

All that tract or parcel of land lying and being in Original Land Lot Nos. 193, 194, 203 & 204 in the 28th District and 3rd Section of Catoosa County, Georgia and being known and designated as Lot No. 11 of Tract 1 of the Estate of Colleen Benton as shown on a plat of said property of record in Plat Book 19, Page 227-231 in the Office of the Clerk of the Superior Court of Catoosa County, Georgia.

Subject to that access over and across Catoosa Station Road which is a public road with a 50 foot right of way. However, Catoosa Station Road is unpaved and does not currently meet the standards of Catoosa County for road construction. Grantee and the other owners of the property described on the above referenced plat shall be responsible for their proportionate share of the expenses necessary to pave or otherwise improve Catoosa Station Road to the standards of Catoosa County and Catoosa County may require the completion of said improvements prior to the issuance of a building permit.

Subject to a 30 foot front setback line from Catoosa Station Road, 25 foot rear and 10 foot side building setback line as noted on recorded plat.

Subject to lot being a minimum of 100 feet in width at building setback line as noted on recorded plat.

Subject to a 30 foot power line easement as shown on recorded plat.

Subject to an overhead power line easement as shown by dotted lines on recorded plat.

Subject to a 10 foot drainage and utility easement which straddles all side lots lines.

Subject to no mobile homes, singlewide, doublewides or modular homes.

Subject to no junkyards, inoperable vehicles or junk accumulation.

Subject to no poultry or swine productions.

Subject to no parking in right of way.

Subject to a portion of the above described property lies within the 100 year flood zone. The above described property located within the 100 year flood zone is subject to the conditions, limitations, and restrictions applicable to property lying within the 100 year flood zone imposed under federal, state and local laws.

Subject to Mineral Rights reserved in Deed Book 44, Page 587 in the Office of the Clerk of the Superior Court of Catoosa County, Georgia.

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