

[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 : 135 Houze Way
Tax Parcel Identification No.: 12 187004064192
Land Disturbance Permit No.: _____
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 13th day of June, 2022,
between Matthew J & Susan M Lohman 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) 405, 406, 2 Section (if applicable) of
District 1, Fulton County, Georgia, and more particularly described as follows: To wit:

135 Houze Way
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.

Special Provision

Said sewer easement was originally recorded in the Fulton County records in Deed Book 410, page(s) 9. 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 410, page(s) 9 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 installed to Fulton County standards and has been approved and accepted by the Fulton County Department of Public Works and/or the Fulton County Department of Environment and Community Development.

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

I (We) hereby warrants (warrant) that I (we) have the right to sell and convey said sewer line easement and right of access and bind myself (ourselves), my (our) heirs, executors, and administrators, 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(s) hereby waives (waive) for him/herself (their selves), him/her (their) heirs, 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 (their) hand(s) and seal(s) on the day and year first above written.

Signed, sealed and delivered this 24
day of JUNE, 20 22
in the presence of:

[Signature]
Witness

By: [Signature] (L.S.)

[Signature]
Notary Public

Print Name: MATTHEW LOHMAN (L.S.)

[NOTARIAL SEAL]



Signed, sealed and delivered this 24
day of JUNE, 20 22
in the presence of:

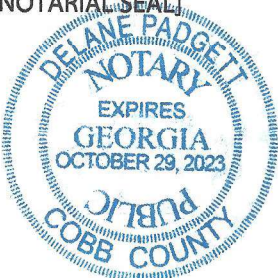
[Signature]
Witness

By: [Signature] (L.S.)

[Signature]
Notary Public

Print Name: SUSAN LOHMAN (L.S.)

[NOTARIAL SEAL]



STAMP:



ENGINEER OF RECORD
TERRY S. BOOMER, P.E.
GEORGIA LIC. #27020

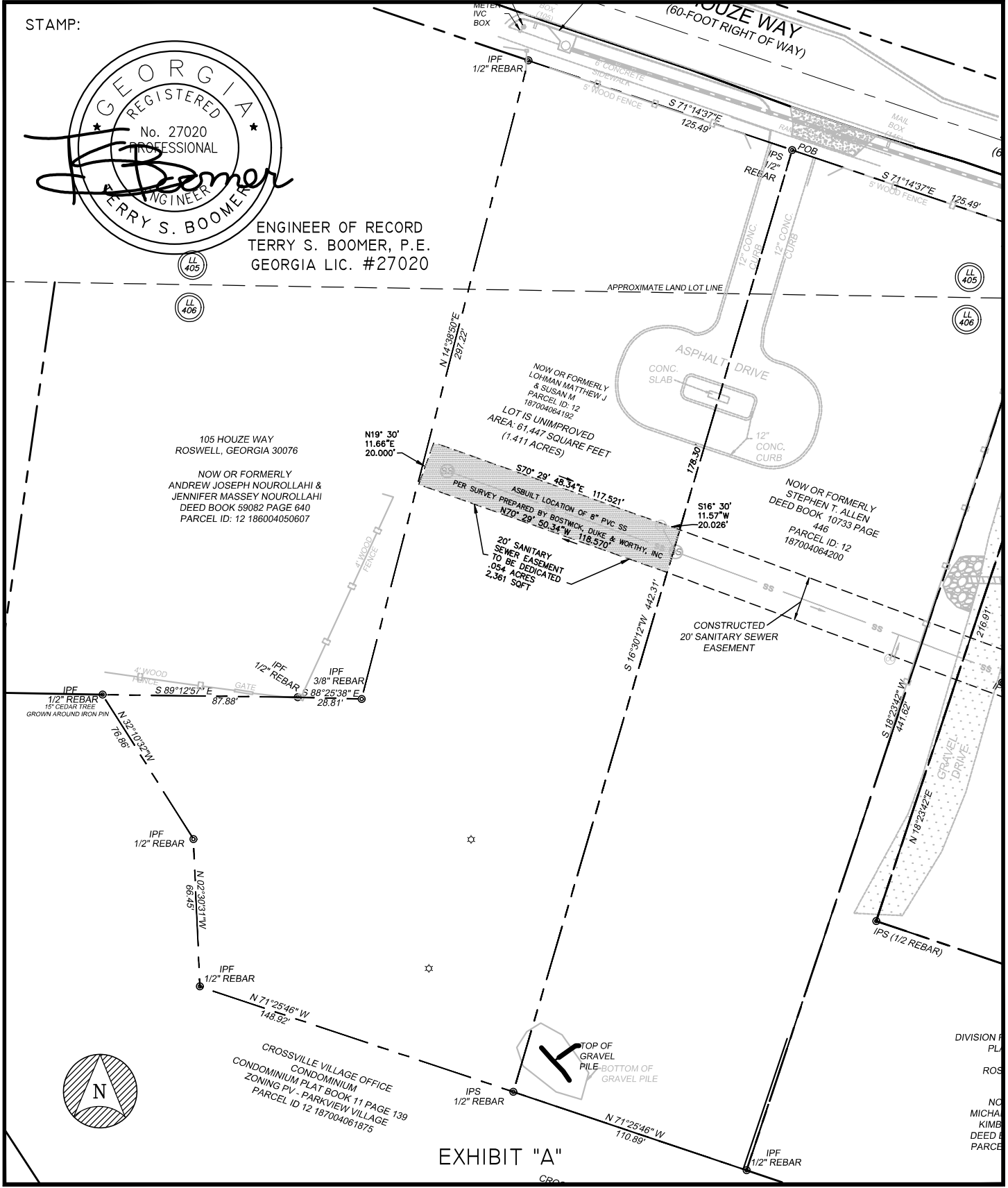


EXHIBIT "A"

Civil Consulting Engineers, Inc.



211 EAST MAIN STREET
CANTON, GA 30114
678-462-4072

CivilConsultingEngineers/inc.net

PROJECT NAME: LOHMAN RESIDENCE PERMANENT SANITARY SEWER EASEMENT

GRANTOR(S): MATTHEW J & SUSAN M LOHMAN

PROJECT ADDRESS: 135 HOUZE WAY ROSWELL, GA 30075

CLIENT NAME: LEHIGH HOMES AND DEVELOPMENT

CLIENT ADDRESS: 1175 CANTON ST ROSWELL, GA 30075

DRAWING SCALE:
1" = 60'

PROJECT NUMBER:
2021-028

FILE NAME:
LOHMAN RESIDENCE

DATE:
06/06/2022

**Sanitary Sewer
Easement Dedication
135 Houze Way
Roswell, GA 30075**

All that tract or parcel of land lying and being in Land Lots 405 & 406 of the 1st District, 2nd Section, City of Roswell, Fulton County, Georgia and being more particularly described as follows:

Commencing at the northeast corner of the property (135 Houze Way) along the southern right of way of Houze Way continuing along the eastern property line with a bearing of southwest 18 degrees 30 minutes 12 seconds with a distance of 178.30 feet to a point, point being the POINT OF BEGINNING; Thence continuing southwest 16 degree 30 minutes 12 seconds with a distance of 20 feet to a point; Thence turning and continuing northwest 70 degrees 29 minutes 50.34 seconds with a distance of 118.57 feet to a point; Thence turning and continuing northeast 19 degrees 30 minutes 11.66 seconds with a distance of 20 feet to a point; Thence turning and continuing southeast 70 degrees 29 minutes 48.34 seconds with a distance of 117.521 feet to a point, said point being the POINT OF BEGINNING.

Total area: 2,361 sf or 0.054 acres