

[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 : Woodbury Park  
Tax Parcel Identification No.: 14F0131 LL0107  
Land Disturbance Permit No.: 20S-017WR  
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 12th day of April, 2022, between Walton GA Woodbury Park LP, a limited partnership duly organized under the laws of the Province of Alberta, (“Walton Woodbury”), Walton Georgia, LLC, a Georgia limited liability company, on behalf of itself in its capacity as a “UDI Owner” as to an undivided interest (“Walton GA”), and on behalf of the “UDI Owners” in its capacity as “Agent”, as to an undivided interest, as such terms are defined in, and pursuant to that certain Declaration of Covenants, Conditions and Restrictions, dated April 3, 2020, recorded on April 13, 2020 at Book 61442, Page 79 and re-recorded on May 11, 2020 at Book 61581, Page 509, with the Fulton County Clerk of Superior Court, party of the first part (hereinafter Walton GA, Walton Woodbury, and the other Owners are hereinafter collectively 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) 131 of the 14F District, Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

Woodbury Park Sewer Outfall Easement

*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.

*[signatures commence on following page]*

IN WITNESS HEREOF said party of the first part has hereunto affixed its hand and seal on the day and year first above written.

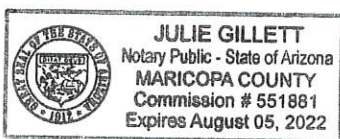
Signed, sealed and delivered this 12th  
day of April, 2022  
in the presence of:

Stephane Sandle

Witness

Julie Gillett

Notary Public



[NOTARIAL SEAL]

GRANTOR:

WALTON GA WOODBURY PARK LP, an Alberta  
limited partnership

By: Walton GA Woodbury Park Corporation,  
an Alberta corporation, its General Partner

By: Kate Kramlich  
Its: Authorized Signatory

By: RB  
Its: Authorized Signatory

[CORPORATE SEAL]

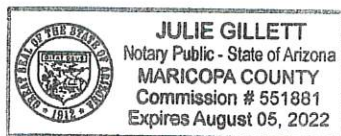
Signed, sealed and delivered this 12th  
day of April, 2022  
in the presence of:

Stephane Sandle

Witness

Julie Gillett

Notary Public



[NOTARIAL SEAL]

WALTON GEORGIA, LLC, a Georgia limited  
liability company, on behalf of itself as a "UDI  
Owner" and on behalf of the "UDI Owners" in its  
capacity as "Agent"

By: Walton International Group Inc., a Nevada  
corporation, its Manager

By: Kate Kramlich  
Its: Vice President

[CORPORATE SEAL]





Exhibit "A"

Woodbury Park Sewer Outfall Easement (Tract 3C)

ALL THAT PARCEL OF LAND LYING IN LAND LOT 131 OF THE 14FF DISTRICT, OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A POINT LOCATED AT THE NORTHEAST END OF THE MITERED INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CAMPBELLTON ROAD SW (80-FOOT RIGHT-OF-WAY) AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE SW (60-FOOT RIGHT-OF-WAY); THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE SW, 2,361.83 FEET TO 1/2-INCH REBAR WITH CAP SET; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 40°20'25" WEST A DISTANCE OF 178.41 FEET TO A POINT, SAID POINT BEING THE **POINT OF BEGINNING**.

THENCE SOUTH 40°20'25" WEST A DISTANCE OF 70.37 FEET TO A 1/2-INCH REBAR WITH CAP SET; THENCE FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 168.38 FEET (SAID ARC HAVING A RADIUS OF 1759.93 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 43°14'51" WEST A DISTANCE OF 168.32 FEET) TO A POINT; THENCE SOUTH 88°06'22" WEST A DISTANCE OF 128.32 FEET TO A POINT; THENCE SOUTH 80°49'13" WEST A DISTANCE OF 44.51 FEET TO A 1/2-INCH REBAR WITH CAP SET; THENCE NORTH 03°26'35" WEST A DISTANCE OF 20.10 FEET TO A POINT; THENCE NORTH 80°49'13" EAST A DISTANCE OF 43.77 FEET TO A POINT; THENCE NORTH 88°06'22" EAST A DISTANCE OF 140.59 FEET TO A POINT; THENCE NORTH 41°29'54" EAST A DISTANCE OF 215.68 FEET TO A POINT; THENCE SOUTH 53°30'06" EAST A DISTANCE OF 9.50 FEET BACK TO THE **POINT OF BEGINNING**.

CONTAINING 5,394 SQUARE FEET OR 0.124 ACRE.

DS 08/02/2022  
BS  
Brandon Scott

Fulton County Government

Project 20S-017WR