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Return Recorded Document to:
Fulton County Land Division
141 Pryor Street, S.W. – Suite 8021
Atlanta, Georgia 30303

Project Name: Creekside at Oxford Park Phase I
Tax Parcel Identification No.: 07 180001190631
Land Disturbance Permit No.: 19S-044WR
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only

Approval Date: _____
Initials: _____

**SEWER LINE EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 16th day of August, 2023, between MERITAGE HOMES OF GEORGIA, INC, a corporation duly organized under the laws of the State of ARIZONA, 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.

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) 105, 106, 119 & 120 of the District, 7 Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

Creekside at Oxford Park Phase I

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 16
day of August 20 23
in the presence of:

Cal Hylles
Witness

Larissa Dixon
Notary Public

[NOTARIAL SEAL]



GRANTOR: Meritage Homes of Georgia, Inc
CORPORATE NAME

By: [Signature]

Print Name: Jonathan White

Title: Division President

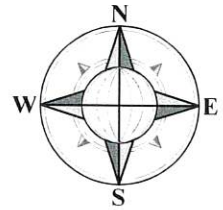
By: _____

Print Name: _____

Title: _____



[CORPORATE SEAL]



GRID NORTH
GA. WEST ZONE
NAD 1983

SCALE: 1"=100'

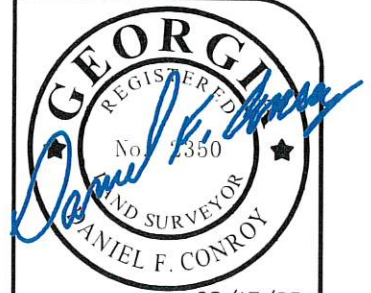
LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND BEING A 20' SANITARY SEWER EASEMENT BEING IN LAND LOTS 119 AND 120, 7 TH DISTRICT, CITY OF SOUTH FULTON, FULTON COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF HOBGOOD ROAD AND RIVERTOWN ROAD; THENCE N88°15'37"E A DISTANCE OF 1331.43' FEET TO THE POINT OF BEGINNING ON THE SOUTHEASTERLY RIGHT-OF WAY OF RICHMOND TRAIL, THENCE S 51°57'57" E FOR A DISTANCE OF 269.63' TO A POINT; RUNNING THENCE N 67°23'31" E FOR A DISTANCE OF 83.60' TO A POINT ON THE SOUTHWESTERLY RIGHT-OF WAY OF DURHAM LANE; THENCE FOLLOWING A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 20.14' .AND A RADIUS OF 50.00', WITH A CHORD BEARING OF S 22°36'29" E, AND A CHORD LENGTH OF 20.00' TO A POINT; RUNNING THENCE S 67°23'31" W FOR A DISTANCE OF 95.30' TO A POINT; RUNNING THENCE N 51°57'57" W FOR A DISTANCE OF 292.57' TO A POINT; RUNNING THENCE N 67°23'31" E FOR A DISTANCE OF 22.95' WHICH IS THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 0.17 ACRES 7,397 SQUARE FEET), MORE OR LESS.

"EXHIBIT"
20' SANITARY SEWER EASEMENT
PREPARED FOR: MERITAGE HOMES
OF GEORGIA, INC.
LAND LOTS 105, 106, 119 & 120,
7TH DISTRICT,
CITY OF SOUTH FULTON,
FULTON COUNTY, GEORGIA - 08/17/2023



08/17/23
FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839
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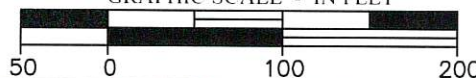
WWW.BOUNDARYZONE.COM
(770) 271-5772 / (919) 363-9226

SUWANEE
454 SATELLITE BLVD. SUITE 200
SUWANEE, GEORGIA 30024

ATLANTA
1100 PEACHTREE STREET, SUITE 200
ATLANTA, GA 30309

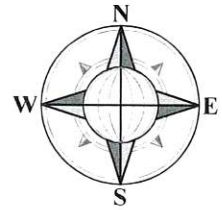
KENNESAW (678) 730-4393
125 TOWN PARK DRIVE, SUITE 300
KENNESAW, GA 30144

GRAPHIC SCALE - IN FEET



PROJECT
23679-01

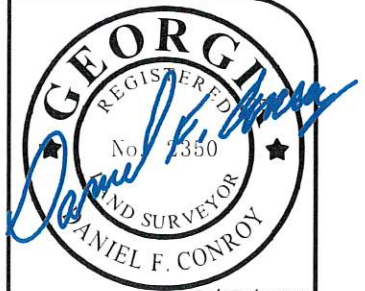
SHEET
1 OF 2



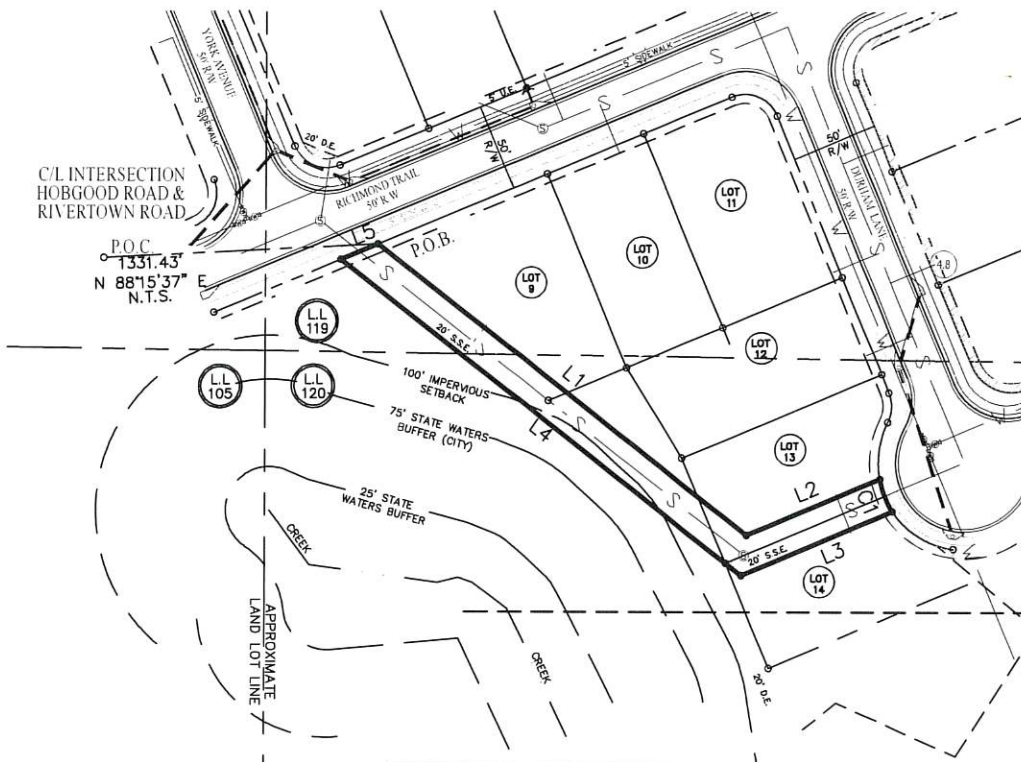
GRID NORTH
GA. WEST ZONE
NAD 1983

SCALE: 1"=100'

"EXHIBIT"
20' SANITARY SEWER EASEMENT
PREPARED FOR: MERITAGE HOMES
OF GEORGIA, INC.
LAND LOTS 105, 106, 119 & 120,
7TH DISTRICT,
CITY OF SOUTH FULTON,
FULTON COUNTY, GEORGIA - 08/17/2023



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C/L INTERSECTION
HOBGOOD ROAD &
RIVERTOWN ROAD

P.O.C.
1331.43'
N 88°15'37"
N.T.S.

LINE	BEARING	DISTANCE
L1	S 51°57'57" E	269.63'
L2	N 67°23'31" E	83.60'
L3	S 67°23'31" W	95.30'
L4	N 51°57'57" W	292.57'
L5	N 67°23'31" E	22.95'

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	20.14'	50.00'	S 22°36'29" E	20.00'

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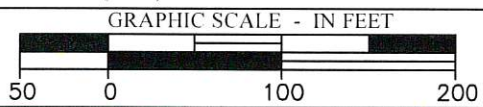


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SUNAWEE GEORGIA 30124

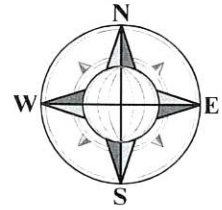
ATLANTA
1100 PEACHTREE STREET SUITE 200
ATLANTA GA 30309

KENNESAW (678) 750-4593
125 TOWN PARK DRIVE SUITE 300
KENNESAW GA 30144



PROJECT
23679-01

SHEET
2 OF 2



GRID NORTH
GA. WEST ZONE
NAD 1983

SCALE: 1"=100'

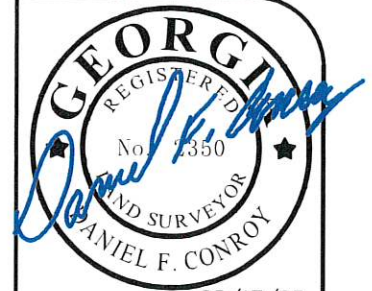
LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND BEING A 20' SANITARY SEWER EASEMENT BEING IN LAND LOT 119, 7 TH DISTRICT, CITY OF SOUTH FULTON, FULTON COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF HOBGOOD ROAD AND RIVERTOWN ROAD; THENCE N84°42'39"E A DISTANCE OF 2281.34' FEET TO THE POINT OF BEGINNING ON THE SOUTHERLY RIGHT-OF WAY OF RICHMOND TRAIL, RUNNING THENCE S 00°46'39" W FOR A DISTANCE OF 220.00' TO A POINT ON THE NORTHERLY RIGHT-OF WAY OF PLYMOUTH DRIVE; THENCE FOLLOWING A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 20.00', AND A RADIUS OF 545.00', WITH A CHORD BEARING OF N 88°15'07" W, AND A CHORD LENGTH OF 20.00' TO A POINT; RUNNING THENCE N 00°46'39" E FOR A DISTANCE OF 220.23' TO A POINT; THENCE FOLLOWING A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 20.01', AND A RADIUS OF 325.00', WITH A CHORD BEARING OF S 87°35'39" E, AND A CHORD LENGTH OF 20.01'; WHICH IS THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 0.10 ACRES 4401 SQUARE FEET), MORE OR LESS.

"EXHIBIT"
20' SANITARY SEWER EASEMENT
PREPARED FOR: MERITAGE HOMES
OF GEORGIA, INC.
LAND LOTS 105, 106, 119 & 120,
7TH DISTRICT,
CITY OF SOUTH FULTON,
FULTON COUNTY, GEORGIA - 08/17/2023



08/17/23
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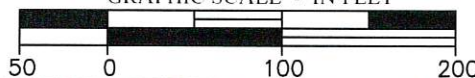
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SUWANEE GEORGIA 30024

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1100 PEACHTREE STREET SUITE 200
ATLANTA GA 30309

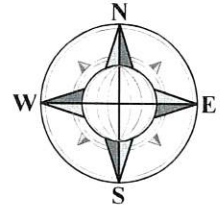
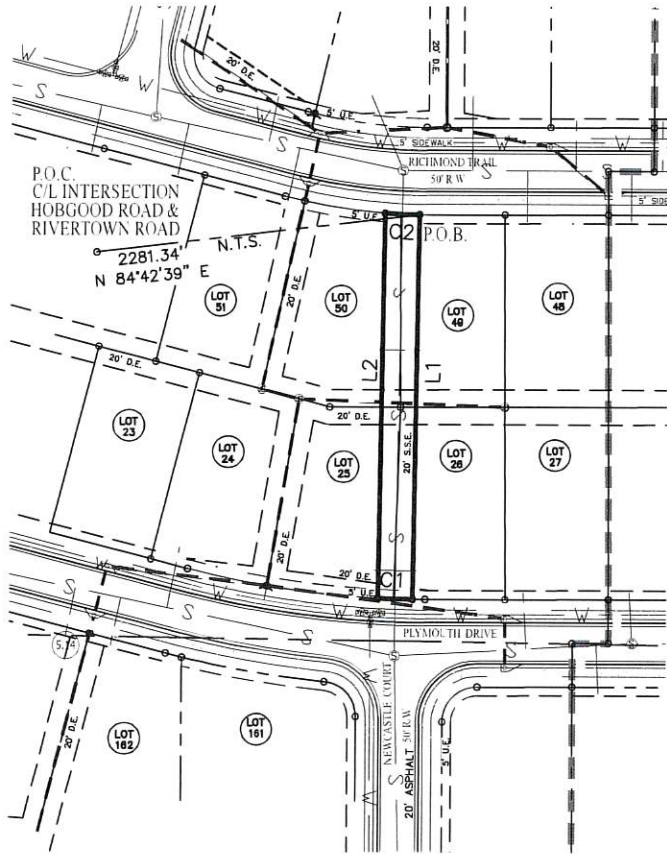
KENNESAW (678) 730-4393
125 TOWN PARK DRIVE SUITE 300
KENNESAW GA 30144

GRAPHIC SCALE - IN FEET



PROJECT
23679-01

SHEET
1 OF 2



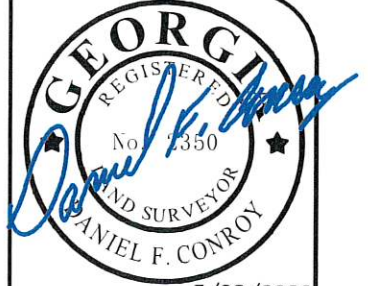
GRID NORTH
GA. WEST ZONE
NAD 1983

SCALE: 1"=100'

"EXHIBIT"
20' SANITARY SEWER EASEMENT
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LAND LOTS 105, 106, 119 & 120,
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CITY OF SOUTH FULTON,
FULTON COUNTY, GEORGIA - 08/17/2023

LINE	BEARING	DISTANCE
L1	S 00°46'39" W	220.00'
L2	N 00°46'39" E	220.23'

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	20.00'	545.00'	N 88°15'07" W	20.00'
C2	20.01'	325.00'	S 87°35'39" E	20.01'



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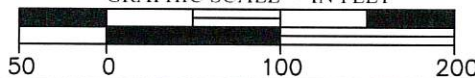
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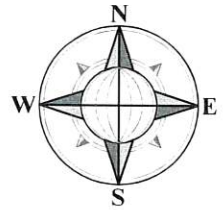
KENNESAW (770) 750-4393
125 TOWN PARK DRIVE SUITE 300
KENNESAW GA 30144

GRAPHIC SCALE - IN FEET



PROJECT
23679-01

SHEET
2 OF 2



GRID NORTH
GA. WEST ZONE
NAD 1983

SCALE: 1"=100'

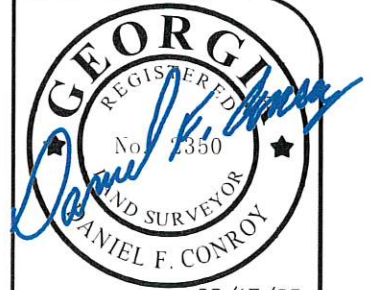
LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND BEING A 20' SANITARY SEWER EASEMENT BEING IN LAND LOT 120, 7 TH DISTRICT, CITY OF SOUTH FULTON, FULTON COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF HOBGOOD ROAD AND RIVERTOWN ROAD; THENCE S85°46'37"E A DISTANCE OF 1702.11' FEET TO THE POINT OF BEGINNING ON THE SOUTHEASTERLY RIGHT-OF WAY OF PLYMOUTH DRIVE; RUNNING THENCE S 22°36'29" E FOR A DISTANCE OF 99.45' TO A POINT; RUNNING THENCE S 67°23'31" W FOR A DISTANCE OF 20.00' TO A POINT; RUNNING THENCE N 22°36'29" W FOR A DISTANCE OF 94.35' TO A POINT; THENCE FOLLOWING A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 20.11', AND A RADIUS OF 55.00', WITH A CHORD BEARING OF N 67°23'31" E. AND A CHORD LENGTH OF 20.00' WHICH IS THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 0.04 ACRES 1975 SQUARE FEET), MORE OR LESS.

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PREPARED FOR: MERITAGE HOMES
OF GEORGIA, INC.
LAND LOTS 105, 106, 119 & 120,
7TH DISTRICT,
CITY OF SOUTH FULTON,
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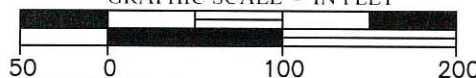
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SUWANEE GEORGIA 30024

ATLANTA
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ATLANTA GA 30309

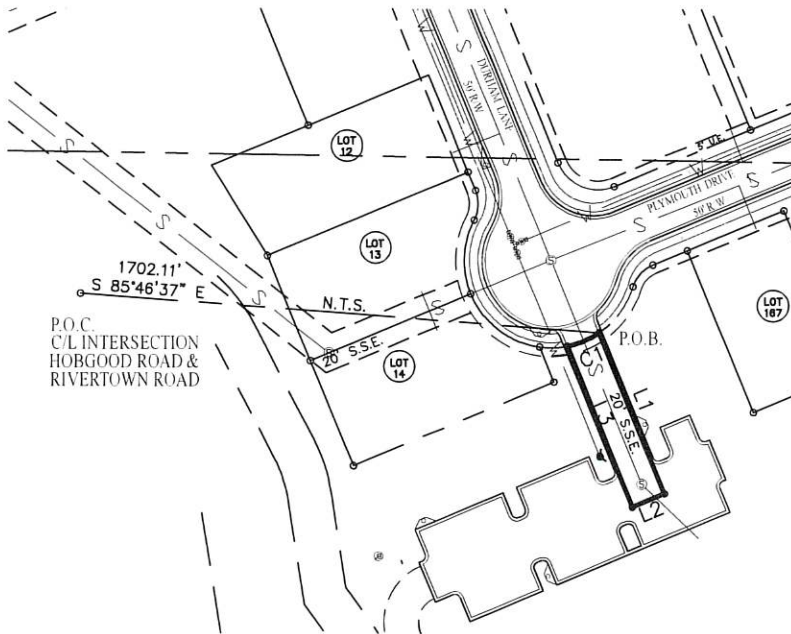
KENNESAW (770) 750-4303
125 TOWN PARK DRIVE SUITE 300
KENNESAW GA 30144

GRAPHIC SCALE - IN FEET



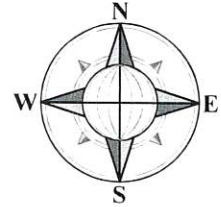
PROJECT
23679-01

SHEET
1 OF 2



LINE	BEARING	DISTANCE
L1	S 22°36'29" E	99.45'
L2	S 67°23'31" W	20.00'
L3	N 22°36'29" W	99.45'

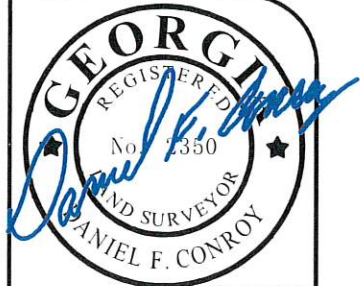
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	20.14'	50.00'	N 67°23'31" E	20.00'



GRID NORTH
GA. WEST ZONE
NAD 1983

SCALE: 1"=100'

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LAND LOTS 105, 106, 119 & 120,
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CITY OF SOUTH FULTON,
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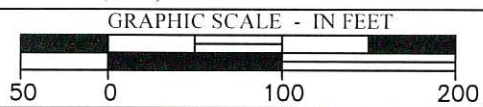


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SUNAWEE
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SUNAWEE GEORGIA 30124

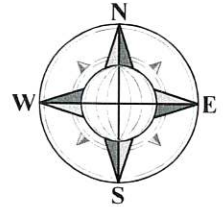
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ATLANTA GA 30309

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KENNESAW GA 30144



PROJECT
23679-01

SHEET
2 OF 2



GRID NORTH
GA. WEST ZONE
NAD 1983

SCALE: 1"=100'

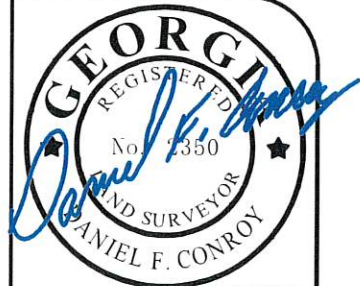
LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND BEING A 20' SANITARY SEWER EASEMENT BEING IN LAND LOT 120, 7 TH DISTRICT, CITY OF SOUTH FULTON, FULTON COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF HOBGOOD ROAD AND RIVERTOWN ROAD; THENCE S56°03'44"E A DISTANCE OF 3125.31' FEET TO THE POINT OF BEGINNING ON THE SOUTHWESTERLY RIGHT-OF WAY OF NEWCASTLE COURT; RUNNING THENCE S 30°18'20" W FOR A DISTANCE OF 126.31' TO A POINT; RUNNING THENCE S 76°25'20" W FOR A DISTANCE OF 85.73' TO A POINT; RUNNING THENCE S 43°49'05" W FOR A DISTANCE OF 181.76' TO A POINT; RUNNING THENCE S 25°17'33" E FOR A DISTANCE OF 530.68' TO A POINT; RUNNING THENCE S 26°02'44" W FOR A DISTANCE OF 258.61' TO A POINT; RUNNING THENCE N 88°57'51" W FOR A DISTANCE OF 125.85' TO A POINT; RUNNING THENCE S 00°25'11" E FOR A DISTANCE OF 6.60' TO A POINT; RUNNING THENCE N 89°15'46" W FOR A DISTANCE OF 20.00' TO A POINT; RUNNING THENCE N 00°25'11" W FOR A DISTANCE OF 26.71' TO A POINT; RUNNING THENCE S 88°57'51" E FOR A DISTANCE OF 133.63' TO A POINT; RUNNING THENCE N 26°02'44" E FOR A DISTANCE OF 236.26' TO A POINT; RUNNING THENCE N 25°17'33" W FOR A DISTANCE OF 534.84' TO A POINT; RUNNING THENCE N 43°49'05" E FOR A DISTANCE OF 201.38' TO A POINT; RUNNING THENCE N 76°25'20" E FOR A DISTANCE OF 83.07' TO A POINT; RUNNING THENCE N 30°18'20" E FOR A DISTANCE OF 117.79' TO A POINT; THENCE FOLLOWING A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 20.14', AND A RADIUS OF 50.00', WITH A CHORD BEARING OF S 59°41'40" E, AND A CHORD LENGTH OF 20.00' WHICH IS THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 0.61 ACRES 26469 SQUARE FEET), MORE OR LESS.

"EXHIBIT"
20' SANITARY SEWER EASEMENT
PREPARED FOR: MERITAGE HOMES
OF GEORGIA, INC.
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7TH DISTRICT,
CITY OF SOUTH FULTON,
FULTON COUNTY, GEORGIA - 08/17/2023



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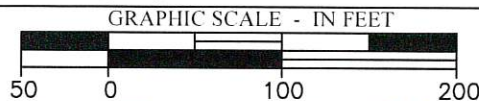


WWW.BOUNDARYZONE.COM
(770) 271-5772 / (919) 363-9226

SUWANEE
454 SATELLITE BLVD. SUITE 200
SUWANEE, GEORGIA 30024

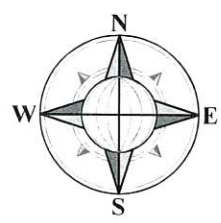
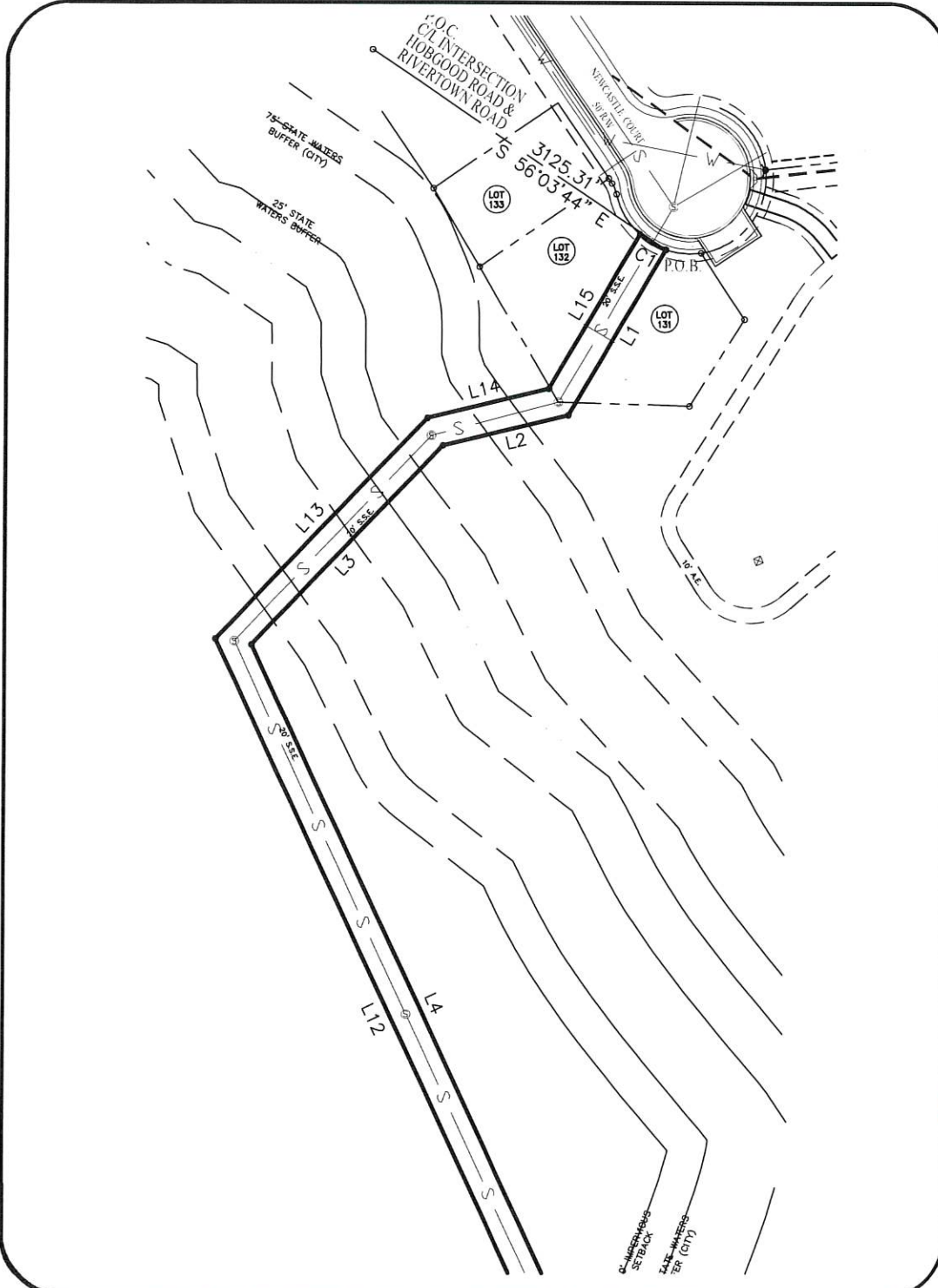
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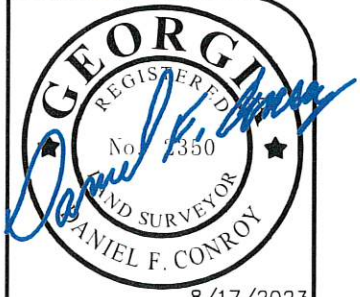
SHEET
1 OF 3



GRID NORTH
GA. WEST ZONE
NAD 1983

SCALE: 1"=100'

"EXHIBIT"
20' SANITARY SEWER EASEMENT
PREPARED FOR: MERITAGE HOMES
OF GEORGIA, INC.
LAND LOTS 105, 106, 119 & 120,
7TH DISTRICT,
CITY OF SOUTH FULTON,
FULTON COUNTY, GEORGIA - 08/17/2023



8/17/2023
FOR THE FIRM
BOUNDARY ZONE, INC.
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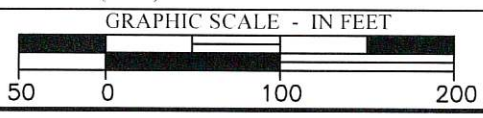
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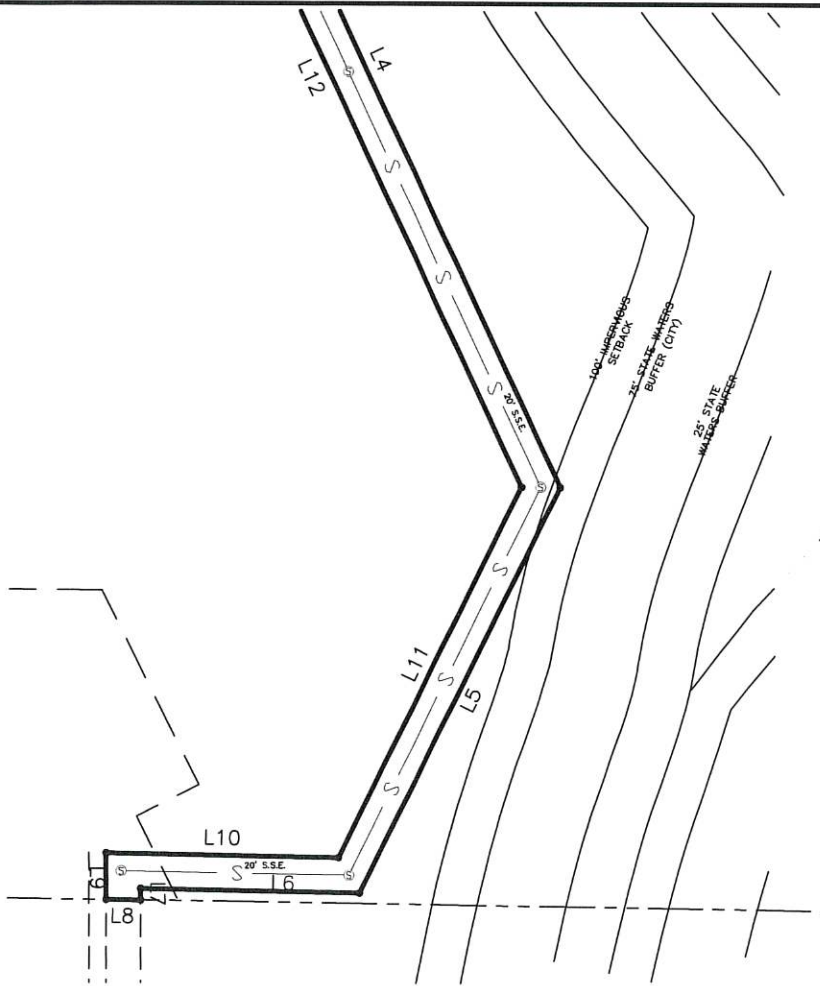
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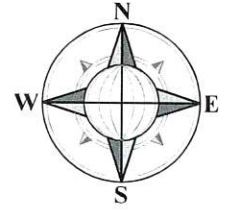
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SHEET
2 OF 3



CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	20.14'	50.00'	S 59°41'40" E	20.00'

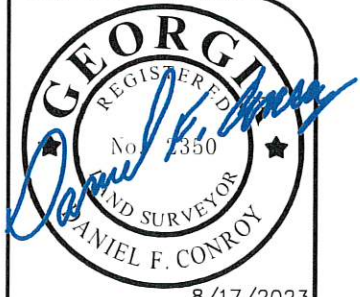
LINE	BEARING	DISTANCE
L1	S 30°18'20" W	126.31'
L2	S 76°25'20" W	85.73'
L3	S 43°49'05" W	181.76'
L4	S 25°17'33" E	530.68'
L5	S 26°02'44" W	258.61'
L6	N 88°57'51" W	125.85'
L7	S 00°25'11" E	6.60'
L8	N 89°15'46" W	20.00'
L9	N 00°25'11" W	26.71'
L10	S 88°57'51" E	133.63'
L11	N 26°02'44" E	236.26'
L12	N 25°17'33" W	534.84'
L13	N 43°49'05" E	201.38'
L14	N 76°25'20" E	83.07'
L15	N 30°18'20" E	117.79'



GRID NORTH
GA. WEST ZONE
NAD 1983

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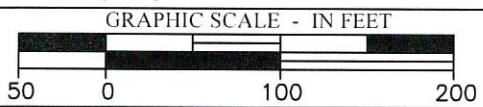


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3 OF 3