[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: 250 Mayfield Rd

Tax Parcel Identification No.: 22 481211980806

Land Disturbance Permit No.: WRN25-034

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 t	his <u>11th</u>	day of	September	, <u>2025,</u> between	Alph	a Fine
Homes by Neal Chahwa	la, LLC			- 1 C	, a corporation	duly
organized under the laws or	f the State of	Georgi	<u>a</u>	, party of th	e first part (here	inafter
referred to as Grantor) and I	FULTON CO	UNTY, a Pol	litical Subdivision o	f the State of Georgia, party	of the second pa	art and
Grantee.						
WITNESSETH, that for and	in consideration	on of \$1.00 ir	n hand paid, at and b	pefore the sealing and deliver	ry of these preser	its, the
receipt whereof is hereby a	cknowledged a	and in consid	leration of the bene	fits which will accrue to the	e undersigned fro	om the
construction of a sewer line t	hrough subject	property, and	l in consideration of	the benefits which will accru	e to the subject pr	operty
from the construction of a se	ewer line throu	ıgh subject pı	roperty, said Granto	r has granted, bargained, sol	d and conveyed	and by
these presents does grant, b	argain, sell and	d convey to	FULTON COUNTY	Y and to successors and assi	igns the right, titl	e, and
privilege of easements throug	gh subject prop	erty located in	n Land Lot(s) <u>119</u>	<u>8</u>	<u>2nd</u> S	Section
(if applicable) of District	<u>2nd</u> , F	ulton County	, Georgia, and more	particularly described as fol	llows: To wit:	
		250 M	ayfield Rd			
		<u> </u>			· · · · · · · · · · · · · · · · · · ·	
			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		GRANTOR:	Alpha Fine Homes by Neal Chanwala, LLC			
day of September 20 25		<del></del>	CORPORATE NAME			
Witness	Jades	By: Print Name: Title:	Neal K. Chahwala Owner/Member			
1-7		Ву:				
Notary Public		,				
,	MORETTON	Print Name:				
	Simission	Title:				
[NOTARIAL SEAL]	ONOTARY OF THE STATE OF THE STA		[CORPORATE SEAL]			
	OA/18/200					
SEWER FASEMENT DEDICATION						

INFORMATION SUMMARY (CORPORATION)
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