

[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 : 1645 Mayfield Project
Tax Parcel Identification No.: 22 448111040072
Land Disturbance Permit No.: 22-059WR
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 1ST day of May, 2023, between Supernova Properties, 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) 1104, 2nd Section (if applicable) of District 2, Fulton County, Georgia, and more particularly described as follows: To wit:

1645 Mayfield Road Project

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 1st
day of May 20 23
in the presence of:

Deborah Johnson
Deborah Johnson
Witness May 1st 2023

M. Leal
Notary Public



GRANTOR: Behzad Aliassa
CORPORATE NAME

By: Behzad Aliassa
Print Name: [Signature]
Title: Manager

By: _____
Print Name: _____
Title: _____

[CORPORATE SEAL]

*My commission expires
March 2nd, 2025*

#12810
103
(PB.394/PG.8-11)
(DB.58017/PG.552)
OWNER N/F:
MOVVA SURESH
BABU & PRATHUSHA
ZONING: R-15

1625
(DB.55598/PG.138)
OWNER N/F:
OASIS REAL ESTATE
INVESTMENTS LLC
ZONING: AG

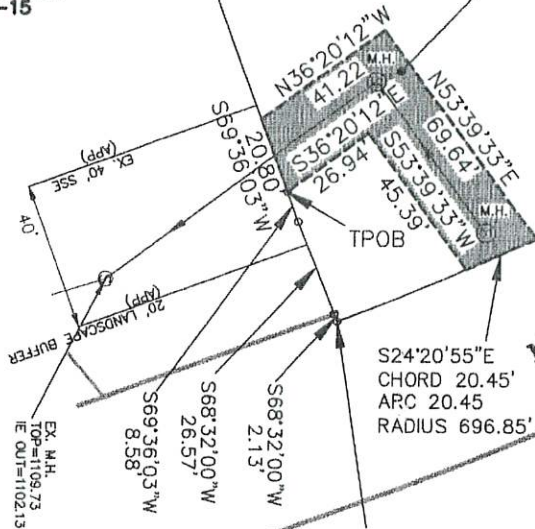
DS
BS 04/25/2023
Brandon Scott

Fulton County Government
Project #22-059WR

OWNER: SHAWN SHAKIB
Parcel ID: 22 448111040072
Parcel Address: 1645 MAYFIELD RD

#12820
104
(PB.394/PG.8-11)
(DB.61455/PG.355)
OWNER N/F:
PASSARELLI
FLORIDEO & ASHLEY
ZONING: R-15

PROPOSED 20' WIDE
SANITARY SEWER
EASEMENT
A=1,833 SQ. FT.



MAYFIELD ROAD ~ R/W VARIES

S24°20'55\"/>

POB=1/2\"/>

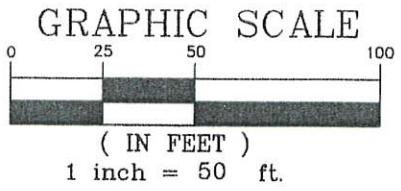


EXHIBIT "A" 1645 MAYFIELD ROAD FULTON COUNTY PROJECT # 22-059WR

4-12-2023

Revision/Issue	

SANITARY SEWER EASEMENT
GRANTED TO:
FULTON COUNTY
GRANTED FROM:
SHAWN SHAKIB
1645 MAYFIELD ROAD
L.L. 1104, 2ND DISTRICT, 2ND SECTION
ALPHARETTA, FULTON COUNTY, GEORGIA

ACR Engineering, inc.
ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
600 PINNACLE COURT
SUITE 885
NORCROSS, GA 30071
TEL: (678) 291-0000
FAX: (678) 291-8887


EXHIBIT "A"
TRACT DESCRIPTION FOR SANITARY SEWER EASEMENT

FULTON COUNTY PROJECT # 22-0059WR
#1645 MAYFIELD ROAD - TAX PARCEL 22 448111040072

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1104 OF THE 2nd DISTRICT, 2nd SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" REBAR FOUND LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF MAYFIELD ROAD (HAVING A VARIABLE RIGHT-OF-WAY WIDTH) SAID POINT OF BEGINNING HAVING A NORTHING OF 1488971.51' AND AN EASTING OF 2252108.33' IN GEORGIA STATE PLANE WEST ZONE, NORTH AMERICAN DATUM 83; THENCE FROM THE POINT OF BEGINNING DEPARTING SAID RIGHT-OF-WAY OF MAYFIELD ROAD RUNNING ALONG THE PROPERTY LINE OF THE HEARTHSTONE PHASE 3 SUBDIVISION, RECORDED IN PLAT BOOK 394, PAGES 8-11, BEING ON FILE WITH FULTON COUNTY LAND RECORDS, SOUTH 68 DEGREE 32 MINUTES 00 SECONDS WEST A DISTANCE OF 2.13 FEET TO A POINT; THENCE ALONG SAID PROPERTY LINE SOUTH 68 DEGREE 32 MINUTES 00 SECONDS WEST A DISTANCE OF 26.57 FEET TO A POINT; THENCE ALONG SAID PROPERTY LINE SOUTH 69 DEGREE 36 MINUTES 03 SECONDS WEST A DISTANCE OF 8.58 FEET TO A POINT, SAID POINT BEING THE **TRUE POINT OF BEGINNING**; THENCE ALONG SAID PROPERTY LINE SOUTH 69 DEGREES 36 MINUTES 03 SECONDS WEST A DISTANCE OF 20.80 FEET TO A POINT; THENCE DEPARTING SAID PROPERTY LINE NORTH 36 DEGREE 20 MINUTES 12 SECONDS WEST A DISTANCE OF 41.22 FEET TO A POINT; THENCE NORTH 53 DEGREES 39 MINUTES 33 SECONDS EAST A DISTANCE OF 69.64 FEET TO A POINT LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF MAYFIELD ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 696.85 FEET SUBTENDED BY A CHORD BEARING OF SOUTH 24 DEGREES 20 MINUTES 55 SECONDS EAST A CHORD DISTANCE OF 20.45 FEET ALONG SAID ARC A DISTANCE OF 20.45 FEET TO A POINT; THENCE DEPARTING SAID RIGHT-OF-WAY OF MAYFIELD ROAD SOUTH 53 DEGREES 39 MINUTES 33 SECONDS WEST A DISTANCE OF 45.39 FEET TO A POINT; THENCE SOUTH 36 DEGREES 20 MINUTES 12 SECONDS EAST A DISTANCE OF 26.94 FEET TO A POINT, SAID POINT BEING THE **TRUE POINT OF BEGINNING**.

SAID TRACT OR PARCEL OF LAND CONTAINS 1,833 SQUARE FEET, BEING 0.0421 ACRES.

 ^{DS} 04/25/2023
Brandon Scott

Fulton County Government

Project #22-059WR