

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 : SOFU COMMERCE CENTER
Tax Parcel Identification No.: 09F250301270555, 09F250301270696, 09F250301270704,
Land Disturbance Permit No.: & 09F250301270282
Zoning/Special Use Permit No.: WRS25-031
(if applicable) N/A

For Fulton County Use Only

Approval Date: _____
Initials: _____

SEWER EASEMENT
(Individual Form)

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 9th day of October, 20 25, between
Gary B. Coursey, Jr. and Yvette G. Coursey, as executor of the estate of Gary B. Coursey of said state and county, 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 (hereinafter referred to as 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(s) has (have) 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)
127, N/A Section (if applicable) of District 9F, Fulton County, Georgia, and
more particularly described as follows: To wit:

SOFU COMMERCE CENTER

Project Name

I See Exhibit "A" attached hereto and made a part hereof |

Sewer Easement Relocation – Individual
Revised 08/20/2007

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 14798, page(s) 302. 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 14798, page(s) 302 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(s) hereby conveys (convey) and relinquishes (relinquish) to FULTON COUNTY a right of access over Grantor's (Grantors') remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on said sewer line on both a routine and emergency basis.

I (We) hereby warrants (warrant) that I (we) have the right to sell and convey said sewer line easement and right of access and bind myself (ourselves), my (our) heirs, executors, and administrators, 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(s) hereby waives (waive) for him/herself (their selves), him/her (their) heirs, 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 (their) hand(s) and seal(s) on the day and year first above written.

Signed, sealed and delivered this 4TH
day of NOVEMBER, 20 25
in the presence of:

Shorelle Pierre
Witness

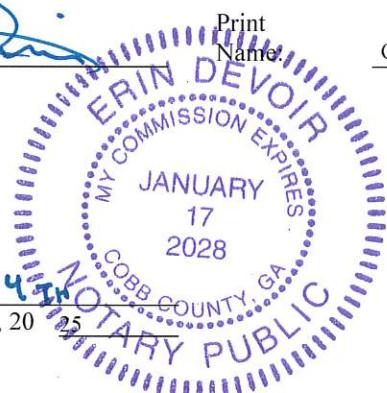
By:

Gary B. Coursey, Jr.

(L.S.)

Notary Public

[NOTARIAL SEAL]



Signed, sealed and delivered this 4TH
day of NOVEMBER, 20 25
in the presence of:

Shorelle Pierre
Witness

By:

Yvette G. Coursey

(L.S.)

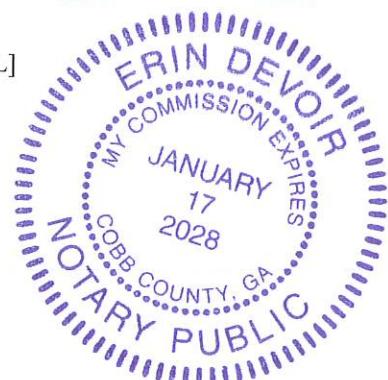
Notary Public

[NOTARIAL SEAL]

Print
Name:

Yvette G. Coursey, as the Executor
of the Estate of Gary B. Coursey

(L.S.)



4105 ROOSEVELT HWY COLLEGE PARK GA, 30349
 LAND LOT: 127 9TH DISTRICT
 PARCEL #09F250301270704,09F250301270282
 ADDRESS: 4105 ROOSEVELT HWY COLLEGE PARK
 GA, 30349
 FULTON COUNTY

LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER (POINT OF COMMENCEMENT) OF PARCEL 09F250301270282, AS RECORDED IN PLAT; THENCE RUN SOUTH 86°54'44.61" WEST ALONG THE SOUTH LINE A DISTANCE OF 142.41 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 1°20'11.56" WEST, A DISTANCE OF 22.44 FEET (L1); THENCE RUN NORTH 61°42'54.15" WEST, A DISTANCE OF 28.04 FEET (L2); THENCE RUN NORTH 1°20'30.02" EAST, A DISTANCE OF 165.56 FEET (L3); THENCE RUN NORTH 26°54'15.91" WEST, A DISTANCE OF 102.39 FEET (L4); THENCE RUN NORTH 89°49'53.33" WEST, A DISTANCE OF 386.16 FEET (L5); THENCE RUN NORTH 28°34'10.20" WEST, A DISTANCE OF 28.50 FEET (L6); THENCE RUN SOUTH 89°52'12.88" EAST, A DISTANCE OF 22.80 FEET (L7); THENCE RUN SOUTH 28°34'23.67" EAST, A DISTANCE OF 5.70 FEET (L8); THENCE RUN SOUTH 89°52'12.88" EAST, A DISTANCE OF 386.42 FEET (L9); THENCE RUN SOUTH 26°54'15.91" EAST, A DISTANCE OF 119.67 FEET (L10); THENCE RUN SOUTH 1°20'30.02" WEST, A DISTANCE OF 158.32 FEET (L11); THENCE RUN SOUTH 61°42'54.15" EAST, A DISTANCE OF 5.61 FEET (L12) TO THE POINT OF BEGINNING. CONTAINING 13,862.4 SQUARE FEET,

DS

BS

10/09/2025 | 11:44 AM EDT

Fulton County Government

Project #WRS25-031



BEARING TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S1°20'11.56"W	22.44'
L2	N61°42'54.15"W	28.04'
L3	N1°20'30.02"E	165.56'
L4	N26°54'15.91"W	102.39'
L5	N89°49'53.33"W	386.16'
L6	N28°34'10.20"W	28.50'
L7	S89°52'12.88"E	22.80'
L8	S28°34'23.67"E	5.70'
L9	S89°52'12.88"E	386.42'
L10	S26°54'15.91"E	119.67'
L11	S1°20'30.02"W	158.32'
L12	S61°42'54.15"E	5.61'
TOTAL	SQUARE FOOTAGE:13,862.4	



Project:

KMT PARTNERS SOFU COMMERCE CENTER

Project No. 24-160 Scale: NTS Sheet Ref. C5.0 Date: 10/08/25

Drawing No.

EX.
A

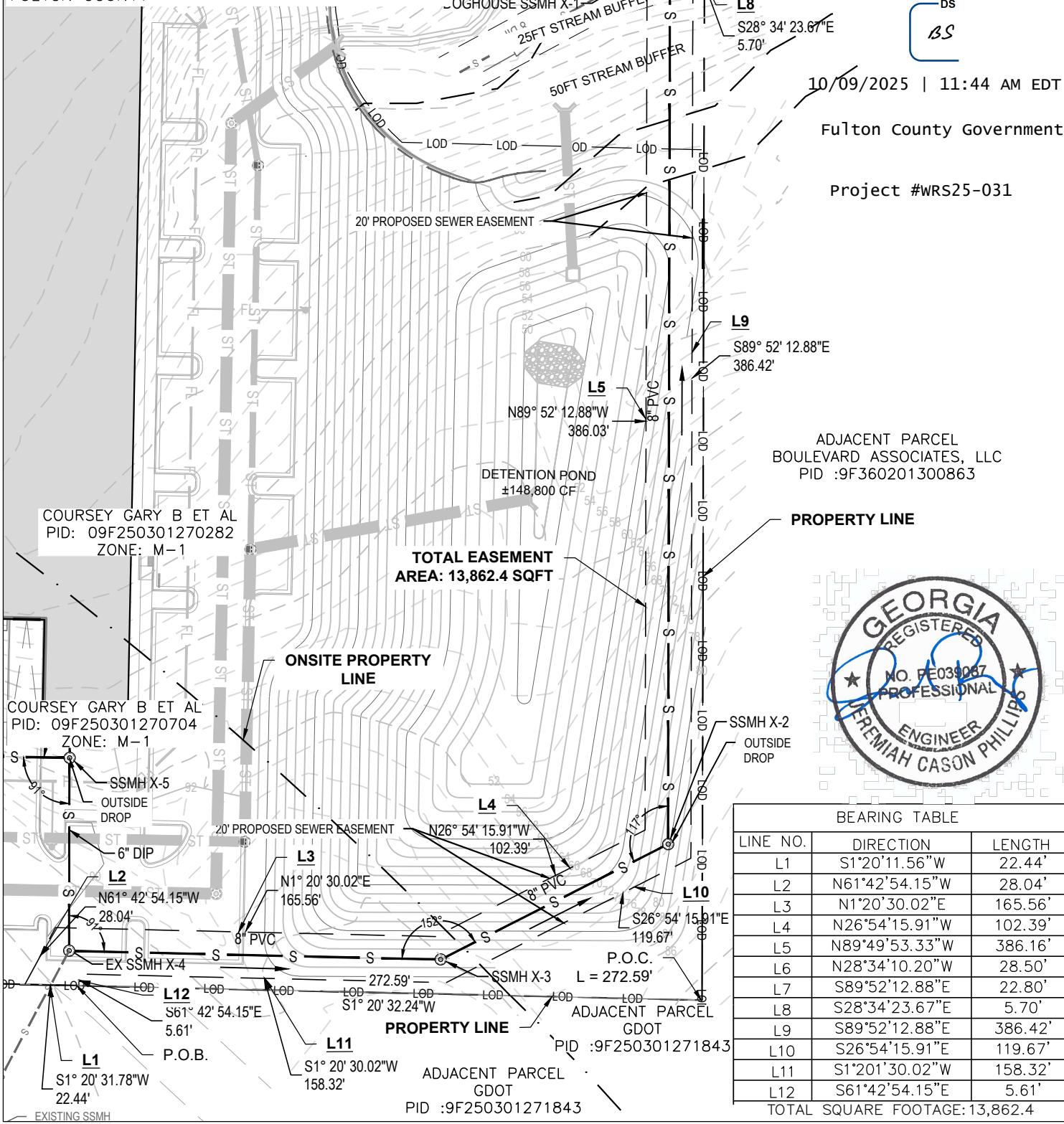
4105 ROOSEVELT HWY COLLEGE PARK GA, 30349
 LAND LOT: 127 9TH DISTRICT
 PARCEL #09F250301270704,09F250301270282
 ADDRESS: 4105 ROOSEVELT HWY COLLEGE PARK
 GA, 30349
 FULTON COUNTY

25FT STREAM BUFFER
 N28° 34' 23.67"W
 28.50'
 EXISTING STREAM
 OGHOUSE SSMH X-1
 25FT STREAM BUFFER
 50FT STREAM BUFFER
 L6
 S89° 52' 12.88"E
 22.80'
 L7
 S28° 34' 23.67"E
 5.70'
 DS
 BS

10/09/2025 | 11:44 AM EDT

Fulton County Government

Project #WRS25-031



Project:

KMT PARTNERS SOFU COMMERCE CENTER

Project No.

Scale:

Sheet Ref.

Date:

24-160

1" = 60'-0"

C5.0

10/08/25

Drawing No.

EX.
 A