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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 : Parks at Pine Valley Phase IA
Tax Parcel Identification No.: 07-0600-0142-054-5
Land Disturbance Permit No.: 21S-005WR
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 24 day of October, 2023, between MHR Land, 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) 142,143,146,147,117 of the 7&9F District, _____ Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit:

Parks at Pine Valley Phase IA

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.

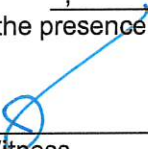
Grantor hereby warrants that it has the right to sell and convey said sewer easement and right of access and binds itself, its successors and assigns forever to warrant and defend the right and title to the above described sewer line easement unto the said FULTON COUNTY, its successors and assigns against 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 24
day of October 20 23

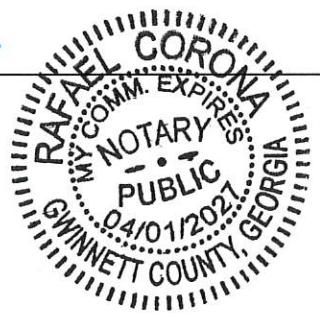
in the presence of: _____



Witness



Notary Public



GRANTOR: MHR Land, LLC
CORPORATE NAME

By: 

Print Name: Francis Downey

Title: Manager

By: _____

Print Name: _____

Title: _____

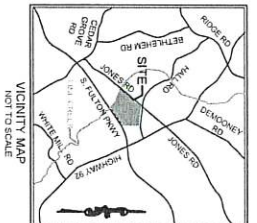
[CORPORATE SEAL]

[NOTARIAL SEAL]

SEWER EASEMENT EXHIBIT FOR: THE PARKS AT PINE VALLEY PHASE 1A

LAND LOTS 142, 143, 146, 147, 117,
DISTRICT 7 & 9F
CITY OF UNION CITY, GEORGIA

FULTON COUNTY PROJECT NO. - 21S-0055MR
CITY OF ATLANTA PROJECT NO. - 21-0222UCR
PARCEL NO. - 07050001420545
UNION CITY LDP NO. - 21000179



VICINITY MAP
NOT TO SCALE

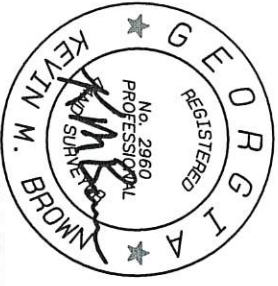
SURVEY NOTES

1. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED OCTOBER 10, 2022 WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED USING A SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION & CHAMPION ITO GPS UNIT.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 11,608 FEET, AND AN ANGULAR ERROR OF 03" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE ADJUSTED USING COMPASS RULE METHOD.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,308.091 FEET USING THE BEARINGS AND DISTANCES SHOWN HEREON.
4. NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
5. ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATE A 1/2" REBAR PLACED WITH CAP STAMPED "FDC1SFP000995" UNLESS OTHERWISE NOTED.
6. FALCON DESIGN CONSULTANTS, L.L.C. AND/OR KEVIN M. BROWN DOES NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
7. THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83 (2011)) FOR THE HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 PER THE VERTICAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY GPS SOLUTIONS.
8. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
9. UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

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LEGEND

| | | | |
|------|-----------------------------------|---------|-------------------------|
| DB | DEED BOOK | L | LINE LABEL |
| PB | PLAT BOOK | PK | PK NAIL SET |
| PG | PAGE | PS | SANITARY SEWER EASEMENT |
| PL | PLAT | SSE | SEWER SERVICE LINE |
| UP | OPEN LOT | UE | UTILITY EASEMENT |
| ULP | OPEN LOT | UR | REBAR |
| RP | REBAR | RS | SEWER CLEAN OUT |
| IFP | IRON PIN FOUND | SQ. FT. | SQUARE FOOT |
| IPS | 1/2" REBAR W/IC FDC 000995 | | |
| CTP | CRIMP TOP PIPE | | |
| C&G | CURB & GUTTER | | |
| R/W | RIGHT OF WAY | | |
| N/F | NOW OR FORMERLY | | |
| -E- | OVERHEAD POWER LINE | | |
| CAMP | CORROGATED METAL PIPE | | |
| TMWF | TERRACE WATER MANAGEMENT FACILITY | | |
| POB | POINT OF BEGINNING | | |
| PCC | POINT OF COMMENCEMENT | | |
| RCP | REINFORCED CONCRETE PIPE | | |
| DIP | DUCTILE IRON PIPE | | |
| PVC | POLYVINYL CHLORIDE PIPE | | |
| HDPE | HIGH DENSITY POLYETHYLENE PIPE | | |
| P | PROPERTY LINE | | |
| C | CENTERLINE | | |
| ID | IDENTIFICATION | | |
| BSL | BUILDING SETBACK LINE | | |
| BOG | BUILDING SETBACK | | |
| C | CURB INLET | | |
| CI | CURB INLET | | |
| DE | DRAINAGE EASEMENT | | |
| EOP | EDGE OF PAVEMENT | | |
| EH | FIRE HYDRANT | | |
| B.A. | BUILDABLE AREA | | |



10/31/2023

SURVEYOR'S CERTIFICATE

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL.

FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

KEVIN M. BROWN

REGISTERED LAND SURVEYOR #2960

10/31/23

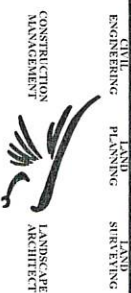
DATE

SEWER EASEMENT EXHIBIT

FOR

THE PARKS AT
PINE VALLEY PHASE 1A
LOCATED IN:

L.L. 142, 143, 146, 147, 117, 7TH & 9F DIST.
FULTON COUNTY, GEORGIA



SHAW-BUCKNER ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEERS
1000 W. BUCKNER AVENUE, SUITE 100
DUBLIN, GEORGIA 31006
PH: 404.261.1111 FAX: 404.261.1112
WWW.SHAW-BUCKNER.COM

STANLEY ENGINEERING
REGISTERED PROFESSIONAL ENGINEERS
1000 W. BUCKNER AVENUE, SUITE 100
DUBLIN, GEORGIA 31006
PH: 404.261.1111 FAX: 404.261.1112
WWW.STANLEY-ENGINEERING.COM

LANDSCAPE ARCHITECT

SHEET NUMBER

1.0

DATE: 10-31-23

SCALE: 1" = 60'

FILE NUMBER: 129.016

DRAWN BY: CPPOP

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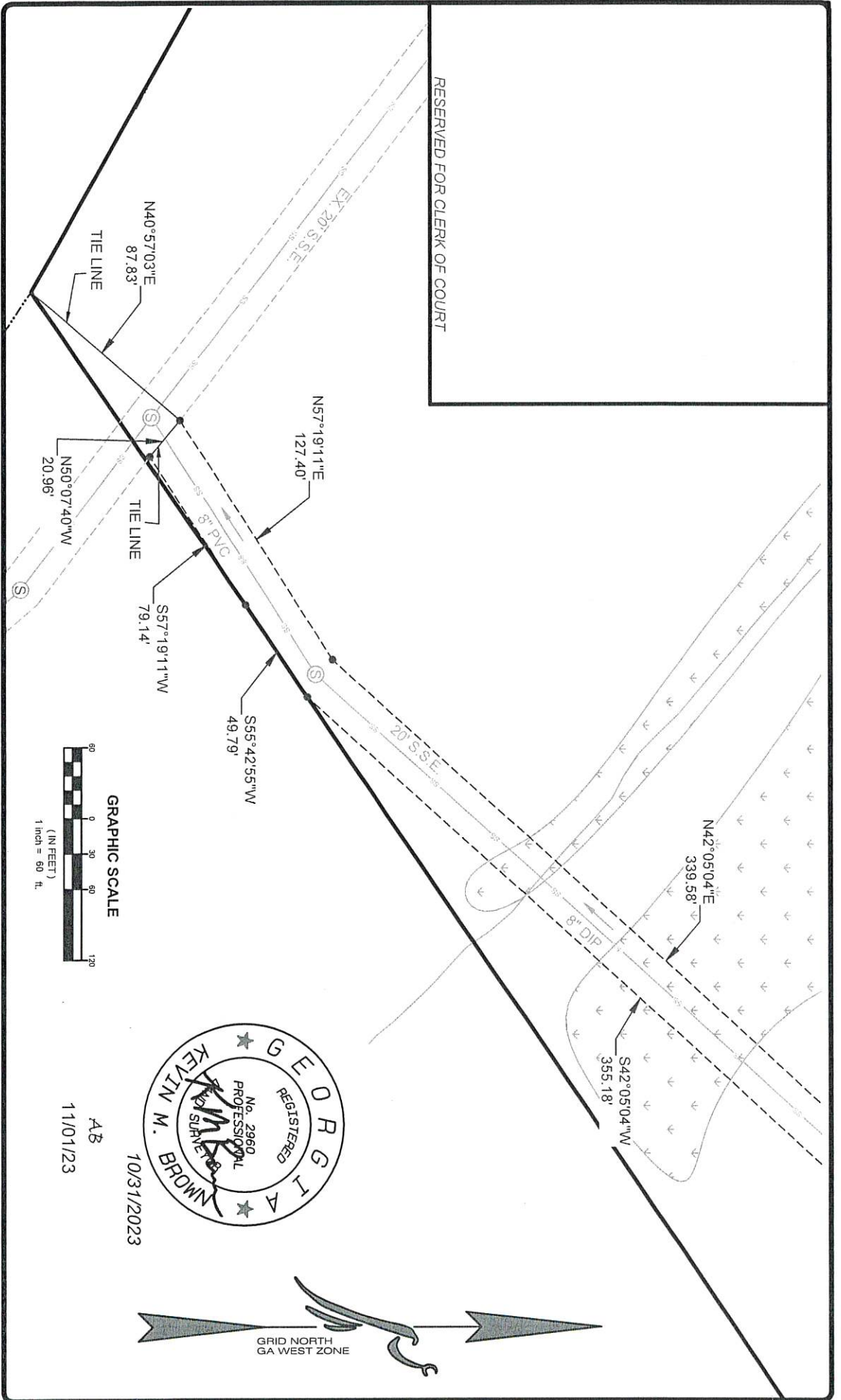
REVISIONS

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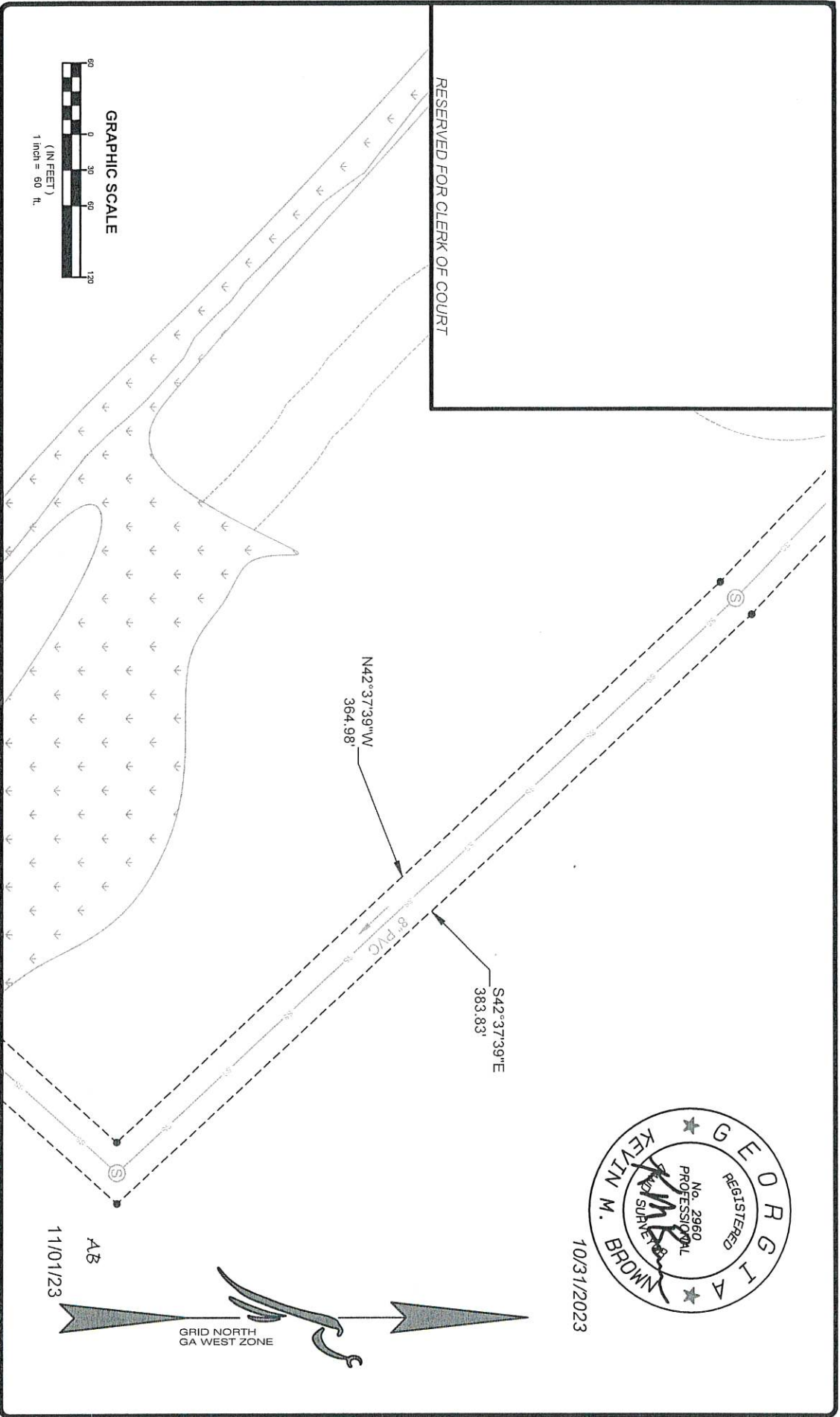
SEWER EASEMENT EXHIBIT
FOR
**THE PARKS AT
PINE VALLEY PHASE 1A**
LOCATED IN:
L.L. 142, 143, 146, 147, 117, 7TH & 9F DIST.
FULTON COUNTY, GEORGIA

CIVIL ENGINEERING
LAND PLANNING
LAND SURVEYING

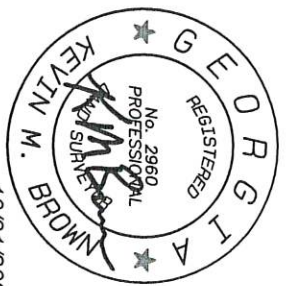
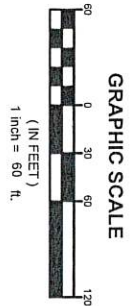
STONBRIDGE OFFICE
1000 WOODBRIDGE DRIVE, SUITE 100
ROSELAND, GEORGIA 30080
WWW.STONBRIDGE.COM

CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT

STONBRIDGE OFFICE
1000 WOODBRIDGE DRIVE, SUITE 100
ROSELAND, GEORGIA 30080
WWW.STONBRIDGE.COM



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GRID NORTH
GA WEST ZONE

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1.2

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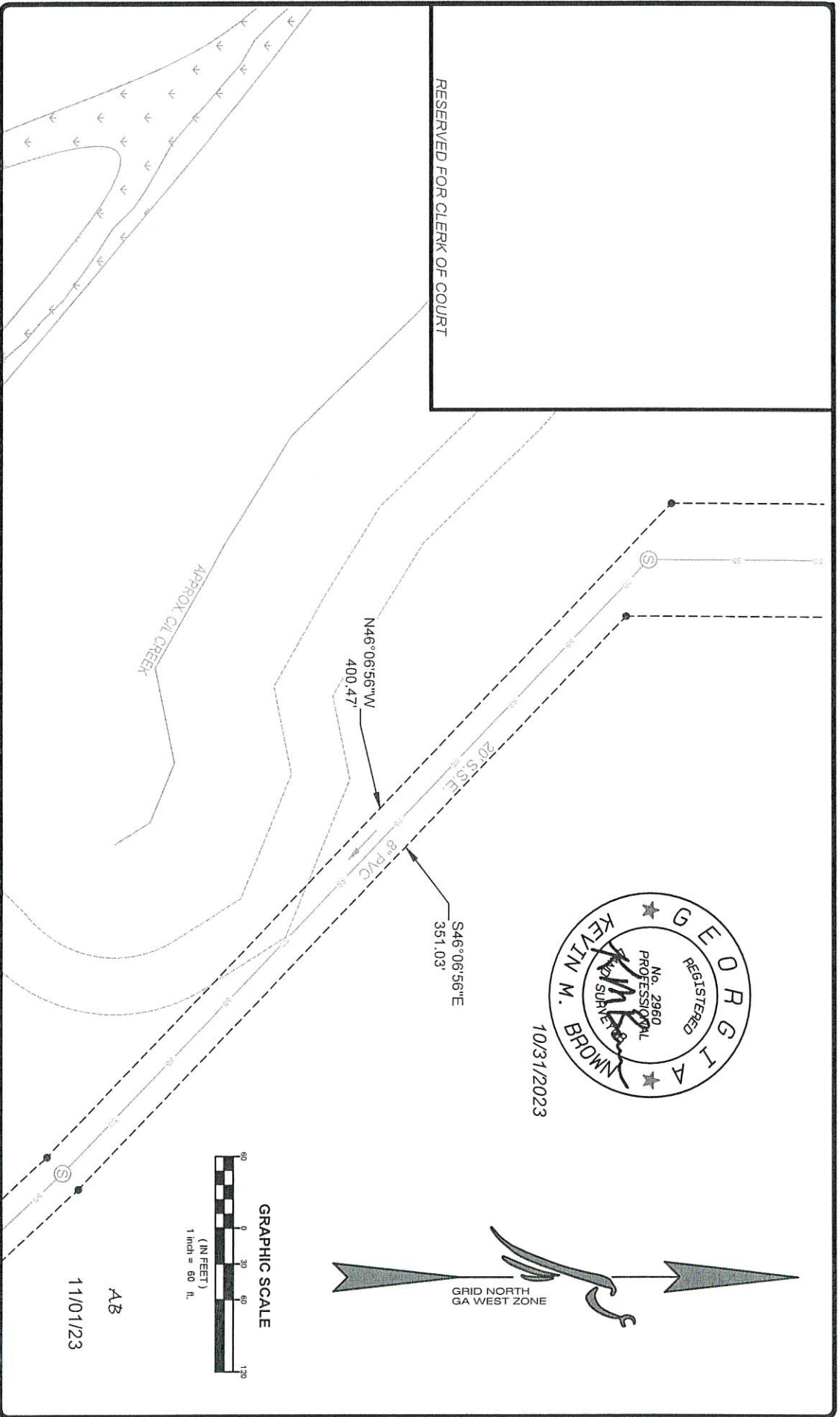
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SEWER EASEMENT EXHIBIT
FOR
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PINE VALLEY PHASE 1A
LOCATED IN:
L.L. 142, 143, 146, 147, 117, 7TH & 9F DIST.
FULTON COUNTY, GEORGIA

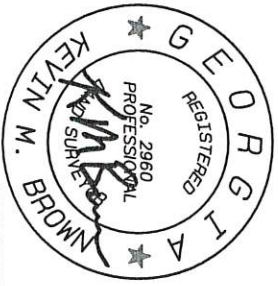
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LAND PLANNING
LAND SURVEYING

LANDSCAPE ARCHITECT

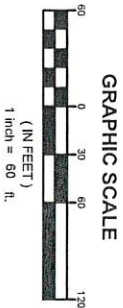
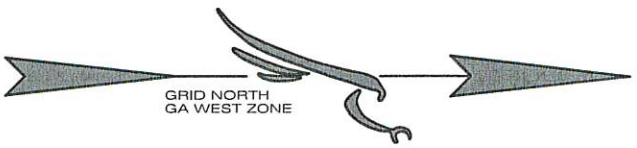
ARCHITECTURE FIRM
1000 W. BROAD ST., SUITE 100
ATLANTA, GA 30308
PH: 404.525.1100
WWW.811.COM



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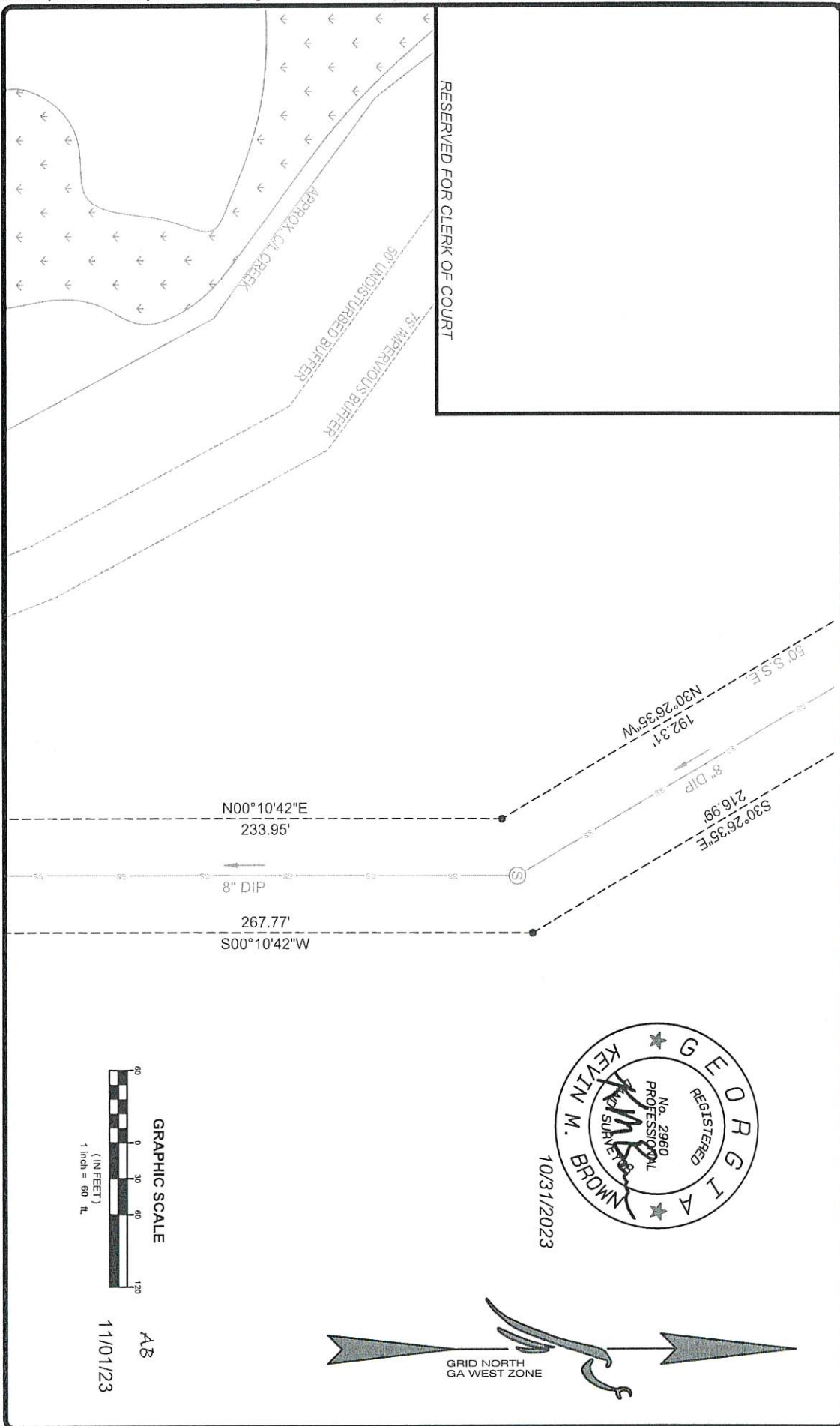
SEWER EASEMENT EXHIBIT
FOR
**THE PARKS AT
PINE VALLEY PHASE 1A**
LOCATED IN:
L.L. 142, 143, 146, 147, 117, 7TH & 9F DIST.
FULTON COUNTY, GEORGIA

CIVIL ENGINEERING LAND SURVEYING

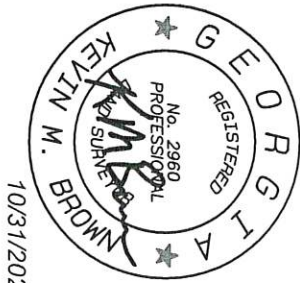
STATIONING OFFICE
1000 W. CHAMBERS STREET, SUITE 100
ATLANTA, GEORGIA 30334
PH: (404) 525-1111
WWW.FDCLL.COM

CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT

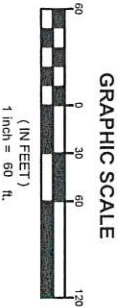
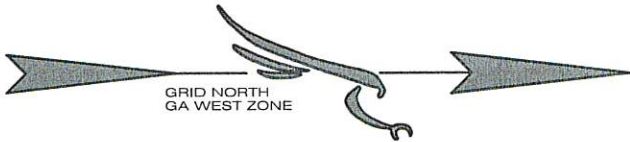
MANA GROUP, INC.
1000 W. CHAMBERS STREET, SUITE 100
ATLANTA, GEORGIA 30334
PH: (404) 525-1111
WWW.MANAGROUP.COM



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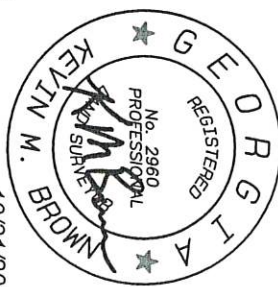
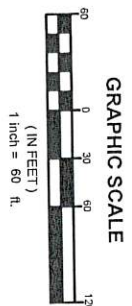
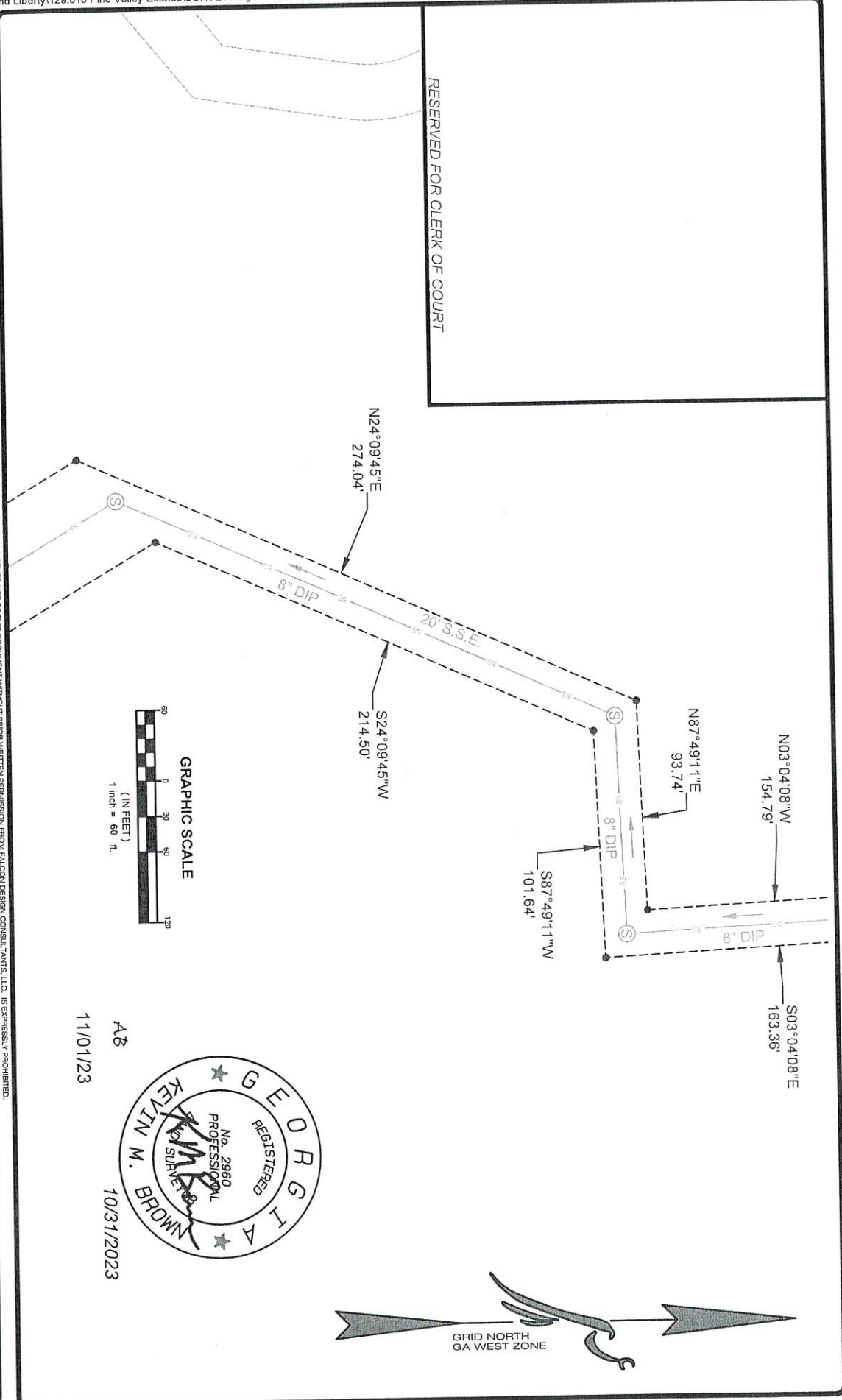
SEWER EASEMENT EXHIBIT
FOR
**THE PARKS AT
PINE VALLEY PHASE 1A**
LOCATED IN:
L.L. 142, 143, 146, 147, 117, 7TH & 9F DIST.
FULTON COUNTY, GEORGIA

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STONEMAN ENGINEERING
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LANDSCAPE ARCHITECTURE
CONSTRUCTION MANAGEMENT

STONEMAN ENGINEERING, ARCHITECTURE & LANDSCAPE ARCHITECTURE
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SEWER EASEMENT EXHIBIT

FOR

THE PARKS AT
PINE VALLEY PHASE 1A

LOCATED IN:

FULTON COUNTY, GEORGIA

CIVIL ENGINEERING
LAND PLANNING
LAND SURVEYING

STOUFFER & ASSOCIATES
100 BROADWAY, SUITE 100
FULTON COUNTY, GEORGIA 30204
PH: 770.326.4444 • FAX: 770.326.4444
WWW.STOUFFER.COM

CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT

STONEMAN OFFICE
100 BROADWAY, SUITE 100
FULTON COUNTY, GEORGIA 30204
PH: 770.326.4444 • FAX: 770.326.4444
WWW.STONEMAN.COM

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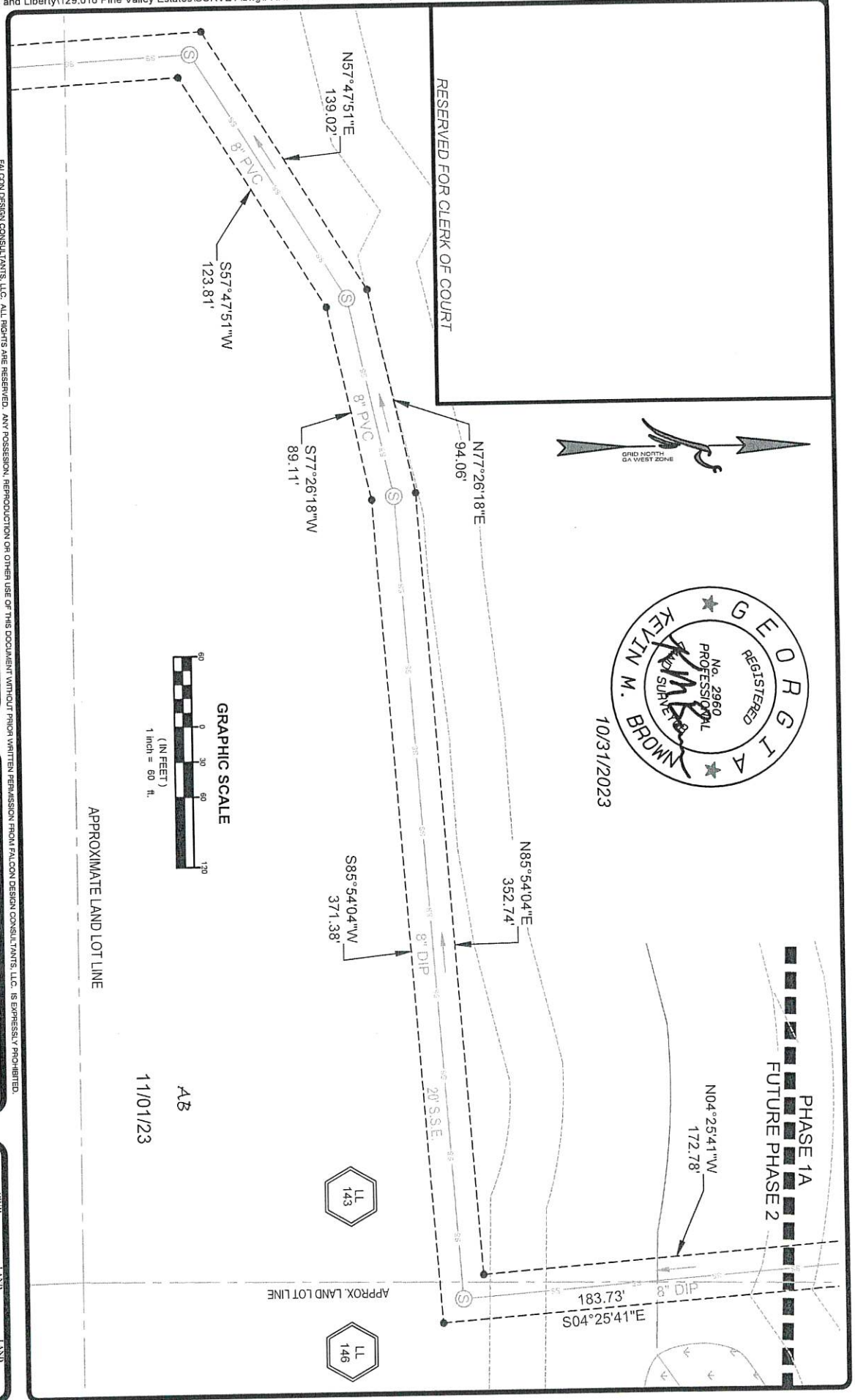
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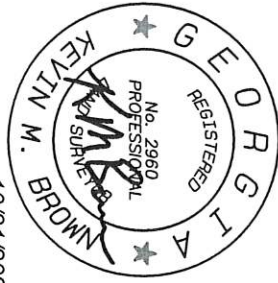
SEWER EASEMENT EXHIBIT
FOR
**THE PARKS AT
PINE VALLEY PHASE 1A**
LOCATED IN:
L.L. 142, 143, 146, 147, 117, 7TH & 9F DIST.
FULTON COUNTY, GEORGIA

| | | | |
|--|--|---|--|
| <p>CIVIL ENGINEERING</p> <p>STATIONING OFFICE</p> <p>1100 W. BIRCH ST. SUITE 200 ROSELAND, GA 30080 PH: 770-520-2829 WWW.GE-LL.COM</p> | <p>LAND PLANNING</p> <p>STATIONING OFFICE</p> <p>1100 W. BIRCH ST. SUITE 200 ROSELAND, GA 30080 PH: 770-520-2829 WWW.GE-LL.COM</p> | <p>LAND SURVEYING</p> <p>STATIONING OFFICE</p> <p>1100 W. BIRCH ST. SUITE 200 ROSELAND, GA 30080 PH: 770-520-2829 WWW.GE-LL.COM</p> | <p>LANDSCAPE ARCHITECT</p> <p>STATIONING OFFICE</p> <p>1100 W. BIRCH ST. SUITE 200 ROSELAND, GA 30080 PH: 770-520-2829 WWW.GE-LL.COM</p> |
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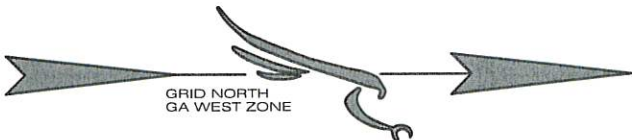
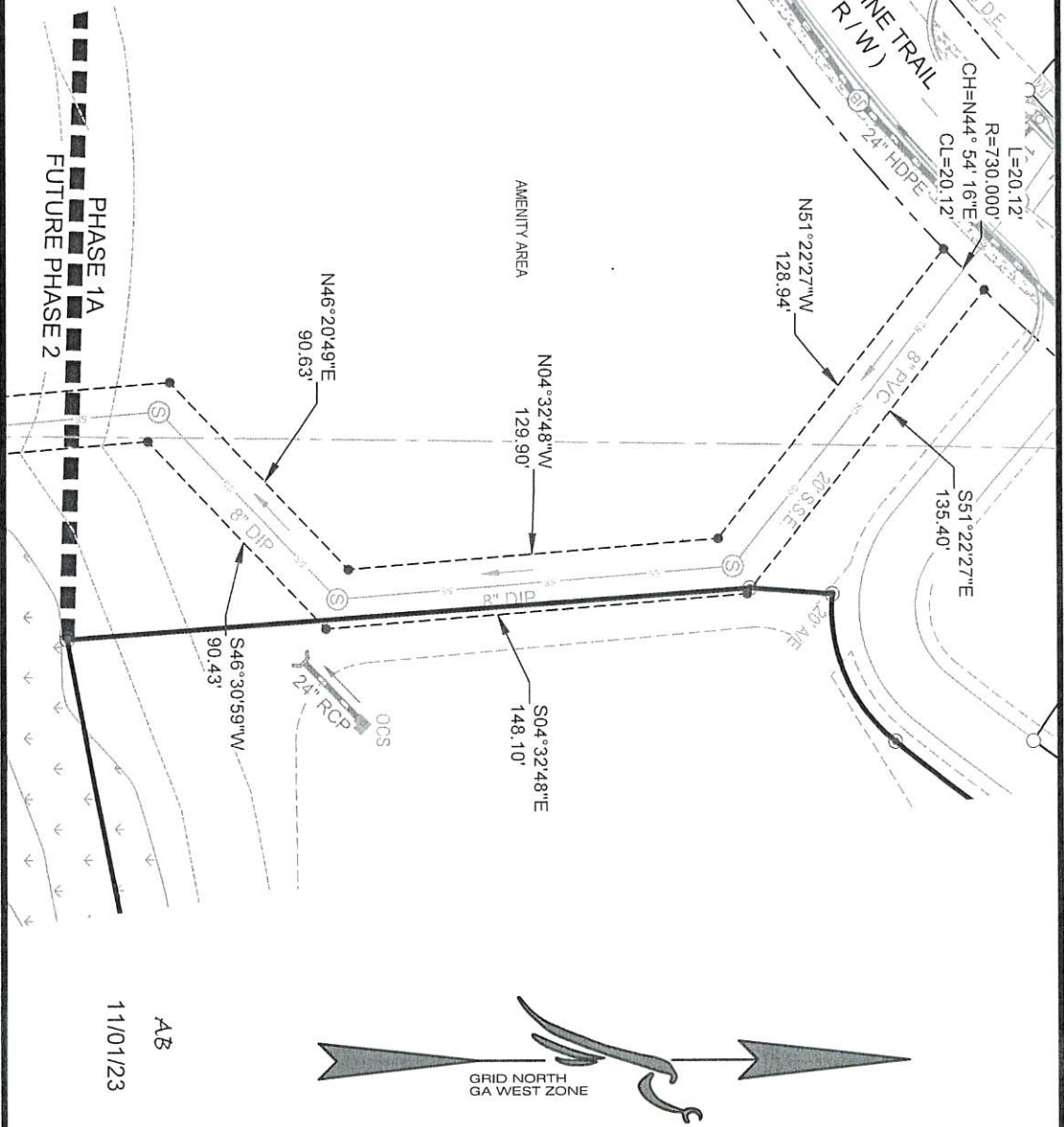


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 FILE NUMBER: 129.016
 DRAWN BY: CPOPP

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REVISIONS

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SEWER EASEMENT EXHIBIT

FOR

THE PARKS AT

PINE VALLEY PHASE 1A

LOCATED IN:

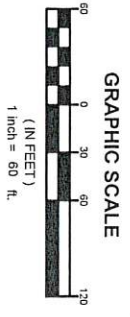
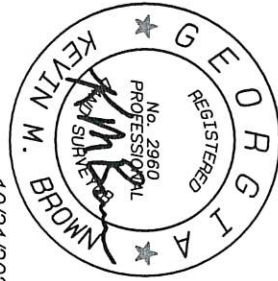
L.L. 142, 143, 146, 147, 177, 7TH & 9F DIST.
 FULTON COUNTY, GEORGIA

CIVIL ENGINEERING LAND PLANNING LANDSCAPE ARCHITECTURE

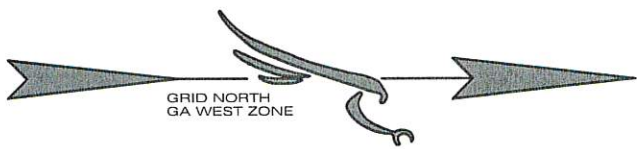
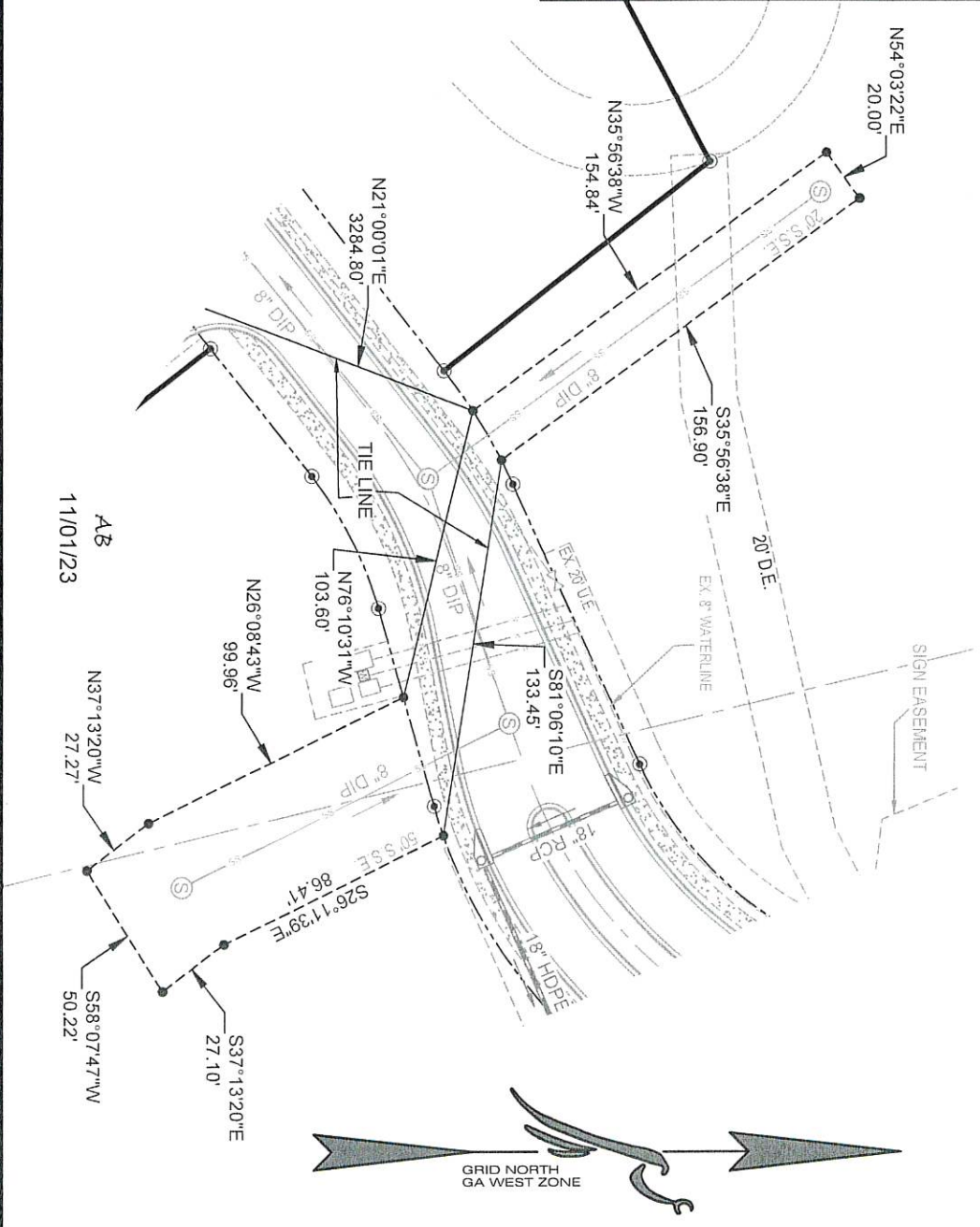


REGISTERED PROFESSIONAL ENGINEER
 STATE OF GEORGIA
 LICENSE NO. 2960
 KEVIN M. BROWN
 11/01/23

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FOR
**THE PARKS AT
PINE VALLEY PHASE 1A**
LOCATED IN:
L.L. 142, 143, 146, 147, 117, 7TH & 9F DIST.
FULTON COUNTY, GEORGIA

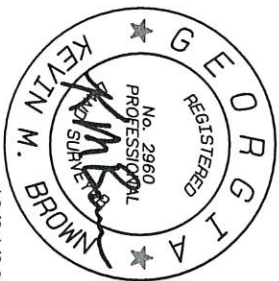
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ARCHITECTURE OFFICE
MEMBER OF THE ARCHITECTS
AND PLANNERS ASSOCIATION OF
GEORGIA

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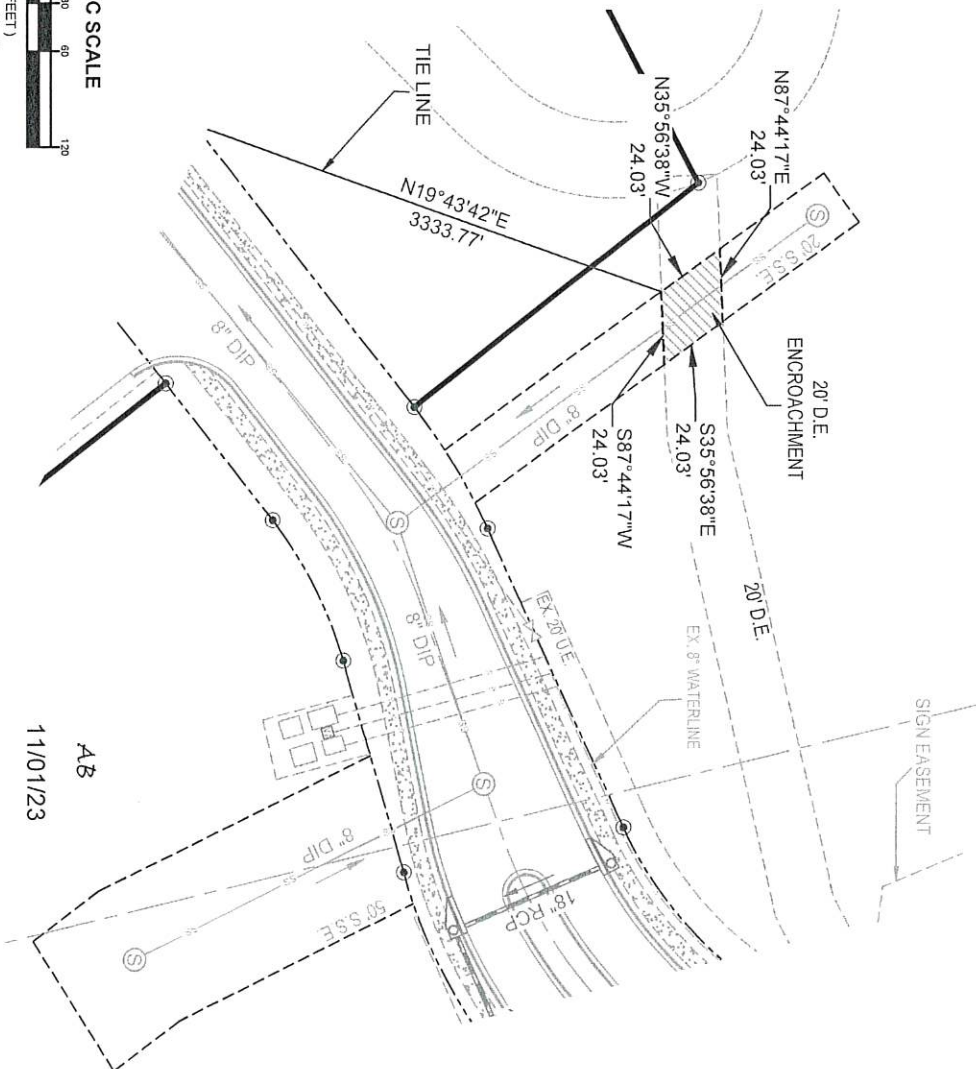
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GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.



AB
11/01/23

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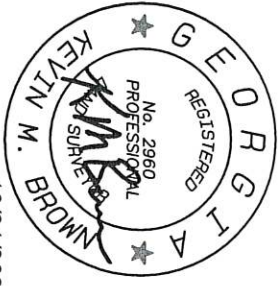
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PARKS AT PINE VALLEY SEWER EASEMENT
 LEGAL DESCRIPTION
 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 142, 143 AND 146, 7TH LAND DISTRICT, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 INCH REBAR SET AT THE SOUTHERLY BOUNDARY LINE
 THENCE ALONG A SURVEY TIE LINE, NORTH 40 DEGREES 57 MINUTES 03 SECONDS EAST, 87.83 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.
 THENCE, NORTH 57 DEGREES 19 MINUTES 11 SECONDS EAST, 127.40 FEET TO A POINT;
 THENCE, NORTH 42 DEGREES 05 MINUTES 04 SECONDS EAST, 339.58 FEET TO A POINT;
 THENCE, NORTH 42 DEGREES 37 MINUTES 39 SECONDS WEST, 364.98 FEET TO A POINT;
 THENCE, NORTH 48 DEGREES 06 MINUTES 56 SECONDS WEST, 400.47 FEET TO A POINT;
 THENCE, NORTH 00 DEGREES 10 MINUTES 42 SECONDS EAST, 233.95 FEET TO A POINT;
 THENCE, NORTH 30 DEGREES 26 MINUTES 35 SECONDS WEST, 192.31 FEET TO A POINT;
 THENCE, NORTH 24 DEGREES 09 MINUTES 45 SECONDS EAST, 274.04 FEET TO A POINT;
 THENCE, NORTH 87 DEGREES 49 MINUTES 11 SECONDS EAST, 93.74 FEET TO A POINT;
 THENCE, NORTH 03 DEGREES 04 MINUTES 08 SECONDS WEST, 154.79 FEET TO A POINT;
 THENCE, NORTH 57 DEGREES 47 MINUTES 51 SECONDS EAST, 139.02 FEET TO A POINT;
 THENCE, NORTH 77 DEGREES 26 MINUTES 18 SECONDS EAST, 94.06 FEET TO A POINT;
 THENCE, NORTH 85 DEGREES 54 MINUTES 04 SECONDS EAST, 352.74 FEET TO A POINT;
 THENCE, NORTH 04 DEGREES 25 MINUTES 41 SECONDS WEST, 172.78 FEET TO A POINT;
 THENCE, NORTH 48 DEGREES 20 MINUTES 49 SECONDS EAST, 90.83 FEET TO A POINT;
 THENCE, NORTH 04 DEGREES 32 MINUTES 48 SECONDS WEST, 129.90 FEET TO A POINT;
 THENCE, NORTH 51 DEGREES 22 MINUTES 27 SECONDS WEST, 128.94 FEET TO A POINT;
 THENCE, 20.12 FEET ALONG A CURVE (SAID CURVE HAVING A RADIUS OF 730.00 FEET AND A CHORD BEARING NORTH 44 DEGREES 54 MINUTES 16 SECONDS EAST, 20.12 FEET) TO A POINT;
 THENCE, SOUTH 51 DEGREES 22 MINUTES 27 SECONDS EAST, 135.40 FEET TO A POINT;
 THENCE, SOUTH 04 DEGREES 32 MINUTES 48 SECONDS EAST, 148.10 FEET TO A POINT;
 THENCE, SOUTH 48 DEGREES 30 MINUTES 59 SECONDS WEST, 90.43 FEET TO A POINT;
 THENCE, SOUTH 04 DEGREES 25 MINUTES 41 SECONDS EAST, 183.73 FEET TO A POINT;
 THENCE, SOUTH 85 DEGREES 54 MINUTES 04 SECONDS WEST, 371.38 FEET TO A POINT;
 THENCE, SOUTH 77 DEGREES 26 MINUTES 18 SECONDS WEST, 89.11 FEET TO A POINT;
 THENCE, SOUTH 57 DEGREES 47 MINUTES 51 SECONDS WEST, 123.81 FEET TO A POINT;
 THENCE, SOUTH 03 DEGREES 04 MINUTES 08 SECONDS EAST, 163.36 FEET TO A POINT;
 THENCE, SOUTH 87 DEGREES 49 MINUTES 11 SECONDS WEST, 101.64 FEET TO A POINT;
 THENCE, SOUTH 24 DEGREES 09 MINUTES 45 SECONDS WEST, 214.50 FEET TO A POINT;
 THENCE, SOUTH 30 DEGREES 26 MINUTES 35 SECONDS EAST, 216.99 FEET TO A POINT;
 THENCE, SOUTH 00 DEGREES 10 MINUTES 42 SECONDS WEST, 267.77 FEET TO A POINT;
 THENCE, SOUTH 48 DEGREES 06 MINUTES 56 SECONDS EAST, 351.03 FEET TO A POINT;
 THENCE, SOUTH 42 DEGREES 37 MINUTES 39 SECONDS EAST, 383.83 FEET TO A POINT;
 THENCE, SOUTH 42 DEGREES 05 MINUTES 04 SECONDS WEST, 355.18 FEET TO A POINT;
 THENCE, SOUTH 55 DEGREES 42 MINUTES 55 SECONDS WEST, 49.79 FEET TO A POINT;
 THENCE, SOUTH 57 DEGREES 19 MINUTES 11 SECONDS WEST, 79.14 FEET TO A POINT;
 THENCE, NORTH 50 DEGREES 07 MINUTES 40 SECONDS WEST, 203.98 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.
 SAID TRACT OR PARCEL CONTAINING 1.83 ACRES (79,786 SQUARE FEET).
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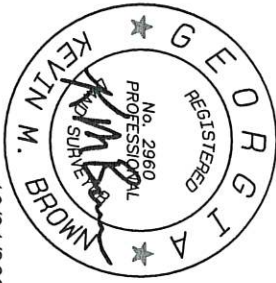
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ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 142, 143 AND 146, 7TH LAND DISTRICT AND LAND LOT 117, DISTRICT 9F, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 INCH REBAR SET AT THE SOUTHERLY BOUNDARY LINE
 THENCE ALONG A SURVEY THE LINE, NORTH 21 DEGREES 00 MINUTES 01 SECONDS EAST, 3,284.80 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.
 THENCE, NORTH 35 DEGREES 56 MINUTES 38 SECONDS WEST, 154.84 FEET TO A POINT;
 THENCE, NORTH 54 DEGREES 03 MINUTES 22 SECONDS EAST, 20.00 FEET TO A POINT;
 THENCE, SOUTH 35 DEGREES 56 MINUTES 38 SECONDS EAST, 156.90 FEET TO A POINT;
 THENCE, SOUTH 81 DEGREES 06 MINUTES 10 SECONDS EAST, 133.14 FEET ALONG A SURVEY THE LINE TO A POINT;
 THENCE, SOUTH 26 DEGREES 11 MINUTES 39 SECONDS EAST, 86.41 FEET TO A POINT;
 THENCE, SOUTH 58 DEGREES 07 MINUTES 47 SECONDS WEST, 50.22 FEET TO A POINT;
 THENCE, NORTH 26 DEGREES 13 MINUTES 40 SECONDS WEST, 27.27 FEET TO A POINT;
 THENCE, NORTH 37 DEGREES 08 MINUTES 43 SECONDS WEST, 99.96 FEET TO A POINT;
 THENCE, NORTH 76 DEGREES 10 MINUTES 31 SECONDS WEST, 103.60 FEET ALONG A SURVEY THE LINE TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 0.21 ACRES (9,132 SQUARE FEET).

ALONG WITH:
 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 146, 7TH LAND DISTRICT, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 INCH REBAR SET AT THE SOUTHERLY BOUNDARY LINE
 THENCE ALONG A SURVEY THE LINE, NORTH 19 DEGREES 43 MINUTES 42 SECONDS EAST, 3,333.77 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE, NORTH 35 DEGREES 56 MINUTES 38 SECONDS WEST, 24.03 FEET TO A POINT;
 THENCE, NORTH 87 DEGREES 44 MINUTES 17 SECONDS EAST, 24.03 FEET TO A POINT;
 THENCE, SOUTH 35 DEGREES 56 MINUTES 38 SECONDS EAST, 24.03 FEET TO A POINT;
 THENCE, SOUTH 87 DEGREES 44 MINUTES 17 SECONDS WEST, 24.03 FEET TO A POINT;
 SAID POINT BEING THE TRUE POINT OF BEGINNING.
 SAID TRACT OR PARCEL CONTAINING 0.01 ACRES (480 SQUARE FEET).

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