

[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 : Parkview Phase 3
Tax Parcel Identification No.: 09F400001740577
Land Disturbance Permit No.: 21S-001WR
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 10th day of October, 2023, between Parkview Estates (GA) Owner 1 LLC, a corporation duly organized under the laws of the State of Delaware, 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) 174 of the 9F District, _____ Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit:

_____ Parkview Estates Phase 3

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 12th day of October, 2023 in the presence of:

[Signature]
Witness

[Signature]
Notary Public

GRANTOR: Parkview Estates (GA) Owner I LLC
CORPORATE NAME

By: [Signature]

Print Name: C. Jay Byce

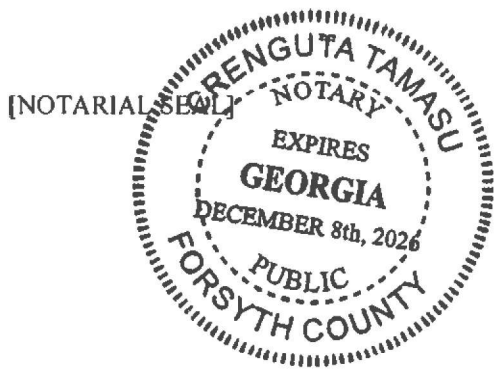
Title: Member

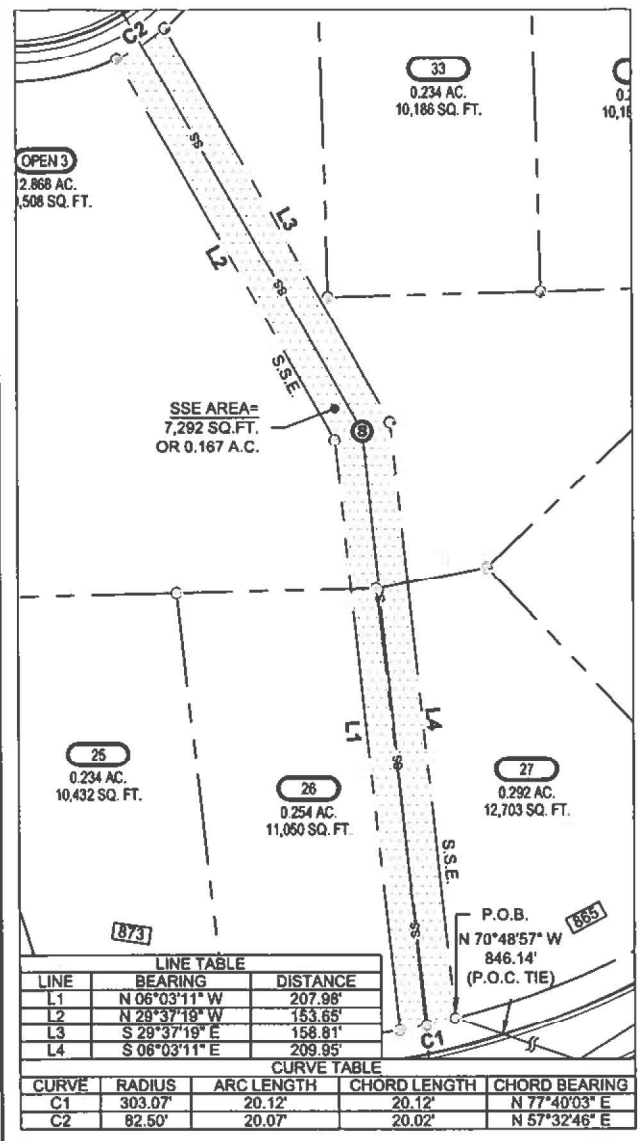
By: _____

Print Name: _____

Title: _____

[CORPORATE SEAL]





SURVEYOR'S CERTIFICATION

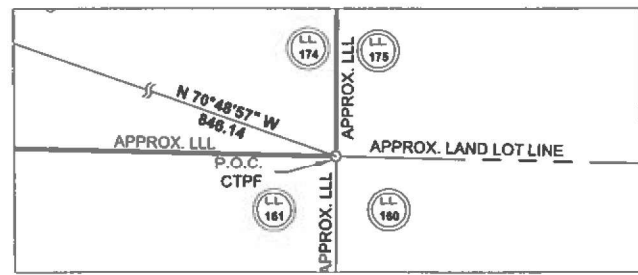
THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

[Handwritten Signature]

SURVEYOR NAME: _____ DATE: 10/05/2023
 GEORGIA REGISTERED LAND SURVEYOR NO. 3277



THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN 1:177,261.
 SCALE: 1" = 50'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 06°03'11\" W	207.98'
L2	N 29°37'19\" W	153.65'
L3	S 29°37'19\" E	158.81'
L4	S 06°03'11\" E	209.95'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	303.07'	20.12'	20.12'	N 77°40'03\" E
C2	82.50'	20.07'	20.02'	N 57°32'46\" E

GRID NORTH, GEORGIA WEST ZONE
 SHEET TITLE
1 OF 1

SANITARY SEWER EASEMENT EXHIBIT FOR:
PARKVIEW PHASE 3
 LOCATED IN LAND LOT 174, 9F DISTRICT,
 CITY OF SOUTH FULTON, FULTON COUNTY, GEORGIA

810
 Know what's below. Call before you dig.
 SURVEY INFO:
 DRAWN BY: CSW
 REVIEWED BY: GK
 JOB #: 252022
 DATE: 10/05/2023

© 2023 GASKINS + LECRAW, INC.
 3475 CORPORATE WAY
 SUITE A, 30088
 PULLMAN, GA 30088
 PHONE: 678-648-8100
 www.gaskins-lecraw.com
 LSF001371
GASKINS + LECRAW

LEGAL DESCRIPTION

ALL THAT TRACT OF LAND LYING IN LAND LOT 174 OF THE 9F DISTRICT CITY OF SOUTH FULTON, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

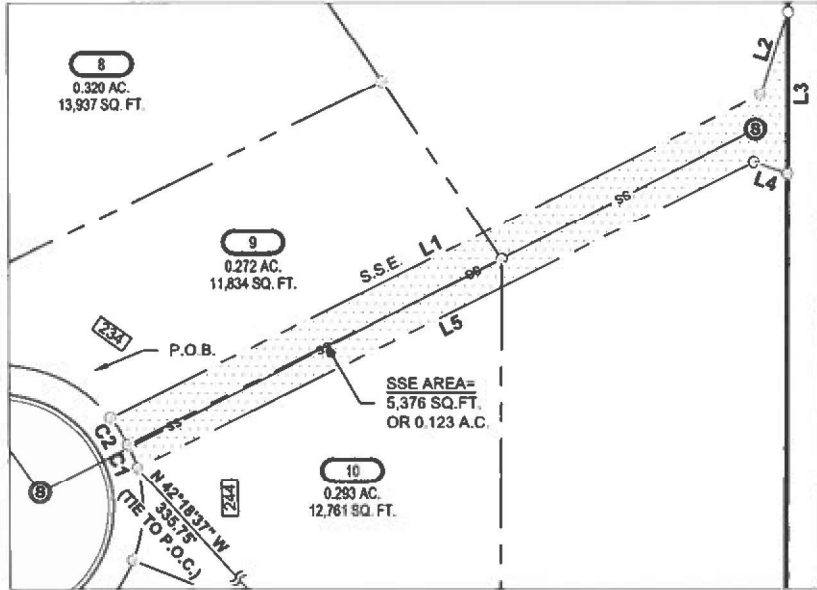
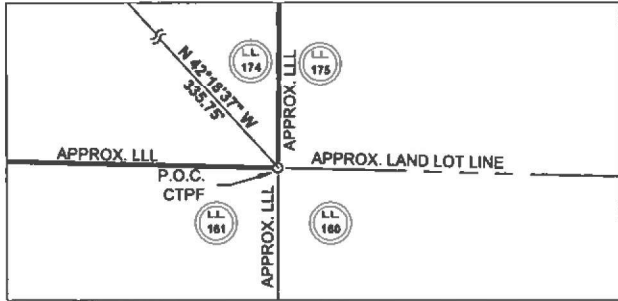
COMMENCING AT A 1 INCH CRIMP TOP PIPE FOUND AT THE COMMON CORNER INTERSECTION OF LAND LOTS 174, 175, 161 AND 160, SAID POINT HAVING GEORGIA STATE PLANE COORDINATES N=1324644.11, E=2175398.05, THENCE FOLLOWING A TIE LINE NORTH 70°48'57" WEST A DISTANCE OF 846.14 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MILLBERRY ROAD (44' PUBLIC R/W), SAID POINT HAVING GEORGIA STATE PLANE COORDINATES N=1324922.15, E=2174599.01 AND BEING THE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE FOLLOWING THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 20.12 FEET (SAID ARC HAVING A RADIUS OF 303.07 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 77°40'03" WEST A DISTANCE OF 20.12 FEET), THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 06°03'11" WEST A DISTANCE OF 207.98 FEET, THENCE NORTH 29°37'19" WEST A DISTANCE OF 153.65 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ROSEHALL PLACE (50' PUBLIC R/W), THENCE CONTINUING ALONG SAID RIGHT-OF-WAY FOLLOW THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 20.07 FEET (SAID ARC HAVING A RADIUS OF 82.50 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 57°32'46" EAST A DISTANCE OF 20.02 FEET), THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 29°37'19" EAST A DISTANCE OF 158.81 FEET TO A POINT, THENCE SOUTH 06°03'11" EAST A DISTANCE OF 209.95 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MILBERRY ROAD (44' PUBLIC R/W), BACK TO THE POINT OF BEGINNING.

CONTAINING 7,292 SQUARE FEET OR 0.167 ACRE.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 63°46'12" E	255.13'
L2	N 18°45'18" E	30.86'
L3	S 00°29'19" W	56.61'
L4	N 71°14'42" W	12.36'
L5	S 63°46'12" W	242.24'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	8.82'	8.81'	N 21°11'23" W
C2	50.00'	11.32'	11.30'	N 32°43'49" W



SURVEYOR'S CERTIFICATION

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

[Handwritten Signature]

SURVEYOR NAME: _____ DATE: 10/05/2023
 GEORGIA REGISTERED LAND SURVEYOR NO. 3277



AS SURVEYOR FOR
GASKINS + LECRAW, INC.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN 1:97,613.



GRID NORTH, GEORGIA WEST ZONE

SHEET TITLE

1 OF 1

SANITARY SEWER EASEMENT EXHIBIT FOR:
PARKVIEW PHASE 3
 LOCATED IN LAND LOT 174, 9TH DISTRICT,
 CITY OF SOUTH FULTON, FULTON
 COUNTY, GEORGIA



SURVEY INFO:
 DRAWN BY: CSMT
 REVIEWED BY: GK
 JOB #: 250022
 DATE: 10/05/2023

© 2023 GASKINS + LECRAW, INC.
 3475 CORPORATE WAY
 SUITE A, 30008
 FULTON, GA 30088
 PHONE: 770-548-8100
 www.gaskinslecrow.com
 LSF001371



LEGAL DESCRIPTION

ALL THAT TRACT OF LAND LYING IN LAND LOT 174 OF THE 9F DISTRICT CITY OF SOUTH FULTON, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1 INCH CRIMP TOP PIPE FOUND AT THE COMMON CORNER INTERSECTION OF LAND LOTS 174, 175, 161 AND 160, SAID POINT HAVING GEORGIA STATE PLANE COORDINATES N=1324644.11, E=2175398.05, THENCE FOLLOWING A TIE LINE OF NORTH 42°18'37" WEST A DISTANCE OF 335.75 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF BENCHWOOD ROAD (44' PUBLIC R/W), SAID POINT HAVING GEORGIA STATE PLANE COORDINATES N=1324892.39, E=2175172.15, AND BEING THE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 8.82 FEET (SAID ARC HAVING A RADIUS OF 50.00 FEET AND BEING SUBTENDE BY A CHORD OF NORTH 21°11'23" WEST A DISTANCE OF 8.81 FEET) TO A POINT, THENCE FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 11.32 FEET (SAID ARC HAVING A RADIUS OF 50.00 FEET AND BEING SUBTENDE BY A CHORD OF NORTH 32°43'49" WEST A DISTANCE OF 11.30 FEET) TO A POINT, THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 63°46'2" EAST A DISTANCE OF 255.13 FEET TO A POINT, THENCE NORTH 18°45'18" EAST A DISTANCE OF 30.86 FEET TO A POINT, THENCE SOUTH 00°29'19" WEST A DISTANCE OF 56.61 FEET TO A POINT, THENCE NORTH 71°14'42" WEST 12.36 FEET TO A POINT, THENCE SOUTH 63°46'12" WEST A DISTANCE OF 242.24 FEET, BACK TO THE POINT OF BEGINNING.

CONTAINING 5,376 SQUARE FEET OR 0.123 ACRE.

SURVEYOR'S CERTIFICATION

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.



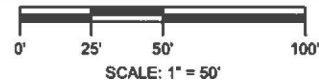
10/05/2023

SURVEYOR NAME: _____ DATE: _____
 GEORGIA REGISTERED LAND SURVEYOR NO. 3277

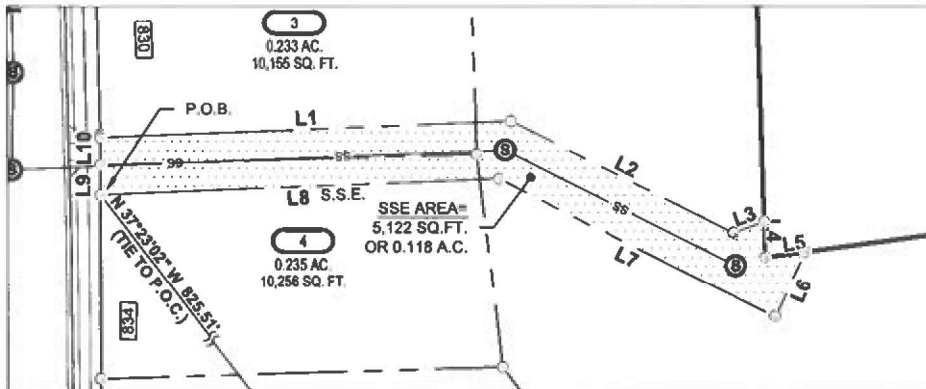
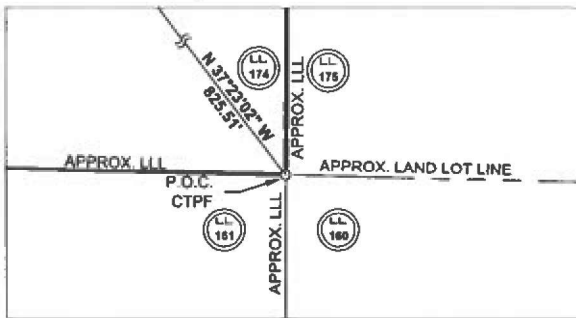


AS SURVEYOR FOR
 GASKINS + LECRAW, INC.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°41'00" E	144.53'
L2	S 63°19'51" E	87.15'
L3	N 70°08'36" E	11.46'
L4	S 01°43'09" E	12.55'
L5	N 82°23'51" E	14.15'
L6	S 25°08'36" W	25.25'
L7	N 63°19'51" W	108.19'
L8	S 87°41'00" W	140.19'
L9	N 00°03'44" E	10.43'
L10	N 00°03'44" E	9.59'



THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN 1:16,332.



SHEET TITLE
1 OF 1

SANITARY SEWER EASEMENT EXHIBIT FOR:
PARKVIEW PHASE 3
 LOCATED IN LAND LOT 174, 8F DISTRICT,
 CITY OF SOUTH FULTON, FULTON
 COUNTY, GEORGIA



Know what's below.
 Call before you dig.

SURVEY INFO:
 DRAWN BY: CSJ
 REVIEWED BY: GK
 JOB #: 252023
 DATE: 10/02/2023

PREPARED IN THE OFFICE OF

© 2023 GASKINS + LECRAW, INC.
 3475 CORPORATE WAY
 SUITE A
 DULUTH, GA 30098
 PHONE: (770) 410-1100
 www.gaskinslecrow.com
 LSF001371



LEGAL DESCRIPTION

ALL THAT TRACT OF LAND LYING IN LAND LOT 174 OF THE 9F DISTRICT CITY OF SOUTH FULTON, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1 INCH CRIMP TOP PIPE FOUND AT THE COMMON CORNER INTERSECTION OF LAND LOTS 174, 175, 161 AND 160, SAID POINT HAVING GEORGIA STATE PLANE COORDINATES N=1324644.11, E=2175398.05, THENCE FOLLOWING A TIE LINE OF NORTH 37°23'02" WEST A DISTANCE OF 825.51 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MILBERRY ROAD (50' PUBLIC R/W), SAID HAVING GEORGIA STATE PLANE COORDINATES N=1325300.04, E=2174896.95 AND BEING THE POINT OF BEGINNING.

THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE OF MILBERRY ROAD NORTH 00°03'44" EAST A DISTANCE OF 10.43 FEET TO A POINT, THENCE NORTH 00°03'44" EAST A DISTANCE OF 9.59 FEET TO A POINT, THENCE LEAVING SAID RIGHT-OF-WAY LINE OF MILLBERRY ROAD THE FOLLOWING 8 COURSES AND DISTANCES: NORTH 87°41'00" EAST A DISTANCE OF 144.53 FEET TO A POINT, SOUTH 63°19'51" EAST A DISTANCE OF 87.15 FEET TO A POINT, NORTH 70°08'36" A DISTANCE OF 11.46 FEET TO A POINT, SOUTH 01°43'09" EAST A DISTANCE OF 12.55 FEET TO A POINT, NORTH 82°23'51" EAST A DISTANCE OF 14.15 FEET TO A POINT, SOUTH 25°08'36" WEST A DISTANCE OF 25.25 FEET TO A POINT, NORTH 63°19'51" WEST A DISTANCE OF 108.19 FEET TO A POINT, SOUTH 87°41'00" WEST A DISTANCE OF 140.19 FEET, BACK TO THE POINT OF BEGINNING.

CONTAINING 5,122 SQUARE FEET OR 0.118 ACRE.