

Cross Reference:

Book _____ Page _____

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 : Proposed Conv. Store – 4175 Fulton Ind. Blvd
Tax Parcel Identification No.: 14F0052 LL 0656
Land Disturbance Permit No.: 24-2-LDP / WRS25-043
Zoning/Special Use Permit No.: 2021Z-0001 SFC / 2021VC-0001 SFC
(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 8TH day of DECEMBER, 2025, between BRAJ, 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(s) 23 Section (if applicable) of District 14FF, Fulton County, Georgia, and more particularly described as follows: To wit:

PROPOSED CONVENIENCE STORE – 4175 FULTON INDUSTRIAL BOULEVARD

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 67538, page(s) 156-158. 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 67538, page(s) 156-158 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.

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 8th
day of December, 20 25
In the presence of:

[Signature]
Witness

Brittany Sanders
Notary Public

[NOTARIAL SEAL]

GRANTOR: BRAJ, LLC
CORPORATE NAME

By: [Signature]

Print Name: BISWANATH SARKAR

Title: PARTNER

By: _____

Print Name: 1

Title: _____

[CORPORATE SEAL]



LEGAL DESCRIPTION – SANITARY SEWER EASEMENT

4175 FULTON INDUSTRIAL BLVD / PARCEL ID 14F 0052 LL 0656 / WRS25-043

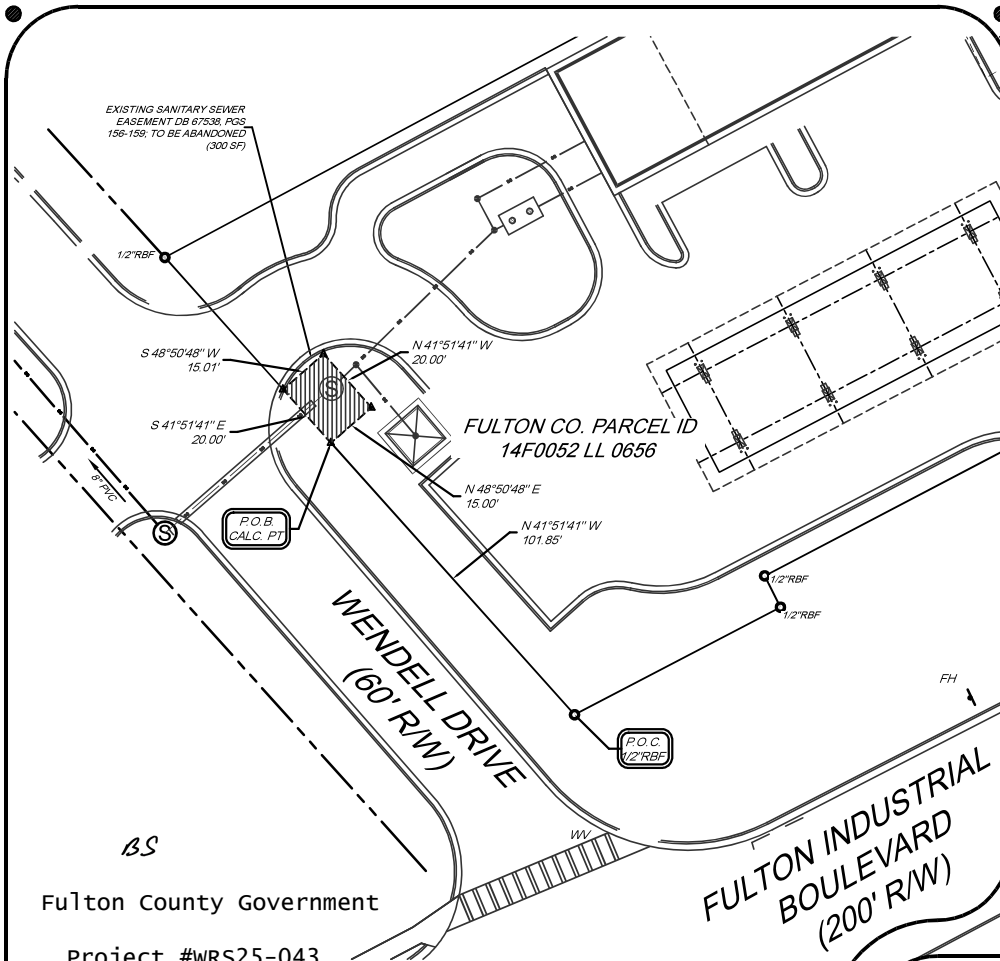
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 23 OF DISTRICT 14FF OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE ½" REBAR FOUND AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF LINE OF FULTON INDUSTRIAL BOULEVARD (HAVING A VARIABLE PUBLIC RIGHT OF WAY) AND THE NORTHEASTERLY RIGHT OF WAY OF WENDELL DRIVE (HAVING A 60 FOOT PUBLIC RIGHT OF WAY); NORTH 41 DEGREES 51 MINUTES 41 SECONDS A DISTANCE OF 101.85 FEET TO A CALCULATED POINT AND BEING THE **POINT OF BEGINNING**:

THENCE LEAVING SAID RIGHT OF WAY OF WENDELL DRIVE; NORTH 48 DEGREES 50 MINUTES 48 SECONDS EAST A DISTANCE OF 15.00 FEET TO A CALCULATED POINT; THENCE NORTH 41 DEGREES 50 MINUTES 41 SECONDS WEST A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 48 DEGREES 50 MINUTES 48 SECONDS WEST A DISTANCE OF 15.01 FEET TO A CALCULATED POINT LOCATED ON THE NORTHEASTERLY RIGHT OF WAY OF WENDELL DRIVE; THENCE ALONG SAID RIGHT OF WAY OF WENDELL DRIVE; SOUTH 41 MINUTES 50 MINUTES 41 SECONDS EAST A DISTANCE OF 20.00 FEET TO A CALCULATED POINT AND BEING THE **POINT OF BEGINNING**.

SAID TRACT CONTAINING 0.007 ACRES OR 300 SQUARE FEET.

EXHIBIT A



- RBF REBAR FOUND
- L.P. LIGHT POLE
- WPF WOOD PRIVACY FENCE
- CLF CHAIN LINK FENCE
- WV WATER VALVE
- WM WATER METER
- DWCB DOUBLE WING CATCH BASIN
- GM GAS METER
- HDP HIGH-DENSITY POLYETHYLENE
- (XXX XX) DECEDED DISTANCES
- UGP UNDERGROUND POWER
- TRANS ELECTRIC METER
- EM ELECTRIC METER
- BSL BUILDING SETBACK LINE



SANITARY SEWER EASEMENT EXHIBIT

OF
4175 FULTON INDUSTRIAL BOULEVARD
FULTON CO. PARCEL ID: 14F0052 LL 0656

PROPERTY INFORMATION

LAND LOTS: 23
DISTRICT: 14FF
SECTION: NA
COUNTY: FULTON
STATE: GEORGIA
CITY: NA

DRAWING INFORMATION

DATE: 12-08-2025	REVISIONS
SCALE: 1"=20'	
DWN: MHE	
CHK: MHE	
JOB No.: 15254	
FILE: 15254	

PREPARED FOR
BRAJ, LLC
2266 HOWELL FARMS TRAIL
ACWORTH, GEORGIA 30101

IF YOU DIG



Dial 811
Or Call 800-282-7411

FOR THE RECORD
METRO ENGINEERING & SURVEYING CO., INC.



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