

[BLANK SPACE ABOVE THIS LINE IS FOR THE SOLE USE OF THE CLERK OF SUPERIOR COURT]

THIS DOCUMENT MAY BE RECORDED ONLY 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: 875 MAYFIELD LLC
Tax Parcel Identification No.: 2241611340420
Land Disturbance Permit No.: 21-009WR
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only

Approval Date: _____
Initials: _____

**SEWER LINE EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 13TH day of JULY, 2021, between
MCM Benson Properties, 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.

WITNESSETH, that for and in consideration of \$1.00 cash in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and in consideration of the benefit 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 the subject property, said Grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey to the party of the second part and to successors and assigns the right, title, and privilege of an easement on subject property located in land lot(s) 1133 & 1134 of the District, ² _____ Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

875 MAYFIELD LLC

Project Name

[See Exhibit "A" attached hereto and made a part hereof]

appurtenances as shown on the map 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 water vault, water meter and appurtenances 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 the water vault structure, water meter and appurtenances on both a routine and emergency basis.

Grantor hereby warrants that it has the right to sell and convey this 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 water vault 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 installation, access, upgrade or maintenance of said water vault, water meter and appurtenances 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 13
day of July, 20 21
in the presence of:



Witness

GRANTOR: MCM Benson Properties LLC
CORPORATE NAME

By: 

Print Name: 

Title: Owner

By: 

Print Name: 

Title: 

[CORPORATE SEAL]

[NOTARIAL SEAL]



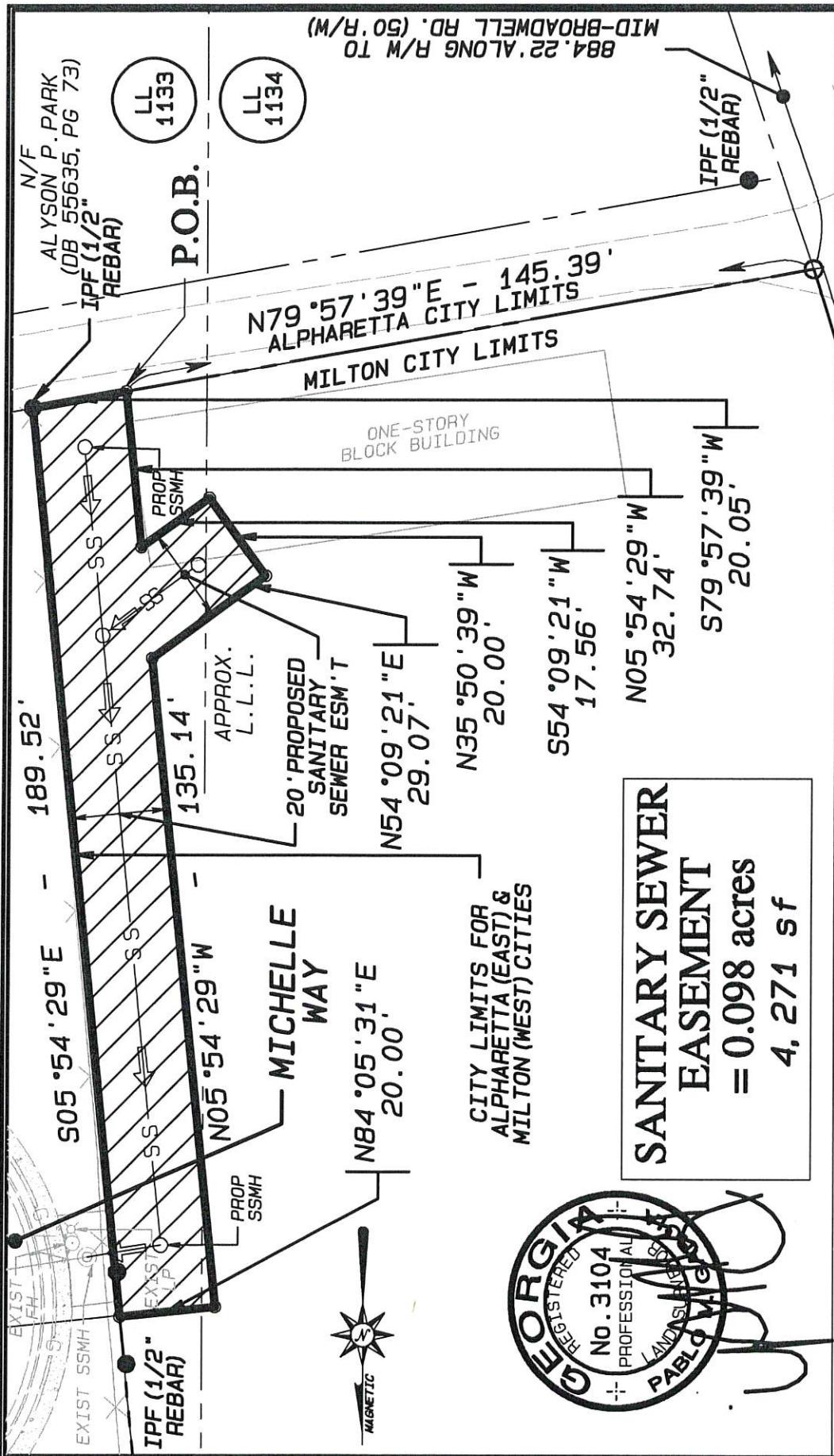


EXHIBIT "A"

07/12/2021

DS
BS

Brandon Scott

Fulton County Government

**LEGAL DESCRIPTION
875 MAYFIELD ROAD
SANITARY SEWER EASEMENT
CITY OF MILTON, GA**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING in Land Lots 1133 and 1134; 2nd District; 2nd Section; City of Milton; Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, COMMENCE on a point at the rights-of-way intersection of the northeasterly right-of-way line for Charlotte Drive (right-of-way varies) with the northerly right-of-way line for Mid-Broadwell Road (50-foot right-of-way); THENCE along said northeasterly right-of-way line for Charlotte Drive, in a northwesterly direction, a distance of 884.22 feet to a point at the city limits line common to the City of Milton and the City of Alpharetta. THENCE leaving said right-of-way line for Charlotte Drive along said city limits line North 79 degrees 57 minutes 39 seconds East, a distance of 145.39 feet to a point, said point being the POINT OF BEGINNING. THENCE leaving said city limits line North 05 degrees 54 minutes 29 seconds West, a distance of 32.74 feet to a point; THENCE South 54 degrees 09 minutes 21 seconds West, a distance of 17.56 feet to a point; THENCE North 35 degrees 50 minutes 39 seconds West, a distance of 20.00 feet to a point; THENCE North 54 degrees 09 minutes 21 seconds East, a distance of 29.07 feet to a point; THENCE North 05 degrees 54 minutes 29 seconds West, a distance of 135.14 feet to a point; THENCE North 84 degrees 05 minutes 31 seconds East, a distance of 20.00 feet to a point on the aforementioned city limits line; THENCE along said city limits line South 05 degrees 54 minutes 29 seconds East, a distance of 189.52 feet to a ½-inch rebar found; THENCE along said city limits line South 79 degrees 57 minutes 39 seconds West, a distance of 20.05 feet to an aforementioned point, said point being the POINT OF BEGINNING.

Said tract or parcel of land contains 0.098 acres, or 4,271 square-feet, more or less.

EXHIBIT "A"