

After recording, return to:  
Georgia Power Company  
Attn: Land Acquisition (Recording)  
241 Ralph McGill Blvd NE  
Bin 10151  
Atlanta, GA 30308-3374

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PROJECT 2024040326      LETTER FILE      DEED FILE      MAP FILE  
ACCOUNT NUMBER    11063699-GPC4013-VBS-12.02.01  
NAME OF LINE/PROJECT: GPC GRID ROYAL ATLANTA R0842-DHF (DEKALB COUNTY) DISTRIBUTION  
  
PARCEL NUMBER 007  
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STATE OF GEORGIA  
DEKALB COUNTY

## E A S E M E N T

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by GEORGIA POWER COMPANY, a Georgia corporation (the "Company"), the receipt and sufficiency of which are hereby acknowledged, DEKALB COUNTY (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is 1300 Commerce Dr., Decatur, Georgia 30030, does hereby grant and convey to the Company, its successors and assigns, the right, privilege and easement to go in, upon, along, across, under and through the Property (as defined below) for the purposes described herein.

The "Property" is defined as that certain tract of land owned by the Undersigned at 4451 LAWRENCEVILLE HIGHWAY, TUCKER, GA 30084 (Tax Parcel ID No. 18 225 08 019) in Land Lot 225, of the 18TH District of Dekalb County, Georgia.

The "Easement Area" is defined as any portion of the Property located within fifteen (15) feet of the centerline of the overhead distribution line(s) as installed in the approximate location shown on "Exhibit A" attached hereto and made a part hereof.

The rights granted herein include and embrace the right of the Company to construct, operate, maintain, repair, renew and rebuild continuously upon and under the Easement Area its lines for transmitting electric current with poles, wires, transformers, service pedestals, anchors, guy wires and other necessary apparatus, fixtures, and appliances; the right to attach communication facilities and related apparatus, fixtures, and appliances to said poles; the right to stretch communication or other lines within the Easement Area; the right to permit the attachment of the cables, lines, wires, apparatus, fixtures, and appliances of any other company or person to said poles for electrical, communication or other purposes; the right to assign this Easement in whole or in part; the right at all times to enter upon the Easement Area for the purpose

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PARCEL 007            NAME OF            GPC GRID ROYAL ATLANTA R0842-DHF (DEKALB COUNTY)  
                          LINE/PROJECT:        DISTRIBUTION  
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of inspecting said lines and/or making repairs, renewals, alterations and extensions thereon, thereunder, thereto or therefrom; the right to cut, trim, remove, clear and keep clear of said overhead or underground lines, transformers, fixtures, and appliances all trees and other obstructions that may in the opinion of the Company now or hereafter in any way interfere or be likely to interfere with the proper maintenance and operation of said overhead or underground lines, transformers, fixtures, and appliances; the right of ingress and egress over the Property to and from the Easement Area; and the right to install and maintain electrical and communication lines and facilities to existing and future structure(s) within the Easement Area under the easement terms provided herein. Any timber cut on the Easement Area by or for the Company shall remain the property of the owner of said timber.

The Undersigned does not convey any land, but merely grants the rights, privileges and easements hereinbefore set out.

The Company shall not be liable for or bound by any statement, agreement or understanding not herein expressed.

[Signature(s) on Following Page(s)]

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                         LINE/PROJECT:            DISTRIBUTION  
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IN WITNESS WHEREOF, the Undersigned has/have hereunto set his/her/their hand(s) and seal(s), this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Signed, sealed and delivered in the        DEKALB COUNTY  
presence of:

\_\_\_\_\_  
Witness

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

By: \_\_\_\_\_ (SEAL)

Name:

Title:

Attest: \_\_\_\_\_ (SEAL)

Name:

Title:

[CORPORATE SEAL]

**NOTES**

1. THE PURPOSE OF THIS EXHIBIT IS TO SHOW INFORMATION PERTAINING TO THE GEORGIA POWER EASEMENT AREA DEPICTED HEREON. OTHER FEATURES AND IMPROVEMENTS MAY EXIST WHICH ARE NOT SHOWN. THIS EXHIBIT IS NOT INTENDED TO BE A FULL AND COMPLETE SURVEY OF THE SUBJECT PROPERTY.
2. ALL EASEMENT LOCATIONS ARE SUBJECT TO FINAL SURVEY.
3. EXISTING AND PROPOSED EQUIPMENT LOCATIONS SHOWN ARE BASED ON INFORMATION PROVIDED BY GEORGIA POWER. FINAL PLACEMENT OF ALL EQUIPMENT IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED PER FINAL CONSTRUCTION PLANS.

EXISTING FEATURES NOT FIELD LOCATED

**EXISTING LEGEND**

- N/F = NOW OR FORMERLY
- R = PROPERTY LINE
- R/W = RIGHT-OF-WAY
- OHW = OVERHEAD WIRE
- EDGE OF PAVEMENT = - - - - -
- POLE = ⦿

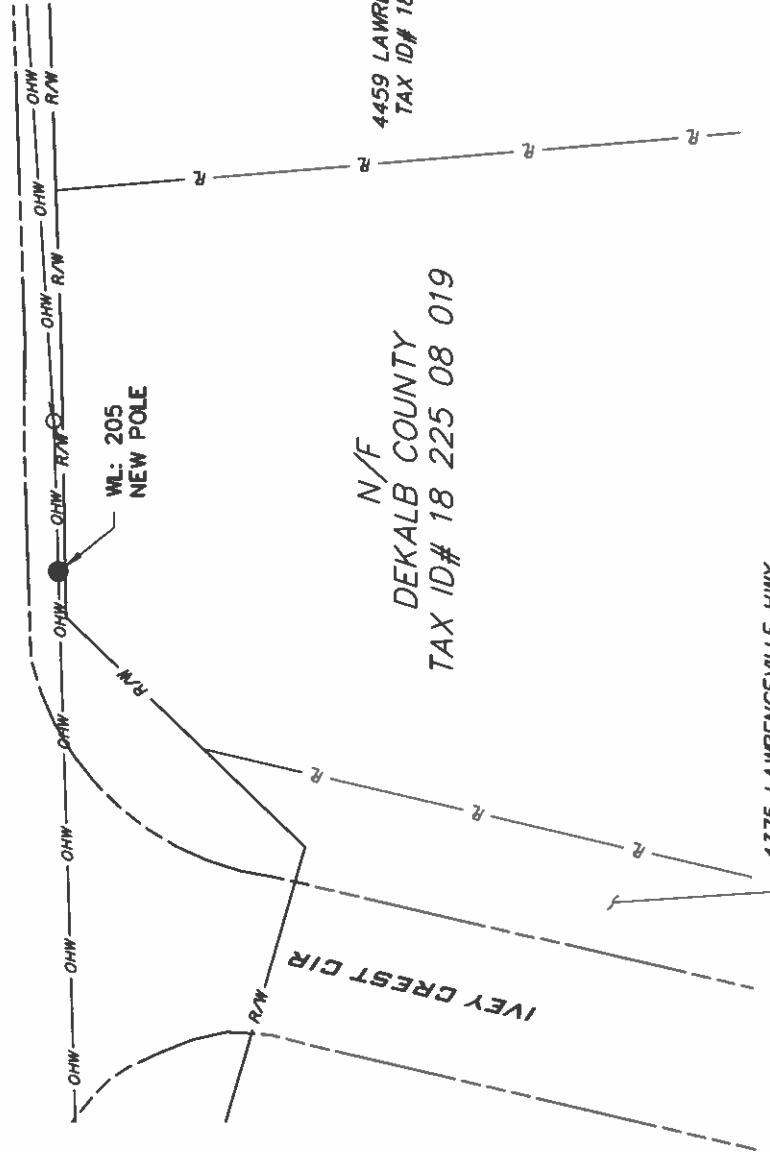
**PROPOSED LEGEND**

- NEW POLE = ●

DEKALB COUNTY, GEORGIA  
4451 LAWRENCEVILLE HWY, TUCKER, GA



LAWRENCEVILLE HWY



N/F  
DEKALB COUNTY  
TAX ID# 18 225 08 019

4459 LAWRENCEVILLE HWY  
TAX ID# 18 225 08 013

4375 LAWRENCEVILLE HWY  
TAX ID# 18 225 08 017

EXHIBIT "A"

REVISIONS	DATE	LIMS PROJECT 2024040326		GEORGIA POWER COMPANY		DRAWN: ADR
		LIMS PARCEL 006		PERMANENT EASEMENT EXHIBIT "A" ON THE PROPERTY OF		CWP: N/A
DRAWING NOT TO SCALE		DEKALB COUNTY		DEKALB COUNTY		SCALE: NOT TO SCALE
				GEORGIA		DATE: 10/10/24
				DEKALB COUNTY		CHECKED: SB
				PROJECT: ROYAL ATLANTA R0842		



October 30, 2024

RE: Offer for Georgia Power Company

Georgia Power Project Name LIMS ID-Parcel: 2024040326-007

Tax ID: 18 225 08 119

Parcel Address: 4451 LAWRENCEVILLE HIGHWAY, Tucker, Georgia 30084

Dear DEKALB COUNTY:

Thank you for taking time to discuss the Georgia Power Company (GPC) Grid Investment Program. GPC is upgrading electric distribution facilities to improve service reliability to you and your neighbors and has tentatively identified your property for equipment placement. As a result, GPC is seeking to acquire an easement from you and, in return, is offering \$500.00 in compensation.

To accept GPC's offer and execute the easement, please ...

- sign the approval block(s) at the bottom of this letter,
- sign the easement document exactly as your deed is titled, with witness and public notary, *and*
- complete the W-9 form.

**Completion of these documents will initiate the issuance of a check.**

Also, please confirm the following items have been discussed with you by initialing below ...

\_\_\_\_\_ Quantity & Type(s) of Equipment and Installations, including linear ft of conductor  
(initials) (1 Pole)

\_\_\_\_\_ Location & placement of equipment  
(initials)

\_\_\_\_\_ Tree Removal and/or Trimming (if any)  
(initials)

\_\_\_\_\_ Pole Removal (if any)  
(initials)

GPC greatly appreciates your cooperation in enhancing electric service reliability in your neighborhood.

Sincerely,

*Ashlee Fuller*

Approved by:

\_\_\_\_\_, Grantor

\_\_\_\_\_, Date

Contract Land Staff

\_\_\_\_\_, Grantor

\_\_\_\_\_, Date

The funds shall be distributed as follows:

Grantor: \_\_\_\_\_: \_\_\_%

FedEx to: \_\_\_\_\_

Grantor: \_\_\_\_\_: \_\_\_%

\_\_\_\_\_



Phone#: \_\_\_\_\_