

[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 : Fulton Industrial Blvd C-Store  
Tax Parcel Identification No.: 14F 005-LL-018-0  
Land Disturbance Permit No.: 20S-002WR  
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 **14th day of December, 2020**, between **Boat Rock Evergreen, LLC**, 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) 115, \_\_-\_\_ Section (if applicable) of District 14F, Fulton County, Georgia, and more particularly described as follows: To wit:

**Fulton Industrial Blvd C-Store**

*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 November,  
in the presence of:

24<sup>th</sup>  
2020

GRANTOR:

BOAT Rock Green, LLC  
CORPORATE NAME

Witness

Kheiravan

By:

[Signature]

Print Name:

Farzanali M. Keirani

Title:

partner

Notary Public

By:

Print Name:

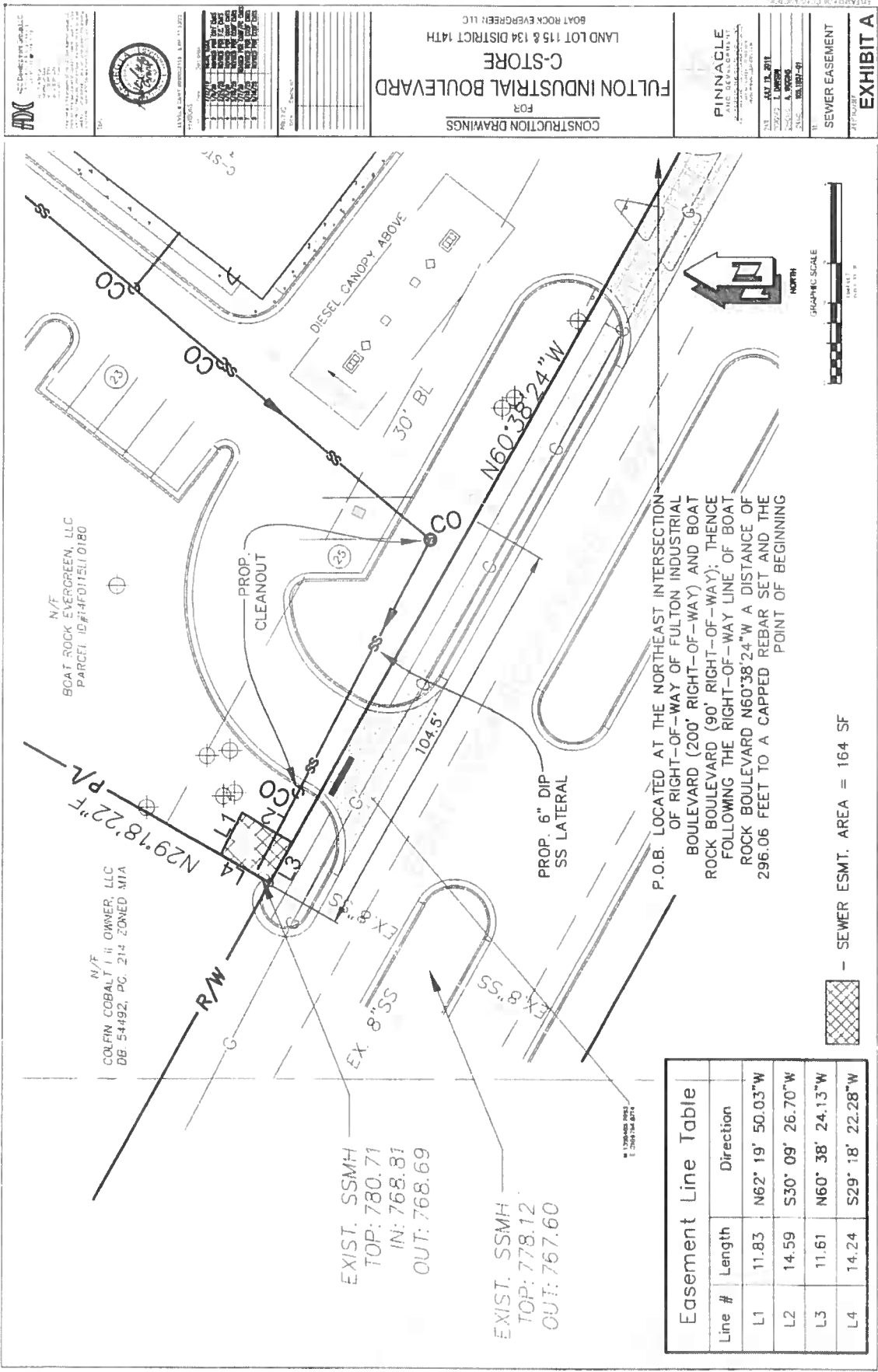
Title:

[NOTARIAL SEAL]



Jocelyn Sciranko  
NOTARY PUBLIC  
Cobb County, Georgia  
My Commission Expires  
April 11, 2024

[CORPORATE SEAL]



| Easement Line Table |        |                  |
|---------------------|--------|------------------|
| Line #              | Length | Direction        |
| L1                  | 11.83  | N62° 19' 50.03"W |
| L2                  | 14.59  | S30° 09' 26.70"W |
| L3                  | 11.61  | N60° 38' 24.13"W |
| L4                  | 14.24  | S29° 18' 22.28"W |

- SEWER ESMT. AREA = 164 SF

STATE OF MARYLAND  
DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS

**CONSTRUCTION DRAWINGS**  
FOR  
**FULTON INDUSTRIAL BOULEVARD  
C-STORE**  
LAND LOT 115 & 134 DISTRICT 14TH  
BOAT ROCK EVERGREEN LLC

**PINNACLE**  
LAND MANAGEMENT  
1401 E. JEFFERSON AVE.  
ANNAPOLIS, MD 21403  
TEL: 410.291.1111  
FAX: 410.291.1112

**SEWER EASEMENT**  
APPROVED  
**EXHIBIT A**

DATE: 12.18.2017  
DRAWN BY: J. L. LAMON  
CHECKED BY: A. WOOD  
DATE: 01.18.2018

TPM  
12-1-20

**EXHIBIT "A"**  
**SEWER EASEMENT**

All that Tract or Parcel of land lying in Land Lots 115 and 134, 14th District, Fulton County, Georgia, being a sewer easement shown on an exhibit for C-Store by Pinnacle Land Development, and being more particularly described as follows:

COMMENCE at a ½" rebar at the northeast intersection of right-of-way of Fulton Industrial Boulevard (200' right-of-way) and Boat Rock Boulevard (90' right-of-way); thence following the right-of-way line of Boat Rock Boulevard N60°38'24"W a distance of 296.06 feet to a capped rebar set and the POINT OF BEGINING; thence leaving said right-of-way line and running N29°18'22"E a distance of 14.24 feet to a point; running thence S62°19'50"E a distance of 11.83 feet to a point; running thence S30°09'26"W a distance of 14.59 feet to a point on the right-of-way line of Boat Rock Boulevard; thence continuing along said right-of-way line N60°38'24"W a distance of 11.61 feet to the POINT OF BEGINNING.

Said tract contains 164 S.F.