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\*\*\*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 : 323 MILTON AVENUE LANDSCAPE PROJECT  
Tax Parcel Identification No.: 22-4661-1250-113-2  
Land Disturbance Permit No.: 21-043WR  
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 24<sup>TH</sup> day of JUNE, 2021, between  
JULIE K. WESTBROOKS 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) 1250 + 1271,  
2ND Section (if applicable) of District 2ND, Fulton County, Georgia, and more particularly described as  
follows: To wit:

323 MILTON AVENUE LANDSCAPE PROJECT  
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 28<sup>th</sup>  
day of June, 20 21  
in the presence of:

[Signature]  
Witness

[Signature]  
Notary Public

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

\_\_\_\_\_  
Witness

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

[NOTARIAL SEAL]

By: [Signature] (L.S.)

Print Name: JULIE K. WESTBROOKS (L.S.)

By: [Signature] (L.S.)

Print Name: JULIE K. WESTBROOKS (L.S.)

Reserved for Clerk of Superior Court

### Sanitary Sewer Easement

All that tract or parcel of land lying and being in Land Lot 1271, 2nd District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a 1/2" open top along the westerly right-of-way of Lee Drive at the common property corner with the lands now or formerly held by Mark Hipp and the lands now or formerly held by Julie K. Westbrooks, thence, N 03°26'24" W a distance of 49.63 feet to the POINT OF BEGINNING.

Thence, along said proposed sanitary sewer easement the following courses and distances:

- S 86°33'36" W a distance of 20.00 feet;
- N 03°26'24" W a distance of 24.04 feet;
- N 40°34'58" E a distance of 28.78 feet;
- S 03°26'24" E a distance of 44.74 feet to the POINT OF BEGINNING.

Said 20 Foot Sanitary Sewer Easement contains 688 SF.

### References

1. Milton Manor Subdivision Plat prepared by J. Paul Bates dated July 26, 1963 and recorded in Plat Book 77, Page 119.
2. Boundary, Topographic & Tree Survey prepared for Randy Schiltz by Engineering303 dated January 29, 2021.

