

[BLANK SPACE ABOVE THIS LINE IS FOR THE SOLE USE OF THE CLERK OF SUPERIOR COURT]

\*\*\*THIS DOCUMENT MAY BE RECORDED ONLY 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 : Sandtown Falls Phase 2  
Tax Parcel Identification No.: 14F0139 LL0240  
Land Disturbance Permit No.: 20S-026WR  
Zoning/Special Use Permit No.: 2008Z-0023SFC  
(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 29th day of June, 2023, between  
Stonewall Tell Home Builders. Inc, 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.

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 benefit 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 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 to successors and assigns the right, title, and privilege of an easement on subject property located in land lot(s) 139 of the 14F District, \_\_\_\_\_ Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit:

Sandtown Falls Phase 2

*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(s) hereby convey and relinquish 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.

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.

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 its hand and seal on the day and year first above written.

Signed, sealed and delivered this 29<sup>th</sup> day of June, 2023 in the presence of:

[Signature]  
Witness

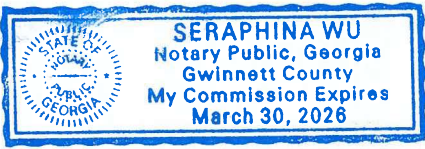
[Signature]  
Notary Public

GRANTOR: Stonewall Tell Home Builders. Inc  
CORPORATE NAME

By: Ch 2 H  
Print Name: Christopher L Harris  
Title: President

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

[NOTARIAL SEAL]



[CORPORATE SEAL]

**DESCRIPTION OF  
20' Sanitary Sewer Easement**

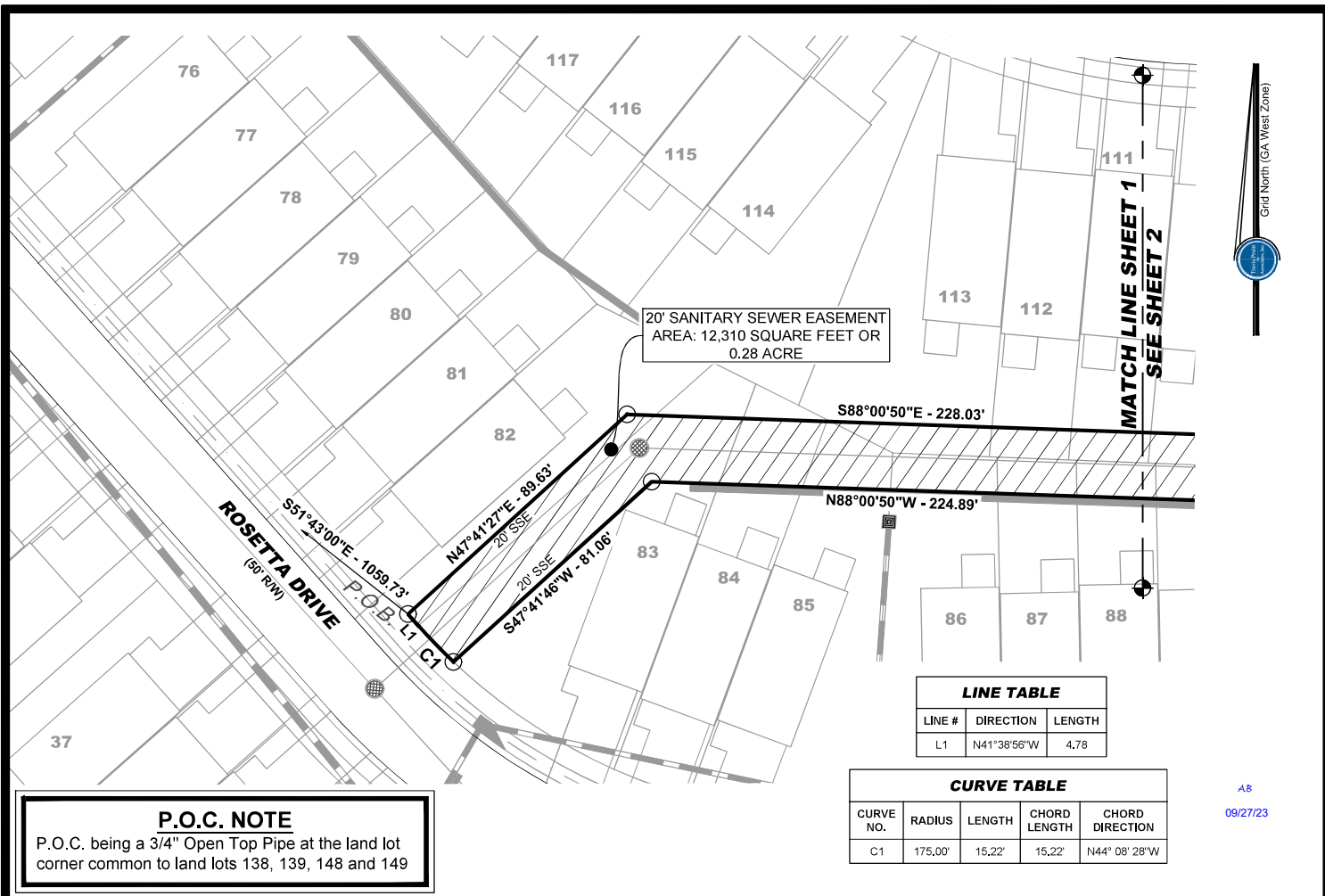
All that tract or parcel of land lying and being in Land Lot 139 of the 14th District, Fulton County, Georgia and being more particularly described as follows:

**COMMENCING** at a 3/4" Open Top Pipe found at the land lot corner common to land lots 138, 139, 148 and 149; **THENCE** proceeding along a tie line South 51 degrees 43 minutes 00 seconds East a distance of 1059.73 feet to a point on the northeastern right of way line of Rosetta Drive (50' right of way), said point being the **TRUE POINT OF BEGINNING**.

**THENCE** from said **TRUE POINT OF BEGINNING** leaving the said right of way North 47 degrees 41 minutes 27 seconds East a distance of 89.63 feet to a point; **THENCE** South 88 degrees 00 minutes 50 seconds East a distance of 228.03 feet to a point; **THENCE** North 63 degrees 56 minutes 35 seconds East a distance of 192.03 feet to a point; **THENCE** North 26 degrees 03 minutes 25 seconds West a distance of 88.98 feet to a point on the southeastern right of way line of Sundowner Place (50' right of way); **THENCE** proceeding along said right of way North 63 degrees 42 minutes 59 seconds East a distance of 20.00 feet to a point; **THENCE** leaving said right of way South 26 degrees 03 minutes 25 seconds East a distance of 109.06 feet to a point; **THENCE** South 63 degrees 56 minutes 35 seconds West a distance of 217.03 feet to a point; **THENCE** North 88 degrees 00 minutes 50 seconds West a distance of 224.89 feet to a point; **THENCE** South 47 degrees 41 minutes 46 seconds West a distance of 81.06 feet to a point on the northeastern right of way line of Rosetta Drive (50' right of way); **THENCE** proceeding along said right of way along a curve to the left with a radius of 175.00 feet and an arc length of 15.22 feet, said curve having a chord bearing of North 44 degrees 08 minutes 28 seconds West and a chord distance of 15.22 feet to a point; **THENCE** North 41 degrees 38 minutes 56 seconds West a distance of 4.78 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 12,310 square feet or 0.28 acre.

\\1202012001\301\Survey\CAD\693\Drawings\2001301690931.dwg, 8.5x11 B&T, Williams, Jun 20, 2023, 10:08:37am



**P.O.C. NOTE**  
P.O.C. being a 3/4" Open Top Pipe at the land lot corner common to land lots 138, 139, 148 and 149

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N41°38'56"W	4.78

CURVE TABLE				
CURVE NO.	RADIUS	LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	175.00'	15.22'	15.22'	N44° 08' 28"W

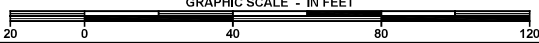
A8  
09/27/23



4317 Park Drive, Suite 400  
Norcross, Georgia 30093  
Phone: (770) 416-7511  
Fax: (770) 416-6759  
www.travispruitt.com

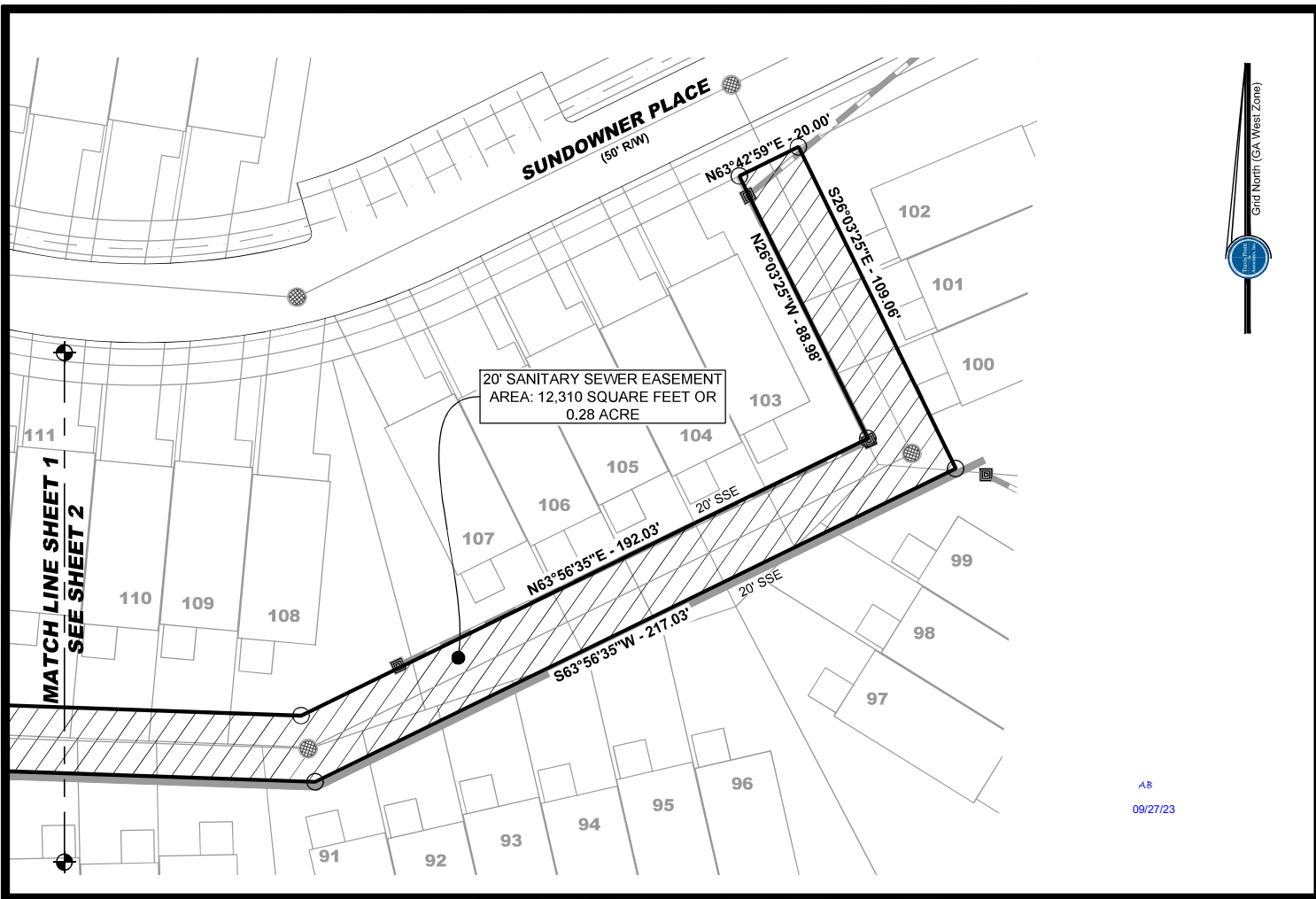
Certificate of  
Authorization Number 613

**SANITARY SEWER EASEMENT**  
**SANDTOWN FALLS**  
AUTHORIZED BY: ROCKHAVEN HOMES  
LAND LOT 138 - 14TH DISTRICT  
FULTON COUNTY • GEORGIA  
GRAPHIC SCALE - IN FEET



PLAT DATE: 6/20/2023
FIELD DATE:
SCALE: 1" = 40'
JN: 1-20-0130,660
FN: 101-A-2381
DRAWN BY: TCW
SHEET NO: 1 of 2

\\1220\2001\30\Survey\CAD\693\Drawings\2001\30\690931.dwg, 8.5x11 B&T (2) Williams - Jun 20, 2023 - 10:07:05am



20' SANITARY SEWER EASEMENT  
 AREA: 12,310 SQUARE FEET OR  
 0.28 ACRE

MATCH LINE SHEET 1  
 SEE SHEET 2

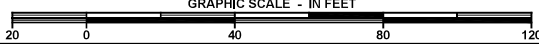
A8  
 09/27/23



4317 Park Drive, Suite 400  
 Norcross, Georgia 30093  
 Phone: (770) 416-7511  
 Fax: (770) 416-6759  
 www.travispruit.com

Certificate of  
 Authorization Number 613

**SANITARY SEWER EASEMENT**  
**SANDTOWN FALLS**  
 AUTHORIZED BY: ROCKHAVEN HOMES  
 LAND LOT 138 - 14TH DISTRICT  
 FULTON COUNTY • GEORGIA  
 GRAPHIC SCALE - IN FEET



PLAT DATE: 6/20/2023
FIELD DATE:
SCALE: 1" = 40'
JN: 1-20-0130.660
FN: 101-A-2381
DRAWN BY: TCW
SHEET NO: 2 of 2

**DESCRIPTION OF  
20' Sanitary Sewer Easement**

All that tract or parcel of land lying and being in Land Lot 139 of the 14th District, Fulton County, Georgia and being more particularly described as follows:

**COMMENCING** at a 3/4" Open Top Pipe found at the land lot corner common to land lots 138, 139, 148 and 149; **THENCE** leaving said land lot corner South 41 degrees 38 minutes 56 seconds East a distance of 824.28 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

**THENCE** from said **TRUE POINT OF BEGINNING** leaving said land lot line North 48 degrees 21 minutes 04 seconds East a distance of 135.25 feet to a point on the southwestern right of way line of Rosetta Drive (50' right of way); **THENCE** proceeding along said right of way South 41 degrees 38 minutes 56 seconds East a distance of 20.00 feet to a point; **THENCE** leaving said right of way South 48 degrees 21 minutes 04 seconds West a distance of 135.25 feet to a point on the land lot line common to land lots 139 and 148; **THENCE** proceeding along said land lot line North 41 degrees 38 minutes 56 seconds West a distance of 20.00 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 2,705 square feet or 0.06 acre.

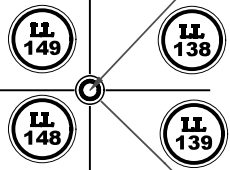
Grid North (GA West Zone)



ROSETTA DRIVE  
(50' R/W)

20' SANITARY SEWER EASEMENT  
AREA: 2,705 SQUARE FEET OR  
0.06 ACRE

P.O.C.  
3/4" OTP FND



S41°38'56"E - 824.28'

P.O.B.  
N41°38'56"W - 20.00'

N48°21'04"E - 135.25'  
20' SSE

S48°21'04"W - 135.25'  
20' SSE

S41°38'56"E - 20.00'

A8  
09/27/23



4317 Park Drive, Suite 400  
Norcross, Georgia 30093  
Phone: (770) 416-7511  
Fax: (770) 416-6759  
www.travispruit.com

Certificate of  
Authorization Number 613

<b>SANITARY SEWER EASEMENT</b>	
<b>SANDTOWN FALLS</b>	
AUTHORIZED BY: ROCKHAVEN HOMES	
LAND LOT 139 • 14TH DISTRICT	
FULTON COUNTY • GEORGIA	
GRAPHIC SCALE - IN FEET	

PLAT DATE: 6/20/2023
FIELD DATE:
SCALE: 1" = 30'
JN: 1-20-0130.660
FN: 101-A-2382
DRAWN BY: TCW
SHEET NO: 1 of 1

**DESCRIPTION OF  
Sanitary Sewer Easement**

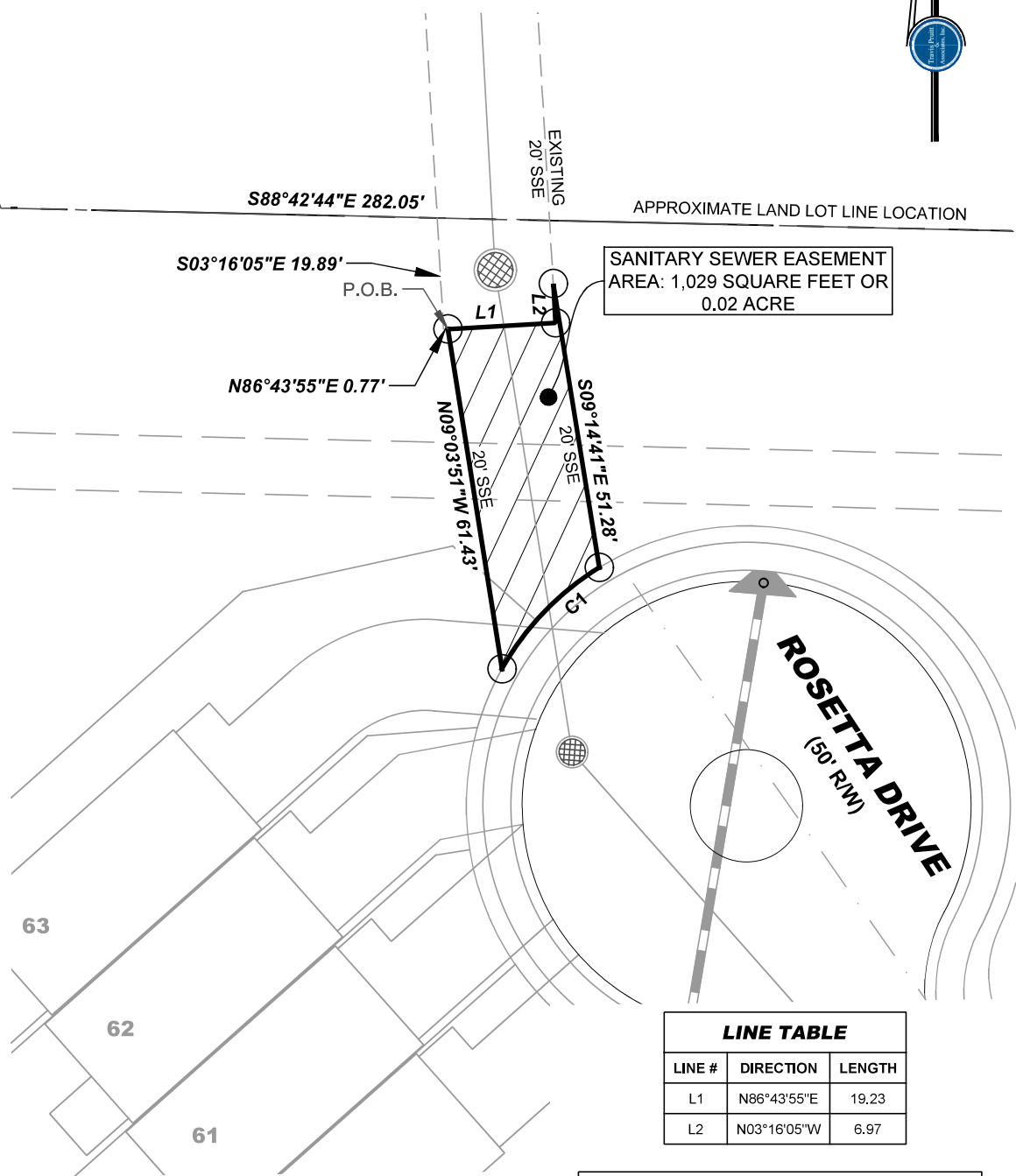
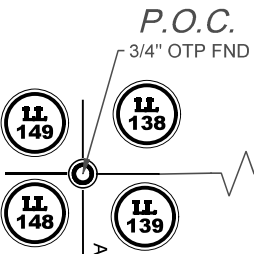
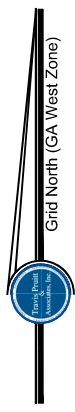
All that tract or parcel of land lying and being in Land Lot 139 of the 14th District, Fulton County, Georgia and being more particularly described as follows:

**COMMENCING** at a 3/4" Open Top Pipe found at the land lot corner common to land lots 138, 139, 148 and 149; **THENCE** leaving said land lot corner and proceeding along the land lot line common to land lots 138 and 139 South 88 degrees 42 minutes 44 seconds East a distance of 282.05 feet to a point; **THENCE** leaving said land lot line South 03 degrees 16 minutes 05 seconds East a distance of 19.89 feet to a point; **THENCE** North 86 degrees 43 minutes 55 seconds East a distance of 0.77 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

**THENCE** from said **TRUE POINT OF BEGINNING** North 86 degrees 43 minutes 55 seconds East a distance of 19.23 feet to a point; **THENCE** North 03 degrees 16 minutes 05 seconds West a distance of 6.97 feet to a point; **THENCE** South 09 degrees 14 minutes 41 seconds East a distance of 51.28 feet to a point on the northern right of way line of Rosetta Drive (50' right of way); **THENCE** proceeding along said right of way along a curve to the left with a radius of 50.00 feet and an arc length of 25.36 feet, said curve having a chord bearing of South 43 degrees 48 minutes 34 seconds West and a chord distance of 25.08 feet to a point; **THENCE** leaving said right of way line North 09 degrees 03 minutes 51 seconds West a distance of 61.43 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 1,029 square feet or 0.02 acre.





SANITARY SEWER EASEMENT  
AREA: 1,029 SQUARE FEET OR  
0.02 ACRE

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N86°43'55"E	19.23
L2	N03°16'05"W	6.97

CURVE TABLE				
CURVE NO.	RADIUS	LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	50.00'	25.36'	25.08'	S43° 48' 34"W

AB  
09/27/23

4317 Park Drive, Suite 400  
Norcross, Georgia 30093  
Phone: (770) 416-7511  
Fax: (770) 416-6759  
www.travispruit.com

Certificate of  
Authorization Number 613

**SANITARY SEWER EASEMENT**  
**SANDTOWN FALLS**  
AUTHORIZED BY: ROCKHAVEN HOMES  
LAND LOT 139 • 14TH DISTRICT  
FULTON COUNTY • GEORGIA

GRAPHIC SCALE - IN FEET

PLAT DATE: 6/20/2023  
FIELD DATE:  
SCALE: 1" = 30'  
JN: 1-20-0130.660  
FN: 101-A-2383  
DRAWN BY: TCW  
SHEET NO: 1 of 1