

[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 : BEDROCK ESTATES
Tax Parcel Identification No.: 12 1640-0316-047-9
Land Disturbance Permit No.: WRN24-064
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 28th day of October, 2024, between SV Ventures 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) 316, 2nd Section (if applicable) of District 1st, Fulton County, Georgia, and more particularly described as follows: To wit:

BEDROCK ESTATES

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.

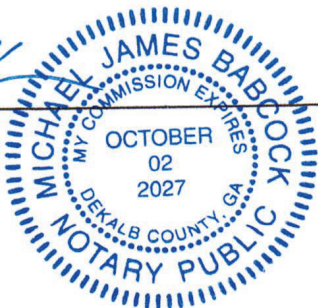
IN WITNESS HEREOF said party of the first part has hereunto affixed his/her hand and seal on the day and year first above written.

Signed, sealed and delivered this 28
day of Oct, 2024
in the presence of:

Kristen Thayer
Witness

[Signature]
Notary Public

[NOTARIAL SEAL]



GRANTOR: SV Ventures LLC
CORPORATE NAME

By: [Signature]
Print Name: SAHIL KOCHHAR

Title: Manager

By: _____
Print Name: _____

Title: _____

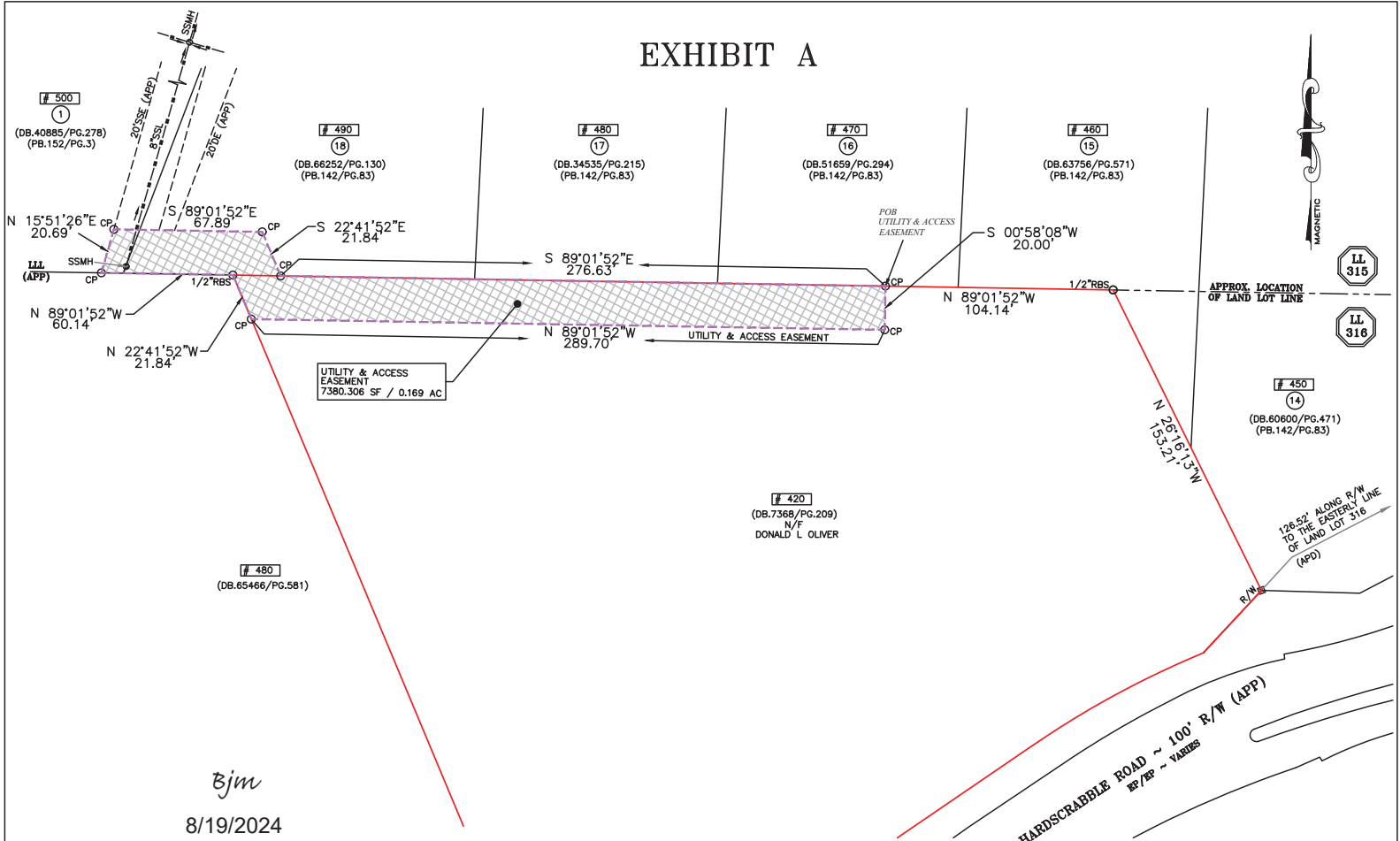
[CORPORATE SEAL]

UTILITY & ACCESS EASEMENT
420 HARDSCRABBLE RD

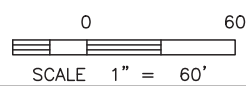
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 316 OF THE 1ST DISTRICT, 2ND SECTION OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHERE EASTERN LINE OF LAND LOT 316 INTERSECTS WITH NORTHERN RIGHT OF WAY LINE OF HARDSCRABBLE ROAD,
THENCE RUN ALONG THE NORTHERN RIGHT OF WAY LINE OF HARDSCRABBLE ROAD 126.52' FEET TO A R/W CONCRETE MONUMENT,
THENCE RUN NORTH 26 DEGREES 16 MINUTES 13 SECONDS WEST A DISTANCE OF 153.21 FEET TO A 1/2"RBS,
THENCE RUN NORTH 89 DEGREES 01 MINUTE 52 SECONDS WEST A DISTANCE OF 104.14 FEET TO A POINT AND THE TRUE POINT OF BEGINNING.
FROM THE POINT OF BEGINNING BEING ESTABLISHED
THENCE RUN SOUTH 00 DEGREES 58 MINUTES 08 SECONDS WEST A DISTANCE OF 20.00 FEET TO A POINT,
THENCE RUN NORTH 89 DEGREES 01 MINUTE 52 SECONDS WEST A DISTANCE OF 289.70 FEET TO A POINT,
THENCE RUN NORTH 22 DEGREES 41 MINUTES 52 SECONDS WEST A DISTANCE OF 21.84 FEET TO A 1/2"RBS,
THENCE RUN NORTH 89 DEGREES 01 MINUTE 52 SECONDS WEST A DISTANCE OF 60.14 FEET TO A POINT,
THENCE RUN NORTH 15 DEGREES 51 MINUTES 26 SECONDS EAST A DISTANCE OF 20.69 FEET TO A POINT,
THENCE RUN SOUTH 89 DEGREES 01 MINUTE 52 SECONDS EAST A DISTANCE OF 67.89 FEET TO A POINT,
THENCE RUN SOUTH 22 DEGREES 41 MINUTES 52 SECONDS EAST A DISTANCE OF 21.84 FEET TO A POINT,
THENCE RUN SOUTH 89 DEGREES 01 MINUTE 52 SECONDS EAST A DISTANCE OF 276.63 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.
LAND AREA CONTAINS 7380.31 SF / 0.169 AC
THE END.

EXHIBIT A



Bjm
8/19/2024



LOT		BLOCK	EASEMENT PLAT PREPARED FOR:		SHEET 1 OF 1
SUBDIVISION		UNIT	BEDROCK ESTATES		
LAND LOT 316	1ST DISTRICT	2ND SECTION			
FULTON COUNTY, GEORGIA		DB.57191/ PG.315	PROPERTY ADDRESS:		
FIELD WORK DATE OCTOBER 16, 2023		PRINTED/SIGNED AUGUST 06, 2024	420 HARDCRABBLE RD		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 8.5" x 11"	ROSWELL, GA 30075		
<small>THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO OBTAIN THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.</small>					
VY		SURVEY LAND EXPRESS, INC		24 LENOX POINT ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM	
COORD #20231775		LAND SURVEYING SERVICES			
DWG #20231775					