

[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 : HEATHERTON  
Tax Parcel Identification No.: 22-4310-1059-033-0  
Land Disturbance Permit No.: 21-067WR  
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 27 day of June, 2023, between **Milton Land Invest, Inc.**, 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) 1030, 1059 & 1102 of the 2<sup>nd</sup> District, 2<sup>nd</sup> Section of Fulton County, Georgia, and more particularly described as follows: To wit:

**Heatherton**

*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 27  
day of JUNE, 2023  
in the presence of:

GRANTOR: MILTON LAND INVEST, INC.  
CORPORATE NAME

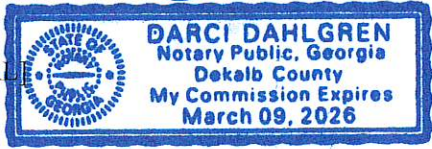
[Signature]  
Witness

By: [Signature]  
Print Name: Thomas E. Sharp  
Title: President

[Signature]  
Notary Public

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

[NOTARIAL SEAL]



[CORPORATE SEAL]

## EXHIBIT "A"

### DESCRIPTION OF PROPERTY

#### Heatherton Way Private 50' Access & Utility Easement

All that tract or parcel of land lying and being in Land Lots 1059 and 1102 of the 2nd District, 2nd Section, City of Milton, Fulton County, Georgia and being more particularly described as follows:

To find the **Point of Beginning** commence at the intersection formed by the northerly right-of-way line of Mayfield Road (variable r/w) with the easterly line of Land Lot 1102 (said line being common to Land Lots 1102 & 1103) and depart said Land Lot Line and proceed in a westerly direction along said right-of-way line of Mayfield Road for a distance of 456.75 feet to a point on the easterly side of Heatherton Way (50' Private access & utility easement) and the **Point of Beginning**.

From the **Point of Beginning** thus established, and continuing along said right-of-way line of Mayfield Road, N80°20'37"W for a distance of 84.00 feet to a point on the westerly side of Heatherton Way (50' Private access & utility easement); thence departing said right-of-way line of Mayfield Road and proceed in a northerly, easterly and southerly direction along the westerly, northerly and easterly side of Heatherton Way the following course and distances:

N09°47'38"E for a distance of 190.64 feet to a point;

thence 39.25 feet along the arc of a curve to the right, said curve having a radius of 152.00 feet and being subtended by a chord of N19°25'20"E, 39.14 feet to a point;

thence 54.97 feet along the arc of a curve to the left, said curve having a radius of 87.00 feet and being subtended by a chord of N08°43'06"E, 54.06 feet to a point;

thence N09°22'58"W for a distance of 31.19 feet to a point;

thence 35.74 feet along the arc of a curve to the right, said curve having a radius of 125.00 feet and being subtended by a chord of N01°11'31"W, 35.62 feet to a point;

thence N06°59'56"E for a distance of 553.94 feet to a point;

thence 17.32 feet along the arc of a curve to the left, said curve having a radius of 38.00 feet and being subtended by a chord of N06°03'20"W, 17.17 feet to a point;

thence around a cul-de-sac 286.19 feet along the arc of a curve to the right, said curve having a radius of 60.00 feet and being subtended by a chord of S62°27'46"E, 82.38 feet to a point;

thence 44.56 feet along the arc of a curve to the left, said curve having a radius of 38.00 feet and being subtended by a chord of S40°35'30"W, 42.05 feet to a point;

thence S06°59'56"W for a distance of 506.73 feet to a point;

thence 21.44 feet along the arc of a curve to the left, said curve having a radius of 75.00 feet and being subtended by a chord of S01°11'31"E, 21.37 feet to a point;

thence S09°22'58"E for a distance of 100.97 feet to a point;

thence 50.20 feet along the arc of a curve to the right, said curve having a radius of 150.00 feet and being subtended by a chord of S00°12'20"W, 49.97 feet to a point;

thence S09°47'38"W for a distance of 184.33 feet to the **Point of Beginning**.

Said Access & Utility Easement containing ±1.455 acres (±63,374 square feet).

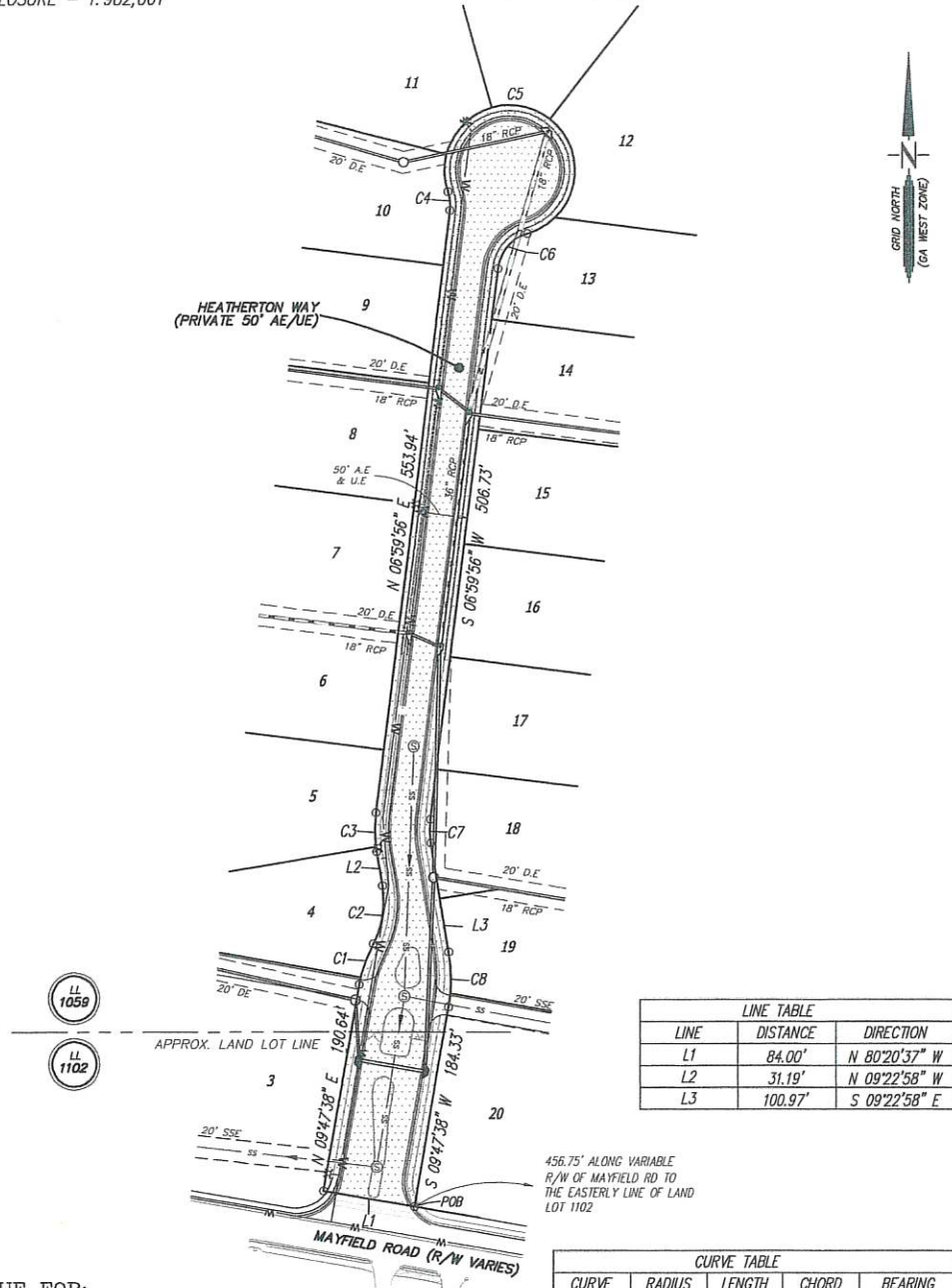
**50' AE/UE AREA:**

1.455 ACRES  
 63,374 SQ.FT.  
 EASEMENT CLOSURE - 1:982,061

**EXHIBIT "A"**

**FLOOD INFORMATION**

THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO FEMA FLOOD MAP #13121C0052G, DATED JUNE 19, 2020.



LINE TABLE		
LINE	DISTANCE	DIRECTION
L1	84.00'	N 80°20'37" W
L2	31.19'	N 09°22'58" W
L3	100.97'	S 09°22'58" E

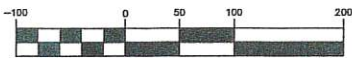
CURVE TABLE			
CURVE	RADIUS	LENGTH	BEARING
C1	152.00'	39.25'	N19°25'20"E
C2	87.00'	54.97'	N08°43'06"E
C3	125.00'	35.74'	N01°11'31"W
C4	38.00'	17.32'	N06°03'20"W
C5	60.00'	286.19'	S62°27'46"E
C6	38.00'	44.56'	S40°35'30"W
C7	75.00'	21.44'	S01°11'31"E
C8	150.00'	50.20'	S00°12'20"W

50' AE/UE FOR:

**FULTON COUNTY**

HEATHERTON SUBDIVISION  
 LOCATED IN LAND LOTS 1059 & 1102  
 IN THE 2ND DISTRICT, 2ND SECTION  
 IN THE CITY OF MILTON  
 FULTON COUNTY, GEORGIA  
 SCALE: 1" = 100' DATE: JUNE 27, 2023

**GRAPHIC SCALE**



( IN FEET )  
 1 inch = 100' ft.



**centerline**

Surveying and Land Planning, Inc.  
 1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144  
 PHONE: (770) 424-0028 FAX: (770) 424-2899

LSF#001298

MAYFIELD 50' AE/UE

## DESCRIPTION OF PROPERTY

### Heatherton Subdivision—20' Sanitary Sewer Easement No. 2

All that tract or parcel of land lying and being in Land Lots 1059 and 1102 of the 2nd District, 2nd Section, City of Milton, Fulton County, Georgia and being more particularly described as follows:

To find the **Point of Beginning** commence at the intersection formed by the northerly right-of-way line of Mayfield Road (variable r/w) with the easterly line of Land Lot 1102 (said line being common to Land Lots 1102 & 1103) and depart said Land Lot Line and proceed in a westerly direction along said right-of-way line of Mayfield Road for a distance of 540.75 feet to a point on the westerly side of Heatherton Way (50' Private access & utility easement); thence N09°47'38"E along the westerly side of Heatherton Way for a distance of 17.22 to the **Point of Beginning**.

From the **Point of Beginning** thus established, depart said Heatherton Way and proceed N83°37'10"W for a distance of 338.95 feet to a point; thence N79°24'35"W for a distance of 306.69 feet to a point located on the northerly right-of-way of Mayfield Road (variable r/w); thence N78°45'03"W along the northerly right-of-way of Mayfield Road for a distance of 90.95 feet to a point on the easterly right-of-way line of Bethany Road (variable r/w); thence N11°46'00"E along said easterly right-of-way line of Bethany Road for a distance of 19.26 feet to a point; thence departing said right-of-way line of Bethany Road and proceed S78°41'22"E for a distance of 23.98 feet to a point; thence S79°24'35"E for a distance of 372.53 feet to a point; thence S83°37'10"E for a distance of 339.40 feet to a point on the westerly side of Heatherton Way (50' Private access & utility easement); thence S09°47'38"W along the westerly side of Heatherton Way for a distance of 20.04 to the **Point of Beginning**.

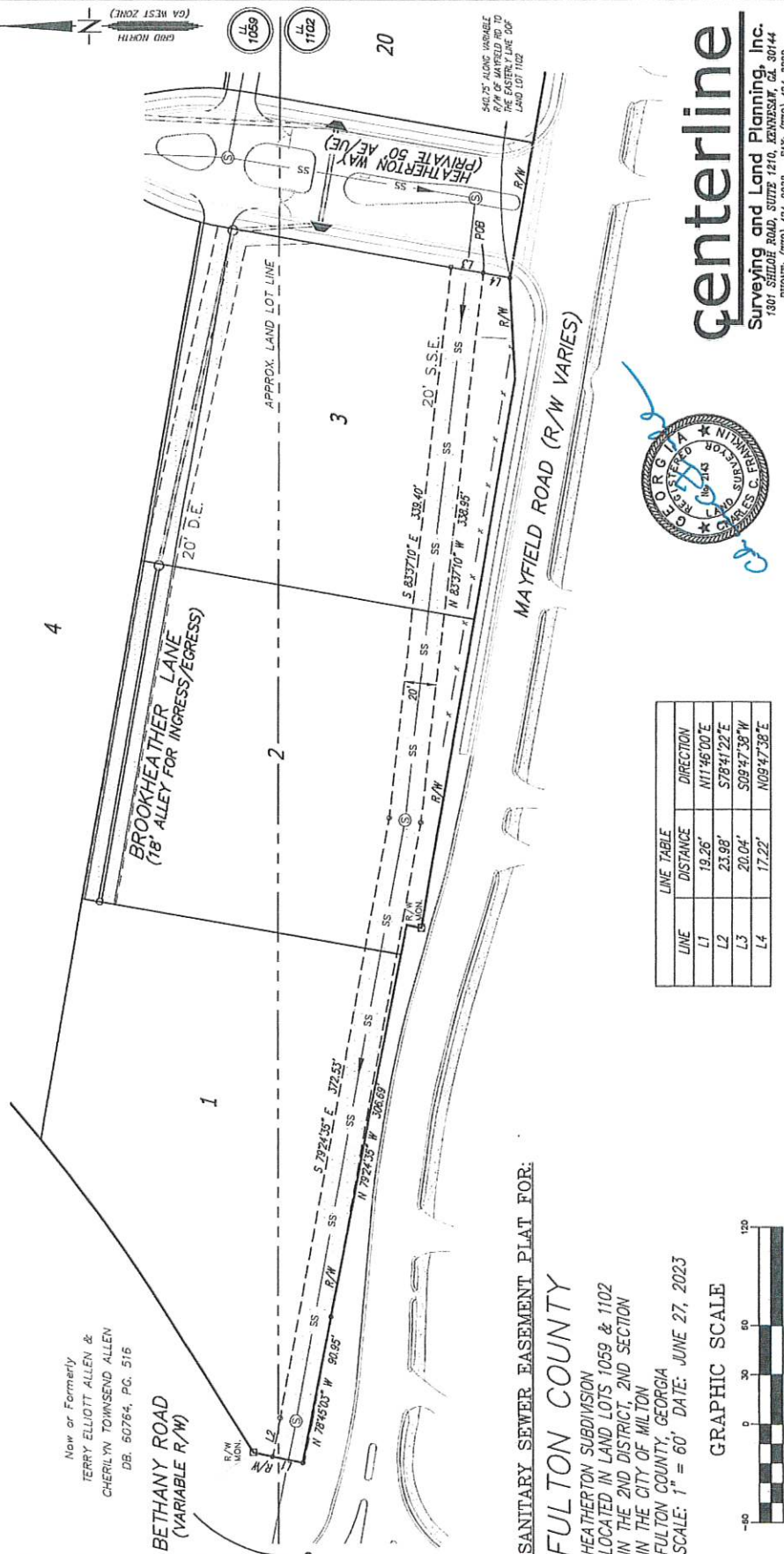
Said easement containing ±0.337 of an acre (±14,681 square feet).

**SANITARY SEWER EASEMENT AREA:**  
 0.337 ACRES  
 14,661 SQ.FT.  
 EASEMENT CLOSURE - 1:269,963

EXHIBIT "A"

**FLOOD INFORMATION**

THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO FEMA FLOOD MAP #13112100052G, DATED JUNE 19, 2020.



Now or Formerly  
 TERRY ELLIOTT ALLEN &  
 CHERILYN TOWNSEND ALLEN  
 DB. 50754, PG. 516

**BETHANY ROAD**  
 (VARIABLE R/W)

**BROOKHEATHER LANE**  
 (18' ALLEY FOR INGRESS/EGRESS)

SANITARY SEWER EASEMENT PLAT FOR:

**FULTON COUNTY**

HEATHERTON SUBDIVISION  
 LOCATED IN LAND LOTS 1059 & 1102  
 IN THE 2ND DISTRICT, 2ND SECTION  
 IN THE CITY OF MILTON  
 FULTON COUNTY, GEORGIA  
 SCALE: 1" = 60', DATE: JUNE 27, 2023

GRAPHIC SCALE



( IN FEET )  
 1 inch = 60' ft.

LINE	DISTANCE	DIRECTION
L1	19.26'	N11°45'00"E
L2	23.98'	S78°41'22"E
L3	20.04'	S09°47'38"W
L4	17.22'	N09°47'38"E



**Centerline**  
 Surveying and Land Planning, Inc.  
 1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA 30144  
 PHONE: (770) 424-0028 FAX: (770) 424-2399

LSP#001298  
 MAYFIELD-SSE

## DESCRIPTION OF PROPERTY

### Heatherton Subdivision--20' Sanitary Sewer Easement No. 1

All that tract or parcel of land lying and being in Land Lots 1059 and 1102 of the 2nd District, 2nd Section, City of Milton, Fulton County, Georgia and being more particularly described as follows:

To find the **Point of Beginning** commence at the intersection formed by the northerly right-of-way line of Mayfield Road (variable r/w) with the easterly line of Land Lot 1102 (said line being common to Land Lots 1102 & 1103) and depart said Land Lot Line and proceed in a westerly direction along said right-of-way line of Mayfield Road the following courses and distances: N80°17'31"W for a distance of 277.81 feet to a point; thence N64°05'00"W for a distance of 50.02 feet to a point; thence N80°20'37"W for a distance of 128.92 feet to a point on the easterly side of Heatherton Way (50' Private access & utility easement); thence departing said right-of-way line of Mayfield Road and proceed N09°47'38"E along said easterly side of Heatherton Way for a distance of 176.64 feet to the **Point of Beginning**.

From the **Point of Beginning** thus established, proceed in a northerly direction along said easterly side of Heatherton Way the following courses and distances: N09°47'38"E for a distance of 7.69 feet to a point; thence 12.33 feet along the arc of a curve to the right, said curve having a radius of 150.00 feet and being subtended by a chord of N07°26'20"E, 12.33 feet to a point; thence departing said easterly side of Heatherton Way and proceed S80°12'22"E for a distance of 221.72 feet to a point; thence S10°03'44"W for a distance of 20.00 feet to a point; thence N79°56'16"W for a distance of 230.56 feet to a point on the easterly side of Heatherton Way and the **Point of Beginning**.

Said easement containing  $\pm 0.106$  of an acre ( $\pm 4,615$  square feet).



**SANITARY SEWER EASEMENT AREA:**

0.106 ACRES  
4,615 SQ.FT.

EASEMENT CLOSURE - 1: 71,676

**EXHIBIT "A"**

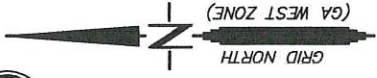
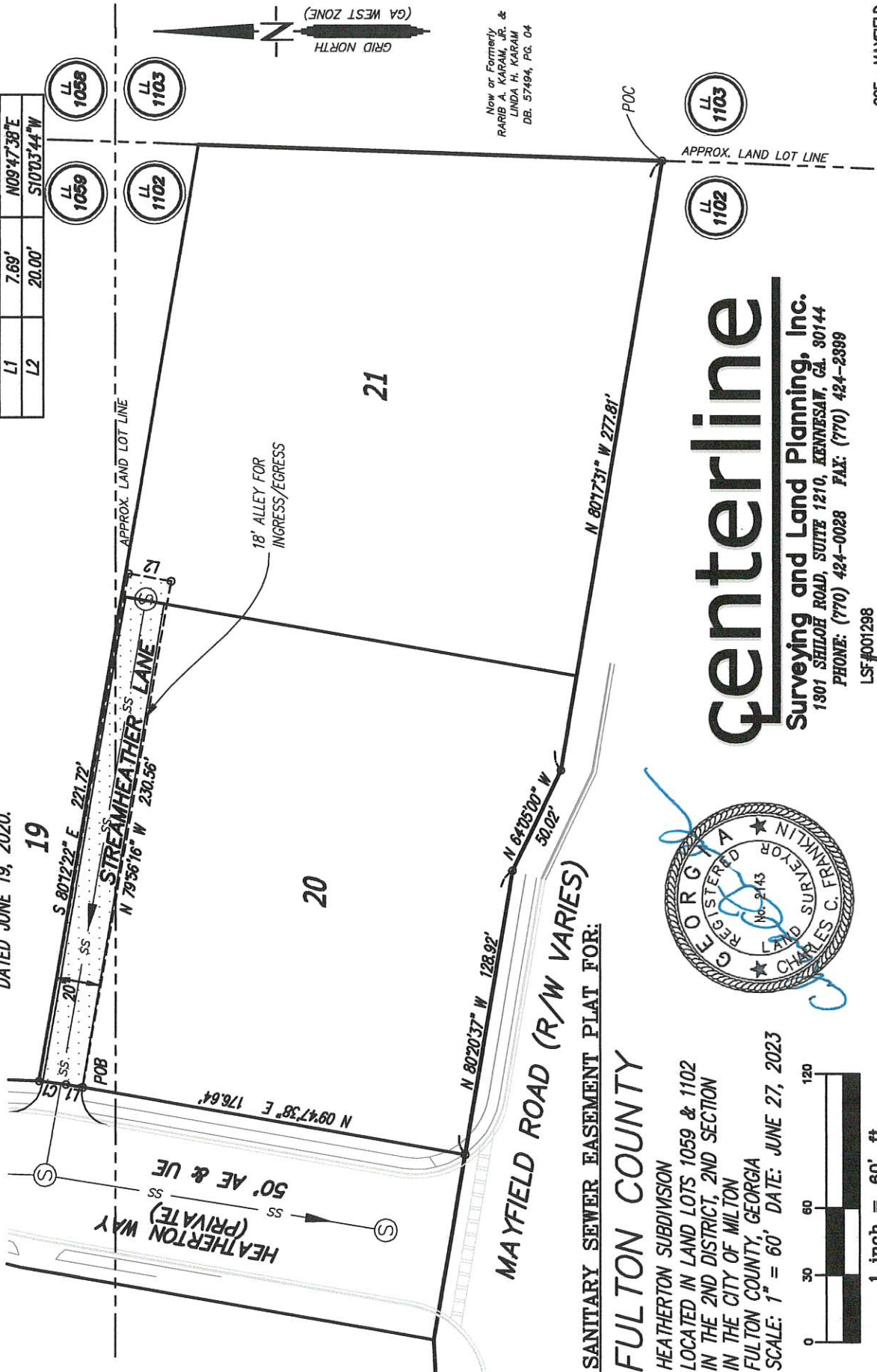
**FLOOD INFORMATION**

THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO FEMA FLOOD MAP #131121C0052G, DATED JUNE 19, 2020.

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD BEARING
C1	150.00'	72.33'	12.33' N07°26'20"E

LINE TABLE			
LINE	DISTANCE	DIRECTION	
L1	7.69'	N09°47'38"E	
L2	20.00'	S10°03'44"W	



Now or Formerly  
RABIB A. KARAM, JR. &  
LINDA H. KARAM  
DB. 57494, PG. 04



SSE- MAYFIELD

**Genterline**  
 Surveying and Land Planning, Inc.  
 1801 SHILOH ROAD, SUITE 1210, KENNESAW, GA 30144  
 PHONE: (770) 424-0028 FAX: (770) 424-2399  
 LSF#001298



**SANITARY SEWER EASEMENT PLAT FOR:**  
**FULTON COUNTY**  
 HEATHERTON SUBDIVISION  
 LOCATED IN LAND LOTS 1059 & 1102  
 IN THE 2ND DISTRICT, 2ND SECTION  
 IN THE CITY OF MILTON  
 FULTON COUNTY, GEORGIA  
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