/8" RE-BAR)
  - JB JUNCTION BOX
  - LL LAND LOT
  - LLL LAND LOT LINE
  - PP POWER POLE
  - MFFE MEDIUM FINISH FLOOR ELEVATION
  - N/F NOW OR FORMERLY
  - OT OPEN TOP PIPE
  - PV PAVEMENT
  - PB PLAT BOOK
  - POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - RB RE-BAR
  - RCP REINFORCED CONCRETE PIPE
  - R/W RIGHT OF WAY
  - S.S.E. SANITARY SEWER EASEMENT
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  - LAST DATE OF FIELD WORK 04/16/04.

**Location**

LAND LOT 217 & 218  
DISTRICT 4  
FAYETTE COUNTY, GEORGIA

No.	Revision/Issue	Date

Prepared By:  
**Crane & Associates, Inc.**  
Surveyors & Planners • Development Consultants  
P.O. BOX 1124  
FAYETTEVILLE, GA 30214  
phone 770-461-5837 fax 770-461-5842

SURVEY FOR:  
**PARKLANE COMMUNITIES, INC.**  
324 WYNTER DR.  
GRIFFIN, GA 30024

Job No: 98-395 Sheet:  
Date: 06/11/04 **3** OF 4  
Scale: 1"=100'

GEORGIA FAYETTE COUNTY  
Plat Book 39, Page 152  
Recorded this 30 Day  
of June 2004 at  
1:32 P.M.  
154

*Will D. Shaw*

IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MEASUREMENT STANDARDS AND REQUIREMENTS OF LAW.  
William D. Shaw GA R.L.S. #2162



FILENAME: S:\1998\9803\FINAL PLAT PHASE 1.DWG  
 REVDATE:  
 USER: W.L.

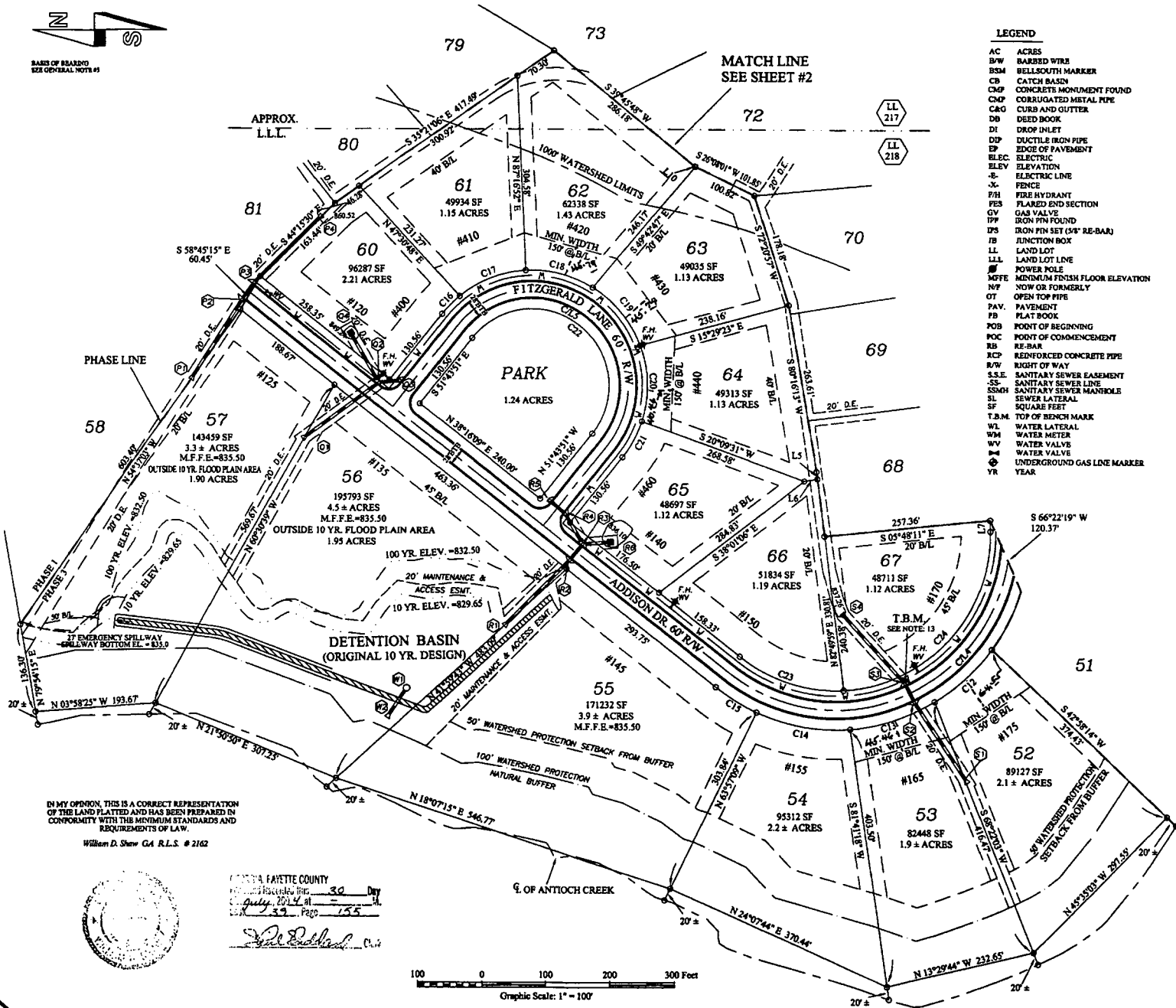




BASE OF RECORD  
SEE GENERAL NOTE #1

MATCH LINE  
SEE SHEET #2

APPROX.  
L.L.L.



### LEGEND

- AC ACRES
- B/W BARBED WIRE
- BSM BELLSOUTH MARKER
- CB CATCH BASIN
- CMF CONCRETE MONUMENT FOUND
- CMF CORRUGATED METAL PIPE
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- DB DEED BOOK
- DI DROP INLET
- DP DUCTILE IRON PIPE
- EP EDGE OF PAVEMENT
- ELEC. ELECTRIC
- ELEV ELEVATION
- EL- ELECTRIC LINE
- F- FENCE
- F/H FIRE HYDRANT
- FES FLARED END SECTION
- GV GAS VALVE
- IPF IRON PIN FOUND
- IFS IRON PIN SET (3/8" RE-BAR)
- JB JUNCTION BOX
- LL LAND LOT
- LL.L LAND LOT LINE
- LN POWER POLE
- MFFE MINIMUM FINISH FLOOR ELEVATION
- N/F NOW OR FORMERLY
- OT OPEN TOP PIPE
- P.V. PAVEMENT
- PB PLAT BOOK
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- RP RE-BAR
- RCP REINFORCED CONCRETE PIPE
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- S.S.E. SANITARY SEWER EASEMENT
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8. LAST DATE OF FIELD WORK 04/16/04.

### Location

LAND LOT 217 & 218  
DISTRICT 4  
FAYETTE COUNTY, GEORGIA

No. Revision/Issue Date

### Prepared By:

Crane & Associates, Inc.  
1307 West 1st Street  
Fayetteville, GA 30214  
Phone: 770-461-1857 Fax: 770-461-5842

### SURVEY FOR:

PARKLANE COMMUNITIES, INC.  
324 WYNTER DR.  
GRIFFIN, GA 30224

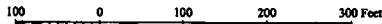
Job No: 98-395 Sheet: 4 OF 4  
Date: 06/11/04  
Scale: 1"=100'

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William D. Shaw GA R.L.S. #2162

FAYETTE COUNTY  
Platted this 30 Day  
July 2004  
Page 155

*William D. Shaw*



Graphic Scale: 1" = 100'

FILENAME: S:\1998\03\09\FINAL\_PLAT\_PHASE\_1.DWG

REYDATE:

USER: W.L.