

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

THIS DOCUMENT MUST ONLY BE RECORDED BY PERSONNEL OF THE FULTON COUNTY LAND DIVISION

Return Recorded Document to:

Fulton County Land Division

141 Pryor Street, S.W. – Suite 8021

Atlanta, Georgia 30303

Project Name : Plummer Road SS Revision

Tax Parcel Identification No.: 14F0133 LL0394

Land Disturbance Permit No.: WRN24-011

Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only

Approval Date: _____

Initials: _____

Cross Reference:
Deed Book 10502, pages 461

**SEWER EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 30th day of July, 2024, between **MICROSOFT CORPORATION**, a corporation duly organized under the laws of the State of Washington, 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 and Grantee.

WITNESSETH, that for and in consideration of \$1.00 in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and in consideration of the benefits which will accrue to the undersigned from the existence of a sewer line through subject property, and in consideration of the benefits which will accrue to the subject property from the existence of a sewer line through subject property, said Grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey to **FULTON COUNTY** and to successors and assigns the right, title, and privilege of easements through subject property located in Land Lot(s) 133, -- Section (if applicable) of District 14F, Fulton County, Georgia, and more particularly described as follows (the "Property"): To wit:

Plummer Road SS Revision Project

Project Name

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

This right and easement herein granted being to occupy the Property as would be sufficient for the construction, access, maintenance and upgrade of a sewer line through the Property according to the location and size of said sewer line as shown on the map and profile now 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 sewer line within the aforesaid boundaries of the above-described easement.

Said sewer easement was originally recorded in the Fulton County records in Deed Book 10502, pages 461 - 462. The Grantor has requested that the original sewer alignment associated with this document be altered as shown on attached Exhibit "A". With the execution of this document, the original easement recorded in Deed Book 10502, pages 461-462 is considered modified to the extent that the description on the exhibits are corrected herein. Said sewer easement modification shall not become effective until the new sewer alignment shown on Exhibit "A" has been approved and accepted by the Fulton County Department of Public Works.

For the same consideration, Grantor hereby conveys and relinquishes to FULTON COUNTY a right of access over Grantor's remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on said sewer line on both a routine and emergency basis.

Said Grantor hereby warrants that it has the right to sell and convey said sewer line 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 sewer line 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 construction, access, upgrade or maintenance of said sewer line for the use of the Property as herein agreed.

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

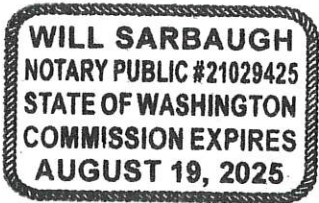
Signed, sealed and delivered this 30
day of July, 20 24
in the presence of:

[Signature]
Witness
[Signature]
Notary Public

GRANTOR: MICROSOFT CORPORATION,
Washington corporation
CORPORATE NAME

By: [Signature]
Print Name: Bowen Wallace
Title: Corporate Vice President

[NOTARIAL SEAL]



Signed, sealed and delivered this 30
day of July, 20 2024
in the presence of:

[Signature]
Witness
[Signature]
Notary Public

Attest: [Signature]
Print Name: Aditya Dalmia
Title: Corporate Vice President

[CORPORATE SEAL]

[NOTARIAL SEAL]

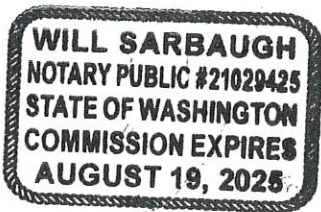


Exhibit "A"

LEGAL DESCRIPTION**RELOCATED SEWER EASEMENT**

All that tract or parcel of land lying and being in Land Lot 133 of the 14th District of Fulton County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, begin at the intersection of the southeasterly right-of-way of Fulton Industrial Blvd (200' R/W) and the southwesterly right-of-way of Plummer Road (100' R/W); THENCE along said right-of-way South 73 degrees 46 minutes 48 seconds East a distance of 6.11 feet to a point; THENCE along a curve to the right for an arc length of 295.42 feet, having a radius of 250.00 feet, being subtended by a chord bearing South 39 degrees 31 minutes 14 seconds East, for a distance of 278.53 feet to a point; THENCE South 06 degrees 16 minutes 27 seconds East a distance of 47.26 feet to a point; THENCE South 02 degrees 31 minutes 26 seconds East a distance of 81.46 feet to a point, said point being THE TRUE POINT OF BEGINNING.

THENCE continuing along the right-of-way of Plummer Road (100' R/W) South 02 degrees 31 minutes 26 seconds East a distance of 48.75 feet to a point;

THENCE South 01 degrees 26 minutes 29 seconds East a distance of 594.88 feet to a point;

THENCE South 01 degrees 16 minutes 42 seconds East a distance of 100.79 feet to a point;

THENCE leaving right-of-way of Plummer Road (100' R/W) South 88 degrees 43 minutes 18 seconds West a distance of 11.36 feet to a point on the property line now or formerly GRE Twenty West LLC;

THENCE North 02 degrees 19 minutes 55 seconds West a distance of 113.02 feet to a point;

THENCE North 02 degrees 07 minutes 09 seconds West a distance of 354.11 feet to a point;

THENCE North 01 degrees 59 minutes 59 seconds East a distance of 277.79 feet to a point, said point being THE TRUE POINT OF BEGINNING.

The above-described tract contains an area of 0.217 acres (9,435 square feet).

GRID NORTH
GA WEST ZONE



LEGEND

—	ANGLE IRON
—	1/2" REBAR PIN SET
—	REBAR PIN FOUND
—	OPEN TOP PIPE
—	CRIMP TOP PIPE
—	LAND LOT LINE
—	PROPERTY LINE
—	CENTERLINE
—	BUILDING LINE
—	RIGHT OF WAY
—	SANITARY SEWER EASEMENT
—	DRAINAGE EASEMENT
—	LAND LOT
—	MANHOLE
—	CATCH BASIN
—	JUNCTION BOX
—	HEADWALL
—	DROP INLET
—	FIRE HYDRANT
—	INVERT ELEVATION
—	FINISHED FLOOR ELEVATION
—	BACK OF CURB
—	EDGE OF PAVEMENT
—	SANITARY SEWER LINE/PIPE
—	STORM SEWER LINE/PIPE
—	FENCE LINE
—	FLOOD HAZARD ZONE LINE
—	N/F
—	DEED BOOK / PAGE
—	U.G. TEL. PEDESTAL
—	U.G. POWER TRANSFORMER
—	PP
—	GW
—	RE-INFORCED CONC. PIPE
—	CORRUGATED METAL PIPE
—	WATER VALVE
—	WATER METER
—	CONCRETE MONUMENT FOUND

MATCH LINE

R/W

PLUMMER ROAD
(100' RIGHT OF WAY)

S2°31'26"E

48.75'

277.79'

8"CLAY

SS — S1°26'29"E

8"CLAY

594.88'

R/W

POB

430.25' ALONG R/W
TO R/W OF
FULTON IND. BLVD.

N/F
MICROSOFT CORPORATION
PARCEL # 14F0133 LL0394
DB 64972 PG 256

N1°59'59"E

20' LANDSCAPE
BUFFER PER ZONING

N2°07'09"W

354.11'

RELOCATED SEWER EASEMENT
AREA = 9,435 SF
0.217 AC

AM

5/3/2024

RELOCATED SEWER EASEMENT
EXHIBIT FOR:

MICROSOFT

TAX PARCEL ID: 14F0133 LL0394

EASEMENT AREA = 2,682 S.F.
0.062 AC.

GRAPHIC SCALE: 1" = 50'



PREPARED FOR:

MICROSOFT
ONE MICROSOFT WAY,
REDMOND, WA 98052
CONTACT: VINCENT WALTON
Phone: (570)-350-5358

DESIGNER / ENGINEER:

THOMAS AND HUTTON
5074 BRISTOL INDUSTRIAL WAY
BUFORD, GEORGIA 30518
(770) 271-2868
L.S.F. # 000145

DATE

LAND LOT

DISTRICT

CITY

COUNTY

DESIGN

DRAWN

CHECKED

PROJECT No.

02/20/24

133

14TH

-

FULTON

HAD

DGU

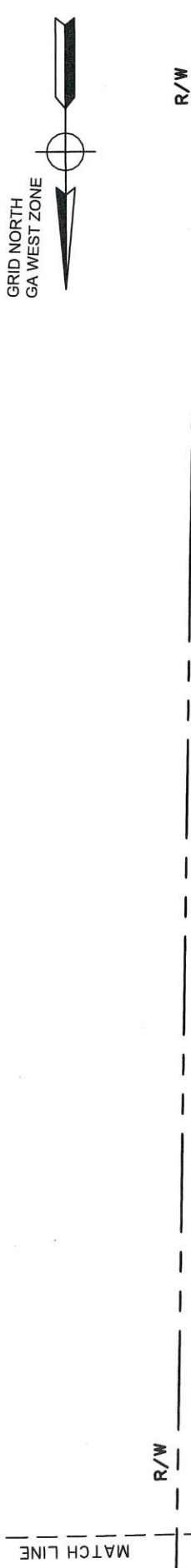
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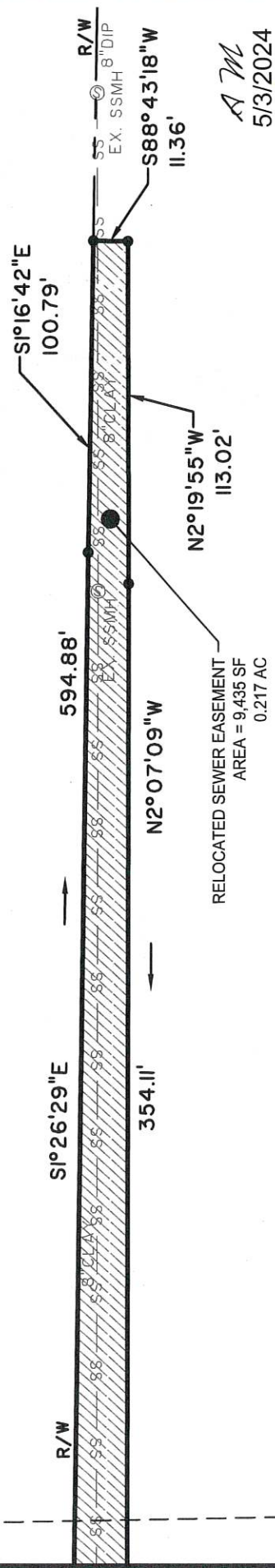


THOMAS
&
HUTTON
5074 BRISTOL INDUSTRIAL WAY
SUITE A
BUFORD, GEORGIA 30518
(770) 271-2868

SHEET 1 OF 2




PLUMMER ROAD (100' RIGHT OF WAY)



N/F
MICROSOFT CORPORATION
PARCEL # 14F0133 LL0394
DB 64972 PG 256

N/F
GRE TWENTY WEST LLC
DB. 57008 PG. 329
TPID# 14F0133LL0386
5/3/2024

RELOCATED SEWER EASEMENT EXHIBIT FOR:		TAX PARCEL ID: 14F0133 LL0394		 GRAPHIC SCALE: 1" = 50'		
MICROSOFT		EASEMENT AREA = 2,682 S.F. 0.062 AC.				
PREPARED FOR:		DESIGNER / ENGINEER:		DATE		
MICROSOFT ONE MICROSOFT WAY, REDMOND, WA 98052 CONTACT: VINCENT WALTON Phone: (570)-350-5358		THOMAS AND HUTTON 5074 BRISTOL INDUSTRIAL WAY BUFORD, GEORGIA 30518 (770) 271-2868 L.S.F. # 000145		LAND LOT		
				DISTRICT		
				CITY		
				COUNTY		
				DESIGN		
				DRAWN		
				CHECKED		
				PROJECT No.		
				02/19/24		
				133		
14TH						
-						
FULTON						
HAD						
DGU						
CCB						
29704.0001						



THOMAS & HUTTON

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SUITE A
BUFORD, GEORGIA 30518
(770) 271-2868