

[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 : Woodbury Park
Tax Parcel Identification No.: 14F0131 LL0099
Land Disturbance Permit No.: 20S-017WR
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 12th day of April, 2022, between Walton GA Woodbury Park LP, a limited partnership duly organized under the laws of the Province of Alberta, ("Walton Woodbury"), Walton Georgia, LLC, a Georgia limited liability company, on behalf of itself in its capacity as a "UDI Owner" as to an undivided interest ("Walton GA"), and on behalf of the "UDI Owners" in its capacity as "Agent", as to an undivided interest, as such terms are defined in, and pursuant to that certain Declaration of Covenants, Conditions and Restrictions, dated April 3, 2020, recorded on April 13, 2020 at Book 61442, Page 79 and re-recorded on May 11, 2020 at Book 61581, Page 509, with the Fulton County Clerk of Superior Court, party of the first part (hereinafter Walton GA, Walton Woodbury, and the other Owners are hereinafter collectively referred to as Grantor), and **FULTON COUNTY**, a Political Subdivision of the State of Georgia, party of the second part.

WITNESSETH, that for and in consideration of \$1.00 cash in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and in consideration of the benefit 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 the party of the second part and to successors and assigns the right, title, and privilege of an easement on subject property located in land lot(s) 131 of the 14F District, Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

Woodbury Park Sewer Outfall Easement

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.

[signatures commence on following page]

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

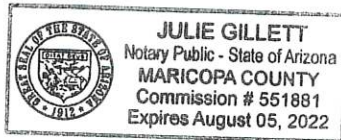
Signed, sealed and delivered this 12th
day of April, 2022
in the presence of:

Stephan Aandle

Witness

Julie Gillett

Notary Public



[NOTARIAL SEAL]

GRANTOR:

WALTON GA WOODBURY PARK LP, an Alberta limited partnership

By: Walton GA Woodbury Park Corporation,
an Alberta corporation, its General Partner

By: [Signature]
Its: Authorized Signatory

By: [Signature]
Its: Authorized Signatory

[CORPORATE SEAL]

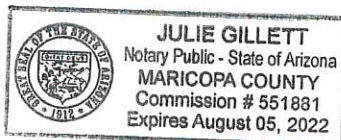
Signed, sealed and delivered this 12th
day of April, 2022
in the presence of:

Stephan Aandle

Witness

Julie Gillett

Notary Public



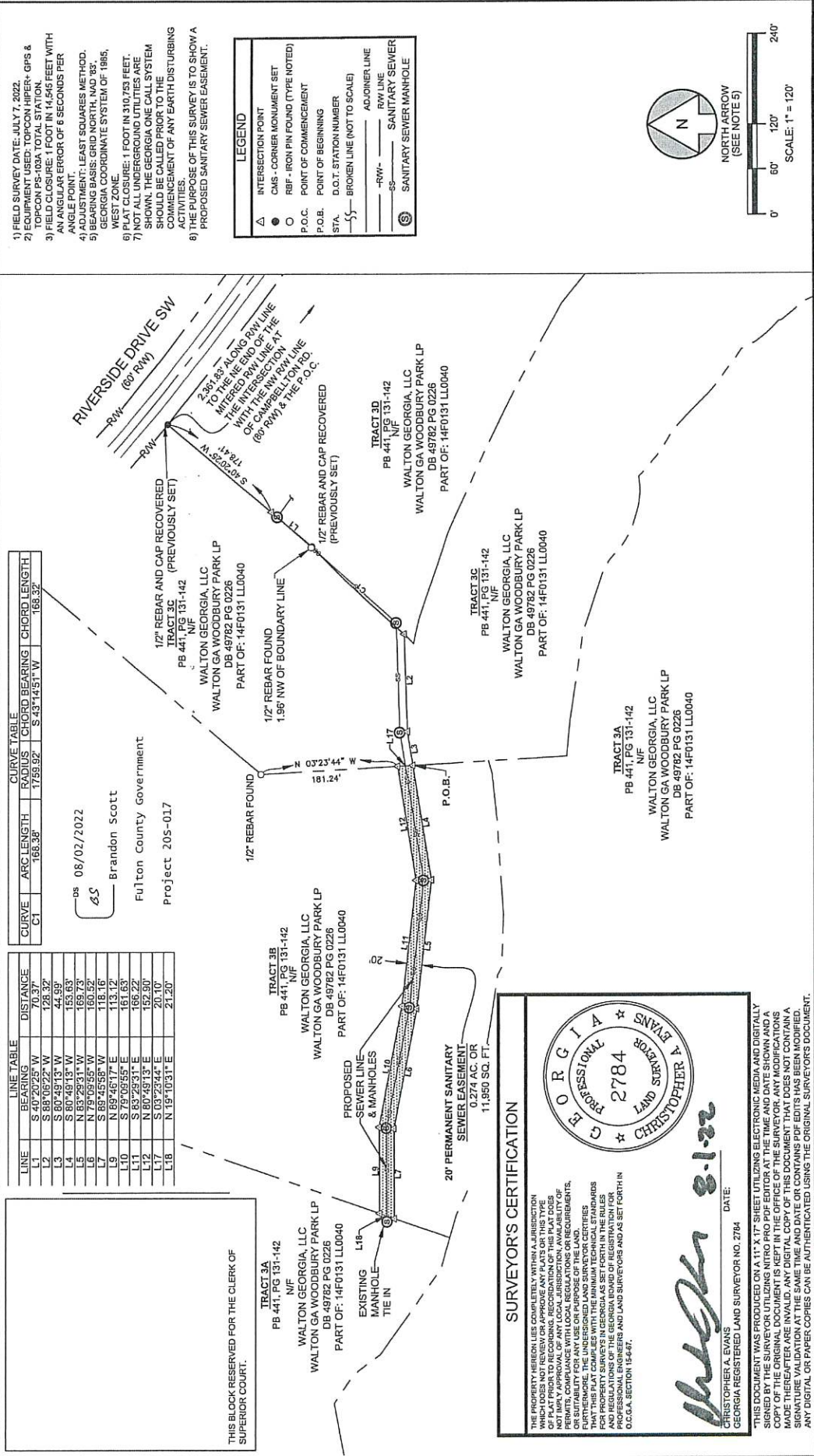
[NOTARIAL SEAL]

WALTON GEORGIA, LLC, a Georgia limited liability company, on behalf of itself as a "UDI Owner" and on behalf of the "UDI Owners" in its capacity as "Agent"

By: Walton International Group Inc., a Nevada corporation, its Manager

By: [Signature]
Its: Vice President

[CORPORATE SEAL]



CURVE TABLE			
CURVE	ARC LENGTH	RADIUS	CHORD BEARING
C1	168.38'	1759.92'	S 43°14'51" W
CHORD LENGTH 168.32'			

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 40°20'25" W	70.37'
L2	S 89°05'22" W	128.32'
L3	S 80°49'13" W	44.99'
L4	S 80°49'13" W	153.63'
L5	N 83°29'31" W	163.73'
L6	S 89°05'22" W	113.16'
L7	S 89°05'22" W	113.12'
L8	N 89°48'17" E	113.12'
L9	S 79°05'55" E	161.63'
L10	S 83°29'31" E	166.22'
L11	N 80°49'13" E	152.90'
L12	S 03°22'44" E	20.10'
L13	S 03°22'44" E	20.10'
L14	N 19°10'31" E	21.20'

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.

SURVEYOR'S CERTIFICATION

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THE TYPE OF SURVEYING INSTRUMENTS USED. THE SURVEYOR'S CERTIFICATION IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY. THE SURVEYOR'S CERTIFICATION IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY. THE SURVEYOR'S CERTIFICATION IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY.

PROFESSIONAL

2784

LAND SURVEYOR

CHRISTOPHER A. EVANS

Christopher A. Evans

DATE: 8-1-22

CLIENT

DR HORTON, INC.

8800 ROSWELL ROAD

BLDG. B, SUITE 100

SANDY SPRINGS, GA. 30350

PROJECT

SANITARY SEWER EASEMENT PLAT

WOODBURY PARK 20S-017WR-TRACT 3B

LOCATED IN LAND LOT 131,

14FF DISTRICT,

FULTON COUNTY, GEORGIA

GRANTOR: WALTON GA WOODBURY PARK LP

DESIGN INFO:

DRAWN BY:	CSM
REVIEWED BY:	CAE
SCALE:	1" = 120'
JOB #:	103151
SHEET:	1 OF 1

DATE

DATE	08/01/2022
DATE	07/19/2022
DATE	07/19/2022
DATE	07/19/2022

REVISIONS

REV #	1	0
DATE	08/01/2022	07/19/2022
BY:	CAE	CSM
BY:	CAE	JAC
BY:	CAE	JAC

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558 OLD NORCROSS ROAD

SUITE 204

LAWRENCEVILLE, GA 30046

PHONE - 770.424.7168

FAX - 770.424.7593

www.gaskinslecraw.com

LSF001371

Exhibit "A"

Woodbury Park Sewer Outfall Easement (Tract 3B)

ALL THAT PARCEL OF LAND LYING IN LAND LOT 131 OF THE 14FF DISTRICT, OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED AT THE NORTHEAST END OF THE MITERED INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CAMPBELLTON ROAD SW (80-FOOT RIGHT-OF-WAY) AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE SW (60-FOOT RIGHT-OF-WAY); THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE SW, 2,361.83 FEET TO 1/2-INCH REBAR WITH CAP SET; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 40°20'25" WEST A DISTANCE OF 178.41 FEET TO A POINT; THENCE SOUTH 40°20'25" WEST A DISTANCE OF 70.37 FEET TO A 1/2-INCH REBAR WITH CAP SET; THENCE FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 168.38 FEET (SAID ARC HAVING A RADIUS OF 1759.93 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 43°14'51" WEST A DISTANCE OF 168.32 FEET) TO A POINT; THENCE SOUTH 88°06'22" WEST A DISTANCE OF 128.32 FEET TO A POINT; THENCE SOUTH 80°49'13" WEST A DISTANCE OF 44.51 FEET TO A 1/2-INCH REBAR WITH CAP SET, SAID POINT BEING THE **POINT OF BEGINNING**.

THENCE SOUTH 80°49'13" WEST A DISTANCE OF 154.11 FEET TO A POINT; THENCE NORTH 83°29'31" WEST A DISTANCE OF 169.73 FEET TO A POINT; THENCE NORTH 79°09'55" WEST A DISTANCE OF 160.52 FEET TO A POINT; THENCE NORTH 89°51'28" WEST A DISTANCE OF 117.23 FEET TO A POINT; THENCE NORTH 19°07'41" EAST A DISTANCE OF 21.15 FEET TO A POINT; THENCE SOUTH 89°51'28" EAST A DISTANCE OF 112.22 FEET TO A POINT; THENCE SOUTH 79°09'55" EAST A DISTANCE OF 161.63 FEET TO A POINT; THENCE SOUTH 83°29'31" EAST A DISTANCE OF 166.22 FEET TO A POINT; THENCE NORTH 80°49'13" EAST A DISTANCE OF 153.36 FEET TO A POINT; THENCE SOUTH 03°26'35" EAST A DISTANCE OF 20.10 FEET BACK TO THE **POINT OF BEGINNING**.

CONTAINING 11,950 SQUARE FEET OR 0.274 ACRE.

08/02/2022
DS
BS Brandon Scott
Fulton County Government
Project 20S-017WR