

[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 : _____
Tax Parcel Identification No.: _____
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 6th day of November, 20 20, between
Five Star Entrepreneurs, 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) 97,
N/A Section (if applicable) of District 9F, Fulton County, Georgia, and more particularly described as follows: To wit:

Deerhaven Phase 1, 2 & 3

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.

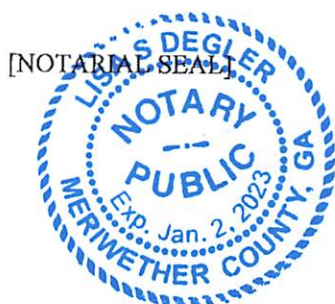
Said Grantor hereby waives for itself, its successors and assigns all rights to any further compensation or claim to damages on account of the construction, access, upgrade or maintenance of said sewer line for the use of the property as herein agreed.

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 6th
day of November, 20 20
in the presence of:

Walter C. [Signature]
Witness

Lisa S. Degler [Signature]
Notary Public



GRANTOR: Five Star Entrepreneurs, LLC

By: [Signature]

Print Name: MICHAEL SHANE PATTERSON

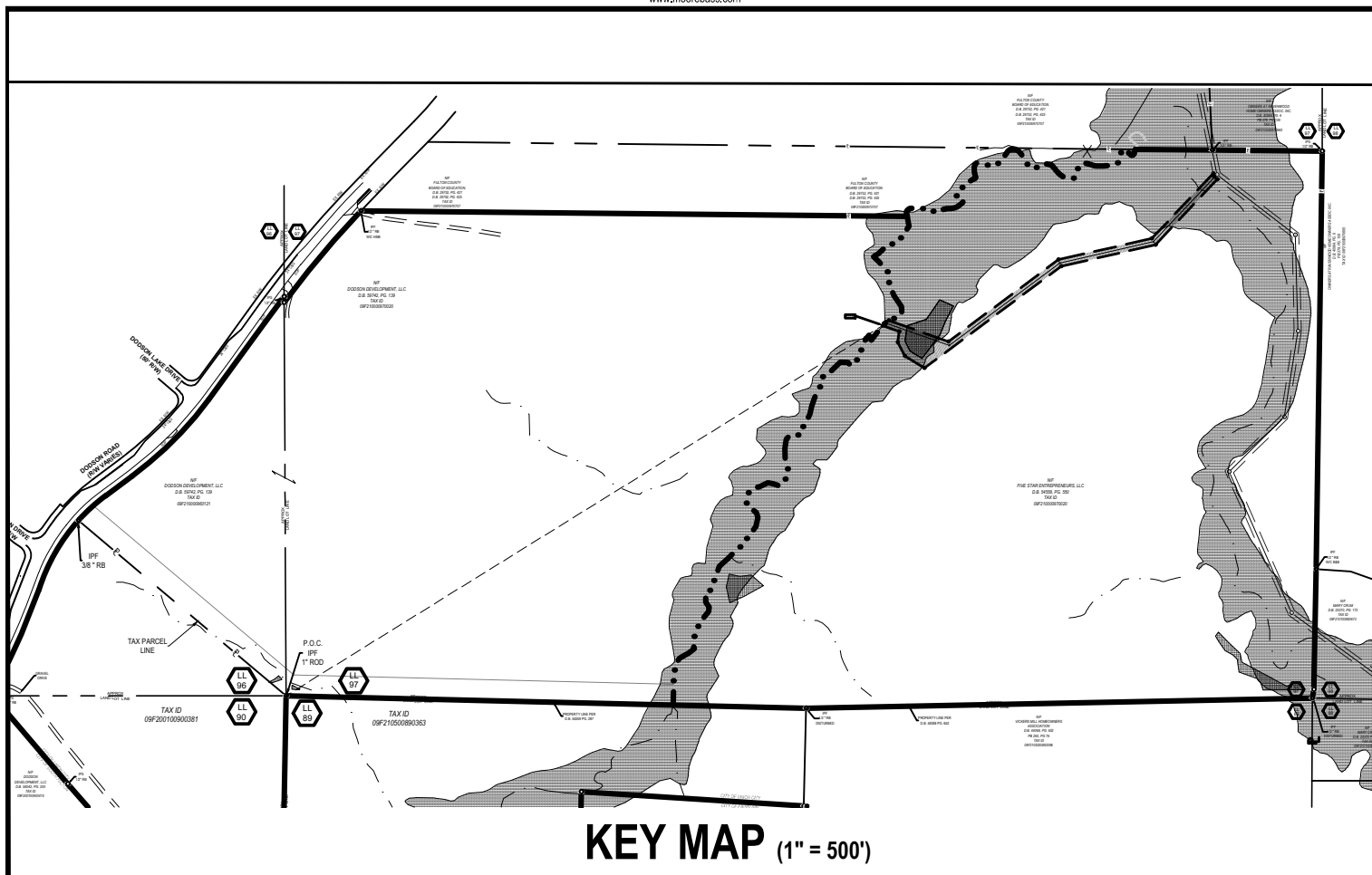
Title: MEMBER / MANAGER

By: _____

Print Name: _____

Title: _____

[CORPORATE SEAL]



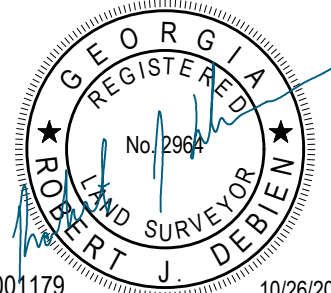
SURVEYOR'S CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

PROPOSED
20' OFFSITE PERMANENT
SANITARY SEWER EASEMENT FOR
FIVE STAR ENTREPRENEURS, LLC

LOCATED IN
LAND LOTS 97, DISTRICT 9F
FULTON COUNTY, GEORGIA

"THE PURPOSE OF THIS PLAT IS
TO SHOW THE
AREA OF LAND TO BE DEDICATED
TO FULTON COUNTY -
A 20' OFFSITE PERMANENT
SANITARY SEWER EASEMENT
FOR DEERHAVEN DEVELOPMENT



10/26/20

DATE:

ROBERT J. DEBIEN

REGISTERED LAND SURVEYOR #2964 (rdebien@moorebass.com)

© Moore Bass Consulting

LSF# 001179

10/26/20

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FILE #

T11.001-offsite sewer esmt-keith work.dwg

CONTRACT #

ARCHIVE

DATE

10/26/20

DRAWN BY

BKM

CLIENT NAME

FIVE STAR ENTREPRENEURS, LLC
211 CHEROKEE FARMS DRIVE, N.E. NEWNAN, GA 30263

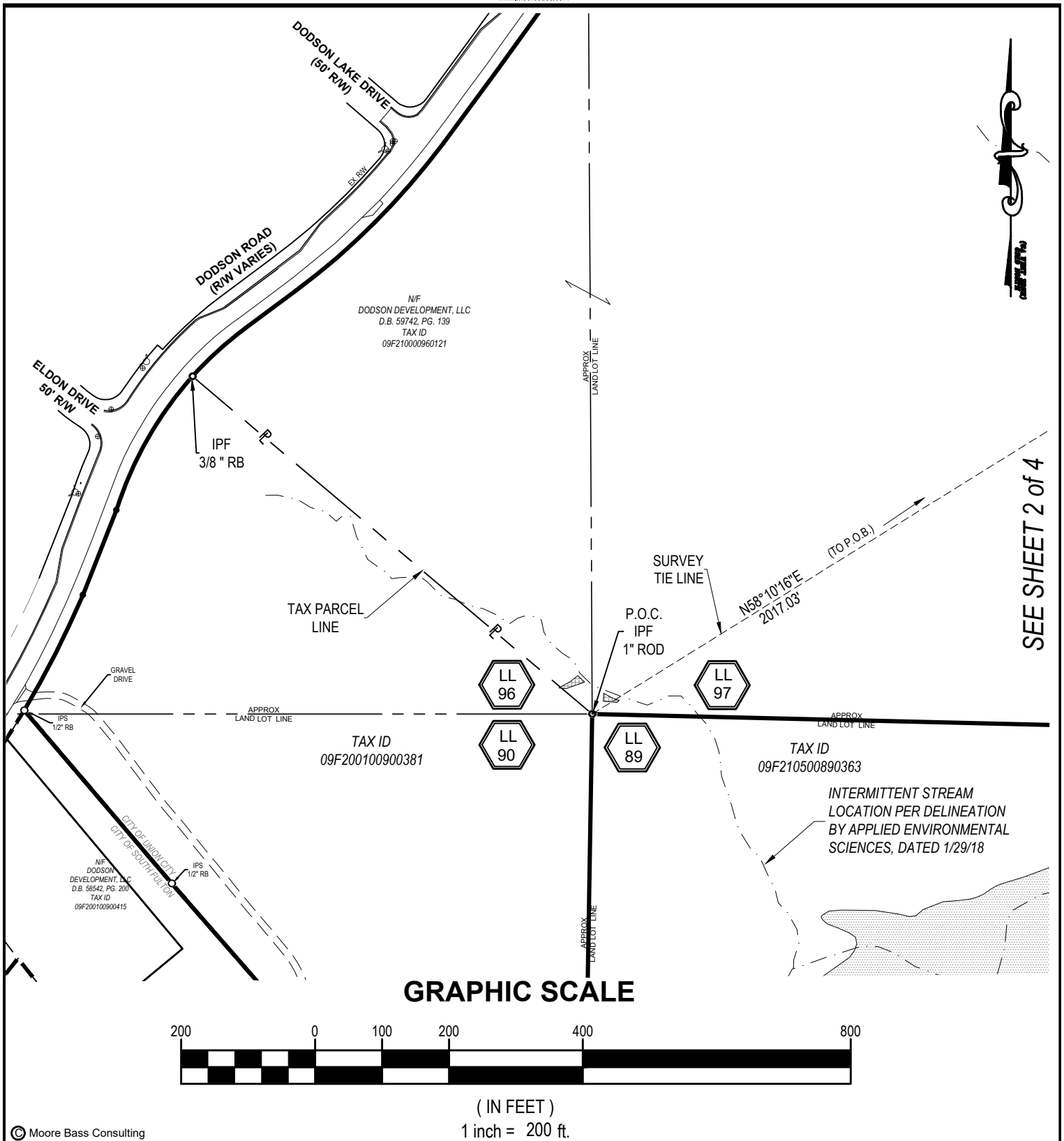
PROJECT NAME

DEERHAVEN
UNION CITY, GEORGIA

SHEET TITLE

20' PROPOSED SANITARY SEWER EASEMENT

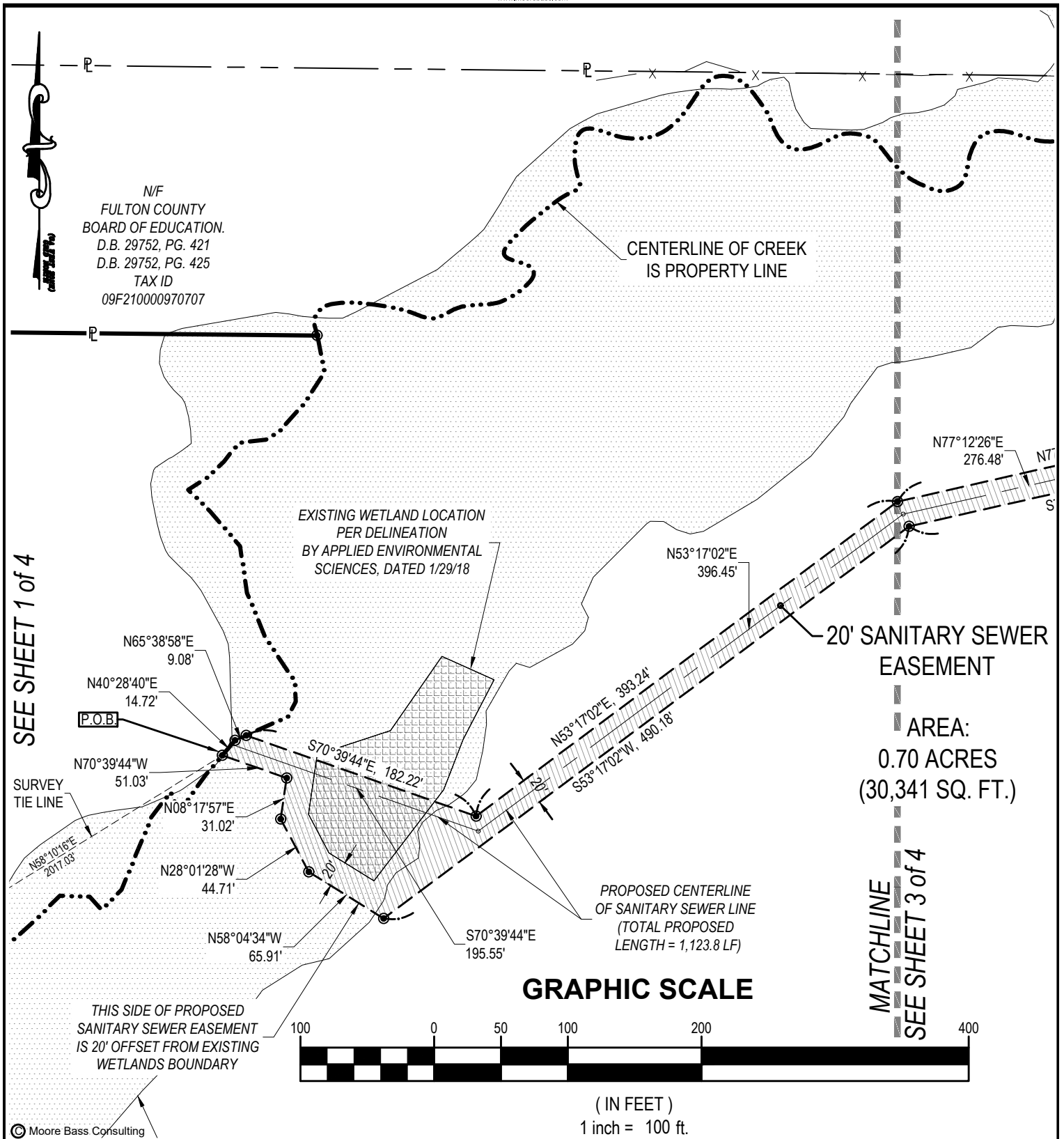
1A



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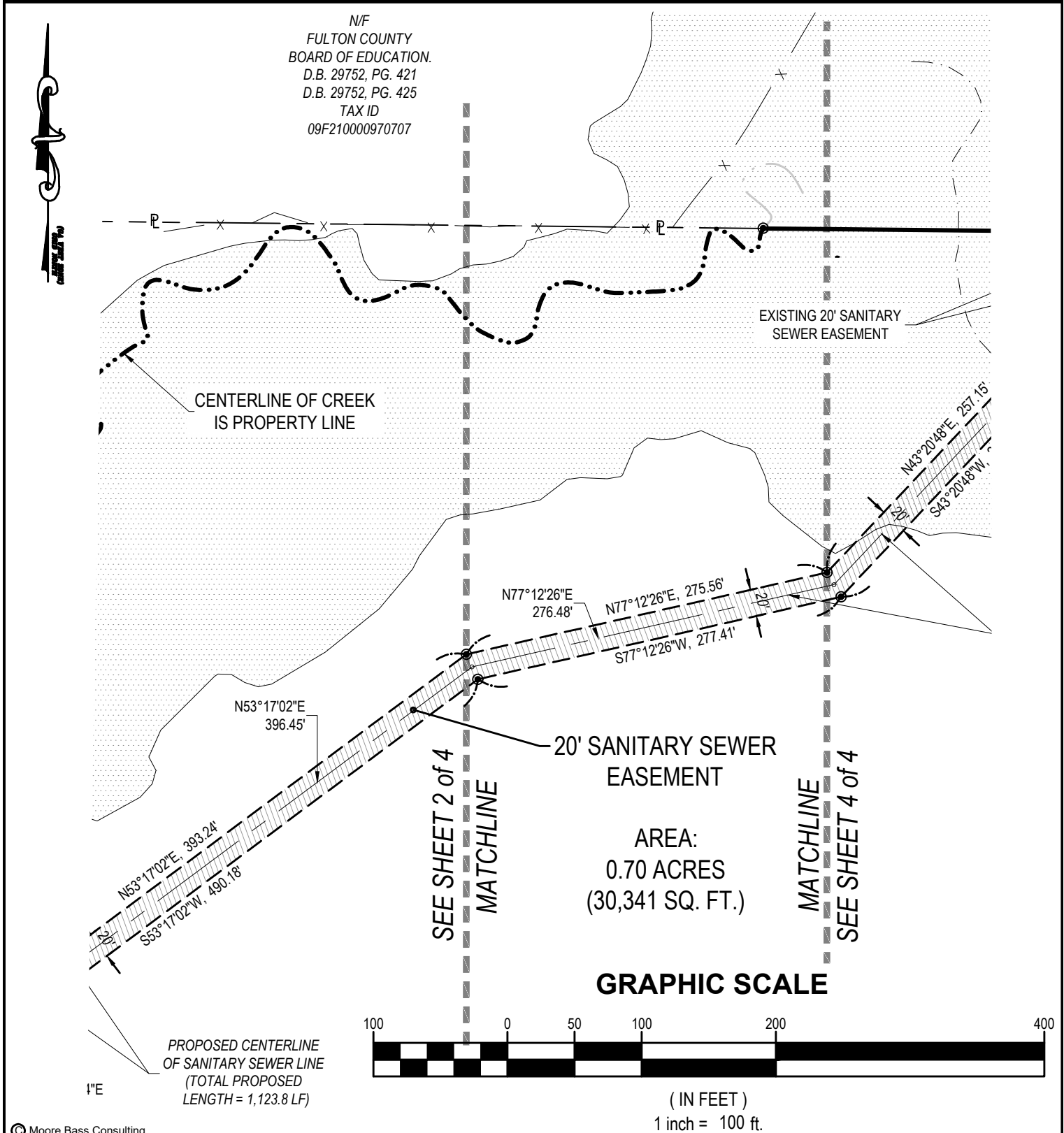
FILE #	T11.001-offsite sewer esmt-keith work.dwg		
CONTRACT #	ARCHIVE		
DATE	10/26/20	DRAWN BY	BKM
CLIENT NAME	PROJECT NAME	SHEET TITLE	
FIVE STAR ENTREPRENEURS, LLC 211 CHEROKEE FARMS DRIVE, N.E. NEWNAN, GA 30263	DEERHAVEN UNION CITY, GEORGIA	20' PROPOSED SANITARY SEWER EASEMENT	
			1



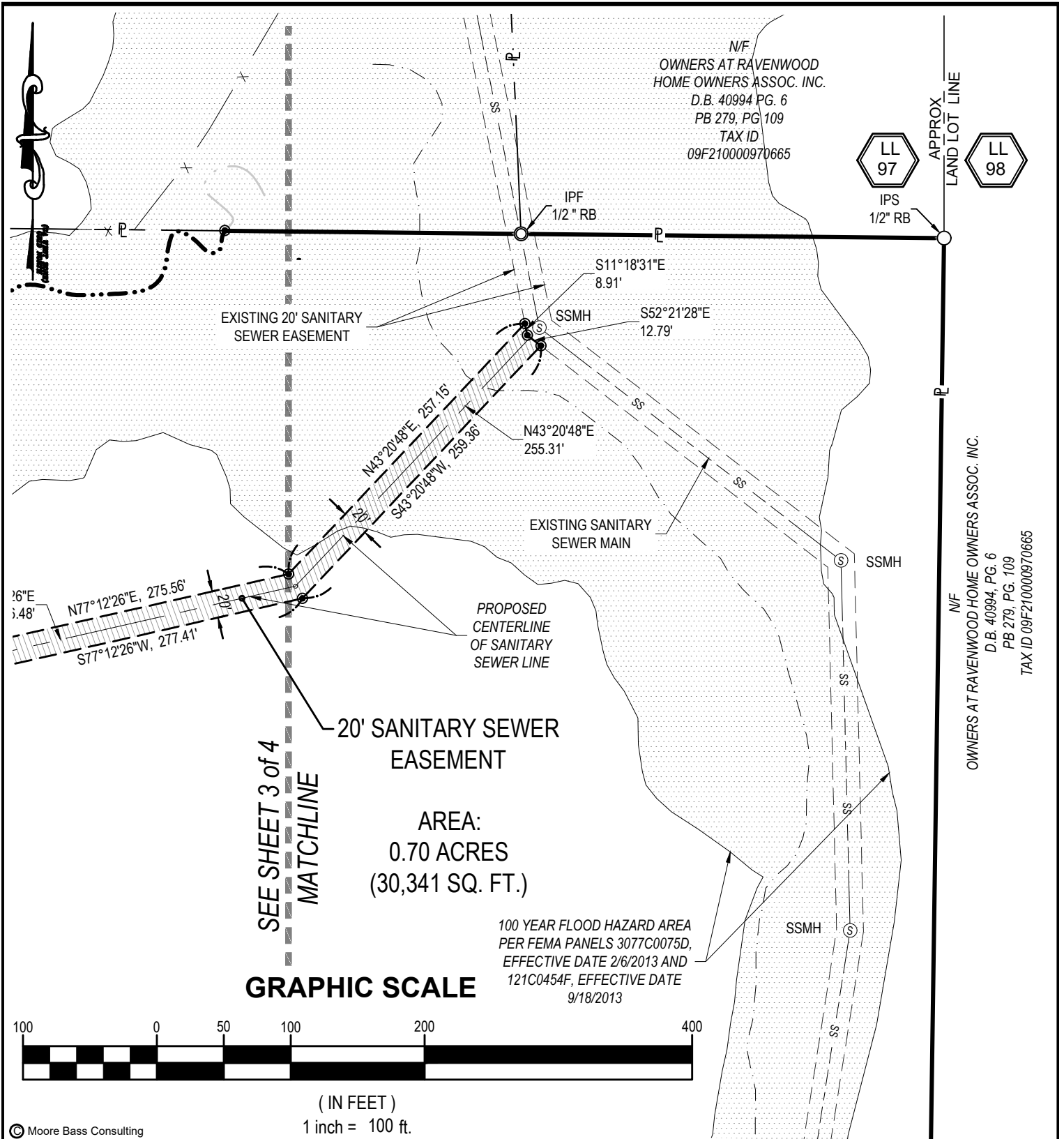
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CLIENT NAME	PROJECT NAME	FILE #	T11.001-offsite sewer esmt-keith work.dwg
FIVE STAR ENTREPRENEURS, LLC 211 CHEROKEE FARMS DRIVE, N.E. NEWNAN, GA 30263	DEERHAVEN UNION CITY, GEORGIA	CONTRACT #	ARCHIVE
		DATE	10/26/20
		DRAWN BY	BKM
		SHEET TITLE	20' PROPOSED SANITARY SEWER EASEMENT
			2



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CLIENT NAME	PROJECT NAME	SHEET TITLE
FIVE STAR ENTREPRENEURS, LLC 211 CHEROKEE FARMS DRIVE, N.E. NEWNAN, GA 30263	DEERHAVEN UNION CITY, GEORGIA	20' PROPOSED SANITARY SEWER EASEMENT
FILE #	CONTRACT #	DATE
T11.001-offsite sewer esmt-keith work.dwg	ARCHIVE	10/26/20
DRAWN BY	BKM	
		3



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CLIENT NAME
FIVE STAR ENTREPRENEURS, LLC
211 CHEROKEE FARMS DRIVE, N.E. NEWNAN, GA 30263

FILE #
T11.001-offsite sewer esmt-keith work.dwg

CONTRACT #
ARCHIVE

DATE
10/26/20

PROJECT NAME
DEERHAVEN
UNION CITY, GEORGIA

DRAWN BY
BKM

SHEET TITLE
20' PROPOSED SANITARY SEWER EASEMENT

4

LEGAL DESCRIPTION
DEERHAVEN
20' Offsite Permanent Sanitary Sewer Easement

All that tract or parcel of land lying and being in Land Lot 97 of the 9F District, Fulton County, Georgia, containing 0.70 acres (30,431 sq. ft.) as shown on a plat entitled, "20' Permanent Offsite Sanitary Sewer Easement", prepared for Five Star Entrepreneurs, LLC and prepared by Moore Bass Consulting, Inc., plat dated 10/26/20 and being more particularly described as follows:

To find the true **POINT OF BEGINNING**, commence at a one-inch rod found at the common corner of Land Lots 89, 90, 96 & 97, thence leaving said land lot corner, proceed northeasterly along a survey tie line, N58°10'16"E, a distance of 2,017.03 feet to a point on the centerline of a creek and said point being the true **POINT OF BEGINNING**.

From said point and following said centerline of creek, proceed N40°28'40"E, a distance of 14.72 feet to a point; thence N65°38'58"E, a distance of 9.08 feet to a point; thence leaving said creek, proceed S70°39'44"E, a distance of 182.22 feet to a point; thence N53°17'02"E, a distance of 393.24 feet to a point; thence N77°12'26"E, a distance of 275.56 feet to a point; thence N43°20'48"E, a distance of 257.15 feet to a point on the southwesterly side of an existing 20' sanitary sewer easement line; thence proceed along said easement line, S11°18'31"E, a distance of 8.91 feet to a point, thence continue S52°21'28"E, a distance of 12.79 feet to a point; thence leaving said easement line, proceed S43°20'48"W, a distance of 259.36 to a point; thence S77°12'26"W, a distance of 277.41 feet to a point; thence S53°17'02"W, a distance of 490.18 feet to a point; thence N58°04'34"W, a distance of 65.91 feet to a point; thence N28°01'28"W, a distance of 44.71 feet to a point; thence N08°17'57"E, a distance of 31.02 feet to a point; thence N70°39'44"W, a distance of 51.03 feet to a point on the centerline of a creek and the **POINT OF BEGINNING**.