

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 : Lincoln - AWDC 600
Tax Parcel Identification No.: 09F250001280094
Land Disturbance Permit No.: WRS25-016
Zoning/Special Use Permit No.: None
(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 1st day of May, 2025, between PPF / Royal Airport West Venture, LLC, a limited liability company duly organized under the laws of the State of Delaware, 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) 105 & 128, Section (if applicable) of District 9F, Fulton County, Georgia, and more particularly described as follows: To wit:

Lincoln – AWDC 600

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 5962, page 273, Deed Book 5981, page 394 & Deed Book 6102 page 237. 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 5962, page 273, Deed Book 5981, page 394 & Deed Book 6102 page 237 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 23rd day of May, 2025
In the presence of:

Witness



Notary Public

[NOTARIAL SEAL]



GRANTOR: PPF/Royal Airport West Venture LLC,
a Delaware limited liability company

CORPORATE NAME

By:

Print Name: Tony A. Bartlett

Title: Authorized Signatory



Tony A. Bartlett

Authorized Signatory

[CORPORATE SEAL]

All that tract or parcel of land lying or being in Land Lots 105 and 1289, 9-F District, City of College Park, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at the intersection of the Easterly right-of-way of Port Boulevard (60 foot right-of-way) with the Southerly right-of-way of Naturally Fresh Boulevard (right-of-way varies); THENCE along said Southerly right-of-way of Naturally Fresh Boulevard, in a Easterly direction, 1309.05 feet to a 5/8 inch rebar set; THENCE leaving said right-of-way line South 18 degrees 11 minutes 57 seconds East, a distance of 1271.52 feet to a point, said point being the POINT OF BEGINNING;

THENCE South 82 degrees 55 minutes 44 seconds East, a distance of 47.53 feet to a point; THENCE South 41 degrees 14 minutes 46 seconds East, a distance of 71.37 feet to a point; THENCE South 86 degrees 35 minutes 42 seconds East, a distance of 57.42 feet to a point; THENCE South 32 degrees 50 minutes 34 seconds East, a distance of 24.80 feet to a point; THENCE North 86 degrees 35 minutes 42 seconds West, a distance of 80.44 feet to a point; THENCE North 41 degrees 14 minutes 46 seconds West, a distance of 72.11 feet to a point; THENCE North 82 degrees 55 minutes 44 seconds West, a distance of 45.07 feet to a point, THENCE North 21 degrees 31 minutes 12 seconds East, a distance of 20.65 feet to a point, said point being the POINT OF BEGINNING.

Said tract of land contains 0.086 Acres (3,740 sf).

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

NATURALLY FRESH BOULEVARD (R/W VARIES)

P.O.C.

1,309.05' ALONG R/W TO
EASTERLY R/W OF PORT
BOULEVARD (60' R/W)

5/8" REBAR FOUND
N: 1314114.25
E: 2192114.04

PROPERTY LINE

N



N/F
AUSPAY ONE LLC
PID#09F250001280201
(DB 45661, PG 621)
ZONED M1

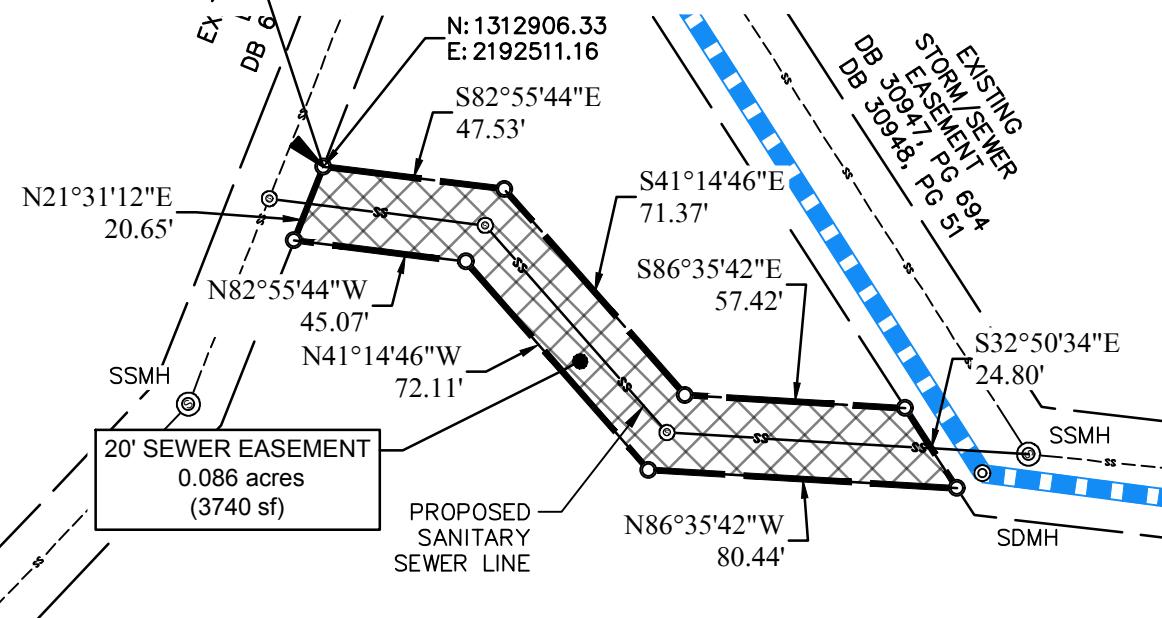
GRANTOR FOR THE EASEMENT IS PPF/ROYAL
AIRPORT WEST VENTURES, LLC

DS
BS
Fulton County Government
Project #WRS25-016

LEGEND

N/F NOW OR FORMERLY
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT

N/F
PPF/ROYAL AIRPORT
WEST VENTURES, LLC
PID#09F250001280094
WEST VENTURE LLC
(DB 67580, PG 114)
ZONED M1



Vanasse Hangen
Brustlin, Inc.
1355 PEACHTREE ST NE, SUITE 420
ATLANTA, GEORGIA 30309
PHONE: (404) 214-6745 / GEORGIA LSF 1406