

[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 : Hunter Road
Tax Parcel Identification No.: 09F34000134973
Land Disturbance Permit No.: WRS25-044
Zoning/Special Use Permit No.: _____
(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 9th day of February, 2026, between CHIDF Atlanta Hunter Road II, L.L.C., 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) 132 and 133 of the 9E District _____ Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit:

Hunter Road

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.

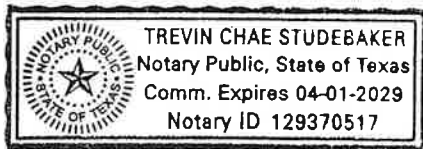
Said Grantor hereby waives for itself, its successors and assigns all rights to any further compensation or claim to damages on account of the construction, access, upgrade or maintenance of said sewer line for the use of the property as herein agreed.

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 9th
day of February 20 26
in the presence of:

Nadia Beagles
Witness

Trevin Chae Studebaker
Notary Public



[NOTARIAL SEAL]

CHIDF ATLANTA HUNTER ROAD II, L.L.C., a Delaware limited liability company

GRANTOR: By: CHI Southeast 123 Hunter Road II, L.P., a Delaware limited partnership, its manager

By: CHI LTH GP, L.L.C., a Delaware limited liability company, its general partner

By: [Signature]
Print Name: John Bateman

Title: Vice President

By: _____

Print Name: _____

Title: _____

[CORPORATE SEAL]

LEGAL DESCRIPTION – 20' SANITARY SEWER EASEMENT

All that tract or parcel of land lying and being in Land Lot 133, 9F District, Fulton County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. (Job #25-025; Drawing/File #25-025), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

To find the POINT OF BEGINNING, COMMENCE at a disturbed concrete r/w monument found at the intersection of the southwesterly right-of-way line of Hunter Road (100' Public R/W) and the relocated southeasterly right-of-way line of Mason Road (100' and varies Public R/W), said point being at State Plane Coordinates (Georgia West Zone) of North: 1,316,557.29; East: 2,181,591.97;

THENCE proceeding along said relocated southeasterly right-of-way line of Mason Road the following courses and distances: South 64 degrees 01 minutes 21 seconds West for a distance of 320.31 feet to a concrete r/w monument found;

THENCE along a curve to the left having a radius of 904.93 feet for an arc length of 356.94 feet (said arc being subtended by a chord of South 52 degrees 47 minutes 50 seconds West for a distance of 354.63 feet) to a computed point, said computed point being at State Plane Coordinates (Georgia West Zone) of North: 1,316,202.57; East: 2,181,021.56 and being the POINT OF BEGINNING;

THENCE departing said relocated southeasterly right-of-way line of Mason Road South 08 degrees 22 minutes 42 seconds West for a distance of 100.46 feet to a computed point;

THENCE South 55 degrees 19 minutes 46 seconds East for a distance of 74.20 feet to a computed point;

THENCE South 74 degrees 37 minutes 28 seconds East for a distance of 47.97 feet to a computed point;

THENCE North 86 degrees 04 minutes 49 seconds East for a distance of 170.50 feet to a computed point;

THENCE South 04 degrees 11 minutes 08 seconds East for a distance of 70.65 feet to a computed point;

THENCE South 85 degrees 48 minutes 52 seconds West for a distance of 20.00 feet to a computed point;

THENCE North 04 degrees 11 minutes 08 seconds West for a distance of 50.75 feet to a computed point;

THENCE South 86 degrees 04 minutes 49 seconds West for a distance of 153.99 feet to a computed point;

THENCE North 74 degrees 37 minutes 28 seconds West for a distance of 54.77 feet to a computed point;

THENCE North 55 degrees 19 minutes 46 seconds West for a distance of 90.03 feet to a computed point;

THENCE North 08 degrees 22 minutes 42 seconds East for a distance of 80.79 feet to a computed point on the aforesaid relocated southeasterly right-of-way line of Mason Road;

THENCE proceeding along said relocated southeasterly right-of-way line of Mason Road along a curve to the right having a radius of 904.93 feet for an arc length of 37.83 feet (said arc being subtended by a chord of North 40 degrees 17 minutes 59 seconds East for a distance of 37.82 feet) to a computed point, said computed point being the POINT OF BEGINNING.

Said tract or parcel of land contains 0.205 acres or 8,946 square feet.

BS



GRID NORTH
GEORGIA WEST ZONE

L.L.
133

L.L.
132

N/F
QUIKTRIP CORPORATION
DB 68033 PG 430
PB 128 PG 75
ZONING AG-1
PARCEL# 09F-3400-0133-893-3

APPROXIMATE LAND LOT LINE

RELOCATED MASON ROAD
(100' PUBLIC R/W)
PER DB 11097 PG 293 & DB 11097 PG 287

POINT OF COMMENCEMENT
N: 1316557.29
E: 2181591.97

30' X 30' PPF SIGN EASEMENT
PER DB 59848 PG 189

BS

Project #WRS25-044

Fulton County Government

HUNTER ROAD
(VARIABLE WIDTH PUBLIC R/W)
PER DB 3310 PG 369 & DB 11097 PG 287

RMF DISTURBED

12" STONE WALL
"STORD"

N/F
ANTAEUS, INC.
DB 10120 PG 36
ZONING M-1

PARCEL# 09F-3400-0133-497-3
WOODED VACANT

APPROXIMATE SLOPE
EASEMENT PER DOT R/W
PLANS PROJECT NO. RS -
2620(3), DRAWING NO. 5-16

APPROXIMATE SLOPE
EASEMENT PER DB 11097 PG
287

**VALENTINO &
ASSOCIATES INC.**

LAND SURVEYORS

4045 ORCHARD ROAD
BUILDING 200

SMYRNA, GEORGIA 30080

PHONE: (770) 438-0015

FAX: (770) 435-6050

WEB: VALENTINOSURVEY.COM
STATE OF GEORGIA LAND
SURVEYING FIRM LICENSE
NO. LSF000794

EXHIBIT SURVEY OF:

**SANITARY SEWER EASEMENT
FOR
ANTAEUS, INC.**

50 0 50 100 150



GRAPHIC SCALE - FEET

LAND LOT 133 DISTRICT 9F CITY OF UNION CITY, FULTON COUNTY, GEORGIA

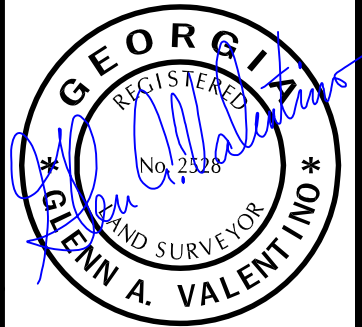
DATE: 3/03/2026

SCALE: 1" = 50'

JOB NO. 25-025

FILE NO. 25-025.dwg

SHEET 1 OF 3





GRID NORTH
GEORGIA WEST ZONE

N/F
QUIKTRIP CORPORATION
DB 68033 PG 430
PB 128 PG 75
ZONING AG-1
PARCEL# 09F-3400-0133-893-3

BS
Fulton County Government
Project #WRS25-044

RELOCATED MASON ROAD
(100' PUBLIC R/W)
PER DB 11097 PG 293 & DB 11097 PG 287

N/F
ANTAEUS, INC.
DB 10120 PG 36
ZONING M-1
PARCEL# 09F-3400-0133-497-3
WOODED VACANT

POINT OF BEGINNING
N: 1316202.57
E: 2181021.56

SANITARY SEWER EASEMENT
0.205 ACRES OR 8,946 SQ.FT.

CALL TABLE

Course	Bearing	Distance
C1	Rad=904.93' Chd=N 40°17'59"E	ARC=37.83' 37.82'

VALENTINO & ASSOCIATES INC.

LAND SURVEYORS

4045 ORCHARD ROAD
BUILDING 200

SMYRNA, GEORGIA 30080

PHONE: (770) 438-0015

FAX: (770) 435-6050

WEB: VALENTINOSURVEY.COM

STATE OF GEORGIA LAND SURVEYING FIRM LICENSE

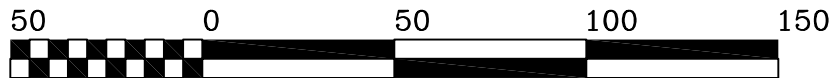
NO. LSF000794

EXHIBIT SURVEY OF:

SANITARY SEWER EASEMENT

FOR

ANTAEUS, INC.



GRAPHIC SCALE - FEET

LAND LOT 133 DISTRICT 9F CITY OF UNION CITY, FULTON COUNTY, GEORGIA

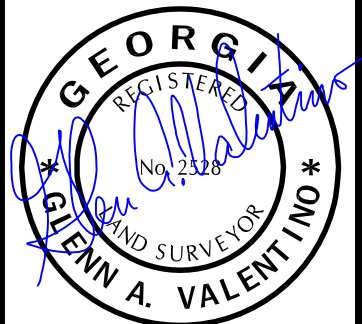
DATE: 3/03/2026

SCALE: 1" = 50'

JOB NO. 25-025

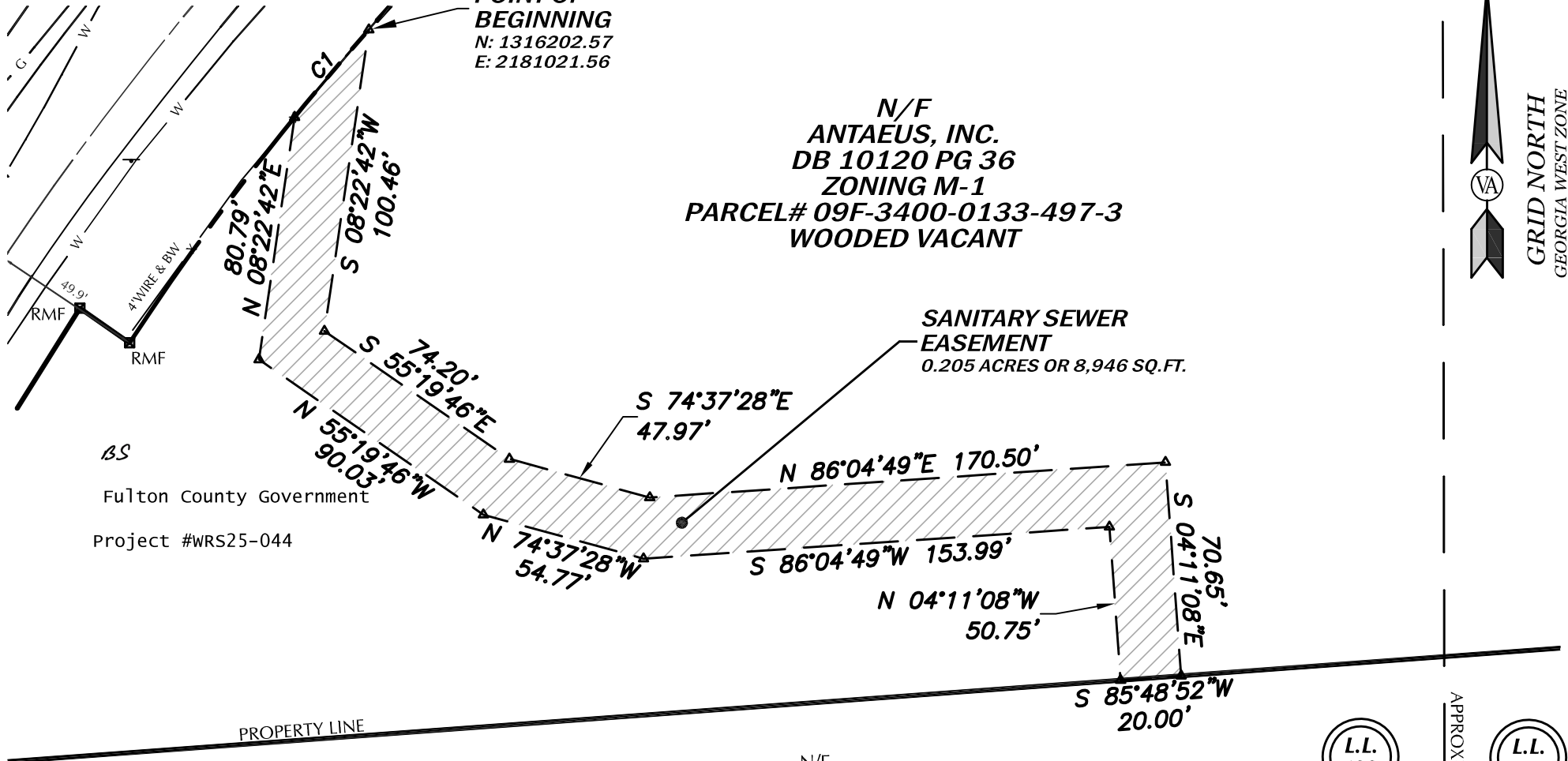
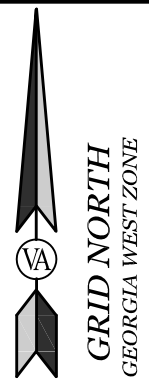
FILE NO. 25-025.dwg

SHEET 2 OF 3



POINT OF BEGINNING
 N: 1316202.57
 E: 2181021.56

N/F
ANTAEUS, INC.
 DB 10120 PG 36
 ZONING M-1
PARCEL# 09F-3400-0133-497-3
WOODED VACANT



N/F
 UHS OF TALBOT
 DB 57870 PG 101
 ZONING AG-1
 WOODED VACANT
 PARCEL# 09F-3500-0132-070-8



APPROXIMATE LAND LOTS

VALENTINO & ASSOCIATES INC.
 LAND SURVEYORS
 4045 ORCHARD ROAD
 BUILDING 200
 SMYRNA, GEORGIA 30080
 PHONE: (770) 438-0015
 FAX: (770) 435-6050
 WEB: VALENTINOSURVEY.COM
 STATE OF GEORGIA LAND SURVEYING FIRM LICENSE NO. LSF000794

EXHIBIT SURVEY OF: **SANITARY SEWER EASEMENT FOR ANTAEUS, INC.**

GRAPHIC SCALE - FEET

LAND LOT 133 DISTRICT 9F CITY OF UNION CITY, FULTON COUNTY, GEORGIA

DATE: 3/03/2026	SCALE: 1" = 50'	JOB NO. 25-025	FILE NO. 25-025.dwg	SHEET 3 OF 3
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