

Lot 1 legal description and plat

TRACT II: All that tract or parcel of land lying and being in Land Lots 293 and 294 of the 22nd Land District of Laurens County, Georgia, and containing 4.53 acres, more or less, as shown on a plat of survey prepared by Greenway and Flanders, Surveyors, dated April 8, 1988, and recorded in Deed Book 511, Page 187, Laurens County Records. The courses and distances of said plat are incorporated into this description by reference.

Said property is improved with a 100 foot by 60 foot metal building located on a concrete slab.

Lot 2 legal description

TRACT I: All that tract or parcel of land lying and being in the Town of Montrose, Laurens County, Georgia, and being a parcel of land sixty feet by two hundred feet and fronting two hundred feet on College Street, improved with a one story dwelling and being the same property described in a deed from Ralph D. Wade to W. M. Slaughter, recorded in Deed Book 251, Page 227, Laurens County Records.

Lot 3 legal description

TRACT I:

All those tracts or parcels of land, situate, lying and being in the Town of Montrose, Laurens County, Georgia, and being Lots Nos. Ten (10); Eleven (11) and Twelve (12) in Block No. Eight (8) as shown by plat of the Interstate Land and Improvement Company. The above described tract is the same described real estate conveyed to Y. H. Thompson by W. J. Thompson, Mrs. W. G. Thompson and Mrs. Louise T. Taylor on December 18, 1956, which deed is recorded in Deed Book 149, Page No. 575, Clerk's Office, Superior Court, Laurens County, Georgia.

TRACT II:

All that certain tract, lot or parcel of land situate, lying and being in the City of Montrose, Laurens County, Georgia, and being more particularly described as fronting fifty (50) feet on First Street in said City of Montrose, said County and running 195 feet on College Street and being in the form and shape of a parallelogram 50

by 195 feet and lying on the west side of First Street.

This property being a part of the same property deeded by the heirs of E. L. Wade and Mrs. Ida L. Wade to the Grantor herein as shown in Deed Book 141, page 166, in the office of the Clerk of the Superior Court of Laurens County, Georgia.

Lot 4 legal description

All that tract or parcel of land consisting of Lot Nos. 13 and 15 in Block No. 8 in the Town of Montrose, Laurens County, Georgia, bounded, now or formerly, on the east by First Street, on the North by lands of J. R. Rogers; on the West by an alley; on the south by W. R. Cook and W. G. Thompson; the two lots being 50 feet each fronting First Street and running back 150 feet, more or less, to a water tank. This is the same property conveyed by Y. H. Thompson to Tony A. Boone by Warranty Deed dated April 30, 1962, and recorded in Deed Book 202, Page 442, Office of the Clerk of Superior Court, Laurens County, Georgia, and is the same property conveyed to Joe K. Adams and Carolyn S. Adams as tenants in common by Tony A. Boone by warranty deed dated November 2, 1993, and recorded in Deed Book 729, Page 125, Office of the Clerk of Superior Court, Laurens County, Georgia.

Lot 5 legal description and plat

All that tract, lot or parcel of land, situate, lying and being in the Town of Montrose, Laurens County, Georgia, containing 0.085 acre, more or less, located at the corner of First Street and Railroad Street (Main Street) and more particularly described on a plat of survey prepared by Flanders & Associates dated August 24, 2010, and recorded in Plat Book 9, Page 819B, in the records of the Clerk's Office of the Superior Court of Laurens County, Georgia. The angles, distances, and dimensions as shown on said plat are by reference incorporated herein and made a part of this description.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,836 FEET AND AN ANGULAR ERROR OF 5.0" PER ANGLE POINT AND WAS ADJUSTED USING THE CRANDALL RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 173,881 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPCON GTS-825A TOTAL STATION AND AN EXPLORER DATA COLLECTOR.

LEON GREEN
P. O. DRAWER 2027
DUBLIN, GA 31040

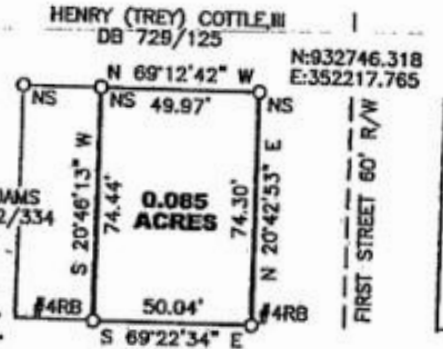
THIS PLAT AND THE COORDINATES SHOWN ARE BASED UPON THE GEORGIA STATE PLANE COORDINATE SYSTEM NAD-83 EAST ZONE. (1994 HARN ADJUSTMENT). A SCALE FACTOR OF 0.9999421 WAS USED. ALL LENGTHS ARE REDUCED TO SEA LEVEL.

WARNING: OFFICIAL AUTHORIZED DRAWINGS ARE BACK-LINE PRINTS WHICH CONTAIN A BLACK OR BLUE SEAL WITH A BLACK BALL POINT INK SIGNATURE OF THE ENGINEER OR SURVEYOR. UNAUTHORIZED COPIES MAY CONTAIN FRAUDULENT, INCORRECT, ERRONEOUS, OR MISLEADING INFORMATION OR OMIT IMPORTANT AND RELEVANT INFORMATION. DO NOT USE OR RELY ON UNAUTHORIZED COPIES. THE SEAL, SIGNATURE, AND CERTIFICATION ARE HEREBY REVOKED OR OTHERWISE VOID ON ALL UNAUTHORIZED COPIES. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT SHOWN HEREON. FLANDERS & ASSOCIATES, INC. AND THE LAND SURVEYOR OR ENGINEER WHOSE NAME IS AFFIXED HEREON DOES NOT CERTIFY THAT ALL RECORDED AND/OR UNRECORDED EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

State of Georgia, Laurens County
CLERK'S OFFICE, SUPERIOR COURT

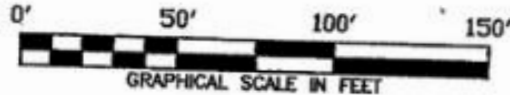
Filed June 9, 2011
Recorded June 9, 2011
At 4:00 P O'clock P
In Book 9 Page 319B

Jackie A. Dutton
Clerk of Superior Court



LEGEND

- IRON PIN FOUND
- #5 REBAR WITH YELLOW KAP SET
- 4RB #4 STEEL REBAR
- 5RB #5 STEEL REBAR
- C/L CENTERLINE
- X-X FENCE
- GMD GEORGIA MILITIA DISTRICT
- DB DEED BOOK
- LLL APPROXIMATE LL LINE
- NOT TO SCALE
- N/F NOW OR FORMERLY
- PI PIPE
- PM PUNCH MARK
- NS NAIL SET
- RB STEEL REBAR
- R/W RIGHT-OF-WAY



CENTRAL OF GEORGIA RAILROAD 200' R/W
DEED BOOK X/412

Danny Flanders, RLS



Flanders & Associates, Inc.

ENGINEERS & LAND SURVEYORS
P. O. BOX 1981
DUBLIN, GEORGIA 31040
PHONE 478-274-9298

Patrick Flanders, PE RLS



SURVEY FOR
Henry B. Cottle, III

345 GMD LAURENS COUNTY GEORGIA
CITY OF MONTROSE
SCALE: 1" = 50' 08-24-2010

FILE: COTTLE-HENRY-.ZIP FB: EXPLORER DISK: IOMEGA C1

Lot 6 legal description

All that tract, lot or parcel of land, situate, lying and being in the Town of Montrose, Laurens County, Georgia, and being described as Lots 15 and 16 in Block 8 of that survey of the Town of Montrose, Georgia, known as the Railroad Survey. Each of said lots is twenty-five (25) feet in width and extends back one hundred (100) feet. The property was bounded on December 18, 1925, on the south by the right-of-way of what was then known as the Macon, Dublin and Savannah Railroad; on the northwest by lands of Mrs. J. J. O'Neal; on the north by lands of B. F. Faulk; and on the east by lands of W. R. Cook.

This is the same property conveyed to Frederick R. Cook by Warranty Deed from Carolyn Adams as Widow and Sole Heir of Joe K. Adams dated January 25, 2006, and recorded in Deed Book 1742, Page 189, records of the Clerk's Office of the Laurens County Superior Court.

Lot 7 legal description

All his one-half undivided interest in and to the western one-half of the following described lot:

All that tract and parcel of land lying and being in the Town of Montrose, Laurens County, Georgia, being a lot fronting one hundred fifty (150) feet, more or less, on the north side of Railroad Street, and extending back 100 feet, more or less.

There is a 10 foot alley extending down the center of said property, which is excluded and not conveyed by this deed, same not being owned by Grantor.

Said property is bounded on the North by property of Y. H. Thompson; West by Montrose Lodge No. 499 and property of the Telephone Company; East by Montrose Civic Club, and South by Railroad Street.

Lot 8 legal description

TRACT III: The eastern one-half of the following described lot:

All that tract and parcel of land lying and being in the Town of Montrose, Laurens County, Georgia, being a lot fronting one hundred fifty (150) feet, more or less, on the north side of Railroad Street, and extending back 100 feet, more or less.

There is a 10 foot alley extending down the center of said property, which is excluded and not conveyed by this deed, same not being owned by Grantor.

Said property is bounded on the North by property of Y.H. Thompson; West by Montrose Lodge No. 499 and property of the Telephone Company; East by Montrose Civic Club, and South by Railroad Street.

Lot 10 parcel 009D 037 legal description and plat

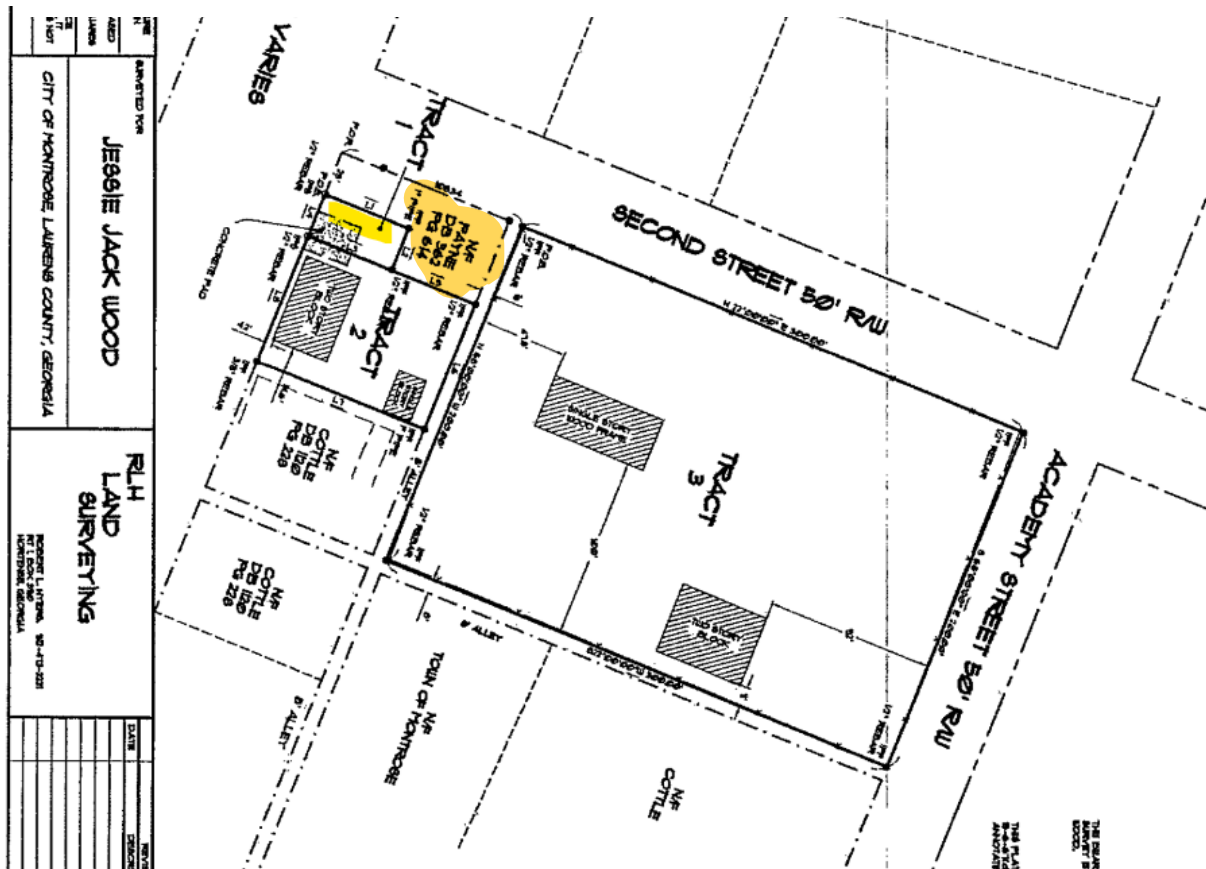
All those tracts or parcels of land situate, lying and being in the City of Montrose, Laurens County, Georgia, being more particularly described as **TRACT 1 containing 0.03 acre, more or less, and TRACT 2 containing 0.17 acre, more or less**, on a plat of survey prepared by Robert L. Hyers, Registered Land Surveyor, dated September 3, 2010, and recorded in Plat Book 10, Page 144, in the records of the Clerk's Office of the Laurens County Superior Court. The angles, distances, and dimensions as shown on said plat are by reference incorporated herein.

EXHIBIT "A"

206

All that certain tract of land situate, lying and being in the Town of Montrose, Laurens County, Georgia, fronting 25 feet on Railroad Street and running back in a northerly direction on Second Street with a uniform depth of 50 feet, and being the same lot described in the deed from Mrs. Ida I. Wade to E. L. Wade dated September 27, 1946, and recorded in Deed Book 106, page 367, Laurens County Records.

ALSO: All that certain tract of land situate, lying and being in the Town of Montrose, Laurens County, Georgia, and beginning at a point on the east side of Second Street 50 feet from the northeast corner of Railroad Street and Second Street and running along Second Street in a northerly direction a distance of 50 feet and then extending back from said street in an easterly direction with a uniform depth of 50 feet; being a lot 50 feet x 50 feet in size and bounded now or formerly as follows: On the northwest by lands of W. G. Thompson; on the northeast by lands of W. R. Cook; on the Southeast by lands of W. E. Wade and E. L. Wade; on the west by Second Street, and being the same lot described in the deed from C. G. Wade to E. L. Wade dated September 27, 1946, and recorded in Deed Book 106, page 366, Laurens County Records.



Lot 11 legal description

Tract One: All that tract or parcel of land situate, lying and being in the Town of Montrose, Laurens County, Georgia, and better known and described as Lot No. 16 in Block No. 6, according to a map of the Town of Montrose, said lot fronting fifty (50) feet on Second Street and running back to an alley with uniform width one hundred ninety (190) feet, the same bounded on the North by Mrs. E. J. Holder; on the East by Second Street; on the South by the old Public Highway; and on the West by Crutchfield Alley.

Lot 12 legal description

Tract Two: All that tract or parcel of land situated, lying and being in the Town of Montrose, Laurens County, Georgia, and being the back one-half of Lots 15 and 16 in Block No. 6 in said Town and measuring 100 feet by 100 feet; and being bounded as follows: On the West by

Crutchfield Alley; On the East by property belonging to Mrs. A. W. Payne, Sr.; On the North by property belonging now or formerly to Victor Garrett; and On the South by Old Public Highway.

This is the same property deeded to Henry B. Cottle, Jr., and Connie J. Cottle by Administrator's Deed dated May 20, 2010, from the Estates of Sarah F. Payne and James E. Payne, as recorded in Laurens County Deed Records in Deed Book 2184, Page 239, records of the Clerk's Office of the Laurens County Superior Court.

Lot 13 legal description

All that tract or parcel of land situate, lying and being in the City of Montrose, Laurens County, Georgia, containing 1.38 acres, more or less, located at the intersection of Academy Street and Second Street, and being more particularly described as Tract 3 on a plat of survey prepared by Robert L. Hyers, Registered Land Surveyor, dated September 3, 2010, and recorded in Plat Book 10, Page 144, records of the Clerk's Office of the Laurens County Superior Court. The angles, distances, and dimensions as shown on said plat are by reference incorporated herein and made a part of this description.

