

[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.: 09F390001590793 and 09F390001600782
Land Disturbance Permit No.: WRS25-025
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 8th day of August, 2025, between TDS Capital Two, 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) 159 & 160, _____ Section (if applicable) of District 9F, Fulton County, Georgia, and more particularly described as follows: To wit:

Rosewood Ridge

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.

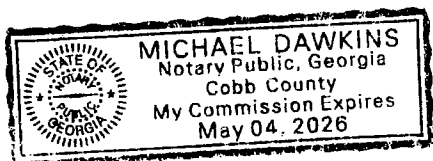
IN WITNESS HEREOF said party of the first part has hereunto affixed his/her hand and seal on the day and year first above written.

Signed, sealed and delivered this 8
day of August, 20 20
in the presence of:

[Signature]
Witness

[Signature]
Notary Public

[NOTARIAL SEAL]



GRANTOR: TDS Capital Two, LLC
CORPORATE NAME

By: [Signature]
Print Name: TDS Builders, LLC

Title: General Partner

By: [Signature]
Print Name: Medina Jett

Title: General Member, TDS Builders, LLC

[CORPORATE 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 POINT OF BEGINNING;

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.



09/12/2025 | 12:53 PM EDT

Fulton County Government

Project #WRS25-025

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.



09/12/2025 | 12:53 PM EDT

Project #WRS25-025

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 POINT OF BEGINNING.

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

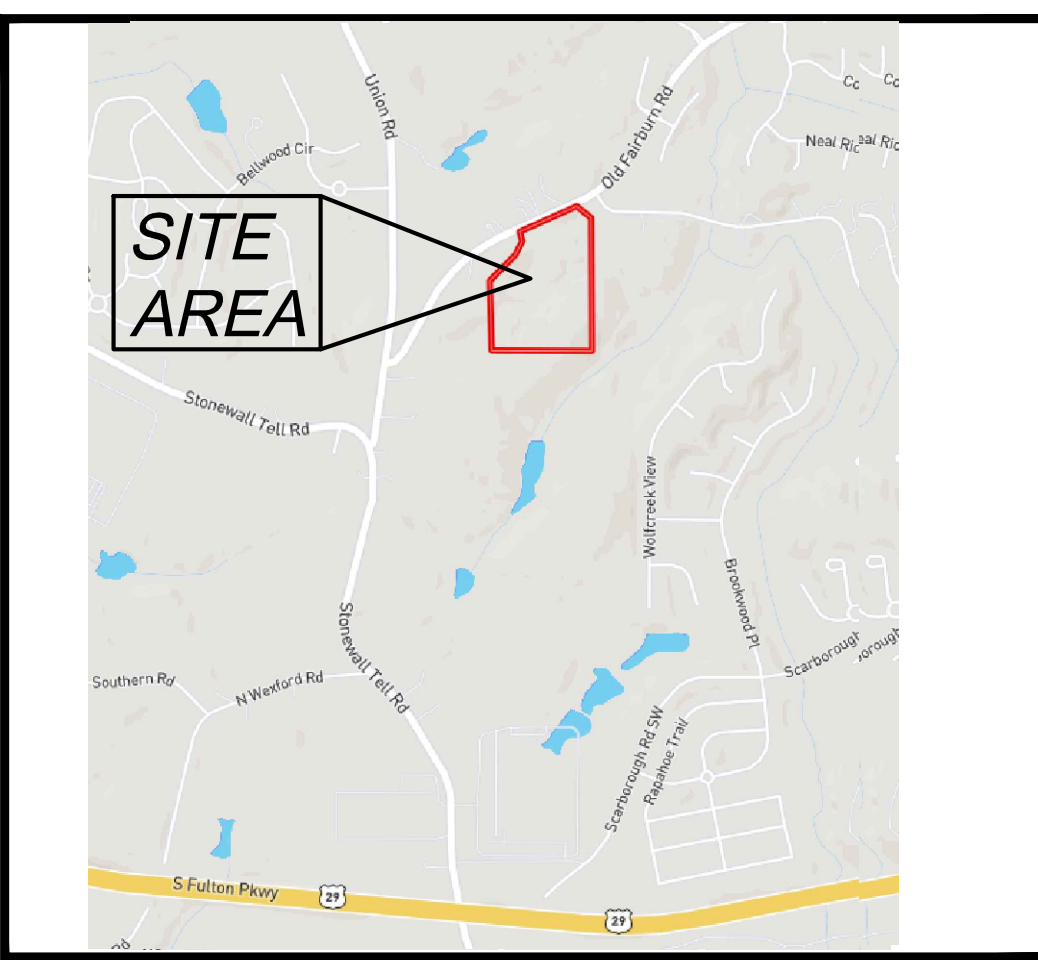
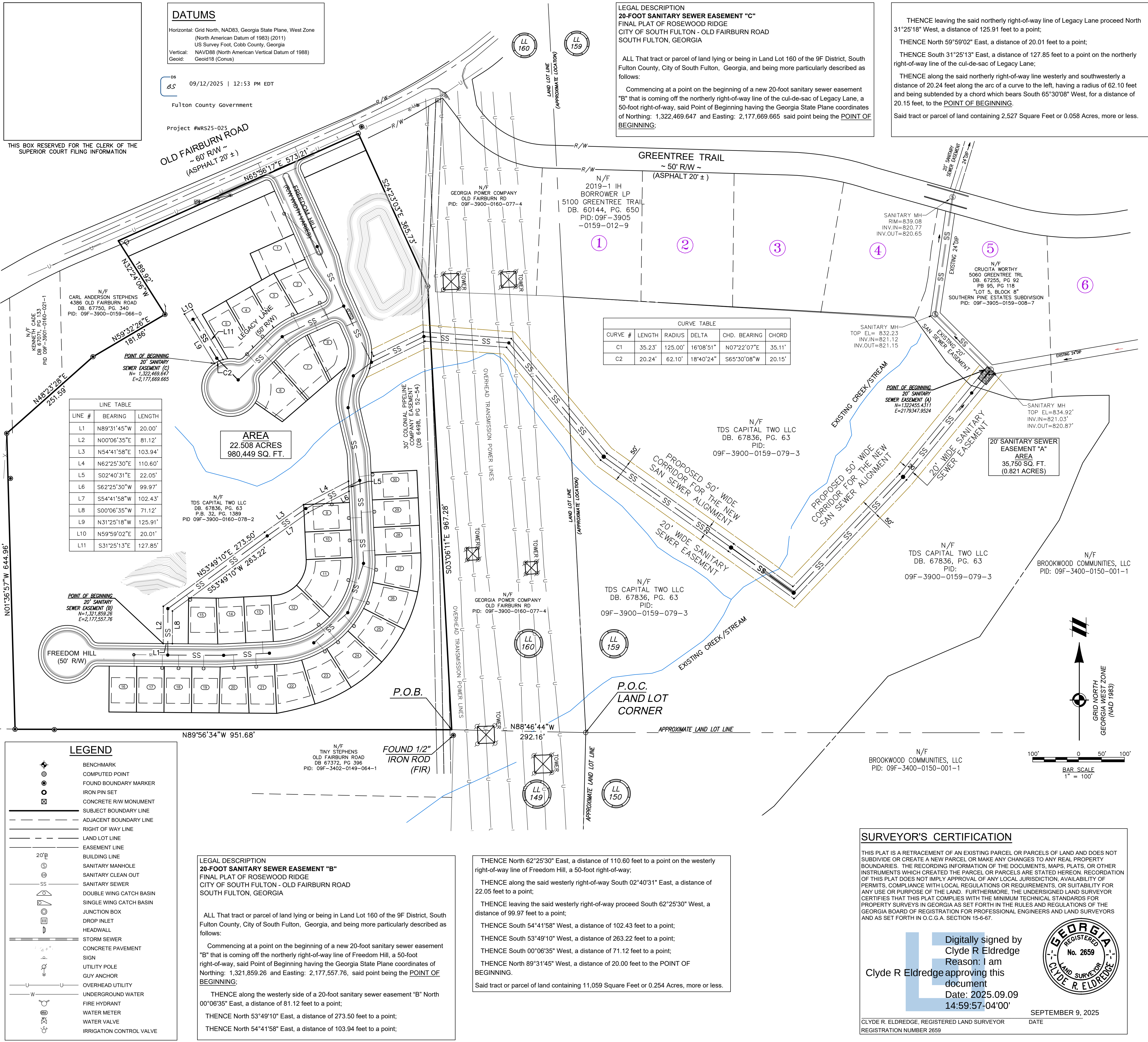


09/12/2025 | 12:53 PM EDT

Fulton County Government

Project #WRS25-025

FILE NAME: K:\24007960\DWG\Survey\Sanitary Sewer DWG\24007960 Old Fairburn-Rosewood Ridge.dwg LAST SAVED BY: cadredge 9/9/2025 2:58 PM PLOTTED BY: Clyde Eldredge 9/9/2025 PAPER: ARCH D (24.00 X 24.00 INCHES) DEVICE: DWG TO PDF-PC3 PLOT STYLE: BASE-STANDARD.ctb



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 U.S. SURVEY FEET.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 418,003 FEET.
- EQUIPMENT USED FOR MEASUREMENT:
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:

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 **POINT OF BEGINNING**;

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;

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

811
Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
866.850.4200 www.atwell-group.com
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA 30067
SURVEY FILE #218

LOCATED IN
LAND LOTS 159 & 160
9F DISTRICT
SOUTH FULTON COUNTY, GEORGIA

TDS BUILDERS.
SANITARY SEWER
LINE EASEMENTS "A", "B" & "C"
CROSSING THE ADJOINING PROPERTY
AND THE SUBJECT PROPERTY
OLD FAIRBURN ROAD
ATLANTA, GEORGIA 30349

CLIENT
DATE
AUGUST 18, 2025

1. UPDATE THE SANITARY SEWER EASEMENT (09-09-25)

REVISIONS

DWG. CRE | GH. CRE
P.M. KMK
CODE --
JOB 24007960
SHEET NO.
1 OF 2

