

[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 : Verizon Roswell 1 MEC  
Tax Parcel Identification No.: 12275007380424  
Land Disturbance Permit No.: 22-043WR  
Zoning/Special Use Permit No.: \_\_\_\_\_  
(if applicable)

For Fulton County Use Only

Approval Date: \_\_\_\_\_  
Initials: \_\_\_\_\_

**SEWER LINE EASEMENT  
(Corporate Form)**

STATE OF GEORGIA,  
COUNTY OF FULTON

This indenture entered into this 3rd day of November, 2022, between  
Verizon Wireless (VAW) LLC, 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) 738 & 737 of the District, <sup>1</sup> \_\_\_\_\_ Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

Verizon Roswell 1 MEC

*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 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.

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 3<sup>rd</sup>  
day of November 20 22  
in the presence of:

Dumonde Hughes  
Witness

GRANTOR:

Verizon  
CORPORATE NAME

By:

Laurie M. Gebhardt

Print Name:

Laurie M. Gebhardt

Title:

Director Network Engineering

By:

\_\_\_\_\_

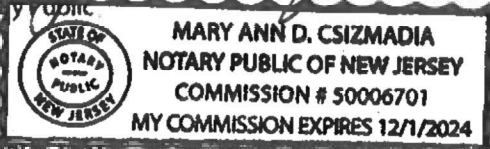
Print Name:

\_\_\_\_\_

Title:

\_\_\_\_\_

[CORPORATE SEAL]

Mary Ann D. Csizmadia  
Notary Public  
  
[NOTARIAL SEAL]

LINE	BEARING	DISTANCE
L1	N02°15'21"W	43.81'
L2	S87°44'40"W	37.98'
L3	S01°53'00"E	198.31'
L4	S03°02'42"E	71.37'
L5	S24°17'04"W	58.67'
L6	S87°34'13"W	263.08'
L7	N30°03'29"W	67.38'
L8	N59°56'31"E	20.00'
L9	S30°03'29"E	55.28'
L10	N87°34'13"E	238.65'
L11	N24°17'04"E	41.49'
L12	N03°02'42"W	66.71'
L13	N01°53'00"W	249.44'
L14	N89°28'12"E	17.75'
L15	S02°09'21"E	50.52'
L16	N87°44'40"E	2.02'

LAND LOT  
738

APPROXIMATE  
LAND LOT LINE

LAND LOT  
737

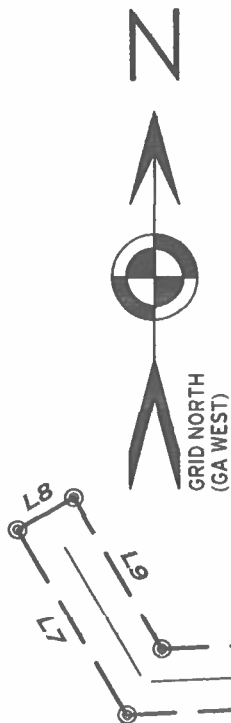
20' SANITARY  
SEWER EASEMENT  
0.310 ACRES  
13,501 SQUARE FEET

N/F  
VERIZON WIRELESS, LLC.  
PARCEL #12275007380424  
D.B.-32127, PG-10

1 STORY BRICK  
BUILDING  
"VERIZON"

P.O.B.  
CORNER COMMON  
TO LAND LOTS  
737, 738, 759,  
& 760

OLD ALABAMA ROAD CONNECTOR  
(VARIABLE WIDTH RIGHT OF WAY)  
PUBLICLY DEDICATED



CITY OF ALPHARETTA

CITY OF ROSWELL

20' SANITARY EASEMENT EXHIBIT  
10300 OLD ALABAMA ROAD CONNECTOR  
ALPHARETTA, GEORGIA 30022

LAND LOTS 737 & 738, 1ST DISTRICT, 2ND SECTION, FULTON COUNTY

JOB #: 213337

DATE: JUNE 21, 2022

**L** Lowery  
& Associates  
LAND SURVEYING, LLC

317 GRASSDALE ROAD  
CARTERSVILLE, GA 30121  
770-334-8186  
WWW.LOWERYLANDSURVEYS.COM  
INFO@LOWERYLANDSURVEYS.COM  
GEORGIA C.O.A.: LSF-001102

GRAPHIC SCALE



1 Inch = 60 Feet

All that tract or parcel of land lying and being in Land Lots 737 and 738, in the 1<sup>st</sup> District, in the 2<sup>nd</sup> Section, in Fulton County, Georgia, and being more particularly described as follows:

Commencing at a 1-inch open top pipe found at the corner common to Land Lots 737, 738, 759, and 760; Thence leaving said common corner and continuing along the North line of Land Lot 737 South 86 degrees 56 minutes 39 seconds West a distance of 227.84 feet to a 1/2-inch capped rebar found on the Westerly right of way of Old Alabama Connector (having a variable width, publicly dedicated right of way); Thence leaving said Land Lot line and continuing along said right of way of Old Alabama Connector the following courses and distances: North 02 degrees 15 minutes 21 seconds West a distance of 43.81 feet to a 1/2-inch capped rebar found; South 87 degrees 44 minutes 40 seconds West a distance of 37.98 feet to a point, said point being the TRUE POINT OF BEGINNING.

Thence leaving said right of way of Old Alabama Connector South 01 degrees 53 minutes 00 seconds East a distance of 198.31 feet to a point; Thence South 03 degrees 02 minutes 42 seconds East a distance of 71.37 feet to a point; Thence South 24 degrees 17 minutes 04 seconds West a distance of 58.67 feet to a point; Thence South 87 degrees 34 minutes 13 seconds West a distance of 263.08 feet to a point; Thence North 30 degrees 03 minutes 29 seconds West a distance of 67.38 feet to a point; Thence North 59 degrees 56 minutes 31 seconds East a distance of 20.00 feet to a point; Thence South 30 degrees 03 minutes 29 seconds East a distance of 55.28 feet to a point; Thence North 87 degrees 34 minutes 13 seconds East a distance of 238.65 feet to a point; Thence North 24 degrees 17 minutes 04 seconds East a distance of 41.49 feet to a point; Thence North 03 degrees 02 minutes 42 seconds West a distance of 66.71 feet to a point; Thence North 01 degrees 53 minutes 00 seconds West a distance of 249.44 feet to a point; Thence North 89 degrees 28 minutes 12 seconds East a distance of 17.75 feet to a point on said right of way of Old Alabama Connector; Thence continuing along said right of way of Old Alabama Connector the following courses and distances: South 02 degrees 09 minutes 21 seconds East a distance of 50.52 feet to a 1/2-inch capped rebar found; North 87 degrees 44 minutes 40 seconds East a distance of 2.02 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 0.310 acres (13,501 square feet).