

[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 : The Solana Peachtree Dunwoody
Tax Parcel Identification No.: 17 0021 LL0851
Land Disturbance Permit No.: WRN 23-110
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 18th day of April, 2024, between FDG PDR Land Propco, 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) 21, _____ Section (if applicable) of District 17th, Fulton County, Georgia, and more particularly described as follows: To wit:

The Solana Peachtree Dunwoody

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 18th
day of APRIL, 20 24
in the presence of:

[Signature]
Witness

[Signature]
Notary Public

MY COMMISSION EXPIRES: JUNE 19, 2026
[NOTARIAL SEAL]

GRANTOR: FDG PDR Land Propco, LLC
CORPORATE NAME

By: [Signature]

Print Name: Jared Bankos

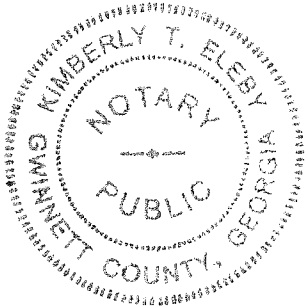
Title: Owner

By: _____

Print Name: _____

Title: _____

[CORPORATE SEAL]



Bjm
6/11/2024

6909 PEACHTREE DUNWOODY RD
SANDY SPRINGS, GA 30328

PID: 17 0021 LL0851

EXSS	
TOP:	1070.98
INV IN:	1066.79
INV OUT:	1066.59

EXISTING 8" DIP
SEWER MAIN

N1°47'55"W
27.69'

S88°01'49"W
20.00'

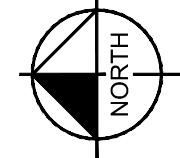
TOTAL AREA: ± 0.01 AC
 ± 576 SF

N81°54
20.20'

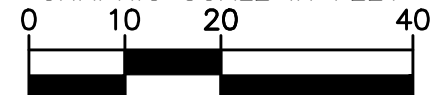
SS-1
TOP: 1070.77
INV IN: 1067.99
INV IN: 1068.15
INV OUT: 1067.04

25 LF OF
8" DIP @ 1.00%

S1°38'46"E
29.85'



GRAPHIC SCALE IN FEET



Kimley»»Horn

3930 E JONES BRIDGE ROAD, SUITE 350
PEACHTREE CORNERS, GEORGIA 30092
PHONE: (770) 825-0744 |
www.kimley-horn.com

TITLE:

**SEWER EASMENT
EXHIBIT**

PROJECT:

THE SOLANA
PEACHTREE
DUNWOODY

CLIENT:

FDG PDR LAND
PROPCO, LLC

JOB NUMBER: 017236002

SCALE: 1" = 20'

DATE: 06/11/2024

SHEET:

EXHIBIT A

BEGINNING AT THE MOST NORTHEASTERN CORNER OF THE PROPERTY LOCATED AT 6909 PEACHTREE DUNWOODY RD, SANDY SPRINGS GA , THENCE NORTH 81°54'41" EAST FOR A DISTANCE OF 65.10 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING. THENCE NORTH 01°47'55" WEST FOR A DISTANCE OF 27.69 FEET TO A POINT; THENCE SOUTH 88°01'49" WEST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 01°38'46" EAST FOR A DISTANCE OF 29.85 FEET TO A POINT; THENCE NORTH 81°54'41" EAST FOR A DISTANCE OF 20.20 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING.SAID TRACT CONTAINING 0.01 ACRES MORE OR LESS (±576 SF) .

**Kimley»Horn**

3930 E JONES BRIDGE ROAD,
SUITE 350
PEACHTREE CORNERS, GEORGIA 30092
PHONE: (770) 825-0744 |
www.kimley-horn.com

PROJECT:

THE SOLANA
PEACHTREE
DUNWOODY

TITLE:

LEGAL
DESCRIPTION

CLIENT:

FDG PDR LAND
PROPCO, LLC

JOB NO.: 017236002

SCALE: N.T.S

DATE: 06/11/2024

SHEET:

EXHIBIT B