

[BLANK SPACE ABOVE THIS LINE IS FOR THE SOLE USE OF THE CLERK OF SUPERIOR COURT]

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

Project Name: New Residence w/ Addition  
Tax Parcel Identification No.: 540 Sweet Birch Ln Roswell GA  
Land Disturbance Permit No.: 12-2313-056R-048-6  
Zoning/Special Use Permit No.: YRN26-029  
(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 16<sup>th</sup> day of MAR, 2026, between Roger Howrey 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) 565, 2 Section (if applicable) of District 1, Fulton County, Georgia, and more particularly described as follows: To wit:

New Residence w/ Addition 540 Sweet Birch Ln Roswell, GA  
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 16<sup>th</sup>  
day of March, 2026  
in the presence of:

[Signature]  
Witness

By:

[Signature] (L.S.)

[Signature]  
Notary Public



Print Name:

Roger Howrey (L.S.)

[NOTARIAL SEAL]

Signed, sealed and delivered this \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_\_\_\_  
in the presence of:

\_\_\_\_\_  
Witness

By:

\_\_\_\_\_ (L.S.)

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

Print Name:

\_\_\_\_\_ (L.S.)

[NOTARIAL SEAL]

## **LEGAL DESCRIPTIONS of TWO SAN. SEWER EASEMENTS on LOT 39**

Being two areas of land consisting of a sanitary sewer easement on and across Lot 39, Block B, Section "F" – Unit Two, Martin's Landing, as per plat recorded in Plat Book 119, Page 2, Fulton County, Georgia and lying and being in Land Lot 568, 1<sup>st</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia, being more particularly described as follows:

### **Sanitary Sewer Easement Area 1**

BEGINNING at the northeasterly corner of the said Lot 39, said point being on the right-of-way line of Sweet Birch Lane in a cul-de-sac;

run along said right-of-way line and along a curve to the left, for a distance of 18.90 feet, said curve having a radius of 60.00 feet and subtended by a chord with a bearing of South 13 Degrees 37 Minutes 18 Seconds West and a distance of 18.83 feet to a point;

thence leaving said right-of-way line, run North 74 Degrees 54 Minutes 11 Seconds West for a distance of 65.99 feet to a point on said Lot 39's northerly parcel line;

thence along parcel line, run North 89 Degrees 04 Minutes 01 Seconds East for a distance of 68.16 feet to the said northeasterly corner of Lot 39 and the POINT OF BEGINNING.

Said tract of land containing 0.014 acres / 612 square feet.

### **Sanitary Sewer Easement Area 2**

COMMENCING at the northeasterly corner of the said Lot 39, said point being on the right-of-way line of Sweet Birch Lane in a cul-de-sac;

Leaving said right-of-way line and along the northerly line of said Lot 39, run South 89 Degrees 04 Minutes 01 Seconds West for a distance of 99.85 feet to the POINT OF BEGINNING;

thence leaving said lot line, run South 22 Degrees 54 Minutes 43 Seconds East for a distance of 94.66 feet to a point;

thence run South 06 Degrees 07 Minutes 35 Seconds East for a distance of 20.83 feet to a point on the southeasterly parcel line of the said Lot 39;

thence along said southeasterly parcel line, run South 48 Degrees 52 Minutes 45 Seconds West for a distance of 24.41 feet to a point;

thence leaving said parcel line, run North 06 Degrees 07 Minutes 35 Seconds West for a distance of 31.88 feet to a point;

thence run North 22 Degrees 54 Minutes 43 Seconds West for a distance of 78.37 feet to a point on the northwesterly parcel line of the said Lot 39;

thence along said northwesterly parcel line, run North 01 Degrees 01 Minutes 43 Seconds East for a distance of 19.87 feet to a point at the northwesterly corner of said Lot 39;

thence along said northerly parcel line, run North 89 Degrees 04 Minutes 01 Seconds East for a distance of 12.87 feet to the POINT OF BEGINNING;

Said tract of land containing 0.055 acres / 2,385 square feet.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



FOR THE FIRM  
BOUNDARY ZONE, INC.  
LSF #839

NOT VALID WITHOUT  
ORIGINAL SIGNATURE

*Stephen Calder*  
STEPHEN CALDER  
PLS #2906

03-19-2026  
DATE

**ZONING INFORMATION:**

**PRD**  
MARTIN'S LANDING PLANNED  
RESIDENTIAL DEVELOPMENT DISTRICT

**BUILDING SETBACKS:**

FRONT: 35'  
SIDE: 7'  
REAR: 25'

Zoning and setback designations as shown hereon were obtained from the official City of Roswell website on 10/09/2025.

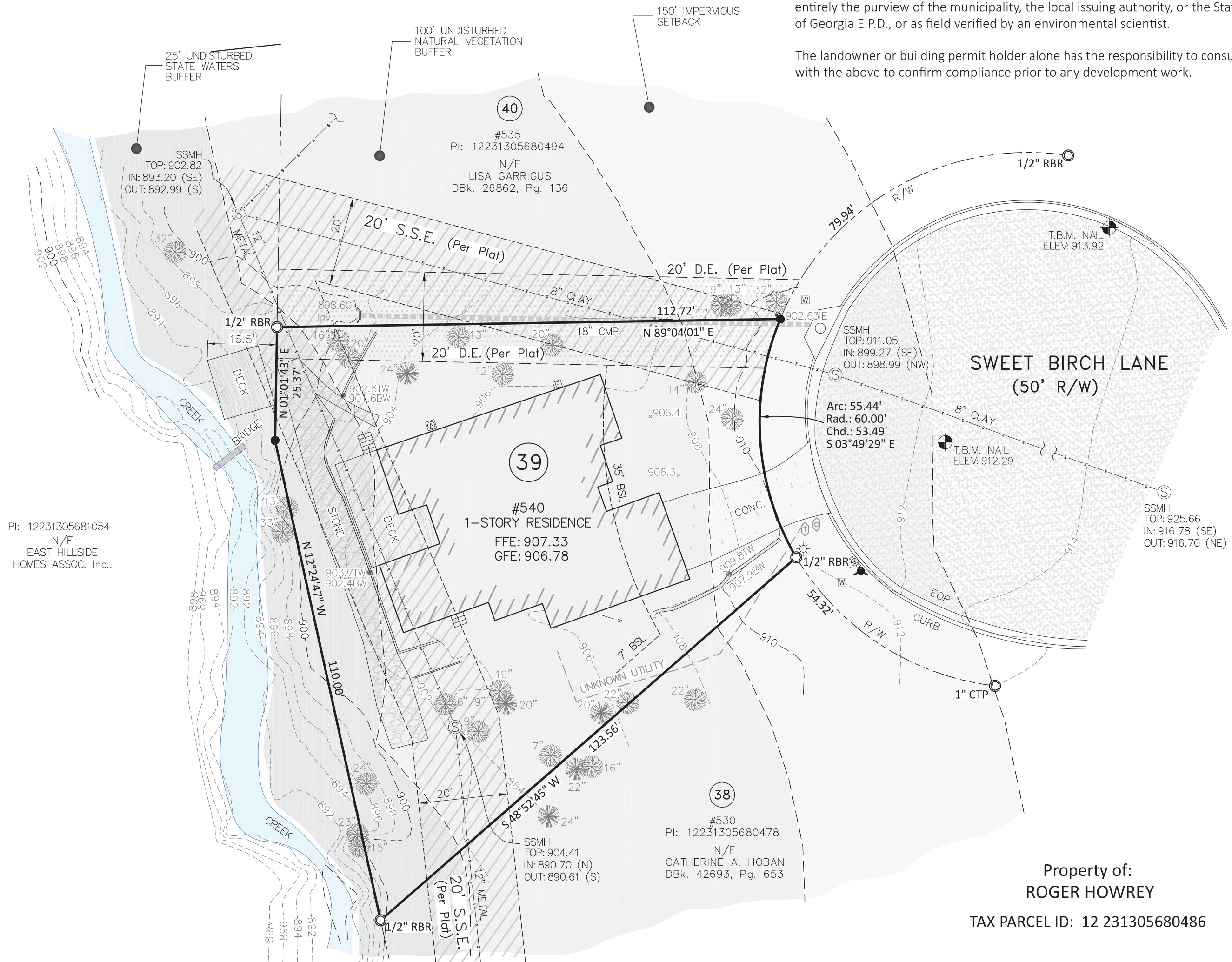
Zoning and setback determinations are often open to interpretation and their depiction on this survey plan is neither authoritative nor conclusive. The owner or building permit holder alone has the responsibility to consult with the relevant planning authority to verify compliance with zoning and setback regulations prior to any development work.

**LEGEND:**

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET "LSF# 839"
- R/W MONUMENT
- RBR REBAR
- CRBR CAPPED REBAR
- OTP OPEN TOP PIPE
- CTP CRIMP TOP PIPE
- ⊕ POWER POLE
- ⊕ LIGHT POLE
- ⊕ POWER/LIGHT POLE
- GUY WIRE
- ⊕ POWER METER
- ⊕ POWER BOX
- ⊕ A/C UNIT
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ TELEPHONE BOX
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ WATER VALVE
- C.B. CATCH BASIN
- ⊕ MANHOLE
- ⊕ JUNCTION BOX
- ⊕ DRAINAGE INLET
- ⊕ CLEAN OUT
- ⊕ SIGN
- OH OVERHANG
- W- WATER LINE
- S- SEWER LINE
- G- GAS LINE
- T- TEL. LINE
- U- OVERHEAD UTIL.
- X- FENCE LINE
- BSL BUILDING SETBACK
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- Pbk. PLAT BOOK
- DBk. DEED BOOK
- Pg. PAGE
- L.L. LAND LOT
- D.E. DRAINAGE EASMNT.
- S.S.E. SAN. SEWER EASMNT.
- UTILITY MARKERS  
WATER/GAS/TELECOM

**TREE LEGEND:**

- ⊕ HARDWOOD TREE
- ⊕ CONIFEROUS TREE
- xx" TREE DIAMETER (in inches)
- DDH DEAD / DISEASED / HAZARDOUS



**IMPERVIOUS SURFACE CALCULATIONS IN Sq. Ft.**  
 LOT: 10,231  
 HOME: 2,514  
 CONC./STEPS: 411  
 DECK/STEPS: 312  
 WALL: 61  
 STONE: 661  
**TOTAL IMPERVIOUS COVERAGE**  
 3,959 - 38.7%

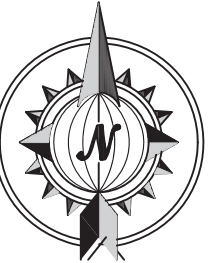
**TRACT AREA:**  
 10,231 Sq. Ft.  
 0.235 Ac.

Property of:  
**ROGER HOWREY**  
 TAX PARCEL ID: 12 231305680486

**STREAMS & STATE WATERS:**

The streams and state waters shown hereon are based upon observations in the field and from record documents. Their depiction, along with that of their enclosing protective zones, is not authoritative nor conclusive. The authoritative determination for their existence and their enclosing protective zones, if any, is entirely the purview of the municipality, the local issuing authority, or the State of Georgia E.P.D., or as field verified by an environmental scientist.

The landowner or building permit holder alone has the responsibility to consult with the above to confirm compliance prior to any development work.



GRID NORTH  
GA WEST NAD '83  
DATUM NAVD '88  
SCALE: 1" = 30'

No.	REVISION	DATE
1	Correction to SE 1/4 building setback label	01-07-2026
2	Correction to stream buffers per City of Roswell	03-19-2026
3		
4		



**BOUNDARY, TOPOGRAPHIC & TREE SURVEY**  
 Prepared for: **ROGER HOWREY**  
 540 SWEETBIRCH LANE, ROSWELL, GA 30076  
 LOT 39, BLOCK B, SECTION "F", UNIT TWO, MARTIN'S LANDING S/D  
 LAND LOT 568 of the 1st DISTRICT, 2nd SECTION,  
 FULTON COUNTY, GEORGIA - 10/09/2025

© COPYRIGHT 2025  
BOUNDARY ZONE, INC.  
ALL RIGHTS RESERVED.

THIS PLAT WAS PREPARED FOR THE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON.

**BOUNDARY zone, inc.** SURVEYORS, ENGINEERS AND LAND PLANNERS  
 800 SATELLITE BLVD., SUWANEE, GA 30024  
 WWW.BOUNDARYZONE.COM (770) 271-5772  
 INFO@BOUNDARYZONE.COM

PROJECT  
27830-01  
 SHEET  
1 of 1

BOUNDARY REFERENCES: DBk. 62960, Pg. 241; PBk. 119, Pg. 2  
 THE FIELDWORK WAS COMPLETED ON 10/03/2025.  
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 177,142 FEET.  
 FIELD EQUIPMENT USED FOR THIS SURVEY INCLUDES A TRIMBLE 'S' SERIES 3" TOTAL STATION AND GPS 20T DUAL FREQUENCY GNSS RECEIVERS.  
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.03 FEET.