

[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: The Brooke at Rivertown  
Tax Parcel Identification No.: 07 190000870604  
Land Disturbance Permit No.: LD-2022-007628 and 225-002WR  
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 25<sup>th</sup> day of September, 2025, between Rivertown ONO Investment 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) 87, 88, 105, N/A Section (if applicable) of District 7<sup>th</sup>, Fulton County, Georgia, and more particularly described as follows: To wit:

The Brooke at Rivertown  
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 25<sup>th</sup> day of September, 2025 in the presence of:

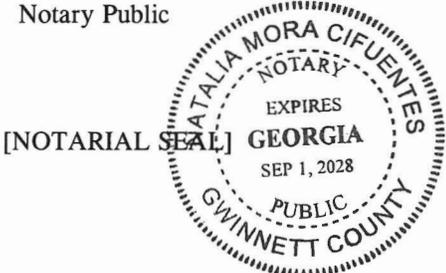
GRANTOR: Rivertown ONO Investment LLC  
CORPORATE NAME

[Signature]  
Witness

By: [Signature]  
Print Name: Jinsong Yang  
Title: Manager

Natalia Mora C.  
Notary Public

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_



[CORPORATE SEAL]

EXHIBIT "A"  
TRACT DESCRIPTION  
FOR  
SANITARY SEWER EASEMENT  
THE BROOKE AT RIVERTOWN

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 87 OF THE 18<sup>th</sup> DISTRICT, FULTON COUNTY, GEORGIA, CITY OF SOUTH FULTON AND BEING LOCATED AT THE BROOKE AT RIVERTOWN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF COMMENCEMENT AT 1/2" REBAR FOUND AT THE SOUTHEAST CORNER OF PROPERTY TAX PARCEL 07-1902-0087-035-4, HAVING GEORGIA STATE PLANE COORDINATES, WEST ZONE, 1983 NORTH AMERICAN DATUM. N, 1299214.37' E, 2146713.67 AND BEIGN AT THE WESTERLY PROPERTY LINE OF THE BROOKE AT RIVERTOWN SUBDIVISION.

FROM SAID 1/2" REBAR FOUND TRAVEL IN AN WESTERLY DIRECTION SOUTH 89 DEGREES 51 MINUTES 29 SECONDS WEST A DISTANCE OF 236.52 FET TO A CALCULATED POINT AT THE SOUTH PROPERTY LINE OF PROPERTY TAX PARCEL 07-1902-0087-057-8, AND BEIGN THE POINT OF BEGINNING FOR THE SEWER EASEMENT AND HAVING GEORGIA STATE PLANE COORDINATES, WEST ZONE, 1983 DATUM. N, 1299214.42' E, 2146699.31';

THENCE LEAVING THE SAID PROPERTY LINE SOUTH 18 DEGREES 04 MINUTES 03 SECONDS EAST A DISTANCE OF 185.87 FEET TO A CALCULATED POINT AT THE NORTHERLY RIGHT OF WAY OF EDEN CIRCLE (HAVING A 50-FOOT-WIDE RIGHT-OF-WAY WIDHT);

THENCE RUNNING ALONG THE RIGHT-OF-WAY OF EDEN CIRCLE FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 135.00 FEET SUBTENTED BY A CHORD BEARING OF SOUTH 71 DEGREES 55 MINUTES 57 SECONDS WEST A CHORD DISTANCE OF 20.00 FEET ALONG SAID ARC A DISTANCE OF 20.02 FEET TO A CALCULATED POINT;

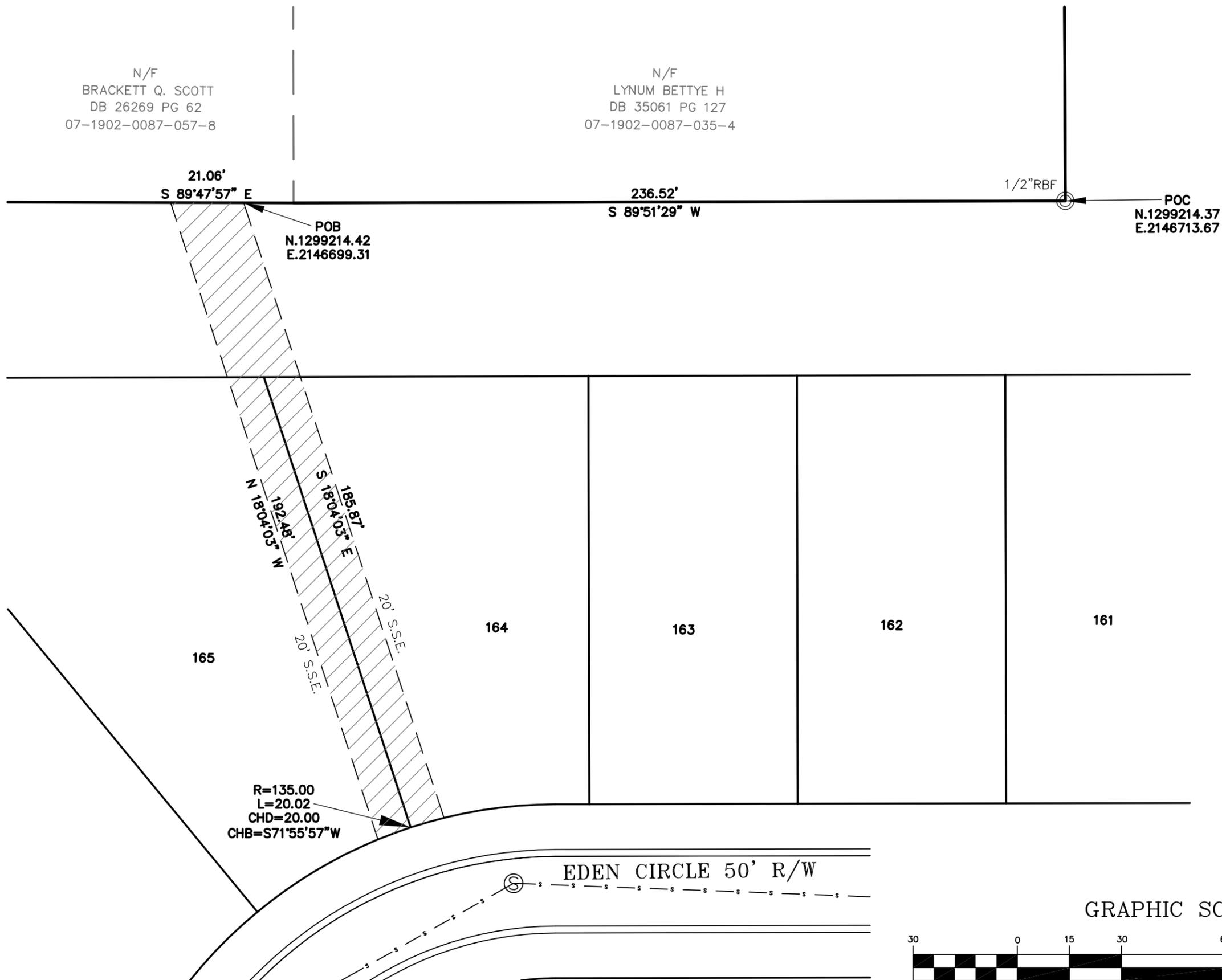
THENCE LEAVING THE 50' RIGHT-OF-WAY OF EDEN CIRCLE NORTH 18 DEGREES 04 MINUTES 03 SECONDS WEST A DISTANCE OF 192.48 FEET TO A CALCULATED POINT;

THENCE SOUTH 89 DEGREES 47 MINUTES 57 SECONDS EAST A DISTANCE OF 21.06 FEET TO A CALCULATED POINT AND THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 3,779 SQUARE FEET, BEIGN 0.086 ACRE.

N/F  
BRACKETT Q. SCOTT  
DB 26269 PG 62  
07-1902-0087-057-8

N/F  
LYNUM BETTYE H  
DB 35061 PG 127  
07-1902-0087-035-4



A. B  
09/30/25

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

**Engineering, inc.**  
ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING  
600 PINNACLE COURT  
SUITE 685  
NORCROSS, GA 30071  
TEL: (678) 291-0000  
FAX: (678) 291-6887



**THE BROOKE AT RIVERTOWN  
SEWER EASEMENT**  
CITY OF SOUTH FULTON  
FULTON COUNTY, GEORGIA

DATE:	SEPTEMBER 29, 2025	SCALE:	HORIZ. 1"=30'	VERT. N/A	DESCRIPTION	DATE
LAND LOT(S):	88					
DISTRICT:	18TH					
COUNTY:	FULTON	STATE:	GEORGIA			
DESIGNED:	JL	DRAWN:	JL			
CHECKED:	MM	APPROVED:	AH			

SHEET	1
OF	1
SHEET 1 OF 1	
DWG. 21081S	
ISSUE NO.	
PROJECT NO.	
FILE NO.	

EXHIBIT "A"  
TRACT DESCRIPTION  
FOR  
SANITARY SEWER EASEMENT  
THE BROOKE AT RIVERTOWN

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 87 OF THE 18<sup>th</sup> DISTRICT, FULTON COUNTY, GEORGIA, CITY OF SOUTH FULTON AND BEING LOCATED AT THE BROOKE AT RIVERTOWN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF COMMENCEMENT AT 1" REBAR FOUND AT THE SOUTHWEST INTERSECTION CORNER OF PROPERTY TAX PARCEL 07-1902-0087-021-4, AND LAND LOT LINE 87 AND LAND LOT LINE 88, HAVING GEORGIA STATE PLANE COORDINATES, WEST ZONE, 1983 NORTH AMERICAN DATUM. N, 1298619.08' E, 2147421.72'.

FROM SAID 1" REBAR FOUND TRAVEL IN AN NORTHERLY DIRECTION NORTH 00 DEGREES 47 MINUTES 06 SECONDS WEST A DISTANCE OF 78.46 FET TO A CALCULATED POINT AT THE WESTERLY PROPERTY LINE OF PROPERTY TAX PARCEL 07-1902-0087-021-4, AND BEIGN THE POINT OF BEGINNING FOR THE SEWER EASEMENT AND HAVING GEORGIA STATE PLANE COORDINATES, WEST ZONE, 1983 DATUM. N, 1298697.53' E, 2147420.65';

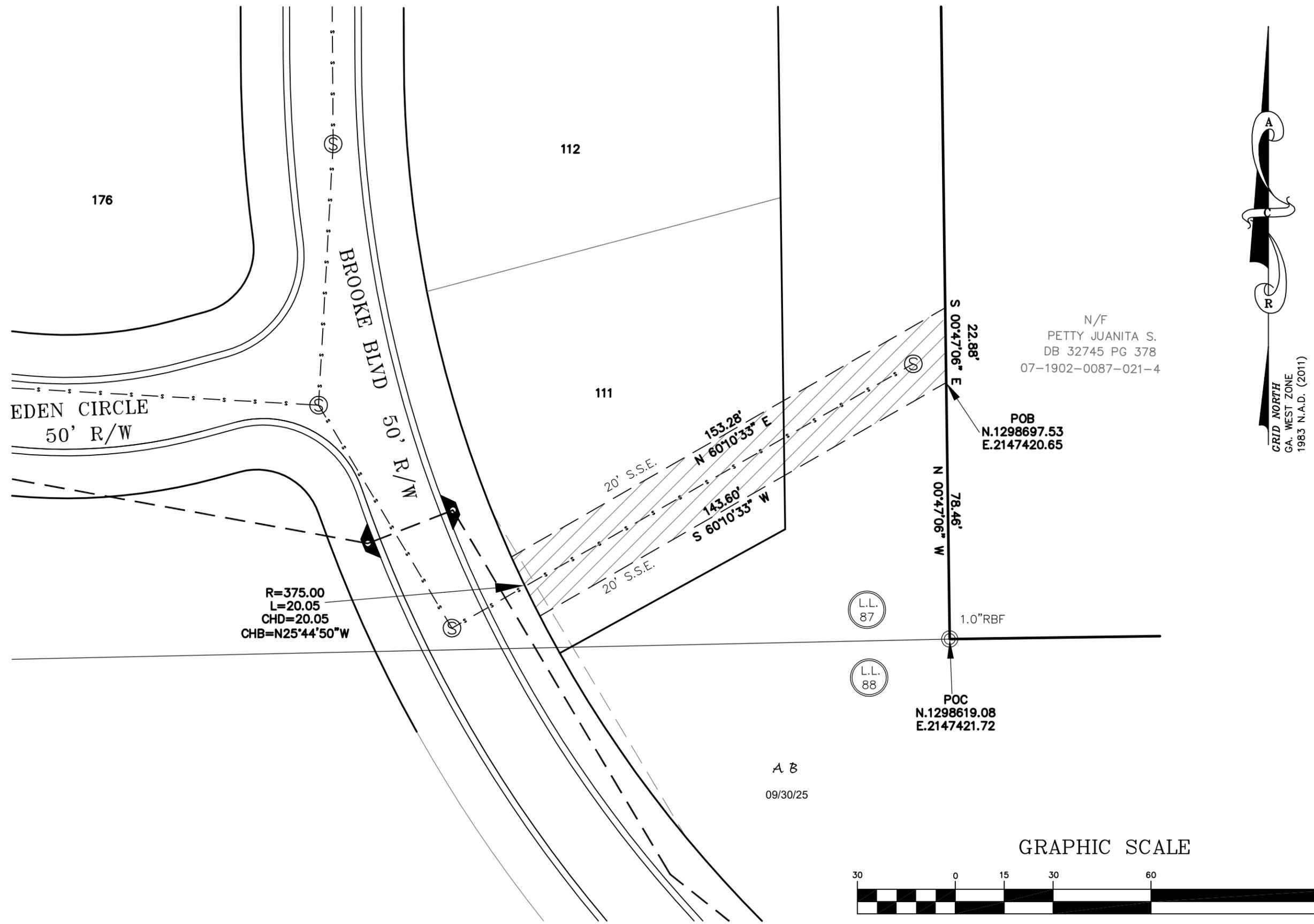
THENCE LEAVING THE SAID PROPERTY LINE SOUTH 60 DEGREES 10 MINUTES 33 SECONDS WEST A DISTANCE OF 143.60 FEET TO A CALCULATED POINT AT THE EASTERLY RIGHT OF WAY OF BROOKE BLVD. (HAVING A 50-FOOT-WIDE RIGHT-OF-WAY WIDHT);

THENCE RUNNING ALONG THE RIGHT-OF-WAY OF BROOKE BLVD. FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 375.00 FEET SUBTENTED BY A CHORD BEARING OF NORTH 25 DEGREES 44 MINUTES 50 SECONDS WEST A CHORD DISTANCE OF 20.05 FEET ALONG SAID ARC A DISTANCE OF 20.05 FEET TO A CALCULATED POINT;

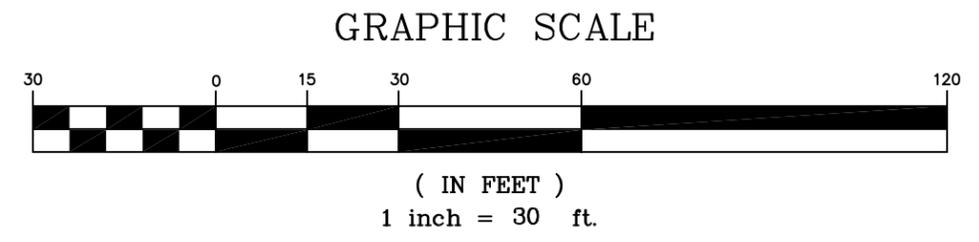
THENCE LEAVING THE 50' RIGHT-OF-WAY OF BROOKE BLVD. NORTH 60 DEGREES 10 MINUTES 33 SECONDS EAST A DISTANCE OF 153.28 FEET TO A CALCULATED POINT;

THENCE SOUTH 00 DEGREES 47 MINUTES 06 SECONDS EAST A DISTANCE OF 22.88 FEET TO A CALCULATED POINT AND THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 2,791 SQUARE FEET, BEIGN 0.064 ACRE.



A B  
09/30/25



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**THE BROOKE AT RIVERTOWN  
SEWER EASEMENT**  
CITY OF SOUTH FULTON  
FULTON COUNTY, GEORGIA

DATE:	SEPTEMBER 29, 2025	SCALE:	HORIZ. 1"=30'	VERT. N/A	DESCRIPTION	DATE
LAND LOT(S):	88					
DISTRICT:	18TH					
SECTION:						
COUNTY:	FULTON	STATE:	GEORGIA			
DESIGNED:	JL	DRAWN:	JL			
CHECKED:	MM	APPROVED:	AH			

SHEET  
**1**  
OF  
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