

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

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

Project Name : 5075 Green Pine Drive
Tax Parcel Identification No.: 17 0040 LL1617
Land Disturbance Permit No.: 20-089WR
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only

Approval Date: _____
Initials: _____

**SEWER EASEMENT
(Individual Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 8 day of March, 2021, between **Michael E. Kohlsdorf** 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) 14 & 40, _____ Section (if applicable) of District 17, Fulton County, Georgia, and more particularly described as follows: To wit:

5075 Green Pine Drive

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 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 31st
day of March, 20 21
in the presence of:

[Signature]
Witness

By: [Signature] (L.S.)

[Signature]
Notary Public

Print Name: Michael Kehlendorf (L.S.)

[NOTARIAL SEAL]

Signed, sealed and delivered this 31st
day of March, 20 21
in the presence of:

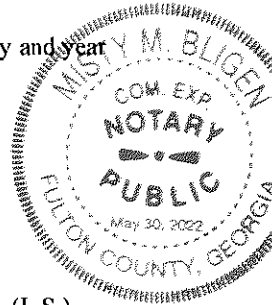
Witness

By: _____ (L.S.)

Notary Public

Print Name: _____ (L.S.)

[NOTARIAL SEAL]



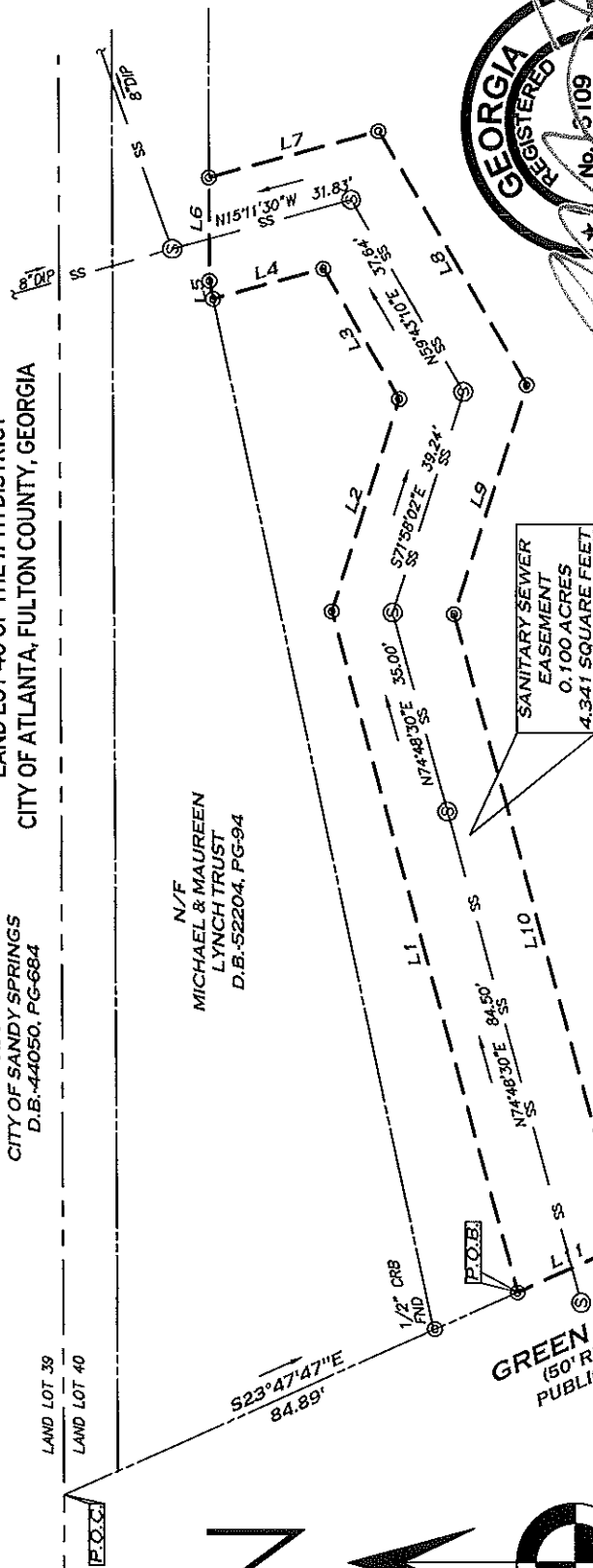
SANITARY SEWER EXHIBIT
MICHAEL E. KOHLSDORF & SHELLEY G. JUSTICE
 5075 GREEN PINE DRIVE
 ATLANTA, GEORGIA 30342
 PARCEL #: 17 0040 LL617

LAND LOT 40 OF THE 17TH DISTRICT
CITY OF ATLANTA, FULTON COUNTY, GEORGIA

N/F
CITY OF SANDY SPRINGS
D.B. 44050, PG-684

N/F
MICHAEL & MAUREEN
LYNCH TRUST
D.B. 52204, PG-94

N/F
MICHAEL E. KOHLSDORF &
SHELLEY G. JUSTICE
D.B. 47514, PG-678



LINE	BEARING	DISTANCE
L1	N74°48'30"E	119.48'
L2	S71°58'02"E	37.74'
L3	N59°43'10"E	25.50'
L4	N15°06'21"W	19.62'
L5	N78°00'30"E	3.09'
L6	N89°58'02"E	17.52'
L7	S15°06'21"E	30.19'
L8	S59°43'10"W	49.77'
L9	N71°58'02"W	40.74'
L10	S74°48'30"W	110.48'
L11	N23°47'43"W	20.23'

Lowery & Associates
LAND SURVEYING, LLC
 317 GRASSDALE ROAD
 CARTERSVILLE, GA 30121
 770-334-8186
 WWW.LOWERYLANDSURVEYS.COM
 INFO@LOWERYLANDSURVEYS.COM
 GEORGIA C.O.A.: LSF-001102

All that tract or parcel of land lying in and being in Land Lot 40 of the 17th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

Commencing at a point where the easterly right of way of Green Pine Drive (having a 50-foot, publicly dedicated right of way) intersects the northerly line of Land Lot 40, thence leaving said land lot line and continuing along said right of way of Green Pine Drive South 23 degrees 47 minutes 47 seconds East a distance of 84.89 feet to a point, said point being the TRUE POINT OF BEGINNING.

Thence leaving said right of way of Green Pine Drive North 74 degrees 48 minutes 30 seconds East a distance of 119.48 feet to a point; Thence South 71 degrees 58 minutes 02 seconds East a distance of 37.74 feet to a point; Thence North 59 degrees 43 minutes 10 seconds East a distance of 25.50 feet to a point; Thence North 15 degrees 06 minutes 21 seconds West a distance of 19.62 feet to a point; Thence North 78 degrees 00 minutes 30 seconds East a distance of 3.09 feet to a point; Thence North 89 degrees 58 minutes 02 seconds East a distance of 17.52 feet to a point; Thence South 15 degrees 06 minutes 21 seconds East a distance of 30.19 feet to a point; Thence South 59 degrees 43 minutes 10 seconds West a distance of 49.77 feet to a point; Thence North 71 degrees 58 minutes 02 seconds West a distance of 40.74 feet to a point; Thence South 74 degrees 48 minutes 30 seconds West a distance of 110.48 feet to a point on said right of way of Green Pine Drive; Thence continuing along said right of way of Green Pine Drive North 23 degrees 47 minutes 43 seconds West a distance of 20.23 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 0.100 acres (4,341 square feet).