

Cross Reference:
Book _____ Page _____
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 : Retail Center at Campbellton Road
Tax Parcel Identification No.: 09C 140000530131
Land Disturbance Permit No.: 19S-029 WRR
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 15 day of JUNE, 2021, between
Clifton and Clifton, Inc., 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) 53 & 60, _____ Section (if applicable) of District 9, Fulton County, Georgia, and more particularly described as follows: To wit:

Retail Center at Campbellton Road

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 62815, page(s) 325-328. 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 62815, page(s) 325-328 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.

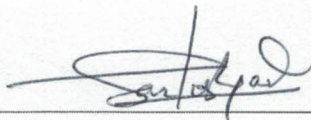
For the same consideration, Grantor hereby conveys and relinquishes to FULTON COUNTY a right of access over Grantor's remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on said sewer line on both a routine and emergency basis.

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.

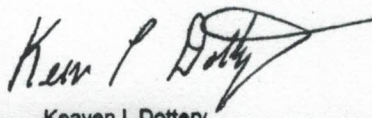
Said Grantor hereby waives for itself, its successors and assigns all rights to any further compensation or claim to damages on account of the construction, access, upgrade or maintenance of said sewer line for the use of the property as herein agreed.

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 15
day of June, 20 21
In the presence of:

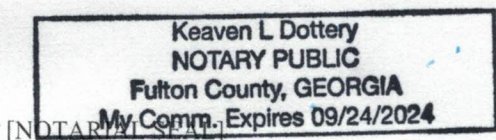


Witness



Keaven L Dottery

Notary Public



GRANTOR: Clifton and Clifton, Inc.
CORPORATE NAME

By:

Print Name: Amin Panjwani

Title: Owner

By:

Print Name:

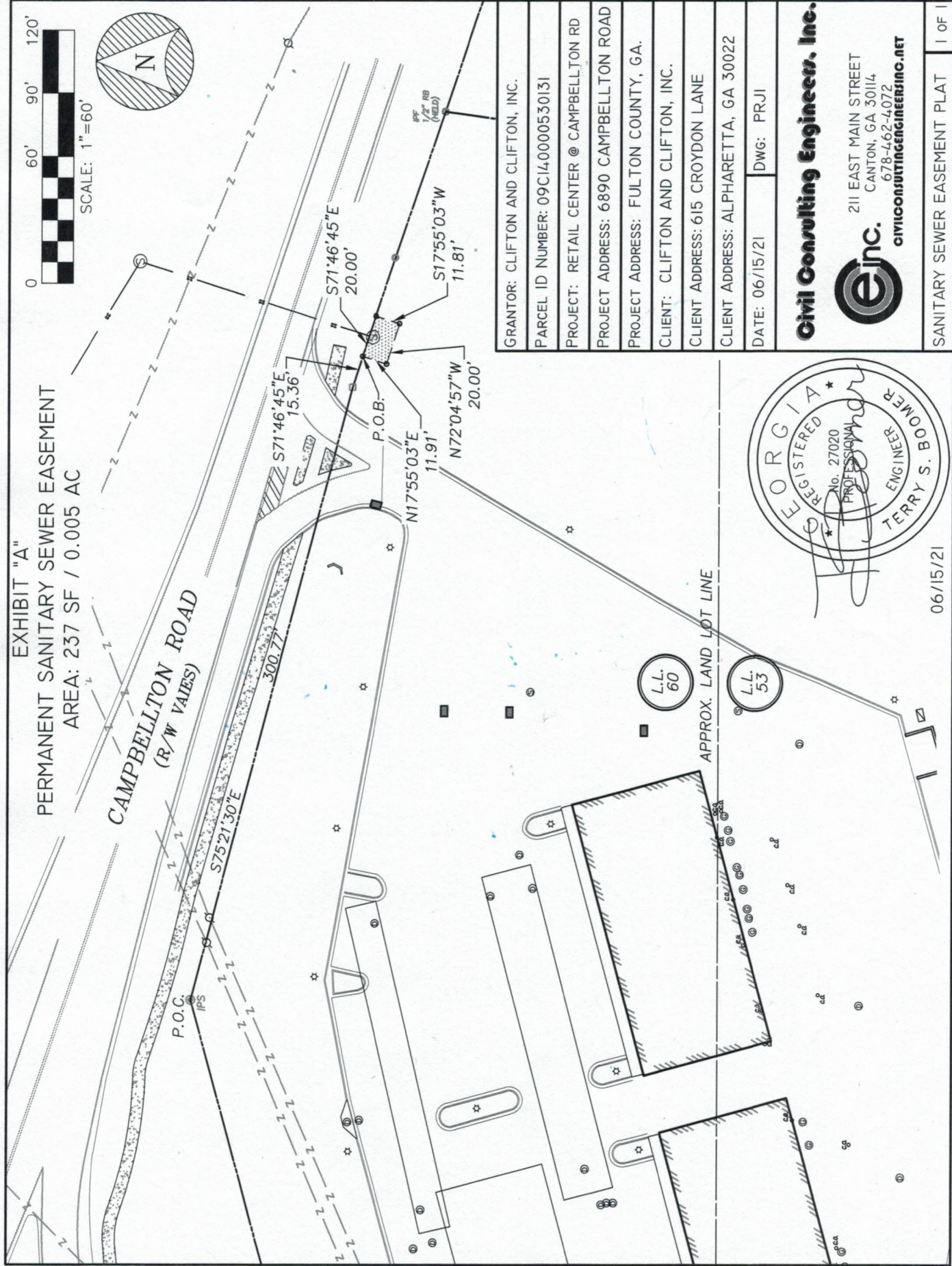
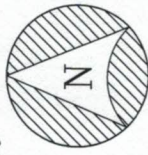
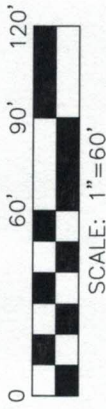
Title:

[CORPORATE SEAL]

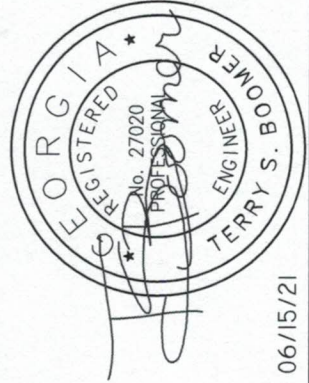
EXHIBIT "A"

PERMANENT SANITARY SEWER EASEMENT
AREA: 237 SF / 0.005 AC

CAMPBELLTON ROAD
(R/W VAIES)



GRANTOR: CLIFTON AND CLIFTON, INC.	
PARCEL ID NUMBER: 09C140000530131	
PROJECT: RETAIL CENTER @ CAMPBELLTON RD	
PROJECT ADDRESS: 6890 CAMPBELLTON ROAD	
PROJECT ADDRESS: FULTON COUNTY, GA.	
CLIENT: CLIFTON AND CLIFTON, INC.	
CLIENT ADDRESS: 615 CROYDON LANE	
CLIENT ADDRESS: ALPHARETTA, GA 30022	
DATE: 06/15/21	DWG: PRJ1
civil Consulting Engineers, Inc.	
	
211 EAST MAIN STREET CANTON, GA 30114 678-462-4072 CIVILCONSULTINGENGINEERSINC.NET	
SANITARY SEWER EASEMENT PLAT	
1 OF 1	



06/15/21

Civil Consulting Engineers, Inc.

einc.
211 EAST MAIN STREET
CANTON, GA 30114
678-462-4072
CIVILCONSULTINGENGINEERSINC.NET

SANITARY SEWER EASEMENT PLAT 1 OF 1

Permanent Sanitary Sewer Easement
through the Property of Clifton and Clifton, Inc.
Located on PIN 09C140000530131

A tract or parcel of land situated in Land Lot 60, 9th District C, in the City of South Fulton, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at the eastern point of the mitered intersection of the southeastern right-of-way of Cascade Palmetto Highway (aka GA Highway 70) (variable right-of-way) and the southwestern right-of-way of Campbellton Road (aka GA Highway 166) (variable right-of-way); Thence, along said southwestern right-of-way of Campbellton Road on a bearing of South 75 degrees 21 minutes 30 seconds East for a distance of 300.77 feet to a point; Thence, continuing along said right-of-way on a bearing of South 71 degrees 46 minutes 45 seconds East for a distance of 15.36 feet to a point; said point being the POINT OF BEGINNING.

Thence, from the point of beginning and continuing along said right-of-way on a bearing of South 71 degrees 46 minutes 45 seconds East for a distance of 20.00 feet to a point;

Thence, leaving said right of way on a bearing of South 17 degrees 55 minutes 03 seconds West for a distance of 11.81 feet to a point;

Thence, on a bearing of North 72 degrees 04 minutes 57 seconds West for a distance of 20.00 feet to a point;

Thence, on a bearing of North 17 degrees 55 minutes 03 seconds East for a distance of 11.91 feet to a point; said point being the POINT OF BEGINNING.

The herein described permanent sanitary sewer easement contains 237 square feet or 0.005 acre of land more or less. The above described property is subject to any and all easements, encumbrances and or land restrictions of record.