

[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 : Akunna's Court
Tax Parcel Identification No.: 11-0060-0036-025-9 & 11-0060-0036-139-8
Land Disturbance Permit No.: D220027 / 22-063WR
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 17th day of August, 20 22, between _____ Piaskey Holding, 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(s) 36, 1st Section (if applicable) of District 1st, Fulton County, Georgia, and more particularly described as follows: To wit:

Akunna's Court

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.

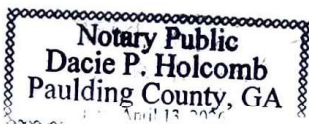
IN WITNESS HEREOF said party of the first part has hereunto affixed his/her hand and seal on the day and year first above written.

Signed, sealed and delivered this
day of August 20 22
in the presence of:

Meghan Lee
Witness

Dacie P. Holcomb
Notary Public

[NOTARIAL SEAL]



GRANTOR: Piaskey Holding LLC
CORPORATE NAME

By: [Signature]

Print Name: John Ejumajowo

Title: CEO/OWNER

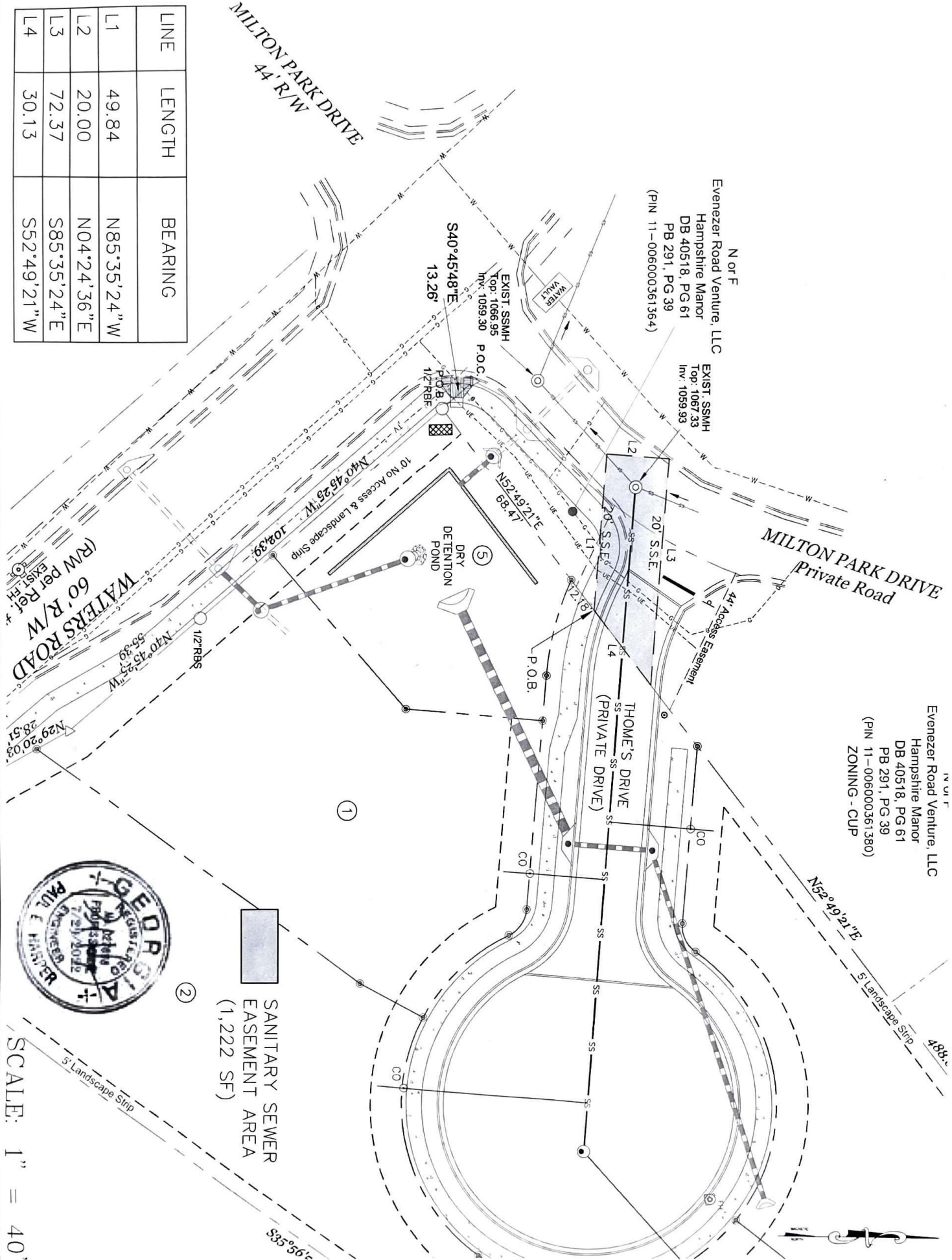
By: _____

Print Name: _____

Title: _____

[CORPORATE SEAL]

LINE	LENGTH	BEARING
L1	49.84	N85°35'24"W
L2	20.00	N04°24'36"E
L3	72.37	S85°35'24"E
L4	30.13	S52°49'21"W



SANITARY SEWER
EASEMENT AREA
(1,222 SF)

SCALE: 1" = 40'

N or F
Evenezer Road Venture, LLC
Hampshire Manor
DB 40518, PG 61
PB 291, PG 39
(PIN 11-006000361364)

EXIST SSMH
Top: 1067.33
Inv: 1059.93

N or F
Evenezer Road Venture, LLC
Hampshire Manor
DB 40518, PG 61
PB 291, PG 39
(PIN 11-006000361380)
ZONING - CUP

EXHIBIT "A"

PROJECT NO. HE-2208	PROJECT DATE 5/15/2022
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AKUNNA'S COURT
(PROJECT NO. 22-063WR)
PIASKEY HOLDING, LLC
5004 FALLING WATER TER, ROSWELL, GA 30076
LL 56, 1st DISTRICT, 1st SECTION - CITY OF ALPHARETTA

Harper Engineering, Inc.
2207 Francis Lake Drive
Suite 100-105
W. Jackson, GA 30159
(404) 496-1171 ext 202

TRACT DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 36 OF THE 1st DISTRICT, 1st SECTION, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO LOCATE THE TRUE POINT OF BEGINNING, BEGIN AT A ½" REBAR LOCATED AT A NORTHING of 1467588.77 feet and a EASTING of 2270798.01 feet, in GEORGIA STATE PLANE, WEST ZONE, THENCE ALONG THE PROPERTY LINE COMMON TO EBENEZER ROAD VENTURE, LLC and PIASKEY HOLDINGS, LLC NORTH 52 DEGREES 49 MINUTES 21 SECONDS EAST A DISTANCE OF 68.47 FEET TO A POINT; THENCE FURTHER ALONG THE SAME PROPERTY LINE A DISTANCE OF 12.18 FEET TO A POINT LOCATED AT THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING DEPARTING SAID PROPERTY LINE, RUNNING THROUGH THE LANDS NOW OR FORMERLY BELONGING TO EBENEZER ROAD VENTURE, LLC NORTH 85 DEGREES 35 MINUTES 24 SECONDS WEST A DISTANCE OF 49.84 FEET TO A POINT; THENCE NORTH 4 DEGREES 24 MINUTES 36 SECONDS EAST A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 85 DEGREES 35 MINUTES 24 SECONDS EAST A DISTANCE OF 72.37 FEET TO A POINT; THENCE SOUTH 52 DEGREES 49 MINUTES 21 SECONDS WEST A DISTANCE OF 30.13 FEET TO SAID POINT LOCATED AT THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 1,222 SQUARE FEET, BEING 0.0281 ACRES.