

[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 : Elara at Bethany  
Tax Parcel Identification No.: 21 547009720497, 21 547009720463, 21 547009720547  
Land Disturbance Permit No.: WRN24-058  
Zoning/Special Use Permit No.: R-5A  
(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 3rd day of October, 2025, between Arkan Bethany, 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) 972, 1st Section (if applicable) of District 2, Fulton County, Georgia, and more particularly described as follows: To wit:

Elara at Bethany

*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.

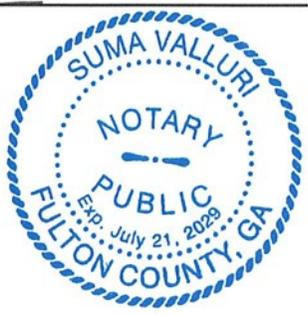
**IN WITNESS HEREOF** said party of the first part has hereunto affixed his/her hand and seal on the day and year first above written.

Signed, sealed and delivered this 9th day of October, 2025 in the presence of:

[Signature]  
Witness

YS Lathe  
Notary Public

[NOTARIAL SEAL]



GRANTOR: Arkan Bethany, LLC  
CORPORATE NAME

By: [Signature]

Print Name: Ihssan Hashem

Title: CEO

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

[CORPORATE SEAL]

## **Elara At Bethany, Sanitary Sewer Easement**

All that tract or parcel of land lying and being in the City of Milton in Land Lot 972 of the 2<sup>nd</sup> District, 1<sup>st</sup> Section of Fulton County, Georgia and more particularly described as follows.

Beginning 915.3 feet east of the intersection of the southern right of way line with the west side of Land Lot 952 and thence continue along said right of way along a curve to the right, said curve having an arc length of 121.49 feet with a radius of 780.68 feet, being subtended by a chord bearing of South 55 degrees 36 minutes 17 seconds East, a distance of 121.37 feet to a point; thence South 10 degrees 06 minutes 28 seconds West, a distance of 10.94 feet to a point; thence along a curve to the right, said curve having an arc length of 74.57 feet with a radius of 993.91 feet, being subtended by a chord bearing of South 49 degrees 29 minutes 18 seconds East, a distance of 74.55 feet to a point and the Point of Beginning, Thence from said Point of Beginning and continue along a curve to the right, said curve having an arc length of 20.00 feet with a radius of 993.91 feet, being subtended by a chord bearing of South 46 degrees 45 minutes 46 seconds East, a distance of 20.00 feet to a point; thence Leaving said right of way and run South 42 degrees 39 minutes 39 seconds West, a distance of 18.40 feet to a point; thence South 14 degrees 54 minutes 19 seconds West, a distance of 51.33 feet to a point; thence South 00 degrees 53 minutes 45 seconds West, a distance of 76.41 feet to a point; thence South 09 degrees 10 minutes 41 seconds West, a distance of 62.23 feet to a point; thence South 25 degrees 04 minutes 52 seconds West, a distance of 64.50 feet to a point; thence South 43 degrees 04 minutes 31 seconds West, a distance of 200.41 feet to a point; thence South 74 degrees 19 minutes 55 seconds West, a distance of 19.20 feet to a point; thence North 40 degrees 21 minutes 52 seconds West, a distance of 22.57 feet to a point; thence North 71 degrees 28 minutes 59 seconds East, a distance of 26.04 feet to a point; thence North 43 degrees 04 minutes 31 seconds East, a distance of 188.17 feet to a point; thence North 25 degrees 04 minutes 52 seconds East, a distance of 58.53 feet to a point; thence North 09 degrees 10 minutes 41 seconds East, a distance of 57.99 feet to a point; thence North 00 degrees 53 minutes 45 seconds East, a distance of 77.42 feet to a point; thence North 14 degrees 54 minutes 19 seconds East, a distance of 58.73 feet to a point; thence North 42 degrees 39 minutes 39 seconds East, a distance of 23.54 feet to a point; and the Point of Beginning.

Said tract or parcel contains 0.322 Acres.

