

[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 : Parks at Pine Valley Phase 2A  
Tax Parcel Identification No.: 07 060001420545  
Land Disturbance Permit No.: WRS23-003  
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 24<sup>th</sup> day of SEPTEMBER, 2025, between  
MHR LAND 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) 142,143,146,147,117, \_\_\_\_\_ Section (if applicable) of District 7& 9F, Fulton County, Georgia, and more particularly described as follows: To wit:

Parks at Pine Valley Phase 2A

*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 24<sup>th</sup>  
day of SEPTEMBER, 20 25  
in the presence of:

  
\_\_\_\_\_  
Witness



GRANTOR: MHR LAND LLC  
CORPORATE NAME

By:   
\_\_\_\_\_

Print Name: FRANK DOWNEY

Title: MANAGER

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

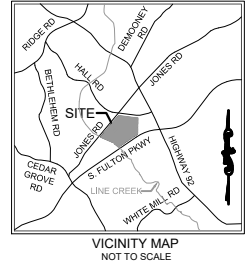
[CORPORATE SEAL]

P:\Projects\Neil Koelb - General Holdings and Liberty\129.016 Pine Valley Estates\SURVEY\dwg\PHASE 2A - FP00 SEWER EASE.dwg, COVER, cpop, Sep 18, 2025 - 10:10:11am

# SEWER EASEMENT EXHIBIT FOR: THE PARKS AT PINE VALLEY PHASE 2A

LAND LOTS 142, 143, 146, 147, 117,  
DISTRICT 7 & 9F  
CITY OF UNION CITY, GEORGIA

FULTON COUNTY PROJECT NO. - 21S-005WR  
CITY OF ATLANTA PROJECT NO. - 21-022UCR  
PARCEL NO. - 07060001420545  
UNION CITY LDP NO. - 21000179



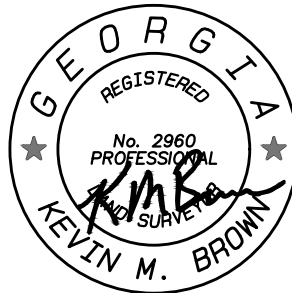
## SURVEY NOTES

- THE FIELDWORK FOR THIS SURVEY WAS COMPLETED JULY 30, 2025 WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED USING A SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION & CHAMPION TKO GPS UNIT.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 11,608 FEET, AND AN ANGULAR ERROR OF 03" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE ADJUSTED USING COMPASS RULE METHOD.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,308,091 FEET USING THE BEARINGS AND DISTANCES SHOWN HEREON.
- NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
- ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATE A 1/2" REBAR PLACED WITH CAP STAMPED "FDC LSF000995" UNLESS OTHERWISE NOTED.
- FALCON DESIGN CONSULTANTS, L.L.C. AND/OR KEVIN M. BROWN DOES NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
- THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83 (2011)) FOR THE HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 PER THE VIRTUAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY eGPS SOLUTIONS.
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

RESERVED FOR CLERK OF COURT

## LEGEND

DB	DEED BOOK	L	LINE LABEL
PB	PLAT BOOK	PKS	PK NAIL SET
PG	PAGE	SSE	SANITARY SEWER EASEMENT
LL	LAND LOT	UE	UTILITY EASEMENT
OTP	OPEN TOP PIPE	REF	REFERENCE
RB	REBAR	C/O	SEWER CLEAN OUT
IPF	IRON PIN FOUND	SQ. FT.	SQUARE FOOT
IPS	1/2" REBAR W/C FDC 000995		
CTP	CRIMP TOP PIPE		
C&G	CURB & GUTTER		
R/W	RIGHT OF WAY		
N/F	NOW OR FORMERLY		
-E-	OVERHEAD POWER LINE		
CMP	CORRUGATED METAL PIPE		
SWMF	STORMWATER MANAGEMENT FACILITY		
TBM	TEMPORARY BENCHMARK		
POB	POINT OF BEGINNING		
POC	POINT OF COMMENCEMENT		
RCP	REINFORCED CONCRETE PIPE		
DIP	DUCTILE IRON PIPE		
PVC	POLYVINYL CHLORIDE PIPE		
HDPE	HIGH DENSITY POLYETHYLENE PIPE		
P	PROPERTY LINE		
C	CENTERLINE		
ID	IDENTIFICATION		
B.S.L.	BUILDING SETBACK LINE		
BOC	BACK OF CURB		
C	CURVE LABEL		
CI	CURB INLET		
DE	DRAINAGE EASEMENT		
EOP	EDGE OF PAVEMENT		
FH	FIRE HYDRANT		
B.A.	BUILDABLE AREA		



9/18/2025

## SURVEYOR'S CERTIFICATE

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL.

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 15-6-67.

*Kevin M. Brown*  
KEVIN M. BROWN  
REGISTERED LAND SURVEYOR #2960

9/18/25  
DATE

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SHEET NUMBER

1.0

DATE: 9-18-25  
SCALE: 1"=60'  
FILE NUMBER: 129.016  
DRAWN BY: CPOPP

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## REVISIONS

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1 (800) 282-7411 THROUGHOUT GEORGIA  
OR DIAL 811



SEWER EASEMENT EXHIBIT  
FOR

THE PARKS AT  
PINE VALLEY PHASE 2A  
LOCATED IN:  
L.L. 142, 143, 146, 147, 117, 7TH & 9F DIST.  
FULTON COUNTY, GEORGIA

CIVIL ENGINEERING LAND PLANNING LAND SURVEYING

CONSTRUCTION MANAGEMENT



LANDSCAPE ARCHITECT

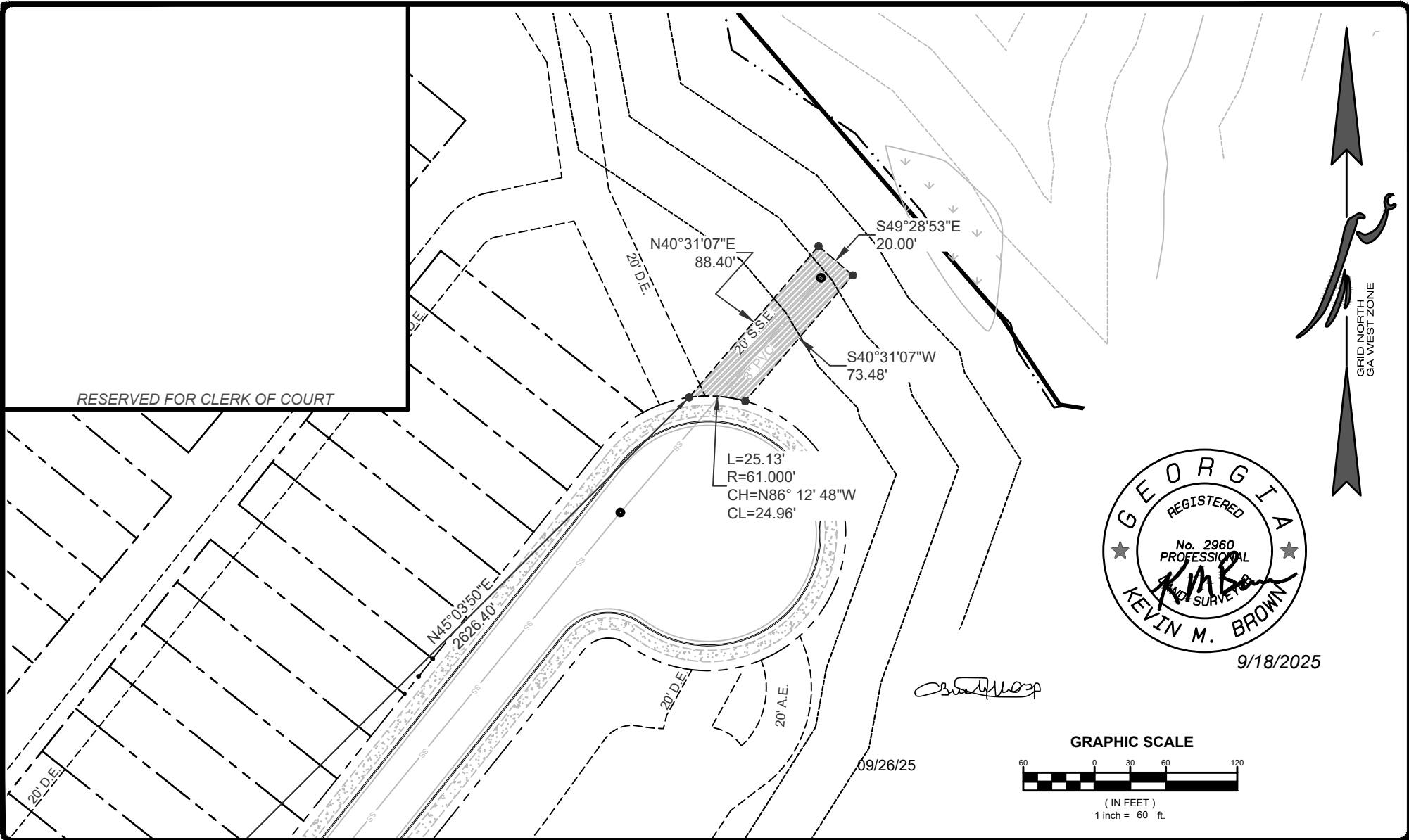
STOCKBRIDGE OFFICE  
235 CORP. CTR. DR., STE. 200  
STOCKBRIDGE, GEORGIA 30281  
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Ph: (770) 755-7978

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CUMMING OFFICE  
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CUMMING, GEORGIA 30048  
Ph: (678) 807-7100

P:\Projects\Neil Koelbl - General Holdings and Liberty\129.016 Pine Valley Estates\SURVEY\dwg\PHASE 2\PHASE 2\PHASE 2A) - FP00 SEWER EASE.dwg, EASE 1, cpop, Sep 18, 2025 - 10:10:13am



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CIVIL ENGINEERING  
LAND PLANNING  
LAND SURVEYING  
CONSTRUCTION MANAGEMENT  
LANDSCAPE ARCHITECT

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STORM EASEMENT ENCROACHMENT

20' D.E.

20' D.E.

20' D.E.

20' D.E.

20' D.E.

20' S.S.E.

8' PVC

N40°31'07"E  
7.40'

S24°58'39"E  
5.56'

L=7.18'  
R=61.000'  
CH=85' 21" 21"W  
CL=7.18'

N45°03'50"E  
2626.40'

PINE BLUFFS DRIVE  
(50' RW)

20' A.E.

20' D.E.

60

GR

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 60 ft.

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Ph (770)389-8666 - Fax (770)389-8656

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NEWMAN, GEORGIA 30265  
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Ph. (678) 897-7111

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PARKS AT PINE VALLEY SEWER EASEMENT PHASE 2A  
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 142,143 AND 146, 7TH LAND DISTRICT, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 1/2 INCH REBAR SET AT THE SOUTHERLY BOUNDARY LINE  
THENCE ALONG A SURVEY TIE LINE, NORTH 45 DEGREES 03 MINUTES 50 SECONDS EAST, 2626.40 FEET TO A POINT, **SAID POINT BEING THE TRUE POINT OF BEGINNING.**  
THENCE, NORTH 40 DEGREES 31 MINUTES 07 SECONDS EAST, 88.40 FEET TO A POINT;  
THENCE, SOUTH 49 DEGREES 28 MINUTES 53 SECONDS EAST, 20.00 FEET TO A POINT;  
THENCE, SOUTH 40 DEGREES 31 MINUTES 07 SECONDS WEST, 73.48 FEET TO A POINT;  
THENCE, 25.13 FEET ALONG A CURVE (SAID CURVE HAVING A RADIUS OF 61.00 FEET AND A CHORD BEARING NORTH 86 DEGREES 12 MINUTES 48 SECONDS WEST, 24.96 FEET) TO A POINT; **SAID POINT BEING THE TRUE POINT OF BEGINNING.**

SAID TRACT OR PARCEL CONTAINING 0.04 ACRES (1,597 SQUARE FEET).

ALONG WITH;

RESERVED FOR CLERK OF COURT



9/18/2025

PARKS AT PINE VALLEY SEWER EASEMENT PHASE 2A  
STORM ENCROACHMENT  
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 142,143 AND 146, 7TH LAND DISTRICT, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 1/2 INCH REBAR SET AT THE SOUTHERLY BOUNDARY LINE  
THENCE ALONG A SURVEY TIE LINE, NORTH 45 DEGREES 03 MINUTES 50 SECONDS EAST, 2626.40 FEET TO A POINT, **SAID POINT BEING THE TRUE POINT OF BEGINNING.**  
THENCE, NORTH 40 DEGREES 31 MINUTES 07 SECONDS EAST, 7.40 FEET TO A POINT;  
THENCE, SOUTH 24 DEGREES 58 MINUTES 39 SECONDS EAST, 5.56 FEET TO A POINT;  
THENCE, 7.18 FEET ALONG A CURVE (SAID CURVE HAVING A RADIUS OF 61.00 FEET AND A CHORD BEARING NORTH 85 DEGREES 21 MINUTES 21 SECONDS WEST, 7.18 FEET) TO A POINT; **SAID POINT BEING THE TRUE POINT OF BEGINNING.**

SAID TRACT OR PARCEL CONTAINING 0.0004 ACRES (18 SQUARE FEET).

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