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PLEASE DO NOT ATTEMPT TO RECORD THEM ON YOUR OWN. THANK YOU.**

[BLANK SPACE ABOVE THIS LINE IS FOR THE SOLE USE OF THE CLERK OF SUPERIOR COURT]

THIS DOCUMENT MUST ONLY BE RECORDED 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 : Regions Bank at State Bridge Road
Tax Parcel Identification No.: 11 084002980275
Land Disturbance Permit No.: 20-039WR
Zoning/Special Use Permit No.: N/A
(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 12th day of August, 2020, between State Bridge Associates, L.P., 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 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) 330, and 331, 1st Section (if applicable) of District 1, Fulton County, Georgia, and more particularly described as follows: To wit:

Regions Bank at State Bridge

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 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.

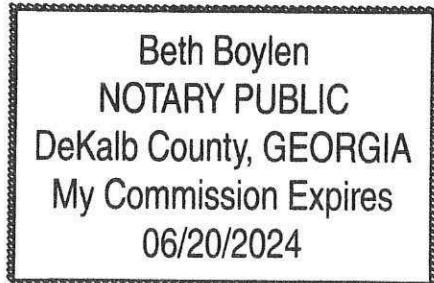
Signed, sealed and delivered this
day of August, 20 19
in the presence of:

Jeri Dragan
Witness

Beth Boylen

Notary Public

[NOTARIAL SEAL]



GRANTOR: State Bridge Associates, L.P.
CORPORATE NAME

By:

Print Name: Julian S. Betts, Jr.

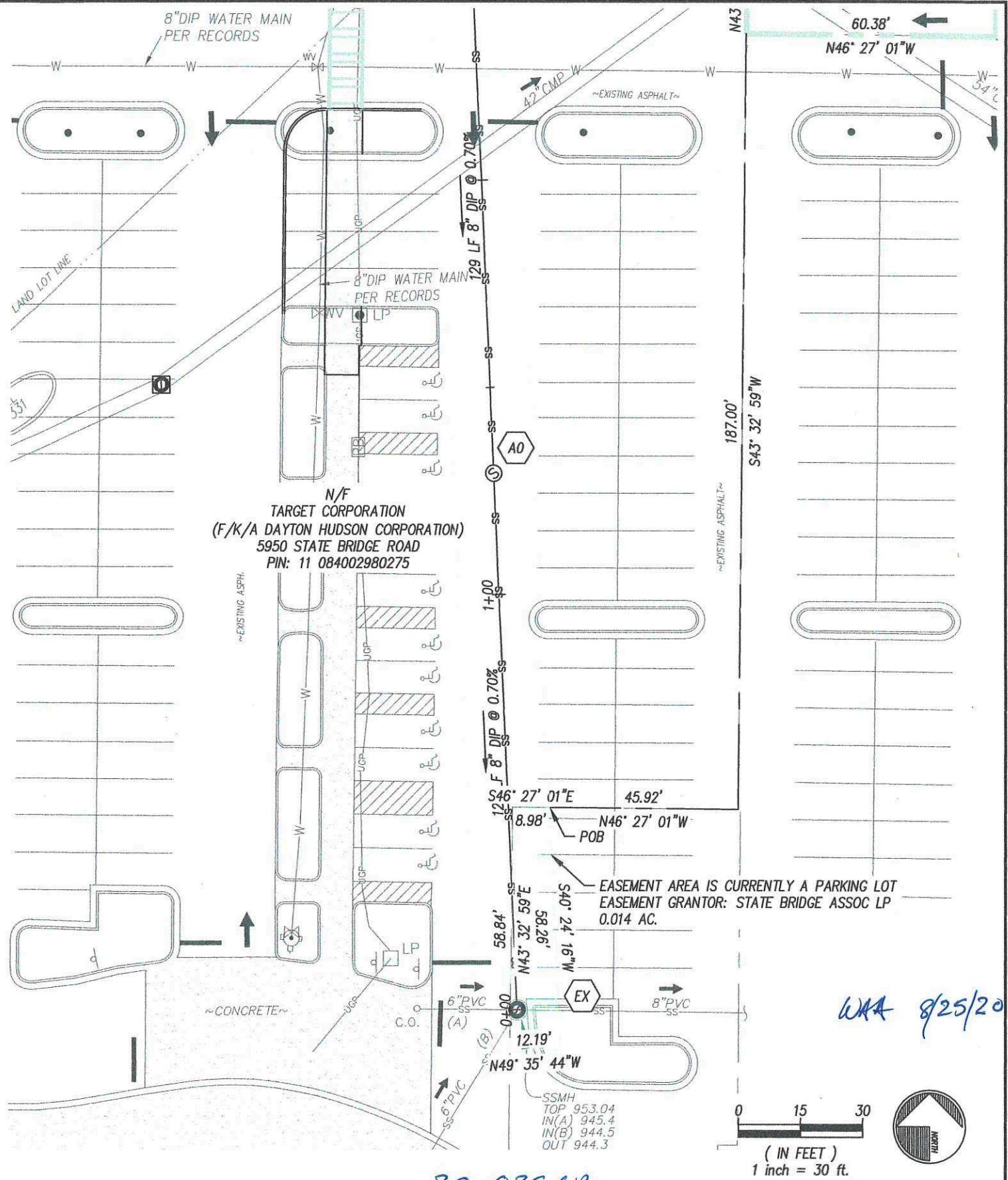
Title: President, UC Development, Inc. G.P.

Julian S. Betts, Jr.

Julian S. Betts, Jr.

President, UC Development, Inc. G.P.

[CORPORATE SEAL]



20-039 WR

**REGIONS BANK
STATE BRIDGE BRANCH**

LAND LOT 330 AND 331
1ST DISTRICT, 1ST SECTION
FULTON COUNTY, GEORGIA

The logo for Ridge Planning and Engineering consists of a graphic element on the left and text on the right. The graphic element is a stylized mountain peak or hill shape, composed of three overlapping triangles: a light green triangle at the base, a white triangle in the middle, and a dark blue triangle at the top. To the right of this graphic, the company name is written in a serif font, with 'RIDGE' in a larger, bold, black font, 'PLANNING AND ENGINEERING' in a smaller, bold, black font, and '1290 KENNESTONE CIRCLE - BUILDING A' and 'SUITE 200 - MARIETTA, GA 30066' in a regular black font. Below the address, the phone number '770.938.9000' is also provided in a regular black font.

EXHIBIT A

SEWER EASEMENT

08.12.2020

bdg
architects

1000 Peachtree Street, Suite 100
Atlanta, Georgia 30309
T: 404.522.5000
F: 404.522.5009
E: info@bdg-arch.com
W: www.bdg-arch.com

REGIONS

REGIONS BANK
9960 STATE BRIDGE ROAD
JOHNS CREEK, FULTON COUNTY
GEORGIA 30097
FULTON COUNTY PROJECT NO. 20-039WR
LAND LOT 330 & 331
DISTRICT 1, SECTION 1
TAX PARCEL ID: 11-084002980275

20-039 WR

02/25/20

STATE OF GEORGIA
HARRIS DIVERSIFIED
SERVICES INC
EFCI Diversified Services Inc.



24 HOUR CONTACT:
JOHN EARLEY
205.560.5348

RIDGE PLANNING AND ENGINEERING®

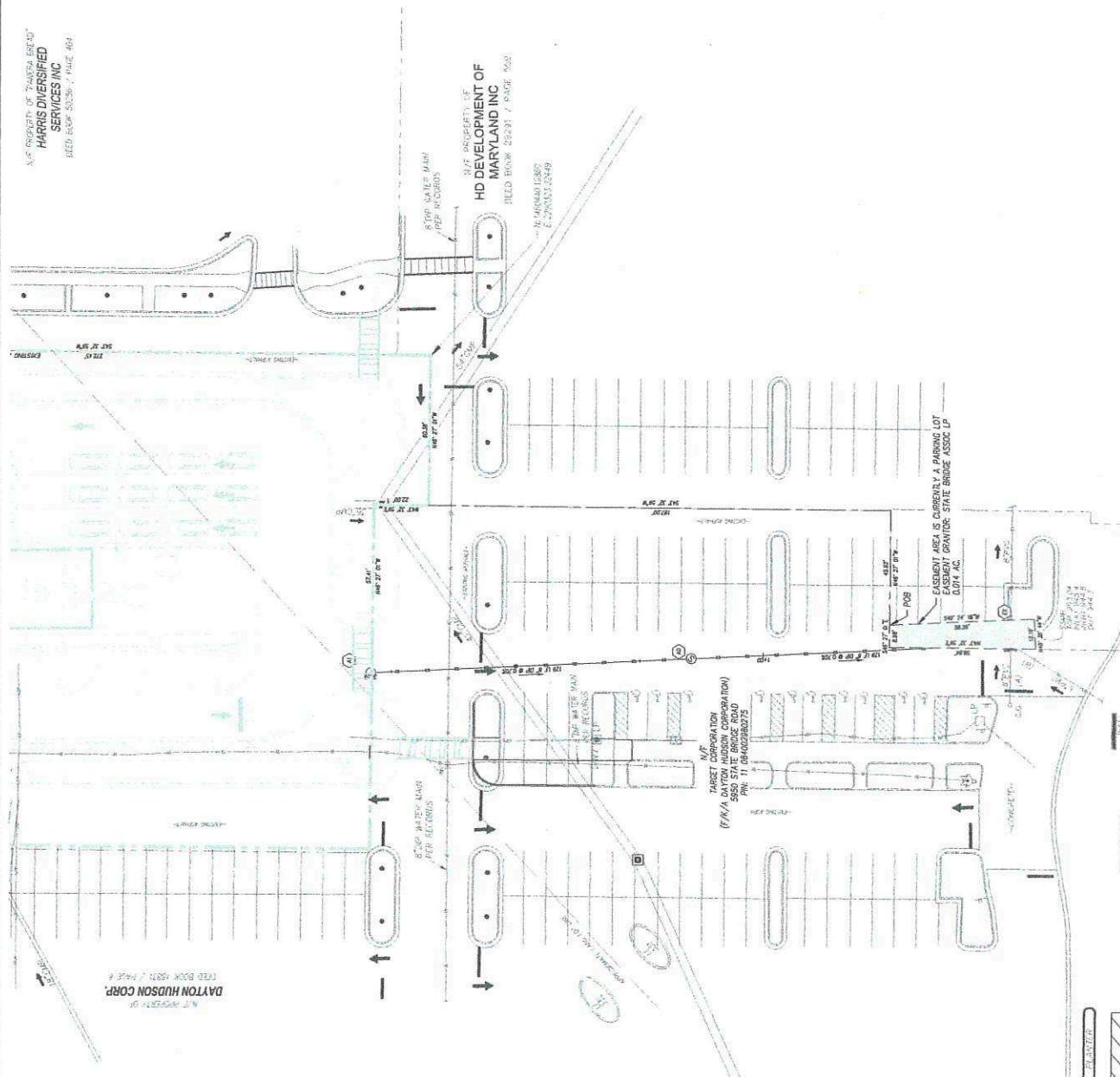
1200 KERSTEN CIRCLE, SUITE A
SUITE 200, MARIETTA, GA 30060
T: 404.468.0580
E: 20401572349

ENGINEER OF RECORD -
BRAD C. FELMAN, P.E.
JOHNS CREEK, GA 30097
BRADEC ENGINEERING
1200 KERSTEN CIRCLE, SUITE A
SUITE 200, MARIETTA, GA 30060
T: 404.468.0580
E: 20401572349



PROJECT INFORMATION BLOCK
JOB # 20-039WR
DRAFT DATE 02/25/2020
CHECKED BY: _____
APPROVED BY: _____
DATE: _____
FILE NUMBER: _____
MATERIAL: _____

EX. A



Legal Description

All that tract or parcel of land lying and being in Land Lots 330 and 331 of the 1st District, 1st Section, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a point at the intersection of the Southerly right-of-way line of State Bridge Road (variable right-of-way) and the Easterly right-of-way line of Medlock Bridge Road (variable right-of-way); Thence along said right-of-way line of State Bridge Road South 49 degrees 26 minutes 36 seconds East, a distance of 770.81 feet to a point, said point being the Northwest corner of the Target property; Thence South 49 degrees 26 minutes 36 seconds East, a distance of 187.25 feet to a concrete monument found; Thence South 40 degrees 12 minutes 19 seconds West, a distance of 35.10 feet to a concrete monument found; Thence South 49 degrees 57 minutes 10 seconds East, a distance of 29.95 feet to a concrete monument found; Thence North 40 degrees 33 minutes 33 seconds East, a distance of 34.88 feet to a point; Thence South 49 degrees 25 minutes 12 seconds East, a distance of 94.56 feet to a point; Thence South 49 degrees 25 minutes 12 seconds East, a distance of 17.89 feet to a 1/2-inch rebar found; Thence along a curve to the right having an arc length of 180.58 feet, with a radius of 2643.20 feet, being subtended by a chord bearing of South 47 degrees 29 minutes 13 seconds East, for a distance of 180.54 feet to a point, said point being the Northeast corner of the Target property; Thence departing the right-of-way of State Bridge Road South 43 degrees 32 minutes 59 seconds West, a distance of 272.45 feet to a point; Thence North 46 degrees 27 minutes 01 seconds West, a distance of 60.38 feet to a point; Thence South 43 degrees 32 minutes 59 seconds West, a distance of 187.00 feet to a point; Thence North 46 degrees 27 minutes 01 seconds West, a distance of 45.92 feet to a point, said point being the TRUE POINT OF BEGINNING.

Thence South 40 degrees 24 minutes 16 seconds West, a distance of 58.26 feet to a point; Thence North 49 degrees 35 minutes 44 seconds West, a distance of 12.19 feet to a point; Thence North 43 degrees 32 minutes 59 seconds East, a distance of 58.84 feet to a point; Thence South 46 degrees 27 minutes 01 seconds East, a distance of 8.98 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said easement area contains 0.014 Acres.

WMA 8/25/20

20-039 WR