

[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 : Buffington Center Industrial
Tax Parcel Identification No.: 13 0065 LL451
Land Disturbance Permit No.: 22S-002WR
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 21st day of September, 20 22, between CHIPT Atlanta Buffington LLC, 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(s) 64, 65, 129 Section (if applicable) of District 55, Fulton County, Georgia, and more particularly described as follows: To wit:

Buffington Center Industrial

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 21
day of September, 2022
in the presence of:

[Signature]
Witness

GRANTOR: CHIPT Atlanta Buffington LLC
CORPORATE NAME

By: [Signature]
Print Name: John Bateman
Title: Vice President

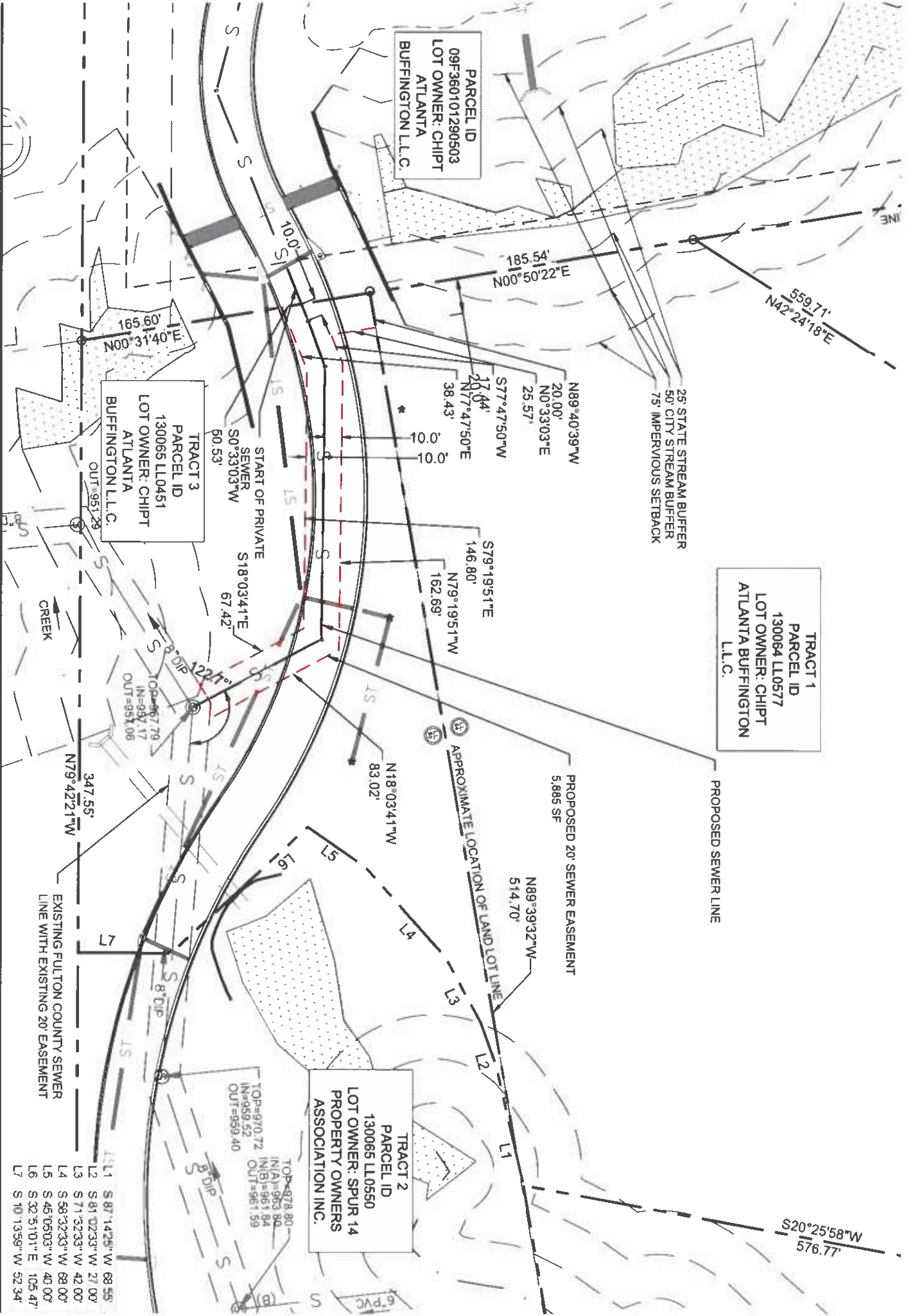
[Signature]
Notary Public

By: _____
Print Name: _____
Title: _____

[NOTARIAL SEAL]



[CORPORATE SEAL]



TRACT 1
PARCEL ID
130064 LL0577
LOT OWNER: CHIPT
ATLANTA BUFFINGTON
L.L.C.

PARCEL ID
09F360101290503
LOT OWNER: CHIPT
ATLANTA
BUFFINGTON L.L.C.

TRACT 3
PARCEL ID
130065 LL0451
LOT OWNER: CHIPT
ATLANTA
BUFFINGTON L.L.C.

TRACT 2
PARCEL ID
130065 LL0550
LOT OWNER: SPUR 14
PROPERTY OWNERS
ASSOCIATION INC.

- L1 S 87°14'25"W 88.55'
- L2 S 81°02'33"W 21.00'
- L3 S 71°32'33"W 42.00'
- L4 S 56°32'33"W 88.00'
- L5 S 45°05'03"W 40.00'
- L6 S 32°51'01"E 105.47'
- L7 S 10°13'59"W 52.34'

TOP=978.80
IN(A)=963.80
IN(B)=961.84
IN=959.52
OUT=961.59
OUT=959.40

TOP=967.79
IN=957.17
OUT=951.06

BUFFINGTON CENTER INDUSTRIAL

EXHIBIT "A" - TRACT 3

3625 ROOSEVELT HWY
SEVICED EASEMENT EVIDENT

**OWNER/DEVELOPER
(PRIMARY GRANTOR)**

CHIPT ATLANTA BUFFINGTON LLC ATLANTA, GA 30327
3715 NORTHSIDE PARKWAY
BUILDING 100, SUITE 200
(415) 405-6197
ROLEY@CHINDUSTRIAL.COM

SCALE:
1" = 70'-00"

**LEGAL DESCRIPTION – FULTON COUNTY SEWER EASEMENT; CHIPT ATL
BUFFINGTON LLC (BASED ON THIS SURVEY)**

All that tract or parcel of land lying and being in Land Lots 64 & 65 of the 13th Land District, City of South Fulton, Fulton County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. (Job #23010; Drawing/File #23010-UD1), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

To find the POINT OF BEGINNING, COMMENCE at a point at the intersection of the east line of Land Lot 129 and the northerly right-of-way line of South Fulton Parkway (300 ft. wide, limited access, public right-of-way per GA. DOT Project # F-086-1(1)). Said Point of Commencement being witnessed by a 3/4" open top pipe found South 00° degrees 13 minutes 40 seconds West a distance of 0.21 feet thereof.

THENCE leaving said northerly right-of-way of South Fulton Parkway and proceeding along said easterly line of Land Lot 129 North 00 degrees 13 minutes 40 seconds East a distance of 115.20 feet to a computed point, said computed point being the POINT OF BEGINNING;

THENCE continuing along the easterly line of Land Lot 129, North 00 degrees 13 minutes 40 seconds East a distance of 50.40 feet to a rock found at the common corner of Land Lots 64 & 65;

THENCE departing said easterly line of Land Lot 129 and continuing along the southerly land lot line of land lot 64, being common to the northly land lot line of land lot 65; South 89 degrees 27 minutes 59 seconds East a distance of 20.00 feet to a computed point;

THENCE departing said northerly land lot line of land lot 65, South 00 degrees 13 minutes 40 seconds West a distance of 25.61 feet to a computed point;

THENCE North 78 degrees 15 minutes 13 seconds East a distance of 18.26 feet to a computed point;

THENCE South 79 degrees 19 minutes 51 seconds East a distance of 162.65 feet to a computed point;

THENCE South 18 degrees 00 minutes 31 seconds East a distance of 82.97 feet to a computed point;

THENCE North 75 degrees 18 minutes 39 seconds West a distance of 8.71 feet to a computed point;

THENCE South 67 degrees 34 minutes 52 seconds West a distance of 12.71 feet to a computed point;

THENCE North 18 degrees 00 minutes 31 seconds West a distance of 67.39 feet to a computed point;

THENCE North 79 degrees 19 minutes 51 seconds West a distance of 146.83 feet to a computed point;

THENCE South 78 degrees 15 minutes 13 seconds West a distance of 38.98 feet to a computed point on the easterly line of Land Lot 129, said computed point being the POINT OF BEGINNING.

Said tract or parcel of land contains 0.135 acres or 5,897 square feet.