

[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 : 190 Canton Street
Tax Parcel Identification No.: 22 482212520948
Land Disturbance Permit No.: WRN23-066
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only

Approval Date: _____
Initials: _____

**SEWER EASEMENT
(Individual Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 3rd day of June, 2024, between
Nat E. Lewis of said state and county, 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 (hereinafter referred to as 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 the subject property, said Grantor(s) has (have) 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) 1252,
2nd Section (if applicable) of District 2, Fulton County, Georgia, and more particularly described as
follows: To wit:

190 Canton Street

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.

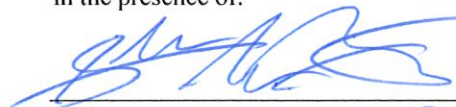
For the same consideration, Grantor(s) hereby conveys (convey) and relinquishes (relinquish) to FULTON COUNTY a right of access over Grantor's (Grantors') remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on said sewer line on both a routine and emergency basis.

I (We) hereby warrants (warrant) that I (we) have the right to sell and convey said sewer line easement and right of access and bind myself (ourselves), my (our) heirs, executors, and administrators, 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(s) hereby waives (waive) for him/herself (their selves), him/her (their) heirs, 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 (their) hand(s) and seal(s) on the day and year first above written.

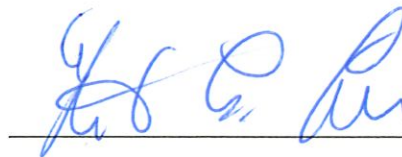
Signed, sealed and delivered this 3rd
day of June, 20 24
in the presence of:



Witness



By:



(L.S.)

Print
Name:

Nat E. Lewis

(L.S.)

Notary Public

[NOTARIAL SEAL]

Signed, sealed and delivered this _____
day of _____, 20 _____
in the presence of:

Witness

By:

(L.S.)

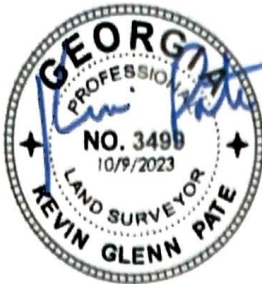
Print
Name:

(L.S.)

Notary Public

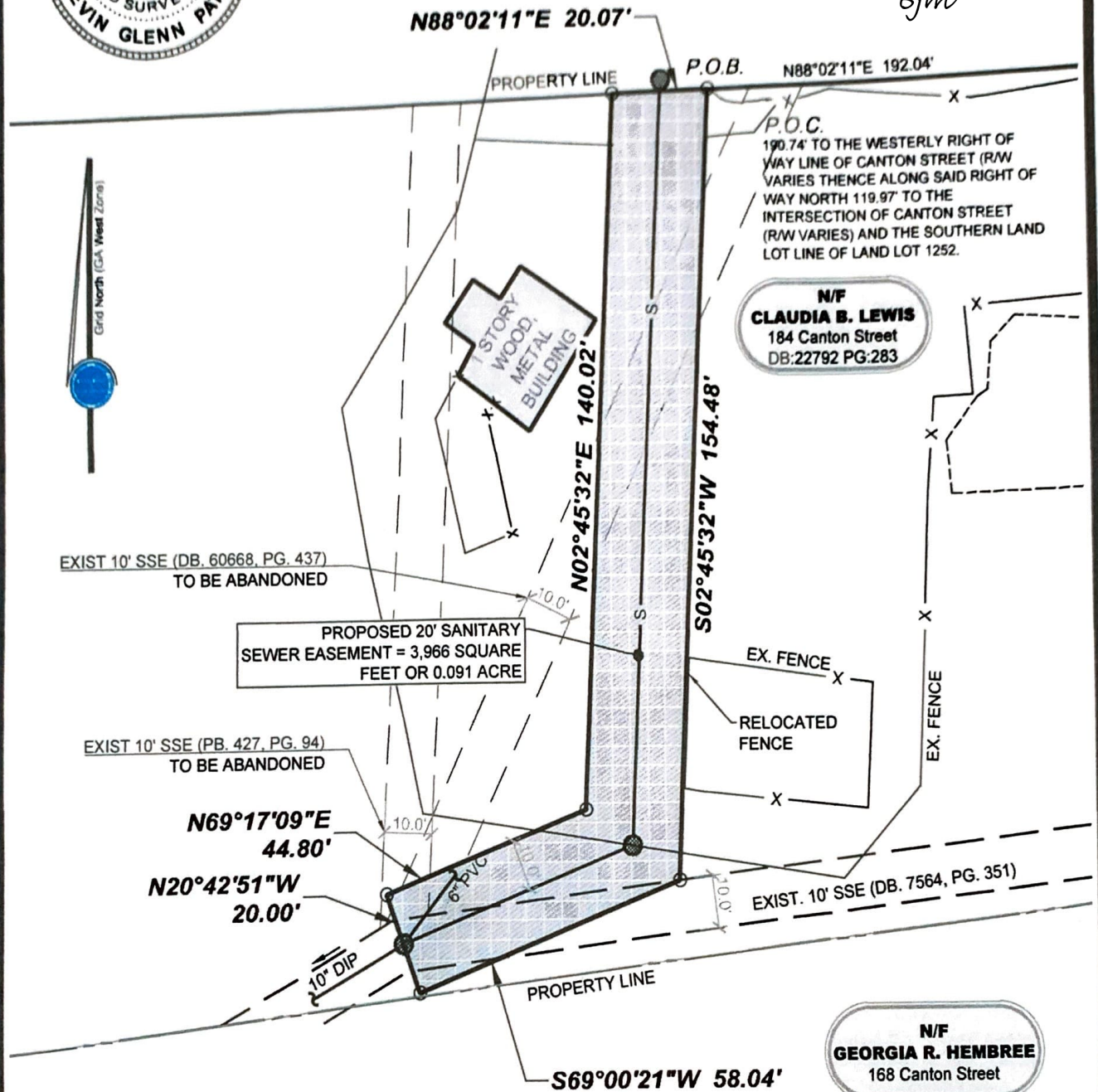
[NOTARIAL SEAL]

Exhibit "A" pg 1. Sewer Easement



N/F
BROWN RITA
190 Canton Street
DB:60218 PG:114

4/18/2024
Bjm



4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruitt.com

Certificate of
Authorization Number 613

SANITARY SEWER EASEMENT EXHIBIT

190 CANTON STREET

AUTHORIZED BY: SIX TWENTY EIGHT VENTURES LLC

LAND LOT 1252 - 2ND DISTRICT
CITY OF ALPHARETTA • FULTON COUNTY • GEORGIA

GRAPHIC SCALE - IN FEET



PLAT DATE: 10/9/2023

FIELD DATE: N/A

SCALE: 1" = 30'

JN: 1-22-0345.599.3

FN: 101-A-2401

DRAWN BY: TCW

SHEET NO: 1 of 1

Exhibit "A", pg 2. Sewer Easement

DESCRIPTION OF

20' Sanitary Sewer Easement Exhibit

All that tract or parcel of land lying and being in Land Lot 1252 of the 2nd District, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at a point at the intersection of Canton Street (right of way varies) and the southern land lot line of land lot 1252 proceed along the westerly right of way line of Canton Street (right of way varies) South 119.97 feet to a point: **THENCE** leaving said right of way line South 88 degrees 02 minutes 11 seconds West a distance of 190.74 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

THENCE from said **TRUE POINT OF BEGINNING** South 02 degrees 45 minutes 32 seconds West a distance of 154.48 feet to a point; **THENCE** South 69 degrees 00 minutes 21 seconds West a distance of 58.04 feet to a point; **THENCE** North 20 degrees 42 minutes 51 seconds West a distance of 20.00 feet to a point; **THENCE** North 69 degrees 17 minutes 09 seconds East a distance of 44.80 feet to a point; **THENCE** North 02 degrees 45 minutes 32 seconds East a distance of 140.02 feet to a point; **THENCE** North 88 degrees 02 minutes 11 seconds East a distance of 20.07 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 3,966 square feet or 0.091 acre.

The above described property is shown on a Sanitary Sewer Easement Exhibit for Six Twenty Eight Ventures LLC, dated 10-9-2023, prepared by Travis Pruitt and Associates, Inc. Survey File Number (101-A-2401).