

[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 : 240 Mayfield Rd
Tax Parcel Identification No.: 22 481211980772
Land Disturbance Permit No.: WRN25-034
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 11th day of September, 2025, between Alpha Fine Homes by Neal Chahwala, LLC, a 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.

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(s) 1198, 2nd Section (if applicable) of District 2nd, Fulton County, Georgia, and more particularly described as follows: To wit:

240 Mayfield Rd

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 11
day of September 20 25
in the presence of:

Witness

Notary Public

GRANTOR: Alpha Fine Homes by Neal Chahwala, LLC
CORPORATE NAME

By:

Print Name:

Title:

By:

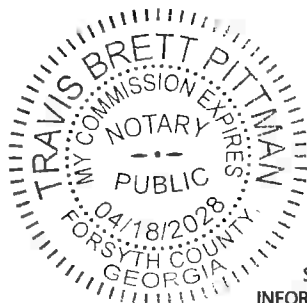
Print Name:

Title:

Neal K. Chahwala

Owner/Member

[NOTARIAL SEAL]



[CORPORATE SEAL]

(RESERVED FOR CLERK'S FILING STAMP)

SURVEYOR CERTIFICATION

This survey is a retracement of an existing parcel of land and does not subdivide or create a new parcel. The recording information of the document(s), map(s), plat(s), or other instrument(s) which created the parcel(s) are stated herein. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Further, the undersigned land surveyor certifies that this map, plat, or plan complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

Brian Douglas Dobbins
GA RLS No. 3167

SURVEYOR'S NOTES

1. THE FIELD DATA ON WHICH THIS PLAT IS BASED WAS COMPLETED ON MAY 21, 2022.
2. THE FIELD DATA ON WHICH THIS PLAT IS BASED USED REDUNDANT LINEAR MEASUREMENTS TO VERIFY ACCURACY, THE CALCULATED POSITIONAL TOLERANCE ON OBSERVED POSITIONS WAS FOUND TO BE .01 FEET
3. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY FIELD SURVEY USING A LEICA TS12 ROBOTIC TOTAL STATION AND NETWORK ROVER ON A GPS NETWORK.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE ON THE OVERALL PROPERTY AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,214,812 FEET.
5. LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES ARE PROVIDED BY VISIBLE ACCESSIBLE FIELD EVIDENCE, MAKINGS BY UTILITY LOCATION AND PUBLIC RECORDS. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS SURVEY. THE OWNER, THEIR CONSULTANTS, AND THEIR CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THIS SURVEYOR IS NOT RESPONSIBLE FOR THE SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION PROVIDED HEREON.
6. PARCELS HAVE DIRECT ACCESS TO MAYFIELD ROAD, A DEDICATED PUBLIC ROAD.
7. THERE ARE 0 MARKED PARKING SPACES, 0 OF WHICH ARE MARKED HANDICAPPED AT THE TIME OF THIS SURVEY.
8. THERE ARE NO VISIBLE SIGNS OF ENCROACHMENTS OF A STRUCTURE TO A PROPERTY LINE. THERE ARE UTILITIES THAT ENCROACH THE PUBLIC RIGHTS-OF-WAYS AND STRUCTURES AND LINE OF OCCUPATIONS THAT MAY OVERLAP INTERPARCEL BOUNDARIES. A BOUNDARY LINE AGREEMENT WOULD BE BENEFICIAL. FENCE LINES ARE OF UNKNOWN OWNERSHIP ALONG THE PROPERTY LINES.
9. THERE IS NO RECENT OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
10. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING PROPERTY, ACCORDING TO FULTON COUNTY.
11. THERE IS NO RECENT OBSERVED EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
12. THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
13. THERE IS NO OBSERVABLE EVIDENCE OF A CEMETARY OR BURIAL GROUNDS ON THE PROPERTY. HOWEVER, NO HISTORICAL OR ARCHAEOLOGICAL STUDY HAS BEEN CONDUCTED BY THIS FIRM.
14. ADJOINERS NAMES ARE CURRENT PER FULTON COUNTY TAX RECORDS ON JUNE 7, 2022.
15. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH BY IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

DS

BS

08/28/2025 | 11:51 AM EDT

Fulton County Government

Project #WRN25-034

SITE ADDRESS:

240, 250 & 260 MAYFIELD ROAD, CITY OF ALPHARETTA, FULTON COUNTY, GA

BRIAN DOBBINS, GA RLS 3167
LSF 1279
770-722-7625
RLS DOBBINS@GMAIL.COM

Exhibit A SEWER EASEMENT SURVEY FOR:
ALPHA FINE HOMES LLC
LAND LOT 1198 - 2ND DISTRICT - 2ND SECTION
CITY OF ALPHARETTA - FULTON COUNTY, GEORGIA

TOTAL ACREAGE

114,826 SQ. FT.
2.63 ACRES

TOTAL ACREAGE #260
43,360 SQ. FT.
0.99 ACRES

TOTAL ACREAGE #250
31,525 SQ. FT.
0.72 ACRES

TOTAL ACREAGE #240
39,941 SQ. FT.
0.92 ACRES



LEGEND

EX. WATER MAIN		POWER POLE W/GUY WIRE	
OVERHEAD POWER		TELEPHONE POLE	
UNDERGROUND POWER		SERVICE POLE	
GAS LINE		GUY POLE	
STORM PIPE		MAILBOX	
EXIST. SANITARY SEWER		COMPUTED POINT	
BURIED CATV LINE		IRON PINS	
RIGHT-OF-WAY LINE		CABLE JUNCTION BOX	
PROPERTY LINE		GAS VALVE	
DIRT ROAD/PATH		UTILITY JUNCTION BOX	
METAL/WOOD FENCE		SINGLE/DOUBLE SIGN POST	
CHAINLINK FENCING		LAMP/OUTDOOR LIGHTING	
BARBED WIRE FENCING		CONCRETE MONUMENT	
STORM STRUCTURES			
SANITARY SEWER MANHOLE			
SEWER CLEANOUT			
EXISTING F.H.			
EXISTING WATER VALVE			
WATER METER/GAS METER			

**PROPOSED SEWER EASEMENT
#250 MAYFIELD ROAD**
2000 Sq. Feet
0.0459 Acres

LINE	BEARING	DISTANCE
L1	N 55°05'48" W	100.00'
L2	S 34°49'23" W	20.00'
L3	S 55°05'48" E	100.00'
L4	N 34°49'23" E	20.00'

SEWER EASEMENT DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 1198, 2nd District, 2nd Section, Fulton county, being in the City of Alpharetta and more particularly described as follows.

Begin at a 1 1/2" open top on the Southwesterly right-of-way (varies) Mayfield Road, GA SPC West (N:1485643.01, E:2255502.80); thence along said right-of-way N 55°05'48" W a distance of 100.00' to a 1/2" rebar set; thence S 34°49'23" W a distance of 20.00' to a point; thence S 55°05'48" E a distance of 100.00' to a point; thence N 34°49'23" E a distance of 20.00' to the Point of Beginning

Said tract contains 2,000 Sq. Ft. or 0.0459 acres

**PROPOSED SEWER EASEMENT
#240 MAYFIELD ROAD**
2520 Sq. Feet
0.0578 Acres

LINE	BEARING	DISTANCE
L1	N 54°55'10" W	125.92'
L2	S 34°49'23" W	20.00'
L3	S 54°55'10" E	126.04'
L4	N 34°29'17" E	20.00'

All that tract or parcel of land lying and being in Land Lot 1198, 2nd District, 2nd Section, Fulton county, being in the City of Alpharetta and more particularly described as follows.

Begin at a 1/2" rebar set on the Southwesterly right-of-way (varies) Mayfield Road, GA SPC VWest (N:1485570.84, E:2255805.84); thence along said right-of-way N 54°55'10" W a distance of 125.92' to a 1 1/2" open top; thence S 34°49'23" W a distance of 20.00' to a point; thence S 54°55'10" E a distance of 126.04' to a point; thence N 34°29'17" E a distance of 20.00' to the Point of Beginning

Said tract contains 2,520 Sq. Ft. or 0.0578 acres

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2905.58'	142.40'	142.39'	S 53°12'12" E	2°48'29"



DRAWN BY: BDD

APPROVED BY: BDD

DATE: 10-02-23

PROJECT # 13126

DWG NAME: MAYFIELDRD.DWG