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

Project Name : Reserve at Newtown
Tax Parcel Identification No.: 12 292008200592
Land Disturbance Permit No.: LDP-24-0015 WRN24-073
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 6 day of August 2024, between Green Implementation Group, 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) 820 of the District, 12th Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit:

Reserve at Newtown

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.

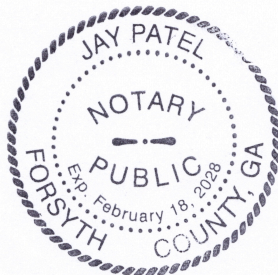
IN WITNESS HEREOF said party of the first part has hereunto affixed its hand and seal on the day and year first above written.

Signed, sealed and delivered this 6
day of Aug, 20 24
in the presence of:

npatel
Witness

[Signature]
Notary Public

[NOTARIAL SEAL]



GRANTOR: Green Implementation Group, LLC
CORPORATE NAME

By: [Signature]
Print Name: Aleksandr Tsynman

Title: Manager

By: _____

Print Name: _____

Title: _____

[CORPORATE SEAL]

LEGAL DESCRIPTION

Beginning at a point located at the intersection of the land lot line common to Land Lots 819 and 820, 12th District, Fulton County Georgia and the eastern right-of-way of Nesbitt Ferry Road and running thence along said Land Lot line on a bearing of N89°46'53"E a distance of 685.90 feet to an iron pin; running thence on a bearing of S01°02'23"E a distance of 192.43 feet to a point located at the TRUE POINT OF BEGINNING.

Beginning at the True Point of Beginning and running thence on a bearing of S01°02'23"E a distance of 20.00 feet to a point; running thence on a bearing of S89°00'48"W a distance of 24.74 feet to a point; running thence on a bearing of S06°57'49"W a distance of 38.97 feet to a point; running thence on a bearing of S42°47'52"W a distance of 94.52 feet to a point; running thence on a bearing of S68°06'16"W a distance of 138.30 feet to a point; running thence on a bearing of S55°34'06"W a distance of 126.05 feet to a point on the proposed right-of-way of Newtown Trail; running thence an arc distance of 20.00 feet. Said arc being defined by a chord having a bearing of N35°25'54"W and a distance of 20.00 feet; running thence on a bearing of N55°34'06"E a distance of 123.86 feet to a point; running thence on a bearing of N68°06'16"E a distance of 140.59 feet to a point; running thence on a bearing of N42°47'52"E a distance of 105.48 feet to a point; running thence on a bearing of N06°57'49"E a distance of 28.04 feet to a point; running thence on a bearing of S89°00'48"W a distance of 7.36 feet to the TRUE POINT OF BEGINNING.

Said property contains 8290 square feet, more or less and as more particularly shown on the attached Exhibit "A" which is incorporated herein by reference for a more full and complete description of said easement.

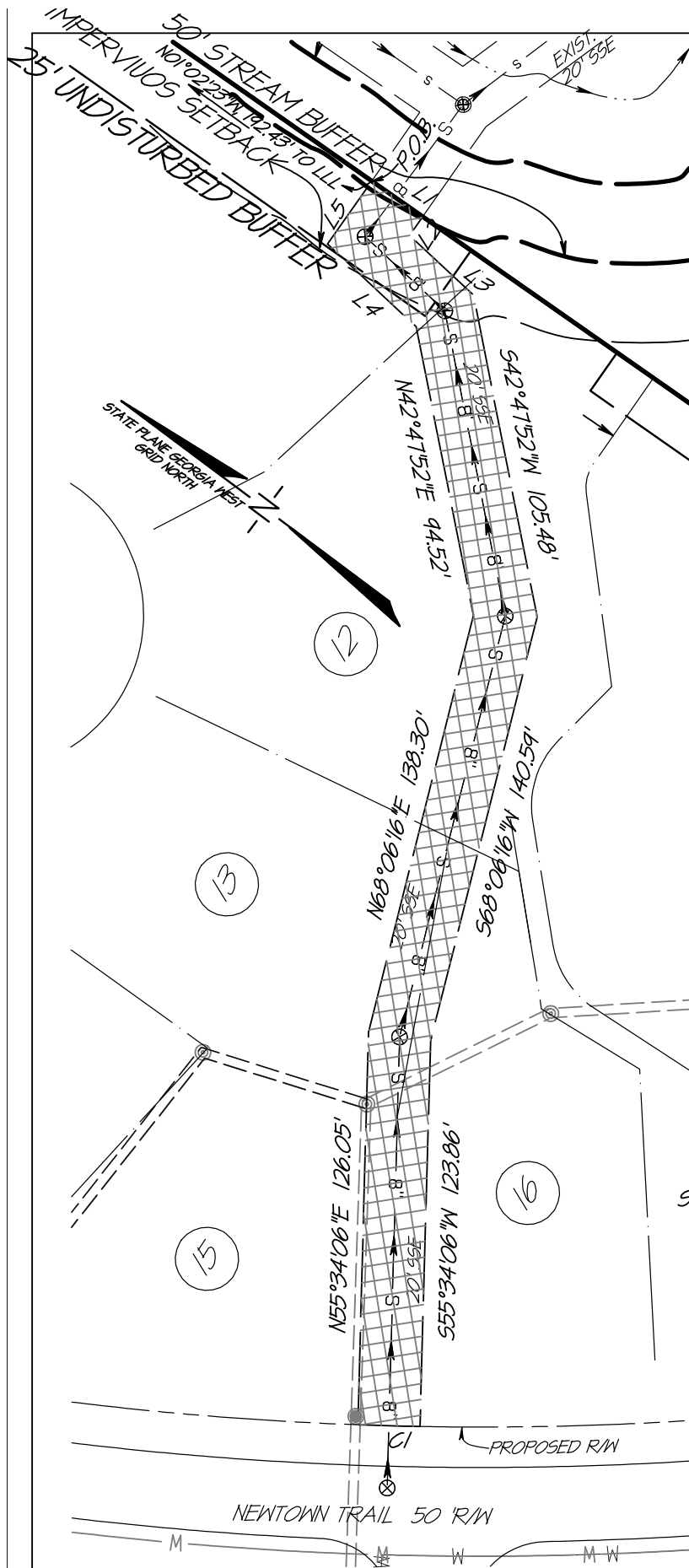


EXHIBIT A

Bjm
3/27/2025

LINE CHART

SEGMENT	BEARING	DISTANCE
1	S 01° 02' 23" W	20.00'
2	S 89° 00' 48" W	24.74'
3	S 06° 57' 49" W	39.87'
4	N 06° 57' 49" E	28.04'
5	N 89° 00' 48" E	7.36'

CURVE CHART

SEGMENT	CHORD BEARING	CHORD LENGTH	ARC LENGTH
1	N 34° 25' 54" W	20.00'	20.00'

AREA IN EASEMENT 8280 SF



REVISIONS _____ _____ _____ _____ _____	CORNERSTONE DESIGN & DEVELOPMENT, INC. 146 SIMONSON ROAD, SE LAWRENCEVILLE, GA 30046 PHONE: 404-561-4281 EMAIL: KIM@CORNERSTONEDESIGN.COM CONTACT: DARRELL VAUGHN	DATE: 08/06/24 SCALE: 1" = 50'	RESERVE AT NEWTOWN LAND LOTS 820, 12th DISTRICT FULTON COUNTY, GEORGIA PARCEL #S 202008200542 CITY OF JOHNS CREEK, GA	SANITARY SEWER EASEMENT PLAT
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