

[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 : Sherwood Manor SD - Single Family Residential SD
Tax Parcel Identification No.: See attached list.
Land Disturbance Permit No.: WRS23-001
Zoning/Special Use Permit No.: 2006Z-0034-CUP
(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 23rd day of October, 20 24, between
D.R. Horton, Inc., 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 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) 93,
_____ Section (if applicable) of District 13, Fulton County, Georgia, and more particularly described as follows: To wit:

Sherwood Manor SD - Single Family Residential SD

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 23rd
day of October, 20 24
in the presence of:

GRANTOR: D.R. Horton, Inc.
CORPORATE NAME

Hannah A. Cates
Witness

By: Megan McAfee

Print Name: Megan McAfee

Title: Assistant Secretary

Brianne Nicklas
Notary Public

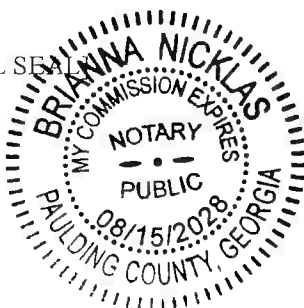
By: [Signature]

Print Name: SHARONDA RATHING

Title: DIVISION PRESIDENT

[CORPORATE SEAL]

[NOTARIAL SEAL]



Tax Parcel Identification No.:

13 0093 LL1489

13 0093 LL1455

13 0093 LL1448

13 0093 LL1380

13 0093 LL1356


13 0093 LL1323

13 0093 LL0499




LINE TABLE		
LINE	LENGTH	BEARING
L1	20.49'	S 44°54'26" W
L2	3.63'	N 68°13'55" E
L3	28.53'	N 85°33'58" E

PREPARED IN THE OFFICE OF:



© 2024 GASKINS + LECRAW, INC.
3475 CORPORATE WAY SUITE A
DULUTH, GA 30096
PHONE - 678.546.8100
FAX - 770.441.0298
www.gaskinsleccraw.com
PEF008127



Know what's below.
Call before you dig.

SURVEY INFO:

DRAWN BY: JBS

JOB #: 01030213.A00

DATE: 9/17/24

EXHIBIT FOR SANITARY SEWER EASEMENT #1

CLIENT


DR HORTON, INC.


8800 ROSWELL ROAD, BUILDING B, SUITE 100
SANDY SPRINGS, GEORGIA 30350

PROJECT

SHERWOOD MANOR SUBD.

LAND LOT 93, DISTRICT 13
CITY OF SOUTH FULTON, FULTON COUNTY, GEORGIA
PIN: 130093 LL 1323





SCALE: 1" = 20'

1 OF 1

REV. #	DATE	DRAWN BY	CHECKED BY
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Description for Sanitary Sewer Easement #1 for Sherwood Manor Subdivision

All that tract or parcel of land lying and being in Land Lot 93 of the 13th District, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a point at the proposed northwesterly Right of Way of Acre Lane (50' R/W);
State Plane Coordinate: Northing: 1311570.7711, Easting: 2202228.7887;
said point being the POINT OF BEGINNING.

THENCE leaving the proposed northwesterly Right of Way of Acre Lane (50' R/W);
North 57 degrees 42 minutes 14 seconds West 80.74 feet to a point;

THENCE North 68 degrees 13 minutes 55 seconds East 3.63 feet to a point;

THENCE North 85 degrees 33 minutes 58 seconds East 28.53 feet to a point;

THENCE South 57 degrees 42 minutes 14 seconds East 60.22 feet to a point
at the proposed northwesterly Right of Way of Acre Lane (50' R/W);

THENCE South 44 degrees 54 minutes 26 seconds West 20.49 feet to a point
at the proposed northwesterly Right of Way of Acre Lane (50' R/W);
said point being the POINT OF BEGINNING.

Said tract or parcel contains 0.033 Acres (1425 Square Feet) more or less.