

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

\*\*\*THIS DOCUMENT MAY BE RECORDED ONLY 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.: 17-032-LL-052-8  
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 22nd day of June, 2023, 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.

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) 32 of the 17th District, Section (*if applicable*) of 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(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 13  
day of July, 2023  
in the presence of:

[Signature]  
Witness

[Signature]  
Notary Public

GRANTOR: FAIRFIELD SPRINGS, LLC  
CORPORATE NAME

By: See Attached Signature Page

Print Name: Bryan Condie

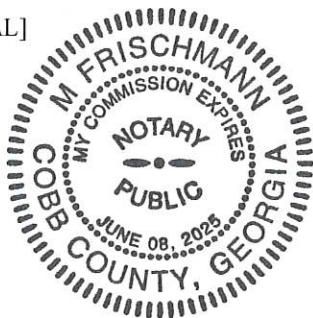
Title: Vice President

By: [Signature]

Print Name: BRYAN Condie

Title: Vice Pres. dnt

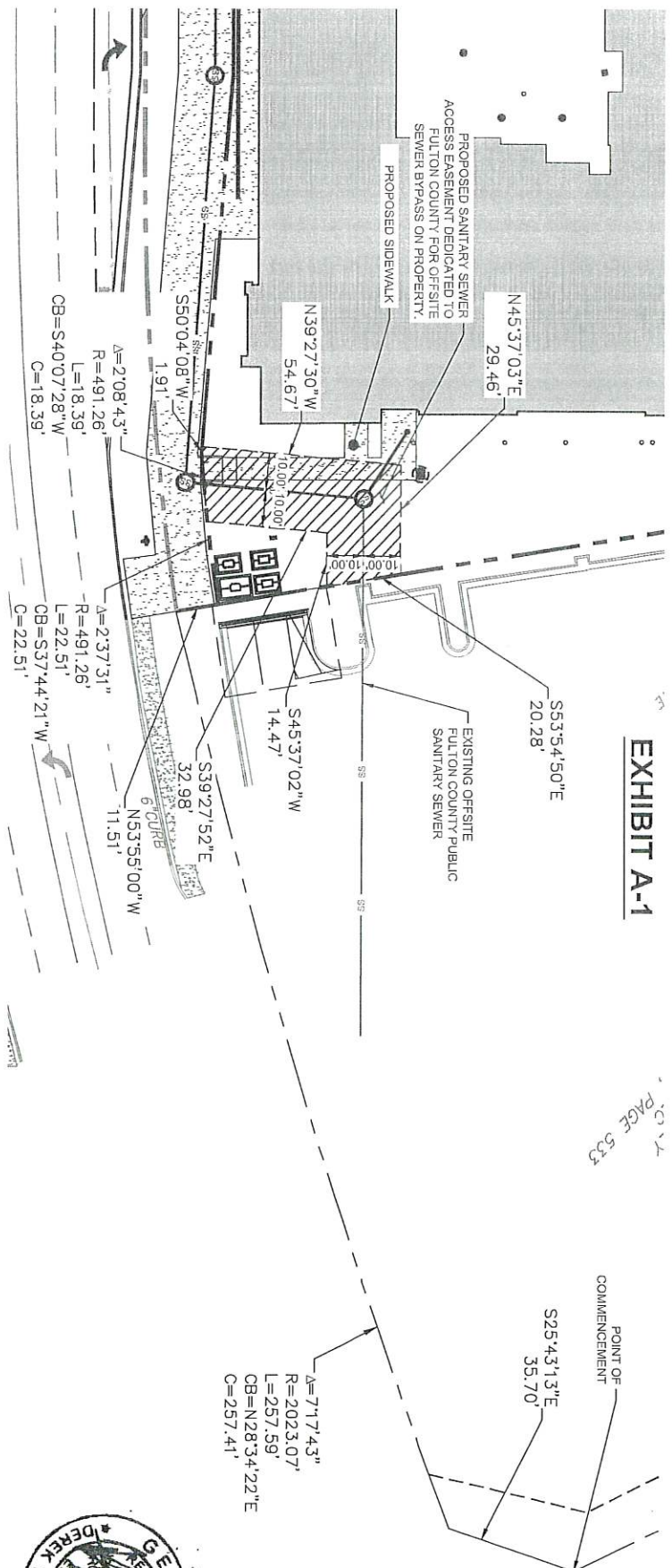
[NOTARIAL SEAL]



[CORPORATE SEAL]

**EXHIBIT A-1**

COPY  
PAGE 553



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 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 54.87 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 MORE OR LESS.

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

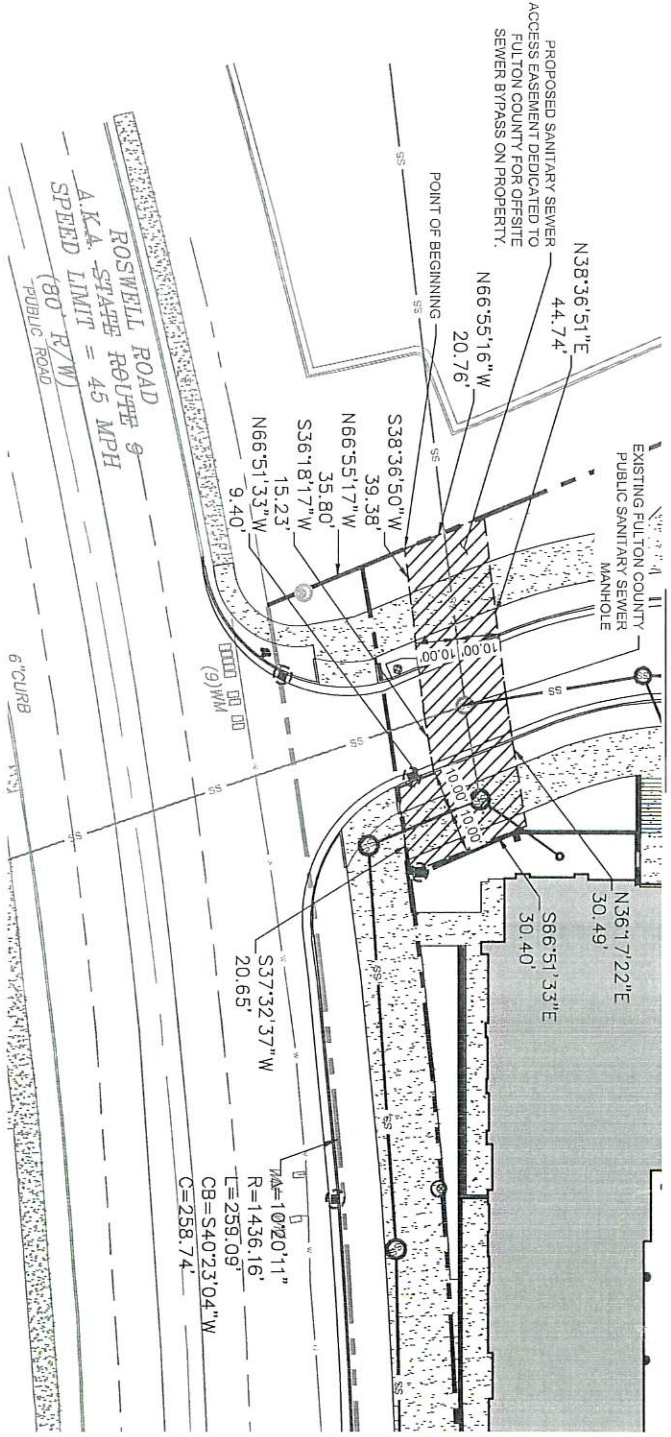


**NORTH SPRINGS**  
 FULTON COUNTY SANITARY SEWER EASEMENT DEDICATION

June 22, 2023



**EXHIBIT A-2**



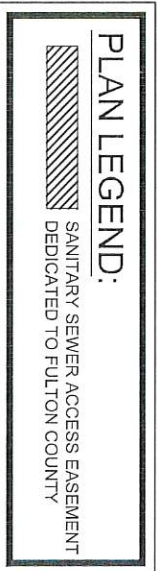
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TO REACH THE TRUE POINT OF BEGINNING, COMMENCE AT A POINT AT THE NORTHERLY MOST MITERED INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF DALRYMPLE ROAD (60' RW) AND THE WESTERLY RIGHT OF WAY OF ROSWELL ROAD A.K.A. STATE ROUTE 9 (80' RW); THENCE RUNNING 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 119.88 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 44.74 FEET TO A POINT; THENCE NORTH 36°17'22" EAST FOR A DISTANCE OF 30.49 FEET TO A POINT; THENCE SOUTH 66°51'33" EAST FOR A DISTANCE OF 30.40 FEET TO A POINT; THENCE SOUTH 37°32'37" WEST FOR A DISTANCE OF 20.65 FEET TO A POINT; THENCE NORTH 66°51'33" WEST FOR A DISTANCE OF 9.40 FEET TO A POINT; THENCE SOUTH 36°18'17" WEST FOR A DISTANCE OF 15.23 FEET TO A POINT; THENCE SOUTH 38°38'50" WEST FOR A DISTANCE OF 39.38 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINING 0.04 ACRES MORE OR LESS.

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



**NORTH SPRINGS**  
 FULTON COUNTY SANITARY SEWER EASEMENT DEDICATION

June 26, 2023

