

[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 : BEDROCK ESTATES
Tax Parcel Identification No.: 12-1743-0359-013-5
Land Disturbance Permit No.: WRN24-064
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only

Approval Date: _____
Initials: _____

**SEWER EASEMENT
(Individual Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 11th day of September, 2024, between TOD R. BAKER & TASHICA MONEA BAKER of said state and county, 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 (hereinafter referred to as 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 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(s) has (have) 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) 315, 2nd Section (if applicable) of District 1, Fulton County, Georgia, and more particularly described as follows: To wit:

BEDROCK ESTATES

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

Signed, sealed and delivered this 11
day of September, 2024
in the presence of:

[Signature]
Witness

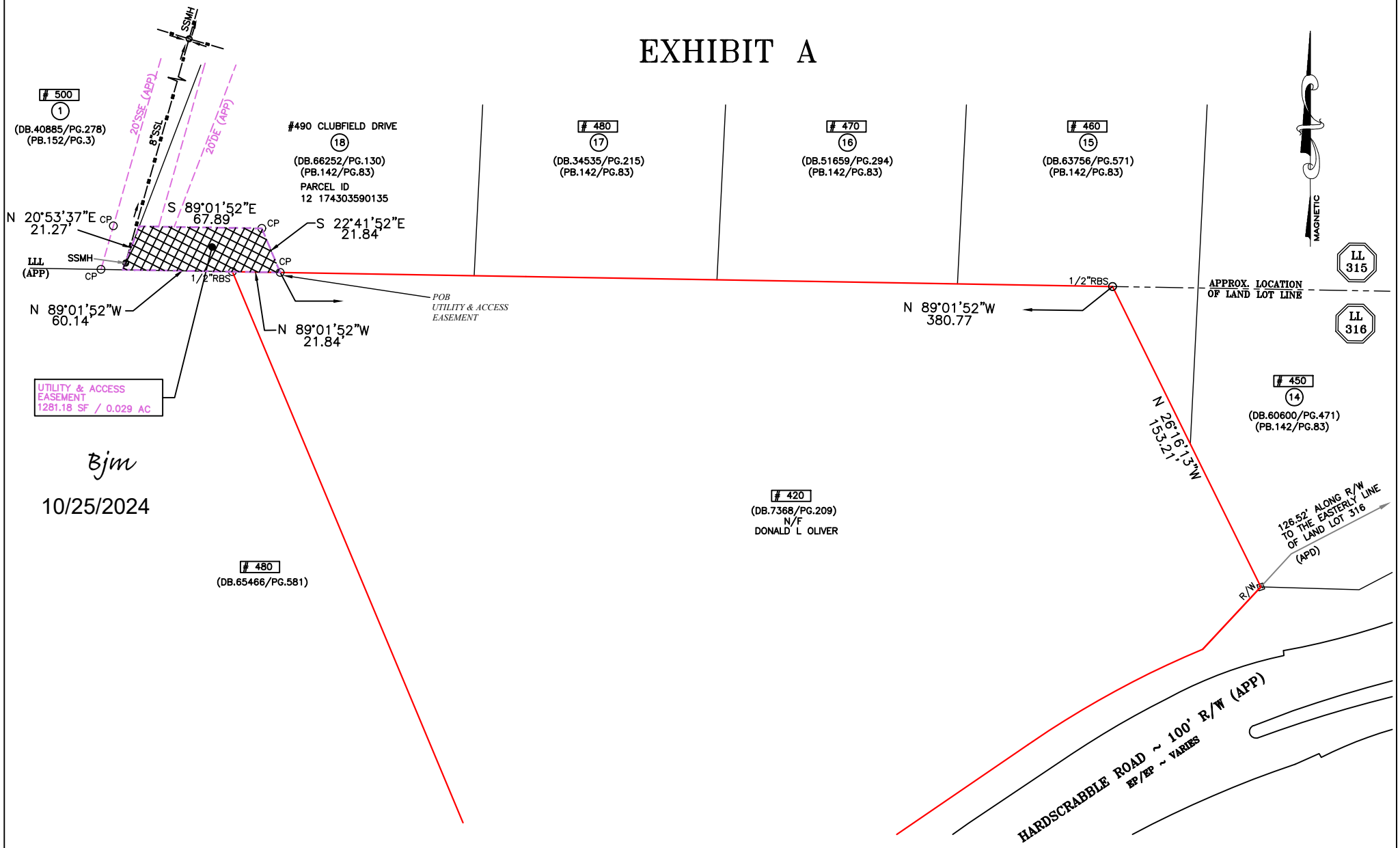
By: [Signature] (L.S.)
Print Name: TASHICA MONEA BAKER (L.S.)

[Signature]
Notary Public

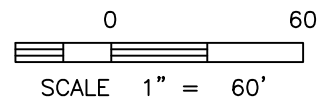
[NOTARIAL SEAL]



EXHIBIT A



Bjm
10/25/2024



LOT		BLOCK	EASEMENT PLAT PREPARED FOR:		SHEET 1 OF 1
SUBDIVISION		UNIT	BEDROCK ESTATES		
LAND LOT 316	1ST DISTRICT	2ND SECTION			
FULTON COUNTY, GEORGIA		DB.57191/ PG.315	PROPERTY ADDRESS:		
FIELD WORK DATE OCTOBER 16, 2023		PRINTED/SIGNED 10/17, 2024	420 HARDCRABBLE RD		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 8.5" x 11"	ROSWELL, GA 30075		
<small>THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.</small>		24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM			
VY COORD #20231775 DWG #20231775-2 490 CLUBFIELD DR		SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES			<small>IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE USUAL CUSTOMS AND REQUIREMENTS OF LAW.</small>

UTILITY & ACCESS EASEMENT

490 CLUBFIELD DRIVE ROSWELL GA 30075

PARCEL ID 12 174303590135

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 316 OF THE 1ST DISTRICT, 2ND SECTION OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHERE EASTERN LINE OF LAND LOT 316 INTERSECTS WITH NORTHERN RIGHT OF WAY LINE OF HARDSCRABBLE ROAD,
THENCE RUN ALONG THE NORTHERN RIGHT OF WAY LINE OF HARDSCRABBLE ROAD 126.52' FEET TO A R/W CONCRETE MONUMENT,
THENCE RUN NORTH 26 DEGREES 16 MINUTES 13 SECONDS WEST A DISTANCE OF 153.21 FEET TO A 1/2"RBS,
THENCE RUN NORTH 89 DEGREES 01 MINUTE 52 SECONDS WEST A DISTANCE OF 380.77 FEET TO A POINT AND THE TRUE POINT OF BEGINNING.
FROM THE POINT OF BEGINNING BEING ESTABLISHED
THENCE RUN NORTH 89 DEGREES 01 MINUTES 52 SECONDS WEST A DISTANCE OF 21.84 FEET TO A POINT,
THENCE RUN NORTH 89 DEGREES 01 MINUTES 52 SECONDS WEST A DISTANCE OF 60.14 FEET TO A POINT,
THENCE RUN NORTH 20 DEGREES 53 MINUTES 37 SECONDS EAST A DISTANCE OF 21.27 FEET TO A POINT,
THENCE RUN SOUTH 89 DEGREES 01 MINUTE 52 SECONDS EAST A DISTANCE OF 67.89 FEET TO A POINT,
THENCE RUN SOUTH 22 DEGREES 41 MINUTES 52 SECONDS EAST A DISTANCE OF 21.84 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.
LAND AREA CONTAINS 1281.18 SF / 0.029 AC
THE END.