

[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 : North Springs
Tax Parcel Identification No.: 17 0032 LL0528
Land Disturbance Permit No.: 21-078WR
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 11th day of January, 2022, between FAIRFIELD SPRINGS, 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 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 32, -- Section (if applicable) of District 17, Fulton County, Georgia, and more particularly described as follows: To wit:

NORTH SPRINGS

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 19th day December, 2022 in the presences of:

GRANTOR: Fairfield Springs, LLC
CORPORATE NAME

Walter A. Magister
Witness

Fairfield Springs LLC
a Georgia limited liability company
By: FRH GP LLC
a Delaware limited liability company, its N
Member Manager

Andy C. Pectol
Notary Public

Bryan Condie
Name: Bryan Condie
Vice President

[CORPORATE SEAL]

[NOTARIAL SEAL]

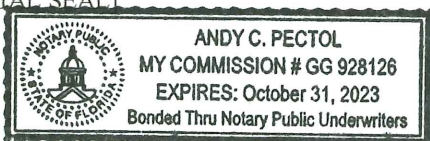
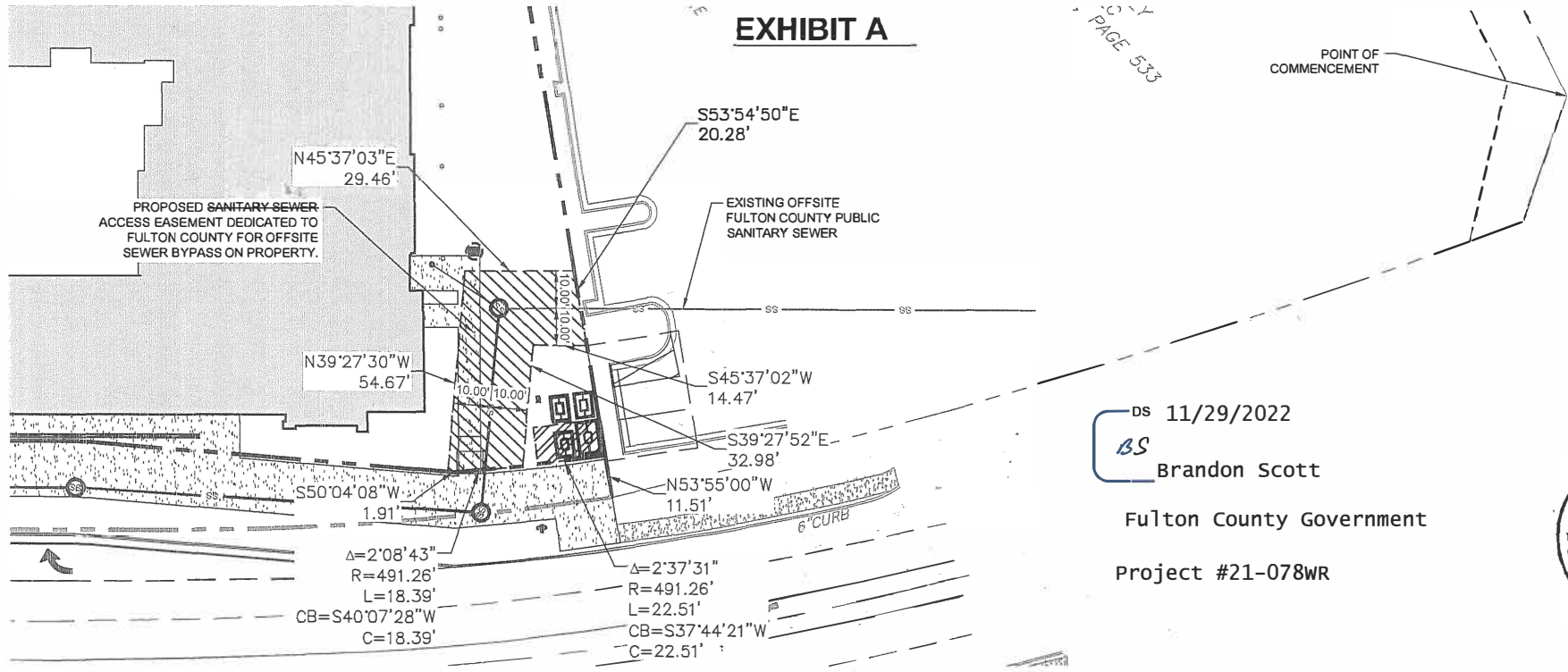


EXHIBIT A

10-17
PAGE 533



DS 11/29/2022
 BS
 Brandon Scott
 Fulton County Government
 Project #21-078WR



ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 32 OF THE 17TH DISTRICT, CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO REACH THE TRUE POINT OF BEGINNING, COMMENCE AT A POINT AT THE NORTHERLY MOST MITERED INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF DALRYMPLE ROAD (60' R/W) AND THE WESTERLY RIGHT OF WAY OF ROSWELL ROAD A.K.A. STATE ROUTE 9 (80' R/W); THENCE RUNNING ALONG THE MITER SOUTH 25° 43' 13" EAST A DISTANCE OF 35.70 FEET TO A POINT; THENCE RUNNING ALONG SAID RIGHT OF WAY OF ROSWELL ROAD ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 258.43 FEET, (SAID CURVE HAVING A RADIUS OF 838.96 FEET, WITH A CHORD BEARING OF SOUTH 28° 34' 22" WEST, AND A CHORD LENGTH OF 257.41 FEET) TO A 1/2" REBAR WITH CAP, THENCE NORTH 53°55'00" WEST FOR A DISTANCE OF 11.51 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 491.26 FEET, AN ARC LENGTH OF 22.51 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 37°44'21" WEST FOR A CHORD DISTANCE OF 22.51 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING.

THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 491.26 FEET, AN ARC LENGTH OF 18.39 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 40°07'28" WEST FOR A CHORD DISTANCE OF 18.39 FEET TO A POINT; THENCE SOUTH 50°04'08" WEST FOR A DISTANCE OF 1.91 FEET TO A POINT; THENCE NORTH 39°27'30" WEST FOR A DISTANCE OF 54.67 FEET TO A POINT; THENCE NORTH 45°37'03" EAST FOR A DISTANCE OF 29.46 FEET TO A POINT; THENCE SOUTH 53°54'50" EAST FOR A DISTANCE OF 20.28 FEET TO A POINT; THENCE SOUTH 45°37'02" WEST FOR A DISTANCE OF 14.47 FEET TO A POINT; THENCE SOUTH 39°27'52" EAST FOR A DISTANCE OF 32.98 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING.

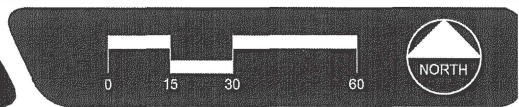
SAID TRACT CONTAINING 0.03 ACRES OR 1306.8 SQUARE FEET MORE OR LESS.

PARCEL IDENTIFICATION NUMBER: 17-0032-LL-052-8

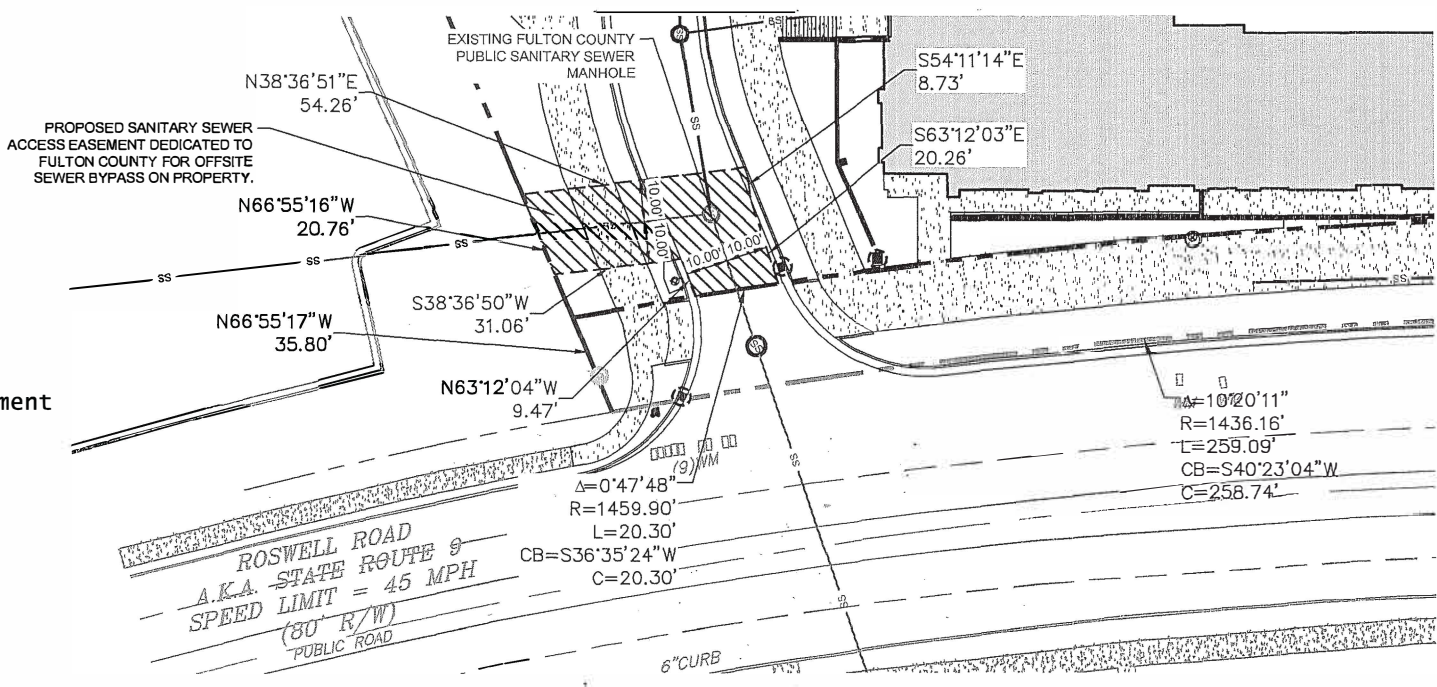
OWNER: FAIRFIELD SPRINGS, LLC

PLAN LEGEND:

 SANITARY SEWER ACCESS EASEMENT DEDICATED TO FULTON COUNTY



DS 11/29/2022
 BS Brandon Scott
 Fulton County Government
 Project #21-078WR



ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 32 OF THE 17TH DISTRICT, CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


TO REACH THE TRUE POINT OF BEGINNING, COMMENCE AT A POINT AT THE NORTHERLY MOST MITERED INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF DALRYMPLE ROAD (60' R/W) AND THE WESTERLY RIGHT OF WAY OF ROSWELL ROAD A.K.A. STATE ROUTE 9 (80' R/W); THENCE RUNNING ALONG THE MITER SOUTH 25° 43' 13" EAST A DISTANCE OF 35.70 FEET TO A POINT; THENCE RUNNING ALONG SAID RIGHT OF WAY OF ROSWELL ROAD ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 258.43 FEET, (SAID CURVE HAVING A RADIUS OF 838.96 FEET, WITH A CHORD BEARING OF SOUTH 28° 34' 22" WEST, AND A CHORD LENGTH OF 257.41 FEET) TO A 1/2" REBAR WITH CAP, THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 812.02 FEET, AN ARC LENGTH OF 119.96 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 85° 43' 23" WEST FOR A CHORD DISTANCE OF 119.85 FEET TO A POINT; THENCE DUE WEST FOR A DISTANCE OF 362.15 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 1436.16 FEET, AN ARC LENGTH OF 259.09 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 85° 01' 14" WEST FOR A CHORD DISTANCE OF 258.74 FEET TO A POINT; THENCE NORTH 22° 17' 08" WEST FOR A DISTANCE OF 35.80 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING.

THENCE NORTH 66° 55' 16" WEST FOR A DISTANCE OF 20.76 FEET TO A POINT; THENCE NORTH 38° 36' 51" EAST FOR A DISTANCE OF 54.26 FEET TO A POINT; THENCE SOUTH 54° 11' 14" EAST FOR A DISTANCE OF 8.73 FEET TO A POINT; THENCE SOUTH 63° 12' 03" EAST FOR A DISTANCE OF 20.26 FEET TO A POINT; THENCE SOUTH 36° 35' 24" WEST FOR A DISTANCE OF 20.30 FEET TO A POINT; THENCE NORTH 63° 12' 04" WEST FOR A DISTANCE OF 9.47 FEET TO A POINT; THENCE SOUTH 38° 36' 50" WEST FOR A DISTANCE OF 31.06 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINING 0.03 ACRES OR 1306.8 SQUARE FEET MORE OR LESS.

PARCEL IDENTIFICATION NUMBER: 17-0032-LL-052-8
 OWNER: FAIRFIELD SPRINGS, LLC

PLAN LEGEND:

 SANITARY SEWER ACCESS EASEMENT DEDICATED TO FULTON COUNTY
 TOTAL SQ FT 2,613.5



NORTH SPRINGS
 FULTON COUNTY SANITARY SEWER EASEMENT DEDICATION

March 24, 2022

