[BLANK SPACE ABO]	VE THIS LINE IS FOR THE SOLE USE OF THE CLERK (OF SUPERIOR COURT	- :-	
THIS DOCUMENT MUST ONLY BE I	RECORDED BY PERSONNEL OF THE	FULTON COUNTY L	AND DIVISIO)N
Return Recorded Document to:	Project Name:	240 Mayfield Rd		
Fulton County Land Division	Tax Parcel Identification No.:			
141 Pryor Street, S.W Suite 8021	Land Disturbance Permit No.:	WRN25-034		
Atlanta, Georgia 30303	Zoning/Special Use Permit No.: (if applicable)			
		For Fulton Co	unty Use Only	
		Approval Data		
		Approval Date: Initials:		
	SEWER EASEMENT			
	(Corporate Form)			
STATE OF GEORGIA, COUNTY OF FULTON				
This indenture entered into this <u>11th</u>	_ day of September	, <u>2025,</u> between	Al	pha Fine
Homes by Neal Chahwala, LLC			a corporati	on duly
organized under the laws of the State of				
eferred to as Grantor) and FULTON COU	NTY, a Political Subdivision of the St	ate 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	ne sealing and deliver	y of these pres	sents, the
eceipt whereof is hereby acknowledged an	d in consideration of the benefits whi	ch will accrue to the	undersigned	from the
construction of a sewer line through subject p	roperty, and in consideration of the bene	efits which will accrue	to the subject	property
rom the construction of a sewer line throug	h subject property, said Grantor has gr	anted, bargained, sold	l and conveye	d and by
hese presents does grant, bargain, sell and	convey to FULTON COUNTY and to	successors and assig	gns the right,	title, and
privilege of easements through subject proper	rty located in Land Lot(s) 1198		2nd	Section

Project Name
[See Exhibit "A" attached hereto and made a part hereof]

(if applicable) of District 2nd, Fulton County, Georgia, and more particularly described as follows: To wit:

240 Mayfield Rd

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.

GRANTOR:	Alpha Fine Homes by Neal Chahwala, LLC
	CORPORATE NAME
By: Print Name: Title:	Neal K. Chahwala Owner/Member
Ву:	
Print Name:	
Title:	
	[CORPORATE SEAL]
	Print Name: Title: By: Print Name:

SEWER EASEMENT DEDICATION INFORMATION SUMMARY (CORPORATION) Page 3 of 3

