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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 : SOUTH WIND SUBDIVISION POD X OUTFALL LINE
Tax Parcel Identification No.: 09F290001200098
Land Disturbance Permit No.: 24000296 WR522-021
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 12TH day of AUGUST, 2025, between SWOF II MUSTANG SOUTH WIND DEVELOPER, 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 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) 113 & 120, _____ Section (if applicable) of District 9TH, Fulton County, Georgia, and more particularly described as follows: To wit:

South Wind Subdivision - Pod X
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.

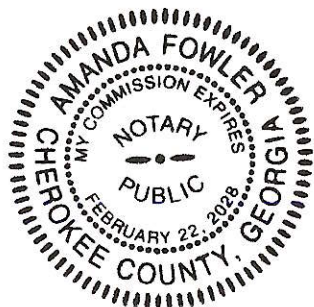
IN WITNESS HEREOF said party of the first part has hereunto affixed his/her hand and seal on the day and year first above written.

Signed, sealed and delivered this 12th
day of August, 20 25
in the presence of

[Signature]
Witness

[Signature]
Notary Public

[NOTARIAL SEAL]



GRANTOR: SWOF II Mustang South
CORPORATE NAME

Wind Developer, LLC

By: [Signature]

Print Name: Gee Harvey

Title: President

By: _____

Print Name: _____

Title: _____

[CORPORATE SEAL]

SEWER EASEMENT EXHIBIT

THIS SURVEY DESCRIBES A SEWER EASEMENT
OUTFALL LINE OF THE SOUTH WIND SUBDIVISION POD X
0.434 ACRES OR 18,896.8 SQ. FT.
TAX PARCEL: 09F290001200098

LINE CHART

LINE	BEARING	DISTANCE
L1	N03°49'05"W	127.07'
L2	N50°10'21"W	24.36'
L3	N76°39'22"E	7.65'
L4	N44°28'28"E	13.92'
L5	S50°10'21"E	15.44'
L6	N56°11'56"E	332.82'
L7	S68°41'30"E	471.93'
L8	S13°20'46"W	2.46'
L9	S27°34'03"E	26.70'
L10	N68°41'30"W	481.95'
L11	S56°11'56"W	324.10'
L12	S03°49'05"E	99.61'
L13	S33°58'52"W	26.27'

RECORD POC TO POB

BEARING	DISTANCE
S61°29'08"W	1016.44'

CURVE CHART

CURVE	RADIUS	ARC LENGTH	CHORD	BEARING	CHORD LENGTH
C1	190.00'	6.51'	S32°59'58"W	6.51'	

SURVEYOR'S NOTES

1. THE EQUIPMENT USED TO COLLECT THE FIELD DATA FOR WHICH THIS SURVEY IS BASED WAS A CARLSON BRX7 MULTI-FREQUENCY GPS BASE AND ROVER SYSTEM UTILIZING A CARLSON DATA COLLECTOR AND SURVEY SOFTWARE. REDUNDANT GPS MEASUREMENTS WERE COLLECTED HAVING POSITIONAL ACCURACY BETTER THAN 0.08' HORIZONTAL.
2. HORIZONTAL AND VERTICAL DATUM FOR THE INITIAL CONTROL POINTS WERE OBTAINED BY THE USE OF GPS. A CARLSON BRX7 RTK ROVER WAS USED TO COLLECT CORRECTED MEASUREMENTS REPORTED BY A REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC.
3. THE BEARING BASIS USED TO PREPARE THIS PLAT IS BASED UPON NAD-83, GEORGIA STATE PLANE, WEST ZONE COORDINATES. ALL DIRECTIONS AND DISTANCES SHOWN HEREON ARE A GROUND LEVEL PROJECTION OF THE SYSTEM.
4. SURVEY REFERENCE: FINAL PLAT FOR SOUTH WIND SUBDIVISION POD X CREATED BY THE ACRE GROUP INC. DATED OCTOBER 30, 2024.



DATE: 8/11/2025
LAND LOTS: 113 & 120
DISTRICT: 9TH
COUNTY: FULTON
CITY: UNION CITY
SCALE: 1"=60'

GA. NAD 83
REFERENCE BEARING:
GEORGIA WEST ZONE

SHEET 1 OF 3

SEWER EASEMENT AFFECTING:

**OUTFALL LINE
SOUTH WIND SUBDIVISION
POD X**

TAX PARCEL: 09F290001200098

PREPARED BY:

acre
PROFESSIONAL SURVEYORS
A GEORGIA LAND SURVEYING FIRM: LSF# 001105

ACRE GROUP, INC.

139 W. WASHINGTON ST. | MADISON | GEORGIA 30650 | 706.431.4990

TAX PARCEL: 09F290001200098

GRAPHIC SCALE



FUTURE PHASE

GA. NAD 83
REFERENCE BEARING:
GEORGIA WEST ZONE

FUTURE PHASE

CREEK S. PHASE LINE

CREEK

OPEN SPACE - B

APPROXIMATE FLOOD AREA

A B

08/14/25

POB
PROPOSED 20' SEWER
EASEMENT
0.434 ACRES

APPROXIMATE FLOOD AREA

MURFIELD POINT
(50' R/W)

EX.SSMH A

DMCB E2

HW E1

SSMH AA

EX.

ACCESS EASEMENT
18" HDPE

HW C1

0' D.E.

HW NO

30" HDPE

OCS N1

100YR PONDING ELEV. 818.68'

POND B

10' D.E.

77

SHEET 2 OF 3

SEWER EASEMENT AFFECTING:

**OUTFALL LINE
SOUTH WIND SUBDIVISION
POD X**

TAX PARCEL: 09F290001200098

PREPARED BY:

acre
PROFESSIONAL SURVEYORS
A GEORGIA LAND SURVEYING FIRM: LSF# 001105

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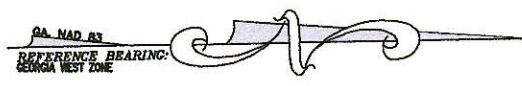
+/- 1823 FEET ALONG CREEK
C/L OF CREEK IS P/L
CREEK FIELD LOCATED
ON 10/03/24

TAX PARCEL: 09F290001200098

SHEET 3 OF 3

FUTURE PHASE

A B
08/14/25



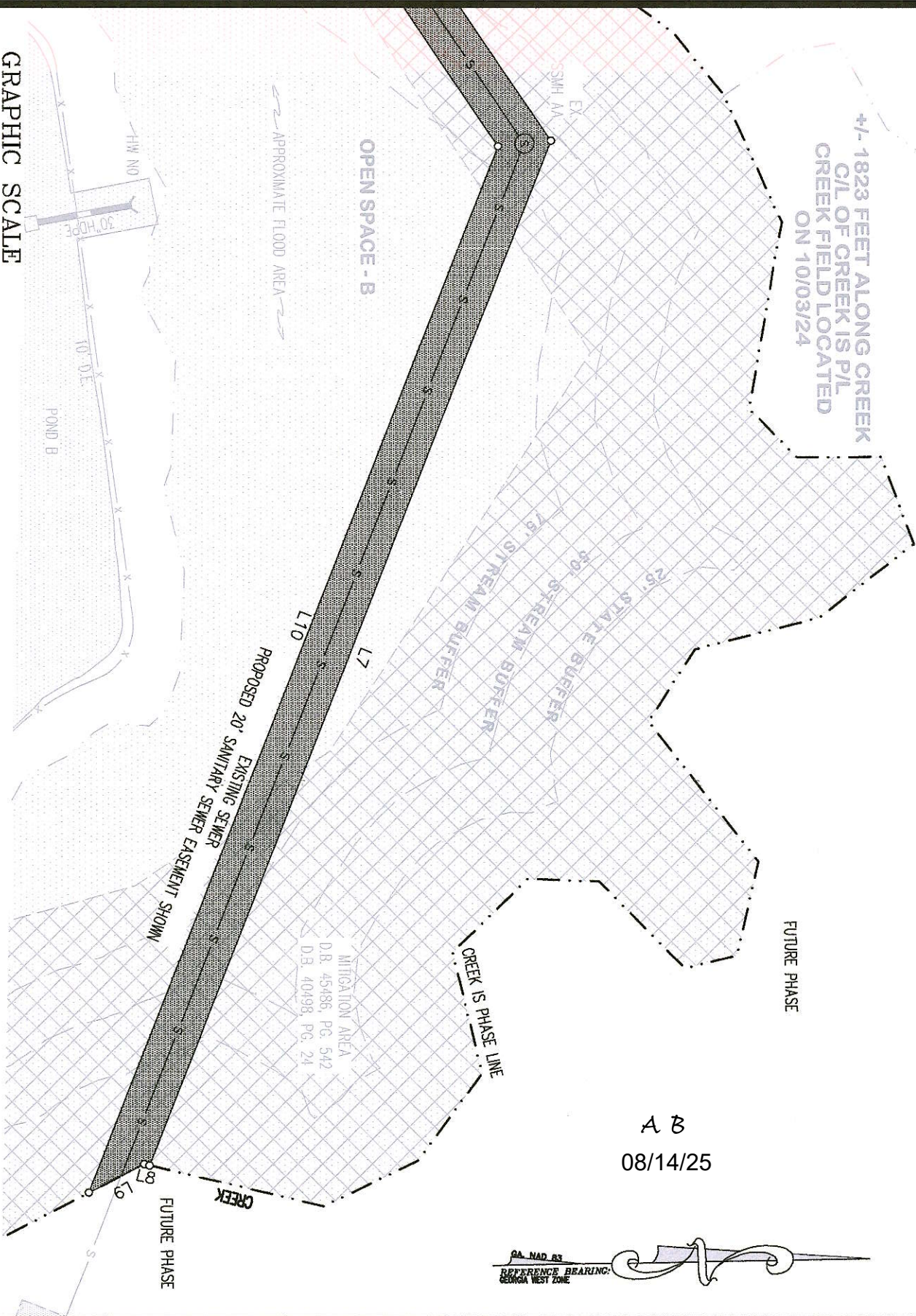
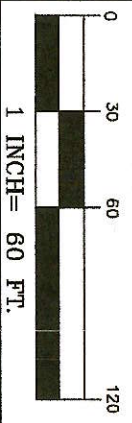
MITIGATION AREA
D.B. 45486, P.G. 542
D.B. 40498, P.G. 24

OPEN SPACE - B

APPROXIMATE FLOOD AREA

PROPOSED 20' EXISTING SEWER
SANITARY SEWER EASEMENT SHOWN

GRAPHIC SCALE



SEWER EASEMENT AFFECTING:
**OUTFALL LINE
SOUTH WIND SUBDIVISION
POD X**
TAX PARCEL: 09F290001200098

PREPARED BY:
acre
PROFESSIONAL SURVEYORS
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Land Description

All that tract or parcel of land lying and being in Land Lots 113 and 120 of the 9th Land District, city of Union City, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at a $\frac{3}{4}$ inch open top pipe found at a rock and being the land lot corner common to land lots 120, 121, 136 and 137 THENCE South 61 degrees 29 minutes 08 seconds West for a distance of 1016.44 feet to a point on the right of way of Muirfield Point (50' right of way), said point being the POINT OF BEGINNING:

THENCE North 03 degrees 49 minutes 05 seconds West for a distance of 127.07 feet to a point; THENCE North 50 degrees 10 minutes 21 seconds West for a distance of 24.36 feet to a point; THENCE North 76 degrees 39 minutes 22 seconds East for a distance of 7.65 feet to a point; THENCE North 44 degrees 28 minutes 28 seconds East for a distance of 13.92 feet to a point; THENCE South 50 degrees 10 minutes 21 seconds East for a distance of 15.44 feet to a point; THENCE North 56 degrees 11 minutes 56 seconds East for a distance of 332.82 feet to a point; THENCE South 68 degrees 41 minutes 30 seconds East for a distance of 471.93 feet to a point; THENCE South 13 degrees 20 minutes 46 seconds West for a distance of 2.46 feet to a point; THENCE South 27 degrees 34 minutes 03 seconds East for a distance of 26.70 feet to a point; THENCE North 68 degrees 41 minutes 30 seconds West for a distance of 481.95 feet to a point; THENCE South 56 degrees 11 minutes 56 seconds West for a distance of 324.10 feet to a point; THENCE South 03 degrees 49 minutes 05 seconds East for a distance of 99.61 feet to a point on the right of way of Muirfield point; THENCE along the right of way the following two (2) courses and distances South 33 degrees 58 minutes 52 seconds West for a distance of 26.27 feet to a point; THENCE along a curve turning to the left having a radius of 190.00 feet, an arc length of 6.51 feet and being subtended by a chord having a bearing of South 32 degrees 59 minutes 58 seconds West for a distance of 6.51 feet to a point, said point being the POINT OF BEGINNING.

The above-described tract contains 18,896.8 square feet or 0.434 acres.