

[BLANK SPACE ABOVE THIS LINE IS FOR THE SOLE USE OF THE CLERK OF SUPERIOR COURT

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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 LL0864  
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 15<sup>th</sup> day of May, 2023, between **SANDTOWN CROSSING, INC.**, 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 118 of District 14FF, Fulton County, Georgia, and more particularly described 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 15<sup>th</sup>  
day of May, 2023  
in the presence of:

GRANTOR: SANDTOWN CROSSING, INC.,  
a Georgia corporation  
CORPORATE NAME

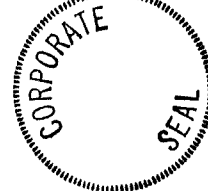
*Risa G. Rowling*  
Witness

By: *John R. Perlman*  
Print Name: John R. Perlman

Title: President

*Leslie Caylor*  
Notary Public

[CORPORATE SEAL]



[NOTARIAL SEAL]

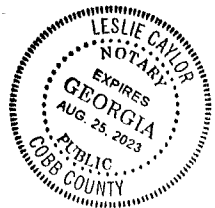


EXHIBIT "A" – Part 1

**20' Sanitary Sewer Easement 1**  
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 point, said point being the **POINT OF BEGINNING**; Thence continuing with said right-of-way North 30 degrees 24 minutes 51 seconds West, a distance of 20.00 feet to a point; Thence departing said right-of-way North 59 degrees 35 minutes 09 seconds East, a distance of 129.39 feet to a point; Thence North 77 degrees 12 minutes 32 seconds East, a distance of 175.28 feet to a point; Thence North 07 degrees 04 minutes 07 seconds West, a distance of 19.09 feet to a point; Thence North 84 degrees 42 minutes 37 seconds East, a distance of 20.01 feet to a point; Thence South 07 degrees 04 minutes 07 seconds East, a distance of 17.78 feet to a point; Thence North 84 degrees 26 minutes 40 seconds East, a distance of 247.31 feet to a point; Thence North 22 degrees 13 minutes 03 seconds East, a distance of 57.61 feet to a point; Thence North 00 degrees 08 minutes 46 seconds West, a distance of 22.33 feet to a point; Thence North 82 degrees 18 minutes 23 seconds East, a distance of 20.17 feet to a point; Thence South 00 degrees 08 minutes 46 seconds East, a distance of 28.94 feet to a point; Thence South 22 degrees 13 minutes 03 seconds West, a distance of 49.16 feet to a point; Thence North 79 degrees 09 minutes 03 seconds East, a distance of 58.05 feet to a point; Thence South 02 degrees 39 minutes 53 seconds East, a distance of 19.54 feet to a point; Thence South 87 degrees 20 minutes 07 seconds West, a distance of 3.77 feet to a point; Thence along a curve to the left having an arc length of 8.73 feet, with a radius of 15.50 feet, being subtended by a chord bearing of South 71 degrees 11 minutes 41 seconds West, for a distance of 8.62 feet to a point; Thence South 79 degrees 09 minutes 03 seconds West, a distance of 53.00 feet to a point; Thence South 01 degrees 13 minutes 47 seconds East, a distance of 221.29 feet to a point; Thence South 14 degrees 48 minutes 15 seconds East, a distance of 55.55 feet to a located on the northerly right-of-way of said Campbellton Road; Thence continuing with said right-of-way South 82 degrees 41 minutes 01 seconds West, a distance of 14.93 feet to a point; Thence South 79 degrees 22 minutes 05 seconds West, a distance of 5.21 feet to a point; Thence departing said right-of-way North 14 degrees 48 minutes 15 seconds West, a distance of 55.61 feet to a point; Thence North 01 degrees 13 minutes 47 seconds West, a distance of 39.51 feet to a point; Thence North 05 degrees 48 minutes 39 seconds East, a distance of 76.77 feet to a 5/8-inch rebar found; Thence along a curve to the left having an arc length of 7.96 feet, with a radius of 49.50 feet, being subtended by a chord bearing of North 01 degrees 12 minutes 21 seconds East, for a distance of 7.95 feet to a 5/8-inch rebar found; Thence North 03 degrees 23 minutes 58 seconds West, a distance of 69.78 feet to a chiseled "X" found; Thence along a curve to the left having an arc length of 14.48 feet, with a radius of 14.50 feet, being subtended by a chord bearing of North 32 degrees 00 minutes 34 seconds West, for a distance of 13.89 feet to a point; Thence North 01 degrees 13 minutes 47 seconds West, a distance of 16.02 feet to a point; Thence South 84 degrees 26 minutes 40 seconds West, a distance of 251.66 feet to a point; Thence South 77 degrees 12 minutes 32 seconds West, a distance of 180.59 feet to a point; Thence South 59 degrees 35 minutes 09 seconds West, a distance of 126.29 feet to a point on the easterly right-of-way of Riverside Drive, which is the **POINT OF BEGINNING**.

Said tract or parcel of land contains 0.444 Acre (19,359 Square Feet).

EXHIBIT "A" – Part 2

[SEE ATTACHED SEWER EASEMENT DEDICATION EXHIBIT]

5845 Campbellton Rd  
 N/F PROPERTY OF  
**RDC ANGELS GEORGIA I, LLC**  
 DEED BOOK 45053 / PAGE 86/  
 PID: 14F0118 LL0823

PRIVATE ROAD  
 ~ASPHALT~  
 PRIVATE ROADS PER DECLARATION  
 RECORDED AT DB. 44083, PAGE 49

**20' SANITARY  
 SEWER EASEMENT 1**  
 0.444  
 19,359 sf

N/F PROPERTY OF  
**SANDTOWN CROSSING, INC.**  
 DEED BOOK 41663 / PAGE 635  
 DEED BOOK 47238 / PAGE 394  
 PID: 14F0118 LL0864  
**RETAIL TRACT 2**  
 (PB 436, PG 41)

N/F PROPERTY OF  
**SANDTOWN CROSSING, INC.**  
 DEED BOOK 41663 / PAGE 635  
 5851 Campbellton Rd  
 (PB 436, PG 41)  
 PID: 14F0118 LL1003  
**RETAIL TRACT 3a**  
 (PB 436, PG 41)

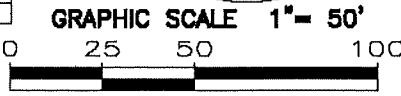
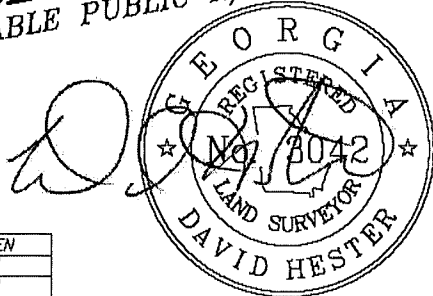
N/F PROPERTY OF  
**VI-LO PROPERTIES, LLC**  
 DEED BOOK 63213 / PAGE 94  
 5849 Campbellton Rd  
 PID: 14F0118 LL1011  
**RETAIL TRACT 3b**  
 (PB 436, PG 41)

**SHEET 1  
 MATCH-LINE  
 SHEET 2**

**SHEET  
 1 OF 2**

**CAMPBELLTON ROAD**  
 (VARIABLE PUBLIC R/W)

CURVE	CHORD L	CHORD BRG	RADIUS	ARC LEN
C1	8.62'	S71°11'41"W	15.50'	8.73'
C2	7.95'	N01°12'21"E	49.50'	7.96'
CJ	13.89'	N32°00'34"W	14.50'	14.48'



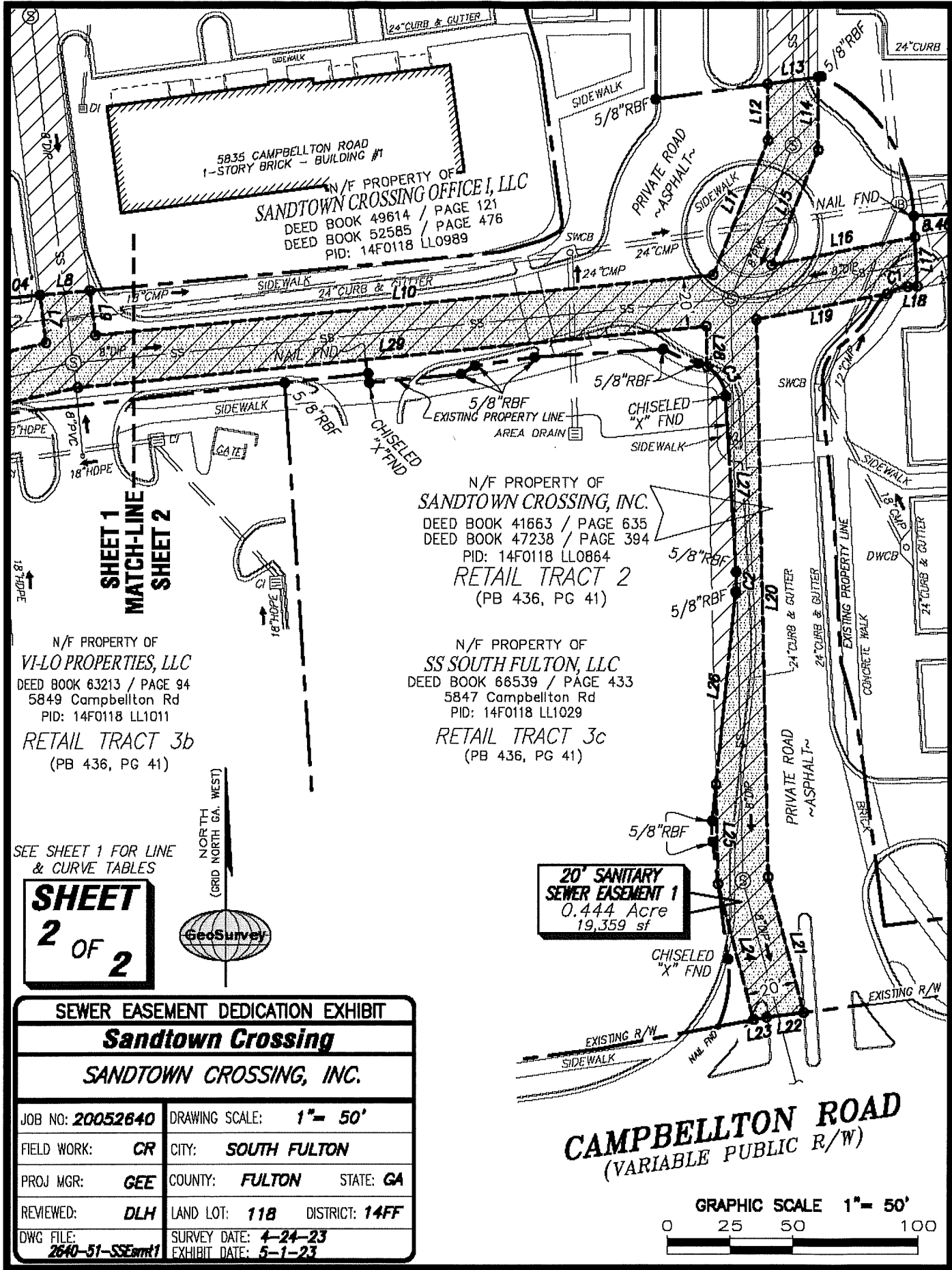
Land Surveying • 3D Laser Scanning  
 1880 Barnes Mill Road  
 Marietta, Georgia 30062  
 Phone: (770) 785-8800  
 Fax: (770) 785-8880  
 www.geosurvey.com  
 Email: info@geosurvey.com  
 Certificate of Authorization LSR-000821

LINE	BEARING	DISTANCE
L1	N30°07'59"W	234.56'
L2	S60°07'41"W	6.71'
L3	N30°24'51"W	14.42'
L4	N30°24'51"W	20.00'
L5	N59°35'09"E	129.39'
L6	N77°12'32"E	175.28'
L7	N07°04'07"W	19.09'
L8	N84°42'37"E	20.01'
L9	S07°04'07"E	17.78'
L10	N84°28'40"E	247.31'
L11	N22°13'03"E	57.61'
L12	N00°08'46"W	22.33'
L13	N82°18'23"E	20.17'
L14	S00°08'46"W	28.94'
L15	S22°13'03"W	49.16'
L16	N79°09'03"E	58.05'
L17	S02°39'53"E	19.54'
L18	S87°20'07"W	3.77'
L19	S79°09'03"W	53.00'
L20	S01°13'47"E	221.29'
L21	S14°48'15"E	55.55'
L22	S82°41'01"W	14.93'
L23	S79°22'05"W	5.21'
L24	N14°48'15"W	55.61'
L25	N01°13'47"W	39.51'
L26	N05°48'39"E	76.77'
L27	N03°23'58"W	69.78'
L28	N01°13'47"W	16.02'
L29	S84°26'40"W	251.66'
L30	S77°12'32"W	180.59'
L31	S59°35'09"W	126.29'

SEWER EASEMENT DEDICATION EXHIBIT			
<b>Sandtown Crossing</b>			
SANDTOWN CROSSING, INC.			
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-SSEm1	SURVEY DATE: 4-24-23	EXHIBIT DATE: 5-1-23	

NORTH  
 (GRID NORTH GA. WEST)





5835 CAMPBELLTON ROAD  
1-STORY BRICK - BUILDING #1  
N/F PROPERTY OF  
**SANDTOWN CROSSING OFFICE I, LLC**  
DEED BOOK 49614 / PAGE 121  
DEED BOOK 52585 / PAGE 476  
PID: 14F0118 LL0989

N/F PROPERTY OF  
**SANDTOWN CROSSING, INC.**  
DEED BOOK 41663 / PAGE 635  
DEED BOOK 47238 / PAGE 394  
PID: 14F0118 LL0864  
**RETAIL TRACT 2**  
(PB 436, PG 41)

N/F PROPERTY OF  
**SS SOUTH FULTON, LLC**  
DEED BOOK 66539 / PAGE 433  
5847 Campbellton Rd  
PID: 14F0118 LL1029  
**RETAIL TRACT 3c**  
(PB 436, PG 41)

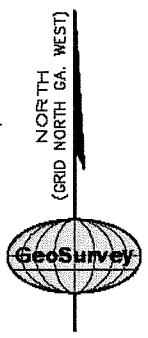
N/F PROPERTY OF  
**VI-LO PROPERTIES, LLC**  
DEED BOOK 63213 / PAGE 94  
5849 Campbellton Rd  
PID: 14F0118 LL1011  
**RETAIL TRACT 3b**  
(PB 436, PG 41)

**20' SANITARY  
SEWER EASEMENT 1**  
0.444 Acre  
19,359 sf

**SHEET 1  
MATCH-LINE  
SHEET 2**

SEE SHEET 1 FOR LINE  
& CURVE TABLES

**SHEET  
2 OF 2**



SEWER EASEMENT DEDICATION EXHIBIT	
<b>Sandtown Crossing</b>	
SANDTOWN CROSSING, INC.	
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-SSEwmt1	SURVEY DATE: 4-24-23 EXHIBIT DATE: 5-1-23

**CAMPBELLTON ROAD**  
(VARIABLE PUBLIC R/W)

