

[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 : Aria North Phase III
Tax Parcel Identification No.: 17 0034 LL4106
Land Disturbance Permit No.: 19-00068
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 30th day of April, 2021, between JEN Georgia 4, 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.

WITNESSETH, that for and in consideration of \$1.00 cash in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and in consideration of the benefit 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 the party of the second part and to successors and assigns the right, title, and privilege of an easement on subject property located in land lot(s) 34 of the 17th District, _____ Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

Aria North - 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.

For the same consideration, Grantor(s) hereby convey and relinquish 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.

Grantor hereby warrants that it has the right to sell and convey said sewer 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.

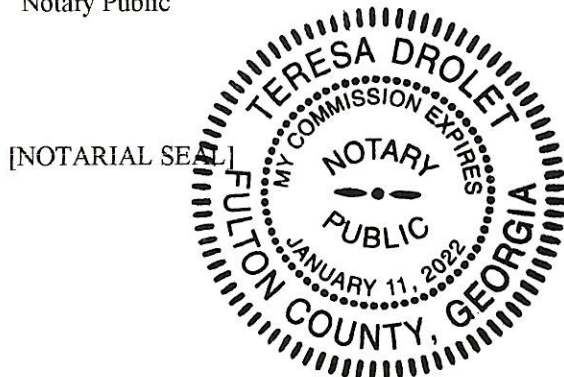
Said Grantor hereby waives for itself, its successors and assigns all rights to any further compensation or claim to damages on account of the construction, access, upgrade or maintenance of said sewer line for the use of the property as herein agreed.

IN WITNESS HEREOF said party of the first part has hereunto affixed its hand and seal on the day and year first above written.

Signed, sealed and delivered this 3rd
day of May, 2021
in the presence of:

[Signature]
Witness

[Signature]
Notary Public



GRANTOR: JEN Georgia 4, LLC
CORPORATE NAME

By: [Signature]

Print Name: Steven Check

Title: Vice President

By: _____

Print Name: _____

Title: _____

[CORPORATE SEAL]

Written Description

Aria North Phase 3, Sanitary Sewer Easement

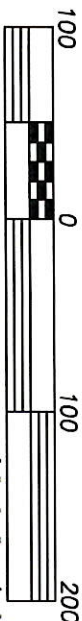
All that tract or parcel of land lying and being in Land Lot 34 of the 17th District, City of Sandy Springs, Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at the intersection of the southerly end of the mitered intersection of the easterly right-of-way of Glenridge Drive (right-of-way varies) and the northerly right-of-way of Abernathy Road (right-of-way varies); thence North 32 Degrees 13 Minutes 58 Seconds East a distance of 103.06 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

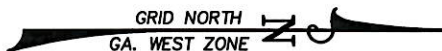
Thence North 18 Degrees 57 Minutes 29 Seconds East a distance of 20.00 feet to a point; Thence South 71 Degrees 02 Minutes 31 Seconds East a distance of 121.49 feet to a point; Thence North 18 Degrees 20 Minutes 07 Seconds East a distance of 160.01 feet to a point; Thence North 71 Degrees 14 Minutes 26 Seconds West a distance of 184.53 feet to a point; Thence North 18 Degrees 45 Minutes 34 Seconds East a distance of 20.00 feet to a point; Thence South 71 Degrees 14 Minutes 26 Seconds East a distance of 204.39 feet to a point; Thence South 18 Degrees 20 Minutes 07 Seconds West a distance of 180.04 feet to a point; Thence South 71 Degrees 16 Minutes 54 Seconds East a distance of 172.08 feet to a point; Thence North 18 Degrees 31 Minutes 00 Seconds East a distance of 120.02 feet to a point; Thence South 71 Degrees 29 Minutes 00 Seconds East a distance of 20.00 feet to a point; Thence South 18 Degrees 31 Minutes 00 Seconds West a distance of 120.77 feet to a point; Thence South 67 Degrees 13 Minutes 51 Seconds East a distance of 90.42 feet to a point; Thence South 57 Degrees 49 Minutes 06 Seconds West a distance of 15.20 feet to a point; Thence South 32 Degrees 10 Minutes 54 Seconds East a distance of 13.16 feet to a point; Thence North 67 Degrees 13 Minutes 51 Seconds West a distance of 101.39 feet to a point; Thence North 71 Degrees 16 Minutes 54 Seconds West a distance of 191.72 feet to a point; Thence North 71 Degrees 02 Minutes 31 Seconds West a distance of 131.62 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land contains 0.415 acres.



OWNER/SUBDIVIDER:

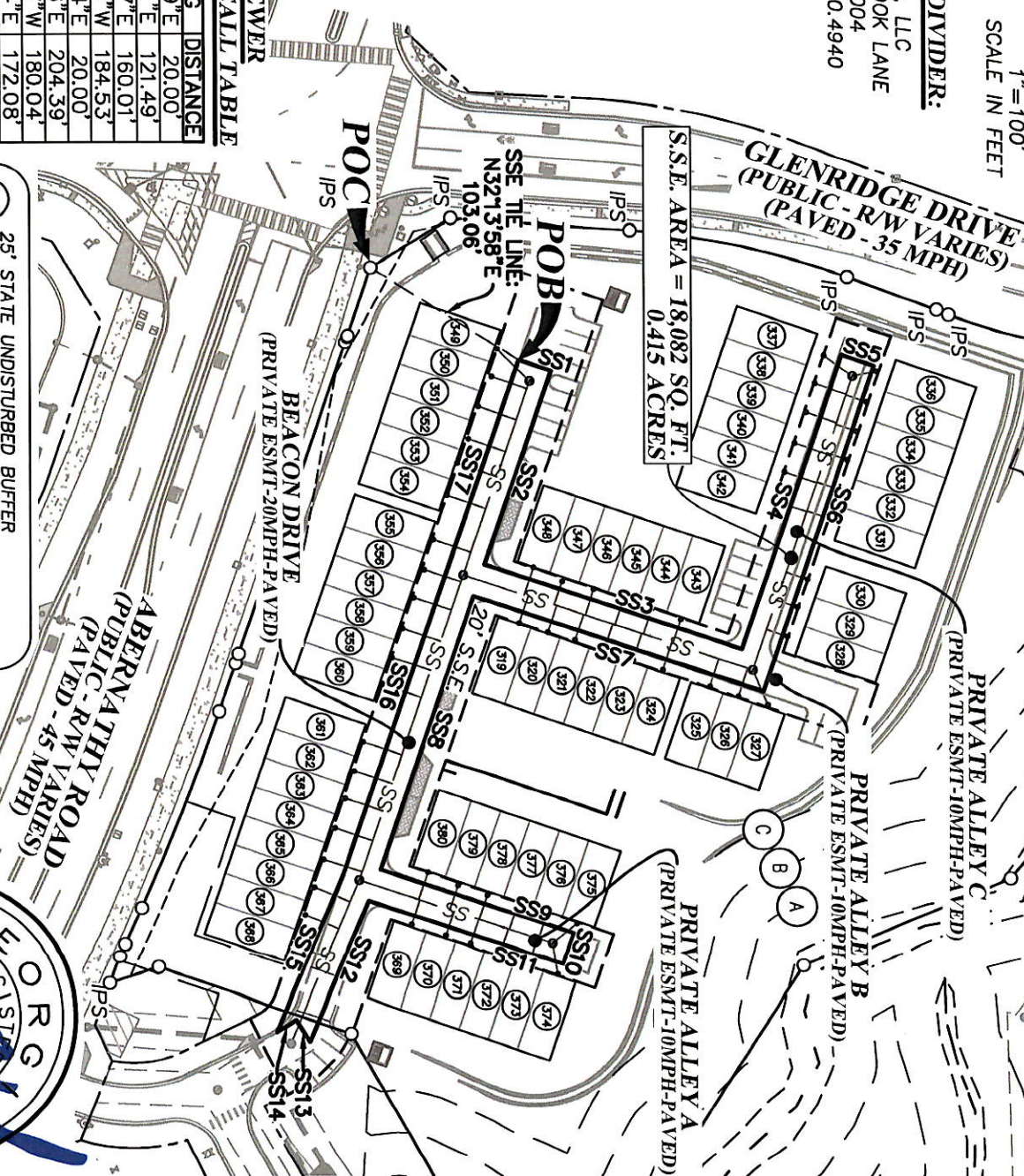
JEN GEORGIA 4, LLC
840 NETTLEBROOK LANE
MILTON, GA 30004
PHONE: 770.840.4940



SANITARY SEWER EASEMENT CALL TABLE

LINE	BEARING	DISTANCE
SS1	N18°57'29"E	20.00'
SS2	S71°02'31"E	121.49'
SS3	N18°20'07"E	160.01'
SS4	N71°14'26"W	184.53'
SS5	N18°45'34"E	20.00'
SS6	S71°14'26"E	204.39'
SS7	S18°20'07"W	180.04'
SS8	S71°16'54"E	172.08'
SS9	N18°31'00"E	120.02'
SS10	S71°29'00"E	20.00'
SS11	S18°31'00"W	120.77'
SS12	S67°13'51"E	90.42'
SS13	S57°49'06"W	15.20'
SS14	S32°10'54"E	13.16'
SS15	N67°13'51"W	101.39'
SS16	N71°16'54"W	191.72'
SS17	N71°02'31"W	131.62'

- (A) 25' STATE UNDISTURBED BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)
- (B) 50' COUNTY UNDISTURBED VEGETATIVE BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)
- (C) 75' COUNTY NON-IMPERVIOUS SETBACK (AS MEASURED FROM POINT OF WRESTED VEGETATION)



GUNNIN
LAND SURVEYING

107 Mountain Brook Drive, Suite 104 Canton, GA 30115
www.gunninsurvey.com License No. LSF 001033



T:678.880.7502
F:678.609.4731

**SANITARY SEWER EASEMENT EXHIBIT FOR:
ARIA NORTH, PHASE III**

GRANTOR: JEN GEORGIA 4, LLC

LOCATED IN LAND LOT 34
17th DISTRICT
TAX PARCEL ID: 17 0034 LL4106
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA
MAY 7, 2021

Exhibit A