

[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 : Wards Crossing
Tax Parcel Identification No.: 11 069102440254
Land Disturbance Permit No.: 22-020WR
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only

Approval Date: _____
Initials: _____

**SEWER EASEMENT
(Individual Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 8th day of June, 2022, between Richard H. & Karen A. Wise of said state and county, 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 (hereinafter referred to as 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 the subject property, said Grantor(s) has (have) 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) 244 & 259, _____ Section (*if applicable*) of District 1, Fulton County, Georgia, and more particularly described as follows: To wit:

Wards Crossing
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 conveys (convey) and relinquishes (relinquish) to FULTON COUNTY a right of access over Grantor's (Grantors') remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on said sewer line on both a routine and emergency basis.

I (We) hereby warrants (warrant) that I (we) have the right to sell and convey said sewer line easement and right of access and bind myself (ourselves), my (our) heirs, executors, and administrators, 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(s) hereby waives (waive) for him/herself (their selves), him/her (their) heirs, 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 (their) hand(s) and seal(s) on the day and year first above written.

Signed, sealed and delivered this 8
day of JUNE, 20 22
in the presence of:

[Signature]
Witness

By:

[Signature] (L.S.)

[Signature]
Notary Public

Print Name:

Richard Wise (L.S.)

[NOTARIAL SEAL]

Signed, sealed and delivered this 8
day of JUNE, 20 22
in the presence of:

[Signature]
Witness

By:

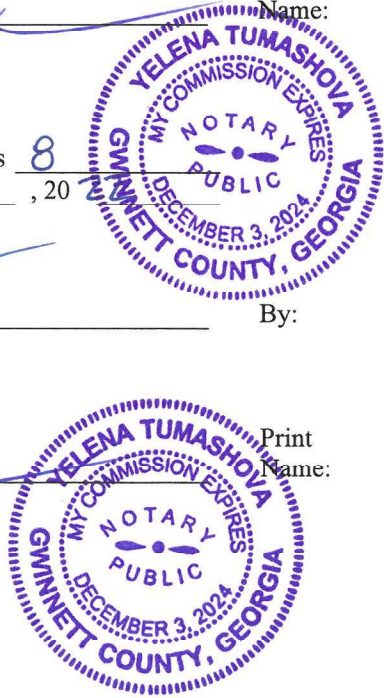
[Signature] (L.S.)

[Signature]
Notary Public

Print Name:

Karen Wise (L.S.)

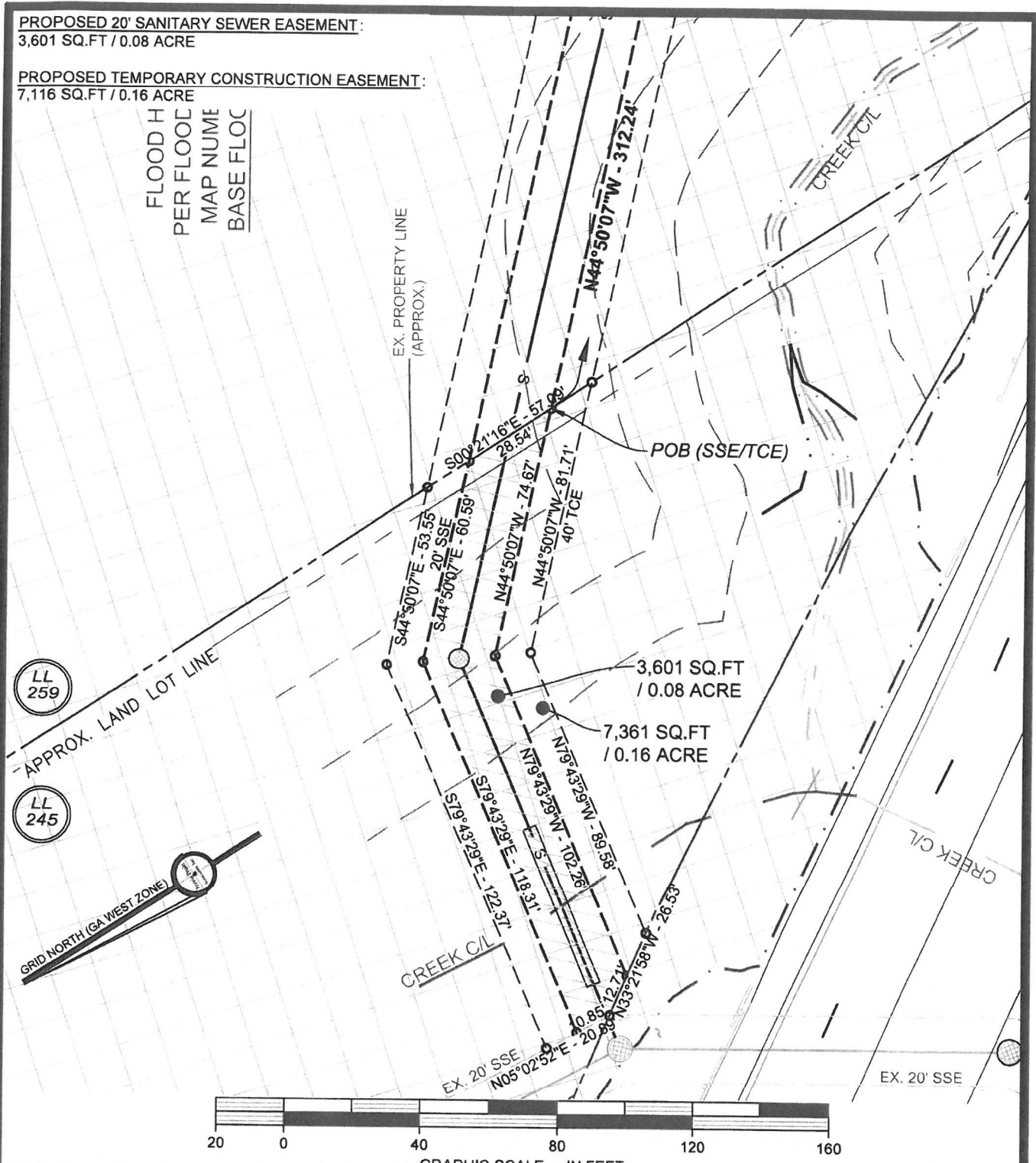
[NOTARIAL SEAL]



PROPOSED 20' SANITARY SEWER EASEMENT:
 3,601 SQ.FT / 0.08 ACRE

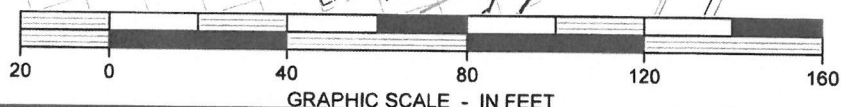
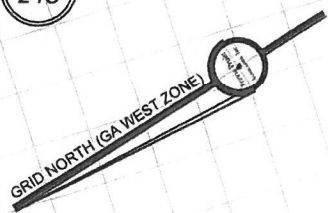
PROPOSED TEMPORARY CONSTRUCTION EASEMENT:
 7,116 SQ.FT / 0.16 ACRE

FLOOD H
 PER FLOOD
 MAP NUME
 BASE FLOC



LL
 259

LL
 245



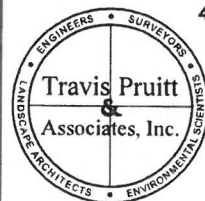
GRAPHIC SCALE - IN FEET

Sanitary Sewer Easement Exhibit For

Richard H. & Karen A. Wise

STATE BRIDGE ROAD

LAND LOT 245 & 259 - 1ST DISTRICT
 CITY OF JOHNS CREEK, FULTON COUNTY, GEORGIA



4317 Park Drive, Suite 400
 Norcross, Georgia 30093
 Phone: (770)416-7511
 Fax: (770)416-6759
 www.travispruitt.com

Certificate of

DATE: 07/08/2021
FIELD DATE:
SCALE: 1"=40'
JN: 180174
FN:
DRAWN BY: KK
Sheet No.: 1 of 1

W:\2018\180174\Engineering\CAD\Engineering\180174PN.dwg, 3 SSE EXHIBIT, jmerder, Oct. 14, 21-8:59:06 AM, 1:200

**DESCRIPTION OF 20' SANITARY SEWER EASEMENT FOR RICHARD H. & KAREN
A. WISE**

All that tract or parcel of land lying and being in Land Lot 245 of the 1st District, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:

To find the **POINT OF BEGINNING**, commence at a brass disk Fulton County GPS Monument #F343 and proceeding along a tie-line North 28 degrees 33 minutes 32 seconds West 3304.02 feet to a ½" rebar found on the northeasterly right-of-way of State Bridge Road (variable right-of-way); THENCE along said right-of-way a curve to the right having a radius of 1075.54 feet and a length of 125.27 feet, said curve having a chord bearing of North 53 degrees 06 minutes 28 seconds West and a chord distance of 125.20 feet to a point; THENCE North 40 degrees 13 minutes 47 seconds East a distance of 24.00 feet to a point; THENCE North 49 degrees 01 minutes 13 seconds West a distance of 27.51 feet to a point; THENCE South 41 degrees 43 minutes 47 seconds West a distance of 24.00 feet to a point; THENCE along a curve to the right having a radius of 1092.13 feet and a length of 122.98 feet, said curve having a chord bearing of North 44 degrees 59 minutes 34 seconds West and a chord distance of 122.92 feet to a point; THENCE leaving said right-of-way along the property line North 17 degrees 26 minutes 56 seconds East a distance of 241.21 feet to a point; THENCE leaving said property line North 46 degrees 13 minutes 01 seconds West a distance of 75.83 feet to a point; THENCE North 44 degrees 50 minutes 07 seconds West a distance of 312.24 feet to a point; said point being the **TRUE POINT OF BEGINNING**.

THENCE from said **TRUE POINT OF BEGINNING** North 44 degrees 50 minutes 07 seconds West a distance of 74.67 feet to a point; THENCE North 79 degrees 43 minutes 29 seconds West a distance of 102.26 feet to a point; THENCE North 33 degrees 21 minutes 58 seconds West a distance of 12.71 feet to a point; THENCE North 05 degrees 02 minutes 52 seconds East a distance of 10.85 feet to a point; THENCE South 79 degrees 43 minutes 29 seconds East a distance of 118.31 feet to a point; THENCE South 44 degrees 50 minutes 07 seconds East a distance of 60.59 feet to a point; THENCE South 00 degrees 21 minutes 16 seconds East a distance of 28.54 feet to a point; said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 3,601 square feet or 0.08 acre.

**DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT FOR RICHARD H.
& KAREN A. WISE**

All that tract or parcel of land lying and being in Land Lot 245 of the 1st District, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:

To find the **POINT OF BEGINNING**, commence at a brass disk Fulton County GPS Monument #F343 and proceeding along a tie-line North 28 degrees 33 minutes 32 seconds West 3304.02 feet to a ½" rebar found on the northeasterly right-of-way of State Bridge Road (variable right-of-way); THENCE along said right-of-way a curve to the right having a radius of 1075.54 feet and a length of 125.27 feet, said curve having a chord bearing of North 53 degrees 06 minutes 28 seconds West and a chord distance of 125.20 feet to a point; THENCE North 40 degrees 13 minutes 47 seconds East a distance of 24.00 feet to a point; THENCE North 49 degrees 01 minutes 13 seconds West a distance of 27.51 feet to a point; THENCE South 41 degrees 43 minutes 47 seconds West a distance of 24.00 feet to a point; THENCE along a curve to the right having a radius of 1092.13 feet and a length of 122.98 feet, said curve having a chord bearing of North 44 degrees 59 minutes 34 seconds West and a chord distance of 122.92 feet to a point; THENCE leaving said right-of-way along the property line North 17 degrees 26 minutes 56 seconds East a distance of 241.21 feet to a point; THENCE leaving said property line North 46 degrees 13 minutes 01 seconds West a distance of 75.83 feet to a point; THENCE North 44 degrees 50 minutes 07 seconds West a distance of 312.24 feet to a point; said point being the **TRUE POINT OF BEGINNING**.

THENCE from said **TRUE POINT OF BEGINNING** South 00 degrees 21 minutes 16 seconds East a distance of 14.27 feet to a point; THENCE North 44 degrees 50 minutes 07 seconds West a distance of 81.71 feet to a point; THENCE North 79 degrees 43 minutes 29 seconds West a distance of 89.58 feet to a point; THENCE North 33 degrees 21 minutes 58 seconds West a distance of 26.53 feet to a point; THENCE North 05 degrees 02 minutes 52 seconds East a distance of 20.89 feet to a point; THENCE South 79 degrees 43 minutes 29 seconds East a distance of 122.37 feet to a point; THENCE South 44 degrees 50 minutes 07 seconds East a distance of 53.55 feet to a point; THENCE South 00 degrees 21 minutes 16 seconds East a distance of 42.82 feet to a point; said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 7,116 square feet or 0.16 acre.