

[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 : Tractor Supply
Tax Parcel Identification No.: 09F-0700-0027-106-2
Land Disturbance Permit No.: _____
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only

Approval Date: _____
Initials: _____

**SEWER LINE EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 23rd day of September, 2021, between White Brookwood Limited Liability Company, 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) 27 of the District, ^{9F} _____ Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

Tractor Supply

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 23rd
day of September 2021
in the presence of:

[Signature]
Witness

[Signature]
Notary Public

[NOTARIAL SEAL]



GRANTOR: White Brookwood Limited Liability Company, a Georgia limited liability company
CORPORATE NAME

By: [Signature]
Print Name: Karen M White
Title: Manager

By: _____
Print Name: _____
Title: _____

[CORPORATE SEAL]

Property Description
SANITARY SEWER EASEMENT

All that tract or parcel of land lying or being in Land Lot 27, 9F District, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at a 5/8-inch rebar set at the intersection of the northern right-of-way of Meadow Glen Parkway (80' right-of-way) with the western right-of-way State Route 74 (Senoia Road) (variable right-of-way); Thence North 87 degrees 35 minutes 17 seconds West, a distance of 233.88 feet to a 5/8-inch rebar set; Thence along a curve to the left having an arc length of 46.68 feet, with a radius of 490.00 feet, being subtended by a chord bearing of South 89 degrees 37 minutes 58 seconds West, for a distance of 46.67 feet to a 5/8-inch rebar set; Thence along a curve to the left having an arc length of 150.27 feet, with a radius of 490.00 feet, being subtended by a chord bearing of South 78 degrees 07 minutes 05 seconds West, for a distance of 149.68 feet to a point; which is the **POINT OF BEGINNING**. Thence along a curve to the left having an arc length of 20.01 feet, with a radius of 490.00 feet, being subtended by a chord bearing of South 68 degrees 09 minutes 46 seconds West,, for a distance of 20.01 feet to a point; Thence North 20 degrees 06 minutes 53 seconds West, a distance of 113.84 feet to a point; Thence North 02 degrees 31 minutes 08 seconds East, a distance of 149.12 feet to a point; Thence South 87 degrees 57 minutes 39 seconds East, a distance of 20.00 feet to a point; Thence South 02 degrees 31 minutes 08 seconds West, a distance of 145.28 feet to a point; Thence South 20 degrees 06 minutes 53 seconds East, a distance of 109.24 feet to a point; which is the **POINT OF BEGINNING**.

Said tract or parcel of land contains 0.119 Acres.

EASEMENT EXHIBIT OF

Highway 74 and Meadow Glen Parkway

FOR

Trinity Fairburn, LLC

CS JOB NO:	20185795	DRAWING SCALE:	1" = 30'	SURVEY DATE:	OCTOBER 12, 2020
FIELD WORK:	LB	STATE:	GEORGIA	REVISIONS:	
PROJ MGR:	DLH	COUNTY:	FULTON	No.	Description
REVISIONS:	JRC	LAND LOT:	27		
DWG FILE:	20185795-02.dwg	DISTRICT:	9F		



Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900
Fax: (770) 795-8880

www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

LEGEND

- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- O CALCULATED CORNER

LINE TABLE

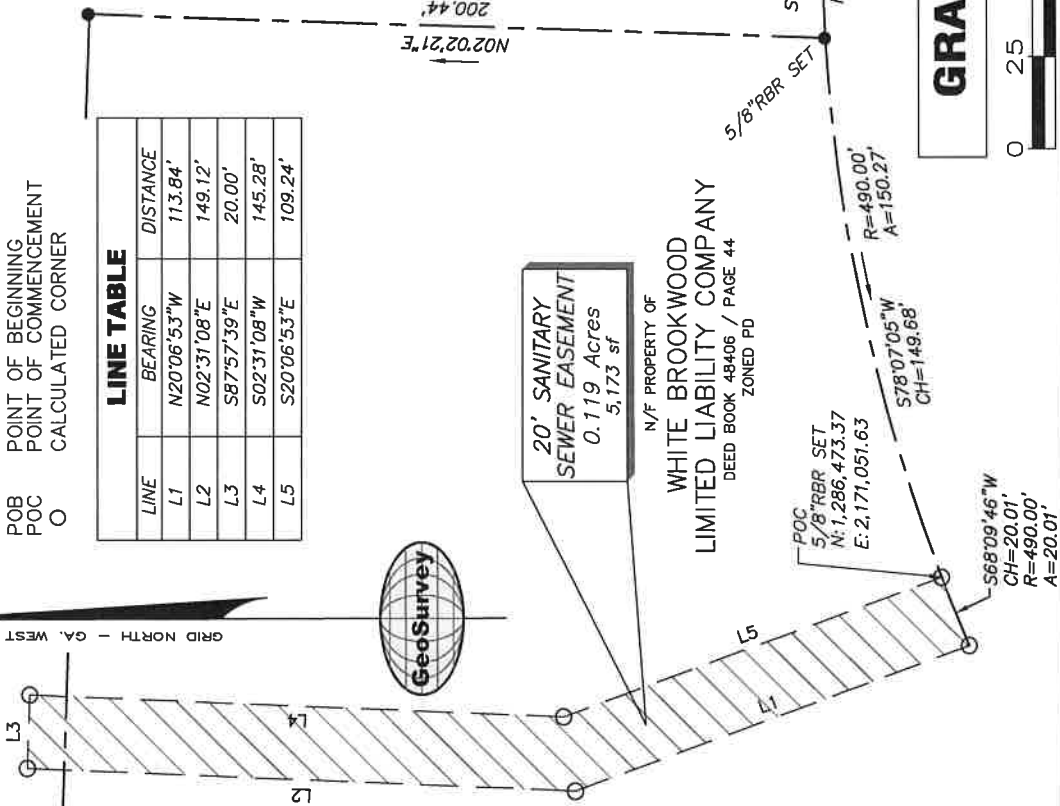
LINE	BEARING	DISTANCE
L1	N20°06'53"W	113.84'
L2	N02°31'08"E	149.12'
L3	S87°57'39"E	20.00'
L4	S02°31'08"W	145.28'
L5	S20°06'53"E	109.24'

GRID NORTH - GA. WEST ZONE



20' SANITARY
SEWER EASEMENT
0.119 Acres
5,173 sf

N/F PROPERTY OF
WHITE BROOKWOOD
LIMITED LIABILITY COMPANY
DEED BOOK 48406 / PAGE 44
ZONED PD



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THE HORIZONTAL DATUM IS BASED ON SURVEY REFERENCE 1.

SURVEY REFERENCE

1> ALTA/NSPS LAND TITLE SURVEY FOR AFFILIATED DEVELOPMENT GROUP, LLC., PREPARED BY GEOSURVEY, LTD., DATED APRIL 20, 2018 (JOB NO. 20185795-1).

GEORGIA STATE ROUTE 74
(AKA SENOLA ROAD)
(VARIABLE RIGHT OF WAY)

GRAPHIC SCALE



PLEASE NOTE:
THIS IS A SPECIAL-PURPOSE EXHIBIT AND IS NOT AN ASBUILT OR BOUNDARY SURVEY.