

Lot 1 legal description and plat

All that tract or parcel of land, lying and being situate in the 345th G.M. district, Land Lot 293, Land District 22, and being in the town of Montrose, County of Laurens, State of Georgia, and containing 1.77 acres, more or less. Said property being further described by a plat of survey prepared by Flanders & Associates, Inc. on April 9, 2013, and recorded in Plat Book 10, Page 145A, in the Laurens County Superior Court Records. Said plat is incorporated herein by reference thereto.

All that tract or parcel of land situate, lying and being in Land Lot 345 of the 22nd Land District of Laurens County, Georgia, containing 2.27 acres, more or less, and being more particularly described on a plat of survey prepared by David W. Arnold, Registered Land Surveyor, dated May 22, 2019, and recorded in Plat Book 11, Page 272, 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 and made a part of this description.

RECORD



Approved for Reporting

County Administrator _____ Date _____

NOTES:

- 1) Bearings shown herein refer to P.B. 10, Pg. 145A.
- 2) Arnold Land Surveying does not guarantee that all utilities and easements that affect the property are shown.
- 3) Subject property to be sold to adjacent owner, Oak Grove Holdings, LLC

SURVEYORS CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a Land Surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned Land Surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors as set forth in O.C.G.A. Section 15-6-67.



Town of Montrose
(Tax map 18c, Parcel 48A)
D.B. 357, 0005

Oak Grove Holdings, L.L.C.
P.B. 10, Pg. 145A

Henry B. Cottle, Jr.
P.B. 8, Pg. 655A

2.27 acres
see note on p. 3

A. L. Parker
Family Partnership, LLP

Tract A
P.B. & P. 654

LEGEND:

- = found 3/4" iron pipe
- = Set 5/8" rebar
- fd. = found
- rb = rebar
- ip = iron pipe
- P — = Overhead power
- X — = fence

GRAPHIC SCALE



SURVEY DATA

Error of Closure Plat:	1 in 197,521
Error of Closure Field:	1 in 220,494
Angular Error:	4" per angle
Adjusted by:	Compass Rule
Equipment used:	Topcon GPT 3002W

Field Work Completed on: May 20, 2019
F.B. 22, Pg. 39

BOUNDARY SURVEY FOR

Oak Grove Holdings, LLC

Land Lot 345, 22nd Land District
Laurens County, Georgia

Scale: 1" = 100' Date: 6-22-2019

Arnold Land Surveying

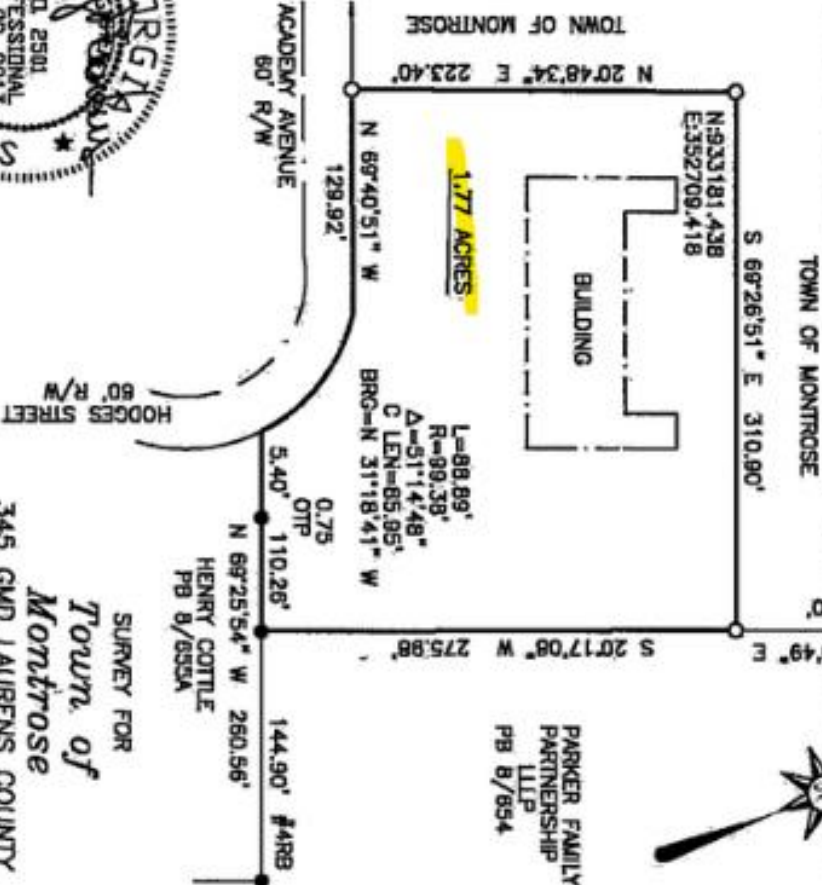
UPON WHICH THIS PLAT IS BASED HAS A
 SION OF ONE FOOT IN 12,361 FEET AND AN
 2 OF 5.0" PER ANGLE POINT AND WAS ADJUSTED
 NOLL RULE. THIS PLAT HAS BEEN CALCULATED
 AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT
 IT. THE LINEAR AND ANGULAR MEASUREMENTS
 PLAT WERE OBTAINED BY USING A TOPCON
 L STATION AND AN EXPLORER DATA COLLECTOR.

AL AUTHORIZED DRAWINGS ARE BLACK-LINE
 CONTAIN A BLUE SEAL WITH A BLACK
 SIGNATURE OF THE ENGINEER OR SURVEYOR.
 COPIES MAY CONTAIN FRAUDULENT, INCORRECT,
 MISLEADING INFORMATION OR OMIT IMPORTANT
 INFORMATION. DO NOT USE OR RELY ON
 COPIES. THE SEAL, SIGNATURE, AND
 ARE HEREBY REVOKED OR OTHERWISE VOID ON
 RED COPIES. THIS SURVEY HAS BEEN PREPARED
 BENEFIT OF A CURRENT TITLE INSPECTION.
 OTHER ENCUMBRANCES MAY EXIST ON PUBLIC
 OT SHOWN HEREON. FLANDERS & ASSOCIATES,
 AND SURVEYOR OR ENGINEER WHOSE NAME IS
 Y DOES NOT CERTIFY THAT ALL RECORDED
 ORDERED EASEMENTS WHICH MAY AFFECT THIS
 SHOWN.

TO THE BEST OF MY KNOWLEDGE,
 THE PROVISIONS OF D.C.G.A. SECTION
 15-06-67(G) DOES NOT APPLY TO
 THIS PROPERTY.

PIN FOUND
 BAR
 BRINE
 CIA MILITIA DISTRICT
 LOT
 BOOK
 BOOK/PAGE
 REBAR
 -OF-MAY
 TOP PIPE
 RETE MARKER FOR
 LAURENS COUNTY, GEORGIA
 Filed for Record on 23 Apr 2013 at 02:28PM
 PLAT BOOK : 06018
 Page: 0715A
 J. A. & D. A.
 JACKIE M. PATTISON
 CLERK, SUPERIOR COURT

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 0.999961 WAS USED.



FLS
 Standards & Associates, Inc.
 ENGINEERS & LAND SURVEYORS
 P. O. BOX 1981
 DUBLIN, GEORGIA 31040
 PHONE 478 274-9288

FILE RLS 8.5 X 11 FFI-M

FILE:MONTROSE-13.ZIP FB: EXPLORER DISK: IONEGA M

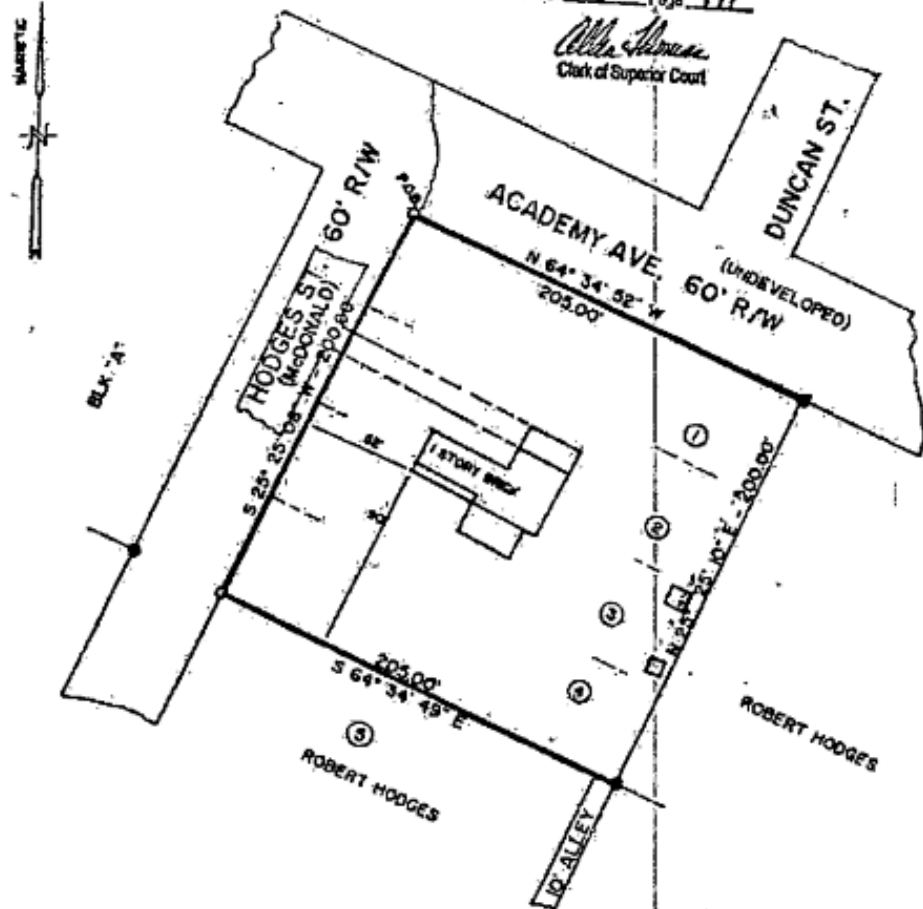
SURVEY FOR
 Town of
 Montrose
 345 GMD LAURENS COUNTY
 LAND LOT 293, LAND DISTRICT 22
 SCALE: 1"=100' 04-09-2013

Lot 2 legal description and plat

All that tract or parcel of land situate, lying and being in Land Lot 293, of the 22nd Land District, Laurens County, Georgia, and more particularly described as follows:

0.895 acres, more or less, described as Lots 1, 2, 3, & 4, Block "B" of the Subdivision of the E. L. Wade Estate on a plat of survey prepared by Billy Flanders, Registered Land Surveyor, dated March 20, 2000, and recorded in Deed Book 1108, Page 171, 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 and made a part of this description.

Wm. Thomas
Clark of Superior Court



THIS AREA IS NOT A
FLOOD ZONE OF A LAKE,
RIVER OR STREAM

LOTS 1, 2, 3 & 4
BLK "B"
S/D OF E.L. WADE EST.
PB 1 P 32
(AS PER CITY MAP)

HENRY B. COTTLE, JR. & DOROTHY J. COTTLE

0.085 AC.	LAND LOT 293	LAND DIST. 22ND	COUNTY LAURENS	CITY MONTROSE
DATE 3-20-00	SCALE 1"=60'	C. M. DIST. 345	GEORGIA	

LINEAR SURVEY OF CLOSURE 17 232,352'

DRAWN BY BHF

JOB NO. S-3-00C

REFERENCES

FB 7 P 26



Billy Flanders
I hereby certify that this is a true and correct representation of the survey as shown and has been prepared in conformity with the practice standards and requirements of the state.

CLASING SCALE
 0" = 100' Iron Pin Set
 1" = 100' Iron Pin Found
 1" = 100' Concrete Marker Set
 1" = 100' Concrete Marker Found

DATE 3-20-00

BY BHF

METHOD

BILLY FLANDERS & ASSOCIATES

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, 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.

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.

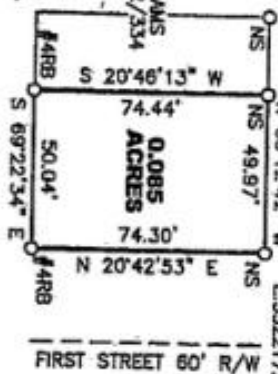
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,836 FEET AND AN ANGULAR ERROR OF 5.0" PER ANGLE POINT AND WAS ADJUSTED USING THE CRANDALL RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 173,681 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPCON GTS-825A TOTAL STATION AND AN EXPLORER DATA COLLECTOR.

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 STATE OF GEORGIA LAURENS COUNTY SUPERIOR COURT AND/OR UNRECORDED EASEMENTS WHICH MAY AFFECT THIS SURVEY'S OFFICE, SUPERIOR COURT PROPERTY ARE SHOWN.

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.

HENRY (TREN) COTTLE, III
 DB 729/125
 N: 9322746.318
 E: 352217.765



GRID NORTH



Debbie A. Dutton
 Chief of Surveyor's Office

RAILROAD STREET (MAIN STREET)



CENTRAL OF GEORGIA RAILROAD 200' R/W

DEED BOOK X/412

LEGEND

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

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



FILE: COTTLE-HENRY-ZIP FB: EXPLORER DISK: JOMEGA C1

SURVEY FOR
Henry B. Cottle, III
 345 GMD LAURENS COUNTY GEORGIA
 CITY OF MONTROSE
 SCALE: 1" = 50' 08-24-2010

Lot 6 legal description and plat

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

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 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.

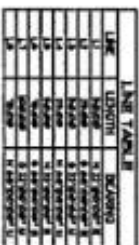
Said property is bounded on the North by property of Y.H. Thompson; West by Montrose Lodge No. 499 and property of the Telephone Company; East by Montrose Civic Club, and South by Railroad Street.

Lot 9 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.

THE RELEASED FACTS WORTHY ARE BEING A
ANALYSIS BY BILLY BRENNAN, FOR THE
REPORT.

THIS PAGE IS NOT SUBJECT TO SECTION 552(a)(3) EXEMPTIONS, EXCEPT WHERE SHOWN OTHERWISE.



DATE	NAME
1/1/20	1/1/20



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.

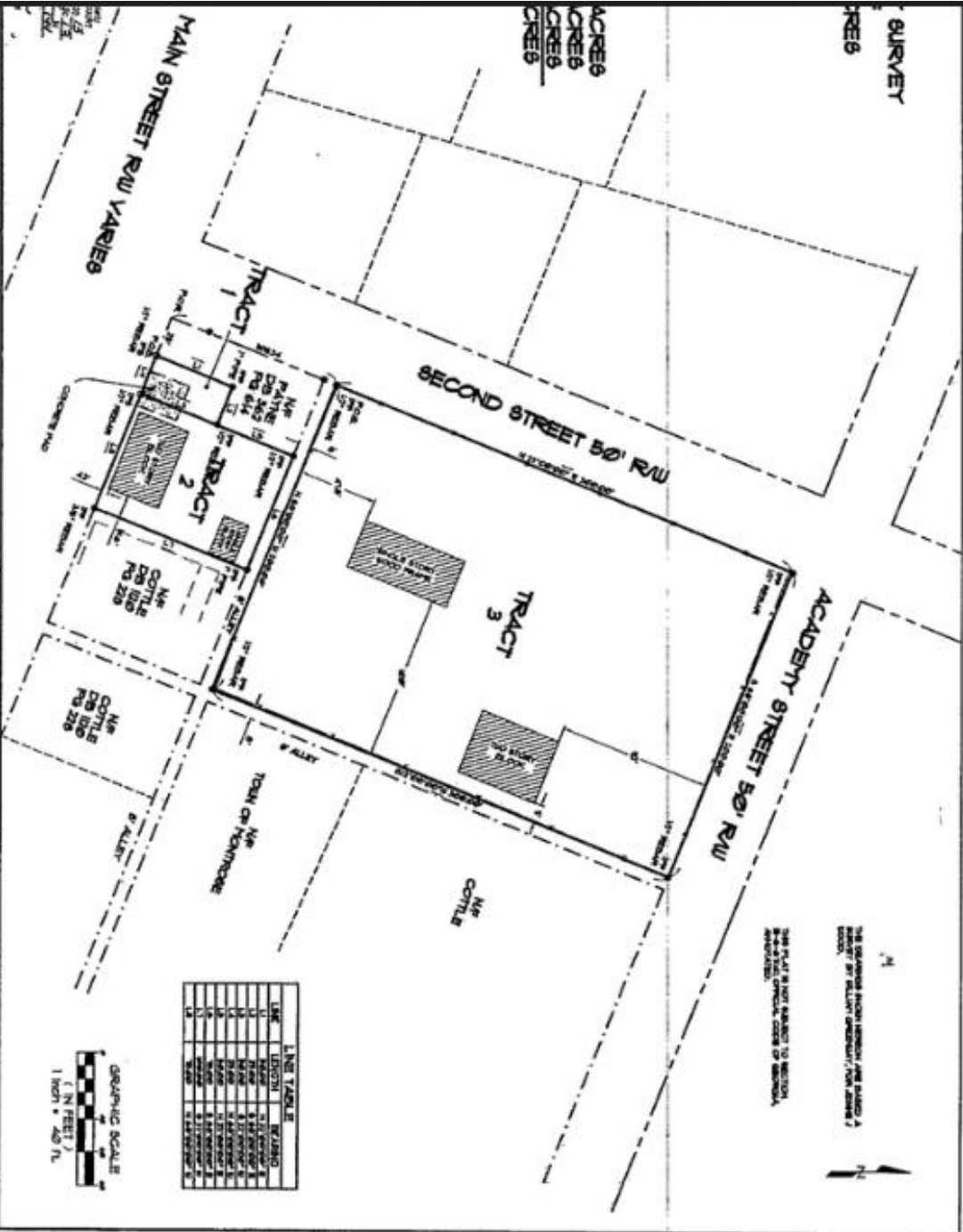
SURVEY
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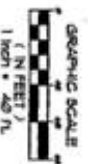
MAIN STREET RW VARIES

SECOND STREET 50' RW

ACADEMY STREET 50' RW



LINE	LENGTH	BEARING
1	1.11	N 11° 15' E
2	1.11	S 78° 45' E
3	1.11	N 11° 15' E
4	1.11	S 78° 45' E
5	1.11	N 11° 15' E
6	1.11	S 78° 45' E
7	1.11	N 11° 15' E
8	1.11	S 78° 45' E
9	1.11	N 11° 15' E
10	1.11	S 78° 45' E



APPROVED FOR THE CITY OF MONROE, LOUISIANA

JESSE JACK WOOD

RLH LAND SURVEYING

CITY OF MONROE, LOUISIANA

MONROE, LOUISIANA 70001

DATE: 1913

BY: [Signature]

REVISIONS:

NO. 1

NO. 2

NO. 3

NO. 4

NO. 5

NO. 6

NO. 7

NO. 8

NO. 9

NO. 10

NO. 11

NO. 12

NO. 13

NO. 14

NO. 15

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NO. 93

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NO. 95

NO. 96

NO. 97

NO. 98

NO. 99

NO. 100

Lot 14 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 15 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.



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

Filed April 27 1985 At 1:25 o'clock A M
Recorded April 29 1985 In Book 571 Page 187

Alma Thomas
Clerk of Superior Court

EQUIP. USED TOPCON GTS-2B-G		GREENWAY & FLANDERS ENGINEERS — SURVEYORS P. O. Box 712 Dublin, Georgia 31040 Telephone 272-2508					
AREA BY	D.M.D.			METHOD			
CLOSURE BY	LAT. & DEP.						
ANGULAR ERROR	0"			PER ANGLE POINT			
ADJUSTED LBS/G	RULE						
SURVEY FOR JAMES MALCOLM ALLIGOOD							
AREA	4.53 AC	LAND LOT AS SHOWN	21	COUNTY	LAURENS	CITY	MONTROSE
DATE	4-8-88	SCALE	1"=60'	G. M. DIST.	345	GEORGIA	
<p style="text-align: center;">GRAPHIC SCALE</p> <p> <input type="checkbox"/> Indicates Iron Pin Set <input checked="" type="checkbox"/> Indicates Iron Pin Found <input type="checkbox"/> Indicates Concrete Marker Set <input checked="" type="checkbox"/> Indicates Concrete Marker Found </p>				LINEAR ERROR OF CLOSURE 1/10,000'			
				DRAWN BY BJF.	JOB NO. 55-488A		
REFERENCES FB 45 PI							



Billy Flanders
In any exhibit this plat is a true and correct representation of the property surveyed and has been examined and approved by the State.