

[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 : 275n South Atlanta Street
Tax Parcel Identification No.: 1292404170C01
Land Disturbance Permit No.: 19-025WR
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only
Approval Date: 5/8/2024
Initials: AM

**SEWER LINE EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 26 day of January, 2024, between Roswell Creekview Unit Owners Association, 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) ⁴¹⁷ _____ of the District, ^{2nd} _____ Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

275 South Atlanta Street

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.

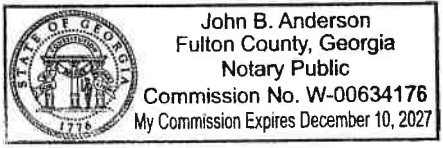
IN WITNESS HEREOF said party of the first part has hereunto affixed its hand and seal on the day and year first above written.

Signed, sealed and delivered this 26th
day of January 20 24
in the presence of:

[Signature]
Witness

[Signature]
Notary Public

[NOTARIAL SEAL]



GRANTOR: Roswell Creekview Unit Owners Association, Inc.
CORPORATE NAME

By: [Signature]
Print Name: Ann Duffy
Title: President

By: _____
Print Name: _____
Title: _____

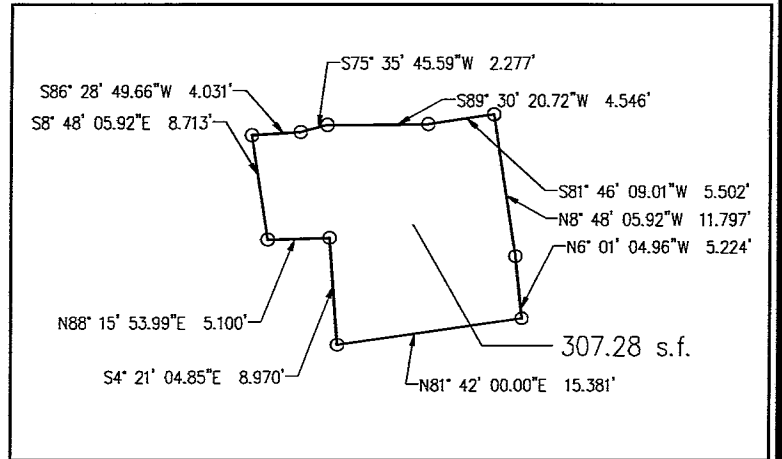
[CORPORATE SEAL]

SITE DATA:
 1ST DISTRICT, 2ND SECTION
 LAND LOTS: 417
 FULTON COUNTY
 CITY OF ROSWELL

N/F CREEKVIEW PARTNERS, LLC, PROP.
 ZONING= R-4A

AM
 5/8/2024

LL
 417



CREEKVIEW PARTNERS EASEMENT

EASEMENT DATA
 PROJECT: 275 SOUTH ATLANTA STREET
 ADDRESS: 275 SOUTH ATLANTA STREET
 ROSWELL, GA 30075
 LAND LOT: 417
 DISTRICT: 1
 SECTION: 2
 PID: 12 192 404 170 C01
 EASEMENT AREA: 307.28 SF
 GRANTOR: CREEKVIEW PARTNERS, LLC.
 GRANTEE: FULTON COUNTY

PROP SEWER/ACCESS
 EASEMENT (307.28 S.F.)

TRUE POINT OF BEGINNING

275 SOUTH ATLANTA STREET
 ROSWELL, GA 30075

N/F RIVERWALK FRONT, LLC, PROP.
 ZONING= C-1



PRELIMINARY SITE PLAN

275 SOUTH ATLANTA ST
 ROSWELL, GEORGIA

PROJECT NO: 17-4050.00
 DRAWN BY: SLR
 DATE: 9-19-2019
 REVISED: 10-11-2019