

[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 : 270 Dania Sewer
Tax Parcel Identification No.: 22-4653 117 026 6
Land Disturbance Permit No.: ENG 2200158 WRN 23-048
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 24th day of MARCH, 2023, between TEKTON ALPHA, 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) 1177 of the 2nd District, 2nd Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

270 DANIA SEWER
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 24th day of May, 20 23 in the presence of:

[Signature]
Witness

[Signature]
Notary Public

[NOTARIAL SEAL]

MARY L. TRAPP
NOTARY PUBLIC
Fulton County
State of Georgia
My Commission Expires 1/21/2025

GRANTOR: TEKTON ALPHA, LLC
CORPORATE NAME

By: [Signature]
Print Name: RICHARD G. JONES II
Title: MANAGING MEMBER

By: _____
Print Name: _____
Title: _____

[CORPORATE SEAL]

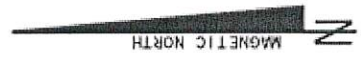
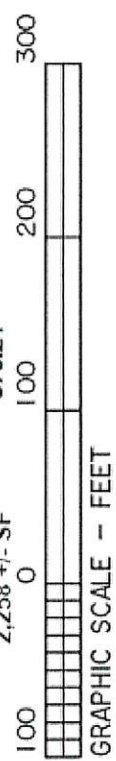
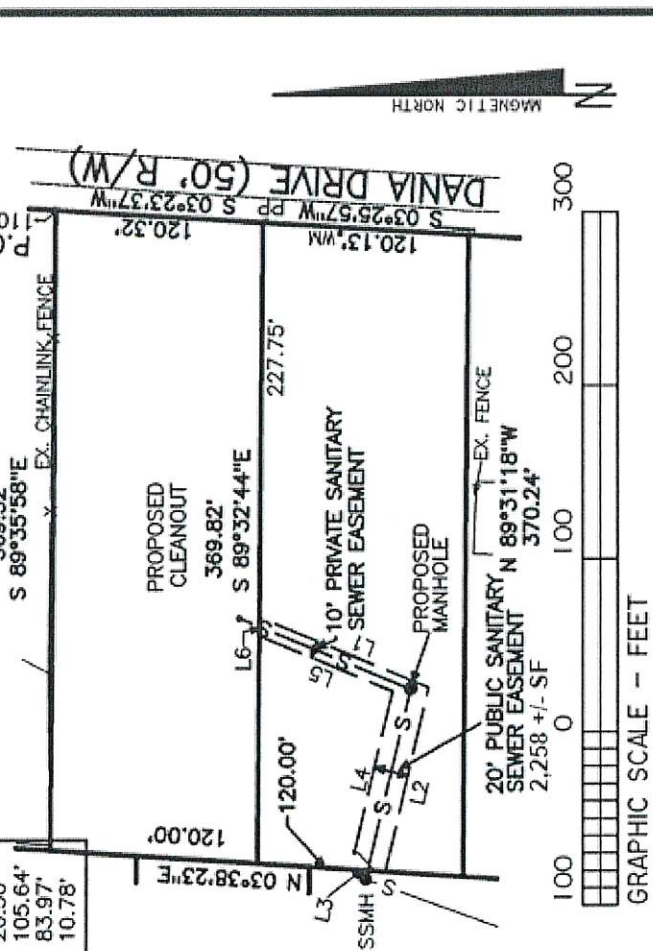
The field data upon which this plat is based has a closure precision of one foot in 15,000+ feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000+ feet.

Equipment used: Topcon GTS-213 Total Station.

LEGEND

- IPF = 1/2" REBAR FOUND
- IPS = 1/2" REBAR PIN SET
- LL = LAND LOT
- LL.L = LAND LOT LINE
- P.L = PROPERTY LINE
- CL = CENTERLINE
- B.L = BUILDING LINE
- R/W = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- MH = MANHOLE
- C.B. = CATCH BASIN
- J.B. = JUNCTION BOX
- H.W. = HEADWALL
- D.I. = DROP INLET
- PP = POWER/UTILITY POLE
- F.H. = FIRE HYDRANT
- I.E. = INVERT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- F.F.B. = FINISHED FLOOR BASEMENT
- F.F.G. = FINISHED FLOOR GARAGE
- BOC = BACK OF CURB
- EP = EDGE OF PAVEMENT
- N/F = NOW OR FORMERLY
- P.O.B. = POINT OF BEGINNING
- SS = SANITARY SEWER LINE/PIPE
- X-X-X- = FENCE LINE
- O- = FLOOD HAZARD ZONE LINE
- = STORM SEWER LINE/PIPE
- W- = WATER LINE
- G- = GAS LINE
- FW- = FLOW WELL
- C.E. = CONSTRUCTION EASEMENT
- C&G = CURB AND GUTTER
- LS = LIGHT STANDARD
- OTP = OPEN TOP PIPE FOUND
- CTP = CRIMP TOP PIPE FOUND
- WD = WOOD DECK
- CO = CLEAN OUT
- ICV = IRRIGATION CONTROL VALVE
- WM = WATER METER
- GW = GUY WIRE

LINE	BEARING	DIST.
L1	S 22°23'03"W	106.66'
L2	N 76°34'37"W	109.16'
L3	N 03°38'23"E	20.30'
L4	S 76°34'37"E	105.64'
L5	N 22°23'03"E	83.97'
L6	S 89°32'44"E	10.78'



ALPHA LAND SERVICES
 P.O. BOX 1651
 LOGANVILLE, GA. 30052
 CONTACT: ROBERT RICHARDSON
 OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

SEWER EASEMENT PLAN FOR:
260 & 270 DANIA DR

REVISION:	LAND LOT: 1177	LOT: 7 & 8 BLOCK: A
	DISTRICT: 2ND	SUB: DANIA HILLS
	FULTON COUNTY	
	GEORGIA	
	FIELD DATE: 05/25/23	AREA = 2.036 ACRES
	PLAT DATE: 05/31/23	JOB No. 221455WR

REF. PLAT: PB. 58 P. 148

06/01/23
 A.B.

LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lot 177 of the 2nd Land District, 2nd Section of Fulton County, Georgia, being shown as a sewer easement on plat of survey by Alpha Land Services, dated 05/30/2023, being more particularly described as follows:

BEGINNING at a crimp top pipe found 1221.0' feet south of the intersection of the southerly right of way of Mayfield Road and the westerly right of way of Dania Drive (50 foot right of way); thence leaving said right of way running North 89 degrees 32 minutes 44 seconds West a distance of 227.75 feet to a point, said point being the TRUE POINT OF BEGINNING; thence running South 22 degrees 23 minutes 03 seconds West a distance of 106.66 feet to a point; thence running North 76 degrees 34 minutes 37 seconds West a distance of 109.16 feet to a point; thence running North 03 degrees 38 minutes 23 seconds East a distance of 20.30 feet to a point; thence running South 76 degrees 34 minutes 37 seconds East a distance of 105.65 feet to a point; thence running North 22 degrees 23 minutes 03 seconds East a distance of 83.97 feet to a point; thence running South 89 degrees 32 minutes 44 seconds East a distance of 10.78 feet to a point, said point being the TRUE POINT OF BEGINNING.