

[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: C~STORE UNION CITY
Tax Parcel Identification No.: 09F340101340342
Land Disturbance Permit No.: WRS24-050
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 28th day of August, 2025 between
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
day of August
in the presence of:

2028

25

Witness

GRANTOR: 5051 STONEWALL TELL DEVELOPMENT LLC
CORPORATE NAME

By:

Print Name:

NAVEED MASOOD

Title:

MANAGER

Notary Public

[NOTARIAL SEAL]

Josephine M Cole

NOTARY PUBLIC

COBB COUNTY, GEORGIA

My Commission Expires 11/19/2028

20' SANITARY SEWER EASEMENT

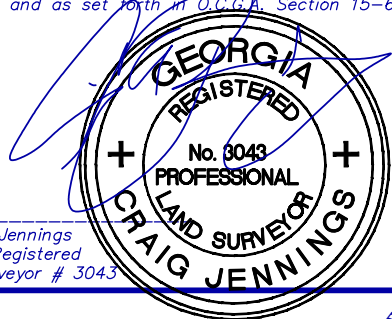
All that tract or parcel of land lying and being in the City of Union City, in Land Lot 134 of the 9F District and being more particularly described as follows.

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.

SURVEYOR CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. 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.



Craig A. Jennings
Georgia Registered
Land Surveyor # 3043

(CLERK OF COURT RECORDING INFORMATION)

NORTH (SEE GENERAL NOTES)



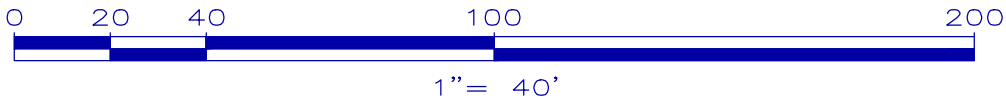
LINE TABLE

LINE	BEARING	DISTANCE
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N/F PROPERTY OF
**THE CITY OF
UNION CITY**
PARCEL 09F330301340325

N/F PROPERTY OF
MAJESTIC AIRPORT CENTER V, BLDG 1, LLC
DEED BOOK 59925 / PAGE 86
PARCEL 09F280101220609

GRAPHIC SCALE



SOUTH FULTON PARKWAY
(300' PUBLIC R/W)
(DEED BK 10683 / PG 345)

Bjm

9/2/2025

N/F PROPERTY OF
5051 STONEWALL TELL DEVELOPMENT, LLC
DEED BOOK 67940 / PAGE 480
ZONED TCMU
PARCEL 09F340101340342

S89°44'26"W
222.01'
20' SANITARY SEWER EASEMENT
N89°44'26"E
221.91'

SEWER EASEMENT
0.245 Acres
10,653 sf



Professional Land Surveying Services

1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900
Fax: (770) 795-8880

www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

Project Name:
C-Store Union City

POB CMF
N: 1316418.93
E: 2176899.57

S14°01'01"E
R=2343.95'
L=35.18'
CH=35.18'

POB
N: 1316384.79
E: 2176908.09

N14°41'29"W
R=2343.95'
L=20.01'
CH=20.01'

STONEWALL TELL ROAD
(VARIABLE PUBLIC R/W)

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 65,291, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE "S" SERIES TOTAL STATION AND TRIMBLE TSC SERIES DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 173,497 FEET. caj

20' SANITARY SEWER EASEMENT

5051 Stonewall Tell Road

FOR

5051 Stonewall Tell Development LLC

GS JOB NO:	20247829	DRAWING SCALE: 1" = 40'	SURVEY DATE:	02/06/2025
FIELD WORK:		STATE:	GEORGIA	REVISIONS (SEE GENERAL NOTES)
PROJ MGR:	CAJ	COUNTY:	FULTON	No. Date Description
REVIEWED:		LAND LOT:	134	
DWG FILE: 20247829-EXHIBIT.dwg		DISTRICT:	9F	