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Return Recorded Document to:
Fulton County Land Division 141
Pryor Street, S.W. - Suite 8021
Atlanta, Georgia 30303

Project Name : Tax Parcel Westlake 5950
Identification No.: Land 14F 0117 LL 050-1
Disturbance Permit No.: WRS23-042
Zoning/Special Use Permit No.: _____
(If applicable)

For Fulton County Use Only

Approval Date:
Initials:

**SEWER LINE EASEMENT
(Corporate Form)**

STATE OF GEORGIA
COUNTY OF FULTON

This indenture entered into this 3rd day of June, 2025, between **STONECUTTER PLUMMER HOLDINGS LLC**, duly organized under the laws of the State of Delaware, 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 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 its successors and assigns the right, title, and privilege of an easement on the subject property located in Fulton County, Georgia, and more particularly described as follows: **THAT CERTAIN EASEMENT AREA AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE (the "Easement Area")**.

Upon the installation of the sewer line by Grantor, the parties will amend this easement to establish the easement as being ten (10) feet on either side of the sewer line pipe actually installed and a revised Exhibit "A" reflecting such revised easement area shall be substituted for Exhibit "A" attached hereto.

This right and easement herein granted being to occupy the Easement Area for the construction, access, maintenance and upgrade of a sewer line through the Easement Area 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.

For the same consideration, Grantor hereby conveys and relinquishes to FULTON COUNTY a right of access over Grantor's lands surrounding the Easement Area as necessary for FULTON COUNTY to obtain access to the Easement Area to perform maintenance and repairs on said sewer line on both a routine and an 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, claiming by, through or under Grantor, but not otherwise, and subject to those matters of record as of the date hereof, other than a financing lien.

Said Grantor hereby waives for itself, its successors and assigns all rights to any further compensation on account of the use of the Easement Area as herein agreed.

Party of the first part hereby reserves and retains the right and privilege to grade, pave, and otherwise fully utilize the Easement Area in any manner that does not interfere with the sewer line to be constructed in the Easement Area.

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 June 20 25
in the presence of:

MELVIN FRANCISCO

Witness

James R. Santoro
Notary Public

[NOTARIAL SEAL]

JAMES R. SANTORO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SA6436673
Qualified in New York County
Commission Expires 07/18/2026

GRANTOR: Stonecutter Plummer Holdings LLC
CORPORATE NAME

By: Stonecutter Capital Advisors LLC, its Manager

By: [Signature]

Print Name: Scott Zucker

Title: Manager

By: _____

Print Name: _____

Title: _____

[CORPORATE SEAL]

Property Legal Description
Variable Width Sewer Easement Tract 1

All that tract or parcel of land lying or being in Land Lot 117, 14FF District, City of South Fulton, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a concrete monument found at the intersection of the Westerly right-of-way of Camp Creek Parkway (Georgia Highway 6) (variable right-of-way) with the Southerly line of Land Lot 117; thence along said Land Lot Line North 89 degrees 03 minutes 12 seconds West, a distance of 364.30 feet to a point, said point being the **TRUE POINT OF BEGINNING**. Thence continuing along said Land Lot Line, North 89 degrees 03 minutes 12 seconds West a distance of 20.42 feet to a point; Thence leaving said Land Lot Line, North 10 degrees 43 minutes 48 seconds West a distance of 203.35 feet to a point; Thence North 05 degrees 24 minutes 44 seconds West a distance of 308.00 feet to a point; Thence North 05 degrees 57 minutes 20 seconds West a distance of 170.89 feet to a point; Thence South 84 degrees 35 minutes 15 seconds West a distance of 2.00 feet to a point; Thence North 05 degrees 38 minutes 26 seconds West a distance of 129.95 feet to a point; Thence South 84 degrees 35 minutes 15 seconds West a distance of 2.00 feet to a point; Thence North 05 degrees 38 minutes 28 seconds West a distance of 150.17 feet to a point; Thence North 06 degrees 20 minutes 10 seconds West a distance of 74.19 feet to a point; Thence South 83 degrees 50 minutes 42 seconds West a distance of 1.00 feet to a point; Thence North 06 degrees 20 minutes 10 seconds West a distance of 53.45 feet to a point; Thence North 17 degrees 25 minutes 29 seconds West a distance of 74.80 feet to a point; Thence South 71 degrees 56 minutes 48 seconds West a distance of 1.00 feet to a point; Thence North 17 degrees 25 minutes 28 seconds West a distance of 100.27 feet to a point; Thence North 16 degrees 57 minutes 01 seconds West a distance of 104.42 feet to a point; Thence North 73 degrees 02 minutes 59 seconds East a distance of 2.00 feet to a point; Thence North 16 degrees 57 minutes 01 seconds West a distance of 75.90 feet to a point; Thence North 75 degrees 38 minutes 15 seconds East a distance of 1.98 feet to a point; Thence North 10 degrees 09 minutes 10 seconds West a distance of 76.38 feet to a point; Thence North 79 degrees 50 minutes 50 seconds East a distance of 2.00 feet to a point; Thence North 10 degrees 09 minutes 10 seconds West a distance of 63.10 feet to a point; Thence North 07 degrees 06 minutes 06 seconds West a distance of 130.66 feet to a point; Thence South 83 degrees 09 minutes 50 seconds East a distance of 20.62 feet to a point; Thence South 07 degrees 05 minutes 37 seconds East a distance of 125.09 feet to a point; Thence South 10 degrees 09 minutes 13 seconds East a distance of 62.64 feet to a point; Thence North 79 degrees 50 minutes 50 seconds East a distance of 2.00 feet to a point; Thence South 10 degrees 09 minutes 13 seconds East a distance of 74.61 feet to a point; Thence North 75 degrees 38 minutes 15 seconds East a distance of 1.98 feet to a point; Thence South 16 degrees 57 minutes 00 seconds East a distance of 74.63 feet to a point; Thence North 73 degrees 02 minutes 59 seconds East a distance of 2.00 feet to a point; Thence South 16 degrees 57 minutes 00 seconds East a distance of 103.91 feet to a point; Thence South 17 degrees 25 minutes 30 seconds East a distance of 100.17 feet to a point; Thence South 71 degrees 56 minutes 48 seconds West a distance of 1.00 feet to a point; Thence South 17 degrees 25 minutes 29 seconds East a distance of 78.04 feet to a point; Thence South 06 degrees 20 minutes 10 seconds East a distance of 56.46 feet to a point; Thence South 83 degrees 50 minutes 42 seconds West a distance of 1.00 feet to a point; Thence South 06 degrees 20 minutes 08 seconds East a distance of 74.38 feet to a point; Thence South 05 degrees 38 minutes 27 seconds East a distance of 150.35 feet to a point;

Thence South 84 degrees 35 minutes 15 seconds West a distance of 2.00 feet to a point; Thence South 05 degrees 38 minutes 27 seconds East a distance of 129.95 feet to a point; Thence South 84 degrees 35 minutes 15 seconds West a distance of 2.00 feet to a point; Thence South 05 degrees 57 minutes 20 seconds East a distance of 170.79 feet to a point; Thence South 05 degrees 24 minutes 44 seconds East a distance of 307.17 feet to a point; Thence South 10 degrees 43 minutes 48 seconds East a distance of 206.55 feet to a point; said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land contains 0.948 Acres (41,288 sf).

EXHIBIT A

GRAPHIC SCALE

1" = 150'

0 75 150 375 750

N/F PROPERTY OF
BCI IV WESTLAKE LLC
DEED BOOK 65094 / PAGE 508
Parcel ID: 14F0117 LL0402



N/F PROPERTY OF
STONECUTTER PLUMMER HOLDINGS LLC
DEED BOOK 65125 / PAGE 578
Parcel ID: 14F0117 LL0501
TRACT 5950

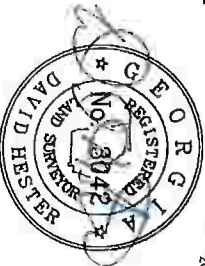
SEWER ESM
TRACT 1
0.948 Acres
41,288 sf

N/F PROPERTY OF
RUFUS OLADAPO
DEED BOOK 43752 / PAGE 299
Parcel ID: 14F0118 LL0575
ZONED SUB-A

N/F PROPERTY OF
SOUTHEASTERN TRUST FOR
PARKS AND LAND, INC.
DEED BOOK 54475 / PAGE 473
Parcel ID: 14F0118 LL0732
ZONED MIX

N/F PROPERTY OF
MCDONALD WESTLAKE PARTNERS, LP
DEED BOOK 19725 / PAGE 162
Parcel ID: 14F0117 LL0519

N/F PROPERTY OF
RL SMITH FAMILY LLC
DEED BOOK 64153 / PAGE 112
Parcel ID: 14F0117 LL0352
ZONED M-1



GeoSurvey

Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900
Fax: (770) 795-8880

www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #SF-000621

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N89°03'12"W	20.42'	L16	N73°02'59"E	2.00'	L31	S16°52'00"E	103.91'
L2	N10°43'48"W	203.35'	L17	N16°57'01"W	75.90'	L32	S17°25'30"E	100.17'
L3	N05°24'44"W	308.00'	L18	N75°38'15"E	1.98'	L33	S17°56'48"W	1.00'
L4	N05°57'20"W	170.89'	L19	N10°09'10"W	76.38'	L34	S17°25'29"E	128.04'
L5	S84°35'15"W	2.00'	L20	N79°50'50"E	2.00'	L35	S06°20'10"E	56.46'
L6	N05°38'26"W	129.95'	L21	N10°09'10"W	63.10'	L36	S83°50'42"W	1.00'
L7	S84°35'15"W	2.00'	L22	N07°06'06"W	130.66'	L37	S06°20'06"E	74.38'
L8	N05°38'26"W	150.17'	L23	S83°09'50"E	20.62'	L38	S05°38'22"E	150.35'
L9	N06°20'10"W	74.19'	L24	S07°03'37"E	125.09'	L39	S84°35'15"W	2.00'
L10	N06°20'10"W	53.45'	L25	N79°50'50"E	62.04'	L40	S05°38'22"E	128.95'
L11	N17°25'09"W	74.80'	L26	N79°50'50"E	2.00'	L41	S84°35'15"W	2.00'
L12	N17°25'09"W	100.27'	L27	S10°09'13"E	74.61'	L42	S05°52'20"E	170.79'
L13	N17°25'09"W	100.27'	L28	N78°38'15"E	74.63'	L43	S05°24'44"E	307.17'
L14	N17°25'09"W	104.42'	L29	S16°57'00"E	74.63'	L44	S10°24'48"E	206.55'
L15	N10°37'01"W	2.00'	L30	N73°02'59"E	2.00'			

SAINTARY SEWER EASEMENT EXHIBIT

Westlake 5950

FOR

Stonecutter Plummer Holdings LLC

CS JOB NO.	20217029	DRAWING SCALE	1" = 150'	SURVEY DATE	07-19-2021
FIELD WORK	CC	CITY: SOUTH FULTON			
PROJ MGR:	JTW	COUNTY: FULTON	STATE: GA		
REVISION:	DLH	LAND LOT: 117			
FILE NO.	20217029-C2.dwg	DISTRICT: 14FF			