

[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 : 145 Houze Way  
Tax Parcel Identification No.: 12 187004064200  
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 13<sup>th</sup> day of June, 2022, between Rodney Darryl & Martha Meshelle Woody 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:

145 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 Plat 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 Plat 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 13<sup>th</sup>  
day of June, 20 22  
in the presence of:

*Alison King*  
Witness Alison King

By: *Martha McShell Woody* (L.S.)

*Rebecca Nels*

Notary Public

[NOTARIAL SEAL]



Print Name: Martha McShell Woody (L.S.)

Signed, sealed and delivered this 13<sup>th</sup>  
day of June, 20 22  
in the presence of:

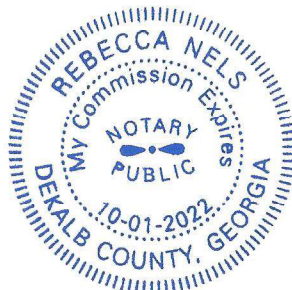
*Alison King*  
Witness Alison King

By: *Rodney Darryl Woody* (L.S.)

*Rebecca Nels*

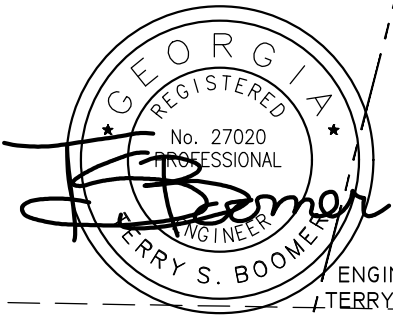
Notary Public

[NOTARIAL SEAL]

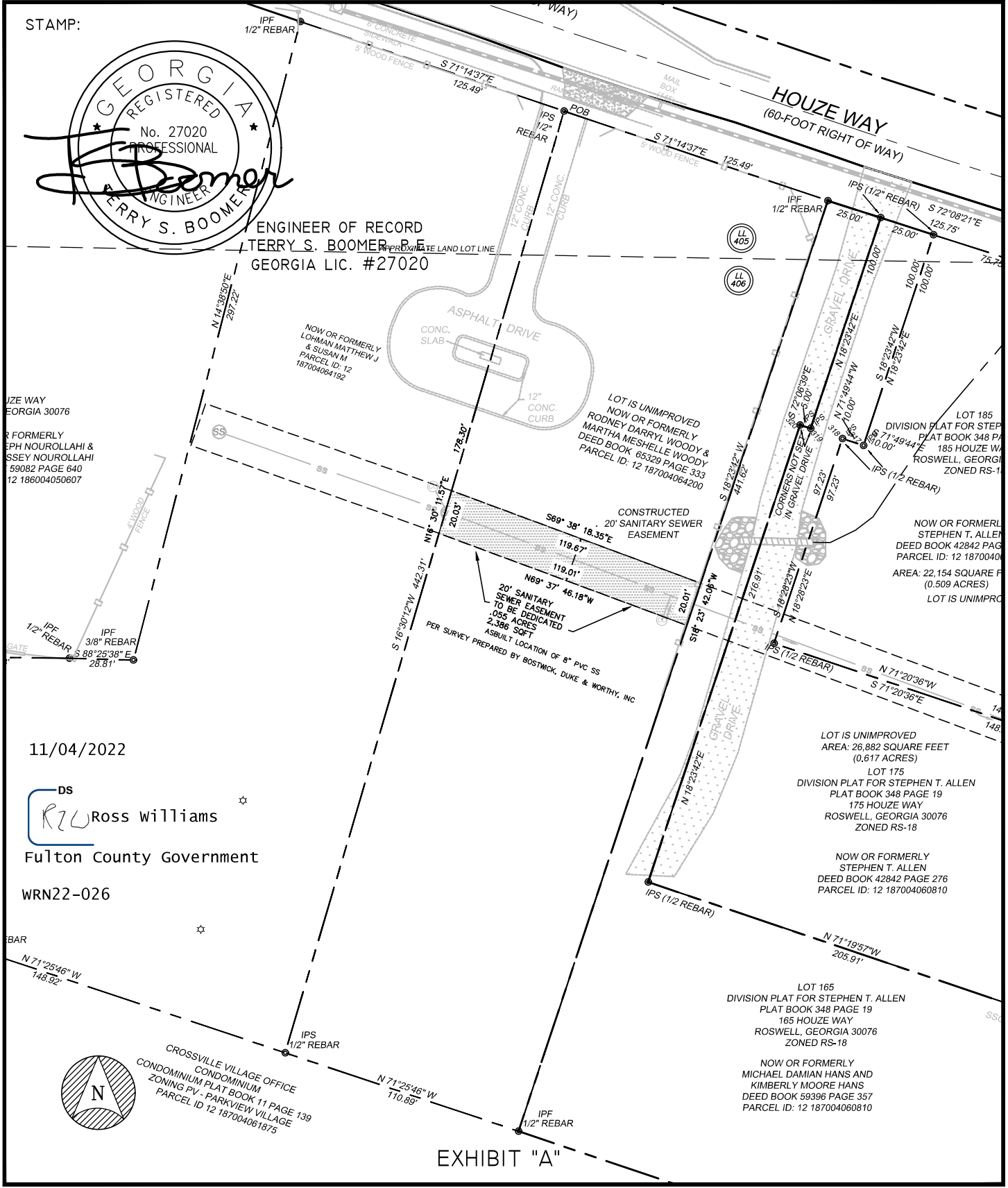


Print Name: Rodney Darryl Woody (L.S.)

STAMP:



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



11/04/2022

DS  
RW Ross Williams  
Fulton County Government

WRN22-026



CROSSVILLE VILLAGE OFFICE  
CONDOMINIUM  
ZONING PV - PARKVIEW VILLAGE  
PARCEL ID 12 187004061875

EXHIBIT "A"

**Civil Consulting Engineers, Inc.**

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


[CivilConsultingEngineers/inc.net](http://CivilConsultingEngineers/inc.net)

PROJECT NAME: WOODY RESIDENCE PROPOSED PERMANENT SANITARY SEWER EASEMENT
GRANTOR(S): RODNEY DARRYL & MARTHA MESHILLE WOODY
PROJECT ADDRESS: 145 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: 2022-015
FILE NAME: WOODY RESIDENCE
DATE: 06/06/2022

11/04/2022

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

 Ross Williams  
Fulton County Government  
WRN22-026

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

Commencing at the northeast corner of the property (145 Houze Way) along the southern right of way of Houze Way continuing along the eastern property line with a bearing of southwest 18 degrees 23 minutes 42 seconds with a distance of 181.52 feet to a point, point being the POINT OF BEGINNING; Thence continuing southwest 18 degree 23 minutes 42.06 seconds with a distance of 20.01 feet to a point; Thence turning and continuing northwest 69 degrees 37 minutes 46.18 seconds with a distance of 119.01 feet to a point; Thence turning and continuing northeast 16 degrees 30 minutes 11.57 seconds with a distance of 20.03 feet to a point; Thence turning and continuing southeast 69 degrees 38 minutes 18.35 seconds with a distance of 119.67 feet to a point, said point being the POINT OF BEGINNING.

Total area: 2,386 sf or 0.055 acres