

Cross Reference:
Book _____ Page _____

Book _____ Page _____

[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 : Peachtree Dunwoody Pavilion
Tax Parcel Identification No.: 17 0017 LL0840
Land Disturbance Permit No.: 20-062WR
Zoning/Special Use Permit No.: N/A
(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 18th day of May, 2021, between TSO PDP, LP, 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 the 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) 17 , N/A Section (if applicable) of District 17, Fulton County, Georgia, and more particularly described as follows: To wit:

Peachtree Dunwoody Pavilion

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.

Special Provision

Said sewer easement may or may not have been originally recorded in the Fulton County records. The Grantor has requested that the original sewer alignment associated with this document be altered as shown on attached Exhibit "A-1". With the execution of this document, the original easement is considered modified to the extent that the description on the exhibits are corrected herein. Said sewer easement modification shall not become effective until the new sewer alignment shown on Exhibit "A" has been installed to Fulton County standards and has been approved and accepted by the Fulton County Department of Public Works and/or the Fulton County Department of Environment and Community Development.

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 18th
day of May, 20 21
In the presence of:

Richard Strange

Witness

Nancy E. Sacco

Notary Public

[NOTARIAL SEAL]



GRANTOR:

TSD PDP, LP

CORPORATE NAME

A. Boyd Simpson

By:

Print Name:

A. BOYD SIMPSON

Title:

President of G.P.

By:

Print Name:

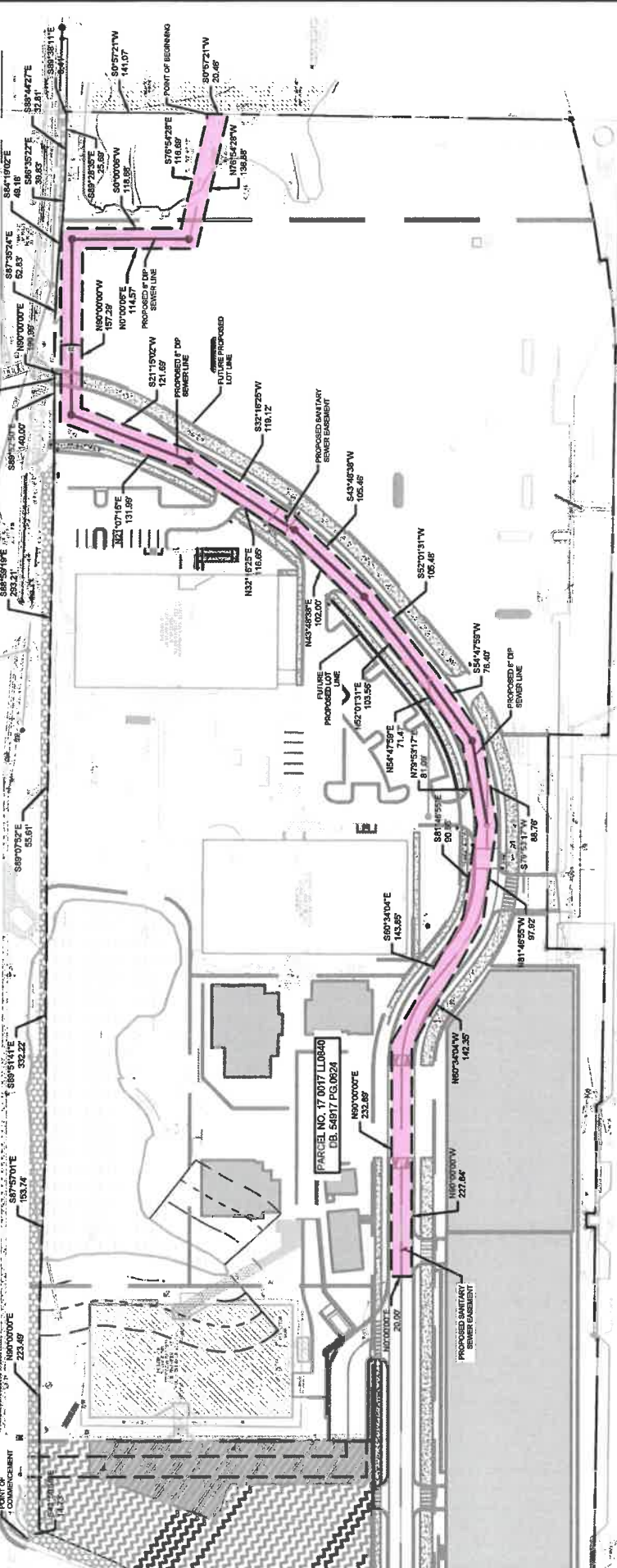
Title:

[CORPORATE SEAL]

EXHIBIT A

LAKE HEARN DRIVE
(APPROXIMATE RIGHT-OF-WAY)
25 MPH SPEED LIMIT

LAKE HEARN DRIVE
(APPROXIMATE RIGHT-OF-WAY)
25 MPH SPEED LIMIT



PROPOSED SEWER EASEMENT AREA

BEING ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 17, 17TH DISTRICT, CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA AND BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKE HEARN DRIVE (HAVING APPARENT VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AND THE EASTERLY RIGHT-OF-WAY LINE OF PEACHTREE DUNWOODY ROAD (HAVING APPARENT VARIABLE RIGHT-OF-WAY); THENCE SOUTH 42°50'59" EAST FOR A DISTANCE OF 14.79 FEET TO A POINT; THENCE DUE EAST FOR A DISTANCE OF 23.49 FEET TO A POINT; THENCE SOUTH 87°57'01" EAST FOR A DISTANCE OF 183.74 FEET TO A POINT; THENCE SOUTH 88°51'41" EAST FOR A DISTANCE OF 332.22 FEET TO A POINT; THENCE SOUTH 87°57'01" EAST FOR A DISTANCE OF 55.61 FEET TO A POINT; THENCE SOUTH 88°51'41" EAST FOR A DISTANCE OF 283.21 FEET TO A POINT; THENCE SOUTH 89°52'59" EAST FOR A DISTANCE OF 140.00 FEET TO A POINT; THENCE SOUTH 87°35'24" EAST FOR A DISTANCE OF 52.83 FEET TO A POINT; THENCE SOUTH 84°19'02" EAST FOR A DISTANCE OF 49.18 FEET TO A POINT; THENCE SOUTH 88°36'22" EAST FOR A DISTANCE OF 38.83 FEET TO A POINT; THENCE SOUTH 88°44'27" EAST FOR A DISTANCE OF 32.81 FEET TO A POINT; THENCE SOUTH 89°28'35" EAST FOR A DISTANCE OF 25.89 FEET TO A POINT; THENCE SOUTH 89°38'11" EAST FOR A DISTANCE OF 8.41 FEET TO A POINT; THENCE SOUTH 00°57'21" WEST FOR A DISTANCE OF 141.07 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING.

THENCE LEAVING THE AFORE SAID POINT OF BEGINNING AS THUS ESTABLISHED; THENCE SOUTH 00°57'21" WEST FOR A DISTANCE OF 20.46 FEET TO A POINT; THENCE NORTH 78°54'28" WEST FOR A DISTANCE OF 18.88 FEET TO A POINT; THENCE NORTH 00°00'00" EAST FOR A DISTANCE OF 14.57 FEET TO A POINT; THENCE SOUTH 21°15'02" WEST FOR A DISTANCE OF 131.69 FEET TO A POINT; THENCE SOUTH 21°15'02" WEST FOR A DISTANCE OF 108.48 FEET TO A POINT; THENCE SOUTH 54°47'59" WEST FOR A DISTANCE OF 78.40 FEET TO A POINT; THENCE SOUTH 79°53'17" WEST FOR A DISTANCE OF 88.76 FEET TO A POINT; THENCE NORTH 81°46'55" WEST FOR A DISTANCE OF 97.82 FEET TO A POINT; THENCE NORTH 60°34'04" WEST FOR A DISTANCE OF 142.35 FEET TO A POINT; THENCE DUE WEST FOR A DISTANCE OF 227.64 FEET TO A POINT; THENCE SOUTH 87°46'55" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE DUE EAST FOR A DISTANCE OF 232.88 FEET TO A POINT; THENCE SOUTH 69°34'04" EAST FOR A DISTANCE OF 143.85 FEET TO A POINT; THENCE SOUTH 87°46'55" EAST FOR A DISTANCE OF 90.85 FEET TO A POINT; THENCE NORTH 79°53'17" EAST FOR A DISTANCE OF 81.09 FEET TO A POINT; THENCE NORTH 64°47'59" EAST FOR A DISTANCE OF 71.47 FEET TO A POINT; THENCE NORTH 52°01'31" EAST FOR A DISTANCE OF 103.56 FEET TO A POINT; THENCE NORTH 43°48'38" EAST FOR A DISTANCE OF 102.00 FEET TO A POINT; THENCE NORTH 32°16'25" EAST FOR A DISTANCE OF 118.88 FEET TO A POINT; THENCE SOUTH 16°54'28" EAST FOR A DISTANCE OF 131.99 FEET TO A POINT; THENCE DUE EAST FOR A DISTANCE OF 190.39 FEET TO A POINT; THENCE SOUTH 00°00'00" WEST FOR A DISTANCE OF 118.88 FEET TO A POINT; THENCE SOUTH 22°52'55" WEST FOR A DISTANCE OF 116.69 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINING 22,925 SF OR 0.69 ACRES MORE OR LESS.

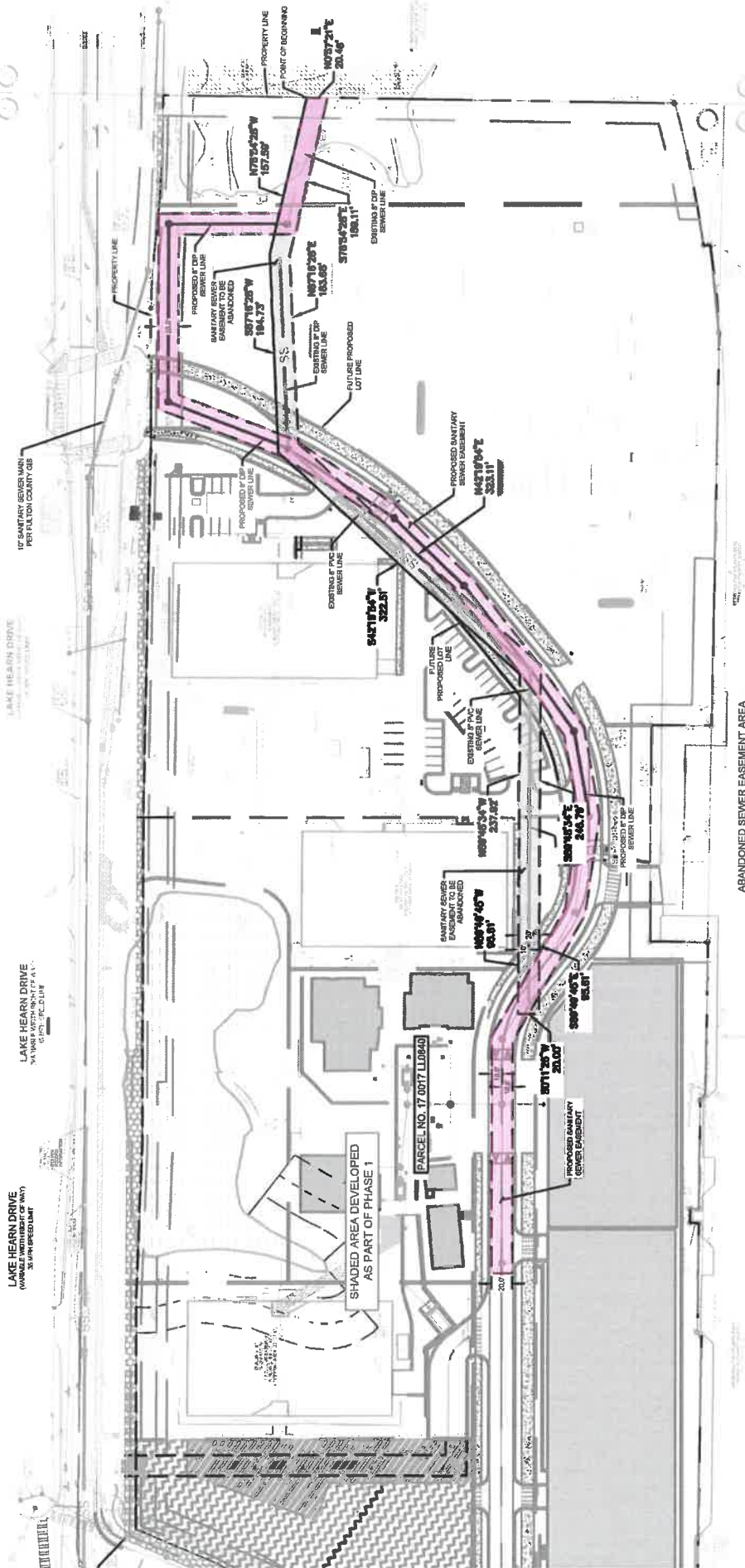
PEACHTREE DUNWOODY PAVILION SEWER EASEMENT LEGAL DESCRIPTION
TSO PDP, LP



DRAWING SCALE
1" = 150'



EXHIBIT A-1



BEING ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 17, 17TH DISTRICT, CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA AND BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKE HEARN DRIVE (HAVING APPARENT VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AND THE EASTERLY RIGHT-OF-WAY LINE OF PEACHTREE DUNWOODY ROAD (HAVING APPARENT VARIABLE RIGHT-OF-WAY); THENCE SOUTH 42°50'58" EAST FOR A DISTANCE OF 14.71 FEET TO A POINT; THENCE DUE EAST FOR A DISTANCE OF 223.49 FEET TO A POINT; THENCE SOUTH 87°57'01" EAST FOR A DISTANCE OF 153.74 FEET TO A POINT; THENCE SOUTH 89°51'41" EAST FOR A DISTANCE OF 332.22 FEET TO A POINT; THENCE SOUTH 89°07'52" EAST FOR A DISTANCE OF 56.61 FEET TO A POINT; THENCE SOUTH 88°58'18" EAST FOR A DISTANCE OF 283.21 FEET TO A POINT; THENCE SOUTH 88°52'50" EAST FOR A DISTANCE OF 140.00 FEET TO A POINT; THENCE SOUTH 87°35'24" EAST FOR A DISTANCE OF 52.83 FEET TO A POINT; THENCE SOUTH 84°19'02" EAST FOR A DISTANCE OF 49.18 FEET TO A POINT; THENCE SOUTH 88°35'22" EAST FOR A DISTANCE OF 38.83 FEET TO A POINT; THENCE SOUTH 88°44'27" EAST FOR A DISTANCE OF 32.81 FEET TO A POINT; THENCE SOUTH 88°28'35" EAST FOR A DISTANCE OF 25.89 FEET TO A POINT; THENCE SOUTH 89°38'11" EAST FOR A DISTANCE OF 8.41 FEET TO A POINT; THENCE SOUTH 00°57'21" WEST FOR A DISTANCE OF 141.07 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING.

THENCE LEAVING THE AFORE SAID POINT OF BEGINNING AS THUS ESTABLISHED; THENCE NORTH 76°54'28" WEST FOR A DISTANCE OF 157.59 FEET TO A POINT; THENCE SOUTH 87°58'43" WEST FOR A DISTANCE OF 322.51 FEET TO A POINT; THENCE NORTH 89°46'34" WEST FOR A DISTANCE OF 19.74 FEET TO A POINT; THENCE SOUTH 89°46'34" WEST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 88°48'45" EAST FOR A DISTANCE OF 95.61 FEET TO A POINT; THENCE SOUTH 89°46'34" EAST FOR A DISTANCE OF 246.70 FEET TO A POINT; THENCE SOUTH 42°19'54" EAST FOR A DISTANCE OF 323.11 FEET TO A POINT; THENCE NORTH 87°16'28" EAST FOR A DISTANCE OF 183.88 FEET TO A POINT; THENCE SOUTH 76°54'28" EAST FOR A DISTANCE OF 158.11 FEET TO A POINT; THENCE NORTH 00°57'21" EAST FOR A DISTANCE OF 20.46 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINING 20.167 SF OR 0.46 ACRES MORE OR LESS.

LEGEND:

ABANDONED SANITARY SEWER EASEMENT

PROPOSED SANITARY SEWER EASEMENT

Kimley»Horn

PEACHTREE DUNWOODY PAVILION ABANDONED SEWER EASEMENT
THE SIMPSON ORGANIZATION

DRAWING SCALE
1" = 150'

