

After recording, return to:  
Georgia Power Company  
Attn: Land Acquisition (Recording)  
241 Ralph McGill Blvd NE  
Bin 10151  
Atlanta, GA 30308-3374

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PROJECT 2022010161      LETTER FILE      DEED FILE      MAP FILE  
ACCOUNT NUMBER    10182319-GPC4013-KPT-12.05.01.01  
NAME OF LINE/PROJECT: GPC GRID PI# 1857801 SOUTH COLUMBUS - VICTORY DRIVE 115 KV -  
RECONDUCTOR (MUSCOGEE COUNTY) TL

PARCEL NUMBER 009  
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2100 STATE OF GEORGIA  
MUSCOGEE COUNTY

**POWER EASEMENT**

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by GEORGIA POWER COMPANY, a Georgia corporation (the "Company"), the receipt and sufficiency of which are hereby acknowledged, COLUMBUS CONSOLIDATED GOVERNMENT, GEORGIA (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is 100 E 10TH ST, COLUMBUS, GA 31901, does hereby grant and convey to the Company, its successors and assigns, the right, privilege and easement to go in, upon, along, across, under and through the Property (as defined below) for the purposes described herein.

The "Property" is defined as that certain tract of land owned by the Undersigned at 0 VICTORY DRIVE, COLUMBUS, GA 31903 (Tax Parcel ID No. ) in Land Lot 14, 29 of the 7 District of Muscogee County, Georgia.

The "Easement Area" is defined as any portion of the Property located (a) within fifteen (15) feet of the centerline of the overhead distribution line(s) as installed in the approximate location(s) shown on "Exhibit A" and coinciding with "Exhibit B" attached hereto and made a part hereof, (b) within ten (10) feet of the centerline of the underground distribution line(s) as installed in the approximate location(s) shown on "Exhibit A," and coinciding with "Exhibit B" (c) within ten (10) feet from each side of any related above-ground equipment and facilities, including without limitation cubicles, transformers and service pedestals, as installed in the approximate location(s) shown in "Exhibit A.", coinciding with "Exhibit B".

The rights granted herein include and embrace the right of the Company to construct, operate, maintain, repair, renew and rebuild continuously upon and under the Easement Area its lines for transmitting electric current with poles, wires, transformers, service pedestals, anchors, guy wires and other necessary

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DRIVE 115 KV - RECONDUCTOR (MUSCOGEE COUNTY) TL  
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under the Easement Area its lines for transmitting electric current with poles, wires, transformers, service pedestals, anchors, guy wires and other necessary apparatus, fixtures, and appliances; the right to attach communication facilities and related apparatus, fixtures, and appliances to said poles; the right to stretch communication or other lines within the Easement Area; the right to permit the attachment of the cables, lines, wires, apparatus, fixtures, and appliances of any other company or person to said poles for electrical, communication or other purposes; the right to assign this Easement in whole or in part; the right at all times to enter upon the Easement Area for the purpose of inspecting said lines and/or making repairs, renewals, alterations and extensions thereon, thereunder, thereto or therefrom; the right to cut, trim, remove, clear and keep clear of said overhead or underground lines, transformers, fixtures, and appliances all trees and other obstructions that may in the opinion of the Company now or hereafter in any way interfere or be likely to interfere with the proper maintenance and operation of said overhead or underground lines, transformers, fixtures, and appliances; the right of ingress and egress over the Property to and from the Easement Area; and the right to install and maintain electrical and communication lines and facilities to existing and future structure(s) within the Easement Area under the easement terms provided herein. Any timber cut on the Easement Area by or for the Company shall remain the property of the owner of said timber.

The Company agrees that as soon as reasonably possible following the conclusion of each instance of its construction activities related to the installation, maintenance, repair and replacement of the facilities contemplated herein, the Company will, at its sole cost and expense and to the extent practicable, place the lands disturbed by such activities in a condition substantially the same as that which existed immediately prior to such activities, including without limitation any landscaping, curbs or paving disturbed by the Company as a result of such activities.

The Company shall be responsible and liable for actual damages arising out of, and to the extent caused by, the negligence or willful misconduct of Company, its employees and agents while exercising the rights described above. Company does not waive and hereby expressly preserves and maintains all defenses available under Georgia law to any such claims based upon negligence or willful misconduct.

The Undersigned does not convey any land, but merely grants the rights, privileges and easements hereinbefore set out.

The Company shall not be liable for or bound by any statement, agreement or understanding not herein expressed.

[Signature(s) on Following Page(s)]

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PARCEL 009

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GPC GRID PI# 1857801 SOUTH COLUMBUS - VICTORY  
DRIVE 115 KV - RECONDUCTOR (MUSCOGEE COUNTY) TL  
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IN WITNESS WHEREOF, the Undersigned has/have hereunto set his/her/their hand(s) and seal(s), this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Signed, sealed and delivered in the presence of: COLUMBUS CONSOLIDATED GOVERNMENT, GEORGIA

\_\_\_\_\_  
Witness

By: \_\_\_\_\_ (SEAL)  
Name:  
Title:

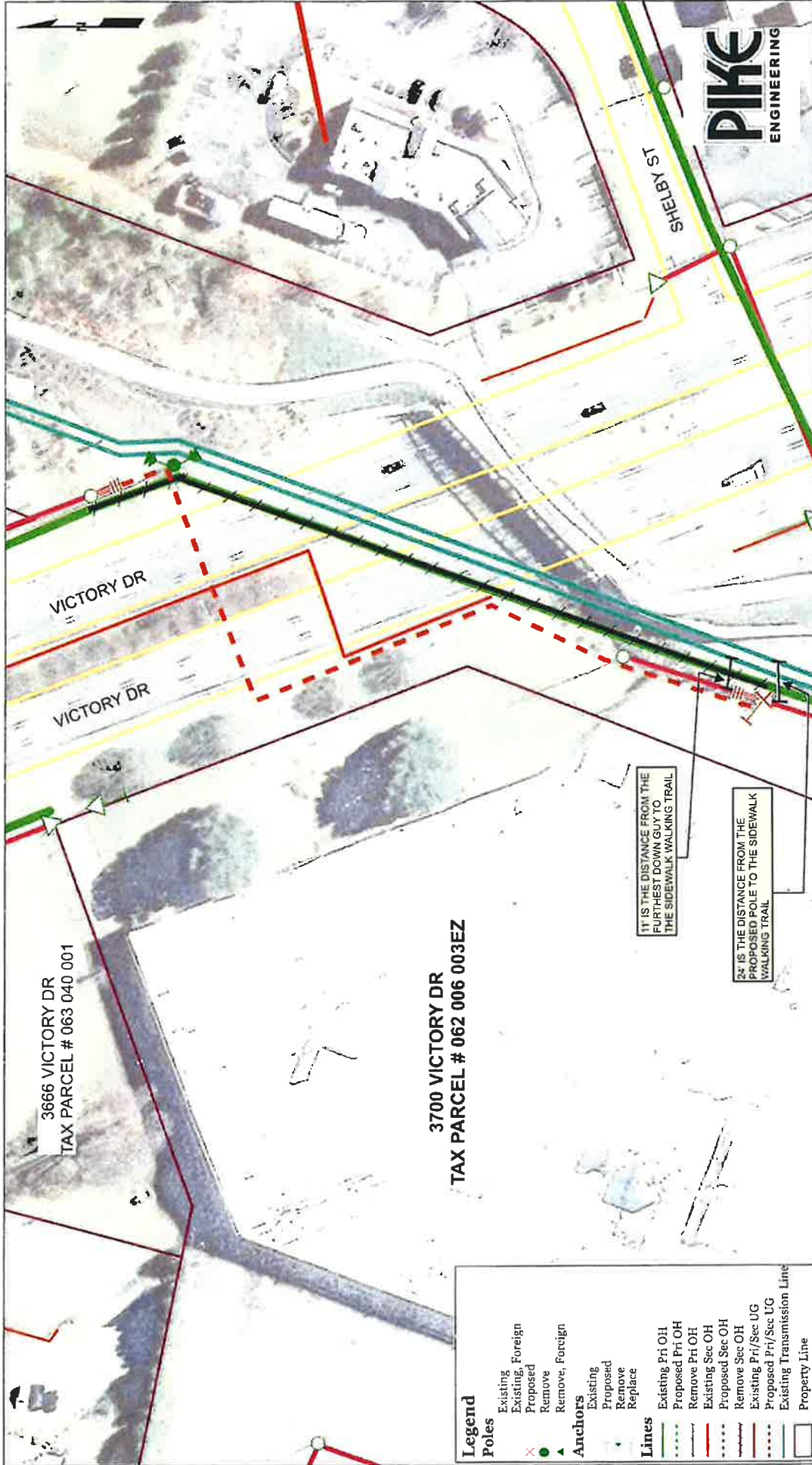
\_\_\_\_\_  
Notary Public

Attest: \_\_\_\_\_ (SEAL)  
Name:  
Title:

[CORPORATE SEAL]

**EXHIBIT A**

[Attached]



GPC GRID SOUTH COLUMBUS VICTORY DRIVE  
 TRANSMISSION OH/UG  
 (MUSCOGEE COUNTY)  
 DISTRIBUTION LINE  
 LIMS# 2022010161

3666 VICTORY DR  
 TAX PARCEL # 063 040 001

3700 VICTORY DR  
 TAX PARCEL # 062 006 003EZ

11' IS THE DISTANCE FROM THE  
 FURTHEST DOWN GUY TO  
 THE SIDEWALK WALKING TRAIL

24' IS THE DISTANCE FROM THE  
 PROPOSED POLE TO THE SIDEWALK  
 WALKING TRAIL

Legend	
	Existing Pole
	Existing Foreign Pole
	Proposed Pole
	Remove Pole
	Remove Foreign Pole
Anchors	
	Existing Anchor
	Proposed Anchor
	Remove Anchor
	Replace Anchor
Lines	
	Existing Pri OH Line
	Proposed Pri OH Line
	Remove Pri OH Line
	Existing Sec OH Line
	Proposed Sec OH Line
	Remove Sec OH Line
	Existing Pri/Sec UG Line
	Proposed Pri/Sec UG Line
	Existing Transmission Line
	Property Line

Exhibit A

MAP NOT TO SCALE



Prepare Date: 11/21/2022

EXHIBIT "B"

LEGAL DESCRIPTION

GPC GRID SOUTH COLUMBUS VICTORY DRIVE  
TRANSMISSION OH/UG (MUSCOGEE COUNTY)  
DISTRIBUTION LINE LIMS #2022010161  
CROSSING THE PROPERTY OF  
COLUMBUS CONSOLIDATED GOVERNMENT, GA

GPC DISTRIBUTION EASEMENT AREA

All that tract or parcel of land lying and being in land lot 14, of the 7<sup>th</sup> District, Columbus, Muscogee County, Georgia more particularly described as follows:

COMMENCING at a point on the southwestern right-of-way of Victory Drive (having a 200' right-of-way) with the following latitude and longitude: N 32 25" 1.80", W 84 56' 40.35";

Thence southeasterly along said right-of-way for a distance of 46.90 feet to the POINT OF BEGINNING.

Thence continuing along said right-of-way south 21 degrees 15 minutes 23 seconds east for a distance of 30.06 feet to a point;

Thence leaving said right-of-way and following a line south 20 degrees 27 minutes 01 seconds west for a distance of 31.15 feet to a point;

Thence south 20 degrees 39 minutes 39 seconds west for a distance of 109.49 feet to a point;

Thence north 69 degrees 20 minutes 21 seconds west for a distance of 20.00 feet to a point;

Thence north 20 degrees 39 minutes 39 seconds east for a distance of 109.45 feet to a point;

Thence north 20 degrees 27 minutes 01 seconds east for a distance of 53.55 feet to the POINT OF BEGINNING.

Said tract containing 0.0697 square feet (3,036.4 square feet) and being more particularly shown on a non-survey parcel map for Georgia Power Company by Tibbitts Land Surveying, Inc. dated 11-23-22.

TIBBITTS LAND SURVEYING, INC.  
 362 WEST MEMORIAL DRIVE, DALLAS, GA 30132  
 770-443-1021  
 FIRM # LSF000146



LINE	BEARING	DISTANCE
L1	S 21°15'23" E	30.06'
L2	S 20°27'01" W	31.15'
L3	S 20°39'39" W	109.49'
L4	N 69°20'21" W	20.00'
L5	N 20°39'39" E	109.45'
L6	N 20°27'01" E	53.55'

P.O.C. = N 32°25'1.80"  
 W 84°56'40.35"

3700 VICTORY DR  
 TAX PARCEL #  
 062 006 003EZ

**GPC DISTRIBUTION  
 EASEMENT AREA  
 3,036.4 SQ. FT.  
 0.0697 ACRES**

COLUMBUS CONSOLIDATED  
 GOVERNMENT, GEORGIA  
 0 VICTORY DR



FILE REFERENCE: 22036.crd, 22036/ESMT.dwg

NOTE:  
 NOT A FIELD-RUN SURVEY.

EASEMENT AREA  
 PROVIDES FOR 10'  
 CLEARANCE ON ALL  
 SIDES OF EQUIPMENT  
 AND UNDERGROUND  
 LINES.

LEGEND	
E.O.P.=EDGE OF PAVEMENT	REQUIRED GPC EASEMENT AREA
R/W= RIGHT OF WAY	PROPOSED GPC DISTRIBUTION LINE
R=PROPERTY LINE	EXISTING GPC DISTRIBUTION LINE
N/F=NOW OR FORMERLY	PROPOSED POWER POLE
L.L.L.=LAND LOT LINE	EXISTING POWER POLE
P.O.B.=POINT OF BEGINNING	EXISTING POLE TO BE REMOVED
P.O.C.=POINT OF COMMENCEMENT	GUY / ANCHOR
DIM OPERATING CLEARANCES	RETAINING WALL EQUIPMENT

GEORGIA POWER COMPANY

EXHIBIT 'B' NON-SURVEY PARCEL MAP

**GPC GRID SOUTH COLUMBUS VICTORY DRIVE TRANSMISSION OH/UG  
 (MUSCOGEE COUNTY) DISTRIBUTION LINE**  
 LIMS # 2022010161  
 CROSSING THE PROPERTY OF  
 COLUMBUS CONSOLIDATED GOVERNMENT, GEORGIA  
 LAND LOT 14, 7TH DISTRICT, COLUMBUS, MUSCOGEE COUNTY, GEORGIA

DATE: 11-23-22

SCALE: 1"=40'

DRAWN BY: BTE

SHEET 1 OF 1