

[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 : Mayfield Estates
Tax Parcel Identification No.: 22 448011040867 and 22 447010570197
Land Disturbance Permit No.: WRN23-074
Zoning/Special Use Permit No.: N/A
(if applicable)

For Fulton County Use Only
Approval Date: _____
Initials: _____

**SEWER LINE EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 28th day of January, 2026, between Mayfield Development 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.

WITNESSETH, that for and in consideration of \$1.00 cash in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and in consideration of the benefit 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 the party of the second part and to successors and assigns the right, title, and privilege of an easement on subject property located in land lot(s) 1057 & 1104 of the 2nd District 2nd Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

Mayfield Estates

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(s) hereby convey and relinquish 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.

Grantor hereby warrants that it has the right to sell and convey said sewer 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 its hand and seal on the day and year first above written.

Signed, sealed and delivered this 28
day of Jan 20 26
in the presence of:

[Signature]
Witness

[Signature]
Notary Public

[NOTARIAL SEAL]



GRANTOR: Mayfield Development, LLC
CORPORATE NAME

By: [Signature]

Print Name: KAMRAN TALALI

Title: Manager

By: _____

Print Name: _____

Title: _____

[CORPORATE SEAL]

**MATCH LINE A
SEE SHEET 2**

N/F
LIMBERIS DAMON M &
MEREDITH W
PARCEL #22 447011040414
ZONING: R
LOT 2
"HARRINGTON FALLS."
P.B. 199, PGS. 80-81

BEING 2.827 ACRES
123,142 SQUARE FEET
TAX PARCEL 22 448011040867
N/F MAYFIELD DEVELOPMENT LLC
D.B. 57864, PG 284
1580 MAYFIELD ROAD

PROPOSED 20' SEWER EASEMENT
THE TOTAL AREA OF THE SEWER
EASEMENT: 17,008 S.F.
BEING 0.390 ACRES

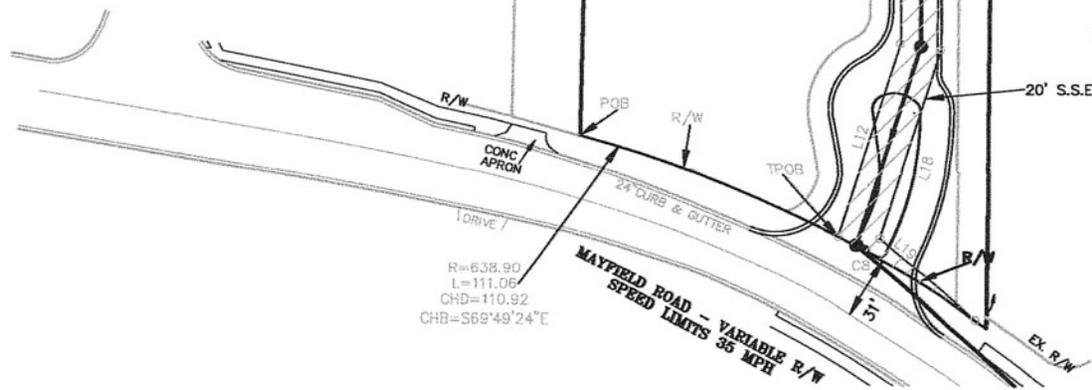
N/F
MATELA DAVID M &
MATELA DAWN M
PARCEL #22 447011040992
LOT 2
"GRANSLEY SUBD."
P.B. 317, PGS. 124-125
ZONING: AG

N/F
RHUDE JODY B & LISA A
PARCEL #22 447011040406
LOT 1
"HARRINGTON FALLS."
P.B. 199, PGS. 80-81
ZONING: R

N/F
SYLVESTER JOSHUA PAUL &
SYLVESTER SARA ANNE
PARCEL #22 447011040984
LOT 1
"GRANSLEY SUBD."
P.B. 317, PGS. 124-125
ZONING: AG

LINE	LENGTH	BEARING
L12	101.65	N17°59'06"E
L13	329.59	N00°06'16"E
L14	402.55	N01°05'14"E
L15	20.00	S88°54'46"E
L16	402.38	S01°05'14"W
L17	322.96	S00°06'16"W
L18	99.31	S17°59'06"W
L19	62.24	S49°46'29"W

CURVE	LENGTH	RADIUS	CHORD	BEARING
C8	79.74	638.90	79.68	N58°54'19"W



R=638.90
L=111.06
CHD=110.92
CHB=S69°49'24"E



GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

ACR Engineering, inc.
ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
600 PINNACLE COURT
SUITE 805
NORCROSS, GA 30071
TEL: (770) 291-0000
FAX: (770) 291-0887

EXHIBIT "A"
SEWER EASEMENT
GRANTOR: MAYFIELD DEVELOPMENT LLC
MAYFIELD ESTATES
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

DATE	DESCRIPTION	DATE
JANUARY 27, 2022		
SCALE: HORIZ. 1"=60' VERT. N/A		
LAND LOTS: 107 & 104		
DISTRICT: 2ND		
SECTION: 2ND		
COUNTY: FULTON	STATE: GEORGIA	
DESIGNED: [Signature]	DRAWN: [Signature]	
CHECKED: [Signature]	APPROVED: [Signature]	

SHEET	1
OF	2
DATE	
PROJECT NO.	220085
FILE NO.	

[Handwritten signature]

LOT 4
 "HARRINGTON FALLS."
 P.B. 199, PGS. 80-81
 ZONING: R
 N/F
 HUFFSTUTLER MERRIC & JESSICA
 PARCEL#22 447010570437

LINE TABLE		
LINE	LENGTH	BEARING
L12	101.65	N17°59'06"E
L13	329.59	N00°06'16"E
L14	402.55	N01°05'14"E
L15	20.00	S88°54'46"E
L16	402.38	S01°05'14"W
L17	322.56	S00°06'16"W
L18	99.31	S17°59'06"W
L19	62.24	S49°46'29"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C8	79.74	638.90	79.68	N58°54'19"W

PROPOSED 20' SEWER EASEMENT
 THE TOTAL AREA OF THE SEWER
 EASEMENT: 17,008 S.F.
 BEING 0.390 ACRES

LOT 3
 "HARRINGTON FALLS."
 P.B. 199, PGS. 80-81
 ZONING: R
 N/F
 BARRY DREW
 PARCEL#22 447010570429

LAND LOT LINE LAND LOT 1057
 LAND LOT 1104

TAX PARCEL 22 447010570197
 TAX PARCEL 22 448011040867

LAND LOT 1057 LLL
 LAND LOT 1104

N/F
 GERTZ TODD A &
 GERTZ CHRISTY W
 PARCEL#22 447010571005
 LOT 3
 "GRANSLEY SUBD."
 P.B. 317, PGS. 124-125
 ZONING: AG

GRAPHIC SCALE



(IN FEET)
 1 inch = 60 ft.

FUTURE
 DETENTION POND

FUTURE
 LOT-5

BEING 2.831 ACRES
 123,315 SQUARE FEET
 TAX PARCEL 22 447010570197
 N/F MAYFIELD DEVELOPMENT LLC
 D.B. 67864, PG 284
 1580 MAYFIELD ROAD

PRIVATE STREET
 FUTURE
 44' ACCESS &
 UTILITY EASEMENT

FUTURE
 LOT-4

FUTURE
 LOT-3

N/F
 MANNHEIMER FREDERIC J &
 MANNHEIMER SUSAN M
 PARCEL#22 447010571039
 LOT 6
 "GRANSLEY SUBD."
 P.B. 317, PGS. 124-125
 ZONING: AG

N/F
 MALDONADO DANIEL E &
 BERRIOS ALEXANDRA
 PARCEL#22 447010571021

LOT 5
 "GRANSLEY SUBD."
 P.B. 317, PGS. 124-125
 ZONING: AG

N/F
 GUDIVADA JOSEPH U &
 AMBATI SWETA
 PARCEL#22 447010571013

LOT 4
 "GRANSLEY SUBD."
 P.B. 317, PGS. 124-125

N/F
 JACKIE W. SMITH
 P.B. 156, PGS. 63



MATCH LINE A
 SEE SHEET 1

ACR Engineering, inc.
 ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
 600 PINNACLE COURT
 SUITE 855
 NORCROSS, GA 30071
 TEL: (770) 291-0000
 FAX: (770) 291-8887

EXHIBIT "A"
 SEWER EASEMENT
 GRANTOR: MAYFIELD DEVELOPMENT LLC
 MAYFIELD ESTATES
 CITY OF ALPHARETTA
 FULTON COUNTY, GEORGIA

DATE	DESCRIPTION	DATE
JANUARY 27, 2028		
SCALE: HORIZ. 1"=60 FT. VERT. N/A		
LAND LOTS: 1057 & 1104		
DISTRICT: 2ND		
SECTION: 2ND		
COUNTY: FULTON	STATE: GEORGIA	
DRAWN: J.	CHECKED: AN	APPROVED: AM

SHEET
 2
 OF
 2
 WATER & SEWER ENGR.
 PROJECT NO. 220045
 FILE NO.

EXHIBIT "A"
TRACT DESCRIPTION
FOR
SEWER EASEMENT
MAYFIELD ESTATES

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1057 AND LAND LOT 1104 OF THE 2nd DISTRICT, 2nd SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR FOUND LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF MAYFIELD ROAD (HAVING A VARIABLE RIGHT-OF-WAY WIDTH) SAID POINT OF BEGINNING HAVING A NORTHING OF 1489447.32' AND AN EASTING OF 2251669.16' IN GEORGIA STATE PLANE WEST ZONE, NORTH AMERICAN DATUM 83;

THENCE FROM THE POINT OF BEGINNING AS THUS ESTABLISHED SAID RIGHT-OF-WAY OF MAYFIELD ROAD RUNNING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 638.90 FEET SUBTENDED BY A CHORD BEARING OF SOUTH 68 DEGREES 38 MINUTES 31 SECONDS EAST A CHORD DISTANCE OF 137.14 FEET ALONG SAID ARC A DISTANCE OF 137.41 FEET TO THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT-OF-WAY AT THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED NORTH 17 DEGREES 59 MINUTES 06 SECONDS EAST A DISTANCE OF 101.65 FEET TO A POINT;

THENCE NORTH 00 DEGREES 06 MINUTES 16 SECONDS EAST A DISTANCE OF 329.59 FEET TO A POINT;

THENCE NORTH 01 DEGREES 05 MINUTES 14 SECONDS EAST A DISTANCE OF 402.55 FEET TO A POINT;

THENCE SOUTH 88 DEGREES 54 MINUTES 46 SECONDS EAST A DISTANCE OF 20.00 FEET TO A POINT;

THENCE SOUTH 01 DEGREES 05 MINUTES 14 SECONDS WEST A DISTANCE OF 402.38 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 06 MINUTES 16 SECONDS WEST A DISTANCE OF 322.56 FEET TO A POINT;

THENCE SOUTH 17 DEGREES 59 MINUTES 06 SECONDS WEST A DISTANCE OF 99.31 FEET TO A POINT;

THENCE SOUTH 49 DEGREES 46 MINUTES 29 SECONDS EAST A DISTANCE OF 62.24 FEET TO A POINT;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 638.90 FEET SUBTENDED BY A CHORD BEARING OF NORTH 58 DEGREES 54 MINUTES 19 SECONDS WEST A CHORD DISTANCE OF 79.68 FEET ALONG SAID ARC A DISTANCE OF 79.74 FEET TO SAID TRUE POINT OF BEGINNING;

SAID TRACT OR PARCEL OF LAND CONTAINS 17,008 SQUARE FEET, BEING 0.390 ACRES.