

[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 : Argosy  
Tax Parcel Identification No.: 22 545011882592  
Land Disturbance Permit No.: WRN23-089  
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 28th day of August, 2024, between EA HOMES, 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 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) 1188, 2<sup>nd</sup> Section (if applicable) of District 2<sup>nd</sup> Fulton County, Georgia, and more particularly described as follows: To wit:

Argosy Park

*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 28th day of August, 2024 in the presence of:

[Signature]  
Witness

GRANTOR: EA HOMES, LP  
CORPORATE NAME

By: [Signature]

Print Name: Paul Corley

Title: Regional President

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

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

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

[CORPORATE SEAL]

[Signature]  
Notary Public



**SANITARY SEWER EASEMENT EXHIBIT OF:  
ARGOSY PARK**

**LOCATED IN LAND LOT 1188  
2nd DISTRICT, 2nd SECTION  
CITY OF ALPHARETTA  
FULTON COUNTY, GEORGIA  
AUGUST 20, 2024**

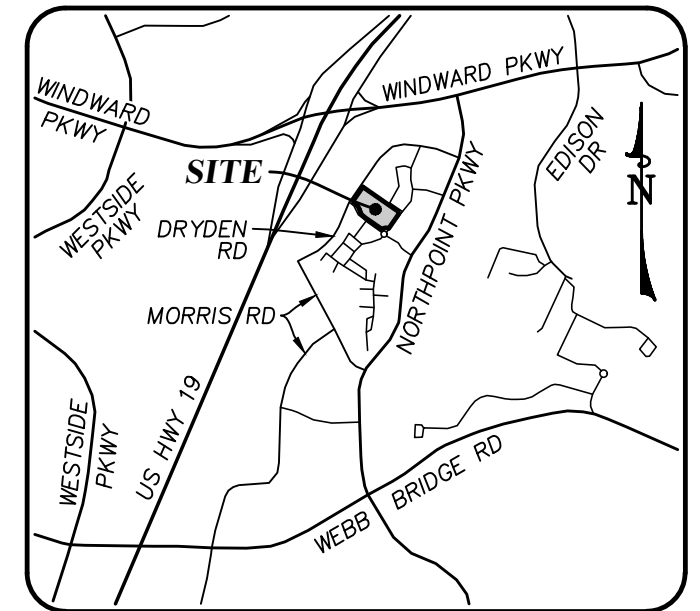
**FULTON COUNTY PERMIT # WRN-23-089  
TAX PARCEL ID #: 22 545011882592**

**OWNER:**

EA HOMES, LP.  
5775 GLENRIDGE DRIVE, BLDG D  
ATLANTA, GEORGIA 30325  
PHONE: 770.541.6910

**DEVELOPER:**

EMPIRE COMMUNITIES  
5775 GLENRIDGE DRIVE, BLDG D  
ATLANTA, GEORGIA 30325  
PHONE: 770.541.6910



**VICINITY MAP**  
(NOT TO SCALE)

**SANITARY SEWER  
EASEMENT CALL TABLE**

LINE	BEARING	DISTANCE
SS1	N34°20'56"E	136.99'
SS2	S55°39'04"E	20.00'
SS3	S34°20'56"W	129.70'
SS4	S05°43'06"E	27.56'
SS5	S56°12'56"E	300.18'
SS6	N10°55'02"W	20.16'
SS7	N33°54'11"E	142.87'
SS8	N56°04'13"W	254.05'
SS9	N33°55'47"E	20.00'
SS10	S56°04'13"E	274.04'
SS11	S33°54'11"W	154.62'
SS12	S10°55'02"E	36.00'
SS13	S09°33'50"E	57.47'
SS14	N27°46'52"W	11.60'
SS15	S62°13'08"W	20.00'
SS16	N05°23'40"E	10.17'
SS17	N09°33'50"W	38.45'
SS18	N56°12'56"W	329.27'
SS19	N05°43'06"W	44.28'



**G U N N I N  
S U R V E Y**

141 Railroad Street, Suite 116  
Canton, Georgia 30114

www.gunninsurvey.com  
678.880.7502

Georgia LSF 001033 - Gunnin Land Surveying, LLC

DRAWN BY: KGD CHECKED BY: AWG	
PROJECT NO. 23086	
SHEET	OF
<b>1</b>	<b>2</b>

NOW OR FORMERLY  
WINDWARD POINT WHP, INC  
DB 55691, PG. 551  
PB 460, PG. 92

NOW OR FORMERLY  
WINDWARD PARK  
MASTER ASSOCIATION, INC.  
DB 60957, PG. 153  
PB 460, PG. 92

ANCHOR BEND  
(PRIVATE DRIVE)  
(DB 60957, PG. 153)

SAFE HAVEN PLACE  
(PRIVATE DRIVE)  
(DB 60957, PG. 153)

LIGHTHOUSE LANE  
(PRIVATE DRIVE)  
(DB 60957, PG. 153)

DRYDEN ROAD  
(60' R/W)

APPROX. SLOPE EASEMENT  
PER DB 39751, PG. 350  
& PB 259, PG. 137-140

POB  
TIE LINE:  
S69°33'01"E  
78.36'

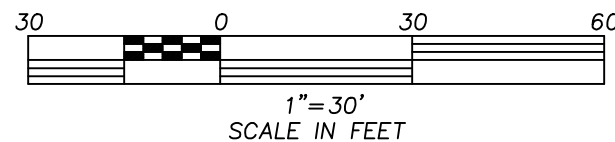
**ENCROACHMENT CALCULATIONS**

AREA OF STORM PIPE ENCROACHMENT = 986 SQ. FT. / 0.023 ACRE  
AREA OF WATER MAIN ENCROACHMENT = 148 SQ. FT. / 0.003 ACRE  
TOTAL AREA OF ENCROACHMENT = 1134 SQ. FT. / 0.026 ACRE

**SANITARY SEWER EASEMENT EXHIBIT OF:  
ARGOSY PARK**

LOCATED IN LAND LOT 1188  
2nd DISTRICT, 2nd SECTION  
CITY OF ALPHARETTA  
FULTON COUNTY, GEORGIA  
AUGUST 20, 2024

Bjm  
8/27/2024



**GUNNIN  
SURVEY**

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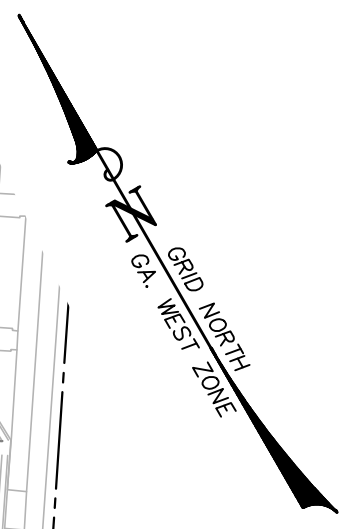
DRAWN BY: KGD  
CHECKED BY: AWG

PROJECT NO. 23086

SHEET	OF
<b>2</b>	<b>2</b>

L.L. 1188

L.L. 1189



PLOT DATE: 08.22.2024  
FILENAME: 23086 Argosy Park - Final Plat & As-built.dwg