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\*\*\*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 : River Valley Subdivision  
Tax Parcel Identification No.: 17 0126 LL0160  
Land Disturbance Permit No.: 16-078WRR2  
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 12 day of May, 2021, between Investment Partners X, LLC, a corporation duly organized under the laws of the State of GA, 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) 126 of the 17th District, \_\_\_\_\_ Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

RIVER VALLEY SUBDIVISION

*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 12  
day of May, 20 21  
in the presence of:

D J W Han  
Witness

Teresa McNeely  
Notary Public

[NOTARIAL SEAL]



GRANTOR: Investment Partners X LLC  
CORPORATE NAME

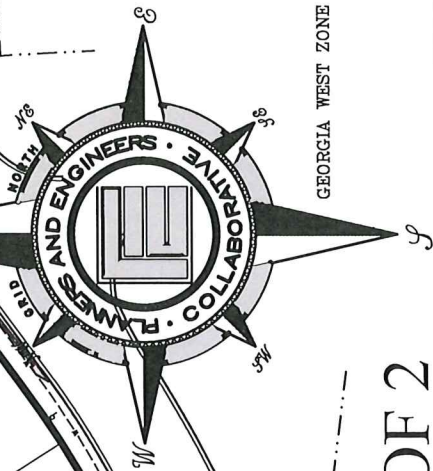
By: [Signature]  
Print Name: John A. Drillot  
Title: Manager

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

[CORPORATE SEAL]







GEORGIA WEST ZONE

SHEET 1 OF 2

**20 FOOT SANITARY SEWER EASEMENT**

**EXHIBIT FOR:**

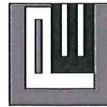
**RIVER VALLEY SUBDIVISION**

COUNTY FULTON  
STATE OF GEORGIA  
CITY OF SANDY SPRING  
LAND LOT(S) 125 &  
DISTRICT 17TH

DRAWN BY: MN  
CHECKED BY: CS  
FILE NO.: 19071.00A  
DATE: 12/9/19  
SCALE: 1"=100'

## PLANNERS AND ENGINEERS COLLABORATIVE

"WE PROVIDE SOLUTIONS"



■ SITE PLANNING ■ LANDSCAPE ARCHITECTURE  
■ CIVIL ENGINEERING ■ LAND SURVEYING  
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092  
(770)451-2741 ■ WWW.PECATL.COM  
C.O.A.-LSF000004

C.O.A.-LSF000004



## LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 125 & 126 of the 17th District, City of Sandy Springs, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at a point at the intersection of the Southwesterly Right of Way Line of Johnson Ferry Road (R/W Varies) and the mitered Northwesterly Right of Way Line of River Valley Road (R/W Varies); thence leaving said intersection and following along said Southwesterly Right of Way Line of Johnson Ferry Road North 36 degrees 39 minutes 54 seconds West, a distance of 283.04 feet to a point; thence leaving said Southeasterly Right of Way Line of Johnson Ferry Road South 57 degrees 58 minutes 47 seconds East, a distance of 48.78 feet to a point; thence South 57 degrees 58 minutes 20 seconds East, a distance of 174.11 feet to a point which is the TRUE POINT OF BEGINNING.

Thence South 02 degrees 26 minutes 35 seconds West, a distance of 17.98 feet to a point; thence South 22 degrees 42 minutes 30 seconds West, a distance of 66.25 feet to a point; thence South 23 degrees 44 minutes 38 seconds East, a distance of 141.84 feet to a point on the Northwesterly Line of the 50 foot Access and Utility Easement; thence following along said Northwesterly Line of the 50 foot Access and Utility Easement South 45 degrees 34 minutes 46 seconds West, a distance of 21.38 feet to a point; thence leaving said Northwesterly Line of the 50 foot Access and Utility Easement North 23 degrees 44 minutes 38 seconds West, a distance of 157.97 feet to a point; thence North 22 degrees 42 minutes 30 seconds East, a distance of 71.26 feet to a point; thence North 02 degrees 26 minutes 35 seconds East, a distance of 0.67 feet to a point; thence North 57 degrees 58 minutes 20 seconds East, a distance of 24.26 feet to a point, which is the TRUE POINT OF BEGINNING.

Said 20 foot Sanitary Sewer Easement having an area of 4,560 square feet, 0.105 acres

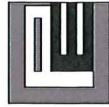
# SHEET 2 OF 2

### PLANNERS AND ENGINEERS COLLABORATIVE

"WE PROVIDE SOLUTIONS"

▣ SITE PLANNING ▣ LANDSCAPE ARCHITECTURE  
▣ CIVIL ENGINEERING ▣ LAND SURVEYING

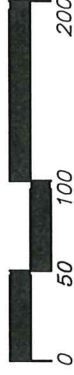
350 RESEARCH COURT, PEACHTREE CORNERS, GEORGIA 30092  
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C.O.A.-LSF000004



### 20 FOOT SANITARY SEWER EASEMENT LEGAL DESCRIPTION FOR: RIVER VALLEY SUBDIVISION

COUNTY FULTON  
STATE OF GEORGIA  
CITY OF SANDY SPRINGS  
LAND LOT(S) 125 & 126  
DISTRICT 17TH

DRAWN BY: MN  
CHECKED BY: CS  
FILE NO.: 19071.00A  
DATE: 12/9/19  
SCALE: 1"=100'



## LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot(s) 125 & 126 of the 17<sup>th</sup> District, Fulton County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at a point at a #3 rebar found on the Northerly Right of Way Line of River Valley Road (R/W Varies), said #3 rebar found being 172 feet northeast from the intersection of the Easterly Right of Way Line of Ameridge Trail and the Northerly Right of Way Line of River Valley Road; thence leaving said right-of-way line, North 23 degrees 31 minutes 51 seconds West a distance of 15.00 feet to a point; thence 47.24 feet along an arc of a curve to the right, said curve having a radius of 1,094.79 feet and a chord bearing and distance of North 64 degrees 31 minutes 51 seconds East 47.24 feet to a point to the TRUE POINT OF BEGINNING; thence 5.40 feet along an arc of a curve to the left, said curve having a radius of 17.00 feet and a chord bearing and distance of North 13 degrees 57 minutes 46 seconds West 5.38 feet to a point; thence North 23 degrees 3 minutes 56 seconds West a distance of 35.45 feet to a point; thence 23.56 feet along an arc of a curve to the left, said curve having a radius of 15.00 feet and a chord bearing and distance of North 68 degrees 3 minutes 56 seconds West 21.21 feet to a point; thence South 66 degrees 56 minutes 4 seconds West a distance of 9.46 feet to a point; thence 19.63 feet along an arc of a curve to the right, said curve having a radius of 12.50 feet and a chord bearing and distance of North 68 degrees 3 minutes 56 seconds West 17.68 feet to a point; thence North 23 degrees 3 minutes 56 seconds West a distance of 25.00 feet to a point; thence 19.63 feet along an arc of a curve to the right, said curve having a radius of 12.50 feet and a chord bearing and distance of North 21 degrees 56 minutes 4 seconds East 17.68 feet to a point; thence North 66 degrees 56 minutes 4 seconds East a distance of 79.43 feet to a point; thence 51.01 feet along an arc of a curve to the right, said curve having a radius of 145.00 feet and a chord bearing and distance of North 77 degrees 0 minutes 44 seconds East 50.75 feet to a point; thence North 87 degrees 5 minutes 24 seconds East a distance of 46.95 feet to a point; thence 32.58 feet along an arc of a curve to the left, said curve having a radius of 95.00 feet and a chord bearing and distance of North 77 degrees 16 minutes 0 seconds East 32.42 feet to a point; thence North 67 degrees 26 minutes 36 seconds East a distance of 110.64 feet to a point; thence 43.50 feet along an arc of a curve to the left, said curve having a radius of 95.00 feet and a chord bearing and distance of North 54 degrees 19 minutes 29 seconds East 43.12 feet to a point; thence North 41 degrees 12 minutes 22 seconds East a distance of 44.44 feet to a point; thence North 43 degrees 23 minutes 34 seconds East a distance of 11.07 feet to a point; thence North 45 degrees 34 minutes 46 seconds East a distance of 52.03 feet to a point; thence 15.25 feet along an arc of a curve to the left, said curve having a radius of 15.00 feet and a chord bearing and distance of North 16 degrees 27 minutes 28 seconds East 14.60 feet to a point; thence 315.65 feet along an arc of a curve to the right, said curve having a radius of 61.00 feet and a chord bearing and distance of South 44 degrees 25 minutes 14 seconds East 64.21 feet to a point; thence 15.25 feet along an arc of a curve to the left, said curve having a radius of 15.00 feet and a chord bearing and distance of South 74 degrees 42 minutes 4 seconds West 14.60 feet to a point; thence South 45 degrees 34 minutes 46 seconds West a distance of 52.03 feet to a point; thence 7.25 feet along an arc of a curve to the left, said curve having a radius of 95.00 feet and a chord bearing and distance of South 43 degrees 23 minutes 34 seconds West 7.25 feet to a point; thence South 41 degrees 12 minutes

22 seconds West a distance of 44.44 feet to a point; thence 66.40 feet along an arc of a curve to the right, said curve having a radius of 145.00 feet and a chord bearing and distance of South 54 degrees 19 minutes 29 seconds West 65.82 feet to a point; thence South 67 degrees 26 minutes 36 seconds West a distance of 110.64 feet to a point; thence 49.72 feet along an arc of a curve to the right, said curve having a radius of 145.00 feet and a chord bearing and distance of South 77 degrees 16 minutes 0 seconds West 49.48 feet to a point; thence South 87 degrees 5 minutes 24 seconds West a distance of 46.95 feet to a point; thence 21.48 feet along an arc of a curve to the left, said curve having a radius of 95.00 feet and a chord bearing and distance of South 80 degrees 36 minutes 45 seconds West 21.43 feet to a point; thence 5.72 feet along an arc of a curve to the left, said curve having a radius of 15.00 feet and a chord bearing and distance of South 63 degrees 12 minutes 16 seconds West 5.69 feet to a point; thence 8.44 feet along an arc of a curve to the left, said curve having a radius of 4.00 feet and a chord bearing and distance of South 8 degrees 9 minutes 9 seconds East 6.96 feet to a point; thence 53.65 feet along an arc of a curve to the right, said curve having a radius of 34.27 feet and a chord bearing and distance of South 23 degrees 43 minutes 58 seconds East 48.34 feet to a point; thence 16.80 feet along an arc of a curve to the left, said curve having a radius of 1,039.43 feet and a chord bearing and distance of South 68 degrees 23 minutes 37 seconds West 16.80 feet to a point; thence 44.03 feet along an arc of a curve to the left, said curve having a radius of 1,094.79 feet and a chord bearing and distance of South 66 degrees 55 minutes 9 seconds West 44.03 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 0.925 acres (40,292 square feet).