

[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 : Buffington Center Industrial  
Tax Parcel Identification No.: 13 0064 LL0577  
Land Disturbance Permit No.: 22S-002WR  
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 21st day of September, 20 22, between CHIPT Atlanta Buffington 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) 64, 65, 129 Section (if applicable) of District 55, Fulton County, Georgia, and more particularly described as follows: To wit:

Buffington Center Industrial

*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.

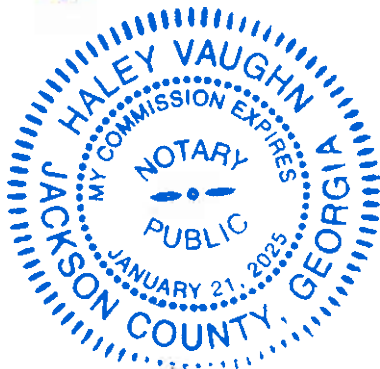
**IN WITNESS HEREOF** said party of the first part has hereunto affixed his/her hand and seal on the day and year first above written.

Signed, sealed and delivered this 21  
day of September, 20 22  
in the presence of:

  
Witness

  
Notary Public

[NOTARIAL SEAL]



GRANTOR: CHIPT Atlanta Buffington LLC  
CORPORATE NAME

By:   
Print Name: John Bateman  
Title: Vice President

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

[CORPORATE SEAL]

LB S 35°15'54"E 16.02'  
C9 S 52°55'37"E CH = 53.99', ARC = 54.67', R = 100.00'  
C10 S 78°57'46"E CH = 69.33', ARC = 69.71', R = 192.50'

PARCEL ID  
130064 LL0320  
LOT OWNER: SOUTHWOOD  
DEVELOPMENT COMPANY,  
LLC.

TRACT 1  
PARCEL ID  
130064 LL0577  
LOT OWNER: CHIPT  
ATLANTA BUFFINGTON  
L.L.C.

PROPOSED 20' SEWER  
EASEMENT 14,653 SF

25' STATE STREAM BUFFER  
50' CITY STREAM BUFFER  
75' IMPERVIOUS SETBACK

S0°33'03"W  
178.71'

N89°40'39"W  
20.00'

N89°39'32"W  
514.70'

PARCEL ID  
09F360101290503  
LOT OWNER:  
CHIPT ATLANTA  
BUFFINGTON  
L.L.C.

TRACT 3  
PARCEL ID  
130065 LL0451  
LOT OWNER: CHIPT  
ATLANTA  
BUFFINGTON L.L.C.

TRACT 2  
PARCEL ID  
130065 LL0550  
LOT OWNER: SPUR 14  
PROPERTY OWNERS  
ASSOCIATION INC.

# BUFFINGTON CENTER INDUSTRIAL EXHIBIT "A" - TRACT 1

3625 ROOSEVELT HWY  
SEWER EASEMENT EXHIBIT

**OWNER/DEVELOPER  
(PRIMARY GRANTOR)**

**SCALE:**  
1" = 70'-00"

CHIPT ATLANTA BUFFINGTON LLC ATLANTA, GA 30327  
3715 NORTHSIDE PARKWAY (415) 405-6197  
BUILDING 100, SUITE 200 ROLEY@CHINDUSTRIAL.COM

**LEGAL DESCRIPTION – FULTON COUNTY SEWER EASEMENT; CHIPT  
ATLANTA BUFFINGTON LLC 1 (BASED ON THIS SURVEY)**

All that tract or parcel of land lying and being in Land Lots 64 & 65 of the 13th Land District, City of South Fulton, Fulton County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. (Job #23010; Drawing/File #23010-UD1), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

To find the POINT OF BEGINNING, COMMENCE at a point at the intersection of the east line of Land Lot 129 and the northerly right-of-way line of South Fulton Parkway (300 ft. wide, limited access, public right-of-way per GA. DOT Project # F-086-1(1)). Said Point of Commencement being witnessed by a 3/4" open top pipe found South 00° degrees 13 minutes 40 seconds West a distance of 0.21 feet thereof.

THENCE leaving said northerly right-of-way of South Fulton Parkway and proceeding along said easterly line of Land Lot 129 North 00 degrees 13 minutes 40 seconds East a distance of 165.60 feet to a rock found, said rock found also being the POINT OF BEGINNING;

THENCE North 00 degrees 50 minutes 22 seconds East a distance of 185.54 feet along said easterly line of Land Lot 129 to a 1" crimp top pipe found;

THENCE departing said easterly line of Land Lot 129 North 42 degrees 24 minutes 18 seconds East a distance of 549.40 feet to a 1/2" iron pin set on the southwesterly right-of-way line of Gwendoline Drive (variable width public R/W, 30 feet from centerline per Deed Book 18995 Page 114), said 1/2" iron pin set being witnessed by a 1" crimp top pipe found on line 2.44 feet northeast thereof;

THENCE along the southwesterly right-of-way line of Gwendoline Drive, along a curve to the left having a radius of 122.41 feet for an arc length of 20.37 feet, being subtended by a chord of South 37 degrees 01 minutes 13 seconds East for a distance of 20.35 feet to a computed point;

THENCE departing said southwesterly right-of-way line of Gwendoline Drive, South 42 degrees 24 minutes 18 seconds West a distance of 538.08 feet to a computed point;

THENCE South 00 degrees 50 minutes 22 seconds West a distance of 177.85 feet to a computed point;

THENCE North 89 degrees 27 minutes 59 seconds West a distance of 20.00 feet to a rock found, said rock found being the POINT OF BEGINNING.

Said tract or parcel of land contains 0.333 acres or 14,503 square feet.