

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

Name of Line Hightower H0162
No _____
Parcel No 14F0017 LL0361 Account No 4259119

State of GEORGIA
FULTON County

UNDERGROUND 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, FULTON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing address is 141 Pryor St SW, Suite 7000, Atlanta, GA 30303, 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 1081 Fulton Industrial Blvd, Atlanta, GA 30336, (Tax Parcel ID No. 14F0017 LL0361) in Land Lot 17 of the 14F District of Fulton County, Georgia.

The "Easement Area" is defined as any portion of the Property located (a) within ten (10) feet from the centerline of the underground distribution line(s) as installed in the approximate location(s) shown on "Exhibit A" attached hereto and made a part hereof, and (b) 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 on "Exhibit A."

Notwithstanding anything to the contrary set forth herein, in the event one or more of the distances for the Easement Area specified on "Exhibit A" differ from those set forth in the preceding sentence, the distance(s) specified on "Exhibit A" shall control.

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 wires, transformers, service pedestals, manholes, conduits, cables and other necessary

Parcel 14F0017 LL0361 Name of Line Hightower H0162

apparatus, fixtures and appliances; the right to stretch communication or other lines of any other company or person under the Easement Area; the right to assign this Underground 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 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 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 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)]

Parcel 14F0017 LL0361 Name of Line Hightower H0162

IN WITNESS WHEREOF, the Undersigned has/have hereunto set his/her/their
Hand(s) and seal(s), this _____ day of _____
_____, 2021.

Signed, sealed and delivered Fulton County, a political subdivision of
this _____ day of _____, 2021 in the State of Georgia
the presence of

Witness

By: _____
Robert L. Pitts, Chairman
Fulton County Board of Commissioners

Notary Public

Attest: _____
Tonya R. Grier
Clerk to the Commission

[Notarial Seal]

APPROVED AS TO FORM
This _____ day of _____
_____, 2021.

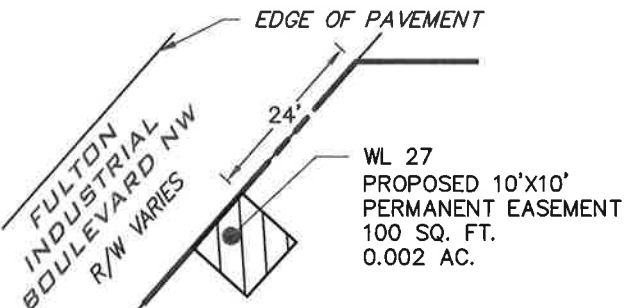
County Attorney

**1081 FULTON INDUSTRIAL
BOULEVARD NW
FULTON CO. , ATLANTA, GA**

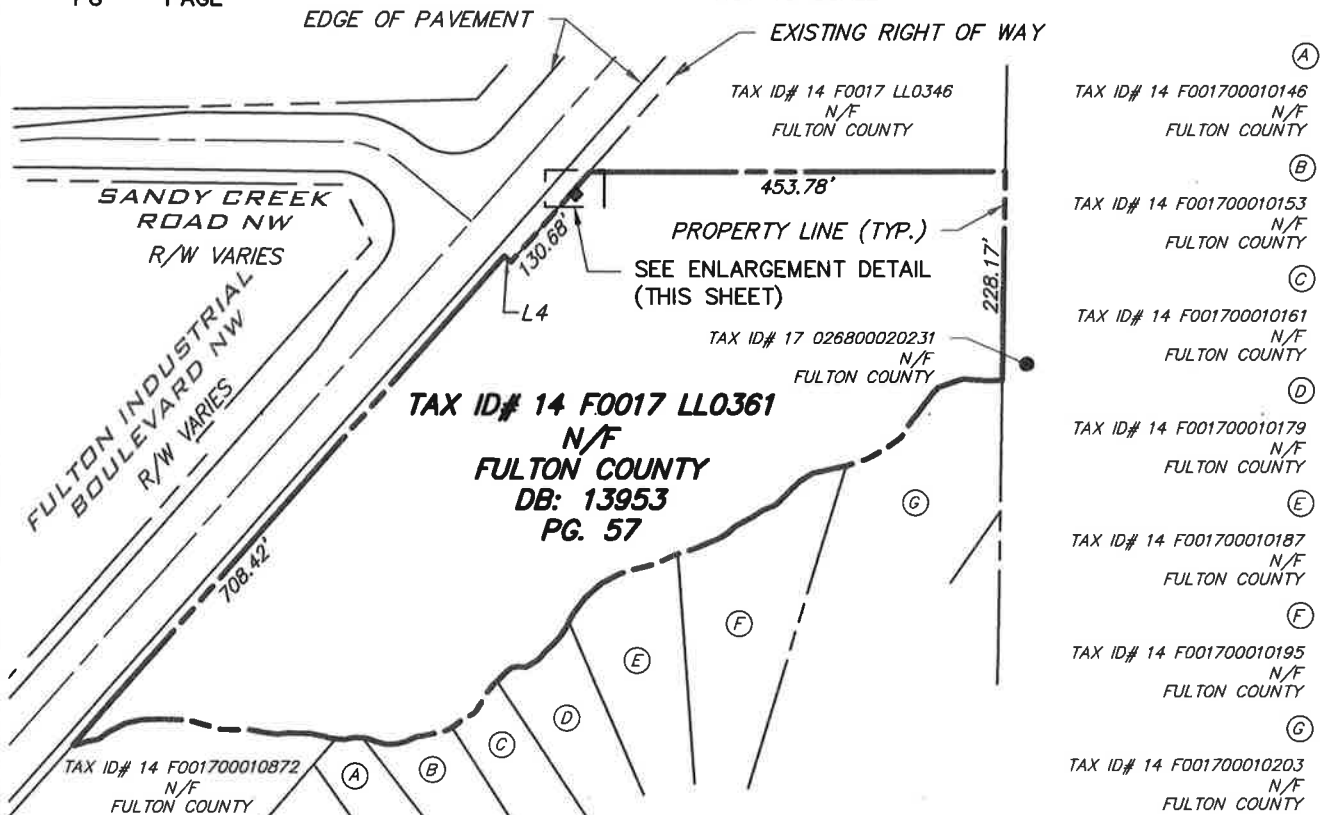


LEGEND

- EXISTING PROPERTY LINE (TYP)
- EXISTING ROAD CENTERLINE
- PROPOSED UTILITY EASEMENT
70 SQ. FT./0.002 AC.
- N/F NOW OR FORMALLY
- R/W RIGHT-OF-WAY
- DB DEED BOOK
- PG PAGE



EASEMENT ENLARGEMENT DETAIL
NOT TO SCALE



LINE TABLE	
LINE #	DISTANCE
L1	10.00'

- THE PURPOSE OF THIS EXHIBIT IS TO SHOW INFORMATION PERTAINING TO THE GEORGIA POWER EASEMENT AREA DEPICTED HEREON. OTHER FEATURES AND IMPROVEMENTS MAY EXIST WHICH ARE NOT SHOWN HEREON. THIS EXHIBIT IS NOT BASED ON SURVEY DATA, THIS IS NOT INTENDED TO BE A FULL AND COMPLETE BOUNDARY SURVEY. STRUCTURE AND LINE LOCATIONS ARE BASED ON GIS, PRE-ENGINEERING DATA AND ARE SUBJECT TO CHANGE.
- ALL EASEMENT LOCATIONS ARE SUBJECT TO FINAL SURVEY.
- EQUIPMENT LOCATION SHOWN IS BASED ON FILES PROVIDED TO KEYSTONE CONSULTANTS. FINAL PLACEMENT OF ALL EQUIPMENT IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED PER FINAL CONSTRUCTION PLANS.

ALL PROPOSED EASEMENT LOCATIONS ARE SUBJECT TO FINAL SURVEY, THE TRACT DIMENSIONS SHOWN ARE BASED UPON REFERENCED DEED BOOK AND PAGE (LISTED ABOVE), IF APPLICABLE, WHEN EXISTING DEED DIMENSIONS ARE UNAVAILABLE, PLAT OR GIS DATA DIMENSIONS WERE USED

EXHIBIT A

REVISIONS:		
DATE	OWN	REMARKS
5/1/20	EEA	WL 47 REMOVED BY NEW KMZ
5/27/20	AVG	WL 27 EXHIBIT MODIFIED
12/28/20	AVG	UPDATED TO NEW FORMAT



795 GROGAN ST, SUITE 8
LAVONIA, GA 30553
706-805-5317

DWN. EEA	CHKD. SB	APPD. JG	DATE 5/01/20
SCALE: N.T.S.		JOB #: 19085-007	
CIRCUIT#: HO162		TAX ID#: 14 F0017 LL0361	
P.B./INST#: DB 13953 PG 57		REV 3	
F.B. _____	PG. _____	SHEET: 1 OF 1	