

[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 : LANGSTON HUGHES PLACE  
Tax Parcel Identification No.: 09F300001170454  
Land Disturbance Permit No.: \_\_\_\_\_  
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 15<sup>th</sup> day of February, 2022, between CK 92, LLC, a limited liability company 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) 117, \_\_\_\_\_ Section (if applicable) of District 9F, Fulton County, Georgia, and more particularly described as follows: To wit:

**LANGSTON HUGHES PLACE**

*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 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 1st  
day of February 20 22  
in the presence of:

[Signature]  
Witness

GRANTOR: CK 92, LLC  
CORPORATE NAME

By: CHILDRESS KLEIN PROPERTIES, INC.,  
Its Manager

By: [Signature]  
Print Name: Gordon A. Buchmiller, Jr.

Title: Vice President

By: \_\_\_\_\_

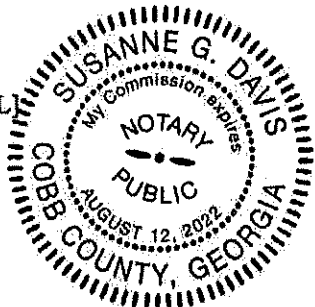
Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

[CORPORATE SEAL]

[Signature]  
Notary Public

[NOTARIAL SEAL]



## EXHIBIT "A"

### SEWER EASEMENT

Being a strip or parcel of land running in, through, over and across the property now or formerly owned by CK 92, LLC, as described in a deed recorded among the Land Records of Fulton County, Georgia in Deed Book 64613, Page 412, and said strip or parcel being shown on an Easement Sketch prepared by TerraMark Land Surveying, Inc. and attached hereto, said strip or parcel lying and being in Land Lot 117, District 9F, of Fulton County, Georgia and being more particularly described as follows:

To find the Point of Beginning of the strip or parcel of land, commence at the northwesterly end of a fillet corner of the intersection of the Northwesterly Right of Way Line of Hall Road (an apparent variable width right of way) and the Northeasterly Right of Way Line of Georgia State Highway 92 (an apparent variable width right of way), said point being at State Plane Coordinate (Georgia West Zone) of North: 1,315,519.31; East: 2,160,459.31; thence, leaving said point and running with the said line of Georgia State Highway 92, North 27° 51' 38" West, 434.74 feet to the True Point of Beginning of the herein described strip or parcel of land; thence, leaving the said Point of Beginning and continuing with the said line of Georgia State Highway 92,

1. North 27° 51' 38" West, 20.00 feet; thence, leaving the aforesaid line of Georgia State Highway 92 and running,
2. North 62° 08' 13" East, 10.99 feet; thence,
3. North 77° 57' 49" East, 136.03 feet; thence,
4. North 63° 16' 29" East, 11.23 feet; thence, running adjacent to a subdivision entitled "Bentley Ridge, Phase 1", as shown on a Final Plat recorded among the aforesaid Land Records in Plat Book 437, Page 1,
5. South 21° 54' 51" East, 11.21 feet; thence,
6. South 28° 58' 33" East, 8.84 feet; thence, leaving the aforesaid subdivision and running,
7. South 63° 16' 29" West, 13.22 feet; thence,
8. South 77° 57' 49" West, 135.83 feet; thence,
9. South 62° 09' 35" West, 8.20 feet to the Point of Beginning, containing 3,149 square feet or 0.0723 of an acre of land, more or less.

**The permanent easement granted hereunder shall be perpetual.**

#### TOGETHER WITH

Two (2) additional strips or parcels of land to be used for temporary purposes during construction only, the first lying northerly of the above described strip or parcel of land and adjacent, contiguous, and parallel thereto and being ten (10) feet wide along lines 2-4, the second lying southerly of the above described strip or parcel of land and adjacent, contiguous, and parallel thereto and being ten (10) feet wide along lines 7-9.

**The temporary easement(s) granted hereunder shall automatically terminate upon the completion of construction of the sewer line to be installed by Grantee.**

**SKETCH OF SANITARY SEWER EASEMENT**

LOCATED IN LAND LOT 117  
DISTRICT 9F  
UNION CITY, FULTON COUNTY, GA

THIS BLOCK RESERVED FOR THE CLERK OF  
THE SUPERIOR COURT.

**SURVEYOR'S CERTIFICATE**

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.



WILLIAM C. WOHLFORD, JR., PLS  
REGISTERED NUMBER 2371

*W.C. Wohlford, Jr.*

3.148 SQ. FT./0.0723 AC.  
SANITARY SEWER EASEMENT

LOCATED IN LAND LOT 117  
DISTRICT 9F  
UNION CITY, FULTON COUNTY, GA  
DATE: 12/17/2021 SHEET NO. 2 OF 2

SKETCH OF SEWER EASEMENT  
AS REQUIRED BY:  
FULTON COUNTY

THROUGH THE PROPERTY OF:  
CK 92, LLC  
FULTON COUNTY  
DL 54613 PG. 412  
TAX PARCEL # 09F30080117D454



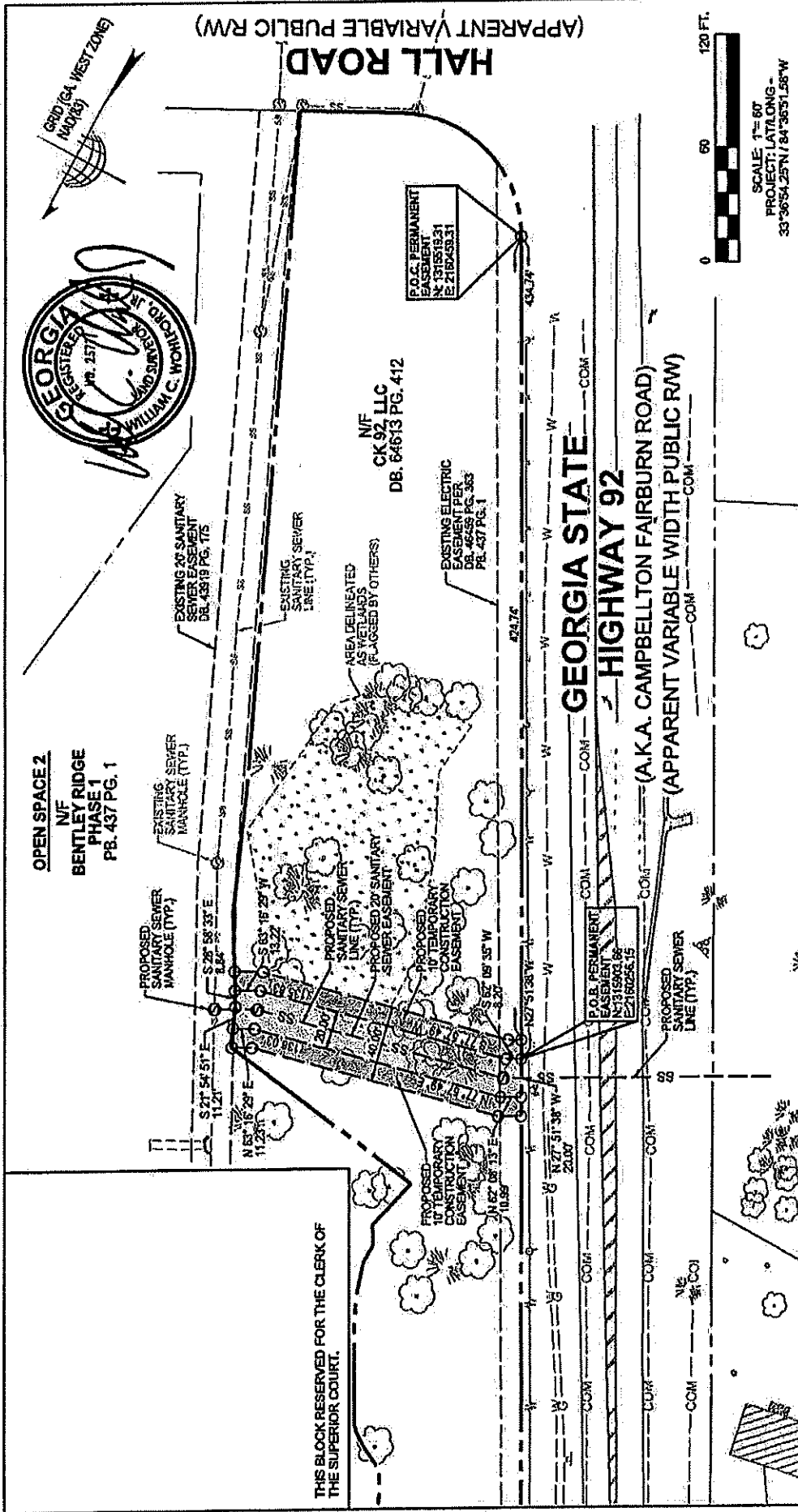
**SURVEY NOTES**

1. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED, ARE WITHIN THE POSITIONAL TOLERANCES ALLOWED FOR ALTA'S LAND TITLE SURVEYS PER THE 2021 MINIMUM TECHNICAL STANDARDS ESTABLISHED BY ALTA AND NSPS AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
2. EQUIPMENT USED:  
A TRIMBLE "S" SERIES TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.
3. A TRIMBLE R-10 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.
4. THE PROPOSED PERMANENT EASEMENT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,103 FEET.
5. ACCORDING TO THE "FERM" (FLOOD INSURANCE RATE MAP) OF FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 191210451F, DATED SEPTEMBER 18, 2016, NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.
6. THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE) NAD83.
7. FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON 08/30/2021.



**OPEN SPACE 2**  
N/F  
**BENTLEY RIDGE**  
PHASE 1  
PB. 437 PG. 1

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



**HALL ROAD**  
(APPARENT VARIABLE PUBLIC RM)

**GEORGIA STATE HIGHWAY 92**  
(A.K.A. CAMPBELLTON FAIRBURN ROAD)  
(APPARENT VARIABLE WIDTH PUBLIC RM)

N/F  
**CK 92, LLC**  
DB. 64613 PG. 412

**TerraMark**  
Professional Land Surveying, Inc.  
1395 Bells Ferry Road  
Marietta, Georgia 30066  
www.TerraMark.com  
(770) 471-1927

SCALE: 1"=60'  
PROJECT: LATA LONG-  
33°56'54.25"N / 84°56'51.58"W



<p>LOCATED IN LAND LOT 117 DISTRICT 9F UNION CITY, FULTON COUNTY, GA DATE: 12/17/2021 SHEET NO. 2 OF 2</p>	<p>SKETCH OF SEWER EASEMENT AS REQUIRED BY: FULTON COUNTY</p>	<p>THROUGH THE PROPERTY OF: CK 92, LLC FULTON COUNTY DB. 54613 PG. 412 TAX PARCEL # DBF5000117B454</p>
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