

Cross Reference:
Book 65484 Pages 543-547

Book _____ Page _____

[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 : RESERVE AT NEWTOWN
Tax Parcel Identification No.: 12 2920 0820 059 2
Land Disturbance Permit No.: 21-090WR
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 18th day of January, 2023, between Green Implementation Group, 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 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 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 **FULTON COUNTY** and to successors and assigns the right, title, and privilege of easements through subject property located in Land Lot 820, of District 12, Fulton County, Georgia, and more particularly described as follows: To wit:

Reserve at Newtown

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.

Special Provision

Said sewer easement was originally recorded in the Fulton County records in Deed Book 65484, pages 543-547. The Grantor has requested that the original sewer alignment associated with this document be altered as shown on attached Exhibit "A". With the execution of this document, the original easement recorded in Deed Book 61021, page 67 is considered modified to the extent that the description on the exhibits are corrected herein. Said sewer easement modification shall not become effective until the new sewer alignment shown on Exhibit "A" has been installed to Fulton County standards and has been approved and accepted by the Fulton County Department of Public Works and/or the Fulton County Department of Environment and Community Development.

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 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.

All that tract or parcel of land lying and being in Land Lot 820, 12th Land District, City of Johns Creek, Fulton County, Georgia, as shown on a survey and plat prepared by Cornerstone Design and Development, Inc For reserve at Newtown, dated June 15, 2017 and revised January 12, 2023, and being more particularly described as follows:

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

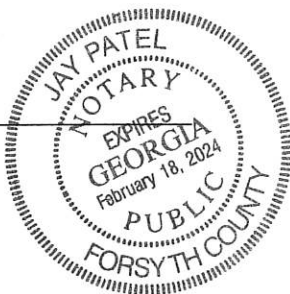
Signed, sealed, and delivered this 18
day of JAN, 20 23
In the presence of:

upitel

Witness

[Signature]

Notary Public



[NOTARIAL SEAL]

GRANTOR: Green Implementation Group, LLC.
CORPORATE NAME

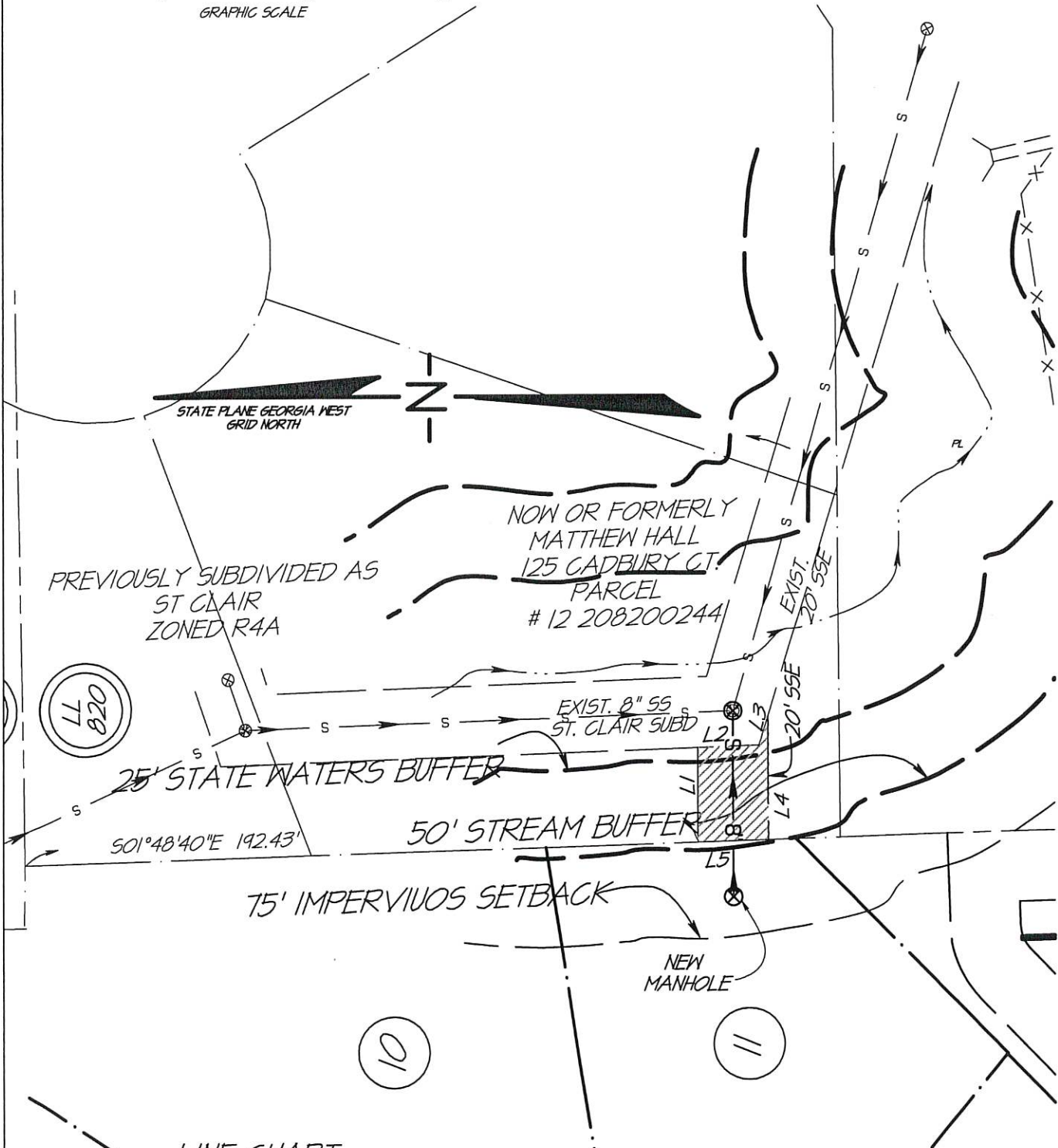
By: [Signature]

Print Name: Alex Tsynman

Title: Manager

[CORPORATE SEAL]

EXHIBIT A



LINE CHART

AREA IN REVISED EASEMENT 550 SF

SEGMENT	BEARING	DISTANCE
1	N89° 51'00"E	26.95'
2	S02° 05'00"E	17.47'
3	S73° 01'04"E	8.63'
4	S89° 51'00"W	35.21'
5	N01° 48'40"W	20.01'



AB
02/13/2023

REVISIONS 4, JAN 12, 2023, SHOWN AS BUILT LOCATION HMM	CORNERSTONE DESIGN & DEVELOPMENT, INC. 146 SIMONSON ROAD SE LAWRENCEVILLE GA 30046 PHONE: 404-561-4267 EMAIL: KIM@DARRELLVAUGHN.COM	DATE: 06/15/17 SCALE: 1" = 40'	RESERVE AT NEWTOWN LAND LOTS 820, 12th DISTRICT FULTON COUNTY, GEORGIA PARCEL # 12 208200244 CITY OF JOHN'S CREEK, GA	SANITARY SEWER EASEMENT PLAT
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LEGAL DESCRIPTION

COMENCING at a point located at the intersection of the land lot line common to Land Lots 819 and 820 at its intersection with the east right-of-way of Nesbitt Ferry Road, State Plane Coordinate 1458608.0325N 2262107.8953E; thence N89°00'36"E 685.90 feet to a point; thence S01°48'40"E 192.43 feet to a point located at the TRUE POINT OF BEGINNING; thence N89°51'00"E 26.95 feet: thence S02°05'00"E 17.47 feet: thence S73°01'04"E 8.63 feet; thence S89°51'00"W 35.2 feet: thence N01°48'40"W 20.01 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said property contains 550 square feet, more or less and as more particularly shown on the attached Exhibit "A" which is incorporated herein by reference for a more full and complete description of said easement.