

[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 : West Alley Development
Tax Parcel Identification No.: 12-1903-0386-059-1
Land Disturbance Permit No.: WRN22-013
Zoning/Special Use Permit No.: N/A
(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 29th day of December, 2022, between the Downtown Development Authority of the City of Roswell, Georgia, a downtown development authority and public body corporate and politic duly created 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 the 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) 386, 2nd Section (if applicable) of District 1, Fulton County, Georgia, and more particularly described as follows: To wit:

West Alley Development

Project Name

[See Exhibit "A" attached hereto and made a part hereof]

This right and easement herein granted being to occupy such portion of the subject 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.

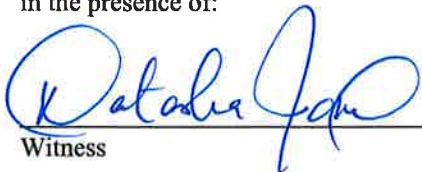
For the same consideration, Grantor hereby conveys and relinquishes to FULTON COUNTY a right of access over Grantor's remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on said sewer line on both a routine and emergency basis.

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 claiming under Grantor by virtue of these presents.

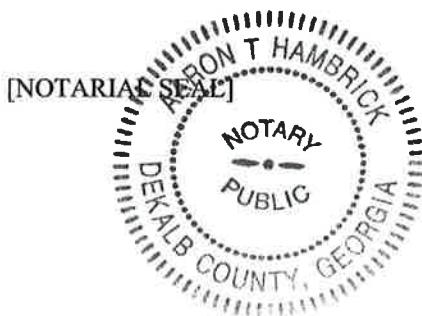
Said Grantor hereby waives for itself, its successors and assigns all rights to any further compensation or claim to damages for property loss on account of the construction, access, upgrade or maintenance of said sewer line for the use of the property as herein agreed.

IN WITNESS HEREOF said party of the first part has hereunto affixed its hand and seal on the day and year first above written.

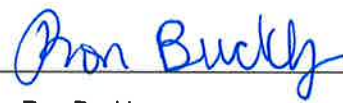
Signed, sealed and delivered this 29th
day of December, 2022
in the presence of:


Witness


Notary Public

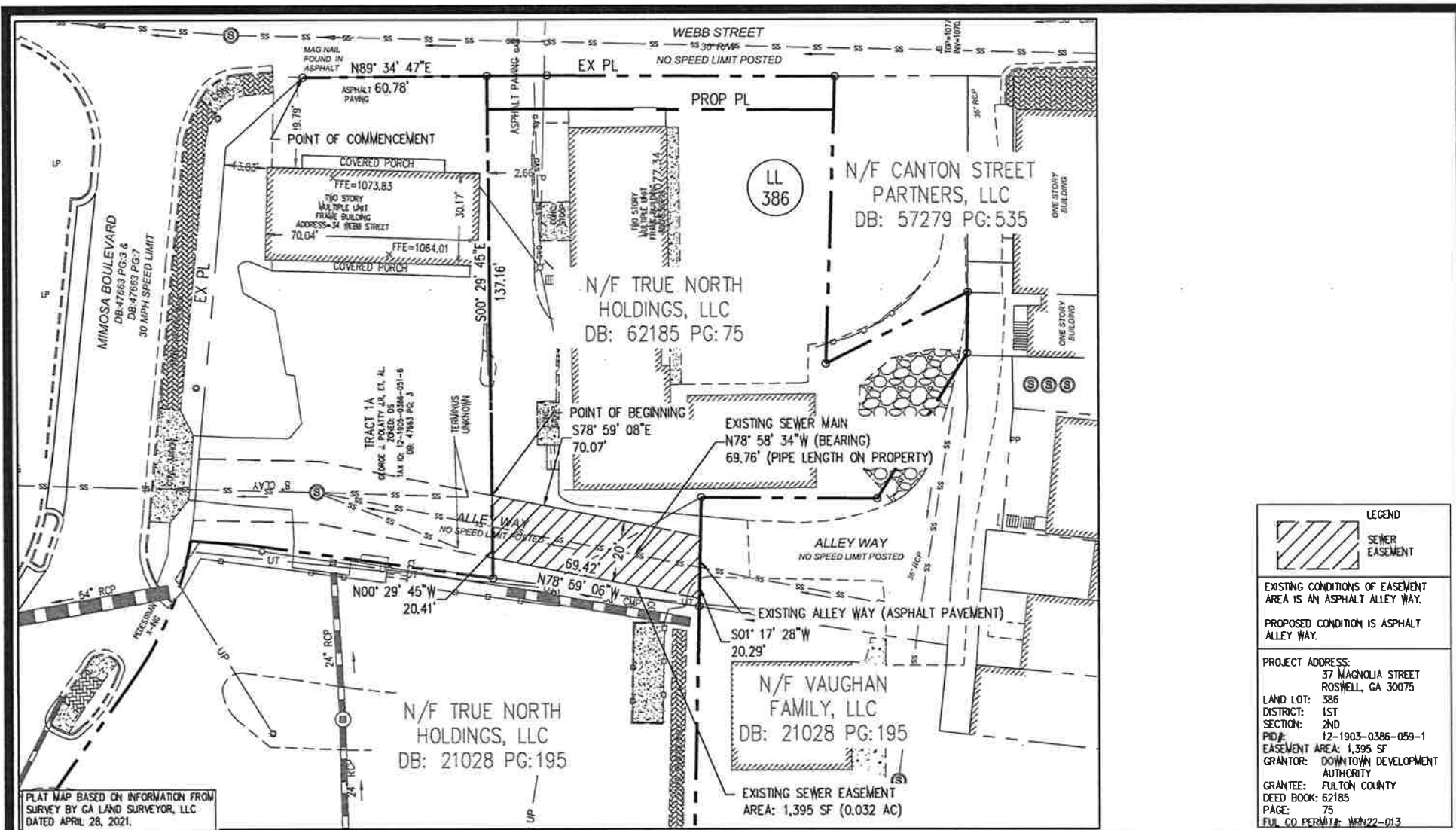


GRANTOR: Downtown Development Authority
of the City of Roswell, Georgia
CORPORATE NAME

By: 
Print Name: Ron Buckley
Title: Chairman

By: 
Print Name: Thomas Smith
Title: Vice Chairman





A-EC
50 Warm Springs Circle
Roswell • Georgia • 30075
(770) 641-1942 • www.aecatl.com



EXHIBIT A SEWER EASEMENT

WEST ALLEY DEVELOPMENT
ROSWELL, FULTON COUNTY, GEORGIA
GRANTOR: DOWNTOWN DEVELOPMENT AUTHORITY

PROJECT NO: 21-4358
DRAWN BY: AJ5
DATE: 10-26-2022
REVISED:

EXHIBIT A

Sewer Easement - Legal Description

West Alley Development

ALL THAT TRACT OR PARCEL of land being in Land Lot 386 of the 1st District, 2nd Section of Cobb County, Georgia, and being shown on Exhibit A which is based on a survey prepared for West Alley Development by GA Land Surveyor dated April 27, 2021, being more particularly described as follows:

THE POINT OF COMMENCEMENT begins at a mag nail in asphalt found at the northeasterly miter at the southeastern intersection right-of-way of Webb Street and Mimosa Boulevard in land lot 386 of the 1st district, 2nd section of Fulton County, Georgia,

running thence along said right-of-way north 89 degrees 34 minutes 47 seconds east for 60.78 feet to a point;

running thence south 00 degrees 29 minutes 45 seconds east for 137.16 feet to THE POINT OF BEGINNING;

from said POINT OF BEGINNING;

running thence south 78 degrees 59 minutes 08 seconds east for 70.07 feet to a point;

running thence south 01 degrees 17 minutes 28 seconds west for 20.29 feet to a point;

running thence north 78 degrees 59 minutes 06 seconds west for 69.42 feet to a point;

running thence north 00 degrees 29 minutes 45 seconds west for 20.41 feet to the POINT OF BEGINNING.

Said tract of land contains 1,395 square feet (0.032 acres), as shown on Exhibit A for West Alley Development by AEC, Inc., dated October 26, 2022.