

[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 : Avalon Village Subdivision  
Tax Parcel Identification No.: 12 270307480636  
Land Disturbance Permit No.: WRN23-033  
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 4 day of March, 2024, between Moslem and Leila Eskandari 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) 748, 2<sup>nd</sup> Section (*if applicable*) of District 1, Fulton County, Georgia, and more particularly described as follows: To wit:

Avalon Village Subdivision  
*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 4<sup>th</sup>  
day of March, 20 24  
in the presence of:

  
\_\_\_\_\_  
Witness

By:  (L.S.)

Print Name: Moslem Eskandari (L.S.)

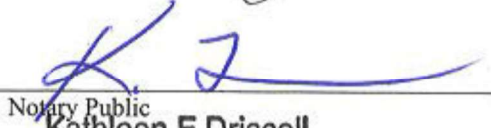
  
Kathleen F Driscoll  
NOTARY PUBLIC  
Forsyth County, GEORGIA  
My Commission Expires 06/07/2027

Signed, sealed and delivered this 4  
day of March, 20 24  
in the presence of:

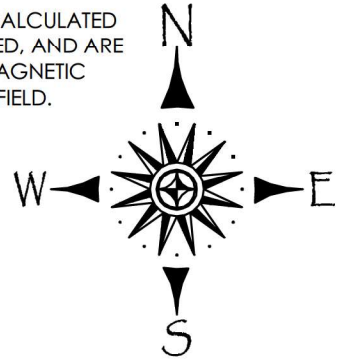
  
\_\_\_\_\_  
Witness

By:  (L.S.)

Print Name: Leila Eskandari (L.S.)

  
Kathleen F Driscoll  
NOTARY PUBLIC  
Forsyth County, GEORGIA  
My Commission Expires 06/07/2027

ALL BEARINGS ARE CALCULATED  
FROM ANGLES TURNED, AND ARE  
BASED ON SINGLE MAGNETIC  
READING TAKING IN FIELD.



MILTON PARKWAY  
(GA-120)  
(130' R/W)

N10°11'41"E  
8.88'

N79°10'21"E  
22.93'

\*P.O.B.\*  
S78°08'30"E  
35.81'

S10°11'41"W  
22.10'

S79°45'04"W  
20.71'

\*P.O.B.\*  
218.09' ALONG R/W TO R/W  
OF PHILLIPS DRIVE

THIS BLOCK RESERVED FOR COURT CLERK

TOTAL AREA

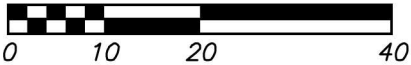
2,779 SQ. FT.

0.064 ACRES

PROPOSED 20' SEWER EASEMENT

109.13'  
N03°10'33"E  
92.97'  
S03°20'22"W  
N88°58'28"W  
20.02'

GRAPHIC SCALE



CITY OF ALPHARETTA, FULTON COUNTY  
LAND LOT 748 of the 1st DISTRICT, 2nd SECTION  
FULTON COUNTY, GEORGIA  
DATE: 02/06/2024 SCALE 1" = 20'



SEWER EASEMENT EXHIBIT for  
MIKE ESKANDARI



ALPHARETTA OFFICE  
875 Lockaway Drive Suite 702  
Alpharetta, Georgia 30004  
Office: (770) 675-6197

DRAWN BY  
S.C.D.

JOB NO.  
2022-262



## EXHIBIT

### 20' Sewer Easement

All that tract or parcel of land lying and being in Land Lot 748 of the 1<sup>st</sup> District, 2<sup>nd</sup> Section of Fulton County, Georgia, and being more particularly described as follows:

Beginning at an iron pin found (1/2" rebar) at the intersection of the southerly right of way of Old Milton Parkway and westerly right of way of Phillips Drive, proceed thence, west along said right of way of Old Milton Parkway a distance of 218.09 feet to a point; thence, North 78°08'30" West a distance of 35.81 feet to a point and the TRUE POINT OF BEGINNING;

From the TRUE POINT OF BEGINNING as thus established, proceed, South 10°11'41" West a distance of 22.10 feet to a point; thence, South 79°45'04" West a distance of 20.71 feet to a point; thence, South 03°20'22" West a distance of 92.97 feet to a point; thence, North 88°58'28" West a distance of 20.02 feet to a point; thence, North 03°10'33" West a distance of 109.13 feet to a point; thence, North 79°10'21" West a distance of 22.93 feet to a point; thence, North 10°11'41" East a distance of 8.88 feet to a point; thence, South 78°08'31" East a distance of 20.01 feet to a point and the TRUE POINT OF BEGINNING;

Said tract or parcel contains 2,779 square feet or 0.064 acres.