



EASEMENT DEDICATION INFORMATION SUMMARY

Fulton County Land Division
141 Pryor Street, Suite 8021
Atlanta, Georgia 30303
404-612-7870
404-730-7877 (fax)

FOR FULTON COUNTY USE ONLY

Project Name: _____ LDP Number: _____
 Development Type: _____ Zoning/Special Use Number: _____
 Easement Width (in Feet) _____
 Easement Type (circle one) Sewer Water Vault Water Line
 Approval Date & Initials _____

PETITIONER INFORMATION

(** Please attach business card if available **)

Developer Name: Fulton Science Academy Private School, Inc.
 Name of Entity or Person Dedicating Property:
 (if different than above) Fulton Science Academy
 Contact Person: Kenan Sener
 Contact Company (if different than above): _____
 Contact Phone Number: 678-366-2555
 Contact E-mail Address: ksener@fultonscienceacademy.org

SITE INFORMATION (TO BE COMPLETED BY PETITIONER)

District Number: 1 Section Number*: 2 Land Lot(s): 689
 *(if applicable)
 Tax Parcel Identification Number(s) of the **parcel(s) from which the easement is being dedicated** (Please note if property is a parent parcel to be subdivided): 12 260 006 894 23 7
 If the **property to be developed** was purchased within past three years, please provide the following information:
 Sales price: n/a
 Sales date: _____
 Total acreage: _____
 Do you anticipate that ownership of **parcel(s) from which the easement is being dedicated** will change within the next 60 days? (If yes, please provide date) no

*** THESE DOCUMENTS MAY ONLY BE RECORDED BY A REPRESENTATIVE OF THE LAND DIVISION. PLEASE DO NOT ATTEMPT TO RECORD THEM ON YOUR OWN. THANK YOU.***

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 : Fulton Science Academy - Phase III
 Tax Parcel Identification No.: 12 260 006 894 237
 Land Disturbance Permit No.: WRN23-098
 Zoning/Special Use Permit No.: _____
 (if applicable)

<i>For Fulton County Use Only</i>	
Approval Date:	_____
Initials:	_____

**SEWER EASEMENT
 (Corporate Form)**

STATE OF GEORGIA,
 COUNTY OF FULTON

This indenture entered into this 15th day of April, 2024, between Fulton Science Academy Private School, 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) 689, 2 Section (if applicable) of District 1, Fulton County, Georgia, and more particularly described as follows: To wit:

Fulton Science Academy - Phase III

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 39097, 39097, page(s) 583, 585. 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 39097, 39097, page(s) 583, 585 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 15th
day of April, 20 24
In the presence of:

GRANTOR: Fulton Science Academy Private School
CORPORATE NAME

[Signature]
Witness

By: [Signature]

Print Name: Kenan Sener

Title: Head of School

[Signature]
Notary Public

By: _____

Print Name: _____

Title: _____

[NOTARIAL SEAL]



[CORPORATE SEAL]

**SEWER EASEMENT RELOCATION TRACT 1
POINT OF BEGINNING**

POD "L"
CUP
N/F
WRPV XI PA ALPHARETTA, LLC
DB 50102 PG 484

A: 107.02' - R: 349.00'
B: N 10° 25' 05.16" E - C: 106.61'

N 01°38'00" E
178.03'

A: 288.06' - R: 381.00'
B: N 23° 17' 34" E - C: 281.25'

N 44°55'59" E
68.90'

TEMPORARY LANE
(VARIABLE WIDTH R/W) 25 MPH

FANFARE WAY
(VARIABLE WIDTH R/W) 25 MPH

IPS

POINT OF COMMENCEMENT

N/F
TRUST COMPANY
54856 PG 115

PROJECT: FULTON SCIENCE ACADEMY - PHASE III
ADDRESS: 3035 FANFARE WAY
ALPHARETTA, GA 30009
LAND LOT: 689
DISTRICT: 1ST
SECTION: 2ND
PID#: 12 260 006 894 23 7
EASEMENT AREA: TRACT 1 - 6,521 SF
TRACT 2 - 9,076 SF
GRANTOR: FULTON SCIENCE ACADEMY PRIVATE
SCHOOL, INC..
GRANTEE: FULTON COUNTY
DEED BOOK: 56415
PAGE: 0175
FUL CO PERMIT#: 23-098WR

LEGEND



WATER VAULT
EASEMENT

EXISTING CONDITIONS OF EASEMENT
AREA IS A MIX OF WOODED AND
LANDSCAPED AREA.

PROPOSED CONDITION IS BENEATH
A PAVED DRIVE AISLE.

~DETENTION POND~
POND ELEV 1029.7 +/-
(AS MEASURED AT DATE OF FIELDWORK)

20' SANITARY SEWER EASEMENT
(SHOWN PER REFERENCE #1)

4/18/2024
Bjm

SHEET 1 OF 2



AEC
50 Warm Springs Circle
Roswell, Georgia • 30075
(770) 641-1942 • www.aecat.com

PROJECT NO.: 22-4817
DRAWN BY: JLM
DATE: 3-8-2024
REVISED:

**SEWER EASEMENT
RELOCATION - EXHIBIT A**

**FULTON SCIENCE
ACADEMY - PHASE III**
ALPHARETTA, GA

**SEWER EASEMENT RELOCATION TRACT 1
POINT OF BEGINNING**

A: 20.13' - R: 349.00'
B: N 20° 51' 20.90" E - C: 20.13'

**FANFARE WAY
(VARIABLE WIDTH R/W) 25 MPH**

LL
689

**SEWER EASEMENT RELOCATION TRACT 1
0.15 ACRES (6,521 SF)**

POB "N"
CLIP
N/F
1 PARK NEIGHBORHOOD ASSOCIATION
DB 48178 PG 232

PROJECT: FULTON SCIENCE ACADEMY - PHASE III
ADDRESS: 3035 FANFARE WAY
ALPHARETTA, GA 30009
LAND LOT: 689
DISTRICT: 1ST
SECTION: 2ND
PID#: 12 260 006 894 23 7
EASEMENT AREA: TRACT 1 - 6,521 SF
TRACT 2 - 9,076 SF
GRANTOR: FULTON SCIENCE ACADEMY PRIVATE
SCHOOL, INC..
GRANTEE: FULTON COUNTY
DEED BOOK: 56415
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LEGEND

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AREA IS A MIX OF WOODED AND
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PROJECT NO.: 22-4817
DRAWN BY: JLM
DATE: 3-8-2024
REVISED:

**SEWER EASEMENT
RELOCATION - EXHIBIT A**

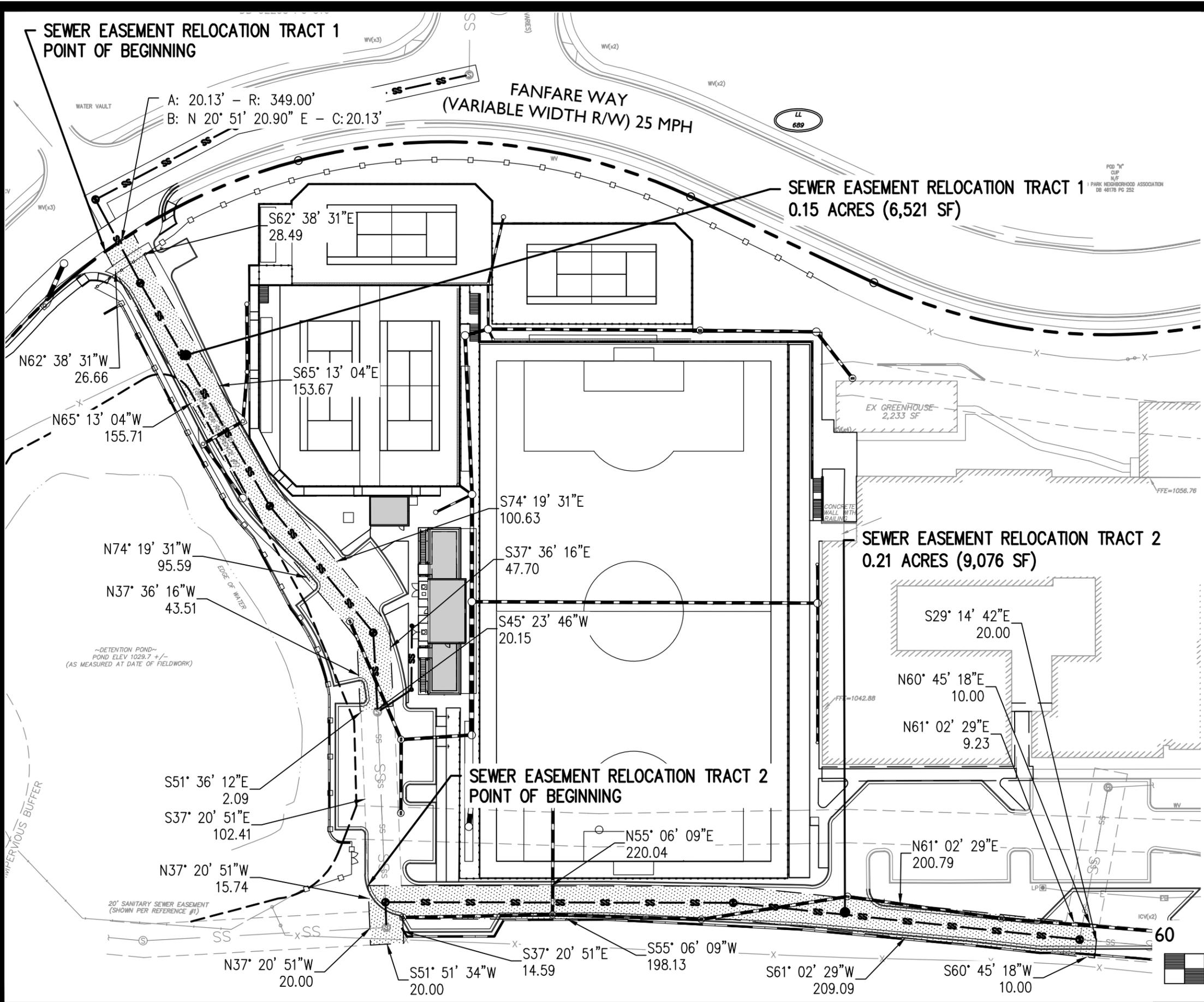
**FULTON SCIENCE
ACADEMY - PHASE III
ALPHARETTA, GA**



4/18/2024

Bjm

SHEET 2 OF 2



~DETENTION POND~
POND ELEV 1029.7' +/-
(AS MEASURED AT DATE OF FIELDWORK)

PERVIOUS BUFFER

20' SANITARY SEWER EASEMENT
(SHOWN PER REFERENCE #1)

EX GREENHOUSE
2,233 SF

CONCRETE
WALL WITH
RAILING

**SEWER EASEMENT RELOCATION TRACT 2
0.21 ACRES (9,076 SF)**

FF=1042.88

FFE=1056.76

ICW(x2)

Exhibit A-1

Sewer Easement - Legal Description for Tract 1

Fulton Science Academy – Phase III

ALL THAT TRACT OR PARCEL of land being in Land Lots 689 of the 1st District, 2nd Section of Fulton County, Georgia; this description for tract 1 is based on information taken from a survey by Georgia Civil Inc. for Science Academy Private School dated 10-29-2015 and shown on an easement exhibit by AEC, Inc. dated March 8, 2024, being more particularly described as follows:

THE POINT OF COMMENCEMENT begins at an iron pin set (1/2" rebar) located along the northeasternly right-of-way found east of the intersection of Fanfare Way and Tempo Lane in land lot 689 of the 1st district 2nd section of Fulton County, Georgia,

Thence running along said right-of-way north 44 degrees 55 minutes 59 seconds east for 68.90 feet to a point;

Running thence 288.06 feet along the arc of a curve to the left, said curve having a radius of 381.00 feet being subtended by a chord of north 23 degrees 17 minutes and 34 seconds east 281.25 feet to a point;

Running thence north 01 degrees 38 minutes 00 seconds east for 178.03 feet to a point;

Running thence 107.02 feet along the arc of a curve to the right, said curve having a radius of 349.00 feet being subtended by a chord of north 10 degrees 25 minutes 5.16 seconds east for 106.61 feet to THE POINT OF BEGINNING;

from said POINT OF BEGINNING; running thence along said right-of-way 20.13 feet along the arc of a curve to the right, said curve having a radius of 349.00 feet being subtended by a chord of north 20 degrees 51 minutes 20.90 seconds east for 20.13 feet to a point;

thence departing said right-of-way south 62 degrees 38 minutes 31 seconds east for 28.49 feet to a point;

running thence south 65 degrees 13 minutes 04 seconds east for 153.67 feet to a point;

running thence south 74 degrees 19 minutes 31 seconds east for 100.63 feet to a point;

running thence south 37 degrees 36 minutes 16 seconds east for 47.70 feet to a point;

running thence south 45 degrees 23 minutes 46 seconds west for 20.15 feet to a point;

running thence north 37 degrees 36 minutes 16 seconds west for 43.51 feet to a point;

running thence north 74 degrees 19 minutes 31 seconds west for 95.59 feet to a point;

running thence north 65 degrees 13 minutes 04 seconds west for 155.71 feet to a point;

running thence north 62 degrees 38 minutes 31 seconds west for 26.66 feet to the POINT OF BEGINNING.

Said tract 1 of land contains 0.15 acres or 6,521 square feet.

Exhibit A-2

Sewer Easement - Legal Description for Tract 2

Fulton Science Academy – Phase III

ALL THAT TRACT OR PARCEL of land being in Land Lots 689 of the 1st District, 2nd Section of Fulton County, Georgia; this description for tract 2 is based on information taken from a survey by Georgia Civil Inc. for Science Academy Private School dated 10-29-2015 and shown on an easement exhibit by AEC, Inc. dated March 8, 2024, being more particularly described as follows:

THE POINT OF COMMENCEMENT begins at an iron pin set (1/2" rebar) located along the northeasternly right-of-way found east of the intersection of Fanfare Way and Tempo Lane in land lot 689 of the 1st district 2nd section of Fulton County, Georgia,

Thence running along said right-of-way north 44 degrees 55 minutes 59 seconds east for 68.90 feet to a point;

Running thence 288.06 feet along the arc of a curve to the left, said curve having a radius of 381.00 feet being subtended by a chord of north 23 degrees 17 minutes and 34 seconds east 281.25 feet to a point;

Running thence north 01 degrees 38 minutes 00 seconds east for 178.03 feet to a point;

Running thence 107.02 feet along the arc of a curve to the right, said curve having a radius of 349.00 feet being subtended by a chord of north 10 degrees 25 minutes 5.16 seconds east for 106.61 feet to a point;

running thence along said right-of-way 20.13 feet along the arc of a curve to the right, said curve having a radius of 349.00 feet being subtended by a chord of north 20 degrees 51 minutes 20.90 seconds east for 20.13 feet to a point;

thence departing said right-of-way, running south 62 degrees 38 minutes 31 seconds east for 28.49 feet to a point;

running thence south 65 degrees 13 minutes 04 seconds east for 153.67 feet to a point;

running thence south 74 degrees 19 minutes 31 seconds east for 100.63 feet to a point;

running thence south 37 degrees 36 minutes 16 seconds east for 47.70 feet to a point;

running thence south 45 degrees 23 minutes 46 seconds west for 20.15 feet to a point;

running thence south 51 degrees 36 minutes 12 seconds east for 2.09 feet to a point;

running thence south 37 degrees 20 minutes 51 seconds east 102.41 feet to THE POINT OF BEGINNING;

from said POINT OF BEGINNING;

running thence north 55 degrees 06 minutes 09 seconds east for 220.04 feet to a point;

running thence north 61 degrees 02 minutes 29 seconds east for 200.79 feet to a point;

running thence north 61 degrees 02 minutes 29 seconds east for 9.23 feet to a point;

running thence north 60 degrees 45 minutes 18 seconds east for 10.00 feet to a point;
running thence south 29 degrees 14 minutes 42 seconds east for 20.00 feet to a point;
running thence south 60 degrees 45 minutes 18 seconds west for 10.00 feet to a point;
running thence south 61 degrees 02 minutes 29 seconds west for 209.09 feet to a point;
running thence south 55 degrees 06 minutes 09 seconds west for 198.13 feet to a point;
running thence south 37 degrees 20 minutes 51 seconds east for 14.59 feet to a point;
running thence south 51 degrees 51 minutes 34 seconds west for 20.00 feet to a point;
running thence north 37 degrees 20 minutes 51 seconds west for 20.00 feet to a point;
running thence north 37 degrees 20 minutes 51 seconds west for 15.74 feet to the POINT OF
BEGINNING.

Said tract 2 of land contains 0.21 acres or 9,076 square feet.