

[BLANK SPACE ABOVE THIS LINE IS FOR THE SOLE USE OF THE CLERK OF SUPERIOR COURT]

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Return Recorded Document to:  
Fulton County Land Division  
141 Pryor Street, S.W. – Suite 8021  
Atlanta, Georgia 30303

Project Name : Lincoln - AWDC 600  
Tax Parcel Identification No.: 09F250001280094  
Land Disturbance Permit No.: WRS25-016  
Zoning/Special Use Permit No.: None  
(if applicable)

For Fulton County Use Only

Approval Date: \_\_\_\_\_  
Initials: \_\_\_\_\_

**SEWER LINE EASEMENT  
(Corporate Form)**

STATE OF GEORGIA,  
COUNTY OF FULTON

This indenture entered into this 1st day of May, 2025, between PPF/Royal Airport West Venture LLC, a limited liability company duly organized under the laws of the State of Delaware, 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) 105, 128 of the

District, 9<sup>F</sup> Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:  
Lincoln AWDC 600

*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 23<sup>rd</sup>  
day of May, 2025  
in the presence of:

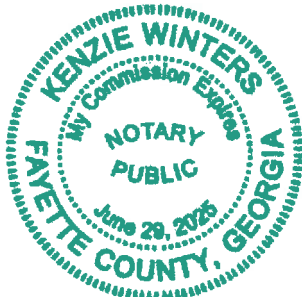
Witness



Notary Public

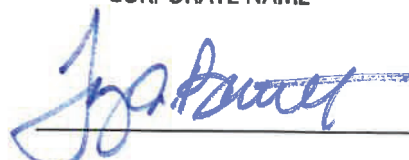


[NOTARIAL SEAL]



GRANTOR: PPF/Royal Airport West Venture LLC,  
a Delaware limited liability company  
CORPORATE NAME

By:



Print Name:

Tony A. Bartlett

Title:

Authorized Signatory

By:

Print Name:

Title:

[CORPORATE SEAL]

PLEASE NOTE:  
THIS IS A SPECIAL-PURPOSE EXHIBIT AND IS  
NOT AN ASBUILT OR BOUNDARY SURVEY.



## NATURALLY FRESH BOULEVARD (R/W VARIES)

P.O.C.  
1,309.05' ALONG R/W TO  
EASTERLY R/W OF PORT  
BOULEVARD (60' R/W)

5/8" REBAR FOUND  
N: 1314114.25  
E: 2192114.04

PROPERTY LINE



N/F  
AUSPAY ONE LLC  
PID#09F250001280201  
(DB 45661, PG 621)  
ZONED M1

N/F  
PPF/ROYAL AIRPORT  
WEST VENTURES, LLC  
PID#09F250001280094  
WEST VENTURE LLC  
(DB 67580, PG 114)  
ZONED M1

GRANTOR FOR THE EASEMENT IS PPF/ROYAL  
AIRPORT WEST VENTURES, LLC

DS

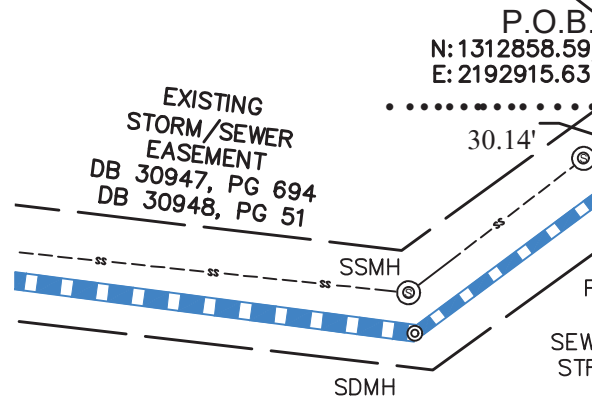
BS 05/29/2025 | 2:09 PM EDT

Fulton County Government

Project #WRS25-016

### LEGEND

N/F NOW OR FORMERLY  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT



PROPERTY LINE

N/F  
COLE VG ATLANTA GA LLC  
PID#13 0065 LL0477  
(DB 41006, PG 503)  
ZONED M-1

LL  
65

APPROX LAND LOT LINE

LL  
96

N/F  
ALAMGIR SIDDIQUE SHAIKH  
PID#13 0096 LL6006  
(DB 60249, PG 528)  
ZONED AG-1

20' SEWER EASEMENT  
0.017 acres  
(762 sf)

CITY OF  
COLLEGE PARK  
CITY OF SOUTH  
FULTON



## Vanasse Hangen Brustlin, Inc.

1355 PEACHTREE ST NE, SUITE 420  
ATLANTA, GEORGIA 30309

PHONE: (404) 214-6745 / GEORGIA LSF 1406

SANITARY SEWER EASEMENT 2

EXHIBIT A FOR:

### LINCOLN -AWDC 600

LAND LOT 128; 9-F DISTRICT

CITY OF COLLEGE PARK, FULTON COUNTY, GEORGIA

DATE: 05/15/2025



SCALE: 1" = 50'

PROJECT# 64646.00

All that tract or parcel of land lying or being in Land Lots 105 and 1289, 9-F District, City of College Park, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at the intersection of the Easterly right-of-way of Port Boulevard (60 foot right-of-way) with the Southerly right-of-way of Naturally Fresh Boulevard (right-of-way varies); THENCE along said Southerly right-of-way of Naturally Fresh Boulevard, in a Easterly direction, 1309.05 feet to a 5/8 inch rebar set; THENCE leaving said right-of-way line South 32 degrees 33 minutes 13 seconds East, a distance of 1489.71 feet to a point, said point being the POINT OF BEGINNING;

THENCE South 84 degrees 19 minutes 27 seconds East, a distance of 25.96 feet to a point; THENCE South 00 degrees 39 minutes 10 seconds West, a distance of 20.08 feet to a point; THENCE North 84 degrees 19 minutes 27 seconds West, a distance of 50.26 feet to a point; THENCE North 54 degrees 05 minutes 47 seconds East, a distance of 30.14 feet to a point, said point being the POINT OF BEGINNING.

Said tract of land contains 0.017 Acres (762 sf).



05/29/2025 | 2:09 PM EDT

Fulton County Government

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