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Return Recorded Document to:
Fulton County Land Division
141 Pryor Street, S.W. – Suite 8021
Atlanta, Georgia 30303

Project Name : Georgia Power Encroachment
Tax Parcel Identification No.: 09F340201490435
Land Disturbance Permit No.: WRS24-035
Zoning/Special Use Permit No.: DB4995 PG 35
(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 21 day of November, 2024, between GEORGIA POWER COMPANY, a corporation duly organized under the laws of the State of GEORGIA, 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 9F District, Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit:

Georgia Power Encroachment

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. Notwithstanding anything in the foregoing to the contrary, where feasible, the location of any manholes (or similar improvements) shall be located in the outermost edge of the easement granted herein.

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; provided, however, any such access shall not obstruct or interfere with the proper operation, maintenance and repair of, or extensions or additions to the Grantor's facilities or Grantor's delivery of services.

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 21st
day of November, 2024
in the presence of:

[Signature]
Witness

[Signature]
Notary Public

[NOTARIAL SEAL]



GRANTOR: Georgia Power Company
CORPORATE NAME

By: [Signature]
Print Name: Kevin E. Pearson
Title: General Manager, Land Dept.

By: [Signature]
Print Name: Kristi L. Dow
Title: Assistant Secretary

[CORPORATE SEAL]



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 89°57'31" EAST, 144.15 FEET TO A POINT;

THENCE (2) SOUTH 25°30'57" EAST, 130.34 FEET TO A POINT;

THENCE (3) NORTH 64°29'03" EAST, 20.00 FEET TO A POINT;

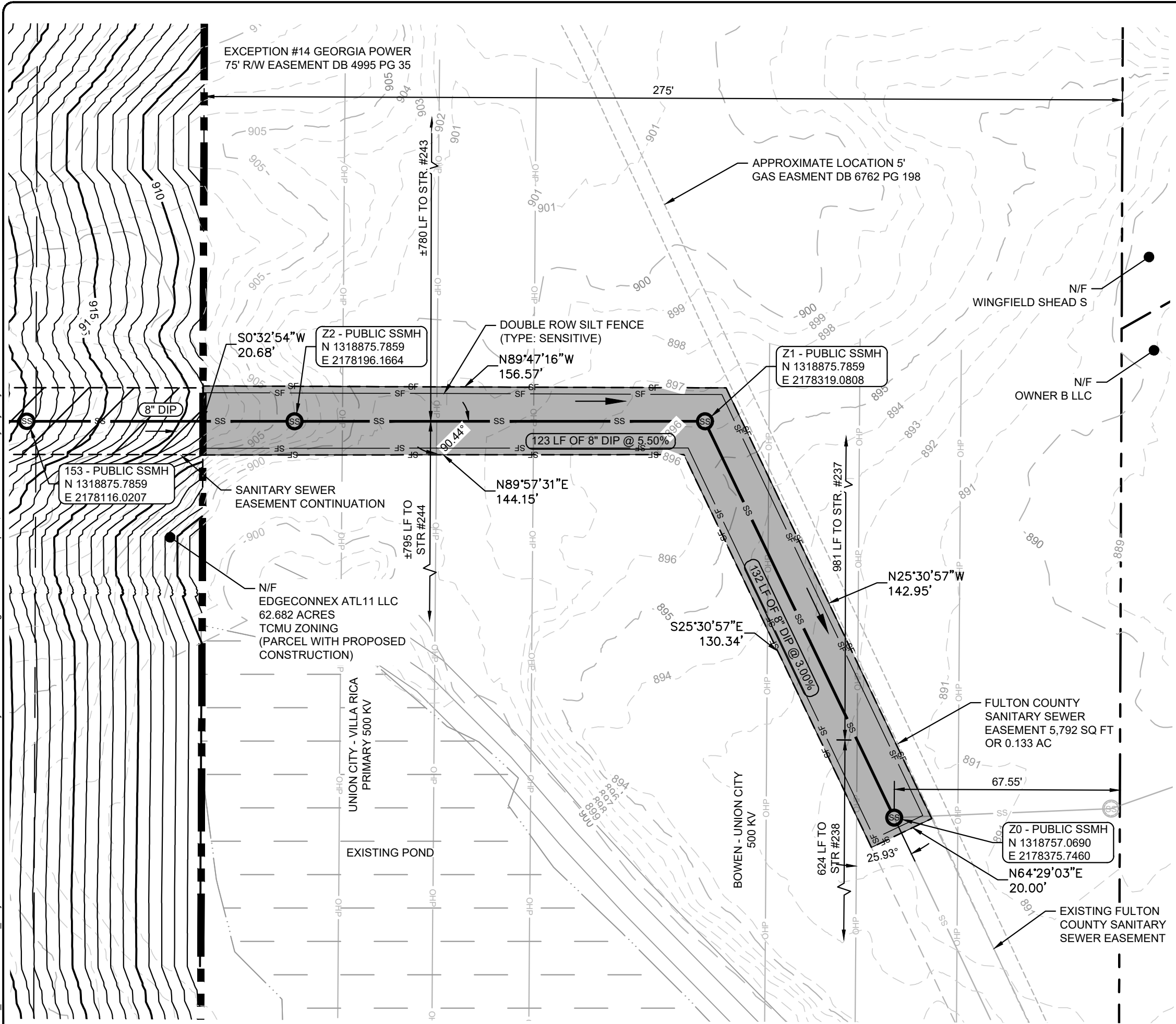
THENCE (4) NORTH 25°30'57" WEST, 142.95 FEET TO A POINT;

THENCE (5) NORTH 89°47'16" WEST, 156.57 FEET;

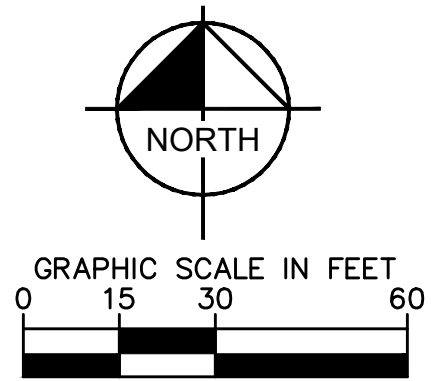
THENCE (6) SOUTH 0°32'54" WEST, 20.68 FEET TO A POINT;

CONTAINING 5,792 SQUARE FEET, MORE OR LESS.

K:\AMT_CIVIL\013746001_Project Talon\CAD\Exhibits\2024-09-17 Sanitary Exhibits\Exhibit A.dwg EXHIBIT A Sep 19, 2024 11:57am by: Sydney Chase



- NOTES**
1. CONTRACTOR TO COORDINATE AND FILED VERIFY DIMENSIONS WITH GA POWER PRIOR TO ENTERING GA POWER PROPERTY
 2. TRANSMISSION LINES MAY SAG TO 50 FT ABOVE EXISTING GRADE
 3. CONTRACTOR TO BACKFILL SANITARY SEWER TO EXISTING GRADE SHOWN IN ACCORDANCE WITH LOCAL, STATE AND GA POWER STANDARDS.



Bjm

11/25/2024

9F340201490435

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

CLIENT: BCEI

TITLE: GA POWER ENCROACHMENT APPLICATION

PROJECT: EDCATL11

JOB NO.: 013746001
 SCALE: 1" = 30'
 DATE: 09/18/2024

SHEET: EXHIBIT A