

[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 : BRIAR CREEK
Tax Parcel Identification No.: 14F0125 LL0477
Land Disturbance Permit No.: 21S-009WR BUTNER ROAD
Zoning/Special Use Permit No.: N/A
(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 29th day of September, 2023, between **PULTE HOME COMPANY, LLC**, a corporation duly organized under the laws of the State of Michigan 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) 126 of the 14th District, N/A Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit:

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.

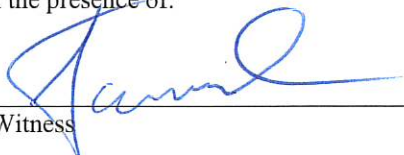
For the same consideration, Grantor(s) hereby convey and relinquish to FULTON COUNTY a right of access over Grantor's remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on said sewer line on both a routine and emergency basis.

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 29th
day of September 2023
in the presence of:



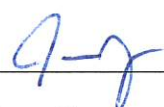
Witness



Notary Public



GRANTOR: PULTE HOME COMPANY, LLC
CORPORATE NAME

By: 

Print Name: Jason Garrett

Title: VP Land Development

By: _____

Print Name: _____

Title: _____

[CORPORATE SEAL]



Sewer Easement A Description for Briar Creek

ALL that tract or parcel of land lying and being in Land Lot 126 of the 14th District, City of South Fulton, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at a #4 rebar found on the Northwestern right-of-way line of Butner Road (60' right-of-way), having Georgia West State Plane coordinates (N= 1328564.49, E= 2167507.63);

THENCE leaving said right-of-way line following a tie line, North 25 degrees 23 minutes 38 seconds East, 1370.56 feet to a point on the Northwestern right-of-way line of Marigold Way (50' right-of-way), said point being the POINT OF BEGINNING;

THENCE leaving said right-of-way line, North 06 degrees 31 minutes 11 seconds West, 60.77 feet to a point;

THENCE North 44 degrees 44 minutes 25 seconds West, 105.14 feet to a point;

THENCE South 61 degrees 16 minutes 26 seconds West, 88.94 feet to a point;

THENCE South 78 degrees 14 minutes 43 seconds West, 112.79 feet to a point;

THENCE North 11 degrees 37 minutes 09 seconds West, 20.0 feet to a point;

THENCE North 78 degrees 14 minutes 43 seconds East, 109.76 feet to a point;

THENCE North 61 degrees 16 minutes 26 seconds East, 86.18 feet to a point;

THENCE North 11 degrees 06 minutes 40 seconds West, 26.45 feet to a point;

THENCE South 66 degrees 50 minutes 31 seconds East, 24.20 feet to a point;

THENCE South 11 degrees 06 minutes 40 seconds East, 17.12 feet to a point;

THENCE South 44 degrees 44 minutes 25 seconds East, 116.58 feet to a point;

THENCE South 06 degrees 31 minutes 11 seconds East, 67.70 feet to a point on the Northwestern right-of-way line of Marigold Way (50' right-of-way);

THENCE continuing along said right-of-way line following the arc of a curve to the left a distance of 20.14 feet (said arc having a radius of 50.00 feet and being subtended by a chord of South 83 degrees 28 minutes 49 seconds West a distance of 20.00 feet) to a point, said point being the POINT OF BEGINNING;

Said tract contains 0.19 acres, 8,081 square feet, more or less.

Sewer Easement B Description for Briar Creek

ALL that tract or parcel of land lying and being in Land Lot 126 of the 14th District, City of South Fulton, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at a #4 rebar found on the Northwesterly right-of-way line of Butner Road (60' right-of-way), having Georgia West State Plane coordinates (N= 1328564.49, E= 2167507.63);

THENCE leaving said right-of-way North 10 degrees 11 minutes 18 seconds West, 225.60' feet to a point, said point being the POINT OF BEGINNING;

THENCE North 10 degrees 11 minutes 18 seconds West, 22.58 feet to a point;

THENCE North 52 degrees 08 minutes 11 seconds East, 78.17 feet to a point on the Southwesterly right-of-way line of Marigold Way (50' right-of-way);

THENCE continuing along said right-of-way line following the arc of a curve to the left a distance of 20.03 feet (said arc having a radius of 175.00 feet and being subtended by a chord of South 40 degrees 34 minutes 02 seconds East a distance of 20.02 feet) to a point;

Thence leaving said right-of-way South 52 degrees 08 minutes 11 seconds West, 89.60 feet to a point, said point being the POINT OF BEGINNING;

Said tract contains 0.04 acres, 1,674square feet, more or less.

