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[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 : Sandtown Crossing
Tax Parcel Identification No.: 14F0118 LL0906, 14F0118 LL0914,
14F0118 LL0922, 14F0118 LL0930,
14F0118 LL0948, 14F0118 LL0955,
14F0118 LL0963, 14F0118 LL0971
Land Disturbance Permit No.: _____
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 15th day of May, 2023, between **SANDTOWN CROSSING PROFESSIONAL OFFICE PARK CONDOMINIUM ASSOCIATION, INC.**, a non-profit 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.

WHEREAS, the real property over which the Sewer Easement (hereinafter defined) granted by this instrument has been submitted to that certain Declaration of Condominium for Sandtown Crossing Professional Office Park, a Condominium by Sandtown Crossing Office I, LLC, a Georgia limited liability company, dated July 5, 2011, filed for record July 7, 2011, recorded in Deed Book 50191, Page 123, Records of Fulton County, Georgia, as amended by that certain First Amendment to Declaration of Condominium for Sandtown Crossing Professional Office Park, a Condominium by Sandtown Crossing Office I, LLC, a Georgia limited liability company, dated August 29, 2012, filed for record August 31, 2012, recorded in Deed Book 51596, Page 110, aforesaid Records, as further amended by that certain Second Amendment to Declaration of Condominium for Sandtown Crossing Professional Office Park, a Condominium by Sandtown Crossing Office I, LLC, a Georgia limited liability company, dated October 15, 2013, filed for record October 23, 2013, recorded in Deed Book 53271, Page 658,

aforesaid Records, as further amended by that certain Third Amendment to Declaration of Condominium for Sandtown Crossing Professional Office Park, a Condominium by Sandtown Crossing Office I, LLC, a Georgia limited liability company, dated May 9, 2018, filed for record May 21, 2018, recorded in Deed Book 58793, Page 374, aforesaid Records, and as further amended by that certain Fourth Amendment to Declaration of Condominium for Sandtown Crossing Professional Office Park, a Condominium by Sandtown Crossing Office I, LLC, a Georgia limited liability company, dated October 13, 2020, filed for record October 15, 2020, recorded in Deed Book 62440, Page 468, aforesaid Records (collectively the “Declaration”).

WHEREAS, pursuant to Article 8, Section 8(d) of the Declaration, Grantor, acting through its Board of Directors (as evidenced by the written consent attached hereto as Exhibit “B”) has the right and authority to grant this Sewer Easement.

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 118 of District 14FF, Fulton County, Georgia, and more particularly described (the “Sewer Easement” as follows: To wit:

SANDTOWN 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 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 15th
day of May, 2023
in the presence of:

Lisa G. Rowling
Witness

Leslie Caylor
Notary Public

GRANTOR: SANDTOWN CROSSING
PROFESSIONAL OFFICE PARK
CONDOMINIUM ASSOCIATION,
INC., a Georgia non-profit
corporation
CORPORATE NAME

By: John R. Perlman
Print Name: John R. Perlman
Title: President

[NOTARIAL SEAL]



EXHIBIT "A" – Part 1

20' Sanitary Sewer Easement 2
City of South Fulton, Fulton County, Georgia
(Date 5-7-23)

All that tract or parcel of land lying and being in Land Lot 18 of District 14FF of Fulton County, Georgia, and being more particularly described as follows:

Commencing at a 5/8-inch rebar found at the intersection of the easterly right-of-way of Riverside Drive (variable right-of-way) and the northerly right-of-way of Campbellton Road (variable right-of-way); Thence continuing with said easterly right-of-way of Riverside Drive North 30 degrees 07 minutes 59 seconds West, a distance of 234.56 feet to a nail found; Thence South 60 degrees 07 minutes 41 seconds West, a distance of 6.71 feet to a nail found; Thence North 30 degrees 24 minutes 51 seconds West, a distance of 14.42 feet to a 46.14 feet to a nail found; Thence departing said right-of-way North 60 degrees 44 minutes 01 seconds East, a distance of 125.35 feet to a point; Thence along a curve to the right having an arc length of 95.17 feet, with a radius of 340.00 feet, being subtended by a chord bearing of North 68 degrees 45 minutes 10 seconds East, for a distance of 94.86 feet to a point; Thence North 76 degrees 46 minutes 19 seconds East, a distance of 62.15 feet to a 5/8-inch rebar found; Thence North 76 degrees 46 minutes 19 seconds East, a distance of 5.02 feet to a 5/8-inch rebar found; Thence North 84 degrees 42 minutes 37 seconds East, a distance of 23.04 feet to point, said point being the **POINT OF BEGINNING**; Thence North 07 degrees 04 minutes 07 seconds West, a distance of 110.21 feet to a point; Thence North 07 degrees 12 minutes 10 seconds West, a distance of 121.56 feet to a point; Thence South 82 degrees 40 minutes 14 seconds West, a distance of 60.27 feet to a point; Thence North 07 degrees 41 minutes 37 seconds West, a distance of 20.00 feet to a point; Thence North 82 degrees 40 minutes 14 seconds East, a distance of 60.39 feet to a point; Thence North 07 degrees 28 minutes 03 seconds West, a distance of 114.52 feet to a point; Thence North 82 degrees 18 minutes 23 seconds East, a distance of 20.00 feet to a point; Thence South 07 degrees 28 minutes 03 seconds East, a distance of 124.65 feet to a point; Thence South 07 degrees 12 minutes 10 seconds East, a distance of 131.63 feet to a point; Thence South 07 degrees 04 minutes 07 seconds East, a distance of 110.86 feet to a point; Thence South 84 degrees 42 minutes 37 seconds West, a distance of 20.01 feet to a point, which is the **POINT OF BEGINNING**.

Said tract or parcel of land contains 0.196 Acre (8,541 Square Feet).

EXHIBIT "A" – Part 2

[SEE ATTACHED SEWER EASEMENT DEDICATION EXHIBIT]

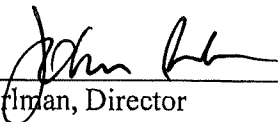
EXHIBIT "B"

**WRITTEN CONSENT OF
THE BOARD OF DIRECTORS OF
SANDTOWN CROSSING PROFESSIONAL OFFICE PARK
CONDOMINIUM ASSOCIATION, INC.
IN LIEU OF SPECIAL MEETING**

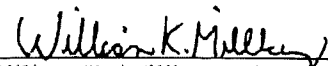
Pursuant to Section 14-3-821 of the Official Code of Georgia Annotated, the undersigned, being all the members of the Board of Directors of Sandtown Crossing Professional Office Park Condominium Association, Inc., a Georgia non-profit corporation, (the "Corporation"), do hereby adopt, approve and authorize the following actions as of the date hereinafter written with the same force and effect as if they were adopted, approved and authorized at a meeting of the Board of Directors of the Corporation duly called and held in accordance with the provisions of the Georgia Business Corporation Code:

RESOLVED, that the Corporation authorize the dedication of all sewer lines and the granting of a sewer easement to Fulton County, Georgia with respect to the sanitary sewer line and facilities which are part of the Common Elements (as defined in the Master Declaration) all on such terms as the John R. Perlman in his capacity as President of the Corporation deems appropriate and necessary, in his sole discretion.

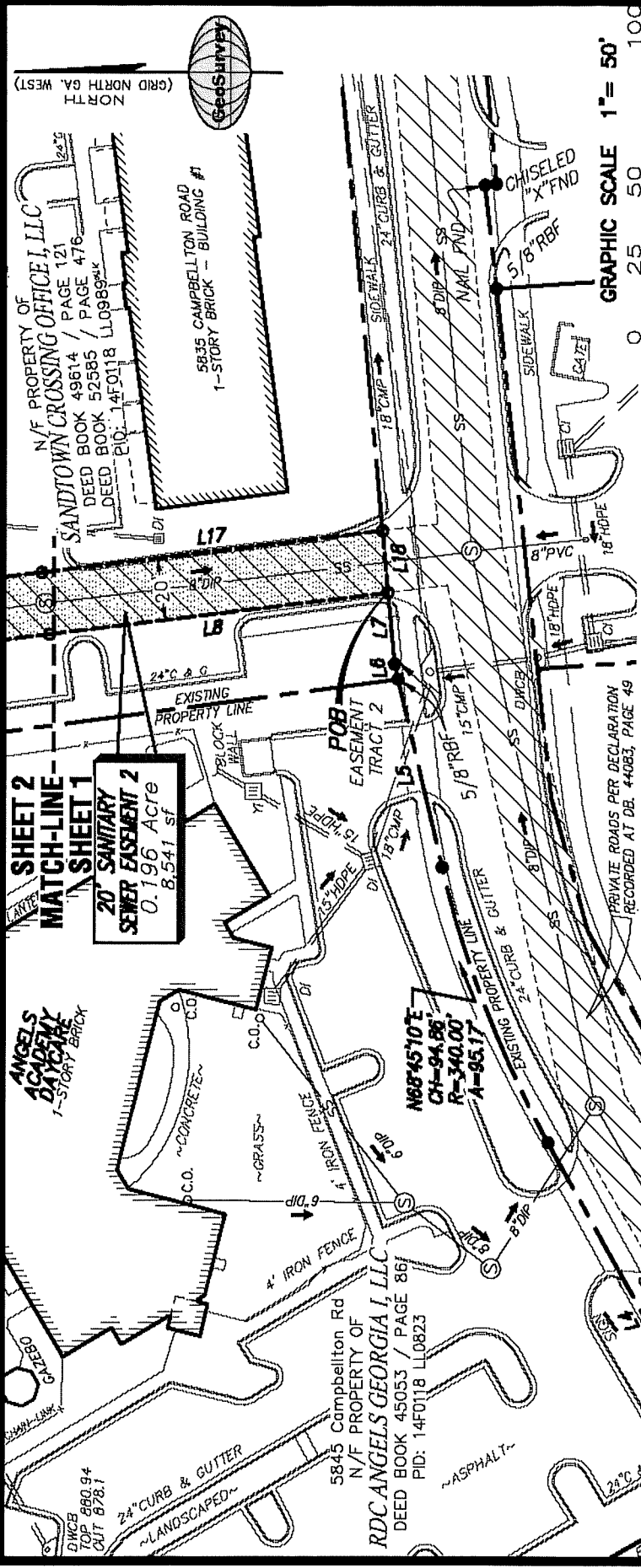
IN WITNESS WHEREOF, the undersigned, being all of the directors of the Corporation hereby consent to the above resolutions and acknowledge their concurrence with the actions authorized therein. This action shall be effective as of the 15 day of May, 2023.



John R. Perlman, Director



William K. Millkey, Director



GRAPHIC SCALE 1" = 50'

0 25 50 100

LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	N30°07'59"W	234.55'	S82°40'14"W	60.27'
L2	S60°07'41"W	6.71'	N07°41'37"W	20.00'
L3	N30°24'51"W	45.14'	N82°40'14"E	60.19'
L4	N60°44'07"E	125.35'	N07°38'03"W	114.52'
L5	N78°46'19"E	82.15'	N82°18'23"E	20.00'
L6	N78°46'19"E	3.02'	S07°28'03"E	124.65'
L7	N84°42'37"E	23.04'	S07°04'07"E	131.63'
L8	N07°12'10"W	110.21'	S84°42'37"W	116.88'
L9	N07°12'10"W	121.95'		20.01'

SEWER EASEMENT DEDICATION EXHIBIT

Sandtown Crossing

SANDTOWN CROSSING OFFICE I, LLC

JOB NO: 20052640

FIELD WORK: CR

PROJ MGR: GEE

REVIEWED: DLH

DWG FILE: 2640-51-SS3.mxd

DRAWING SCALE: 1" = 50'

CITY: SOUTH FULTON

COUNTY: FULTON

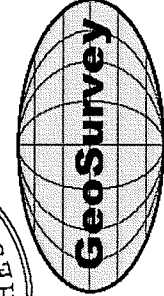
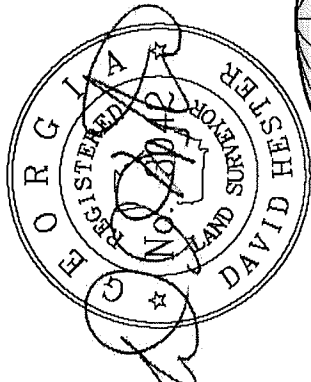
STATE: GA

LAND LOT: 118

DISTRICT: 14FF

SURVEY DATE: 4-24-23

EXHIBIT DATE: 5-1-23



Land Surveying • 3D Laser Scanning

1800 Barnes Mill Road

Marietta, Georgia 30062

Phone: (770) 785-9800

Fax: (770) 785-9850

www.geosurvey.com

EMAIL: info@geosurvey.com

certificates of authorization full-000001

SHEET 1 OF 2

ANGELS 40' x 24' DRIVE
1-STORY BRICK

20' SANITARY SEWER EASEMENT 2
0.196 Acre
8,541 sf

ANGELS GEORGIA I, LLC
5845 Campbellton Rd
N/F PROPERTY OF
RDC ANGELS GEORGIA I, LLC
DEED BOOK 45053 / PAGE 86
PID: 14F0118 L10823

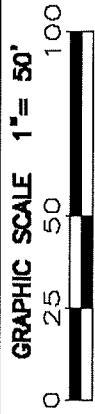
SANDTOWN CROSSING OFFICE I, LLC
DEED BOOK 41663 / PAGE 635
DEED BOOK 47238 / PAGE 394
PID: 14F0118 L10864

RETAIL TRACT 2
(PB 436, PG 41)

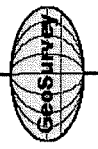
CAMPBELLTON ROAD
EXISTING R/W
5/8" RFB

RIVERSIDE DRIVE
EXISTING R/W
24" CURB & GUTTER

(VARIABLE PUBLIC R/W)

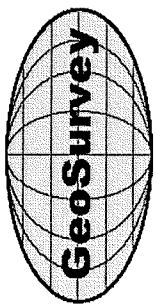


NORTH
(GRID NORTH CA. WEST)



SEE SHEET 1 FOR LINE
& CURVE TABLES

**SHEET
2 OF 2**



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Marietta, Georgia 30062
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www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #13F-000021

SEWER EASEMENT DEDICATION EXHIBIT	
Sandtown Crossing	
SANDTOWN CROSSING OFFICE 1, LLC	
JOB NO: 20052640	DRAWING SCALE: 1" = 50'
FIELD WORK: CR	CITY: SOUTH FULTON
PROJ MGR: GEE	COUNTY: FULTON STATE: GA
REVIEWED: DLH	LAND LOT: 118 DISTRICT: 14FF
DWG FILE: 2640-51-SESmd2	SURVEY DATE: 4-24-23 EXHIBIT DATE: 5-1-23

TRACT 1B
PLAT BOOK 424 / PAGE 139
N/F PROPERTY OF
SANDTOWN CROSSING, INC.
DEED BOOK 41663 / PAGE 635
DEED BOOK 49614 / PAGE 121
DEED BOOK 52585 / PAGE 476
5837 CAMPBELLTON RD
EXISTING PROPERTY LINE 5/8" RBF

TRACT 1D
PLAT BOOK 424 / PAGE 139
N/F PROPERTY OF
SANDTOWN CROSSING, INC.
DEED BOOK 41663 / PAGE 635
DEED BOOK 49614 / PAGE 121
DEED BOOK 52585 / PAGE 476
5849 CAMPBELLTON ROAD
EXISTING PROPERTY LINE 5/8" RBF

**SHEET 2
MATCH-LINE-
SHEET 1**

**20' SANITARY
SEWER EASEMENT 2**
0.196 Acre
8,541 sf

**ANGELS
ACADEMY
DAYCARE**
1-STORY BRICK

