IBLANK 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: Project Name: C_STORE UNION CITY **Fulton County Land Division** Tax Parcel Identification No.: 09F340101340342 141 Pryor Street, S.W. - Suite 8021 Land Disturbance Permit No,: WRS24-050 Atlanta, Georgia 30303 Zoning/Special Use Permit No.: WRS24-050 (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 August 5051 STONEWALL TELL DEVELOPMENT, LLC, a limited liability company 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(s) 134, Section (if applicable) of District 9F, Fulton County, Georgia, and more particularly described as follows: To wit:

C~ STORE UNION CITY

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	GRANTOR:	5051 STONEWALL TELL DEVELOPMENT LLC
day of Averton, 20 25		CORPORATE NAME
in the presence of:		, 0////
\times	By:	Way of
Witness		
	Print Name:	NAVEED MASOOD /

Notary Public

[NOTARIAL SEAL]

Josephine M Cole

ALJ NOTARY PUBLIC

COBB COUNTY, GEORGIA

My Commission Expires 11/19/2028

MANAGER

20' SANITARY SEWER EASEMENT

All that tract or parcel of land lying and being in the City of Union City, in Land Lot 134 of the 9F District and being mare particularly described as follows.

BEGINNING at a Concrete Monument found at the intersection of the Westerly right-of-way line of Stonewall Tell Road (Variable right-of-way) and the southern right of way of South Fulton Parkway (300 foot right-of-way); Thence along the Westerly right-of-way line along a curve to the left, said curve having an arc length of 35.18 feet with a radius of 2343.95 feet, being subtended by a chord bearing of South 14 degrees 01 minutes 01 seconds East, a distance of 35.18 feet to a point and the Point of Beginning, Thence from said Point of Beginning and leaving said right of way line and run South 77 degrees 15 minutes 58 seconds West, a distance of 21.59 feet to a point; thence South 00 degrees 00 minutes 00 seconds East, a distance of 91.57 feet to a point; thence South 89 degrees 44 minutes 37 seconds West, a distance of 283.14 feet to a point; thence South 00 degrees 15 minutes 23 seconds East, a distance of 136.04 feet to a point; thence South 73 degrees 29 minutes 48 seconds West, a distance of 4.48 feet to a point; thence South 16 degrees 30 minutes 12 seconds East, a distance of 20.00 feet to a 5/8-inch rebar set; thence North 89 degrees 44 minutes 37 seconds East, a distance of 18.70 feet to a point; thence North 00 degrees 15 minutes 23 seconds West, a distance of 136.49 feet to a point; thence North 89 degrees 44 minutes 37 seconds East, a distance of 283.05 feet to a point; thence North 00 degrees 00 minutes 00 seconds West, a distance of 95.50 feet to a point; thence North 77 degrees 15 minutes 58 seconds East, a distance of 6.29 feet to a point on said western right of way line; thence along said western right of way line along a curve to the right, said curve having an arc length of 20.01 feet with a radius of 2343.95 feet, being subtended by a chord bearing of North 14 degrees 41 minutes 29 seconds West, a distance of 20.01 feet to a point and the Point of Beginning.

Said Tract or Parcel contains 0.247 Acres.

