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PLEASE DO NOT ATTEMPT TO RECORD THEM ON YOUR OWN. THANK YOU.***

[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 : MAC III BLDG 8 (#3)
Tax Parcel Identification No.: 09F140000615186
Land Disturbance Permit No.: 205-008WP
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 5th day of OCTOBER, 2021, between Majestic Airport Center III Phase Two, LLC, 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 80 of District 9F, Fulton County, Georgia, and more particularly described as follows: To wit:

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 11th day of JUNE, 2021 in the presence of:

GRANTOR: Majestic Airport Center III Phase Two, LLC
By: Majestic Realty Co.
Manager's Agent

[Handwritten signature]

Witness

By: *[Handwritten signature]*

Print Name: Edward P. Roski, Jr.

Title: President and Chairman of the Board

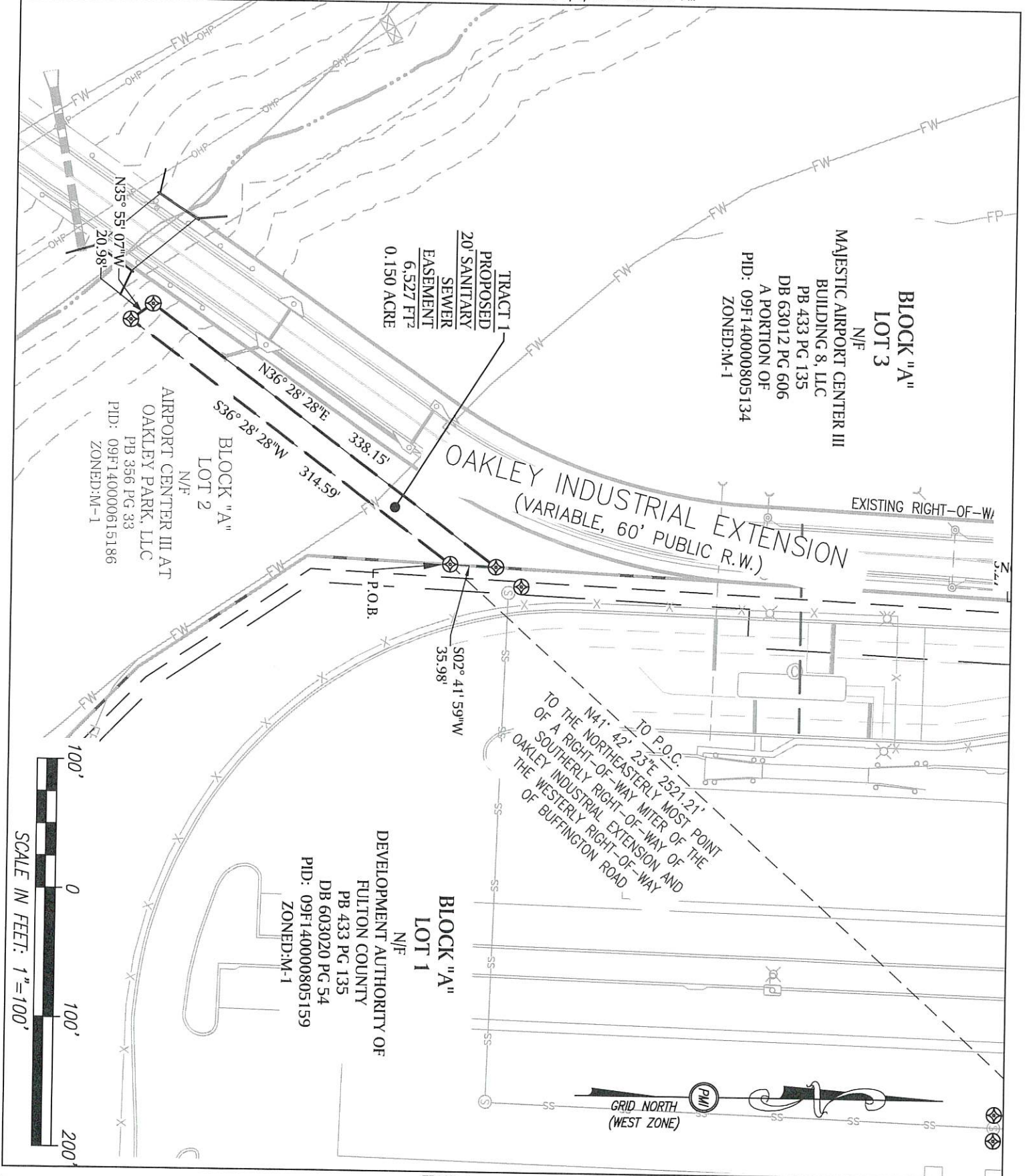
[Handwritten signature]

Notary Public

[CORPORATE SEAL]

[NOTARIAL SEAL]





PROJECT NUMBER: 2018160
DATE: 05.03.2021
FIELD DATE: N/A
DRAWN BY: P.HUSSIEN
CHECKED BY: M.ERWIN
FILE NAME:2018160V-EXH OVERALL MATT
SHEET 1 OF 1

TRACT 1
PROPOSED 20' SANITARY SEWER EASEMENT EXHIBIT
OAKLEY INDUSTRIAL EXTENSION
 AT AIRPORT CENTER III
 AT OAKLEY PARK, LLC
 LAND LOT 80
 9F DISTRICT, CITY OF UNION CITY
 FULTON COUNTY, GEORGIA

PAULSON MITCHELL
 INCORPORATED

LAND PLANNERS
 ENGINEERS SURVEYORS
 TRANSPORTATION
 LANDSCAPE ARCHITECTS

85-A MILL STREET
 SUITE 200
 ROSWELL, GEORGIA 30075
 VOICE 770.650.7685
 FAX 770.650.7684
 www.paulsonmitchell.com

AIRPORT CENTER III AT OAKLEY PARK LLC SANITARY SEWER EASEMENT

20' Sanitary Sewer Easement

All that tract or parcel of land being and lying in Land Lot 80 of the 9F District, city of Union City, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a point located at the northerly-most point of a right-of-way miter of the southerly right-of-way of Oakley Industrial Extension (60' R/W) and the westerly right-of-way of Buffington Road (Variable R/w); THENCE, South 41 degrees 42 minutes 23 seconds West, a distance of 2,521.21 to a point located on common property line with Airport Center III at Oakley Park, LLC and Development Authority of Fulton County; said point also being the POINT OF BEGINNING.

THENCE, from the POINT OF BEGINNING and southwesterly leaving said common property line a bearing of South 36 degrees 28 minutes 28 seconds West, a distance of 314.59 feet to a point located on the northeasterly side of an existing sanitary sewer easement.

THENCE, northwesterly along said existing easement a bearing of North 35 degrees 55 minutes 07 seconds West, a distance of 20.98 feet to a point;

THENCE, northeasterly leaving said existing sanitary sewer easement a bearing of North 36 degrees 28 minutes 28 seconds East, a distance of 338.15 feet to a point located on the common property line with Development Authority of Fulton County;

THENCE, southerly along said common property line a bearing of South 02 degrees 41 minutes 59 seconds West, a distance of 35.98 feet to the POINT OF BEGINNING.

The herein described sanitary sewer easement contains 6,527 square feet or 0.150 acre, more or less.