

[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 : Bishop Meadows Subdivision
Tax Parcel Identification No.: 07 180001200646
Land Disturbance Permit No.: WRS24-001
Zoning/Special Use Permit No.: 2006Z-0056 SFC
(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 18th day of November, 2025, between Valor Communities, LLC, a corporation duly organized under the laws of the State of Alabama, 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) 120, _____ Section (if applicable) of District 7, Fulton County, Georgia, and more particularly described as follows: To wit:

Bishop Meadows Subdivision

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 18th
day of November, 2025
in the presence of:

[Signature]
Witness

[Signature]
Notary Public

GRANTOR: Valor Communities, LLC
CORPORATE NAME

By: [Signature]

Print Name: Scott DeBoard

Title: President

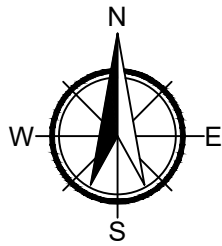
[NOTARIAL SEAL]



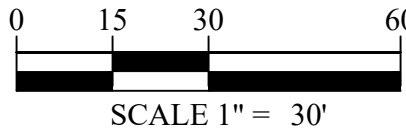
Bishop Meadows Subdivision
Legal Description
Permanent Sewer Easement

All that tract or parcel of land, lying and being in Land Lot 120, of the 7th Land District, in the City of South Fulton, Fulton County, Georgia, containing 0.061 acres (2654 sf) more or less, and being more particularly described as follows:

Commencing at a point at the centerline intersection of Bishop Road and Bishop Point; thence go South 60 degrees 11 minutes 34 seconds West, 1359.98 feet to a point on the western right-of-way (R/W) of Towne Bishop Lane (50' R/W) and the POINT OF BEGINNING; thence South 67 degrees 01 minutes 53 seconds West, 126.10 feet to a point; thence South 89 degrees 40 minutes 39 seconds West, 10.76 feet to a point; thence North 03 degrees 58 minutes 50 seconds West, 10.17 feet to a point; thence North 03 degrees 58 minutes 50 seconds West, 9.90 feet to a point; thence North 89 degrees 30 minutes 35 seconds East, 8.16 feet to a point; thence North 67 degrees 01 minutes 53 seconds East, 121.68 feet to a point on the western right-of-way (R/W) of Towne Bishop Lane (50' R/W); thence along said R/W along a curve to the left having a radius of 50.00 feet with a chord direction of South 17 degrees 59 minutes 36 seconds East, a chord length of 10.04 feet and an arc length of 10.06 feet to a point; thence along said R/W along a curve to the left having a radius of 50.00 feet with a chord direction of South 29 degrees 31 minutes 53 seconds East, a chord length of 10.06 feet and an arc length of 10.08 feet to a point on the western right-of-way (R/W) of Towne Bishop Lane (50' R/W) and the POINT OF BEGINNING.



GA WEST, ZONE
1002 NAD 83



"EXHIBIT A"

TOWNE BISHOP
LANE - 50' R/W

LOT 12
BISHOP MEADOWS S/D
7274 TOWNE BISHOP LN
TAX PAR 07 180001200646
PB 473 PG 54

MERITAGE HOMES
OF GEORGIA INC
RIVERTOWN RD
TAX PAR 07 180001190631
PB 448 PG 129

EXISTING
20' SANITARY SEWER
EASEMENT
(DB 66229 PG 256)

PERMANENT
20' SANITARY SEWER
EASEMENT

POB
N60°11'34"E 1359.98'
TO THE C.L. INT. OF
BISHOP ROAD
& BISHOP POINT

Curve Table

Curve #	Length	Radius	CHORD	CH. LENGTH
C1	10.06'	50.00'	S17°59'36"E	10.04'
C2	10.08'	50.00'	S29°31'53"E	10.06'

Line Table

Line #	Direction	Length
L1	S89°40'39"W	10.76'
L2	N03°58'50"W	10.17'
L3	N03°58'50"W	9.90'
L4	N89°30'35"E	8.16'
L5	N89°34'47"W	9.48'

Signed by:

Patrick Walker

FD0C168B707A4C0...

**TOTAL AREA OF PERMANENT SANITARY
SEWER EASEMENT = 2654 SF (0.061 AC)**



EASEMENT EXHIBIT FOR:

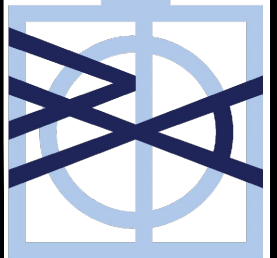
**VALOR COMMUNITIES
OF GEORGIA LLC**
TOWNE BISHOP LANE
CITY OF SOUTH FULTON, GEORGIA
FULTON COUNTY
LAND LOT 120, 7TH DISTRICT

**W&A
ENGINEERING**

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT

355 Oneta Street, Ste. D100
Athens, GA 30601
P: (706) 310-0400

www.waengineering.com | info@waengineering.com



DATE: 10/29/2025

JOB NUMBER: 23-02604

DRAFTED BY: CL

REVIEWED BY: JB

SHEET 1 OF 1