

[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: COMCAST ALPHARETTA - MAXWELL ROAD
Tax Parcel Identification No.: 12 258 108930505
Land Disturbance Permit No.: WRN22-031 TRE220805
Zoning/Special Use Permit No.: N/A
(if applicable)

For Fulton County Use Only

Approval Date: _____

Initials: _____

WATER VAULT EASEMENT (Corporate Form)

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 18th day of DECEMBER, 20 22, between COMCAST CABLE COMMUNICATIONS, LLC, a corporation duly organized under the laws of the State of DELAWARE, 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 installation of a water vault, water meter, and appurtenances on subject property, and in consideration of the benefits which will accrue to the subject property from the installation of a water vault, water meter, and appurtenances on 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) 693 of the 1ST District, 2ND Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

COMCAST ALPHARETTA - MAXWELL ROAD

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, installation, access, maintenance and upgrade of a water vault, water meter and appurtenances according to the location and size of said water vault, water meter and appurtenances

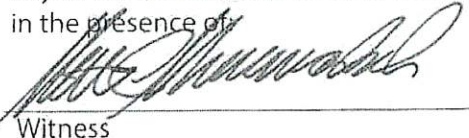
appurtenances as shown on the map on file in the office of the Public Works Department of Fulton County, and which size and location may be modified from time to time including in the future after the date of this document to accommodate said water vault, water meter and appurtenances within the aforesaid boundaries of the above-described easement.

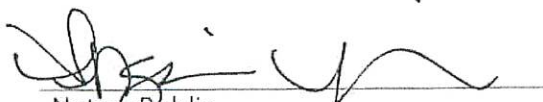
For the same consideration, Grantor(s) hereby convey and relinquish to FULTON COUNTY a right of access over Grantor's remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on the water vault structure, water meter and appurtenances on both a routine and emergency basis.

Grantor hereby warrants that it has the right to sell and convey this 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 water vault 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 installation, access, upgrade or maintenance of said water vault, water meter and appurtenances 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 6th
day of December, 20 22
in the presence of

Witness


Notary Public

[NOTARIAL SEAL]

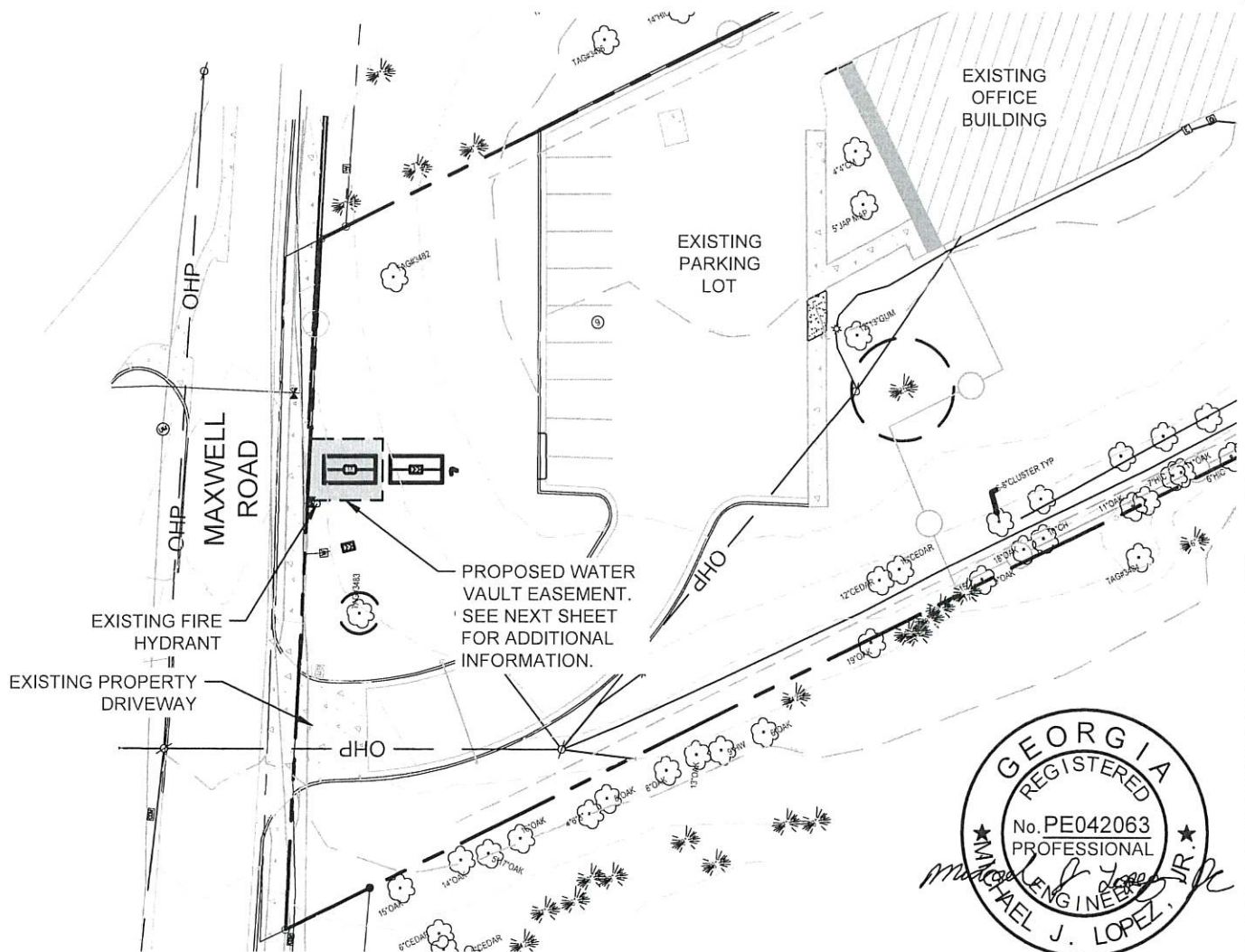


GRANTOR: COMCAST CABLE
COMMUNICATIONS LLC
CORPORATE NAME

By: 
Print Name: BARRY CORCORAN
Title: VP, CFO

By: _____
Print Name: _____
Title: _____
[CORPORATE SEAL]

K:\ATL_Civil\018855007_Comcast Alpharetta\CAD\Exhibits\2022-10-06 Water Plat.dwg A1 Dec 05, 2022 3:58pm by: Mike Lopez



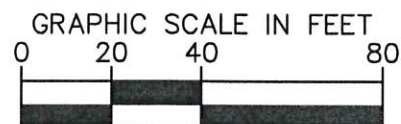
12/06/2022

DS
RZW Ross Williams

Fulton County Government

Project #WRN22-031

GEORGIA811.
Utility Protection Center, Inc.
Know what's below.
Call before you dig.



Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: (770) 619-4280 | www.kimley-horn.com

PROJECT: **COMCAST
ALPHARETTA**
324 MAXWELL RD, ALPHARETTA,
GA 30009
LAND LOT 693, 1ST DISTRICT
PARCEL ID 12 258106930505

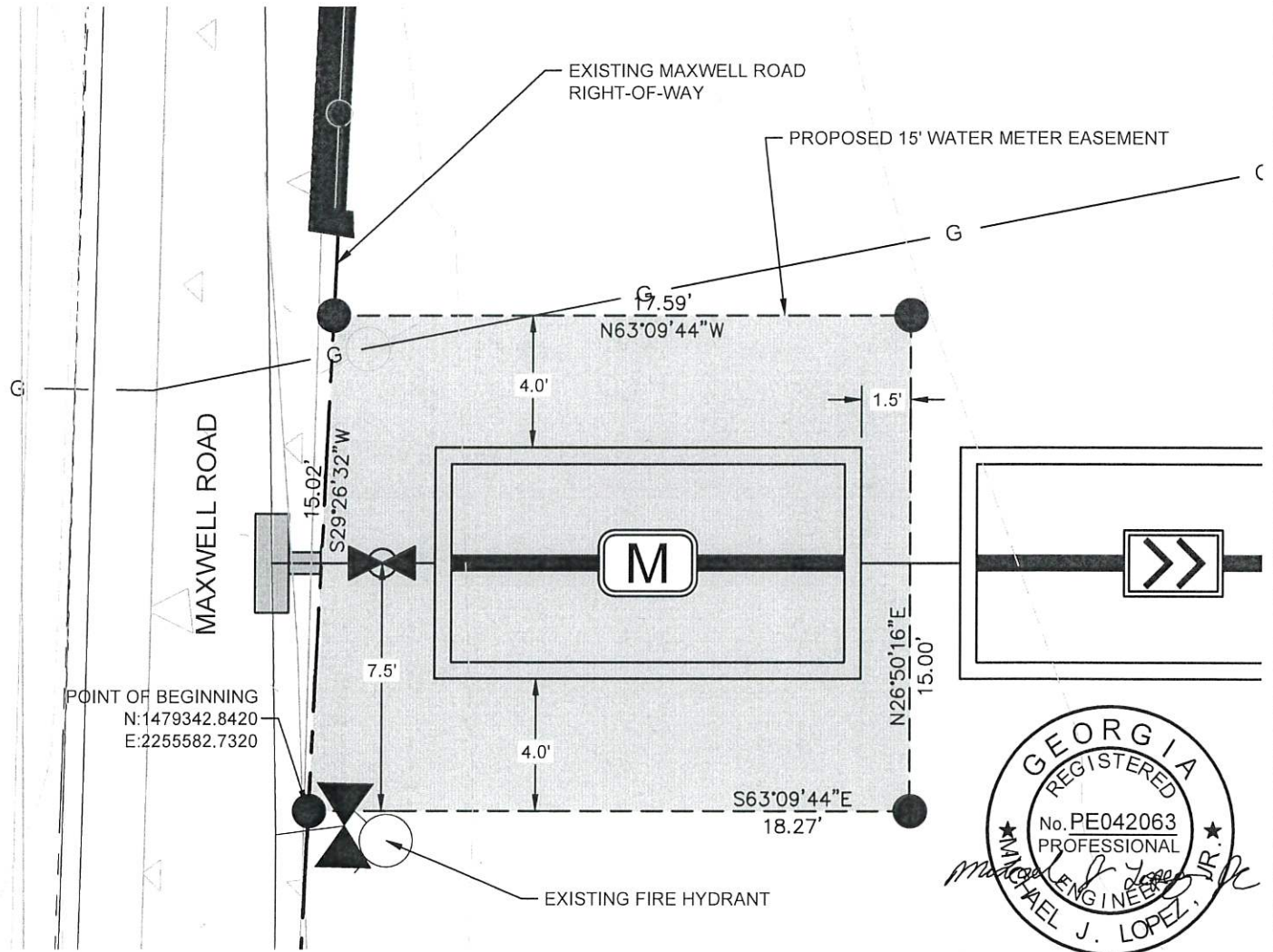
TITLE:
**WATER EASEMENT
EXHIBIT**

CLIENT:
COMCAST CABLE
2605 CIRCLE 75 PARKWAY SE
ATLANTA, GA 30339

JOB NO.: 018855007
SCALE: 1" = 40'
DATE: 12/05/2022
SHEET:
EXHIBIT A

THIS DOCUMENT, TOGETHER WITH THE CONTRACT AND OTHER PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS PREPARED FOR THE CLIENT'S USE AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE CLIENT'S USE OF THIS DOCUMENT IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY OTHER USE OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF KIMLEY-HORN IS PROHIBITED. KIMLEY-HORN SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. KIMLEY-HORN SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES OF ANY SUCH USE. KIMLEY-HORN SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES OF ANY SUCH USE. KIMLEY-HORN SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES OF ANY SUCH USE.

K:\ATL_Civil\18855007_Comcast Alpharetta\CAD\Exhibits\2022-10-06 Water Plat.dwg A2 Dec 05, 2022 3:58pm by: Mike Lopez



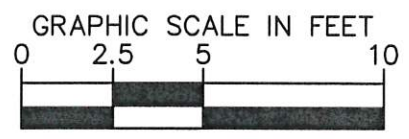
GEORGIA811.
Utility Protection Center, Inc.
Know what's below.
Call before you dig.

12/06/2022

DS
RW Ross Williams

Fulton County Government

Project #WRN22-031



Kimley»Horn 11720 AMBER PARK DRIVE, SUITE 600 ALPHARETTA, GEORGIA 30009 PHONE: (770) 619-4280 www.kimley-horn.com	PROJECT: COMCAST ALPHARETTA 324 MAXWELL RD, ALPHARETTA, GA 30009 LAND LOT 693, 1ST DISTRICT PARCEL ID 12 258106930505	TITLE: WATER EASEMENT EXHIBIT	CLIENT: COMCAST CABLE 2605 CIRCLE 75 PARKWAY SE ATLANTA, GA 30339	JOB NO.: 018855007 SCALE: 1" = 5' DATE: 12/05/2022 SHEET: EXHIBIT A
---	--	---	---	---

THIS DOCUMENT, TOGETHER WITH THE CONCEPT AND DESIGN PRESENTATIONS, IS AN ALPHARETTA, GEORGIA, PROJECT. IT IS PREPARED FOR THE USE OF THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PROJECT. ANY REUSE OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION IS STRICTLY PROHIBITED. THE CLIENT ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF ANY SUCH REUSE. COPYRIGHT 2022 KIMLEY-HORN AND ASSOCIATES, INC.

K:\ATL_Civil\1018855007_Comcast Alpharetta\CAD\Exhibits\2022-10-06 Water Plat.dwg A3 Dec 05, 2022 3:59pm by: Mike Lopez

LEGAL DESCRIPTION:

COMMENCING AT A POINT OF BEGINNING LOCATED AT NORTHING 1479342.8420 AND EASTING 2255582.7320 ON THE EXISTING MAXWELL ROAD RIGHT OF WAY; THENCE BEARING S63°09'44"E A DISTANCE OF 18.27 FEET; THENCE BEARING N26°50'16"E A DISTANCE OF 15.00 FEET; THENCE BEARING N63°09'44"W A DISTANCE OF 17.59'; THEN BEARING S29°26'32"W A DISTANCE OF 15.02 FEET ALONG THE MAXWELL ROAD RIGHT OF WAY RETURNING TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL CONTAINS 268.91 SQUARE FEET (0.0062 ACRES), MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS, RESTRICTIONS, AND CONVEYANCES OF RECORD.

12/06/2022

DS
Ross Williams
Fulton County Government

Project #WRN22-031



Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: (770) 619-4280 | www.kimley-horn.com

PROJECT:

COMCAST
ALPHARETTA
324 MAXWELL RD, ALPHARETTA,
GA 30009
LAND LOT 693, 1ST DISTRICT
PARCEL ID 12 258106930505

TITLE:

WATER EASEMENT
EXHIBIT

CLIENT:

COMCAST CABLE
2605 CIRCLE 75 PARKWAY SE
ATLANTA, GA 30339

JOB NO.: 018855007

SCALE: N.A.

DATE: 12/05/2022

SHEET:
EXHIBIT A