

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

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Return Recorded Document to:
Fulton County Land Division
141 Pryor Street, S.W. – Suite 8021
Atlanta, Georgia 30303

Project Name: Olamijju Farmhouses
Tax Parcel Identification No.: 09F340001334965
Land Disturbance Permit No.: WRN24-016
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 31st day of May, 2024, between
Ibijola Aina, 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) 133 of the
9F District, _____ Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

Olamijju Farmhouses

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.

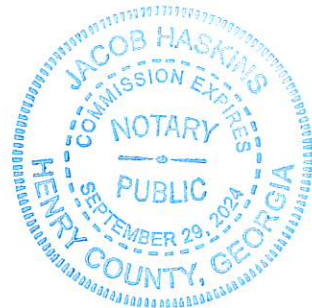
IN WITNESS HEREOF said party of the first part has hereunto affixed its hand and seal on the day and year first above written.

Signed, sealed and delivered this 31
day of May, 20 24
in the presence of:

[Signature]
Witness

[Signature]
Notary Public

[NOTARIAL SEAL]



GRANTOR: IBIOLA AINA, LLC
CORPORATE NAME

By: [Signature]
Print Name: Isabo Ogunmakin
Title: Member

By: _____
Print Name: _____
Title: _____

[CORPORATE SEAL]

N/F
GEORGIA POWER COMPANY
UTILITY VACANT LAN

EXISTING NATURAL GAS MAIN
5' COLONIAL GAS
PIPELINE EASEMENT
DB: 6762/PG: 198

EXISTING 20'
SSE DB:42550/ PG:646

N/F
JAMES L &
IAM F SCARBOROUGH
DB48907/PG580
ZONING R5

N/F
BROOKWOOD HOA INC
DB58844/PG02
PB269/PG119
PB251/PG123
ZONED: SUB

POTENTIAL GAP
0.20121 AC
8.765 SF

N/F
SFR XII ATL OWNER 5 LP
DB64854/PG508
PB268/PG95
ZONED: SUB C

OWNER/DEVELOPER/PRIMARY PERMITTEE:

IBIJOLA AINA LLC
1561 BOULDERWOODS DR SE
ATLANTA, GA 30349
PHONE : (240) 893-9484

24 HOUR CONTACT:

DOLAPO OGUNMAKIN
PHONE: (240) 893-9484

ENGINEER:

WATTS & BROWNING ENGINEERS, INC.
1349 OLD 41 HWY NW, SUITE 225
MARIETTA, GA 30060
PHONE: (678) 324-6192
FAX: (770) 694-6870
CONTACT: DARYL COOK

GRID NORTH - WEST ZONE

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

PROPOSED 20' FULTON COUNTY PUBLIC EASEMENT

FOR
OLAMIJU FARMHOUSES
PARCEL: 09F340001334965
LAND LOT 133 ~ 9F DISTRICT
CITY OF SOUTH FULTON,
FULTON COUNTY, GEORGIA



GSWCC LEVEL II CERTIFICATION NO. 31908
EXPIRES: 01/12/2025

REV	DATE	BY	DESCRIPTION
1	05/29/2024	RB	INITIAL SERIAL



SCALE:	*****
DESIGNED BY:	RB
DRAWN BY:	RB
CHECKED BY:	DRC
INITIAL ISSUE DATE:	05/29/2024
JOB NUMBER:	220908
SHEET NUMBER:	1

Bjm
5/31/2024

**Survey Description of
Proposed 20 foot Sewer Easement**

All of that tract or parcel of land lying and being in Land Lot 133 of the 9F District, City of South Fulton, Fulton County, Georgia and being more particularly described as follows:

To reach the **Point of Beginning**, Commence at the Northwest corner of Land Lot 133 (Said Corner being common to Land Lots 133, 134, 149 and 150); thence proceed along the Westerly line of Land Lot 133 (Said line being common to Land Lots 133 and 134) South $00^{\circ}30'02''$ West, a distance of 43.48 feet to a point where the said Land Lot Line intersects the Northeasterly line of an existing public sewer easement (Said easement being 20 feet wide); thence depart the said Westerly line of Land Lot 133 and proceed along the said Northeasterly line of the existing public sewer easement South $25^{\circ}06'07''$ East for a distance of 44.88 feet to the **Point of Beginning**.

From the **Point of Beginning** thus established; thence depart the Northeasterly line of the existing public sewer easement North $64^{\circ}57'33''$ East, a distance of 17.99 feet to a point; thence South $57^{\circ}38'27''$ East for a distance of 139.92 feet to a point; thence North $47^{\circ}40'54''$ East for a distance of 179.67 feet to a point; thence South $42^{\circ}19'06''$ East for a distance of 20.00 feet to a point; thence South $47^{\circ}40'54''$ West for a distance of 184.94 feet to a point; thence South $21^{\circ}11'47''$ West for a distance of 369.51 feet to a point; thence North $68^{\circ}48'13''$ West for a distance of 20.00 feet to a point; thence North $21^{\circ}11'47''$ East for a distance of 363.64 feet to a point; thence North $57^{\circ}38'27''$ West for a distance of 128.38 feet to a point; thence South $64^{\circ}57'33''$ West for a distance of 12.45 feet to a point on the Southeasterly line of the said existing public sewer easement (Said easement being 20 feet wide); thence North $24^{\circ}05'48''$ East for a distance of 8.35 feet to a point; thence North $28^{\circ}35'19''$ West for a distance of 14.57 feet to the **Point of Beginning**.

Said tract or parcel containing 0.32366 Acres, or 14099 square feet.