

[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 : Sandtown Crossing
Tax Parcel Identification No.: 14F0118 LL0872
Land Disturbance Permit No.: _____
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 15th day of May, 2023, between **SANDTOWN CROSSING, 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 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 118 of District 14FF, Fulton County, Georgia, and more particularly described as follows: To wit:

SANDTOWN CROSSING

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.

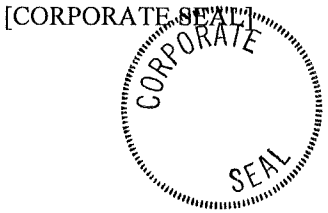
Signed, sealed and delivered this 15th
day of May, 2023
in the presence of:

GRANTOR: SANDTOWN CROSSING, INC.,
a Georgia corporation
CORPORATE NAME

Asia B Rowling
Witness

By: John R. Perlman
Print Name: John R. Perlman
Title: President

Leslie Caylor
Notary Public



[NOTARIAL SEAL]

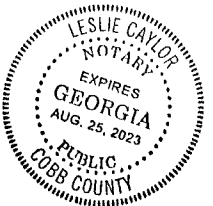


EXHIBIT "A" – Part I

20' Sanitary Sewer Easement 3
City of South Fulton, Fulton County, Georgia
(Date 5-7-23)

All that tract or parcel of land lying and being in Land Lot 18 of District 14FF of Fulton County, Georgia, and being more particularly described as follows:

Commencing at a 5/8-inch rebar found at the intersection of the easterly right-of-way of Riverside Drive (variable right-of-way) and the northerly right-of-way of Campbellton Road (variable right-of-way); Thence continuing with said easterly right-of-way of Riverside Drive North 30 degrees 07 minutes 59 seconds West, a distance of 234.56 feet to a nail found; Thence South 60 degrees 07 minutes 41 seconds West, a distance of 6.71 feet to a nail found; Thence North 30 degrees 24 minutes 51 seconds West, a distance of 14.42 feet to a 46.14 feet to a nail found; Thence North 30 degrees 24 minutes 51 seconds West, a distance of 216.73 feet to a 5/8-inch rebar found; Thence departing said right-of-way North 59 degrees 31 minutes 04 seconds East, a distance of 195.22 feet to a 5/8-inch rebar found; Thence North 82 degrees 18 minutes 23 seconds East, a distance of 144.38 feet to a 5/8-inch rebar found; Thence North 07 degrees 41 minutes 37 seconds West, a distance of 30.45 feet to a point, said point being the **POINT OF BEGINNING**; Thence South 82 degrees 40 minutes 14 seconds West, a distance of 131.25 feet to a point; Thence North 07 degrees 19 minutes 46 seconds West, a distance of 20.00 feet to a point; Thence North 82 degrees 40 minutes 14 seconds East, a distance of 131.12 feet to a point; Thence South 07 degrees 41 minutes 37 seconds East, a distance of 20.00 feet to a point, which is the **POINT OF BEGINNING**.

Said tract or parcel of land contains 0.060 Acre (2,624 Square Feet).

EXHIBIT "A" – Part 2

[SEE ATTACHED SEWER EASEMENT DEDICATION EXHIBIT]

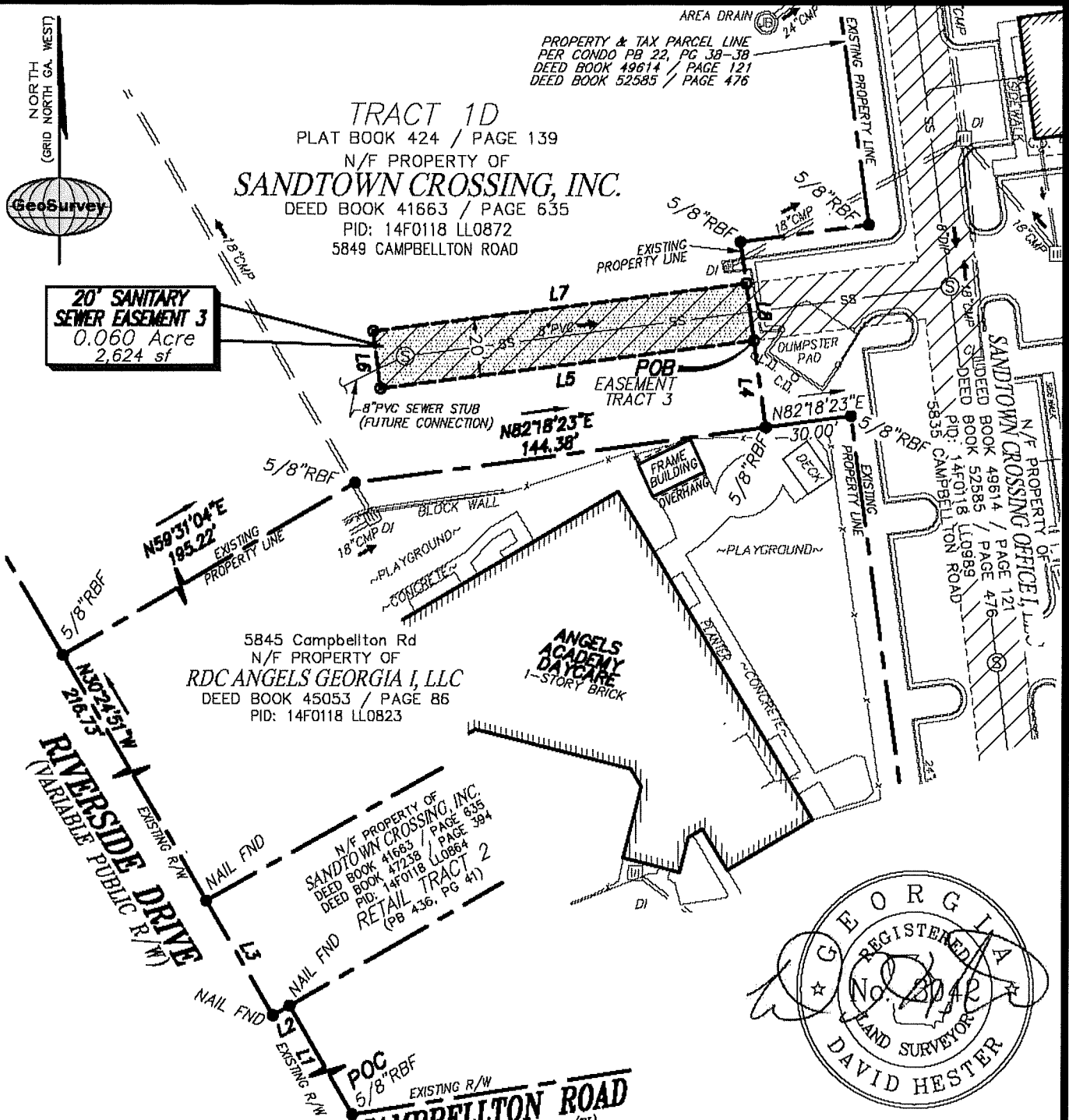
NORTH
(GRID NORTH GA. WEST)



TRACT 1D
 PLAT BOOK 424 / PAGE 139
 N/F PROPERTY OF
SANDTOWN CROSSING, INC.
 DEED BOOK 41663 / PAGE 635
 PID: 14F0118 LL0872
 5849 CAMPBELLTON ROAD

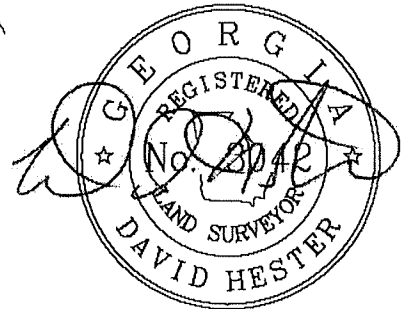
PROPERTY & TAX PARCEL LINE
 PER CONDO PB 22, PG 38-38
 DEED BOOK 49614 / PAGE 121
 DEED BOOK 52585 / PAGE 476

**20' SANITARY
SEWER EASEMENT 3**
 0.060 Acre
 2,624 sf

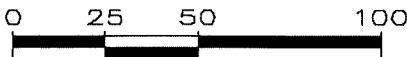


5845 Campbellton Rd
 N/F PROPERTY OF
RDC ANGELS GEORGIA I, LLC
 DEED BOOK 45053 / PAGE 86
 PID: 14F0118 LL0823

N/F PROPERTY OF
SANDTOWN CROSSING, INC.
 DEED BOOK 41663 / PAGE 635
 DEED BOOK 47238 / PAGE 394
 PID: 14F0118 LL0854
RETAIL TRACT 2
 (PB 436, PG 41)



GRAPHIC SCALE 1" = 50'



LINE	BEARING	DISTANCE
L1	N30°07'59"W	234.56'
L2	S60°07'41"W	6.71'
L3	N30°24'51"W	46.14'
L4	N07°41'37"W	30.45'
L5	S82°40'14"W	131.25'
L6	N07°19'46"W	20.00'
L7	N82°40'14"E	131.12'
L8	S07°41'37"E	20.00'



Land Surveying • 3D Laser Scanning
 1680 Barnes Mill Road
 Marietta, Georgia 30062
 Phone: (770) 785-8800
 Fax: (770) 785-8850
 www.geosurvey.com
 EMAIL: info@geosurvey.com
 Certificate of Authorization #LS-000821

SEWER EASEMENT DEDICATION EXHIBIT	
Sandtown Crossing	
SANDTOWN CROSSING, INC.	
JOB NO: 20052640	DRAWING SCALE: 1" = 50'
FIELD WORK: CR	CITY: SOUTH FULTON
PROJ MGR: GEE	COUNTY: FULTON STATE: GA
REVIEWED: DLH	LAND LOT: 118 DISTRICT: 14FF
DWG FILE: 2640-51-SSEamJ3	SURVEY DATE: 4-24-23 EXHIBIT DATE: 5-1-23