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Return Recorded Document to:
Fulton County Land Division
141 Pryor Street, S.W. – Suite 8021
Atlanta, Georgia 30303

Project Name : Parks at Pine Valley 1B
Tax Parcel Identification No.: 07060001420545
Land Disturbance Permit No.: 21S-005WR
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only

Approval Date: 5/20/2024

Initials: AM

**SEWER EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 2nd day of May, 2024, between MHR Land, 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.

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) 142,143,146,147,117 of the 7&9F District, _____ Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

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 2nd
day of May 2024
in the presence of:

Witness

GRANTOR: MHR Land, LLC
CORPORATE NAME

By: [Signature]

Print Name: Francis Downey

Title: Manager

By: _____

Print Name: _____

Title: _____

Notary Public



[NOTARIAL SEAL]

[CORPORATE SEAL]

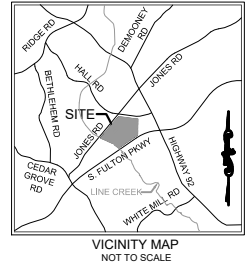
P:\Projects\Neil Koelbl- General Holdings and Liberty\129.016 Pine Valley Estates\SURVEY.dwg|PARKS AT PINE VALLEY (PHASE 1B) - FP00 SEWER EASE.dwg, COVER, cpop, Apr 30, 2024 - 1:03:01pm

AM
5/14/2024

SEWER EASEMENT EXHIBIT FOR: THE PARKS AT PINE VALLEY PHASE 1B

LAND LOTS 142, 143, 146, 147, 117,
DISTRICT 7 & 9F
CITY OF UNION CITY, GEORGIA

FULTON COUNTY PROJECT NO. - 21S-005WR
CITY OF ATLANTA PROJECT NO. - 21-022UCR
PARCEL NO. - 07060001420545
UNION CITY LDP NO. - 21000179



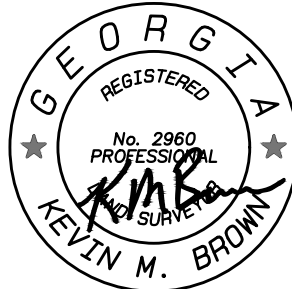
SURVEY NOTES

1. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED APRIL 9, 2024 WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED USING A SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION & CHAMPION TKO GPS UNIT.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 11,608 FEET, AND AN ANGULAR ERROR OF 03" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE ADJUSTED USING COMPASS RULE METHOD.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,308,091 FEET USING THE BEARINGS AND DISTANCES SHOWN HEREON.
4. NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
5. ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATE A 1/2" REBAR PLACED WITH CAP STAMPED "FDC LSF000995" UNLESS OTHERWISE NOTED.
6. FALCON DESIGN CONSULTANTS, L.L.C. AND/OR KEVIN M. BROWN DOES NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
7. THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83 (2011)) FOR THE HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 PER THE VIRTUAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY eGPS SOLUTIONS.
8. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
9. UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

RESERVED FOR CLERK OF COURT

LEGEND

DB	DEED BOOK	L	LINE LABEL
PB	PLAT BOOK	PKS	PK NAIL SET
PG	PAGE	SSE	SANITARY SEWER EASEMENT
LL	LAND LOT	UE	UTILITY EASEMENT
OTP	OPEN TOP PIPE	REF	REFERENCE
RB	REBAR	C/O	SEWER CLEAN OUT
IPF	IRON PIN FOUND	SQ. FT.	SQUARE FOOT
IFS	1/2" REBAR W/C FDC 000995		
CTP	CRIMP TOP PIPE		
C&G	CURB & GUTTER		
R/W	RIGHT OF WAY		
NIF	NOW OR FORMERLY		
-E-	OVERHEAD POWER LINE		
CMP	CORRUGATED METAL PIPE		
SWMF	STORMWATER MANAGEMENT FACILITY		
TBM	TEMPORARY BENCHMARK		
POB	POINT OF BEGINNING		
POC	POINT OF COMMENCEMENT		
RCP	REINFORCED CONCRETE PIPE		
DIP	DUCTILE IRON PIPE		
PVC	POLYVINYL CHLORIDE PIPE		
HDPE	HIGH DENSITY POLYETHYLENE PIPE		
P	PROPERTY LINE		
C	CENTERLINE		
ID	IDENTIFICATION		
B.S.L.	BUILDING SETBACK LINE		
BOC	BACK OF CURB		
C	CURVE LABEL		
CI	CURB INLET		
DE	DRAINAGE EASEMENT		
EOP	EDGE OF PAVEMENT		
FH	FIRE HYDRANT		
B.A.	BUILDABLE AREA		



4/30/2024

SURVEYOR'S CERTIFICATE

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL.

FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.


KEVIN M. BROWN
REGISTERED LAND SURVEYOR #2960

4/30/24
DATE

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SHEET NUMBER

1.0

DATE: 4-30-24
SCALE: 1"=60'
FILE NUMBER: 129.016
DRAWN BY: CPOPP

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SEWER EASEMENT EXHIBIT
FOR
THE PARKS AT
PINE VALLEY PHASE 1B
LOCATED IN:
L.L. 142,143,146,147,117, 7TH & 9F DIST.
FULTON COUNTY, GEORGIA

CIVIL ENGINEERING LAND PLANNING LAND SURVEYING

CONSTRUCTION
MANAGEMENT



LANDSCAPE
ARCHITECT

STOCKBRIDGE OFFICE
255 CORP. CTR. DR., STE. 200
STOCKBRIDGE, GEORGIA 30281
Ph: (770) 339-8666 • Fax: (770) 339-8656

NEWNAN OFFICE
40 GREENWAY CT., STE. A
NEWNAN, GEORGIA 30265
Ph: (770) 755-7978

CUMMING OFFICE
500 PIRKLE FERRY RD., STE. C
CUMMING, GEORGIA 30040
Ph: (678) 807-7100

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N33°04'20"E
256.86'

S78°09'14"E
236.30'

EX. 20' S.S.E

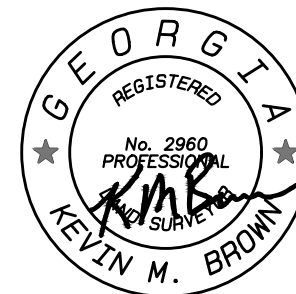
N30°10'11"E
344.35'

S30°10'11"W
357.51'

N65°43'19"W
20.11'

L=25.32'
R=61.000'
CH=N82° 53' 35"E
CL=25.13'

GRID NORTH
GA WEST ZONE



4/30/2024

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

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FULTON COUNTY, GEORGIA

CIVIL LAND LAND
ENGINEERING PLANNING SURVEYING



**CONSTRUCTION
MANAGEMENT**

LANDSCAPE
ARCHITECTS

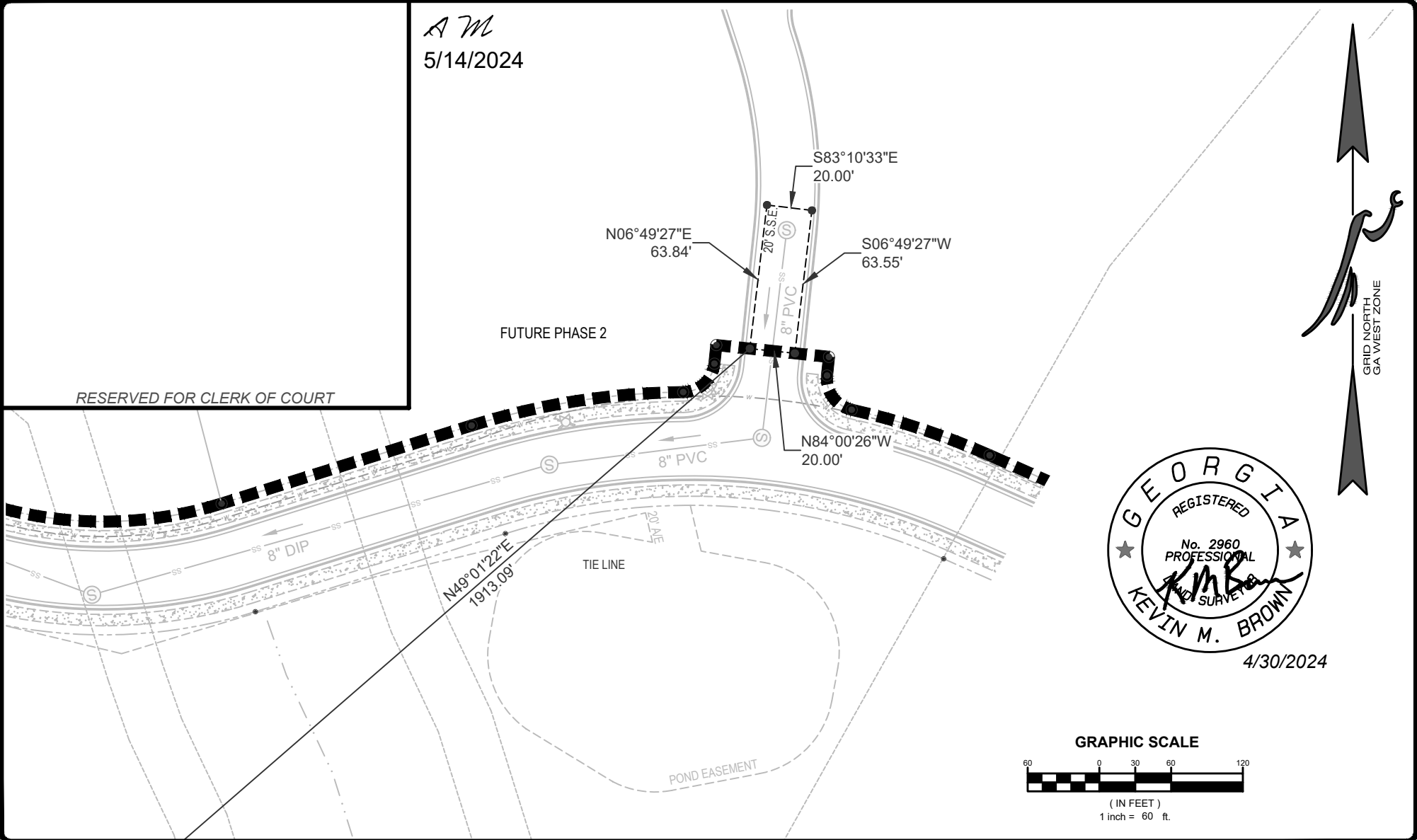
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235 CORP. CTR. DR., STE 200
STOCKBRIDGE, GEORGIA 30281
Ph (770)389-8666 - Fax (770)389-8656

NEWMAN OFFICE
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NEWMAN, GEORGIA 30266
Ph. (770) 755-7978

CUMMING OFFICE
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CIVIL ENGINEERING LAND PLANNING LAND SURVEYING

CONSTRUCTION MANAGEMENT



LANDSCAPE ARCHITECT

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255 CORP. CTR. DR., STE 200
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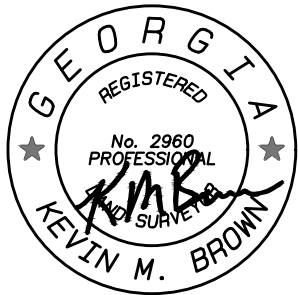
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P:\Projects\Neil Koelbl- General Holdings and Liberty\129.016 Pine Valley Estates\SURVEY.dwg|PARKS AT PINE VALLEY (PHASE 1B) - FP00 SEWER EASE.dwg, EASE 3, cpop, Apr 30, 2024 - 1:03:12pm

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4/30/2024

PARKS AT PINE VALLEY SEWER EASEMENT

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 142,143 AND 146, 7TH LAND DISTRICT, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 INCH REBAR SET AT THE SOUTHERLY WESTERN BOUNDARY LINE

THENCE ALONG A SURVEY TIE LINE, SOUTH 78 DEGREES 09 MINUTES 14 SECONDS EAST, 236.30 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE, NORTH 30 DEGREES 10 MINUTES 11 SECONDS EAST, 344.35 FEET TO A POINT;

THENCE, 25.32 FEET ALONG A CURVE (SAID CURVE HAVING A RADIUS OF 61.00 FEET AND A CHORD BEARING NORTH 82 DEGREES 53 MINUTES 35 SECONDS EAST, 25.13 FEET) TO A POINT;

THENCE, SOUTH 30 DEGREES 10 MINUTES 11 SECONDS WEST, 357.51 FEET TO A POINT;

THENCE, NORTH 65 DEGREES 43 MINUTES 19 SECONDS WEST, 20.11 FEET TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 1.83 ACRES (79,768 SQUARE FEET).

ALONG WITH;

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 142,143 AND 146, 7TH LAND DISTRICT, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 INCH REBAR SET AT THE SOUTHERLY WESTERN BOUNDARY LINE

THENCE ALONG A SURVEY TIE LINE, NORTH 49 DEGREES 01 MINUTES 22 SECONDS EAST, 1,913.09 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE, NORTH 06 DEGREES 49 MINUTES 27 SECONDS EAST, 63.84 FEET TO A POINT;

THENCE, SOUTH 83 DEGREES 10 MINUTES 33 SECONDS EAST, 20.00 FEET TO A POINT;

THENCE, SOUTH 06 DEGREES 49 MINUTES 27 SECONDS WEST, 63.55 FEET TO A POINT;

THENCE, NORTH 84 DEGREES 00 MINUTES 26 SECONDS WEST, 20.00 FEET TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 0.03 ACRES (1,274 SQUARE FEET).

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