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Return Recorded Document to:
Fulton County Land Division
141 Pryor Street, S.W. – Suite 8021
Atlanta, Georgia 30303

Project Name : Creekbend Overlook
Tax Parcel Identification No.: 07 0500 0143 0263
Land Disturbance Permit No.: 19S-040WR
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 9th day of September, 2023, between Liberty Communities, 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) 114 & 143 of the 7th District, _____ Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

19S-040WR Creekbend Overlook
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 September, 20 23
in the presence of:

[Signature]
Witness

[Signature]
Notary Public

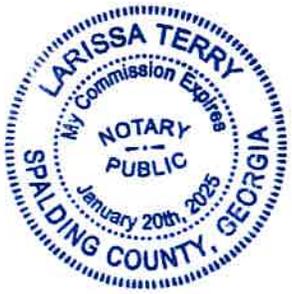
GRANTOR: Liberty Communities, LLC
CORPORATE NAME

By: [Signature]
Print Name: R. Neil Koelbl
Title: President

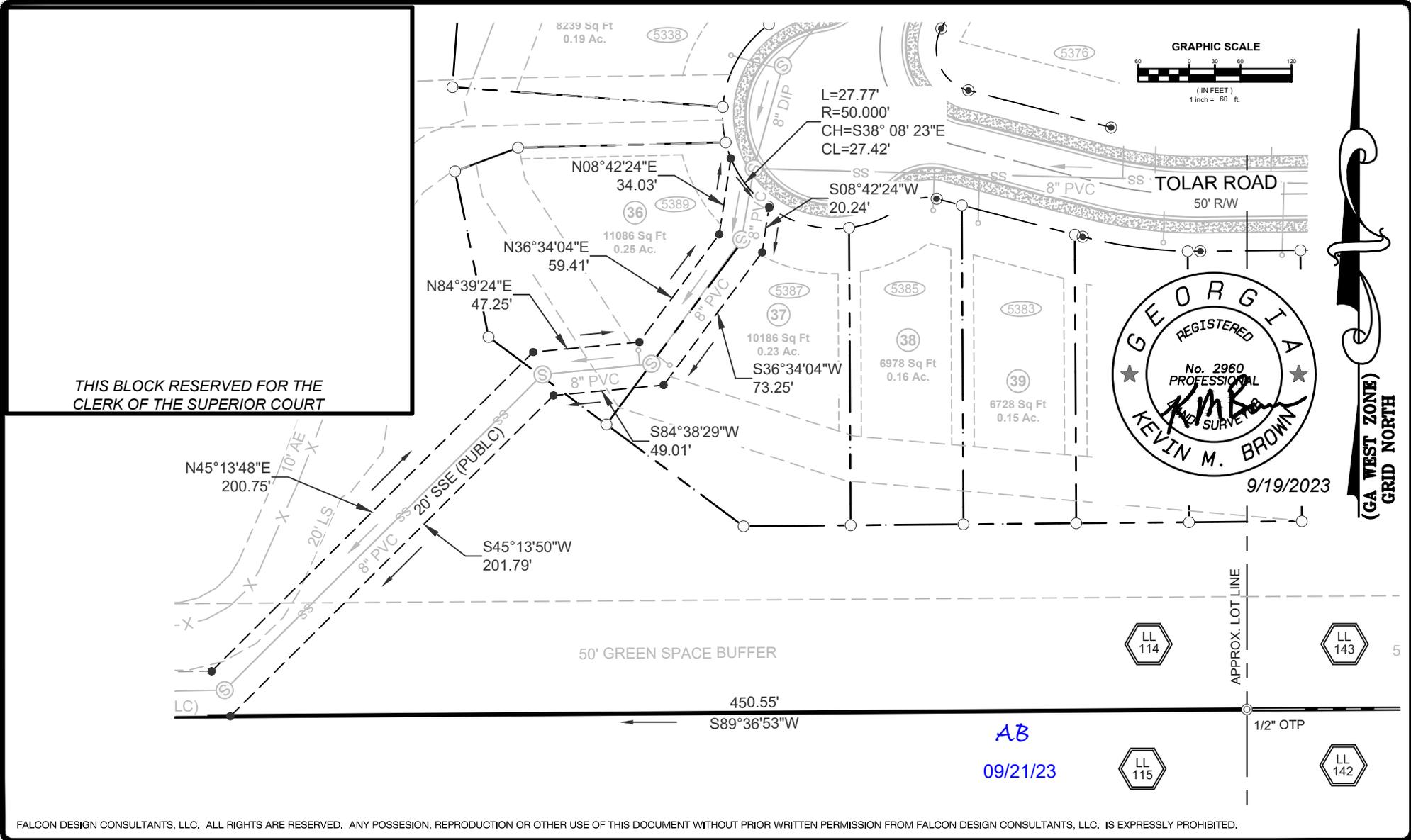
By: _____
Print Name: _____
Title: _____

[NOTARIAL SEAL]

[CORPORATE SEAL]



P:\Projects\Neil Koelbl - General Holdings and Liberty\160.071 Creekbend Overlook\Survey\Creekbend Overlook FP-00-SEWER EASEMENT.dwg, SHEET 2, cpop, Sep 19, 2023 - 4:48:55pm



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SEWER EASEMENT EXHIBIT
FOR
CREEKBEND OVERLOOK
(AKA JONES ROAD TRACT)
LOCATED IN:
LAND LOTS 114 & 143, 7TH DISTRICT
FULTON COUNTY, GEORGIA

CIVIL ENGINEERING LAND PLANNING LAND SURVEYING

CONSTRUCTION MANAGEMENT LANDSCAPE ARCHITECT

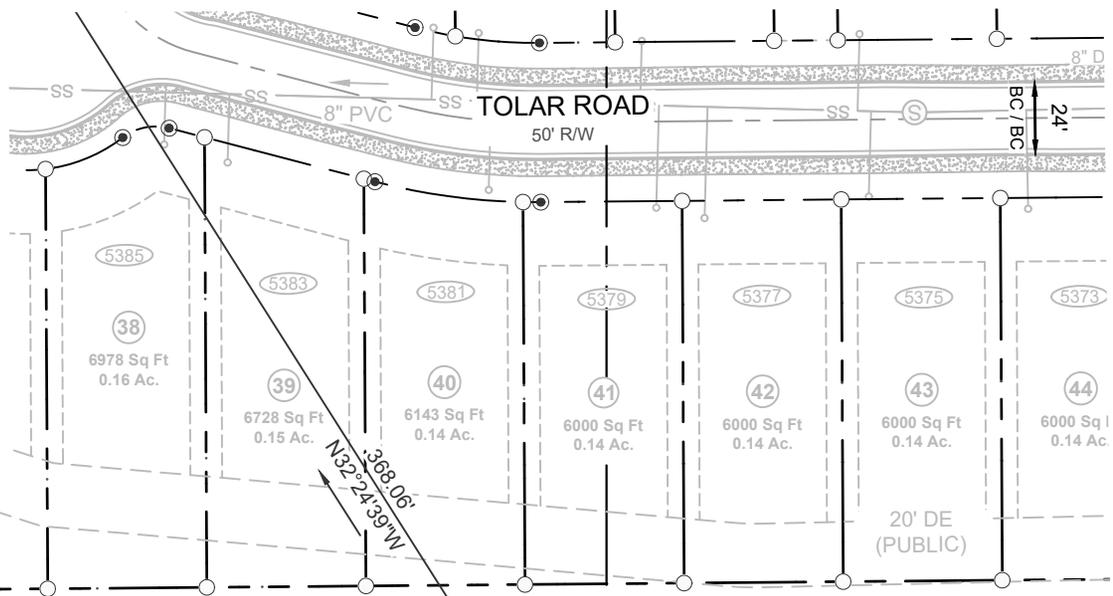
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NEWNAN OFFICE
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NEWNAN, GEORGIA 30255
Ph: (770) 755-7978

CUMMING OFFICE
500 PIRKLE FERRY RD., STE C
CUMMING, GEORGIA 30040
Ph: (678) 807-7100

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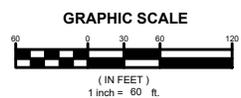
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9/19/2023

50' GREEN SPACE BUFFER

50' GREEN SPACE BUFFER



(GA WEST ZONE)
GRID NORTH

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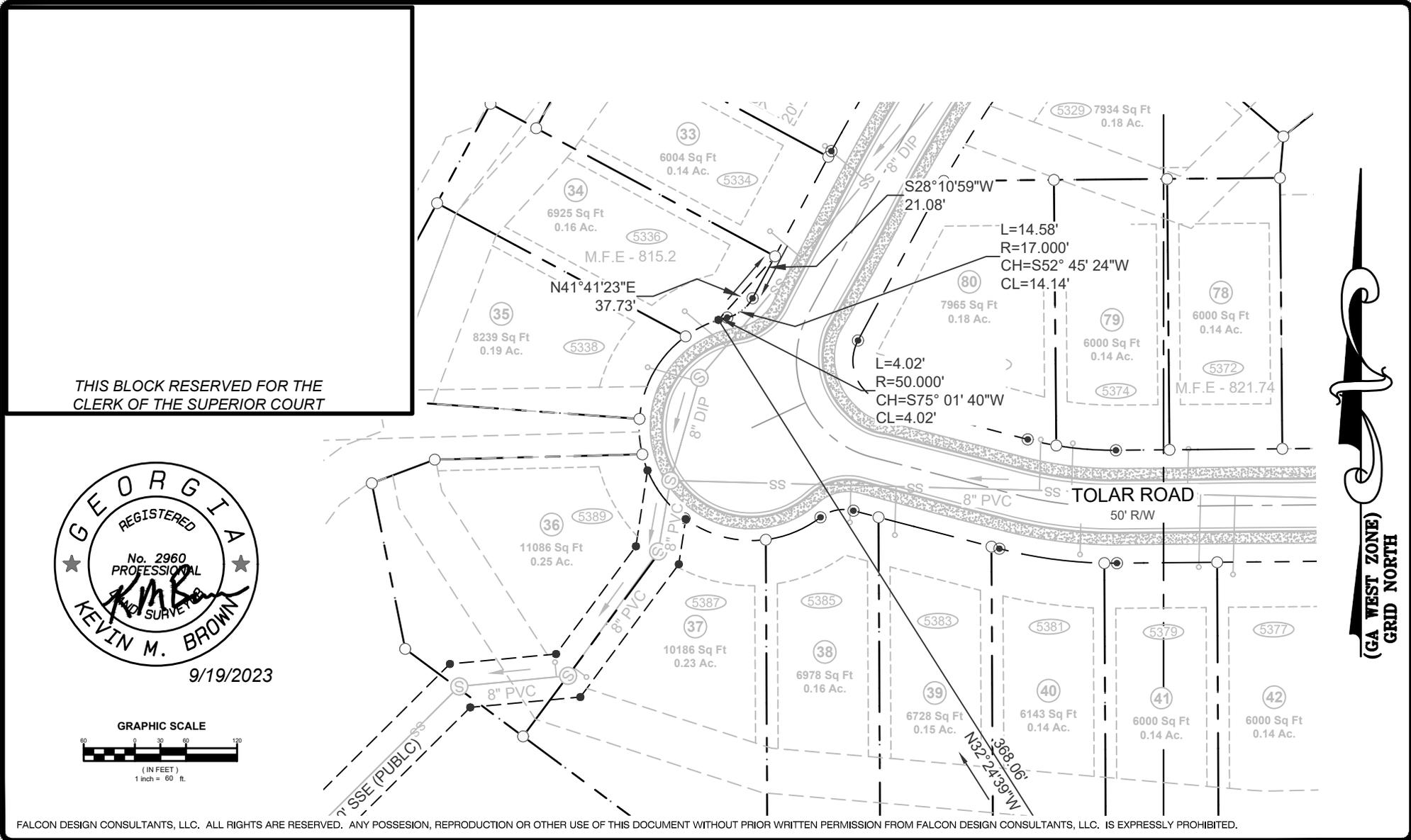
CONSTRUCTION MANAGEMENT LANDSCAPE ARCHITECT

STOCKBRIDGE OFFICE
235 CORP. CTR. DR., STE. 200
STOCKBRIDGE, GEORGIA 30281
PH: (770) 388-8666 - Fax: (770) 388-8656

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CUMMING OFFICE
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9/19/2023

SURVEY DESCRIPTION CREEKBEND OVERLOOK SEWER EASEMENT DEDICATION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 143, 142, 114 & 115, 7TH LAND DISTRICT FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 INCH OPEN TOP PIPE FOUND AT THE COMMON CORNER OF LAND LOTS 114, 115, 143 AND 142.

THENCE, PROCEED SOUTH 89 DEGREES 36 MINUTES 53 SECONDS WEST ALONG THE COMMON LAND LOT LINE OF 114 & 115, 450.55 FEET TO A POINT; SAID POINT BEING THE **TRUE POINT OF BEGINNING**
 THENCE, SOUTH 89 DEGREES 36 MINUTES 53 SECONDS WEST, 161.27 FEET TO A POINT;
 THENCE, NORTH 71 DEGREES 36 MINUTES 40 SECONDS WEST, 62.14 FEET TO A POINT;
 THENCE, SOUTH 89 DEGREES 41 MINUTES 39 SECONDS EAST, 48.18 FEET TO A POINT;
 THENCE, NORTH 89 DEGREES 24 MINUTES 29 SECONDS EAST, 163.79 FEET TO A POINT;
 THENCE, NORTH 45 DEGREES 13 MINUTES 48 SECONDS EAST, 200.75 FEET TO A POINT;
 THENCE, NORTH 84 DEGREES 39 MINUTES 24 SECONDS EAST, 47.25 FEET TO A POINT;
 THENCE, NORTH 36 DEGREES 34 MINUTES 04 SECONDS EAST, 59.41 FEET TO A POINT;
 THENCE, NORTH 08 DEGREES 42 MINUTES 24 SECONDS EAST, 34.03 FEET TO A POINT;
 THENCE, 27.77 FEET ALONG A CURVE (SAID CURVE HAVING A RADIUS OF 50 FEET AND A CHORD BEARING SOUTH 38 DEGREES 08 MINUTES 23 SECONDS EAST, 27.42 FEET) TO A POINT;
 THENCE, SOUTH 08 DEGREES 42 MINUTES 24 SECONDS WEST, 20.24 FEET TO A POINT;
 THENCE, SOUTH 36 DEGREES 34 MINUTES 04 SECONDS WEST, 73.25 FEET TO A POINT;
 THENCE, SOUTH 84 DEGREES 38 MINUTES 29 SECONDS WEST, 49.01 FEET TO A POINT;
 THENCE, SOUTH 45 DEGREES 13 MINUTES 50 SECONDS WEST, 201.79 FEET TO A POINT; SAID POINT BEING THE **TRUE POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 0.24 ACRES (10,492 SQUARE FEET).

ALONG WITH;

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 143, 142, 114 & 115, 7TH LAND DISTRICT FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT A 1/2 INCH OPEN TOP PIPE FOUND AT THE COMMON CORNER OF LAND LOTS 114, 115, 143 AND 142.

THENCE, PROCEED NORTH 32 DEGREES 24 MINUTES 39 SECONDS WEST ALONG TIE LINE TO A POINT; SAID POINT BEING THE **TRUE POINT OF BEGINNING**
 THENCE, NORTH 41 DEGREES 41 MINUTES 23 SECONDS EAST, 37.73 FEET TO A POINT;
 THENCE, SOUTH 28 DEGREES 10 MINUTES 59 SECONDS WEST, 21.08 FEET TO A POINT;
 THENCE, 14.58 FEET ALONG A CURVE (SAID CURVE HAVING A RADIUS OF 17 FEET AND A CHORD BEARING SOUTH 52 DEGREES 45 MINUTES 24 SECONDS WEST, 14.14 FEET) TO A POINT;
 THENCE, 4.02 FEET ALONG A CURVE (SAID CURVE HAVING A RADIUS OF 50 FEET AND A CHORD BEARING SOUTH 75 DEGREES 01 MINUTES 40 SECONDS WEST, 4.02 FEET) TO A POINT; SAID POINT BEING THE **TRUE POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 0.01 ACRES (133.80 SQUARE FEET).

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