

Cross Reference:
Book 6437 Page 292
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 : 1076
Tax Parcel Identification No.: 12 190 103 870 23 8
Land Disturbance Permit No.: 22-022WR
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 22 day of July, 2022, between
Hugo Posh Holdings 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) 387, 2nd Section (if applicable) of District 1st, Fulton County, Georgia, and more particularly described as follows: To wit:

1076 (FKA Founders Club)

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 6437, page(s) 242. 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 6437, page(s) 242 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.

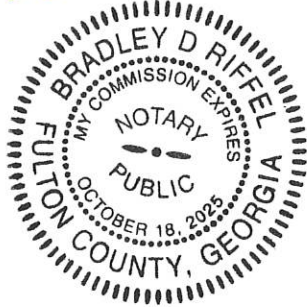
IN WITNESS HEREOF said party of the first part has hereunto affixed his/her hand and seal on the day and year first above written.

Signed, sealed and delivered this 22
day of July, 20 22
In the presence of:

[Signature]
Witness

[Signature]
Notary Public

[NOTARIAL SEAL]



GRANTOR: Hugo Posh Holdings LLC
CORPORATE NAME

By: [Signature]

Print Name: SCOTT ROSENBLUM

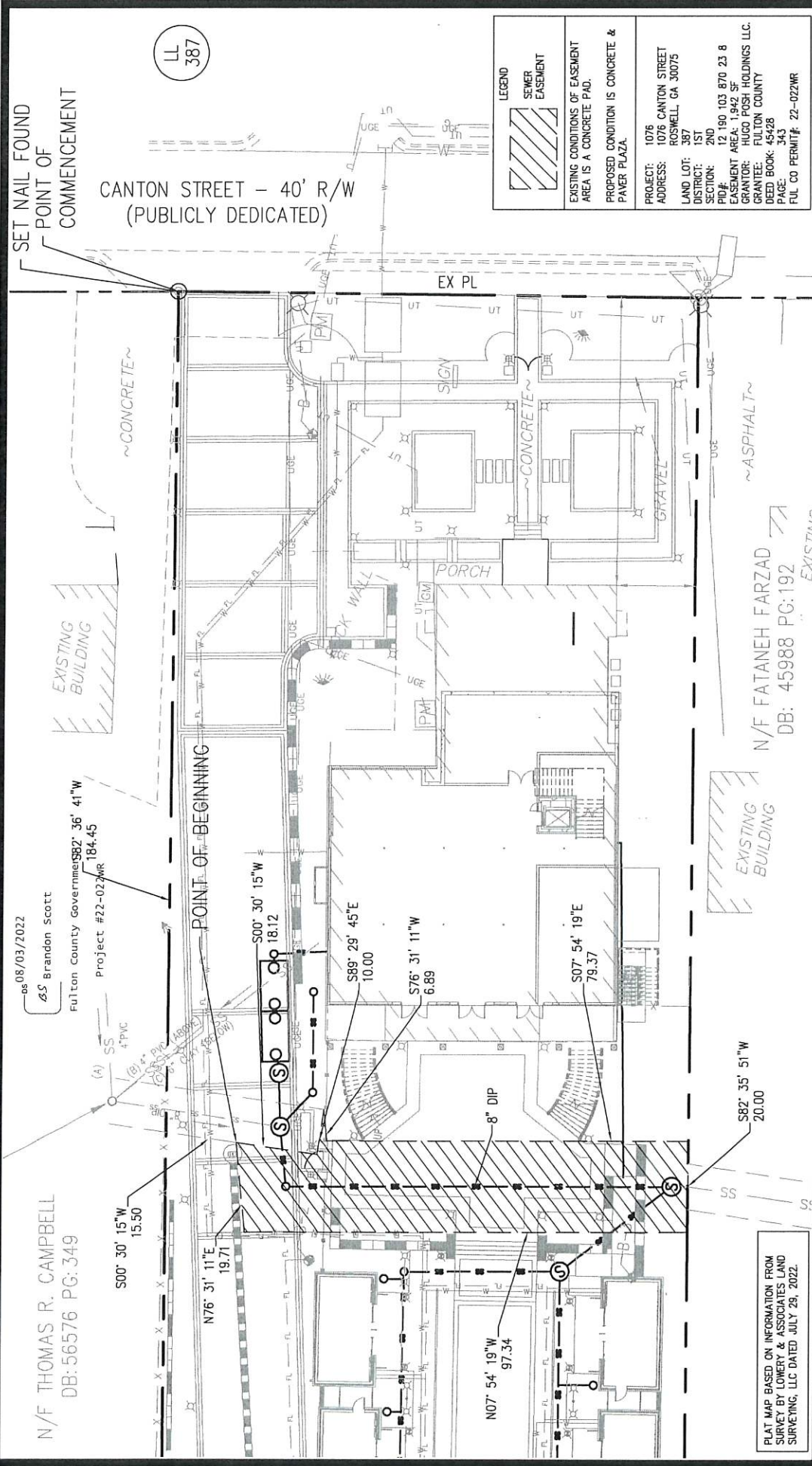
Title: MANAGER

By: _____

Print Name: _____

Title: _____

[CORPORATE SEAL]



50 Warm Springs Circle
Roswell, Georgia 30075
(770) 641-1942 • www.aecall.com

NORTH

20 0 20 40

SEWER EASEMENT PLAT MAP
- EXHIBIT A

1076 (FKA FOUNDERS CLUB)
ALPHARETTA, GEORGIA

PROJECT NO: 21-4614
DRAWN BY: JLM
DATE: 07-23-2022
REVISED: 07-28-2022

Exhibit A

Sewer Easement - Legal Description

1076 (FKA Founders Club)

ALL THAT TRACT OR PARCEL of land being in Land Lots 387 of the 1st District, 2nd Section of Fulton County, Georgia; this description is based on information taken from a survey by Lowery & Associates Land Surveying, LLC. dated March 17, 2017 and shown on an easement exhibit by AEC, Inc. dated July 29, 2022, being more particularly described as follows:

THE POINT OF COMMENCEMENT begins at a nail set located along the southerly right-of-way found at the west side of Canton Street (having a publicly dedicated, 40-foot right of way), said nail set lying 414.2 feet from the intersection of said right of way of Canton Street and the westerly right of way of Goulding Place (having a publicly dedicated, 40-foot right of way) and being THE POINT OF COMMENCEMENT.

Thence departing the right-of-way, running thence south 82 degrees 36 minutes 41 seconds west for 184.45 feet to a point;

running thence south 00 degrees 30 minutes 15 seconds west for 15.50 feet to THE POINT OF BEGINNING;

from said POINT OF BEGINNING;

running thence south 00 degrees 30 minutes 15 seconds west for 18.12 feet to a point;

running thence south 89 degrees 29 minutes 45 seconds east for 10.00 feet to a point;

running thence south 76 degrees 31 minutes 11 seconds west for 6.89 feet to a point;

running thence south 07 degrees 54 minutes 19 seconds east for 79.37 feet to a point;

running thence south 82 degrees 35 minutes 51 seconds west for 20.00 feet to a point;

running thence north 07 degrees 54 minutes 19 seconds west for 97.34 feet to a point;

running thence north 76 degrees 31 minutes 11 seconds east for 19.71 feet to

the POINT OF BEGINNING.

Said tract of land contains 0.045 acres or 1942 square feet.

DS 08/03/2022
BS
Brandon Scott

Fulton County Government

Project #22-022WR