

[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 : \_\_\_\_\_  
Tax Parcel Identification No.: \_\_\_\_\_  
Land Disturbance Permit No.: \_\_\_\_\_  
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 \_\_\_\_\_ day of \_\_\_\_\_, 20<sup>20</sup>, between  
Greenstone Parkway 400 LLLP, a limited liability limited partnership 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) <sup>804</sup>\_\_\_\_\_ of the 1st  
District, <sup>2nd</sup>\_\_\_\_\_ Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

Evans General Contractors Office

*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 22<sup>nd</sup>  
day of September 2020  
in the presence of:

Kelly P. [Signature]  
Witness

C. E. [Signature]  
Notary Public

[NOTARIAL SEAL]



GRANTOR: GREENSTONE PARKWAY 400 LLLP,  
a Georgia limited liability limited partnership  
CORPORATE NAME

By: [Signature]

Print Name: Chris Scott

Title: Manager

By: \_\_\_\_\_

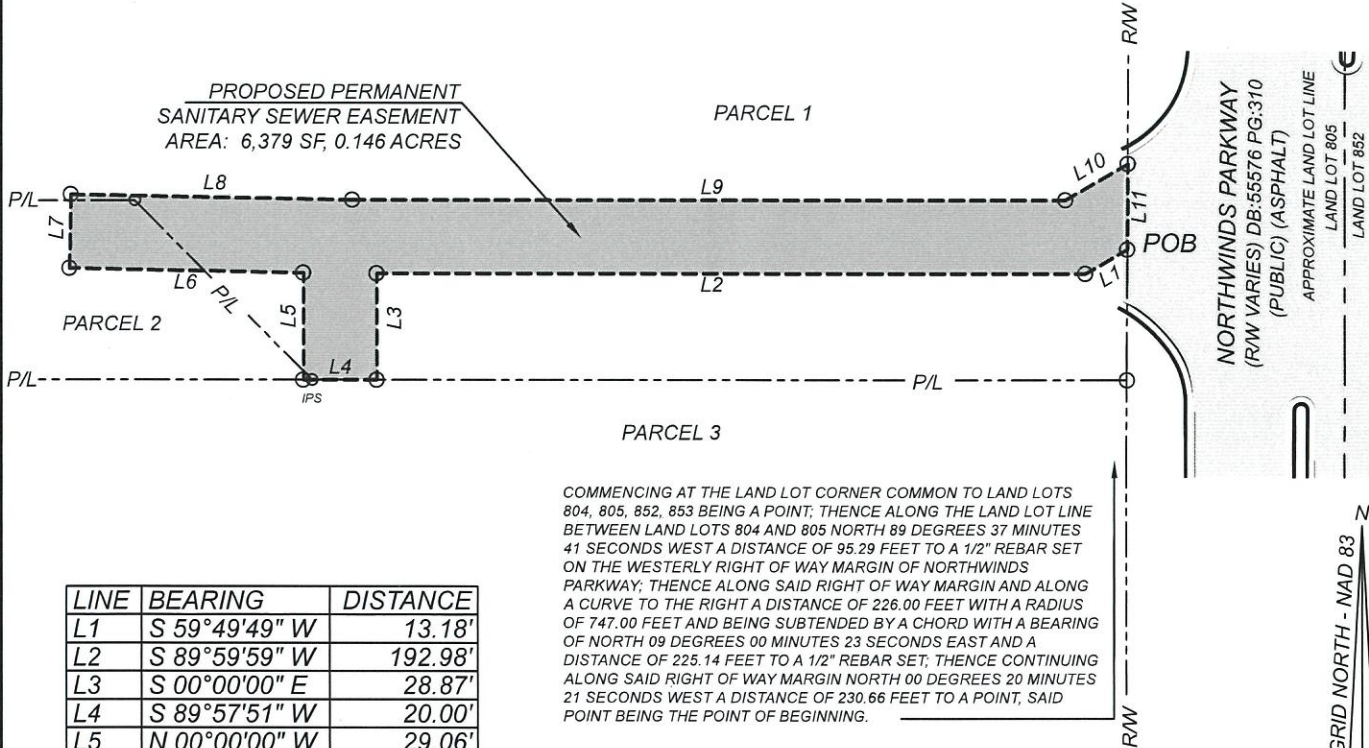
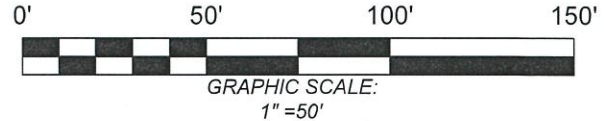
Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

[CORPORATE SEAL]

## LEGEND

IPS	= 1/2" REBAR PIN SET W/CAP	B/L	= BUILDING LINE
RBF	= REBAR PIN FOUND	DB/PG	= DEED BOOK/PAGE
OTF	= OPEN TOP FOUND	PB/PG	= PLAT BOOK/PAGE
CTF	= CRIMP TOP PIPE FOUND	WM	= WATER METER
TP #	= TAX PARCEL NO.	STA	= STATION
P/L	= PROPERTY LINE	POB	= POINT OF BEGINNING
R/W	= RIGHT OF WAY	POC	= POINT OF COMMENCEMENT



LINE	BEARING	DISTANCE
L1	S 59°49'49" W	13.18'
L2	S 89°59'59" W	192.98'
L3	S 00°00'00" E	28.87'
L4	S 89°57'51" W	20.00'
L5	N 00°00'00" W	29.06'
L6	N 88°53'18" W	63.44'
L7	N 01°03'29" E	20.00'
L8	S 88°56'31" E	76.35'
L9	N 90°00'00" E	194.31'
L10	N 59°49'49" E	19.58'
L11	S 00°20'21" W	23.21'

COMMENCING AT THE LAND LOT CORNER COMMON TO LAND LOTS 804, 805, 852, 853 BEING A POINT; THENCE ALONG THE LAND LOT LINE BETWEEN LAND LOTS 804 AND 805 NORTH 89 DEGREES 37 MINUTES 41 SECONDS WEST A DISTANCE OF 95.29 FEET TO A 1/2" REBAR SET ON THE WESTERLY RIGHT OF WAY MARGIN OF NORTHWINDS PARKWAY; THENCE ALONG SAID RIGHT OF WAY MARGIN AND ALONG A CURVE TO THE RIGHT A DISTANCE OF 226.00 FEET WITH A RADIUS OF 747.00 FEET AND BEING SUBTENDED BY A CHORD WITH A BEARING OF NORTH 09 DEGREES 00 MINUTES 23 SECONDS EAST AND A DISTANCE OF 225.14 FEET TO A 1/2" REBAR SET; THENCE CONTINUING ALONG SAID RIGHT OF WAY MARGIN NORTH 00 DEGREES 20 MINUTES 21 SECONDS WEST A DISTANCE OF 230.66 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

## CLOSURE STATEMENT

### NOTES:

1. REFERENCES FOR THE BOUNDARY INFORMATION SHOWN HEREON WERE MADE TO DEED BOOK 45828, PAGE 613 AND PLAT BOOK 259, PAGE 45 OF FULTON COUNTY RECORDS.

2. HORIZONTAL DATUM IS NAD83 AND COORDINATES ARE BASED ON GEORGIA STATE PLANE, WEST ZONE.

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE S-6 ROBOTIC TOTAL STATION.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 257,803 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 20,160 FEET AND AN ANGULAR ERROR OF 4 SECOND PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.



THIS PLAT WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

DATE	SEPTEMBER 9, 2020
SCALE	1" = 50'
AREA	6,379 SF, 0.146 ACRES
LAND LOT(S)	804
DISTRICT	1st 2nd SECTION
CITY	ATLANTA
COUNTY	FULTON STATE GEORGIA
SURVEYED	DRAWN WGH
FIELD DATE	APPROVED CAM
PROJECT #	19-174

## SANITARY SEWER EASEMENT FOR: FULTON COUNTY

LAND LOT 804 1st DISTRICT 2nd SECTION  
FULTON COUNTY, GEORGIA  
BEING IN THE CITY OF ALPHARETTA

**GA**  
**LAND SURVEYOR**  
**404-384-9577**  
GA LAND SURVEYOR, LLC  
3355 ANNANDALE LANE, SUITE 1  
SUWANEE, GA 30024

SHEET  
**1**  
OF  
**1**