

[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 : Continuum Alpharetta - Infrastructure
Tax Parcel Identification No.: 22 529011910520
Land Disturbance Permit No.: WRN25-030
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 7th day of October, 2025, between SWVP Alpharetta, 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(s) 1186, 1187, 1190 & 1191,
2nd Section (if applicable) of District 2nd, Fulton County, Georgia, and more particularly described as follows: To wit:

Continuum Alpharetta - Infrastructure

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
day of _____, 20 _____
in the presence of:

Witness

Notary Public

GRANTOR: SWVP Alpharetta, LLC
CORPORATE NAME

By: 

Print Name: Cary Mack

Title: Authorized Representative

By: _____

Print Name: _____

Title: _____

[CORPORATE SEAL]

See Attached Certificate

[NOTARIAL SEAL]

CALIFORNIA ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) SS.
COUNTY OF SAN DIEGO)

On October 7, 2025, before me, Maria Higuera Alvarez, Notary Public, personally appeared Cary Mack who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



(Seal)

**SANITARY SEWER EASEMENT
LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in Land Lots 1187, 1190 and 1191 of the 2nd District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

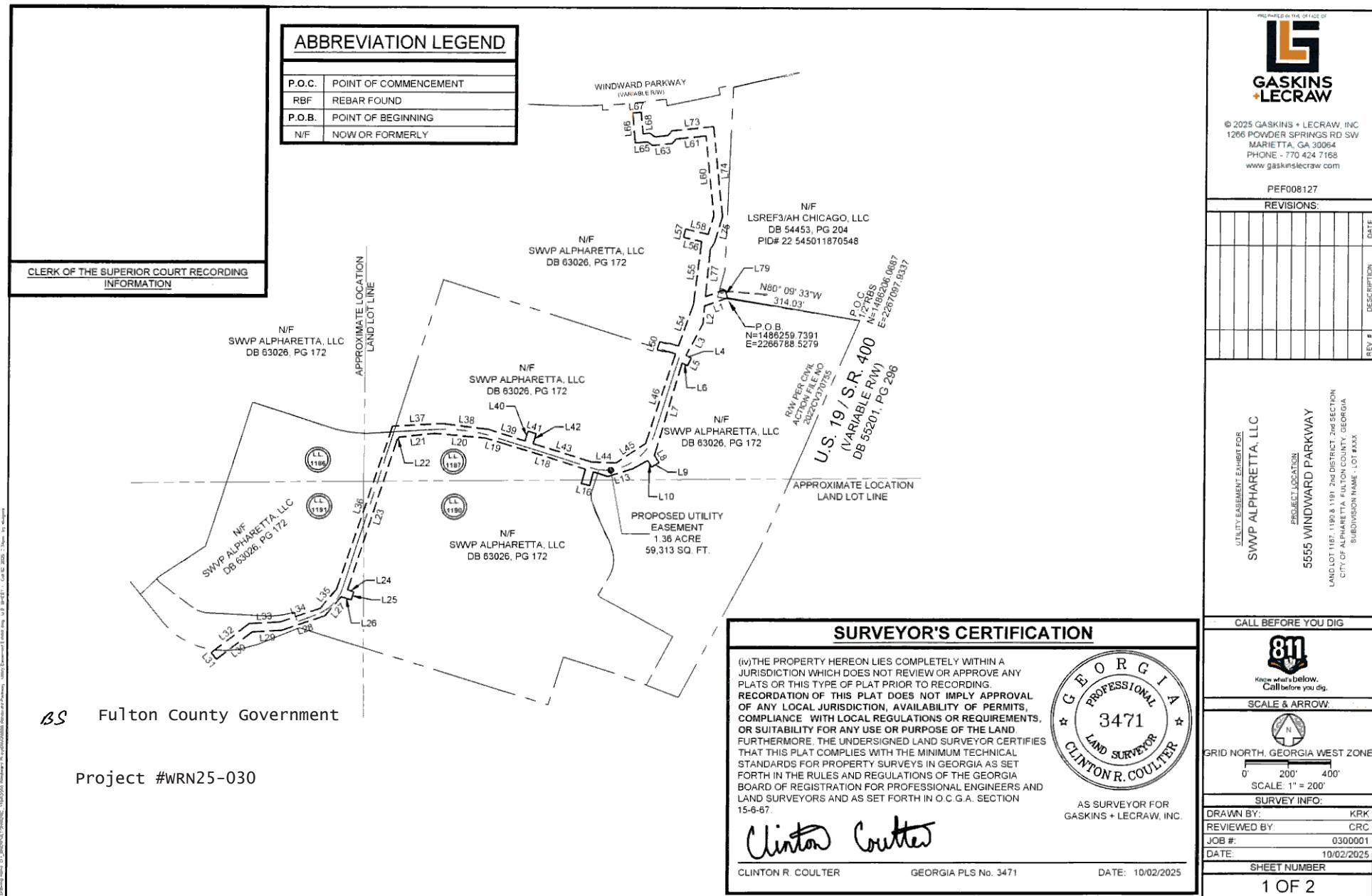
To ascertain the Point of Beginning, commence at a #4 rebar located on the westerly right-of-way of U.S. 19/S.R. 400 (variable right-of-way), said point having state plane coordinates of N: 1486206.0687; E: 2267097.9337 (Grid North, GA West Zone); Thence North 80 degrees 09 minutes 33 seconds West, 314.03 feet to a point having state plane coordinates of N: 1486259.7391; E: 2266788.5279, said point being the Point of Beginning:

Thence the following courses and distances:

South 70 degrees 06 minutes 24 seconds West a distance of 57.26 feet to a point;
South 05 degrees 13 minutes 46 seconds West a distance of 42.48 feet to a point;
South 27 degrees 42 minutes 47 seconds West a distance of 84.57 feet to a point;
South 61 degrees 59 minutes 25 seconds East a distance of 14.54 feet to a point;
South 27 degrees 52 minutes 12 seconds West a distance of 20.00 feet to a point;
North 61 degrees 59 minutes 25 seconds West a distance of 13.93 feet to a point;
South 16 degrees 28 minutes 49 seconds West a distance of 224.40 feet to a point;
South 32 degrees 28 minutes 07 seconds East a distance of 19.87 feet to a point;
South 57 degrees 31 minutes 53 seconds West a distance of 20.00 feet to a point;
North 32 degrees 28 minutes 07 seconds West a distance of 18.03 feet to a point;
South 60 degrees 36 minutes 45 seconds West a distance of 5.92 feet to a point;
South 61 degrees 28 minutes 47 seconds West a distance of 34.08 feet to a point;
South 72 degrees 41 minutes 27 seconds West a distance of 60.37 feet to a point;
North 72 degrees 20 minutes 11 seconds West a distance of 35.66 feet to a point;
South 14 degrees 53 minutes 21 seconds West a distance of 33.58 feet to a point;
North 75 degrees 06 minutes 39 seconds West a distance of 20.00 feet to a point;
North 15 degrees 17 minutes 26 seconds East a distance of 34.54 feet to a point;
North 72 degrees 20 minutes 11 seconds West a distance of 200.12 feet to a point;
North 73 degrees 31 minutes 44 seconds West a distance of 46.26 feet to a point;
North 84 degrees 46 minutes 14 seconds West a distance of 118.29 feet to a point;
South 83 degrees 58 minutes 56 seconds West a distance of 84.02 feet to a point;
South 39 degrees 00 minutes 44 seconds West a distance of 6.87 feet to a point;
South 17 degrees 49 minutes 19 seconds West a distance of 372.64 feet to a point;
South 72 degrees 02 minutes 59 seconds East a distance of 15.32 feet to a point;
South 17 degrees 57 minutes 01 seconds West a distance of 19.99 feet to a point;
North 72 degrees 02 minutes 12 seconds West a distance of 24.31 feet to a point;
South 40 degrees 21 minutes 47 seconds West a distance of 58.17 feet to a point;
South 71 degrees 13 minutes 48 seconds West a distance of 107.15 feet to a point;
South 86 degrees 59 minutes 07 seconds West a distance of 68.51 feet to a point;
South 51 degrees 53 minutes 15 seconds West a distance of 106.17 feet to a point;
North 38 degrees 06 minutes 45 seconds West a distance of 20.00 feet to a point;
North 51 degrees 53 minutes 15 seconds East a distance of 112.49 feet to a point;
North 86 degrees 59 minutes 07 seconds East a distance of 72.07 feet to a point;
North 71 degrees 13 minutes 48 seconds East a distance of 98.86 feet to a point;
North 40 degrees 21 minutes 47 seconds East a distance of 59.21 feet to a point;
North 18 degrees 31 minutes 48 seconds East a distance of 404.67 feet to a point;

North 87 degrees 02 minutes 02 seconds East a distance of 118.29 feet to a point;
South 82 degrees 50 minutes 29 seconds East a distance of 108.09 feet to a point;
South 72 degrees 17 minutes 50 seconds East a distance of 88.72 feet to a point;
North 17 degrees 30 minutes 46 seconds East a distance of 23.84 feet to a point;
South 72 degrees 02 minutes 20 seconds East a distance of 20.00 feet to a point;
South 17 degrees 30 minutes 46 seconds West a distance of 23.75 feet to a point;
South 72 degrees 20 minutes 35 seconds East a distance of 143.20 feet to a point;
South 87 degrees 47 minutes 00 seconds East a distance of 57.97 feet to a point;
North 56 degrees 18 minutes 03 seconds East a distance of 82.81 feet to a point;
North 18 degrees 23 minutes 11 seconds East a distance of 219.32 feet to a point;
North 72 degrees 14 minutes 40 seconds West a distance of 18.00 feet to a point;
North 86 degrees 30 minutes 55 seconds West a distance of 13.83 feet to a point;
North 72 degrees 23 minutes 57 seconds West a distance of 12.97 feet to a point;
North 17 degrees 57 minutes 40 seconds East a distance of 20.00 feet to a point;
South 72 degrees 23 minutes 57 seconds East a distance of 10.37 feet to a point;
South 86 degrees 30 minutes 55 seconds East a distance of 13.86 feet to a point;
South 72 degrees 14 minutes 40 seconds East a distance of 21.06 feet to a point;
North 19 degrees 22 minutes 15 seconds East a distance of 104.87 feet to a point;
North 07 degrees 01 minutes 48 seconds East a distance of 149.04 feet to a point;
North 76 degrees 39 minutes 00 seconds West a distance of 43.76 feet to a point;
North 13 degrees 19 minutes 53 seconds East a distance of 20.00 feet to a point;
South 76 degrees 39 minutes 00 seconds East a distance of 54.57 feet to a point;
North 16 degrees 28 minutes 47 seconds East a distance of 45.93 feet to a point;
North 06 degrees 01 minutes 14 seconds West a distance of 188.26 feet to a point;
South 83 degrees 58 minutes 46 seconds West a distance of 70.22 feet to a point;
South 39 degrees 44 minutes 59 seconds West a distance of 14.34 feet to a point;
South 83 degrees 58 minutes 47 seconds West a distance of 46.13 feet to a point;
North 54 degrees 09 minutes 53 seconds West a distance of 14.99 feet to a point;
South 83 degrees 58 minutes 46 seconds West a distance of 28.56 feet to a point;
North 05 degrees 29 minutes 44 seconds West a distance of 71.75 feet to a point;
North 86 degrees 19 minutes 18 seconds East a distance of 20.01 feet to a point;
South 05 degrees 29 minutes 44 seconds East a distance of 50.93 feet to a point;
North 83 degrees 58 minutes 31 seconds East a distance of 16.02 feet to a point;
South 54 degrees 09 minutes 53 seconds East a distance of 14.99 feet to a point;
North 83 degrees 58 minutes 47 seconds East a distance of 30.36 feet to a point;
North 39 degrees 44 minutes 59 seconds East a distance of 14.34 feet to a point;
North 83 degrees 58 minutes 31 seconds East a distance of 98.34 feet to a point;
South 06 degrees 01 minutes 14 seconds East a distance of 212.25 feet to a point;
South 16 degrees 28 minutes 47 seconds West a distance of 63.85 feet to a point;
South 31 degrees 30 minutes 09 seconds West a distance of 19.29 feet to a point;
South 05 degrees 16 minutes 43 seconds West a distance of 111.91 feet to a point;
North 70 degrees 06 minutes 24 seconds East a distance of 47.88 feet to a point;
South 19 degrees 53 minutes 36 seconds East a distance of 20.00 feet to a point
having state plane coordinates of N: 1486259.7391; E: 2266788.5279 (Grid North, GA West Zone),
said point being the Point of Beginning.

Said easement contains 1.36 acre (59,313 square feet).



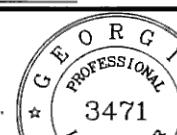
CLERK OF THE SUPERIOR COURT RECORDING
INFORMATION

LINE TABLE		
LINE	LENGTH	BEARING
L1	57.26	S70°06'24"W
L2	42.48	S5°13'46"W
L3	84.57	S27°42'47"W
L4	14.54	S61°59'25"E
L5	20.00	S27°52'12"W
L6	13.93	N61°59'25"W
L7	224.40	S16°28'49"W
L8	19.83	S32°28'07"E
L9	20.00	S57°31'53"W
L10	18.03	N32°28'07"W
L11	5.92	S60°36'45"W
L12	34.08	S61°28'47"W
L13	60.37	S72°41'27"W
L14	35.66	N72°20'11"W
L15	33.58	S14°53'21"W
L16	20.00	N75°06'39"W
L17	34.54	N15°17'26"E
L18	200.12	N72°20'11"W
L19	46.26	N73°31'44"W
L20	118.29	N84°46'14"W

LINE	LENGTH	BEARING
L21	84.02	S83°58'56"E
L22	6.87	S39°00'44"W
L23	372.64	S17°49'19"W
L24	15.32	S72°02'59"E
L25	19.99	S17°57'01"W
L26	24.31	N72°02'12"W
L27	58.17	S40°21'47"W
L28	107.15	S71°13'48"W
L29	68.51	S86°59'07"W
L30	106.17	S51°53'15"W
L31	20.00	N38°06'45"W
L32	112.49	N51°53'15"E
L33	72.07	N86°59'07"E
L34	98.86	N71°13'48"E
L35	59.21	N40°21'47"E
L36	404.67	N18°31'48"E
L37	118.29	N87°02'02"E
L38	108.09	S82°50'29"E
L39	88.72	S72°17'50"E
L40	23.84	N17°30'46"E

LINE	LENGTH	BEARING
L41	20.00	S72°02'20"E
L42	23.75	S17°30'46"W
L43	143.20	S72°20'35"E
L44	57.97	S87°47'00"E
L45	82.81	N56°18'03"E
L46	219.32	N18°23'11"E
L47	18.00	N72°14'40"W
L48	13.83	N86°30'55"W
L49	12.97	N72°23'57"W
L50	20.00	N17°57'40"E
L51	10.37	S72°23'57"E
L52	13.86	S86°30'55"E
L53	21.06	S72°14'40"E
L54	104.87	N19°22'15"E
L55	149.04	N7°01'48"E
L56	43.76	N76°39'00"W
L57	20.00	N13°19'53"E
L58	54.57	S76°39'00"E
L59	45.93	N16°28'47"E
L60	188.26	N6°01'14"W

LINE	LENGTH	BEARING
L61	70.22	S83°58'46"V
L62	14.34	S39°44'59"W
L63	46.13	S83°58'47"V
L64	14.99	N54°09'53"V
L65	28.56	S83°58'46"V
L66	71.75	N5°29'44"W
L67	20.01	N86°19'18"E
L68	50.93	S5°29'44"E
L69	16.02	N83°58'31"E
L70	14.99	S54°09'53"E
L71	30.36	N83°58'47"E
L72	14.34	N39°44'59"E
L73	98.34	N83°58'31"E
L74	212.25	S6°01'14"E
L75	63.85	S16°28'47"W
L76	19.29	S31°30'09"W
L77	111.91	S5°16'43"W
L78	47.88	N70°06'24"E
L79	20.00	S19°53'36"E

<h2 style="margin: 0;">SURVEYOR'S CERTIFICATION</h2>	
<p>(iv) THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-87.</p>	
 <p>AS SURVEYOR FOR GASKINS + LECRAW, INC.</p>	
<p><i>Clinton Coulter</i></p>	
CLINTON R. COULTER	GEORGIA PLS No. 3471
DATE 10/02/2025	

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Fulton County Government

Project #WRN25-030