[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: Rosewood Ridge

Tax Parcel Identification No.: Daniel Disturbance Permit No.: Coning/Special Use Permit No.: (if applicable)

Rosewood Ridge

09F390001590793 and 09F390001600782

WRS25-025

For Fulton County Use Only

Approval Date:

Initials:

SEWER EASEMENT (Corporate Form)

STATE OF GEORGIA, COUNTY OF FULTON

This indentur	e entered into this _	8th	day of	August	, <u>2025,</u>	between	TDS Capital Two,
LLC					, a corporat	ion duly or	ganized under the laws of the
State of	Georgia			, party	of the first part	(hereinafte	r referred to as Grantor) and
FULTON CO	OUNTY, a Politica	1 Subdiv	ision of the S	tate of Georg	gia, party of the se	cond part ar	nd Grantee.
WITNESSET	H, that for and in o	onsidera	ation of \$1.00	in hand paid	l, at and before the	e sealing and	d delivery of these presents, the
receipt where	of is hereby acknowledge	wledged	d and in cons	sideration of	the benefits which	th will accru	ue to the undersigned from the
construction o	of a sewer line throu	ıgh subje	ct property, a	nd in conside	ration of the bene	fits which w	ill 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	s does grant, barga	in, sell a	nd convey to	FULTON	COUNTY and to	successors	and assigns the right, title, and
privilege of e	easements through	subject	property loca	ated in Land	Lot(s)159 &	160	,
Section (if ap	plicable) of Distric	t <u>9F</u>	, Fulto	n County, Go	eorgia, and more p	particularly	described as follows: To wit:
_			Rose	ewood Ridge			
				Project N	ame		

[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

day of

in the presence of:

Witness

Notary Public

GRANTOR:

TDS Capital Two, LLC

By:

Print Name:

TDS Builders, LLC

Title:

General Partner

By:

Print Name:

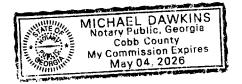
Medina Jett

Title:

General Member, TDS Builders, LLC

[CORPORATE SEAL]

[NOTARIAL SEAL]



Legal Description

20-foot Sanitary Sewer Easement "A"

Final Plat of Rosewood Ridge

City of South Fulton - Old Fairburn Road

South Fulton, Georgia

ALL That tract or parcel of land lying or being in Land Lots 159 & 160 of the 9F District, South Fulton County, City of South Fulton, Georgia, and being more particularly described as follows:

Commencing at a point on the beginning of a new 20-foot sanitary sewer easement that is coming off of an existing City of Atlanta 20-foot sanitary sewer easement, said point of beginning having the Georgia State Plane coordinates of Northing: 1,322,455.43 and Easting: 2,179,347.95, said point being the <u>POINT OF BEGINNING</u>;

THENCE along the southern side of the existing 20-foot sanitary sewer easement South 45°08'51" East, a distance of 14.43 feet to a point;

THENCE continuing along the said southern side of the existing 20-foot sanitary sewer easement North 80°12'41" East, a distance of 8.62 feet to a point;

THENCE leaving the said southern side of the existing 20-foot sanitary sewer easement proceed along the new 20-foot sanitary sewer easement South 39°18'41" West, a distance of 298.45 feet to a point;

THENCE continuing along the said new 20-foot sanitary sewer easement South 43°29'29" West, a distance of 356.17 feet to a point;

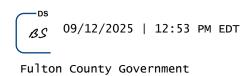
THENCE continuing along the said new 20-foot sanitary sewer easement North 54°14'19" West, a distance of 176.87 feet to a point;

THENCE North 54°29'23" West, a distance of 342.16 feet to a point;

THENCE North 39°48'59" West, a distance of 319.68 feet to a point;

THENCE North 85°41'07" West, a distance of 178.68 feet to a point; THENCE South 63°52'50" West, a distance of 134.06 feet to a point on the easterly right-of-way of Freedom Hill, a 50' right-of-way;

THENCE along the said easterly right-of-way line northerly a distance of 35.23 feet along the arc of a curve to the left, having a radius of 125.00 feet and being subtended by a chord which bears North 07°22'07" East, for a distance of 35.11 feet, to a point;



THENCE leaving the said easterly right-of-way of Freedom Hill proceed South 26°05'15" East, a distance of 9.28 feet to a point;

THENCE North 63°52'50" East, a distance of 120.14 feet to a point;

THENCE South 85°41'07" East, a distance of 192.58 feet to a point;

THENCE continuing along the said new 20-foot sanitary sewer easement South 39°48'59" East, a distance of 325.56 feet to a point;

THENCE along the said new 20-foot sanitary sewer easement South 54°29'23" East, a distance of 339.63 feet to a point;

THENCE along the said new 20-foot sanitary sewer easement South 54°14'19" East, a distance of 159.41 feet to a point;

THENCE along the said new 20-foot sanitary sewer easement North 43°22'50" East, a distance of 337.95 feet to a point;

THENCE along the said new 20-foot sanitary sewer easement North 39°18'41" East, a distance of 292.62 feet to the POINT OF BEGINNING.

Said tract or parcel of land containing 35,750 Square Feet or 0.821 Acres, more or less.

Fulton County Government

Legal Description
20-foot Sanitary Sewer Easement "B"
Final Plat of Rosewood Ridge
City of South Fulton - Old Fairburn Road
South Fulton, Georgia

ALL That tract or parcel of land lying or being in Land Lot 160 of the 9F District, South Fulton County, City of South Fulton, Georgia, and being more particularly described as follows:

Commencing at a point on the beginning of a new 20-foot sanitary sewer easement "B" that is coming off the northerly right-of-way line of Freedom Hill, a 50-foot right-of-way, said Point of Beginning having the Georgia State Plane coordinates of Northing: 1,321,859.26 and Easting: 2,177,557.76, said point being the POINT OF BEGINNING;

THENCE along the westerly side of a 20-foot sanitary sewer easement "B" North 00°06'35" East, a distance of 81.12 feet to a point;

THENCE North 53°49'10" East, a distance of 273.50 feet to a point;

THENCE North 54°41'58" East, a distance of 103.94 feet to a point;

THENCE North 62°25'30" East, a distance of 110.60 feet to a point on the westerly right-of-way line of Freedom Hill, a 50-foot right-of-way;

THENCE along the said westerly right-of-way South 02°40'31" East, a distance of 22.05 feet to a point;

THENCE leaving the said westerly right-of-way proceed South 62°25'30" West, a distance of 99.97 feet to a point;

THENCE South 54°41'58" West, a distance of 102.43 feet to a point;

THENCE South 53°49'10" West, a distance of 263.22 feet to a point;

THENCE South 00°06'35" West, a distance of 71.12 feet to a point;

THENCE North 89°31'45" West, a distance of 20.00 feet to the POINT OF BEGINNING.

Said tract or parcel of land containing 11,059 Square Feet or 0.254 Acres, more or less.

3S 0

09/12/2025 | 12:53 PM EDT

Legal Description

20-foot Sanitary Sewer Easement "C"

Final Plat of Rosewood Ridge

City of South Fulton - Old Fairburn Road

South Fulton, Georgia

ALL That tract or parcel of land lying or being in Land Lot 160 of the 9F District, South Fulton County, City of South Fulton, Georgia, and being more particularly described as follows:

Commencing at a point on the beginning of a new 20-foot sanitary sewer easement "B" that is coming off the northerly right-of-way line of the cul-de-sac of Legacy Lane, a 50-foot right-of-way, said Point of Beginning having the Georgia State Plane coordinates of Northing: 1,322,469.647 and Easting: 2,177,669.665 said point being the POINT OF BEGINNING;

THENCE leaving the said northerly right-of-way line of Legacy Lane proceed North 31°25'18" West, a distance of 125.91 feet to a point;

THENCE North 59°59'02" East, a distance of 20.01 feet to a point;

THENCE South 31°25'13" East, a distance of 127.85 feet to a point on the northerly right-of-way line of the cul-de-sac of Legacy Lane;

THENCE along the said northerly right-of-way line westerly and southwesterly a distance of 20.24 feet along the arc of a curve to the left, having a radius of 62.10 feet and being subtended by a chord which bears South 65°30'08" West, for a distance of 20.15 feet, to the <u>POINT OF BEGINNING</u>.

Said tract or parcel of land containing 2,527 Square Feet or 0.058 Acres, more or less.

DS 09/12/2025 | 12:53 PM EDT

Fulton County Government



VICINITY MAP

SCALE: (NOT TO SCALE)

SURVEY NOTES

- THE PURPOSE OF THIS EASEMENT SURVEY IS TO SHOW THE NEW 20-FOOT SANITARY SEWER EASEMENT AS IT CROSSES THE PROPERTY OF "TDS CAPITAL TWO LLC. DB 67836, PG. 63, PARCEL IDENTIFICATION NUMBER 09F-3900-0159-079-3".
- NORTH ARROW AND BEARINGS SHOWN HEREON ARE BASED ON GA WEST ZONE NAD 83 ADJUSTED 2011. USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED DURING THE MONTH OF SEPTEMBER 2019. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED IN
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT
- - ANGULAR: TRIMBLE S10 ROBOTIC TOTAL STATION LINEAR: TRIMBLE S10 ROBOTIC TOTAL STATION GPS: TRIMBLE R10 GPS RECEIVER
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
- THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF GEORGIA.

NEW 20' SANITARY SEWER EASEMENT

LEGAL DESCRIPTION 20-FOOT SANITARY SEWER EASEMENT "A" FINAL PLAT OF ROSEWOOD RIDGE CITY OF SOUTH FULTON - OLD FAIRBURN ROAD SOUTH FULTON, GEORGIA

ALL That tract or parcel of land lying or being in Land Lots 159 & 160 of the 9F District, South Fulton County, City of South Fulton, Georgia, and being more particularly described as follows:

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THENCE along the southern side of the existing 20-foot sanitary sewer easement South 45°08'51" East, a distance of 14.43 feet to a point;

THENCE continuing along the said southern side of the existing 20-foot sanitary sewer easement North 80°12'41" East, a distance of 8.62 feet to a point;

THENCE leaving the said southern side of the existing 20-foot sanitary sewer easement proceed along the new 20-foot sanitary sewer easement South 39°18'41" West, a distance of 298.45 feet to a

THENCE continuing along the said new 20-foot sanitary sewer easement South 43°29'29" West, a distance of 356.17 feet to a point;

THENCE continuing along the said new 20-foot sanitary sewer easement North 54°14'19" West, a

THENCE North 54°29'23" West, a distance of 342.16 feet to a point;

THENCE North 39°48'59" West, a distance of 319.68 feet to a point;

THENCE North 85°41'07" West, a distance of 178.68 feet to a point;

THENCE South 63°52'50" West, a distance of 134.06 feet to a point on the easterly right-of-way of Freedom Hill, a 50' right-of-way;

THENCE along the said easterly right-of-way line northerly a distance of 35.23 feet along the arc of a curve to the left, having a radius of 125.00 feet and being subtended by a chord which bears North 07°22'07" East, for a distance of 35.11 feet, to a point;

THENCE leaving the said easterly right-of-way of Freedom Hill proceed South 26°05'15" East, a distance of 9.28 feet to a point;

THENCE North 63°52'50" East, a distance of 120.14 feet to a point;

THENCE South 85°41'07" East, a distance of 192.58 feet to a point;

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THENCE along the said new 20-foot sanitary sewer easement South 54°29'23" East, a distance of 339.63 feet to a point;

THENCE along the said new 20-foot sanitary sewer easement South 54°14'19" East, a distance of 159.41 feet to a point;

337.95 feet to a point;

THENCE along the said new 20-foot sanitary sewer easement North 39°18'41" East, a distance of 292.62 feet to the POINT OF BEGINNING.

Said tract or parcel of land containing 35,750 Square Feet or 0.821 Acres, more or less.



Know what's **below** Call before you diç

THE LOCATIONS OF EXISTING ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THOUSEN OR ITS REPRESENTATIVE EXISTING UTILITIES BEFORE MENCING WORK, AND AGREE FULLY RESPONSIBLE FOR A UNDERGROUND UTILITIES

NSTRUCTION SITE SAFETY IS SOLE RESPONSIBILITY OF THE NTRACTOR; NEITHER THE OWN NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY ESPONSIBILITY FOR SAFETY E WORK, OF PERSONS ENGAG IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER

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AUGUST 18, 2025 I. UPDATE THE SANITARY SEWER EASEMENT (09-09-25)

REVISIONS

DWG. CRE CH. CRE P.M. KMK

CODE --JOB 24007960 SHEET NO. 1 OF 2

