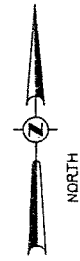
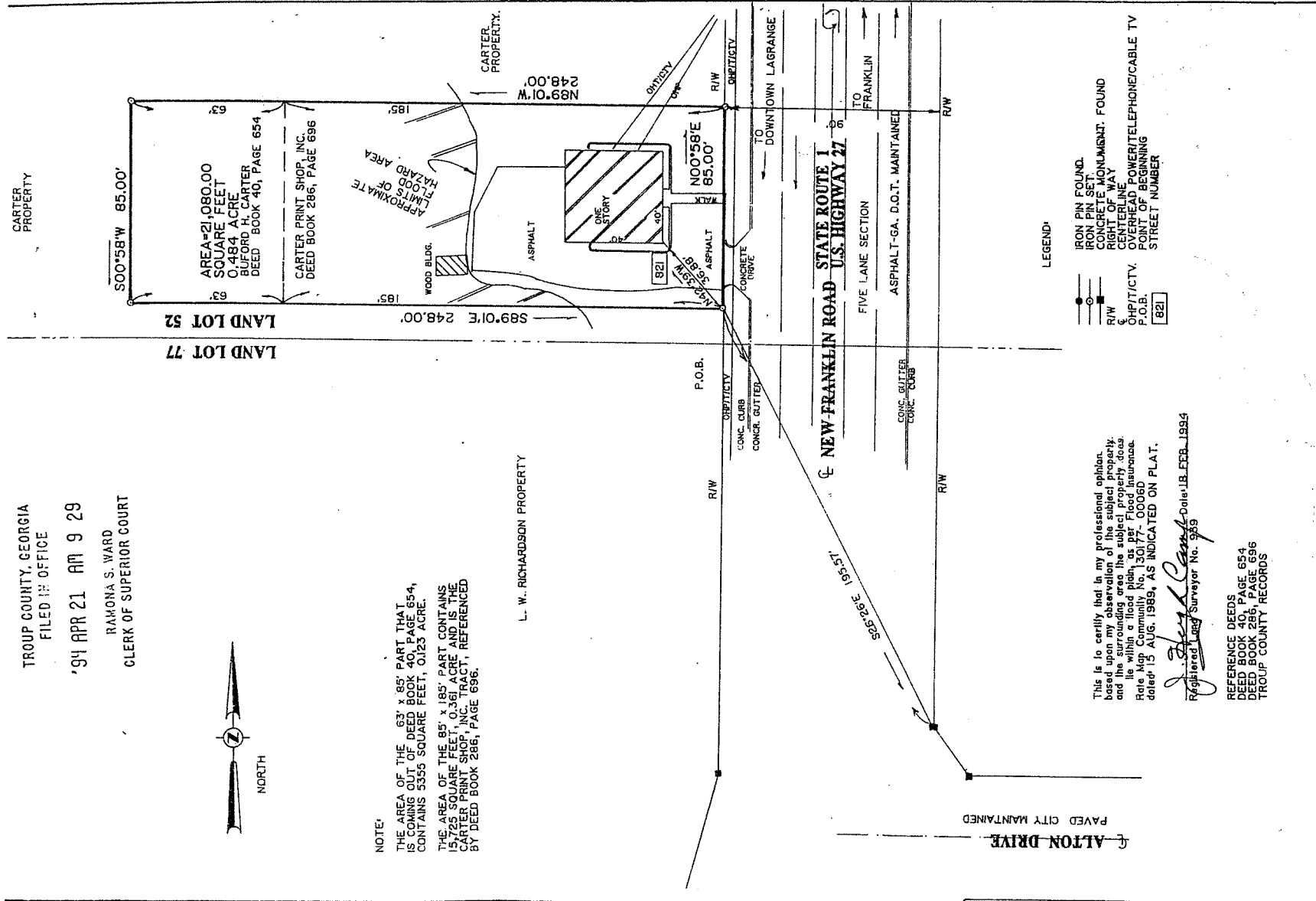


TROUP COUNTY, GEORGIA
 FILED IN OFFICE
 '94 APR 21 AM 9 29
 RAMONA S. WARD
 CLERK OF SUPERIOR COURT



NOTE:
 THE AREA OF THE 63' x 85' PART THAT COMAINS OUT DEED PAGE 654, CONTAINS 5555 SQUARE FEET, 0.123 ACRE.
 THE AREA OF THE 85' x 185' PART CONTAINS 15,725 SQUARE FEET, 0.361 ACRE AND IS THE CARTER PRINT SHOP, INC. TRACT, REFERENCED BY DEED BOOK 286, PAGE 696.

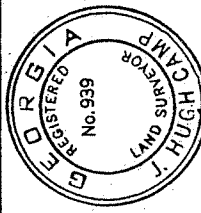


This is to certify that in my professional opinion, based upon my observation of the subject property, and the information furnished to me by the owner, the plat is a true and correct plat, as per Flood Insurance Rate Map Community No. 130177-0006D dated 15 AUG. 1989, AS INDICATED ON PLAT.
J. Hugh Camp
 Registered Land Surveyor No. 939
 REFERENCE DEEDS
 DEED BOOK 286, PAGE 654
 DEED BOOK 286, PAGE 696
 TROUP COUNTY RECORDS

LEGEND:
 ○ IRON PIN FOUND.
 □ CONCRETE MONUMENT FOUND
 — R/W RIGHT OF WAY
 — CHPT/CTY. CENTERLINE POWER/TELEPHONE/CABLE TV
 — P.O.B. POINT OF BEGINNING
 [82] STREET NUMBER

CERTIFICATION
 STATE OF GEORGIA, TROUP COUNTY
 I DO HEREBY CERTIFY THAT THIS PLAT IS
 A TRUE AND CORRECT PLAT OF A SURVEY
 MADE BY ME AND THAT THE PROPERTY
 SURVEYED IS FREE FROM ENCROACHMENTS
 UNLESS INDICATED HEREON.
J. Hugh Camp
 REGISTERED LAND SURVEYOR NO. 939

FOR
L. W. RICHARDSON
 LOCATED IN 6th DISTRICT
 TROUP COUNTY GEORGIA
 SCALE: 1"=40'
 DATE: 18 FEBRUARY 1994
J. HUGH CAMP & ASSOCIATES
 LAGRANGE GEORGIA
 1-706-894-6066



1A-1897
 CALC. SRL F.W. DCS
 F.B. 449/37 DWG. PC8

893-13149

This directly N each property

R E L E A S E O F E A S E M E N T S

KNOW ALL MEN BY THESE PRESENTS.

Whereas, American Telephone and Telegraph Company, a New York corporation, successor in interest to American Telephone and Telegraph Company of Georgia has abandoned certain communications facilities in Troup County, and by these presents desires to release certain recorded easements in their entirety to the original Grantors, their heirs and assigns as hereinafter enumerated.

Now therefore, for a valuable consideration, American Telephone and Telegraph Company, a New York corporation, successor in interest to American Telephone and Telegraph Company of Georgia hereby releases and relinquishes the following easements in Troup County, Georgia. It being understood that this instrument constitutes a total release of these easements to the original Grantors, hereinafter named, their heirs and assigns.

<u>Original Grantors</u>	<u>Date of Instrument</u>	<u>Recording Information</u>
Pike Estate	4/5/40	Book 47, Page 583
Mrs. Jennie J. Crosby	4/5/40	Book 47, Page 583
R. B. Crosby	4/4/40	Book 47, Page 583
Ida Cason Callaway	6/29/40	Book 49, Page 171
Fuller E. Callaway, Jr.	6/29/40	Book 49, Page 170
Mrs. Iva S. Payne	4/5/40	Book 47, Page 587
M. D. Harris	4/4/40	Book 47, Page 584
R. M. Auery	4/4/40	Book 47, Page 582
R. T. Layton	4/4/40	Book 47, Page 586
Earl M. Jackson	4/4/40	Book 47, Page 585
E. R. & H. W. Callaway	4/4/40	Book 47, Page 582
Mrs. J. C. Hogg, Guardian	5/25/40	Book 49, Page 123
Erin Loyd	4/5/40	Book 47, Page 587
Callaway Mills, Inc.	4/26/40	Book 49, Page 54
V. S. Johns	4/4/40	Book 47, Page 586

<u>Original Grantors</u>	<u>Date of Instrument</u>	<u>Recording Information</u>
M. T. Harris	4/4/40	Book 47, Page 585
E. M. Pressley	4/5/40	Book 47, Page 588
E. J. Jordan	4/5/40	Book 47, Page 586
E. R. Taylor	10/28/43	Book 54, Page 511
J. R. Hines	9/16/43	Book 54, Page 424
Jack Darden	9/16/43	Book 54, Page 424
Julius C. McGhee	8/13/43	Book 54, Page 426
Eldoro Pless	9/2/43	Book 54, Page 427
Milton Sturdivant	8/12/43	Book 54, Page 427
Jerry Whitfield	9/2/43	Book 54, Page 427
Frank & Victoria Whitfield	10/5/43	Book 54, Page 483
J. F. Michael	9/9/43	Book 54, Page 425

IN WITNESS WHEREOF, American Telephone and Telegraph Company,
pursuant to authority granted by its Board of Directors, has caused
these presents to be executed by its General Manager this 12th day of
June, 1970.

Signed, sealed and delivered
as to "Company" in the presence
of:

M. S. Winkler

By [Signature]
General Manager

AMERICAN TELEPHONE AND TELEGRAPH COMPANY

[Signature]

Notary Public
Notary Public, Georgia, State at Large
My Commission Expires May 9, 1972

GEORGIA, TROUP COUNTY
OFFICE CLERK SUPERIOR COURT
I hereby certify that this instrument was
filed in my office on the 16th day of
June, 1970, 9A
Record Book 246 Page 328
This instrument was recorded on June 17, 1970
Elizabeth W. Traylor

BOOK 246 PAGE 328

EASEMENT AGREEMENT

THIS AGREEMENT made and entered into on the ___ day of _____, 1988 by and between LARRY W. RICHARDSON, individually and doing business as RICHARDSON'S FLOOR COVERING COMPANY, hereinafter referred to as "Richardson" of Troup County, Georgia, and the CITY OF LAGRANGE, a Municipal Corporation of Troup County, Georgia, hereinafter referred to as "City",

WITNESSETH: THAT,

For and in consideration of the sum of One Dollar (\$1.00) in hand paid by City to Richardson and in further consideration of the mutual covenants and agreements of the parties hereinafter set forth, the receipt and sufficiency whereof is hereby acknowledged, Richardson does hereby give, grant and convey to City, upon the terms and conditions hereinafter set forth the following:

The permanent right, privilege and easement as hereinafter described, limited and delineated in and to certain real estate owned by Richardson in Land Lot 77 of the 6th Land District of Troup County, Georgia as shown on a plat of survey entitled "Survey for City of LaGrange of the property of Blair, Rogers and Richardson To Indicate Existing and Proposed Sanitary Sewer Easements," which plat of survey is dated May 2, 1988, a copy of which is recorded in Plat Book 49, Page 162 of the Deed Records of Troup County, Georgia and which plat as so recorded is by this reference incorporated in and made a part hereof.

The terms and conditions of this Easement Agreement, all of which are agreed upon by the parties hereto are as follows:

BOOK 515 PAGE 421

1. The Permanent Easement herein granted (the "Permanent Easement") shall have a width of fifteen (15) feet which shall be seven and one-half (7 1/2) feet on each side of the centerline for such easement as shown on the aforementioned plat of survey. The permanent easement is shown on such plat as Line B beginning at Station 0 + 48 and extending to Station 0 + 78.
2. Within the limits of the permanent easement granted hereby, City, its officers, agents, employees and contractors, shall have the right and privilege to enter upon the property of Richardson within the easement area described for the purpose of laying, constructing, operating, maintaining, inspecting, servicing, replacing and repairing a sanitary sewer line or lines for the transportation and transmission of sewage of all kinds (the new line), the same to be a part of the sewerage system of the City of LaGrange, together with all necessary or convenient appurtenances, fixtures, connections and manholes and any and all other accessories or equipment necessary or appropriate for connection to the same.
3. Within the limits of the permanent easement granted hereby, City shall have the right to cut and keep clear all trees, roots, undergrowth and other obstructions of every kind and character which may injure or endanger or interfere with the proper operation of said lines and the appurtenances thereto and shall have the right to remove any such obstructions which may impede or interfere with the use and enjoyment of the rights, privileges and easements granted hereby.
4. In the installation of the sanitary sewer line within the permanent easement, City agrees that such lines will have a minimum ground cover of not less than twenty-four (24) inches.
5. Richardson does further grant to City a temporary easement for construction purposes only (the "Temporary Easement") for the purpose of enabling City to store equipment, deposit excavation soil and for such other purposes as City may

deem necessary or appropriate during construction of the sanitary sewer lines within the permanent easement granted hereby. The construction easement shall have an additional width of thirty (30) feet which shall be fifteen (15) feet on each side of the permanent easement, the total of the permanent easement and the temporary easement being forty-five (45) feet. Upon completion of the installation and construction of the sanitary sewer lines within the permanent easement, the temporary easement for construction purposes only shall cease and terminate and shall thereafter have no further force or effect.

6. Richardson agrees that neither he nor his successors or assigns will cause any permanent structures to be erected upon or across the permanent easement area. Richardson reserves the right to use the permanent easement area for any and all purposes consistent with and which do not interfere with the enjoyment and use of the permanent easement granted hereby.

7. This agreement constitutes the entire agreement between the parties and shall not be altered or amended except in writing signed by the parties and the same shall inure to the benefit of and be binding upon the heirs, personal representatives, successors and assigns of such parties.

IN WITNESS WHEREOF, the parties hereto have caused their respective names and seals to be hereunto affixed on the day and year first above written.

Signed, sealed and delivered
in the presence of:

Larry Richardson
Unofficial Witness

David C. ...
Notary Public

Date Actually Notarized: 5-19-88

Larry Richardson (SEAL)
Larry Richardson, Individually
and d/b/a Richardson's Floor
Covering Company

BOOK 515 PAGE 423

Notary Public, Georgia State at Large
My Commission Expires Feb. 24, 1989

LAND LOT 52
LAND LOT 77

ALTON DRIVE

U.S. 27 - STATE ROUTE 1 / NEW FRANKLIN ROAD

(UNDER CONSTRUCTION FOR WIDENING)



P.O.B.
S. 00°06' W 706.43' TO
COLONIAL STREET

N 00°06' E
170.55'

N 06°26' W
176.14'

N 78°36' E
0+78

N 89°33' E
343.00'

EXISTING CITY OF LAGRANGE
15' SANITARY SEWER BASE-
MENT - 7.5' EACH SIDE OF
CENTERLINE
TO BE ABANDONED FROM POINTS
D-E AND E-F UPON COMPLETION
OF NEW SEWER LINE

PROPOSED 15' SANITARY SEWER
CENTERLINE - 7.5' EACH SIDE OF
PROPOSED 15' SANITARY SEWER
EASEMENT - 7.5' EACH SIDE OF
PROPOSED 15' SANITARY SEWER
EASEMENT - 7.5' EACH SIDE OF
PROPOSED 15' SANITARY SEWER
EASEMENT - 7.5' EACH SIDE OF

N 89°33' E 343.00' ± TO BRANCH
+ 22' TO CENTERLINE OF DIXIE CREEK
EASEMENT - 7.5' EACH SIDE OF
CENTERLINE
PROPOSED 15' SANITARY SEWER
EASEMENT - 7.5' EACH SIDE OF
PROPOSED 15' SANITARY SEWER
EASEMENT - 7.5' EACH SIDE OF

N 89°33' E 343.00' ± TO BRANCH
+ 22' TO CENTERLINE OF DIXIE CREEK
EASEMENT - 7.5' EACH SIDE OF
CENTERLINE
PROPOSED 15' SANITARY SEWER
EASEMENT - 7.5' EACH SIDE OF
PROPOSED 15' SANITARY SEWER
EASEMENT - 7.5' EACH SIDE OF

DANIEL ET. AL
PROPERTY

LUVERNE BLAIR
PROPERTY

AREA =
9.61± ACRES

- LEGEND
- IRON PIN FOUND
 - ⊙ IRON PIN SET
 - FENCE
 - MANHOLE
 - SANITARY SEWER
 - CENTERLINE
 - RIGHT OF WAY
 - POINT OF BEGINNING
 - TIE LINE
 - LINE 'A'
 - LINE 'B'

CERTIFICATION
STATE OF GEORGIA, TROUP COUNTY
I DO HEREBY CERTIFY THAT THIS PLAT IS
A TRUE AND CORRECT PLAT OF A SURVEY
MADE BY ME AND THAT THE PROPERTY
SURVEYED IS FREE FROM ENCROACHMENTS
UNLESS INDICATED HEREOF.

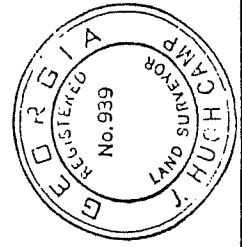
J. Hugh Camp
REGISTERED LAND SURVEYOR NO. 939

IA-1058
CALC. SRH F.W. RAH
F.B. 341/17 DWG. JLM

SURVEY FOR
CITY OF LAGRANGE
OF THE PROPERTY OF
BLAIR, ROGERS, & RICHARDSON
TO INDICATE
EXISTING AND PROPOSED
SANITARY SEWER EASEMENTS

LAND LOT 77
LAGRANGE TROUP COUNTY 6th DISTRICT
GEORGIA
SCALE: 1" = 100' DATE: 2 MAY 1988

SURVEY & PLAT
J. HUGH CAMP & ASSOCIATES
LAGRANGE GEORGIA
1-404-884-6066



BOOK 515 PAGE 425

DEED BOOK 515 PAGE 421

N 88°49' E 924.31' ± 13' TO E BRANCH

PROPERTY LINE 740'±

TIE LINE S 26°50' W 694.09'

CENTERLINE OF BRANCH IS THE

PHILLIP ROGERS
PROPERTY

CARTER
PROPERTY

RICHARDSON
PROPERTY

R/W

R/W

R/W