

[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 : 4852 Lake Forrest Dr. NE, Sandy Springs, GA 30342
Tax Parcel Identification No.: 17 012000020304
Land Disturbance Permit No.: WRN25-012
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 11 day of April, 2025, between
Daniel A. Diulus 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) 120,
_____ Section (if applicable) of District 17, Fulton County, Georgia, and more particularly described as
follows: To wit:

4852 Lake Forrest Dr. NE, Sandy Springs, GA 30342

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 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 11
day of April, 2025
in the presence of:

ESHA DUTTA
Witness

By: [Signature] (L.S.)
Daniel A. Diulus

Stacy Booth
Notary Public

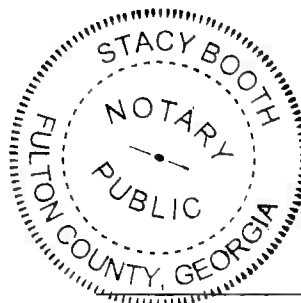
Print Name: _____ (L.S.)

[NOTARIAL SEAL]

Signed, sealed and delivered this 11
day of April, 2025
in the presence of:

Witness

By: _____ (L.S.)



Notary Public

Print Name: _____ (L.S.)

[NOTARIAL SEAL]

SEWER EASEMENT EXHIBIT

FULTON COUNTY PROJECT # WRN25-012

Bjm
4/7/2025

MAGNETIC NORTH

①

SUBDIVIDED AS
BLOCK "H", UNIT FOUR
LAKE FORREST SUBDIVISION
(P.B. 52, PG. 37)

N/F
SONIA B. PONCE de LEON
(D.B. 41021, PG. 423)
10 PINE LAKE DRIVE

TAX ID# 17 012000020296

N88°54'41"E ~ 8.12'

N22°05'14"E ~ 25.18'

AREA=375 Sq.Ft.

N88°54'41"E ~ 26.88'

N88°54'41"E ~ 82.62'

20' COUNTY
SANITARY SEWER
EASEMENT

N67°54'46"W ~ 19.80'

S67°54'46"E ~ 3.44'

S67°54'46"E ~ 16.36'

AREA =
1,383 Sq.Ft.

N01°24'28"W ~ 120.01'

N01°24'28"W ~ 95.49'

S01°24'28"E ~ 89.03'

AREA =
2,441 Sq.Ft.

20.0' TEMP.
CONSTRUCTION
EASEMENT

S88°51'36"W ~ 219.53'

S88°51'36"W ~ 20.00'

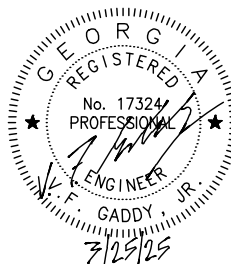
S88°51'36"W ~ 15.00'

③

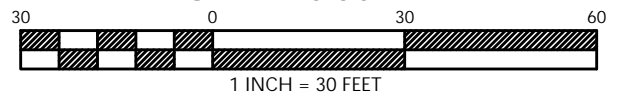
SUBDIVIDED AS
BLOCK "H", UNIT THREE
LAKE FORREST SUBDIVISION
(P.B. 49, PG. 53)

N/F
DIANA COLLEEN YALIF TRUST
(D.B. 63509, PG. 401)
4838 LAKE FORREST DRIVE

TAX ID# 17 012000020312



GRAPHIC SCALE



SEWER EASMENT EXHIBIT FOR:

4852 LAKE FORREST DRIVE

GRANTOR: DANIEL A. DIULUS

LOT 2, BLOCK "H", UNIT THREE, LAKE FORREST SUBDIVISION

LAND LOT 120 ~ 17TH DISTRICT

CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

PROJECT NUMBER
SBH-22-009

DATE 3/25/25	DRAWN CV	CHECKED VFG
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1

SHEET 1 OF 1



**gaddy surveying
& design, inc.**

1215 PLEASANT HILL ROAD
LAWRENCEVILLE, GEORGIA 30044
PHONE - (770) 931-5920
FAX - (770) 931-5903

L.S. CERTIFICATE OF AUTHORIZATION #LS001014
P.E. CERTIFICATE OF AUTHORIZATION #PE005450

LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT
4852 LAKE FORREST DRIVE

ALL THAT TRACT or parcel of land lying in Land Lot 120 of the 17th District of Fulton County, Georgia, lying within the limits of the City of Sandy Springs, being more particularly described as follows:

To reach the point of Beginning for a temporary construction easement on 4852 Lake Forrest Drive commence at the common property corner between Lot 1, Block "H", Unit Four of Lake Forrest Subdivision (P.B. 52, Pg. 37) and Lot 2, Block "H", Unit Three of Lake Forrest Subdivision (P.B. 49, Pg. 53) said property corner being located 163.71' Southerly from the intersection formed between the Southern Rights-of-Way of Pine Lake Drive (50' R/W) and the Western Rights-of-Way of Lake Forrest Drive (60' R/W), thence S 88°55'41" W along the common property line between Lot 1, Block "H", Unit Four of Lake Forrest Subdivision (P.B. 52, Pg. 37) and Lot 2, Block "H", Unit Three of Lake Forrest Subdivision (P.B. 49, Pg. 53) a distance of 8.12' to the point of beginning for a temporary construction easement; thence S 22°05'14" W along the Western edge of a 20' Sanitary Sewer Easement a distance of 25.18' to a point; thence S 67°54'46" E along the end of a proposed dedicated sanitary sewer easement a distance of 3.44' to a point; thence S 01°24'28" E along the Western edge of a 15' private Sanitary Sewer Easement a distance of 95.49' to a point; thence S 88°51'36" W along the common property line between Lots 2 & 3, Block "H", Unit Three of Lake Forrest Subdivision (P.B. 49, Pg. 53) a distance of 20.00' to a point; thence N 01°24'28" W along the Western edge of a temporary construction easement a distance of 120.01'; thence N 88°54'41" E along the common property line between Lot 1, Block "H", Unit Four of Lake Forrest Subdivision (P.B. 52, Pg. 37) and Lot 2, Block "H", Unit Three of Lake Forrest Subdivision (P.B. 49, Pg. 53) a distance of 26.88' to the Point of Beginning.

Said Temporary Construction Easement being more particularly described on: Sewer Easement Exhibit For: 4852 Lake Forrest Drive; dated: March 25th, 2024; prepared by: Gaddy Surveying & Design, Inc.; containing 2,441 square feet.

LEGAL DESCRIPTION
SANITARY SEWER EASEMENT
4852 LAKE FORREST DRIVE

ALL THAT TRACT or parcel of land lying in Land Lot 120 of the 17th District of Fulton County, Georgia, lying within the limits of the City of Sandy Springs, being more particularly described as follows:

Beginning at the common property corner between Lot 1, Block "H", Unit Four of Lake Forrest Subdivision (P.B. 52, Pg. 37) and Lot 2, Block "H", Unit Three of Lake Forrest Subdivision (P.B. 49, Pg. 53) said property corner being located 163.71' Southerly from the intersection formed between the Southern Rights-of-Way of Pine Lake Drive (50' R/W) and the Western Rights-of-Way of Lake Forrest Drive (60' R/W); thence S 01°24'28" E along the Western Rights-of-Way of Lake Forrest Drive (60' R/W) a distance of 30.93' to a point; thence leaving the Western Rights-of-Way of Lake Forrest Drive (60' R/W) along the end of a proposed dedicated sanitary sewer easement N 67°54'46" W a distance of 19.80' to a point; thence N 22°05'14" E along the Western edge of a 20' Sanitary Sewer Easement a distance of 25.18' to a point; thence N 88°54'41" E along the common property line between Lot 1, Block "H", Unit Four of Lake Forrest Subdivision (P.B. 52, Pg. 37) and Lot 2, Block "H", Unit Three of Lake Forrest Subdivision (P.B. 49, Pg. 53) a distance of 8.12' to the Point of Beginning.

Said 20' Sanitary Sewer Easement being more particularly described on: Sewer Easement Exhibit For: 4852 Lake Forrest Drive; dated: March 25th, 2025; prepared by: Gaddy Surveying & Design, Inc.; containing 375 square feet.

LEGAL DESCRIPTION
PRIVATE SANITARY SEWER LATERAL EASEMENT
IN FAVOR OF 4838 LAKE FORREST DRIVE

ALL THAT TRACT or parcel of land lying in Land Lot 120 of the 17th District of Fulton County, Georgia, lying within the limits of the City of Sandy Springs, being more particularly described as follows:

Beginning at a point at the termination of a 20' proposed sanitary sewer easement on the western Rights-of-Way of Lake Forrest Drive (60' R/W), said point being located 194.64' Southerly from the intersection formed between the Southern Rights-of-Way of Pine Lake Drive (50' R/W) and the Western Rights-of-Way of Lake Forrest Drive (60' R/W); thence S 01°24'28" E along the Western Rights-of-Way of Lake Forrest Drive (60' R/W) a distance of 89.03' to the common property corner between Lots 2 & 3, Block "H", Unit Three of Lake Forrest Subdivision (P.B. 49, Pg. 53); thence leaving the Western Rights-of-Way of Lake Forrest Drive (60' R/W) along the common property line between Lots 2 & 3, Block "H", Unit Three of Lake Forrest Subdivision (P.B. 49, Pg. 53) S 88°51'36" W a distance of 15.00' to a point; thence N 01°24'28" W along the Western edge of a 15' private Sanitary Sewer Easement a distance of 95.49' to a point; thence S 67°54'46" E along the end of a proposed dedicated sanitary sewer easement a distance of 16.36' to the Point of Beginning.

Said 15' Private Sewer Lateral Easement being more particularly described on: Sewer Easement Exhibit For: 4852 Lake Forrest Drive; dated: March 25th, 2025; prepared by: Gaddy Surveying & Design, Inc.; containing 1,383 square feet.