

[BLANK SPACE ABOVE THIS LINE IS FOR THE SOLE USE OF THE CLERK OF SUPERIOR COURT]

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Return Recorded Document to:
Fulton County Land Division
141 Pryor Street, S.W. – Suite 8021
Atlanta, Georgia 30303

Project Name : PALMER DODGE SERVICE
Tax Parcel Identification No.: 12-224005480844
Land Disturbance Permit No.: WRN 24-076
Zoning/Special Use Permit No.: -
(if applicable)

For Fulton County Use Only
Approval Date: _____
Initials: _____

**WATER VAULT EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 10 day of APRIL, 2023, between PALMER FAMILY INVESTMENTS, LLC, a corporation duly organized under the laws of the State of GEORGIA, party of the first part (hereinafter referred to as Grantor), and FULTON COUNTY, a Political Subdivision of the State of Georgia, party of the second part.

WITNESSETH, that for and in consideration of \$1.00 cash in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and in consideration of the benefit which will accrue to the undersigned from the installation of a water vault, water meter, and appurtenances on subject property, and in consideration of the benefits which will accrue to the subject property from the installation of a water vault, water meter, and appurtenances on the subject property, said Grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey to the party of the second part and to successors and assigns the right, title, and privilege of an easement on subject property located in land lot(s) 548 of the 1ST District, 2ND Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

PALMER DODGE SERVICE BUILDING

Project Name

[See Exhibit "A" attached hereto and made a part hereof]

This right and easement herein granted being to occupy such portion of my property as would be sufficient for the construction, installation, access, maintenance and upgrade of a water vault, water meter and appurtenances according to the location and size of said water vault, water meter and appurtenances as shown on the map on file in the office of the Public Works Department of Fulton County, and which size and location may be modified from time to time including in the future after the date of this document to accommodate said water vault, water meter and appurtenances within the aforesaid boundaries of the above-described easement.

For the same consideration, Grantor(s) hereby convey and relinquish to FULTON COUNTY a right of access over Grantor's remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on the water vault structure, water meter and appurtenances on both a routine and emergency basis.

Grantor hereby warrants that it has the right to sell and convey this easement and right of access and binds itself, its successors and assigns forever to warrant and defend the right and title to the above described water vault easement unto the said FULTON COUNTY, its successors and assigns against the claims of all persons whomever by virtue of these presents.

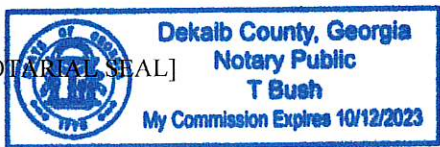
Said Grantor hereby waives for itself, its successors and assigns all rights to any further compensation or claim to damages on account of the installation, access, upgrade or maintenance of said water vault, water meter and appurtenances for the use of the property as herein agreed.

IN WITNESS HEREOF said party of the first part has hereunto affixed its hand and seal on the day and year first above written.

Signed, sealed and delivered this 10
day of APRIL, 2023
in the presence of:

Mary Sutton
Witness

T. Bush
Notary Public



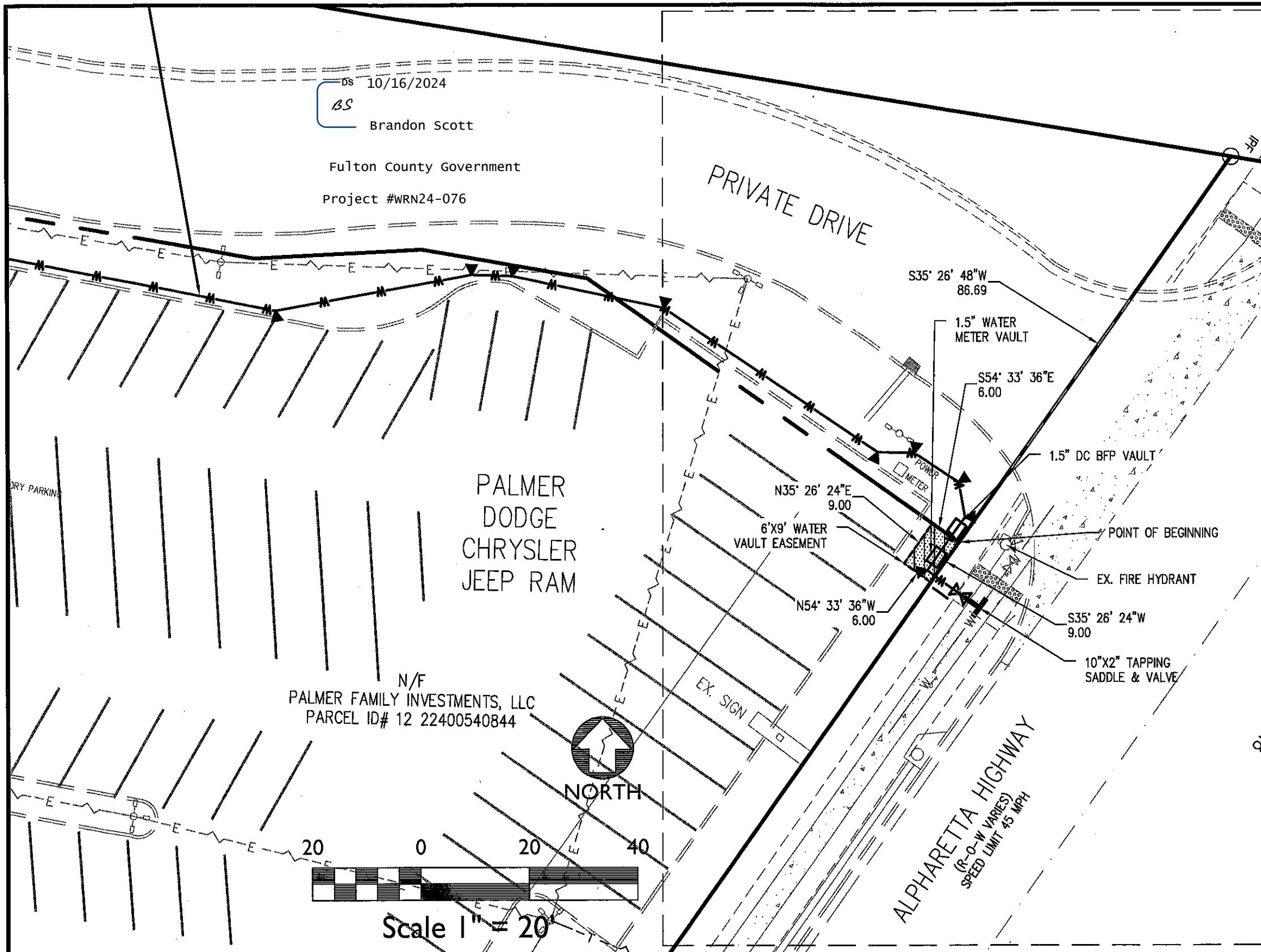
[NOTARIAL SEAL]

GRANTOR: PALMER Family Inv., LLC
CORPORATE NAME

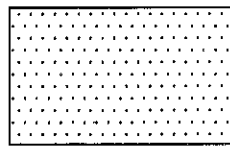
By: *[Signature]*
Print Name: J. George
Title: V.P.

By: _____
Print Name: _____
Title: _____

[CORPORATE SEAL]



LEGEND

 WATER VAULT EASEMENT

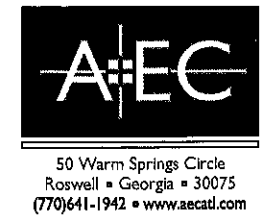
EXISTING CONDITIONS OF EASEMENT AREA IS A LANDSCAPED AREA.

PROPOSED CONDITION IS LANDSCAPED.

EXISTING CONDITIONS BASED ON COMBINATION PLAT BY HARBUCK LAND SURVEYORS, INC. DATED 6-6-2022.

PROJECT: PALMER DODGE SERVICE WRITE-UP
 ADDRESS: 11460 ALPHARETTA HIGHWAY ROSWELL, GA 30076
 LAND LOT: 548
 DISTRICT: 1ST
 SECTION: 2ND
 PID#: 12 224005480844
 EASEMENT AREA: 54 S.F., 0.001 AC.
 GRANTOR/OWNER: PALMER FAMILY INVESTMENTS, LLC.
 GRANTEE: FULTON COUNTY
 DEED BOOK: 34113
 PAGE: 00421
 FUL. CO. PERMIT#: WRN24-076

NARRATIVE DESCRIPTION OF WORK.
 TAP AN EXISTING 10" MAIN WITH A 2" SERVICE LINE AND EXTEND TO BEYOND THE RIGHT OF WAY TURN 90 DEG. AND INSTALL 1.5" WATER METER AND BFP IN PRIVATE PROPERTY. METER BOX AND BFP TO HAVE 1' SPACE TO R-O-W.



| PROJECT INFORMATION | |
|---------------------|---------------------|
| PROJECT NO.: | 24-4996 |
| DATE: | 06-27-2024 |
| SCALE: | 1" = 20' |
| FILE NAME: | 24-4996-SITE-00.dwg |
| DESIGN/DRAWN: | BDR |

WATER VAULT EASEMENT

PALMER DODGE SERVICE WRITE-UP

Exhibit "A"

11460 Alpharetta Highway Proposed Water Vault Easement

All that tract or parcel of land lying and being in Land Lot 548 of the 1st District, 2nd Section of Fulton County, Georgia; this description is based on information taken from a combination plat by Harbuck Land Surveyors, Inc. dated June 6th, 2022 and shown on an easement exhibit by AEC, Inc. dated January 27th, 2023, being more particularly described as follows:

The **Point of Beginning** is located along the northerly right-of-way of Alpharetta Highway, approximately 86.69 feet southwest of the northeast property corner of 11460 Alpharetta Highway in land lot 548 of the 1st district and 2nd section of Fulton County, Georgia.

From the **Point of Beginning** thus established;

running thence south 35 degrees 26 minutes 24 seconds west for 9.00 feet to a point;

Thence departing the right-of-way of Alpharetta Highway, running thence north 54 degrees 33 minutes 36 seconds west for 6.00 feet to a point;

running thence north 35 degrees 26 minutes 24 seconds east for 9.00 feet to a point;

running thence south 54 degrees 33 minutes 36 seconds east for 6.00 feet to a point to

the **Point of Beginning**.

Said tract of land contains 0.001 acres or 54 square feet.