

[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 : Sandtown Crossing
Tax Parcel Identification No.: 14F0118 LL0815
Land Disturbance Permit No.: _____
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 15th day of May, 2023, between **SANDTOWN CROSSING, 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 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 118 of District 14FF, Fulton County, Georgia, and more particularly described as follows: To wit:

SANDTOWN CROSSING

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.

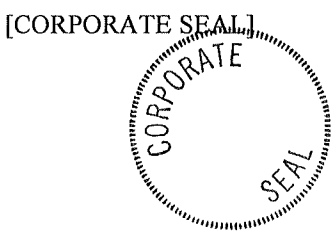
Signed, sealed and delivered this 15th day of May, 2023 in the presence of:

GRANTOR: SANDTOWN CROSSING, INC.,
a Georgia corporation
CORPORATE NAME

Asia D. Rowles
Witness

By: John R. Perlman
Print Name: John R. Perlman
Title: President

Leslie Caylor
Notary Public



[NOTARIAL SEAL]

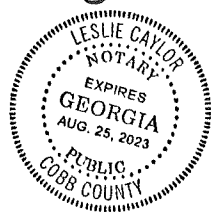


EXHIBIT "A" – Part 1

20' Sanitary Sewer Easement 4
City of South Fulton, Fulton County, Georgia
(Date 5-7-23)

All that tract or parcel of land lying and being in Land Lot 18 of District 14FF of Fulton County, Georgia, and being more particularly described as follows:

Commencing at a 5/8-inch rebar found at the intersection of the easterly right-of-way of Riverside Drive (variable right-of-way) and the northerly right-of-way of Campbellton Road (variable right-of-way); Thence continuing with said easterly right-of-way of Riverside Drive North 30 degrees 07 minutes 59 seconds West, a distance of 234.56 feet to a nail found; Thence South 60 degrees 07 minutes 41 seconds West, a distance of 6.71 feet to a nail found; Thence North 30 degrees 24 minutes 51 seconds West, a distance of 14.42 feet to a 46.14 feet to a nail found; Thence North 30 degrees 24 minutes 51 seconds West, a distance of 216.73 feet to a 5/8-inch rebar found; Thence departing said right-of-way North 59 degrees 31 minutes 04 seconds East, a distance of 195.22 feet to a 5/8-inch rebar found; Thence North 82 degrees 18 minutes 23 seconds East, a distance of 144.38 feet to a 5/8-inch rebar found; Thence North 07 degrees 41 minutes 37 seconds West, a distance of 65.00 feet to a 5/8-inch rebar found; Thence North 82 degrees 18 minutes 23 seconds East, a distance of 45.00 feet to a 5/8-inch rebar found; Thence North 07 degrees 41 minutes 37 seconds West, a distance of 99.59 feet to a point; Thence North 82 degrees 18 minutes 23 seconds East, a distance of 15.84 feet to a point, said point being the **POINT OF BEGINNING**; Thence North 07 degrees 28 minutes 03 seconds West, a distance of 39.12 feet to a point; Thence North 82 degrees 31 minutes 57 seconds East, a distance of 20.00 feet to a point; Thence South 07 degrees 28 minutes 03 seconds East, a distance of 39.04 feet to a point; Thence South 82 degrees 18 minutes 23 seconds West, a distance of 20.00 feet to a point, which is the **POINT OF BEGINNING**.

Said tract or parcel of land contains 0.018 Acre (782 Square Feet).

EXHIBIT "A" – Part 2

[SEE ATTACHED SEWER EASEMENT DEDICATION EXHIBIT]

NORTH
NORTH NORTH G.A. WEST



**20' SANITARY
SEWER EASEMENT 4**
0.018 Acre
782 sf

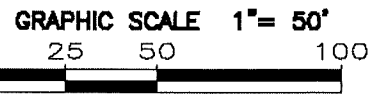
TRACT 1B
PLAT BOOK 424 / PAGE 139
N/F PROPERTY OF
SANDTOWN CROSSING, INC.
DEED BOOK 41663 / PAGE 635
PID: 14F0118 LL0815
5837 CAMPBELLTON RD

N/F PROPERTY OF
**SANDTOWN CROSSING
NORTH SHOPS, LLC**
DB 60685 / PG 354
5829 CAMPBELLTON RD
TRACT 1A
PB 424 / PG 139
PID: 14F0118 LL0989

TRACT 1D
PLAT BOOK 424 / PAGE 139
N/F PROPERTY OF
SANDTOWN CROSSING, INC.
DEED BOOK 41663 / PAGE 635
PID: 14F0118 LL0872
5849 CAMPBELLTON ROAD



EXISTING
PROPERTY LINE
5845 Campbellton Rd
N/F PROPERTY OF
RDC ANGELS GEORGIA I, LLC
DEED BOOK 45053 / PAGE 86
PID: 14F0118 LL0823



SEWER EASEMENT DEDICATION EXHIBIT	
Sandtown Crossing	
SANDTOWN CROSSING, INC.	
JOB NO: 20052640	DRAWING SCALE: 1" = 50'
FIELD WORK: CR	CITY: SOUTH FULTON
PROJ MGR: GEE	COUNTY: FULTON STATE: GA
REVIEWED: DLH	LAND LOT: 118 DISTRICT: 14FF
DWG FILE: 2040-51-SSEm14	SURVEY DATE: 4-24-23 EXHIBIT DATE: 5-1-23

LINE	BEARING	DISTANCE
L1	N30°07'59"W	234.56'
L2	S60°07'41"W	6.71'
L3	N30°24'51"W	46.14'
L4	N82°18'23"E	15.84'
L5	N07°28'03"W	39.12'
L6	N82°31'57"E	20.00'
L7	S07°28'03"E	39.04'
L8	S82°18'23"W	20.00'



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Marietta, Georgia 30062
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www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LS-000621