

Cross Reference:  
Book \_\_\_\_\_ Page \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_

[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 : NORTHWINDS SUMMIT  
Tax Parcel Identification No.: 12-285007520713  
Land Disturbance Permit No.: D230046 / WRN23-117  
Zoning/Special Use Permit No.: MU (Multi-Use District)  
(if applicable)

*For Fulton County Use Only*

Approval Date: 4/17/2024  
Initials: Bjm

**SEWER EASEMENT  
(Corporate Form)**

STATE OF GEORGIA,  
COUNTY OF FULTON

This indenture entered into this 18<sup>th</sup> day of April, 2024, between **NORTHWIND SUMMIT DEVELOPMENT, L.P.**, a limited partnership, 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 and 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 has 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) 752, 753, 798 and 799; 2<sup>nd</sup> Section (if applicable) of District 1, Fulton County, Georgia, and more particularly described as follows: To wit:

NORTHWINDS SUMMIT, PRIVATE 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, 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.

#### **Special Provision**

Said sewer easement was originally recorded in the Fulton County records in Deed Book 59384, page(s) 12. The Grantor has requested that the original sewer alignment associated with this document be altered as shown on attached Exhibit "A". With the execution of this document, the original easement recorded in Deed Book 59384, page(s) 12 is considered modified to the extent that the description on the exhibits are corrected herein.

For the same consideration, Grantor hereby conveys and relinquishes 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.

Said Grantor hereby warrants that it has the right to sell and convey said sewer line 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 his/her hand and seal on the day and year first above written.

Signed, sealed and delivered this 18TH  
day of APRIL, 2024  
In the presence of:

GRANTOR: NORTHWIND SUMMIT DEVELOPMENT, L.P.

[Signature]  
Witness

By: P&L Manager, LLC, a Georgia limited liability company, its General Partner

By: [Signature]  
Print Name: LAWRENCE P. KELLY

[Signature]  
Notary Public

Title: MANAGER

[NOTARIAL SEAL]



For Fulton County Use Only

Approval Date: 4/17/2024

Initials: Bjm

**EXHIBIT A**

SEWER EASEMENT- Road Parcel revised 02/08/2024

All that tract or parcel of land lying and being in Land Lot 753, 798 and 799 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

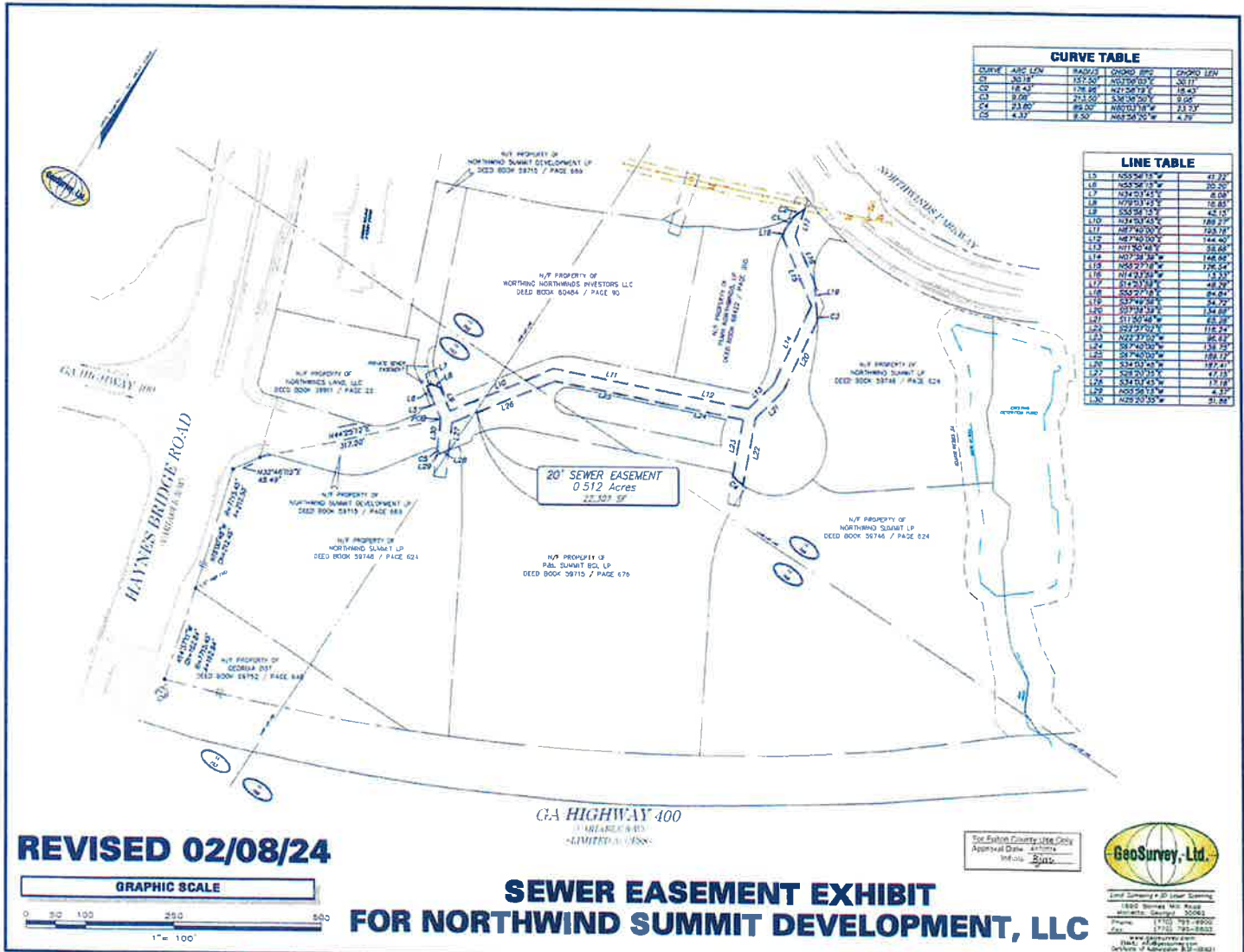
Commencing at a concrete monument found at the intersection of the Northerly right-of-way of Georgia Highway 400 (variable right-of-way) and the Easterly right-of-way of Haynes Bridge Road (variable right-of-way); Thence along said right-of-way line of Haynes Bridge Road and following along a curve to the left having an arc length of 162.84 feet, with a radius of 7715.45 feet, being subtended by a chord bearing of North 14 degrees 37 minutes 11 seconds West, for a distance of 162.84 feet to a 1/2-inch rebar found; Thence along a curve to the left having an arc length of 212.50 feet, with a radius of 7715.45 feet, being subtended by a chord bearing of North 16 degrees 00 minutes 48 seconds West, for a distance of 212.49 feet to a point; Thence North 32 degrees 46 minutes 02 seconds East, a distance of 49.49 feet to a point; Thence North 44 degrees 25 minutes 12 seconds East, a distance of 317.20 feet to a point, said point being the TRUE POINT OF BEGINNING; Thence North 55 degrees 56 minutes 15 seconds West, a distance of 41.22 feet to a point; Thence North 55 degrees 56 minutes 15 seconds West, a distance of 20.20 feet to a point; Thence North 34 degrees 03 minutes 45 seconds East, a distance of 8.08 feet to a point; Thence North 79 degrees 03 minutes 45 seconds East, a distance of 16.85 feet to a point; Thence South 55 degrees 56 minutes 15 seconds East, a distance of 42.15 feet to a point; Thence North 34 degrees 03 minutes 45 seconds East, a distance of 189.27 feet to a point; Thence North 67 degrees 40 minutes 00 seconds East, a distance of 195.16 feet to a point; Thence North 67 degrees 40 minutes 00 seconds East, a distance of 144.40 feet to a point; Thence North 11 degrees 50 minutes 46 seconds East, a distance of 59.66 feet to a point; Thence North 07 degrees 36 minutes 39 seconds West, a distance of 148.66 feet to a point; Thence North 55 degrees 27 minutes 18 seconds West, a distance of 126.54 feet to a point; Thence North 14 degrees 23 minutes 59 seconds West, a distance of 13.23 feet to a point; Thence along a curve to the right having an arc length of 30.16 feet, with a radius of 157.50 feet, being subtended by a chord bearing of North 03 degrees 08 minutes 05 seconds East, for a distance of 30.11 feet to a point; Thence along a curve to the left having an arc length of 18.43 feet, with a radius of 176.96 feet, being subtended by a chord bearing of North 21 degrees 58 minutes 19 seconds East, for a distance of 18.43 feet to a point; Thence South 14 degrees 23 minutes 59 seconds East, a distance of 49.29 feet to a point; Thence South 55 degrees 27 minutes 18 seconds East, a distance of 84.84 feet to a point; Thence South 37 degrees 49 minutes 56 seconds East, a distance of 54.72 feet to a point; Thence along a curve to the right having an arc length of 9.08 feet, with a radius of 213.50 feet, being subtended by a chord bearing of South 36 degrees 36 minutes 50 seconds East, for a distance of 9.08 feet to a point; Thence South 07 degrees 36 minutes 39 seconds East, a distance of 134.66 feet to a point; Thence South 11 degrees 50 minutes 46 seconds West, a distance of 65.28 feet to a point; Thence South 22 degrees 37 minutes 02 seconds East, a distance of 116.24 feet to a point; Thence along a curve to the right having an arc length of 23.80 feet, with a radius of 89.00 feet, being subtended by a chord bearing of North 80 degrees 03 minutes 18 seconds West, for a distance of 23.73 feet to a point; Thence North 22 degrees 37 minutes 02 seconds West, a distance of 96.62 feet to a point; Thence South 67 degrees 40 minutes 00 seconds West, a distance of 139.75 feet to a point; Thence South 67 degrees 40 minutes 00 seconds West, a distance of 189.12 feet to a point; Thence South 34 degrees 03 minutes 45 seconds West, a distance of 187.41 feet to a point; Thence South 26 degrees 20 minutes 35 seconds East, a distance of 47.15 feet to a point; Thence South 34 degrees 03 minutes 45 seconds West, a distance of 17.18 feet to a point; Thence North 55 degrees 56 minutes 15 seconds West, a distance of 4.37 feet to a point; Thence along a curve to the left having an arc length of 4.32 feet, with a radius of 9.50 feet, being subtended by a chord bearing of North 68 degrees 58 minutes 20 seconds West, for a distance of 4.29 feet to a point; Thence North 26 degrees 20 minutes 35 seconds West, a distance of 51.86 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said easement contains 0.512 acres or 22,307 square feet.

[SEE ATTACHED DEPICTION]

CURVE TABLE				
CURVE	ARC LEN	RADIUS	CHORD BEG	CHORD END
C1	183.34'	152.50'	N02°59'03"E	S00°11'
C2	18.43'	152.50'	N72°58'19"E	E18°43'
C3	8.06'	213.50'	S34°38'50"E	0.00'
C4	23.80'	85.00'	N02°59'03"E	E23.80'
C5	4.33'	85.00'	N02°59'03"E	4.33'

LINE TABLE		
L1	S55°52'13"E	47.72'
L2	S55°58'13"W	20.20'
L3	N04°01'45"E	8.03'
L4	N09°53'13"E	10.85'
L5	S55°58'13"W	42.15'
L6	N04°01'45"E	189.77'
L7	N07°40'00"E	258.12'
L8	N07°40'00"E	144.40'
L9	N07°40'00"E	268.68'
L10	N05°21'18"W	126.54'
L11	N14°23'18"E	13.20'
L12	N05°21'18"W	48.00'
L13	N05°21'18"W	84.84'
L14	N05°21'18"W	54.52'
L15	N05°21'18"W	134.88'
L16	N05°21'18"W	68.38'
L17	N05°21'18"W	116.54'
L18	N05°21'18"W	138.25'
L19	N05°21'18"W	158.72'
L20	S34°38'50"E	187.41'
L21	S02°20'13"E	47.15'
L22	S34°38'50"E	17.88'
L23	N05°58'13"E	4.33'
L24	N29°20'35"W	31.88'



REVISED 02/08/24



## SEWER EASEMENT EXHIBIT FOR NORTHWIND SUMMIT DEVELOPMENT, LLC

For Eastern County Use Only  
Approval Date: \_\_\_\_\_  
Initials: \_\_\_\_\_

1800 Barnes Ave. Road  
 Atlanta, Georgia 30366  
 Phone: (404) 521-9900  
 Fax: (404) 792-8833  
 www.geosurvey.com  
 Division of Subdivision (S-12-10042)