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Fulton County Land Division
141 Pryor Street, S.W. – Suite 8021
Atlanta, Georgia 30303

Project Name : Parkside Estates
Tax Parcel Identification No.: 12 279007290336
Land Disturbance Permit No.: 18-041WR
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 11th day of June, 2021, between Roswell Residential Partners, LLC, a corporation duly organized under the laws of the State of New Jersey, 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) 729 of the 1st District, 2nd Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit:

PARKSIDE ESTATES

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 11th
day of June, 20 21
in the presence of:

Witness

Notary Public

[NOTARIAL SEAL]

JEANNIE L WILLIAMS
Notary Public - State of New Jersey
My Commission Expires Jan 29, 2022

GRANTOR:

Roswell Residential Partners LLC
CORPORATE NAME

By:

Print Name:

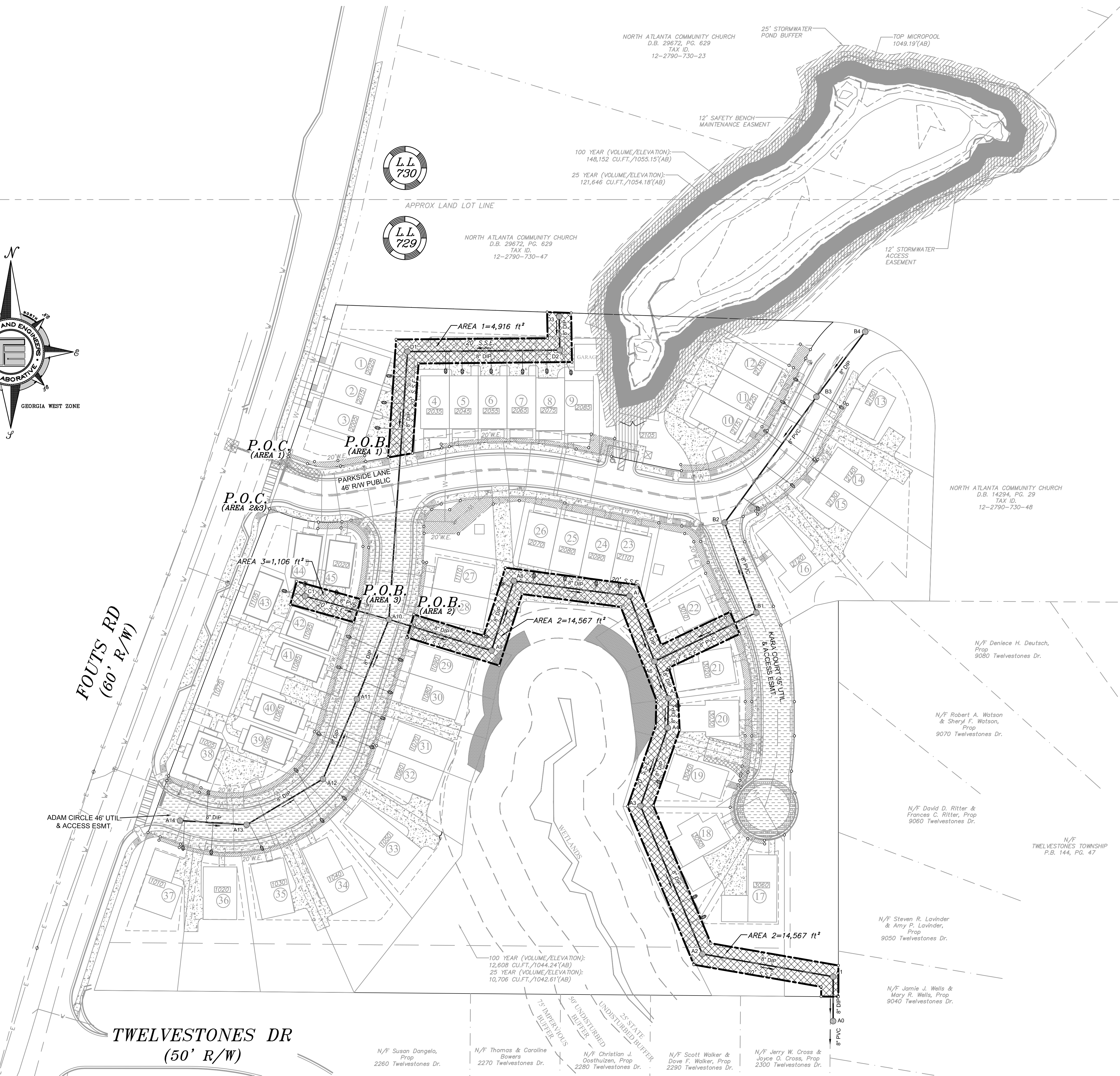
Title:

By:

Print Name:

Title:

[CORPORATE SEAL]



SITE LOCATION MAP
NOT TO SCALE

DRAWN BY: FA
CHECKED BY: FA
FILE NO.: 14080.00
DATE: JUNE 14, 2021
SCALE: 1" = 40'

REGISTERED PROFESSIONAL SURVEYOR
JAY E. WALKER

SEWER EASEMENT PLAT
PARKSIDE ESTATES
(9050 & 9140 FOOTS ROAD)
FOR: STONECAP EQUITIES

LAND LOT(S) 729
DISTRICT 1st

FULTON COUNTY
GEORGIA

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

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LEGAL DESCRIPTION – SEWER EASEMENT (AREA 1)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 729 of the 1st District, 2nd Section, City of Roswell, Fulton County, Georgia and being more particularly described as follows:

Commencing from a point located at the intersection of the easterly right-of-way (R/W) line of Fouts Road (60' R/W Public) and the northerly R/W line of Park Side lane (46' R/W Public), thence South 70 degrees 14 minutes 58 seconds East a distance of 17.08' to a point; thence with a curve turning to the left with an arc length of 27.94', with a radius of 50.63', with a chord bearing of South 86 degrees 03 minutes 26 seconds East, with a chord length of 27.58', to a point; thence North 79 degrees 52 minutes 20 seconds East a distance of 40.25' to a point; said point being THE TRUE POINT OF BEGINNING.

Thence North 03 degrees 53 minutes 01 seconds East a distance of 98.63' to a point; thence North 89 degrees 33 minutes 15 seconds East a distance of 126.20' to a point; thence North 00 degrees 56 minutes 56 seconds West a distance of 21.81' to a point; thence South 88 degrees 00 minutes 48 seconds East a distance of 20.03' to a point; thence South 00 degrees 56 minutes 56 seconds East a distance of 40.92' to a point; thence South 89 degrees 26 minutes 48 seconds West a distance of 127.85' to a point; thence South 03 degrees 52 minutes 13 seconds West a distance of 74.90' to a point; thence South 79 degrees 52 minutes 20 seconds West a distance of 20.63' to a point; and the TRUE POINT OF BEGINNING..

Said tract containing 4,916 square feet (0.113 Acres).

LEGAL DESCRIPTION – SEWER EASEMENT (AREA 2)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 729 of the 1st District, 2nd Section, City of Roswell, Fulton County, Georgia and being more particularly described as follows:

Commencing from a point located at the intersection of the easterly right-of-way (R/W) line of Fouts Road (60' R/W Public) and the southerly R/W line of Park Side lane (46' R/W Public), thence South 70 degrees 14 minutes 58 seconds East a distance of 16.93' to a point; thence with a curve turning to the left with an arc length of 52.63', with a radius of 96.10', with a chord bearing of South 85 degrees 48 minutes 57 seconds East, with a chord length of 51.98', to a point; thence North 79 degrees 52 minutes 18 seconds East a distance of 76.36' to a point; thence with a curve turning to the left with an arc length of 25.14', with a radius of 20.66', with a chord bearing of South 37 degrees 31 minutes 06 seconds West, with a chord length of 23.62', to a point; thence South 01 degrees 20 minutes 39 seconds East a distance of 5.68' to a point; thence with a curve turning to the right with an arc length of 68.36', with a radius of 252.86', with a chord bearing of South 07 degrees 10 minutes 15 seconds West, with a chord length of 68.15', to a point; said point being THE TRUE POINT OF BEGINNING.

Thence South 73 degrees 03 minutes 42 seconds East a distance of 60.73' to a point; thence North 17 degrees 44 minutes 16 seconds East a distance of 59.52' to a point; thence South 82 degrees 35 minutes 27 seconds East a distance of 111.49' to a point; thence South 21 degrees 03 minutes 24 seconds East a distance of 53.54' to a point; thence North 64 degrees 23 minutes 45 seconds East a distance of 63.65' to a point; thence with a curve turning to the right with an arc length of 20.02', with a radius of 388.10', with a chord bearing of South 23 degrees 12 minutes 52 seconds East, with a chord length of 20.02', to a point; thence South 64 degrees 23 minutes 45 seconds West a distance of 65.29' to a point; thence South 16 degrees 27 minutes 15 seconds East a distance of 27.24' to a point; thence South 02 degrees 53 minutes 58 seconds East a distance of 25.71' to a point; thence South 19 degrees 12 minutes 26 seconds West a distance of 66.76' to a point; thence South 22 degrees 41 minutes 25 seconds East a distance of 124.43' to a point; thence South 80 degrees 08 minutes 59 seconds East a distance of 107.77' to a point; thence South 00 degrees 00 minutes 12 seconds West a distance of 26.09' to a point; thence North 89 degrees 21 minutes 48 seconds West a distance of 14.36' to a point; thence North 00 degrees 03 minutes 38 seconds East a distance of 8.12' to a point; thence North 80 degrees 08 minutes 59 seconds West a distance of 107.65' to a point; thence North 22 degrees 41 minutes 25 seconds West a distance of 143.05' to a point; thence North 19 degrees 12 minutes 26 seconds East a distance of 71.26' to a point; thence North 01 degrees 16 minutes 02 seconds East a distance of 21.11' to a point; thence North 20 degrees 38 minutes 23 seconds West a distance of 30.87' to a point; thence North 20 degrees 56 minutes 24 seconds West a distance of 52.43' to a point; thence North 82 degrees 35 minutes 27 seconds West a distance of 82.87' to a point; thence South 17 degrees 44 minutes 16 seconds West a distance of 62.56' to a point; thence North 73 degrees 03 minutes 42 seconds West a distance of 80.47' to a point; thence North 16 degrees 59 minutes 55 seconds East a distance of 20.00' to a point and the TRUE POINT OF BEGINNING.

Said tract containing 14,567 square feet (0.334 Acres).

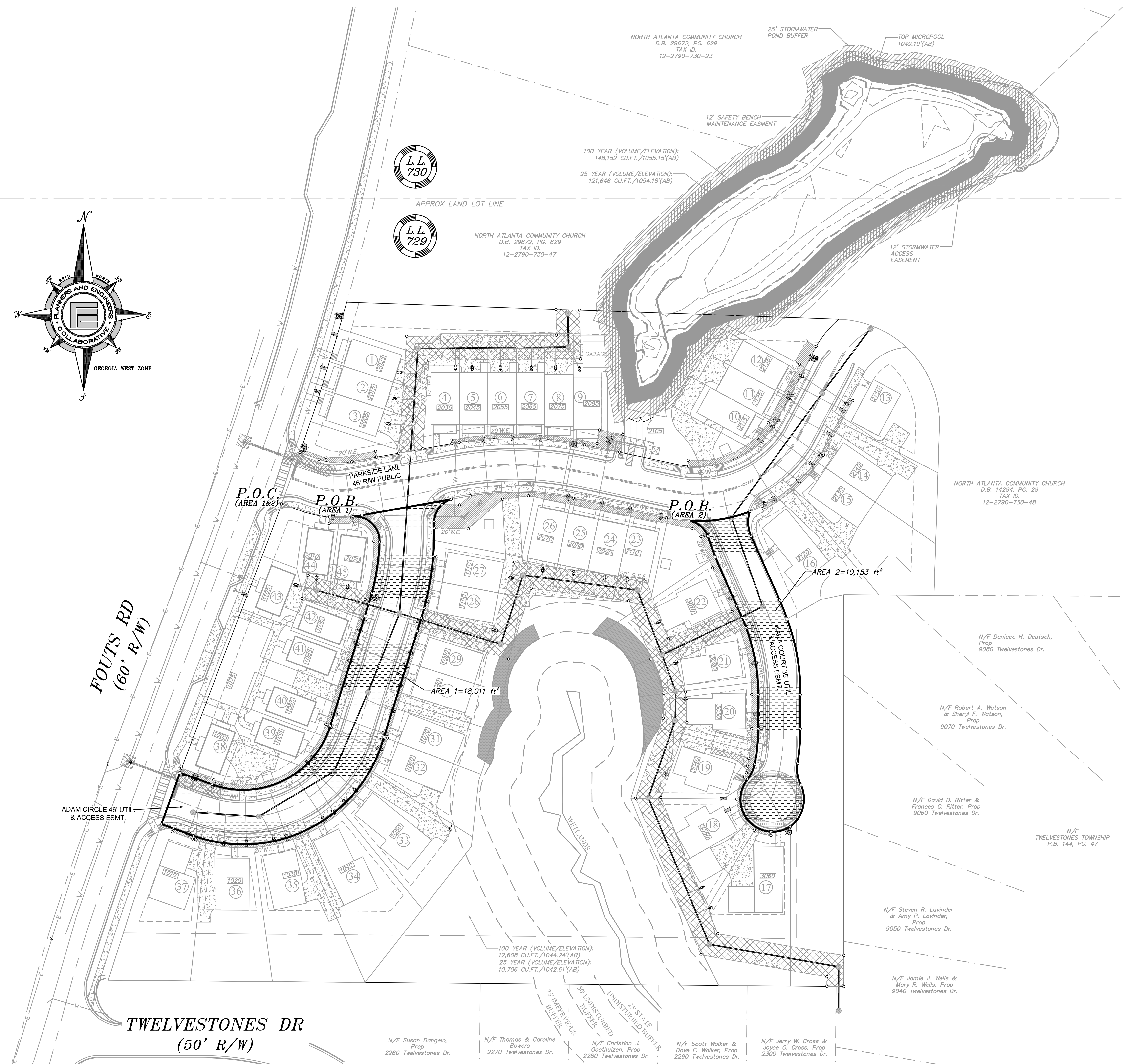
LEGAL DESCRIPTION – SEWER EASEMENT (AREA 3)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 729 of the 1st District, 2nd Section, City of Roswell, Fulton County, Georgia and being more particularly described as follows:

Commencing from a point located at the intersection of the easterly right-of-way (R/W) line of Fouts Road (60' R/W Public) and the southerly R/W line of Park Side lane (46' R/W Public), thence South 70 degrees 14 minutes 58 seconds East a distance of 16.93' to a point; thence with a curve turning to the left with an arc length of 45.09', with a radius of 96.10', with a chord bearing of South 83 degrees 34 minutes 02 seconds East, with a chord length of 44.68', to a point; thence with a reverse curve turning to the right with an arc length of 34.93', with a radius of 20.71', with a chord bearing of South 45 degrees 47 minutes 26 seconds East, with a chord length of 30.94', to a point; thence with a compound curve turning to the right with an arc length of 43.63', with a radius of 200.79', with a chord bearing of South 08 degrees 39 minutes 59 seconds West, with a chord length of 43.54', to a point; said point being THE TRUE POINT OF BEGINNING.

Thence with a curve turning to the right with an arc length of 9.07', with a radius of 200.79', with a chord bearing of South 16 degrees 11 minutes 06 seconds West, with a chord length of 9.07'; to a point; thence South 17 degrees 27 minutes 04 seconds West a distance of 10.94' to a point; thence North 74 degrees 28 minutes 15 seconds West a distance of 54.98' to a point; thence North 15 degrees 31 minutes 45 seconds East a distance of 20.00' to a point; thence South 74 degrees 28 minutes 15 seconds East a distance of 55.45' to a point and the TRUE POINT OF BEGINNING.

Said tract containing 1,106 square feet (0.025 Acres).



DRAWN BY: FA
CHECKED BY: FA
FILE NO.: 14080.00
DATE: JUNE 14, 2021
SCALE: 1" = 40'

ACCESS EASEMENT PLAT
OF
PARKSIDE ESTATES
(9050 & 9140 FOUTS ROAD)
FOR: STONECAP EQUITIES
ROSWELL

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LEGAL DESCRIPTION – ACCESS EASEMENT (AREA 1)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 729 of the 1st District, 2nd Section, City of Roswell, Fulton County, Georgia and being more particularly described as follows:

Commencing from a point located at the intersection of the easterly right-of-way (R/W) line of Fouts Road (60' R/W Public) and the southerly R/W line of Park Side lane (46' R/W Public), thence South 70 degrees 14 minutes 58 seconds East a distance of 16.93' to a point; thence with a curve turning to the left with an arc length of 45.09', with a radius of 96.10', with a chord bearing of South 83 degrees 34 minutes 02 seconds East, with a chord length of 44.68', to a point; said point being THE TRUE POINT OF BEGINNING.

Thence with a curve turning to the left with an arc length of 7.54', with a radius of 96.10', with a chord bearing of North 80 degrees 44 minutes 38 seconds East, with a chord length of 7.54'; to a point; thence North 79 degrees 52 minutes 18 seconds East a distance of 76.36' to a point; thence with a curve turning to the left with an arc length of 25.14', with a radius of 20.66', with a chord bearing of South 37 degrees 31 minutes 06 seconds West, with a chord length of 23.62', to a point; thence South 01 degrees 20 minutes 39 seconds East a distance of 5.68' to a point; thence with a curve turning to the right with an arc length of 76.77', with a radius of 250.25', with a chord bearing of South 08 degrees 10 minutes 51 seconds West, with a chord length of 76.47', to a point; thence South 17 degrees 27 minutes 06 seconds West a distance of 105.24' to a point; thence with a curve turning to the right with an arc length of 202.95', with a radius of 123.07', with a chord bearing of South 62 degrees 39 minutes 19 seconds West, with a chord length of 180.72', to a point; thence North 70 degrees 06 minutes 06 seconds West a distance of 28.77' to a point; thence North 19 degrees 53 minutes 54 seconds East a distance of 46.00' to a point; thence South 70 degrees 06 minutes 06 seconds East a distance of 28.77' to a point; thence with a curve turning to the left with an arc length of 124.24', with a radius of 77.00', with a chord bearing of North 63 degrees 40 minutes 29 seconds East, with a chord length of 111.19', to a point; thence North 17 degrees 27 minutes 04 seconds East a distance of 107.95' to a point; thence with a curve turning to the left with an arc length of 52.70', with a radius of 201.54', with a chord bearing of North 09 degrees 57 minutes 39 seconds East, with a chord length of 52.55', to a point; thence with a compound curve turning to the left with an arc length of 34.92', with a radius of 20.73', with a chord bearing of North 45 degrees 47 minutes 26 seconds West, with a chord length of 30.94', to a point and the TRUE POINT OF BEGINNING.

Said tract containing 18,011 square feet (0.413 Acres).

LEGAL DESCRIPTION – ACCESS EASEMENT (AREA 2)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 729 of the 1st District, 2nd Section, City of Roswell, Fulton County, Georgia and being more particularly described as follows:

Commencing from a point located at the intersection of the easterly right-of-way (R/W) line of Fouts Road (60' R/W Public) and the southerly R/W line of Park Side lane (46' R/W Public), thence South 70 degrees 14 minutes 58 seconds East a distance of 16.93' to a point; thence with a curve turning to the left with an arc length of 52.63', with a radius of 96.10', with a chord bearing of South 85 degrees 48 minutes 57 seconds East, with a chord length of 51.98', to a point; thence North 79 degrees 52 minutes 18 seconds East a distance of 91.24' to a point; thence with a curve turning to the right with an arc length of 88.87', with a radius of 238.22', with a chord bearing of South 88 degrees 52 minutes 54 seconds East, with a chord length of 88.35', to a point; thence South 78 degrees 02 minutes 15 seconds East a distance of 80.07' to a point; thence with a curve turning to the left with an arc length of 19.40', with a radius of 123.99', with a chord bearing of South 82 degrees 17 minutes 26 seconds East, with a chord length of 19.38', to a point; said point being THE TRUE POINT OF BEGINNING.

Thence with a curve turning to the left with an arc length of 52.14', with a radius of 123.99', with a chord bearing of North 81 degrees 10 minutes 46 seconds East, with a chord length of 51.75',; to a point; thence with a compound curve turning to the left with an arc length of 21.54', with a radius of 30.00', with a chord bearing of South 03 degrees 27 minutes 19 seconds East, with a chord length of 21.08', to a point; thence South 24 degrees 01 minutes 26 seconds East a distance of 58.90' to a point; thence with a curve turning to the right with an arc length of 16.78', with a radius of 195.00', with a chord bearing of South 21 degrees 33 minutes 29 seconds East, with a chord length of 16.78', to a point; thence with a compound curve turning to the right with an arc length of 65.22', with a radius of 173.95', with a chord bearing of South 09 degrees 58 minutes 13 seconds East, with a chord length of 64.84', to a point; thence South 00 degrees 01 minutes 23 seconds West a distance of 28.58' to a point; thence with a curve turning to the right with an arc length of 29.54', with a radius of 182.50', with a chord bearing of South 04 degrees 39 minutes 36 seconds West, with a chord length of 29.51', to a point; thence with a reverse curve turning to the left with an arc length of 18.58', with a radius of 29.00', with a chord bearing of South 09 degrees 03 minutes 13 seconds East, with a chord length of 18.26', to a point; thence with a reverse curve turning to the right with an arc length of 39.06', with a radius of 29.27', with a chord bearing of South 14 degrees 08 minutes 14 seconds West, with a chord length of 36.22', to a point; thence with a compound curve turning to the right with an arc length of 30.48', with a radius of 27.25', with a chord bearing of South 88 degrees 53 minutes 54 seconds West, with a chord length of 28.92', to a point; thence with a compound curve turning to the right with an arc length of 28.30', with a radius of 27.25', with a chord bearing of North 29 degrees 18 minutes 25 seconds West, with a chord length of 27.04', to a point; thence with a compound curve turning to the right with an arc length of 18.15', with a radius of 27.25', with a chord bearing of North 19 degrees 31 minutes 26 seconds East, with a chord length of 17.82', to a point; thence with a reverse curve turning to the left with an arc length of 13.99', with a radius of 30.00', with a chord bearing of North 25 degrees 14 minutes 53 seconds East, with a chord length of 13.86', to a point; thence with a compound curve turning to the left with an arc length of 10.45', with a radius of 147.00', with a chord bearing

of North 09 degrees 51 minutes 15 seconds East, with a chord length of 10.45', to a point; thence with a compound curve turning to the left with an arc length of 20.00', with a radius of 147.00', with a chord bearing of North 03 degrees 55 minutes 14 seconds East, with a chord length of 19.98', to a point; thence North 00 degrees 01 minutes 23 seconds East a distance of 28.58' to a point; thence with a curve turning to the left with an arc length of 10.88', with a radius of 160.00', with a chord bearing of North 01 degrees 55 minutes 31 seconds West, with a chord length of 10.88', to a point; thence with a compound curve turning to the left with an arc length of 5.87', with a radius of 160.00', with a chord bearing of North 04 degrees 55 minutes 28 seconds West, with a chord length of 5.87', to a point; thence with a compound curve turning to the left with an arc length of 50.20', with a radius of 162.49', with a chord bearing of North 14 degrees 53 minutes 55 seconds West, with a chord length of 50.00', to a point; thence with a compound curve turning to the left with an arc length of 5.14', with a radius of 162.49', with a chord bearing of North 24 degrees 39 minutes 20 seconds West, with a chord length of 5.14', to a point; thence North 23 degrees 53 minutes 00 seconds West a distance of 50.59' to a point; thence North 19 degrees 43 minutes 10 seconds West a distance of 18.62' to a point; thence with a curve turning to the left with an arc length of 21.27', with a radius of 19.74', with a chord bearing of North 50 degrees 35 minutes 04 seconds West, with a chord length of 20.26', to a point and the TRUE POINT OF BEGINNING.

Said tract containing 10,153 square feet (0.233 Acres).