

Cross Reference:

Book _____ Page _____

Book _____ Page _____

[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: Buffington Center Phase II
Tax Parcel Identification No.: 13 0064 LL0577
Land Disturbance Permit No.: WRS25-032
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 16th day of September, 2025, between CHIPT Atlanta Buffington, L.L.C., 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 the 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) 64, 65 Section (if applicable) of District 13, Fulton County, Georgia, and more particularly described as follows: To wit:

Buffington Center Phase II

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 those portions of my property depicted on Exhibit "A" according to the 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.

Special Provision

Said sewer easement was originally recorded in the Fulton County records in Deed Book 66313, page(s) 393. The Grantor has requested that the original sewer alignment associated with this document be altered as shown on attached Exhibit "A". With the execution of this document, the original easement recorded in Deed Book 66313, page(s) 393 is considered modified to the extent that the description on the exhibits are corrected herein. Said sewer easement modification shall not become effective until the new sewer alignment shown on Exhibit "A" has been installed to Fulton County standards and has been approved and accepted by the Fulton County Department of Public Works and/or the Fulton County Department of Environment and Community Development.

For the same consideration, Grantor hereby conveys and relinquishes to FULTON COUNTY a right of access over Grantor's remaining lands, immediately adjacent to said easement, as reasonably 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, claiming by, through, or under Grantor, but not otherwise, and subject in all events to all encumbrances, easements, and other matters recorded or shown in the Real Property Records of Fulton County, Georgia.

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 19 day of
November, 2025
In the presence of:

GRANTOR: _____
CORPORATE NAME

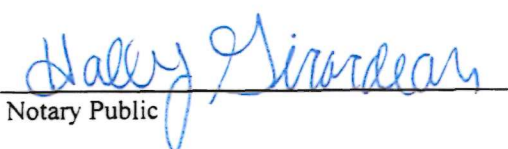


Witness


By: _____

Print Name: _____

Title: _____



Notary Public


CH IPT Atlanta Buffington, L.L.C.,
a Delaware limited liability company

By: CHI Southeast 115 Buffington, L.P.,
a Delaware limited partnership,
its managing member

[NOTARIAL SEAL]

By: CHI LTH GP, L.L.C.,
a Delaware limited liability company,
its general partner

By: 

John Bateman, Vice President



LEGAL DESCRIPTION – SEWER EASEMENT

All that tract or parcel of land lying and being in Land Lots 64 & 65 of the 13th Land District, City of South Fulton, Fulton County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. (Job #23010; Drawing/File #23010-LC), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

To find the POINT OF BEGINNING, COMMENCE at a point at the intersection of the east line of Land Lot 129 and the northerly right-of-way line of South Fulton Parkway (300 ft. wide, limited access, public right-of-way per GA. DOT Project # F-086-1(1)). Said Point of Commencement being witnessed by a 3/4" open top pipe found South 00° degrees 13 minutes 40 seconds West a distance of 0.21 feet thereof.

THENCE North 59 degrees 00 minutes 13 East a distance of 222.67 feet to a computed point being on an existing 20 foot wide Sanitary Sewer Easement recorded per deed book 66313 page 389.

THENCE departing said existing Sanitary Sewer Easement the following courses and distances, South 88 degrees 25 minutes 15 seconds East a distance of 68.65 feet to a computed point;

THENCE North 45 degrees 13 minutes 05 seconds East a distance of 57.09 feet to a computed point;

THENCE North 69 degrees 39 minutes 20 seconds East a distance of 159.96 feet to a computed point;

THENCE North 33 degrees 14 minutes 15 seconds East a distance of 219.92 feet to a computed point;

THENCE North 42 degrees 19 minutes 10 seconds East a distance of 157.32 feet to a computed point;

THENCE North 44 degrees 12 minutes 33 seconds West a distance of 114.76 feet to a computed point;

THENCE North 43 degrees 04 minutes 10 seconds East a distance of 103.86 feet to a computed point;

THENCE North 87 degrees 53 minutes 14 seconds East a distance of 117.11 feet to a computed point;

THENCE North 02 degrees 23 minutes 32 seconds East a distance of 20.91 feet to a computed point, said computed point being located on the southerly right-of-way of Gwendoline Drive (40' Public R.O.W., per Plat Book 18 Page 61-B);

THENCE along the southerly right-of-way of Gwendoline Drive South 89 degrees 20 minutes 11 seconds East a distance of 20.01 feet to a computed point;

THENCE leaving said southerly right-of-way of Gwendoline Drive the following courses and distance, South 02 degrees 23 minutes 32 seconds West a distance of 40.00 feet to a computed point;

THENCE South 87 degrees 53 minutes 14 seconds West a distance of 127.35 feet to a computed point;

THENCE South 43 degrees 04 minutes 10 seconds West a distance of 76.54 feet to a computed point;

THENCE South 44 degrees 12 minutes 33 seconds East a distance of 114.51 feet to a computed point;

THENCE South 42 degrees 19 minutes 10 seconds West a distance of 174.56 feet to a computed point;

THENCE South 33 degrees 13 minutes 39 seconds West a distance of 224.86 feet to a computed point;

THENCE South 69 degrees 39 minutes 20 seconds West a distance of 162.27 feet to a computed point;

THENCE South 45 degrees 13 minutes 05 seconds West a distance of 61.33 feet to a computed point;

THENCE North 88 degrees 25 minutes 15 seconds West a distance of 63.03 feet to a computed point, said computed point being on said existing 20 foot Sanitary Sewer Easement;

THENCE along the existing 20 foot Sanitary Sewer Easement, North 18 degrees 03 minutes 41 seconds West a distance of 20.11 feet to a computed point;

THENCE North 80 degrees 17 minutes 24 seconds West a distance of 7.50 feet to a computed point, said computed point being THE POINT OF BEGINNING.

Said tract or parcel of land contains 0.472 acres or 20,578 square feet.



Fulton County Government

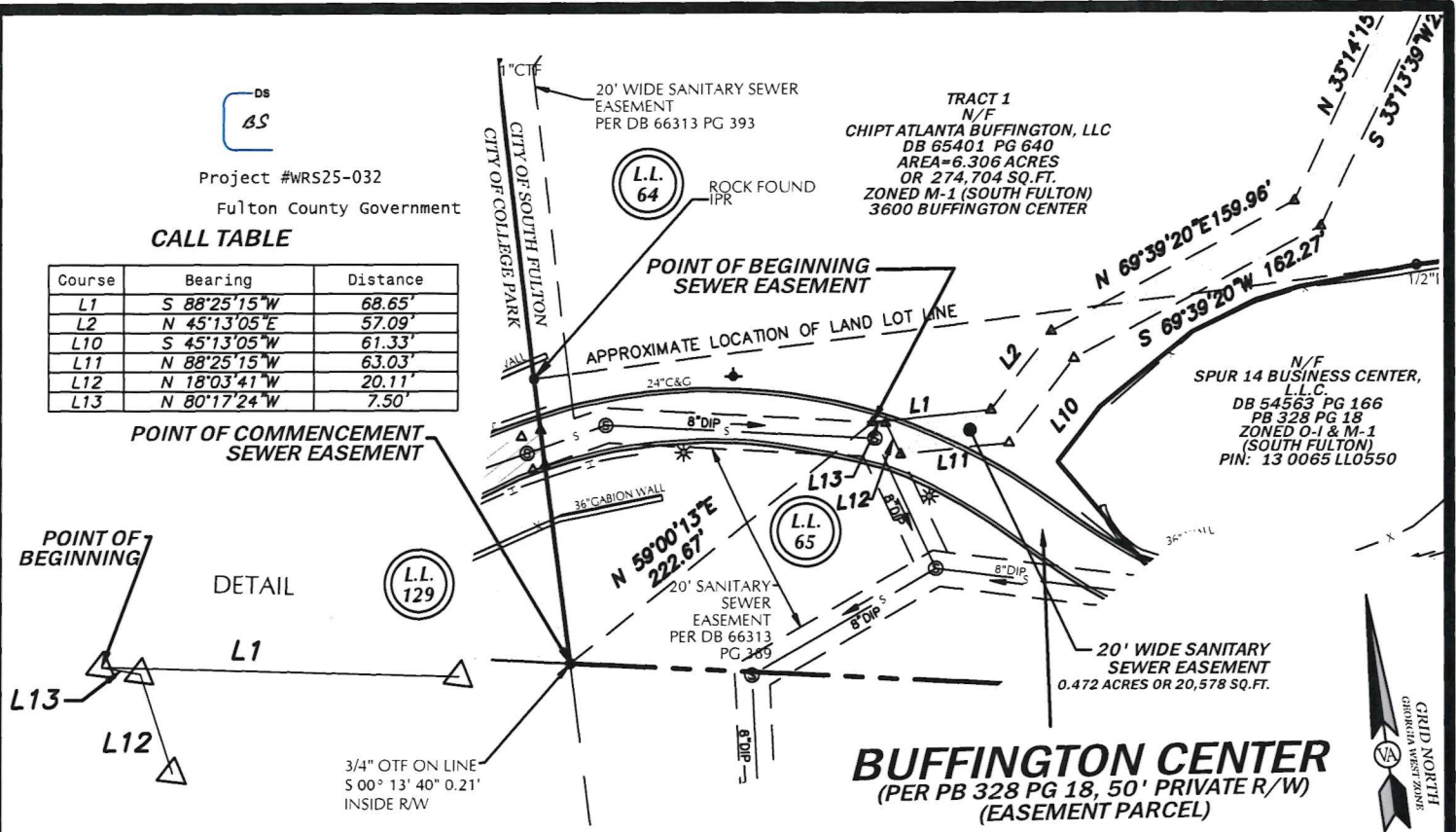
Project #WRS25-032



Project #WRS25-032
Fulton County Government

CALL TABLE

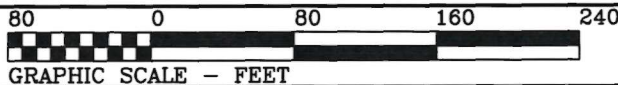
Course	Bearing	Distance
L1	S 88°25'15"W	68.65'
L2	N 45°13'05"E	57.09'
L10	S 45°13'05"W	61.33'
L11	N 88°25'15"W	63.03'
L12	N 18°03'41"W	20.11'
L13	N 80°17'24"W	7.50'



VALENTINO & ASSOCIATES INC.
LAND SURVEYORS
4045 ORCHARD ROAD
BUILDING 200
SMYRNA, GEORGIA 30080
PHONE: (770) 438-0015
FAX: (770) 435-6050
WEB: VALENTINOSURVEY.COM
STATE OF GEORGIA LAND SURVEYING FIRM LICENSE NO. LSF000794

SANITARY SEWER EASEMENT EXHIBIT FOR:

CHIPT ATLANTA BUFFINGTON, L.L.C.



LAND LOTS 64 & 65 13TH DISTRICT, CITY OF SOUTH FULTON, FULTON COUNTY, GEORGIA

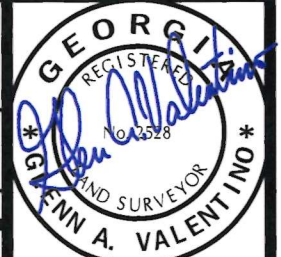
DATE: 10/09/2025

SCALE: 1" = 80'

JOB NO. 23010

FILE NO. 23010-LC.DWG

SHEET 1 OF 3



R/W LINE (30' FROM C/L)
PER DB 18995 PG 114

TRACT 1
N/F
CHIPT ATLANTA BUFFINGTON, LLC
DB 65401 PG 640
AREA=6.306 ACRES
OR 274,704 SQ.FT.
ZONED M-1 (SOUTH FULTON)
3600 BUFFINGTON CENTER
PIN13 0064 LL0577
(VACANT)

TRACT 2
N/F
CHIPT ATLANTA BUFFINGTON, LL
DB 65401 PG 640
AREA=3.526 ACRES
OR 153,601 SQ.FT.
ZONED M-1 (SOUTH FULTON)
PIN: 13 0064 LL0569

1 STORY
DILAPIDATED
BUILDING

DS
BS
Fulton County Government

Project #WRS25-032
20' WIDE SANITARY SEWER
EASEMENT
0.472 ACRES OR 20,578 SQ.FT.

CALL TABLE

Course	Bearing	Distance
L8	S 43°04'10"W	76.54'
L9	S 44°12'33"E	114.51'



**VALENTINO &
ASSOCIATES INC.**

LAND SURVEYORS

4045 ORCHARD ROAD
BUILDING 200
SMYRNA, GEORGIA 30080
PHONE: (770) 438-0015
FAX: (770) 435-6050

WEB: VALENTINOSURVEY.COM
STATE OF GEORGIA LAND
SURVEYING FIRM LICENSE
NO. LSF000794

SANITARY SEWER EASEMENT EXHIBIT FOR:

CHIPT ATLANTA BUFFINGTON, L.L.C.

80 0 80 160 240



GRAPHIC SCALE - FEET

LAND LOTS 64 & 65 13TH DISTRICT, CITY OF SOUTH FULTON, FULTON COUNTY, GEORGIA

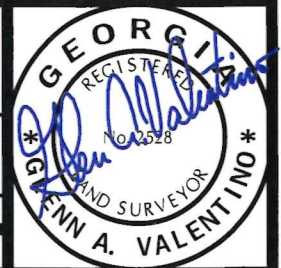
DATE: 10/09/2025

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JOB NO. 23010

FILE NO. 23010-LC.DWG

SHEET 2 OF 3



GWENDOLINE DRIVE

(40' PUBLIC R/W)
(PER PB 18 PG 61-B)

CALL TABLE

Course	Bearing	Distance
L3	N 87°53'14"E	117.11'
L4	N 5°06'28"W	20.91'
L5	S 89°20'11"E	20.01'
L6	S 02°23'32"W	40.00'
L7	S 87°53'14"W	127.35'
L8	S 43°04'10"W	76.54'
L9	S 44°12'33"E	114.51'

R/W LINE (30' FROM C/L)
PER DB 18995 PG 114

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20' WIDE SANITARY SEWER
EASEMENT
0.472 ACRES OR 20,578 SQ.FT.

1 STORY
DILAPIDATED
BUILDING



Fulton County Government

Project #WRS25-032



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GRAPHIC SCALE - FEET

LAND LOTS 64 & 65 13TH DISTRICT, CITY OF SOUTH FULTON, FULTON COUNTY, GEORGIA

DATE: 10/09/2025

SCALE: 1" = 80'

JOB NO. 23010

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SHEET 3 OF 3

