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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 : 4888 Jeff Road
Tax Parcel Identification No.: 17 0176 LL0847
Land Disturbance Permit No.: WRN26-042
Zoning/Special Use Permit No.:
(if applicable)

For Fulton County Use Only

Approval Date: _____
Initials: _____

**SEWER EASEMENT
(Individual Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 12th day of June, 2026, between
Mohammad Sedehi of said state and county,
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 (hereinafter referred to as 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 the subject
property, said Grantor(s) has (have) 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) 176 Section (if
applicable) of District 17, Fulton County, Georgia, and more particularly described as follows: To wit:

4888 Jett Road

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 conveys (convey) and relinquishes (relinquish) to FULTON COUNTY a right of access over Grantor's (Grantors') remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on said sewer line on both a routine and emergency basis.

I (We) hereby warrants (warrant) that I (we) have the right to sell and convey said sewer line easement and right of access and bind myself (ourselves), my (our) heirs, executors, and administrators, 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(s) hereby waives (waive) for him/herself (their selves), him/her (their) heirs, 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 (their) hand(s) and seal(s) on the day and year first above written.

Signed, sealed and delivered this 12th
day of June, 20 26
in the presence of:

Sig. Faminee
Witness

Ann Bingham

By: [Signature] (L.S.)

Print Name: MOHAMMAD SEDEH (L.S.)



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

Witness

Notary Public

By: _____ (L.S.)

Print Name: _____ (L.S.)

[NOTARIAL SEAL]

EXHIBIT "A"

PUBLIC SANITARY SEWER EASEMENT

Being two (2) strips or parcels of land running in, through, over and across the property now or formerly owned by Mohammad Sedehi, as described in a deed recorded among the Land Records of Fulton County, Georgia in Deed Book 69915, Page 424, and as shown on an Easement Exhibit prepared by TerraMark Land Surveying, Inc. and attached hereto, said strips or parcels lying and being in Land Lot 176, 17th District of Fulton County, Georgia and being more particularly described as follows:

Parcel 1

The first strip or parcel being identified as all of the Private Right of Way of Haymeadow Way as shown on a Minor Subdivision Plat for Mohammad Sedehi, and recorded among the aforesaid Land Records in Plat Book 483, Page 84, containing 10,600 square feet or 0.2310 of an acre of land, more or less.

TOGETHER WITH

Parcel 2

To find the Point of Beginning for the second strip or parcel of land, commence at the point of intersection of the Southwesterly Right of Way Line of Jett Road (being an apparent variable width public right of way) and the Northwestern Right of Way Line of Haymeadow Way (being a 50 feet wide private right of way), as shown on the aforesaid Minor Plat recorded in Plat Book 483, Page 84, and said point being at State Plane Coordinate (Georgia West Zone) of North: 1,414,648.12; East: 2,220,683.27; thence, leaving the said point and running with the said line of Haymeadow Way, South 49° 42' 41" West, 90.82 feet; thence, 29.80 feet along the arc of a curve deflecting to the left, having a radius of 74.96 feet and a chord bearing and distance of South 38° 19' 19" West, 29.61 feet; thence, South 26° 55' 58" West, 31.58 feet; thence, 9.93 feet along the arc of a curve deflecting to the right, having a radius of 25.00 feet and a chord bearing and distance of South 38° 18' 43" West, 9.87 feet; thence, South 49° 41' 08" West, 14.08 feet to the True Point of Beginning of the herein described strip or parcel of land; thence, leaving the said Point of Beginning and running,

1. South 49° 41' 28" West, 21.31 feet; thence,
2. North 60° 29' 42" West, 164.78 feet; thence,
3. North 72° 36' 51" West, 10.40 feet; thence,
4. North 19° 17' 57" East, 20.01 feet; thence,
5. South 72° 36' 51" East, 11.85 feet; thence,
6. South 60° 29' 42" East, 174.26 feet to the Point of Beginning, containing 3,613 square feet or 0.0829 of an acre of land, more or less.

		PROPOSED SEWER EASEMENT EXHIBIT FOR: FULTON COUNTY LOCATED IN LAND LOTS 176 17TH DISTRICT CITY OF SANDY SPRINGS, FULTON COUNTY, GA		
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.				
SURVEY NOTES 1. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAD A CLOSURE OF ONE FOOT IN 28,397 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. 2. EQUIPMENT USED: A TRIMBLE "S" SERIES TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS. A TRIMBLE R-12 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY. 3. ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF DEKALB COUNTY, GEORGIA (PANEL NUMBER 13121C0143F), DATED SEPTEMBER 18, 2013; A PORTION OF THE SURVEYED AREA LIES WITHIN A SPECIAL FLOOD HAZARD AREA. 4. THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE) NAD83. 5. FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON 02/25/2026. 6. THIS EXHIBIT HAS BEEN CALCULATED FOR CLOSURE AND THE PROPOSED SEWER EASEMENT 1 IS ACCURATE WITHIN ONE FOOT IN 189,198 FEET. THE PROPOSED SEWER EASEMENT 2 IS ACCURATE WITHIN ONE FOOT IN 36,022 FEET.				
SEWER EASEMENT 1 AREA 10,060 SQ. FT./ 0.2310 AC. SEWER EASEMENT 2 AREA 3,613 SQ. FT./ 0.0829 AC.		LOCATED IN LAND LOTS 176 17TH DISTRICT CITY OF SANDY SPRINGS, FULTON COUNTY, GA DATE: 06/10/2026 SHEET NO. 1 OF 2		PROPOSED SEWER EASEMENT EXHIBIT FOR: FULTON COUNTY
		THROUGH THE PROPERTY OF: MOHAMMAD SEDEHI DB. 69915 PG. 424 PB. 483 PG. 84 TAX PARCEL # 17 0176 LL0847		SURVEYOR'S CERTIFICATE: THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. 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. GEORGIA REGISTERED No. 2577 LAND SURVEYOR WILLIAM C. WOHLFORD, JR. W.C. Wohlford, Jr. WILLIAM C. WOHLFORD, JR. GEORGIA REGISTERED LAND SURVEYOR NO. 2577

