

[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 : Twin Shoals
Tax Parcel Identification No.: 14F0161LL0134, 09C110000462031
Land Disturbance Permit No.: 205-015W13
Zoning/Special Use Permit No.: Z19-006
(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 3rd day of October, 2022, between KFH Twin Shoals, 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.

WITNESSETH, that for and in consideration of \$1.00 cash in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and in consideration of the benefit 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 the subject property, said Grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey to the party of the second part and to successors and assigns the right, title, and privilege of an easement on subject property located in land lot(s) 46, 161 of the District, 9th, 14th Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit:

Twin Shoals
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.

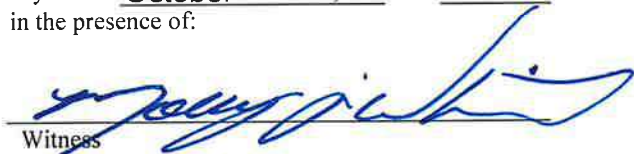
For the same consideration, Grantor(s) hereby convey and relinquish to FULTON COUNTY a right of access over Grantor's remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on said sewer line on both a routine and emergency basis.

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 3rd
day of October, 2022
in the presence of:



Witness

GRANTOR: 

CORPORATE NAME

By: _____

Print Name: Molly Whitten

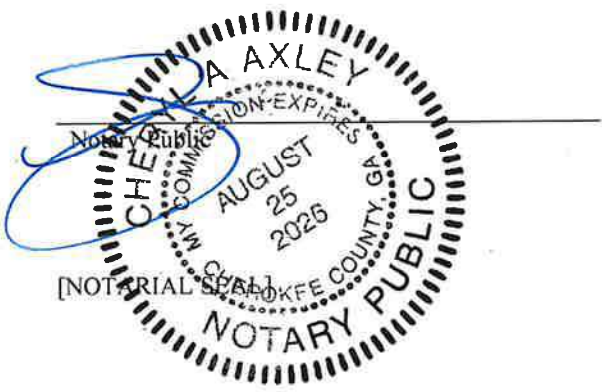
Title: Development Manager

By: _____

Print Name: _____

Title: _____

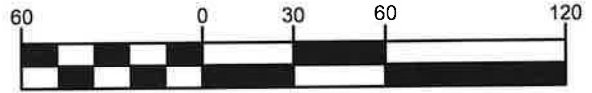
[CORPORATE SEAL]



Curve Table

Curve #	Arc Length	Radius	Chord	Length
C5	20.09'	60.00'	20.09'

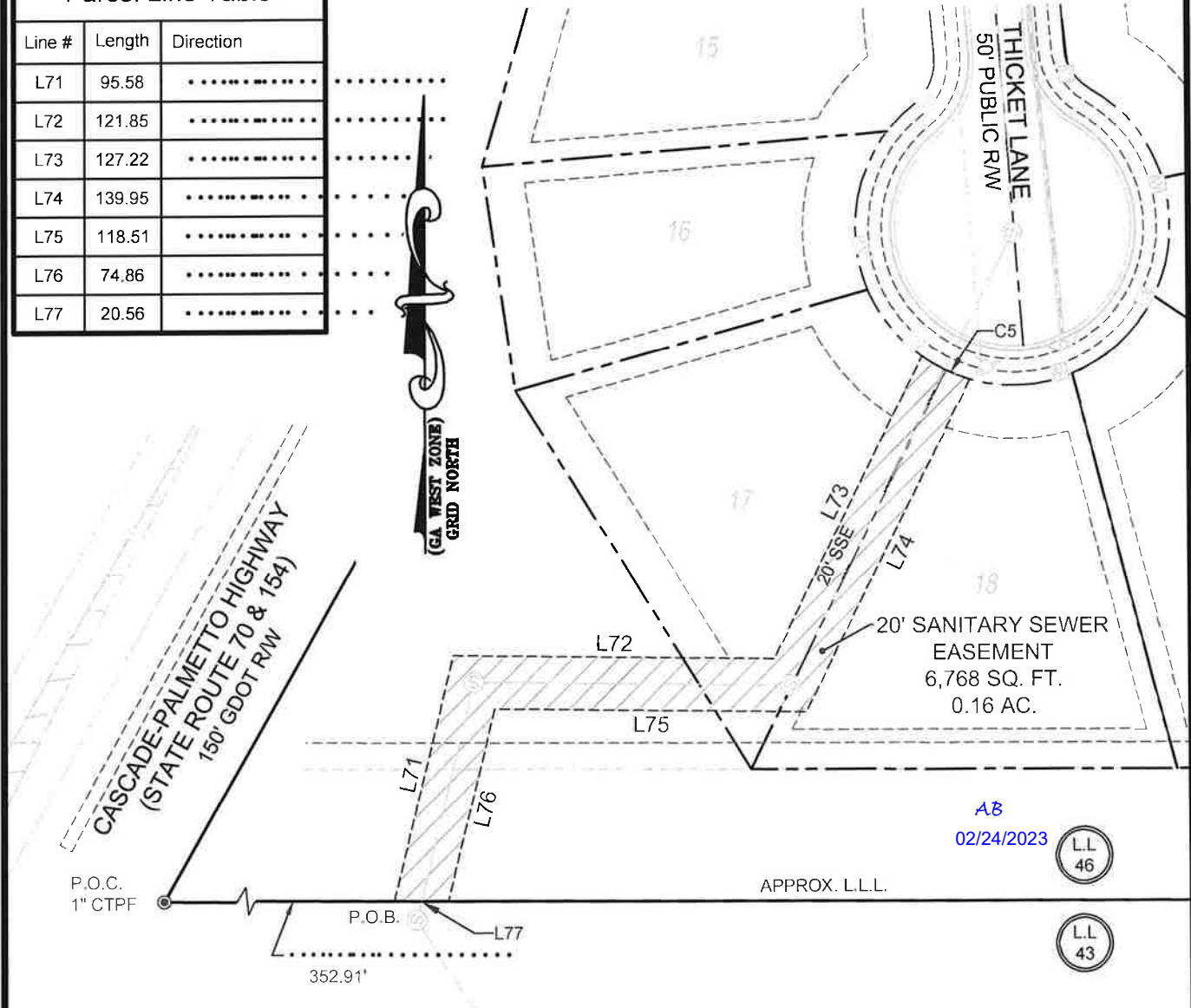
GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

Parcel Line Table

Line #	Length	Direction
L71	95.58
L72	121.85
L73	127.22
L74	139.95
L75	118.51
L76	74.86
L77	20.56



A8
02/24/2023
L.L. 46
L.L. 43

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DATE:	9-30-22
SCALE:	1" = 60'
DRAWN BY:	KNELMS
REVIEWED BY:	KBROWN
SHEET NUMBER	
1 of 1	

**SANITARY SEWER EASEMENT EXHIBIT
FOR
TWIN SHOALS
PHASE 1
LOCATED IN:
LAND LOT 46, 9th DISTRICT
CITY OF SOUTH FULTON, FULTON CO, GA**

**CIVIL
ENGINEERING**

**LAND
PLANNING**

SURVEYING

**CONSTRUCTION
MANAGEMENT**

Know what's below.
Call before you dig.
UTILITIES PROTECTION CENTER
1 (800) 282-7411 THROUGHOUT GEORGIA
OR DIAL 811

1. _____
2. _____
3. _____
4. _____
5. _____

TWIN SHOALS – 20' SANITARY SEWER EASEMENT

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 64, DISTRICT 9, CITY OF SOUTH FULTON, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1 INCH CRIMPED TOP PIPE FOUND AT THE INTERSECTION OF THE COMMON LAND LOT LINE OF LAND LOT 43 AND LAND LOT 46 WITH THE EASTERLY RIGHT-OF-WAY LINE OF CASCADE-PALMETTO HIGHWAY, A.K.A. STATE ROUTE 70 & 154 (150' RIGHT-OF-WAY); THENCE ALONG SAID LAND LOT LINE SOUTH 89 DEGREES 38 MINUTES 21 SECONDS EAST, 352.91 FEET TO A POINT, SAID POINT BEING THE **POINT OF BEGINNING**.

THENCE, LEAVING SAID LAND LOT LINE, NORTH 13 DEGREES 46 MINUTES 27 SECONDS EAST, 95.58 FEET TO A POINT;

THENCE, SOUTH 89 DEGREES 04 MINUTES 14 SECONDS EAST, 121.85 FEET TO A POINT;

THENCE, NORTH 26 DEGREES 25 MINUTES 23 SECONDS EAST, 127.22 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THICKET LANE (50' RIGHT-OF-WAY);

THENCE, ALONG SAID RIGHT-OF-WAY LINE, 20.09 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 60.00 FEET, AND A CHORD BEARING SOUTH 63 DEGREES 54 MINUTES 30 SECONDS EAST, 20.00 FEET) TO A POINT;

THENCE, LEAVING SAID RIGHT OF WAY, SOUTH 26 DEGREES 25 MINUTES 23 SECONDS WEST, 139.95 FEET TO A POINT;

THENCE, NORTH 89 DEGREES 04 MINUTES 14 SECONDS WEST, 118.51 FEET TO A POINT;

THENCE, SOUTH 13 DEGREES 46 MINUTES 27 SECONDS WEST, 74.86 FEET TO A POINT ON THE COMMON LAND LOT LINE OF LAND LOT 43 AND LAND LOT 46;

THENCE, ALONG SAID LAND LOT LINE, NORTH 89 DEGREES 38 MINUTES 21 SECONDS WEST, 20.56 FEET TO A POINT; SAID POINT BEING THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING **0.16 ACRES (6,768 SQUARE FEET)**.

AB

02/24/2023