

[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 : Sandtown Crossing
Tax Parcel Identification No.: 14F0118 LL0740
Land Disturbance Permit No.: _____
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 15th day of May, 2023, between **SANDTOWN CROSSING SHOPS, LLC**, a limited liability company 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 118 of District 14FF, Fulton County, Georgia, and more particularly described as follows: To wit:

SANDTOWN CROSSING

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 15th
day of May, 2023
in the presence of:

Risa B. Rowling
Witness

GRANTOR: SANDTOWN CROSSING SHOPS, LLC, a Georgia limited liability company
CORPORATE NAME

By: John R. Perlman
Print Name: John R. Perlman
Title: Manager

Leslie Caylor
Notary Public

[NOTARIAL SEAL]



EXHIBIT "A" – Part 1

20' Sanitary Sewer Easement 6
City of South Fulton, Fulton County, Georgia
(Date 5-7-23)

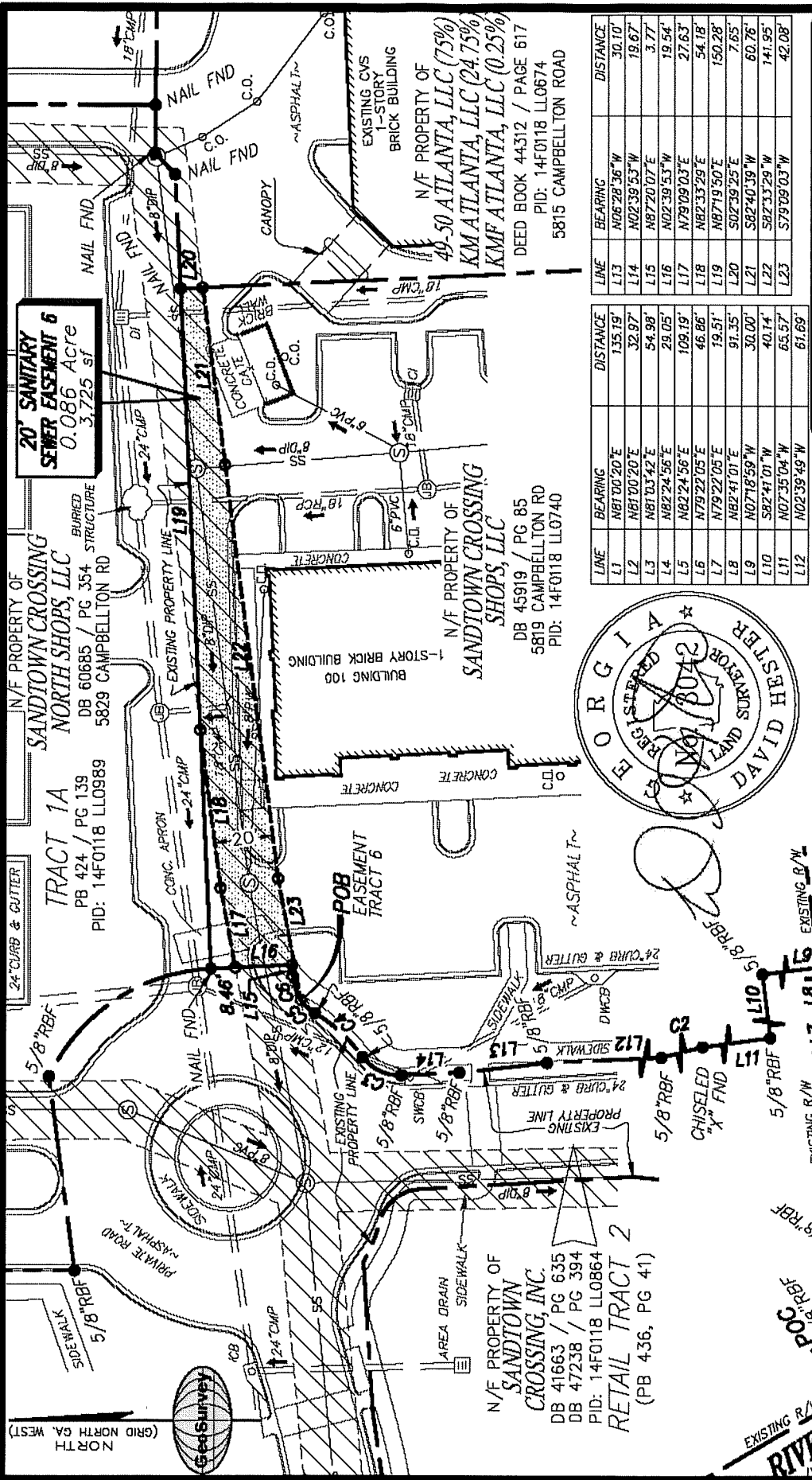
All that tract or parcel of land lying and being in Land Lot 18 of District 14FF of Fulton County, Georgia, and being more particularly described as follows:

Commencing at 5/8-inch rebar found at the intersection of the easterly right-of-way of Riverside Drive (variable right-of-way) and the northerly right-of-way of Campbellton Road (variable right-of-way); Thence continuing with said northerly right-of-way North 81 degrees 00 minutes 20 seconds East, a distance of 135.19 feet to a nail found; Thence north 81 degrees 00 minutes 20 seconds east, a distance of 32.97 feet to a 5/8-inch rebar found; Thence north 81 degrees 03 minutes 42 seconds east, a distance of 54.98 feet to 5/8-inch rebar found; Thence along a curve to the right having an arc length of 6.12 feet, with a radius of 567.00 feet, being subtended by a chord bearing of North 82 degrees 06 minutes 24 seconds East, for a distance of 6.12 feet to a 5/8-inch rebar found; Thence North 82 degrees 24 minutes 56 seconds East, a distance of 29.05 feet to a 5/8-inch rebar found; Thence North 82 degrees 24 minutes 56 seconds East, a distance of 109.19 feet to a 5/8-inch rebar found; Thence North 79 degrees 22 minutes 05 seconds East, a distance of 46.86 feet to a nail found; Thence North 79 degrees 22 minutes 05 seconds East, a distance of 19.51 feet to a nail found; Thence North 82 degrees 41 minutes 01 seconds East, a distance of 91.35 feet to a 5/8-inch rebar found; Thence departing said right-of-way North 07 degrees 18 minutes 59 seconds West, a distance of 30.00 feet to a 5/8-inch rebar found; Thence South 82 degrees 41 minutes 01 seconds West, a distance of 40.14 feet to a 5/8-inch rebar found; Thence North 07 degrees 35 minutes 04 seconds West, a distance of 65.57 feet to a chiseled "X" found; Thence along a curve to the left having an arc length of 40.93 feet, with a radius of 239.90 feet, being subtended by a chord bearing of North 12 degrees 28 minutes 19 seconds West, for a distance of 40.88 feet to a 5/8-inch rebar found; Thence North 02 degrees 39 minutes 49 seconds West, a distance of 61.69 feet to a 5/8-inch rebar found; Thence North 06 degrees 28 minutes 36 seconds West, a distance of 30.10 feet to a 5/8-inch rebar found; Thence North 02 degrees 39 minutes 53 seconds West, a distance of 19.67 feet to a 5/8-inch rebar found; Thence along a curve to the right having an arc length of 15.14 feet, with a radius of 15.50 feet, being subtended by a chord bearing of North 25 degrees 18 minutes 41 seconds East, for a distance of 14.54 feet to a 5/8-inch rebar found; Thence along a curve to the left having an arc length of 22.45 feet, with a radius of 57.50 feet, being subtended by a chord bearing of North 42 degrees 06 minutes 04 seconds East, for a distance of 22.31 feet to a 5/8-inch rebar found; Thence along a curve to the right having an arc length of 6.53 feet, with a radius of 15.50 feet, being subtended by a chord bearing of North 42 degrees 59 minutes 05 seconds East, for a distance of 6.48 feet to a point, said point being the **POINT OF BEGINNING**; Thence along a curve to the right having an arc length of 8.73 feet, with a radius of 15.50 feet, being subtended by a chord bearing of North 71 degrees 11 minutes 41 seconds East, for a distance of 8.62 feet to a point; Thence North 87 degrees 20 minutes 07 seconds East, a distance of 3.77 feet to a point; Thence North 02 degrees 39 minutes 53 seconds West, a distance of 19.54 feet to a point; Thence North 79 degrees 09 minutes 03 seconds East, a distance of 27.63 feet to a point; Thence North 82 degrees 33 minutes 29 seconds East, a distance of 54.18 feet to a point; Thence North 87 degrees 19 minutes 50 seconds East, a distance of 150.28 feet to a nail found; Thence South 02 degrees 39 minutes 25 seconds East, a distance of 7.65 feet to a point; Thence South 82 degrees 40 minutes 39 seconds West, a distance of 60.76 feet to a point; Thence South 82 degrees 33 minutes 29 seconds West, a distance of 141.95 feet to a point; Thence South 79 degrees 09 minutes 03 seconds West, a distance of 42.08 feet to a point, which is the **POINT OF BEGINNING**.

Said tract or parcel of land contains 0.086 Acre (3,725 Square Feet).

EXHIBIT "A" – Part 2

[SEE ATTACHED SEWER EASEMENT DEDICATION EXHIBIT]



20' SANITARY SEWER EASEMENT 6
 0.086 ACRES
 3,725 sq ft

N/F PROPERTY OF
SANDTOWN CROSSING NORTH SHOPS, LLC
 DB 60685 / PG 354
 STRUCTURE 5829 CAMPBELLTON RD
 PID: 14F0118 LL0989

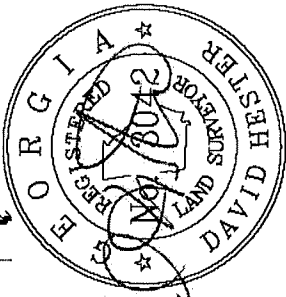
N/F PROPERTY OF
SANDTOWN CROSSING, INC.
 DB 41663 / PG 635
 DB 47238 / PG 394
 PID: 14F0118 LL0864
RETAIL TRACT 2
 (PB 436, PG 41)

N/F PROPERTY OF
SANDTOWN CROSSING SHOPS, LLC
 DB 45919 / PG 85
 5819 CAMPBELLTON RD
 PID: 14F0118 LL0740

N/F PROPERTY OF
49-50 ATLANTA, LLC (75%)
KM ATLANTA, LLC (24.75%)
KMF ATLANTA, LLC (0.25%)
 DEED BOOK 44312 / PAGE 617
 PID: 14F0118 LL0674
 5815 CAMPBELLTON ROAD

LINE	BEARING	DISTANCE
L13	N06°28'36"W	30.10'
L14	N02°39'53"W	19.67'
L15	N87°20'07"E	3.77'
L16	N02°39'53"W	19.54'
L17	N79°09'03"E	27.63'
L18	N82°33'29"E	54.18'
L19	N87°19'50"E	150.28'
L20	S02°39'25"E	7.85'
L21	S82°40'39"W	60.76'
L22	S82°33'29"W	141.95'
L23	S79°09'03"W	42.08'

LINE	BEARING	DISTANCE
L1	N81°00'20"E	135.19'
L2	N81°00'20"E	32.97'
L3	N81°03'42"E	54.98'
L4	N82°24'56"E	29.05'
L5	N82°24'56"E	109.19'
L6	N79°22'05"E	46.86'
L7	N79°22'05"E	19.51'
L8	N82°41'01"E	91.35'
L9	N02°18'59"W	40.14'
L10	S82°41'01"W	40.14'
L11	N02°35'04"W	65.57'
L12	N02°39'49"W	61.69'



SEWER EASEMENT DEDICATION EXHIBIT
Sandtown Crossing
SANDTOWN CROSSING SHOPS, LLC

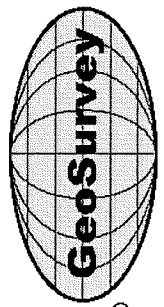
JOB NO: 20052640
 DRAWING SCALE: 1" = 50'

FIELD WORK: CR
 CITY: SOUTH FULTON

PROJ MGR: GEE
 COUNTY: FULTON STATE: GA

REVIEWED: DLH
 LAND LOT: 118 DISTRICT: 14FT

DWG FILE: 2640-51-SS&am6
 SURVEY DATE: 4-24-23
 EXHIBIT DATE: 5-1-23



GRAPHIC SCALE 1" = 50'

0 25 50 100

Land Surveying • 3D Laser Scanning
 1960 Barnes Mill Road
 Marietta, Georgia 30062
 Phone: (770) 785-8600
 Fax: (770) 785-8900
www.geosurvey.com
 Email: info@geosurvey.com
 Certificate of Authorization #LS-000001

CURVE	CHORD L	CHORD BRC	RADIUS	ARC LEN
C1	6.12'	N82°06'24"E	587.00'	6.12'
C2	40.88'	N12°28'19"W	239.90'	40.93'
C3	14.54'	N25°18'41"E	15.50'	15.14'
C4	22.31'	N42°06'04"E	37.50'	22.45'
C5	6.48'	N42°59'05"E	15.50'	6.53'
C6	8.62'	N71°11'41"E	15.50'	8.73'

