

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

\*\*\*THIS DOCUMENT MAY BE RECORDED ONLY 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 : EDCATL11  
Tax Parcel Identification No.: 09F340201490401  
Land Disturbance Permit No.: WRS24-035  
Zoning/Special Use Permit No.: \_\_\_\_\_  
(if applicable)

*For Fulton County Use Only*  
Approval Date: \_\_\_\_\_  
Initials: \_\_\_\_\_

**SEWER EASEMENT  
(Corporate Form)**

STATE OF GEORGIA,  
COUNTY OF FULTON

This indenture entered into this 2nd day of December, 2024, between EdgeConneX ATL11, LLC, a corporation duly organized under the laws of the State of Delaware, 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 construction of a sewer line through subject property, and in consideration of the benefits which will accrue to the subject property from the construction of a sewer line through 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) 134 & 149 of the District, 9th Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit:

\_\_\_\_\_  
EDCATL11  
*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, access, maintenance and upgrade of a sewer line through my 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.

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 said sewer line on both a routine and emergency basis.

Grantor hereby warrants that it has the right to sell and convey said sewer 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 its hand and seal on the day and year first above written.

Signed, sealed and delivered this 2nd  
day of December, 2024  
in the presence of: Tom Borchert

[Signature]  
Witness

[Signature]  
Notary Public

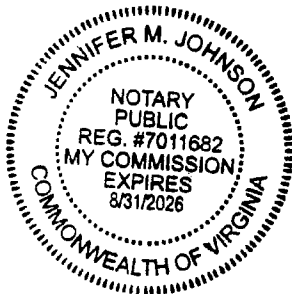
GRANTOR: EdgeConnex ATLI, LLC  
CORPORATE NAME

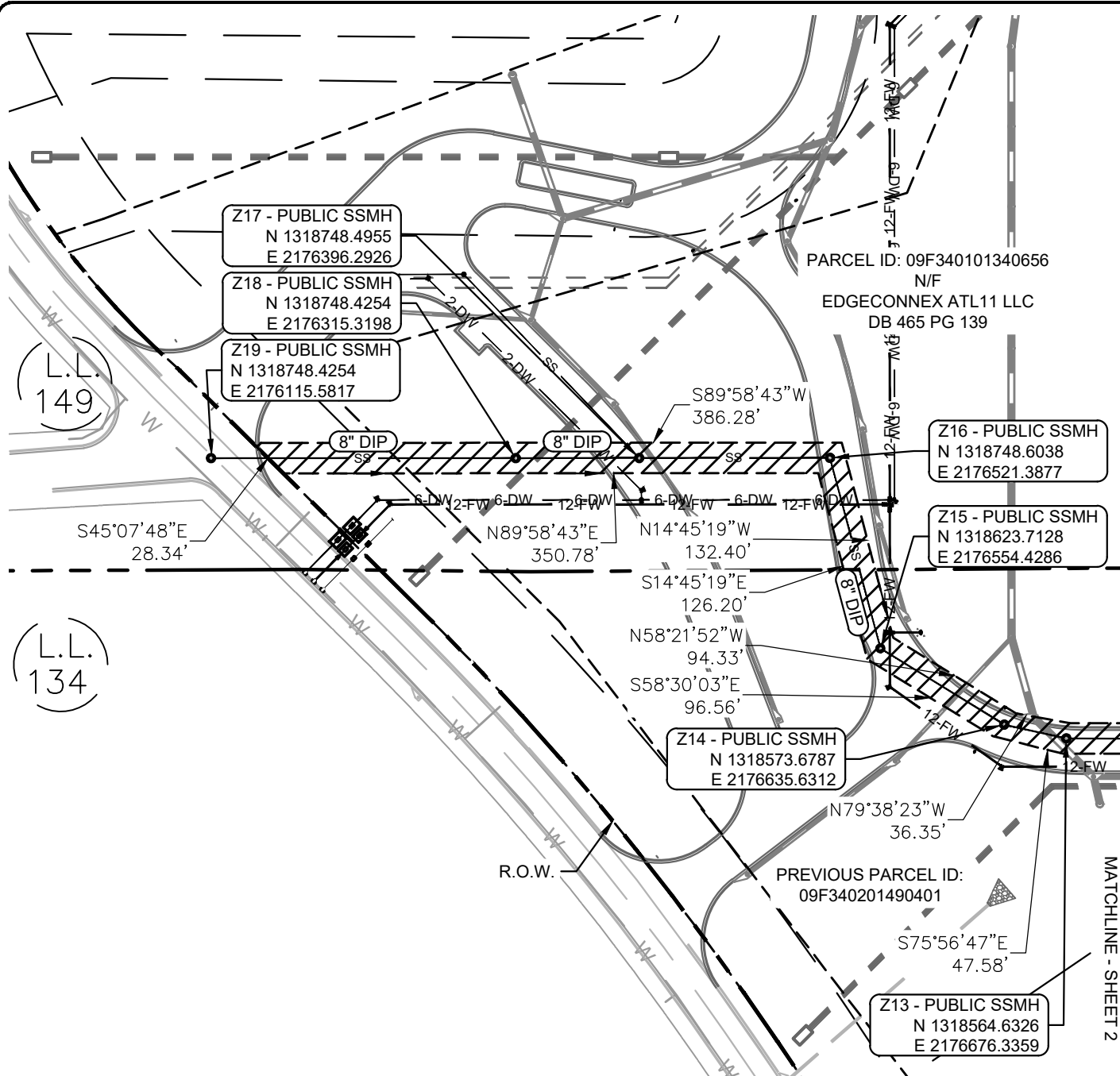
By: [Signature]  
Print Name: Edmund Wilson  
Title: Chief Operating Officer

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

[NOTARIAL SEAL]

[CORPORATE SEAL]





Bjm  
12/9/2024

PARCEL ID: 09F340101340656  
N/F  
EDGECONNEX ATL11 LLC  
DB 465 PG 139

PREVIOUS PARCEL ID:  
09F340201490401

- Z17 - PUBLIC SSMH  
N 1318748.4955  
E 2176396.2926
- Z18 - PUBLIC SSMH  
N 1318748.4254  
E 2176315.3198
- Z19 - PUBLIC SSMH  
N 1318748.4254  
E 2176115.5817

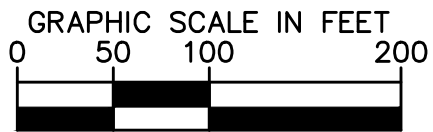
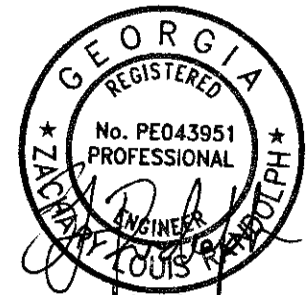
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N 1318748.6038  
E 2176521.3877
- Z15 - PUBLIC SSMH  
N 1318623.7128  
E 2176554.4286

Z14 - PUBLIC SSMH  
N 1318573.6787  
E 2176635.6312

Z13 - PUBLIC SSMH  
N 1318564.6326  
E 2176676.3359

(L.L.)  
149

(L.L.)  
134



**Kimley >> Horn**  
1200 PEACHTREE STREET NE  
SUITE 800  
ATLANTA, GEORGIA 30308  
PHONE: (404) 419-8700 www.kimley-horn.com

OWNER (GRANTOR):  
**EDGECONNEX  
ATL11 LLC**

TITLE: **FULTON  
COUNTY SEWER  
EASEMENT  
EXHIBIT A**

PROJECT:  
**EDCATL11**

JOB NO.: 013746001  
SCALE: 1" = 150'  
DATE: 11/14/2024

SHEET:  
**1**

K:\AMT\_CIVIL\013746001\_Project Talon\CAD\Exhibits\2024-09-17 Sanitary Exhibits\2024-11-11 FC Exhibit A.dwg SHEET 2 Nov 14, 2024 5:56pm by: Sydney.Chase

12/9/2024

Bjm

12/9/2024

PARCEL ID: 09F340101340656  
N/F  
EDGECONNEX ATL11 LLC  
DB 465 PG 139

Z9 - PUBLIC SSMH  
N 1318564.1263  
E 2177397.3359

PREVIOUS PARCEL ID: 09F340201490401

Z12 - PUBLIC SSMH  
N 1318564.1263  
E 2176797.3359

N89°58'58"W  
1314.31'

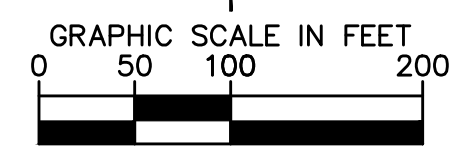
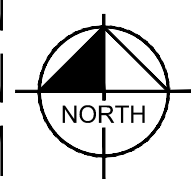
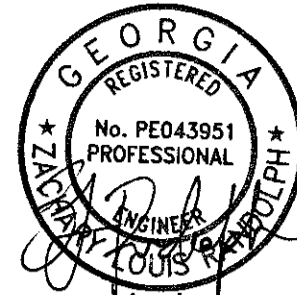
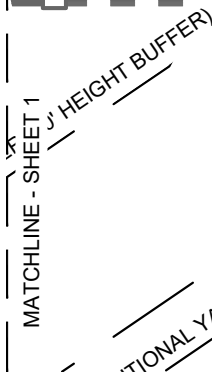
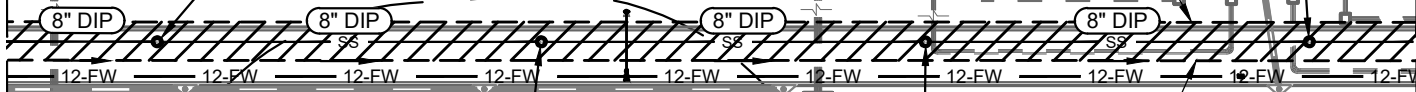
S89°58'58"E  
1328.11'

Z10 - PUBLIC SSMH  
N 1318564.1263  
E 2177197.3359

Z11 - PUBLIC SSMH  
N 1318564.1263  
E 2176997.3359

N/F  
DEVELOPMENT  
AUTHORITY OF FULTON  
COUNTY

N/F  
HERNANDEZ JESUS



**Kimley & Horn**  
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PHONE: (404) 419-8700 | www.kimley-horn.com

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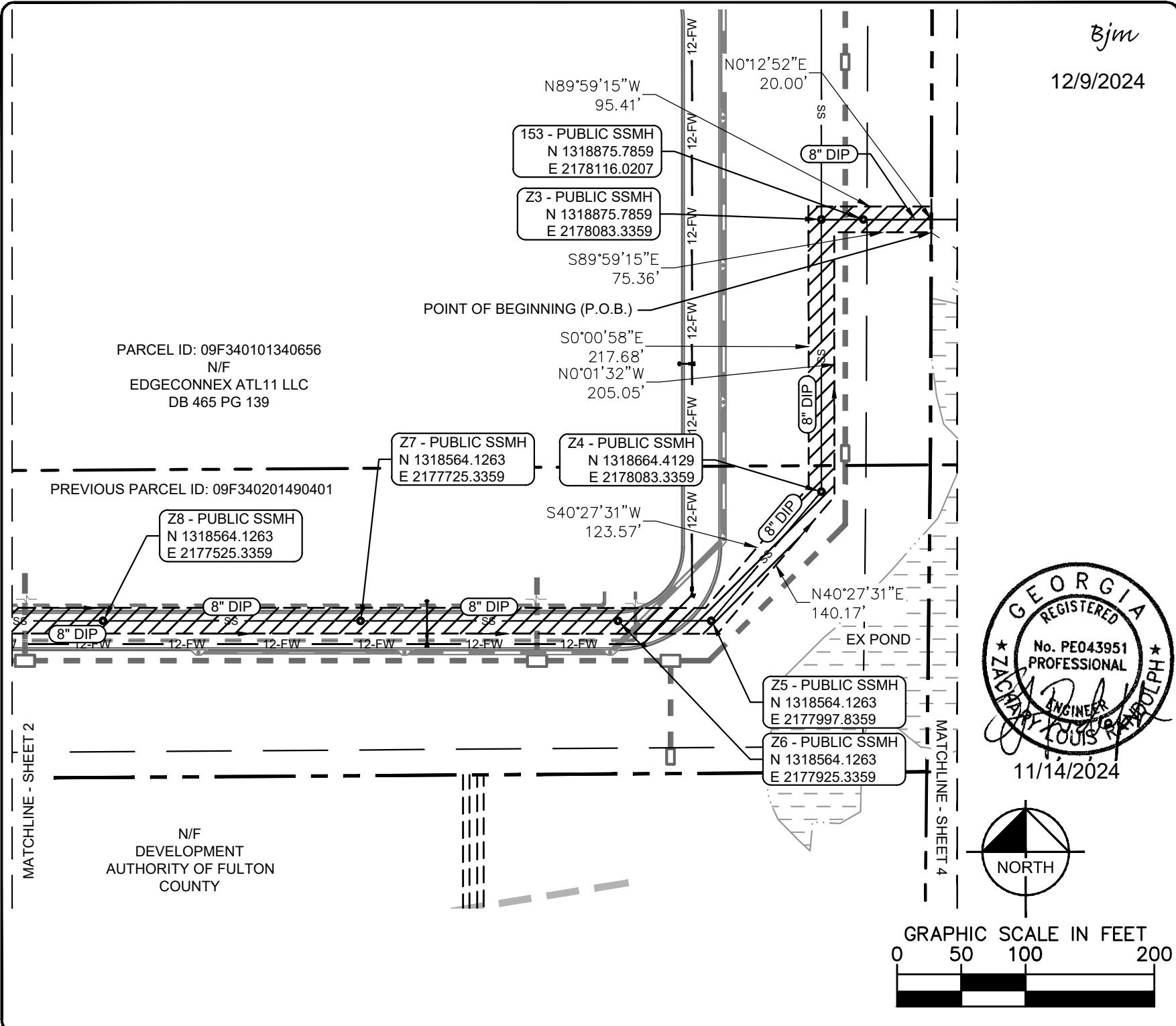
PROJECT:  
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DATE: 11/14/2024

SHEET:  
**2**



Bjm  
12/9/2024

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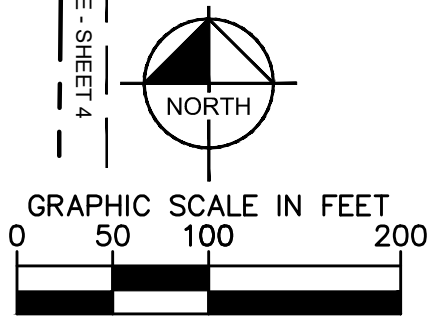
TITLE:  
**FULTON  
 COUNTY SEWER  
 EASEMENT  
 EXHIBIT A**

GEORGIA REGISTERED  
 No. PE043951  
 PROFESSIONAL  
 ZACHARY LOUIS RAYBOLPH  
 ENGINEER  
 11/14/2024

PROJECT:  
**EDCATL11**

JOB NO.: 013746001  
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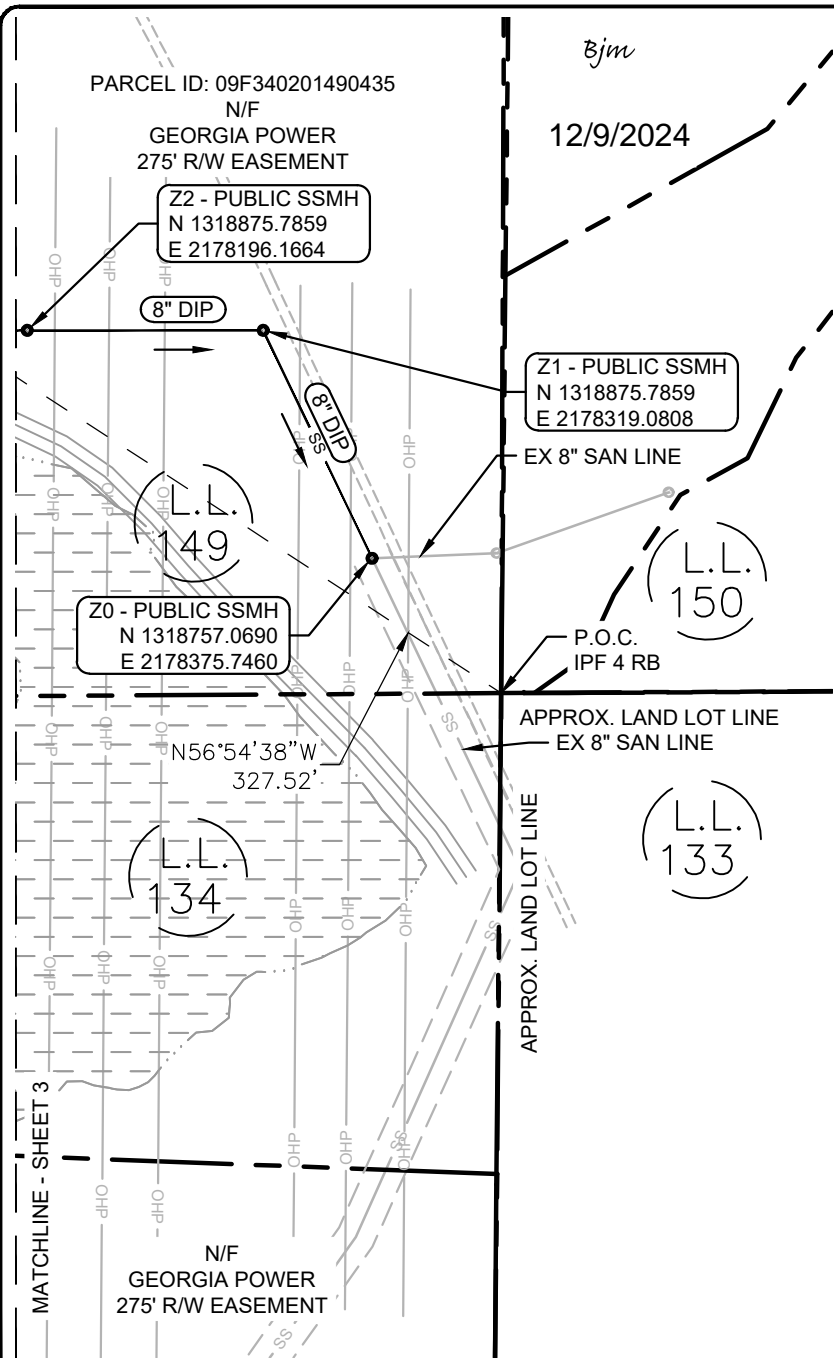
SHEET:  
**3**



MATCHLINE - SHEET 2

MATCHLINE - SHEET 4

N/F  
 DEVELOPMENT  
 AUTHORITY OF FULTON  
 COUNTY



**EASEMENT DESCRIPTION:**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 149 OF THE 9TH DISTRICT, CITIES OF SOUTH FULTON AND UNION CITY, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/8" IRON PIN FOUND AT THE SOUTHEAST CORNER OF LAND LOT 149, BEING THE COMMON LAND LOT CORNER FOR LAND LOTS 133, 134, 149 & 150. THENCE LEAVING SAID CORNER, NORTH 56°54'38" WEST, FOR A DISTANCE OF 327.52 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

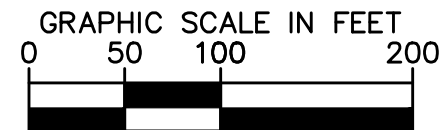
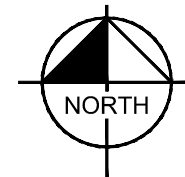
THENCE (1) NORTH 0°12'52" EAST, 20.00 FEET;  
 THENCE (2) NORTH 89°59'15" WEST, 95.41 FEET TO A POINT;  
 THENCE (3) SOUTH 0°00'58" EAST, 217.68 FEET TO A POINT;  
 THENCE (4) SOUTH 40°27'31" WEST, 123.57 FEET TO A POINT;  
 THENCE (5) NORTH 89°58'58" WEST, 1,314.31 FEET TO A POINT;  
 THENCE (6) NORTH 79°38'23" WEST, 36.35 FEET TO A POINT;  
 THENCE (7) NORTH 58°21'52" WEST, 94.33 FEET TO A POINT;  
 THENCE (8) NORTH 14°45'19" WEST, 132.40 FEET TO A POINT;  
 THENCE (9) SOUTH 89°58'43" WEST, 386.28 FEET TO A POINT;  
 THENCE (10) SOUTH 45°07'48" EAST, 28.34 FEET TO A POINT;  
 THENCE (11) NORTH 89°58'43" EAST, 350.78 FEET TO A POINT;  
 THENCE (12) SOUTH 14°45'19" EAST, 126.20 FEET TO A POINT;  
 THENCE (13) SOUTH 58°30'03" EAST, 96.56 FEET TO A POINT;  
 THENCE (14) SOUTH 75°56'47" EAST, 47.58 FEET TO A POINT;  
 THENCE (15) SOUTH 89°58'58" EAST, 1,328.11 FEET TO A POINT;  
 THENCE (16) NORTH 40°27'31" EAST, 140.17 FEET TO A POINT;  
 THENCE (17) NORTH 0°01'32" WEST, 205.05 FEET TO A POINT;  
 THENCE (18) SOUTH 89°59'15" EAST, 75.36 FEET TO A POINT;  
 CONTAINING 47,729 SQUARE FEET, MORE OR LESS.

**EASEMENT AREAS BY PROPERTY OWNER**

EDGECONNEX ATL11 LLC - 47,729 SF



11/14/2024



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