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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 : FINDLEY RD
Tax Parcel Identification No.: 11098003530277
Land Disturbance Permit No.: 20-067WR
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 19 day of JULY, 20 22, between SOUTH PUCKETT 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) 355 of the 1st District, 2nd Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

FINDLEY RD

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 July 19, 2022
in the presence of:

[Signature]
Witness

[Signature]
Notary Public



GRANTOR: SOUTH PUCKETT LLC
CORPORATE NAME

By: [Signature]
Print Name: JORDAN TENCH
Title: MANAGER

By: _____
Print Name: _____
Title: _____

[CORPORATE SEAL]

20027

Findley Road

Sanitary Sewer Easement Legal Description

All that tract or parcel of land lying in land lot 355 of the 1st District, 1st Section of the City of Johns Creek of Fulton County, Georgia, and being more particularly described as follows:

TO REACH THE TRUE POINT OF BEGINNING, COMMENCE at a 3/8" rebar found in concrete at the Land Lot Corner common to land lots 349, 350, 355, and 356; Thence along the land lot line common to land lots 350 and 355, North 00 Degrees 04 Minutes 13 Seconds East a distance of 628.84 feet to a point; Thence South 80 Degrees 12 Minutes 27 Seconds East a distance of 163.36 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED,

Thence South 80 Degrees 12 Minutes 27 Seconds East a distance of 6.83 feet to a point;
Thence South 39 Degrees 12 Minutes 03 Seconds East a distance of 218.74 feet to a point;
Thence South 00 Degrees 11 Minutes 20 Seconds West a distance of 191.29 feet to a point;
Thence North 89 Degrees 48 Minutes 40 Seconds West a distance of 20.00 feet to a point;
Thence North 00 Degrees 11 Minutes 20 Seconds East a distance of 200.86 feet to a point;
Thence North 39 Degrees 34 Minutes 13 Seconds West a distance of 199.00 feet to a point;
Thence North 12 Degrees 57 Minutes 46 Seconds East a distance of 7.83 feet to a point,
said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 6,035 Square Feet, 0.139 Acres.