

[BLANK SPACE ABOVE THIS LINE IS FOR THE SOLE USE OF THE CLERK OF SUPERIOR COURT]

THIS DOCUMENT MUST ONLY BE RECORDED 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 : Senoia Road Apartments
Tax Parcel Identification No.: 09F-0203-0008-026-7
Land Disturbance Permit No.: WRS26-005
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only

Approval Date: _____
Initials: _____

**SEWER EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 2nd day of April, 2026, between Fairburn GA
Owner, 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 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 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) 8,
Section (if applicable) of District 9th, Fulton County, Georgia, and more particularly described as follows: To wit:

Senoia Road Apartments

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.

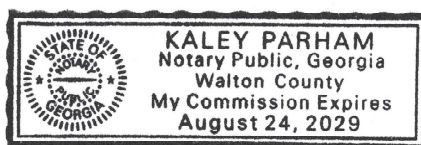
IN WITNESS HEREOF said party of the first part has hereunto affixed its hand and seal on the day and year first above written.

Signed, sealed and delivered this 2
day of April 20 20
in the presence of:

[Signature]
Witness

[Signature]
Notary Public

[NOTARIAL SEAL]



GRANTOR: Fairburn GA Owner, LLC
CORPORATE NAME

By: [Signature]
Print Name: Charlie Ted
Title: Member

By: _____
Print Name: _____
Title: _____

[CORPORATE SEAL]

GEORGIA SURVEY NOTES:

- A. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED ON MARCH 4, 2024. ANY CHANGES IN SITE CONDITIONS AFTER THIS DATE ARE NOT REFLECTED ON THE SURVEY.
- B. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 22,727 FEET, AN ANGULAR 2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
- C. HORIZONTAL DATUM IS BASED ON NAD 83, GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE, AS ESTABLISHED BY PERFORMING REDUNDANT RTK GPS OBSERVATIONS ON PRIMARY SURVEY CONTROL POINTS UTILIZING REDUNDANT RTK GPS OBSERVATIONS ON PRIMARY SURVEY CONTROL POINTS UTILIZING eGPS SPECTRA PRECISION SP85 GPS UNIT.
- D. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 303,610.
- E. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- F. EQUIPMENT USED: TRIMBLE S5 & SPECTRA PRECISION SP85.

CLERK OF THE SUPERIOR COURT RECORDING INFORMATION

PARCEL INFO

ADDRESS	0 SENOIA RD
TAX ID:	09F020300080267

REVISIONS

1	NAME CHANGE	4-2-26
2	NAME CHANGE	4-2-26
3	ADD PARCEL INFO	4-9-26

SURVEY INFO:

DRAWN BY:	RSS
REVIEWED BY:	DCO
FIELD DATE:	3-4-24
OFFICE DATE:	4-1-26
JOB #:	47800001.000

SURVEYOR'S CERTIFICATION

(iv)THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



AS SURVEYOR FOR
GASKINS + LECRAW, INC.

Dean C. Olson

DEAN C OLSON

GEORGIA PLS No. 2806

DATE: 4-9-26

PREPARED IN THE OFFICE OF:



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1266 POWDER SPRINGS RD SW
MARIETTA, GA 30064
PHONE - 770.424.7168
www.gaskinsleecraw.com

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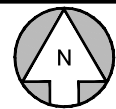
SEWER EASEMENT PLAT FOR:

FULTON COUNTY
THROUGH THE PROPERTY OF
FAIRBURN GA OWNER, LLC

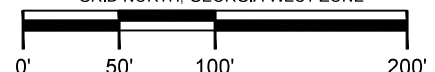
PROJECT

SENOIA ROAD

LAND LOT 8, 9TH DISTRICT
CITY OF FAIRBURN, FULTON COUNTY, GEORGIA



GRID NORTH, GEORGIA WEST ZONE



SCALE: 1" = 100'

SHEET TITLE

1 OF 5

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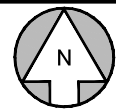
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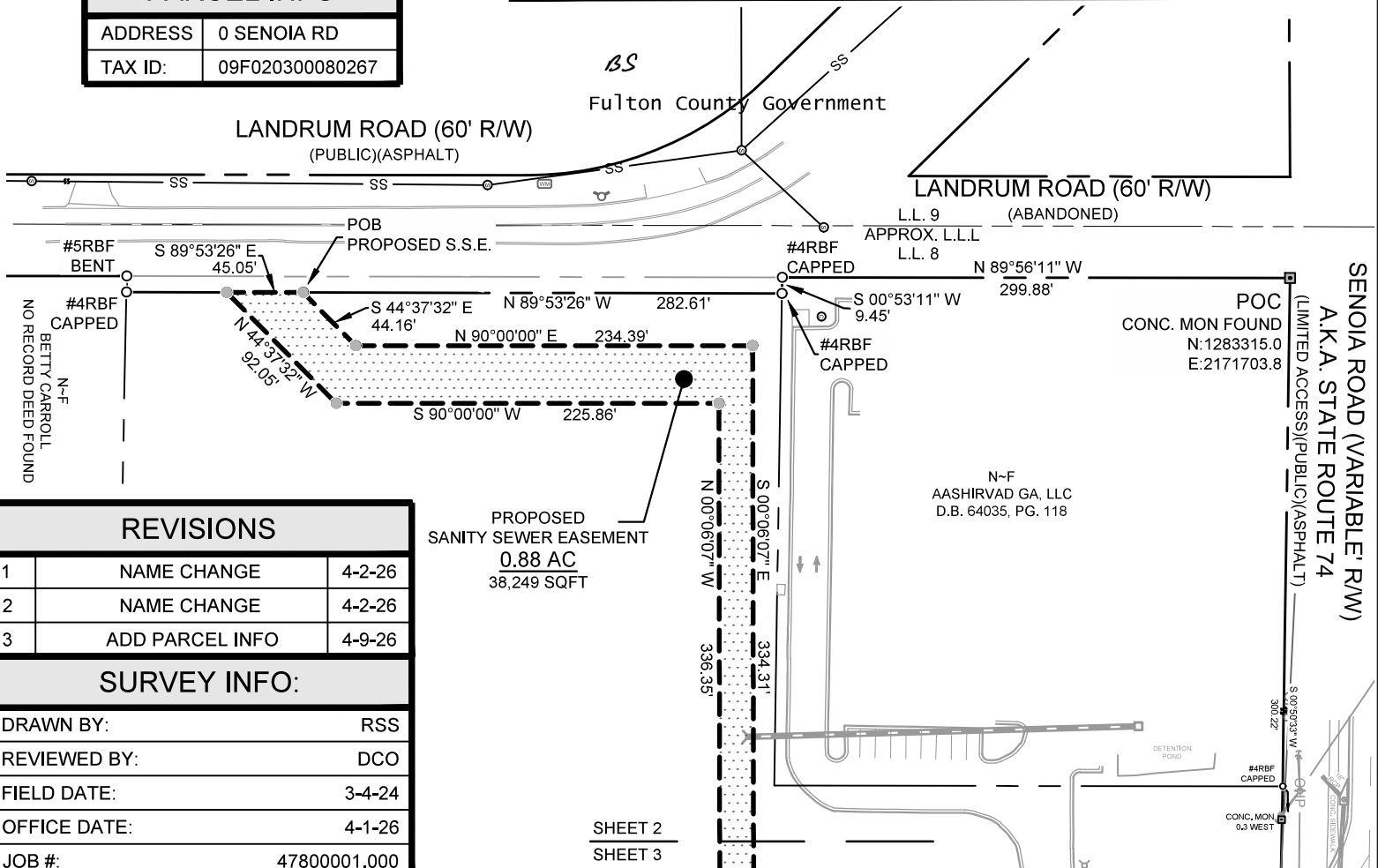
GRID NORTH, GEORGIA WEST ZONE



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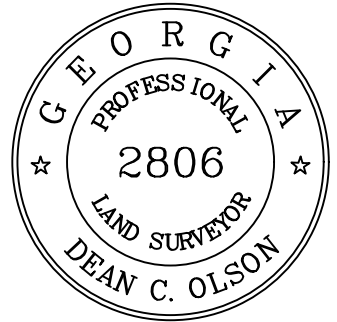
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2 OF 5



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CLERK OF THE SUPERIOR COURT RECORDING INFORMATION

SHEET 2
SHEET 3

BS

Fulton County Government

PROPOSED
SANITY SEWER EASEMENT
0.88 AC
38,249 SQFT

PARCEL INFO

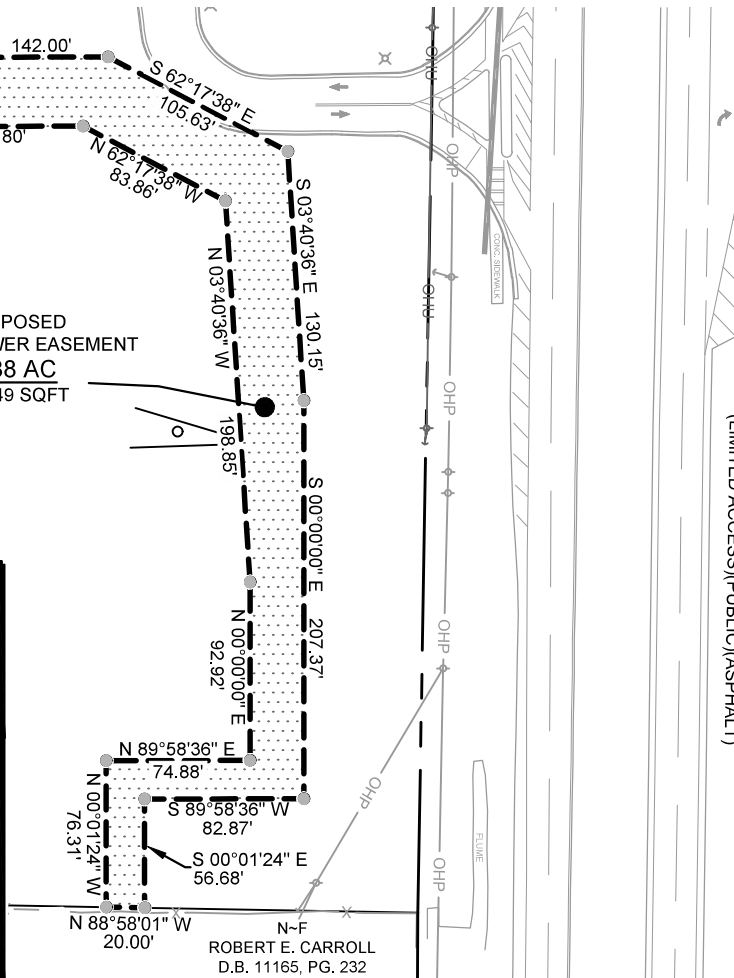
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SENOIA ROAD (VARIABLE R/W)
A.K.A. STATE ROUTE 74
(LIMITED ACCESS/PUBLIC ASPHALT)

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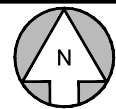
SEWER EASEMENT PLAT FOR:

FULTON COUNTY
THROUGH THE PROPERTY OF
FAIRBURN GA OWNER, LLC

PROJECT

SENOIA ROAD

LAND LOT 8, 9TH DISTRICT
CITY OF FAIRBURN, FULTON COUNTY, GEORGIA



GRID NORTH, GEORGIA WEST ZONE



SCALE: 1" = 100'

SHEET TITLE

3 OF 5

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COMPLIANCE WITH LOCAL REGULATIONS OR
REQUIREMENTS, OR SUITABILITY FOR ANY USE OR
PURPOSE OF THE LAND.** FURTHERMORE, THE
UNDERSIGNED LAND SURVEYOR CERTIFIES THAT
THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL
STANDARDS FOR PROPERTY SURVEYS IN GEORGIA
AS SET FORTH IN THE RULES AND REGULATIONS OF
THE GEORGIA BOARD OF REGISTRATION FOR
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
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PROPOSED SANITARY SEWER EASEMENT

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8 OF THE 9TH DISTRICT,
CITY OF FAIRBURN, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE ABANDONED
SOUTHERLY RIGHT OF WAY OF LANDRUM ROAD (60' R/W) AND THE WESTERLY RIGHT OF WAY OF
SENOIA ROAD (A.K.A. STATE ROUTE 74)(VARIABLE R/W) WITH THE GEORGIA WEST ZONE STATE
PLANE COORDINATES OF N:1283315.0 AND E:2171703.8, THENCE ALONG THE SAID ABANDONED
RIGHT OF WAY OF LANDRUM ROAD NORTH 89 DEGREES 56 MINUTES 11 SECONDS WEST A
DISTANCE OF 299.88 FEET TO A CAPPED #4 REBAR FOUND ON THE CURRENT RIGHT OF WAY OF
LANDRUM ROAD (60' R/W)

THENCE SOUTH 00 DEGREES 53 MINUTES 11 SECONDS WEST A DISTANCE OF 9.45 FEET TO A
CAPPED #4 REBAR FOUND;

THENCE NORTH 89 DEGREES 53 MINUTES 26 SECONDS WEST A DISTANCE OF 282.61 FEET TO A
POINT, SAID POINT BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT OF WAY SOUTH 44 DEGREES 37 MINUTES 32 SECONDS EAST A
DISTANCE OF 44.16 FEET TO A POINT;

THENCE EAST NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 234.39 FEET
TO A POINT;

THENCE SOUTH 00 DEGREES 06 MINUTES 07 SECONDS EAST A DISTANCE OF 334.31 FEET TO A
POINT;

THENCE NORTH 89 DEGREES 53 MINUTES 53 SECONDS EAST A DISTANCE OF 142.00 FEET TO A
POINT;

THENCE SOUTH 62 DEGREES 17 MINUTES 38 SECONDS EAST A DISTANCE OF 105.63 FEET TO A
POINT;

THENCE SOUTH 03 DEGREES 40 MINUTES 36 SECONDS EAST A DISTANCE OF 130.15 FEET TO A
POINT;

(SEE SHEET 5 FOR CONTINUATION)

SEWER EASEMENT PLAT FOR:

FULTON COUNTY
THROUGH THE PROPERTY OF
FAIRBURN GA OWNER, LLC

PROJECT

SENOIA ROAD

LAND LOT 8, 9TH DISTRICT
CITY OF FAIRBURN, FULTON COUNTY, GEORGIA



GRID NORTH, GEORGIA WEST ZONE



SCALE: 1" = 100'

SHEET TITLE

4 OF 5

CLERK OF THE SUPERIOR COURT RECORDING
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AS SURVEYOR FOR
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Dean C. Olson

DEAN C OLSON

GEORGIA PLS No. 2806

DATE: 4-9-26

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TAX ID:	09F020300080267

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DRAWN BY:	RSS
REVIEWED BY:	DCO
FIELD DATE:	3-4-24
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PROPOSED SANITARY SEWER EASEMENT (CONT)

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 207.37 FEET TO A POINT;
THENCE SOUTH 89 DEGREES 58 MINUTES 36 SECONDS WEST A DISTANCE OF 82.87 FEET TO A POINT;
THENCE SOUTH 00 DEGREES 01 MINUTES 24 SECONDS EAST A DISTANCE OF 56.68 FEET TO A POINT;
THENCE NORTH 88 DEGREES 58 MINUTES 01 SECONDS WEST A DISTANCE OF 20.00 FEET TO A POINT;
THENCE NORTH 00 DEGREES 01 MINUTES 24 SECONDS WEST A DISTANCE OF 76.31 FEET TO A POINT;
THENCE NORTH 89 DEGREES 58 MINUTES 36 SECONDS EAST A DISTANCE OF 74.88 FEET TO A POINT;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 92.92 FEET TO A POINT;
THENCE NORTH 03 DEGREES 40 MINUTES 36 SECONDS WEST A DISTANCE OF 198.85 FEET TO A POINT;
THENCE NORTH 62 DEGREES 17 MINUTES 38 SECONDS WEST A DISTANCE OF 83.86 FEET TO A POINT;
THENCE SOUTH 89 DEGREES 53 MINUTES 53 SECONDS WEST A DISTANCE OF 148.80 FEET TO A POINT;
THENCE NORTH 00 DEGREES 06 MINUTES 07 SECONDS WEST A DISTANCE OF 336.35 FEET TO A POINT;
THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 225.86 FEET TO A POINT;
THENCE NORTH 44 DEGREES 37 MINUTES 32 SECONDS WEST A DISTANCE OF 92.05 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF LANDRUM ROAD (60' R/W);
THENCE ALONG THE SAID RIGHT OF WAY SOUTH 89 DEGREES 53 MINUTES 26 SECONDS EAST A DISTANCE OF 45.05 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.
SAID TRACT OR PARCEL CONTAINS 0.88 ACRES(38249 SQUARE FEET), MORE OR LESS.

PREPARED IN THE OFFICE OF:



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GRID NORTH, GEORGIA WEST ZONE



SCALE: 1" = 100'

SHEET TITLE

5 OF 5