

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 H0172  
No \_\_\_\_\_  
Parcel No 14 017600170315 Account No \_\_\_\_\_

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 1838 Donald Lee Hollowell Pkwy NW, Atlanta, GA 30318, (Tax Parcel ID No. 14 017600170315) in Land Lot 176 of the 14TH 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."

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 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,

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Parcel 14 017600170315 Name of Line Hightower H0172

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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 14 017600170315 Name of Line Hightower H0172

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 this \_\_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_, 2021 in the presence of:

**Fulton County, a political subdivision of the  
State of Georgia**

\_\_\_\_\_  
Witness

By: \_\_\_\_\_

Robert L. Pitts, Chairman

Fulton County Board of Commissioners

\_\_\_\_\_  
Notary Public

Attest: \_\_\_\_\_

Tonya Grier,  
Clerk to the Commission

[Notarial Seal]

**APPROVED AS TO FORM**


This \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Kaye Burwell, Interim County Attorney



**O BANKHEAD HIGHWAY NW  
ATLANTA, FULTON CO, GA**

**LEGEND**

- EXISTING PROPERTY LINE (TYP)
- EXISTING ROAD CENTERLINE
-  PROPOSED UTILITY EASEMENT  
325 SQ. FT./0.006 AC.
- N/F NOW OR FORMALLY
- R/W RIGHT-OF-WAY
- DB DEED BOOK
- PG PAGE

10'X10' PERMANENT  
EASEMENT  
100 SQ. FT.  
0.002 AC.

15'X15' PERMANENT  
EASEMENT  
225 SQ. FT.  
0.005 AC.

**EASEMENT ENLARGEMENT DETAIL A  
NOT TO SCALE**

CURVE TABLE		
CURVE #	LENGTH	RADIUS
C1	197.72'	1331.29'

SEE ENLARGEMENT DETAIL A  
(SEE SHEET No 2)

PROPERTY LINE (TYP)

TAX ID# 14 017600170307  
N/F  
FULTON COUNTY

**TAX ID#  
14 017600170315  
N/F  
FULTON COUNTY**

TAX ID# 14 017600170323  
N/F  
BETTYE JEAN ARRINGTON

TAX ID# 14 017600170331  
N/F  
ANNIE SUE MARTIN BRILEY

TAX ID# 14 017600170349  
N/F  
EVELYN LLC.  
128.72'

TAX ID# 14 017600170356  
N/F  
ZAKIA PERKINS & TYRONE  
PERKINS

TAX ID# 14 017600170364  
N/F  
CATHY L. GRANT

TAX ID# 14 017600170372  
N/F  
CHRISTOPHER T. LIPSCOMB

TAX ID# 14 017600170299  
N/F  
WILLIAM A. QUINN & EMMA L.

TAX ID# 14 017600170281  
N/F  
SIDNEY W. PASCHAL

TAX ID# 14 017600170273  
N/F  
GROVE PARK RENAWAL LLC.

TAX ID# 14 01760010265  
N/F  
PRISCILLA M. JONES & WILLIE  
H. JONES JR.

1. 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.
2. ALL EASEMENT LOCATIONS ARE SUBJECT TO FINAL SURVEY.
3. 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	DWN	REMARKS

ACCEPTED BY: \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



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

DWN. <b>JJG</b>	CHKD. <b>SB</b>	APPD. <b>JG</b>	APPD. DATE <b>1/27/21</b>
SCALE: <b>N.T.S.</b>		JOB #: <b>19085-007</b>	
CIRCUIT#: <b>H0172</b>		TAX ID#: <b>14 017600170315</b>	
P.B./INST#: <b>N/A</b>		F.B. _____ PG. _____	
SHEET: <b>1</b> OF <b>1</b>		REV <b>0</b>	