

[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 LL1029  
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 FLORIDA  
COUNTY OF PINELLAS

This indenture entered into this 27th day of June, 2023, between **SS SOUTH FULTON, LLC**, a limited liability company duly organized under the laws of the State of Florida, 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 29th day of June, 2023 in the presence of:

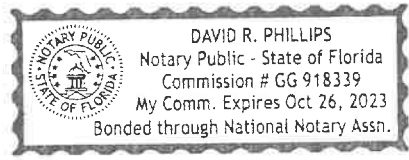
GRANTOR: SS SOUTH FULTON, LLC,  
a Florida limited liability company  
CORPORATE NAME

Heather Neuner  
Witness Heather Neuner

By: [Signature]  
Print Name: Stacey Buckley  
Title: Manager

[Signature]  
Notary Public

[NOTARIAL SEAL]



**Property Description**  
**Sandtown Crossing**  
**20' Sanitary Sewer Easement 5**  
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 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 northerly right-of-way North 81 degrees 00 minutes 20 seconds East, a distance of 135.19 feet to a nail found; Thence north 81 degrees 00 minutes 20 seconds east, a distance of 32.97 feet to a 5/8-inch rebar found; Thence north 81 degrees 03 minutes 42 seconds east, a distance of 54.98 feet to 5/8-inch rebar found; Thence along a curve to the right having an arc length of 6.12 feet, with a radius of 567.00 feet, being subtended by a chord bearing of North 82 degrees 06 minutes 24 seconds East, for a distance of 6.12 feet to a 5/8-inch rebar found; Thence North 82 degrees 24 minutes 56 seconds East, a distance of 29.05 feet to a 5/8-inch rebar found; Thence North 82 degrees 24 minutes 56 seconds East, a distance of 109.19 feet to a 5/8-inch rebar found; Thence North 79 degrees 22 minutes 05 seconds East, a distance of 46.86 feet to a nail found; Thence departing said right-of-way along a curve to the left having an arc length of 27.29 feet, with a radius of 49.50 feet, being subtended by a chord bearing of North 08 degrees 12 minutes 43 seconds East, for a distance of 26.95 feet to a chiseled "X" found; Thence North 07 degrees 35 minutes 04 seconds West, a distance of 46.94 feet to a 5/8-inch rebar found; Thence along a curve to the right having an arc length of 8.30 feet, with a radius of 35.50 feet, being subtended by a chord bearing of North 00 degrees 53 minutes 12 seconds West, for a distance of 8.28 feet to a 5/8-inch rebar found; Thence North 05 degrees 48 minutes 39 seconds East, a distance of 14.49 feet to a point, said point being the **POINT OF BEGINNING**; Thence North 01 degrees 13 minutes 47 seconds West, a distance of 165.80 feet to a point; Thence along a curve to the right having an arc length of 14.48 feet, with a radius of 14.50 feet, being subtended by a chord bearing of South 32 degrees 00 minutes 34 seconds East, for a distance of 13.89 feet to a chiseled "X" found; Thence South 03 degrees 23 minutes 58 seconds East, a distance of 69.78 feet to a 5/8-inch rebar found; Thence along a curve to the right having an arc length of 7.96 feet, with a radius of 49.50 feet, being subtended by a chord bearing of South 01 degrees 12 minutes 21 seconds West, for a distance of 7.95 feet to a 5/8-inch rebar found; Thence South 05 degrees 48 minutes 39 seconds West, a distance of 76.77 feet to a point, which is the **POINT OF BEGINNING**.

Said tract or parcel of land contains 0.025 Acre (1,082 Square Feet).

NORTH  
(GRID NORTH GA. WEST)



LINE	BEARING	DISTANCE
L1	N81°00'20"E	135.19'
L2	N81°00'20"E	32.97'
L3	N81°03'42"E	54.98'
L4	N82°24'56"E	29.05'
L5	N82°24'56"E	109.19'
L6	N79°22'05"E	46.86'
L7	N07°35'04"W	46.94'
L8	N05°48'39"E	14.49'
L9	N01°3'47"W	165.80'
L10	S03°23'58"E	69.78'
L11	S05°48'39"W	76.77'

CURVE	CHORD L	CHORD BRG	RADIUS	ARC LEN
C1	6.12'	N82°06'24"E	567.00'	6.12'
C2	26.95'	N08°12'43"E	49.50'	27.29'
C3	8.28'	N00°53'12"W	35.50'	8.30'
C4	13.89'	S32°00'34"E	14.50'	14.48'
C5	7.95'	S01°12'21"W	49.50'	7.96'

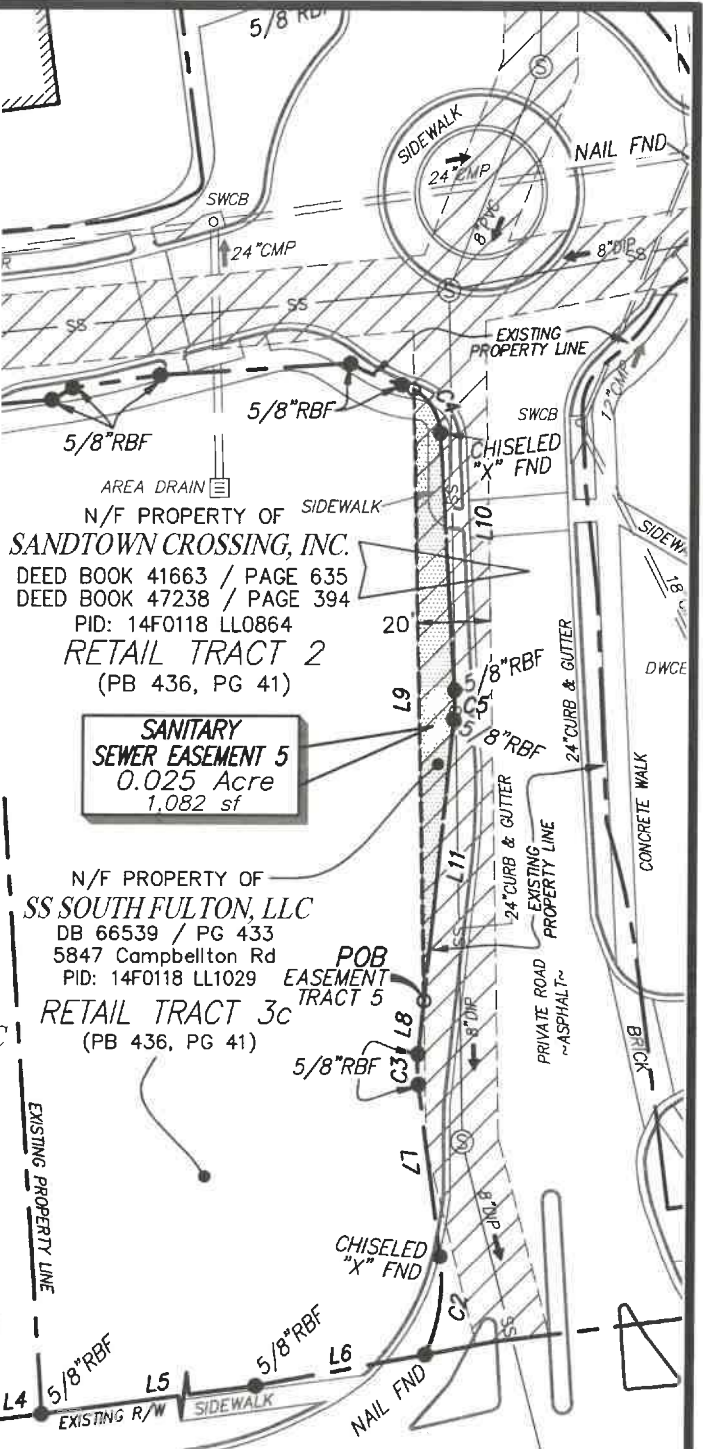


N/F PROPERTY OF  
**SANDTOWN CROSSING, INC.**  
DB 41663 / PG 635  
5851 Campbellton Rd  
(PB 436, PG 41)  
PID: 14F0118 LL1003  
**RETAIL TRACT 3a**  
(PB 436, PG 41)

N/F PROPERTY OF  
**VI-LO PROPERTIES, LLC**  
DB 63213 / PG 94  
5849 Campbellton Rd  
PID: 14F0118 LL1011  
**RETAIL TRACT 3b**  
(PB 436, PG 41)

N/F PROPERTY OF  
**SS SOUTH FULTON, LLC**  
DB 66539 / PG 433  
5847 Campbellton Rd  
PID: 14F0118 LL1029  
**RETAIL TRACT 3c**  
(PB 436, PG 41)

**SANITARY SEWER EASEMENT 5**  
0.025 Acre  
1,082 sf



**RIVERSIDE DRIVE**  
(VARIABLE PUBLIC R/W)

**CAMPBELLTON ROAD**  
(VARIABLE PUBLIC R/W)



Land Surveying • 3D Laser Scanning  
1680 Barnes Mill Road  
Marietta, Georgia 30062  
Phone: (770) 795-9900  
Fax: (770) 795-8880  
www.geosurvey.com  
EMAIL: info@geosurvey.com  
Certificate of Authorization #LSF-000621



SEWER EASEMENT DEDICATION EXHIBIT	
<b>Sandtown Crossing</b>	
SS SOUTH FULTON, LLC	
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-SSEsmt5	SURVEY DATE: 4-24-23 EXHIBIT DATE: 5-1-23