

[BLANK SPACE ABOVE THIS LINE IS FOR THE SOLE USE OF THE CLERK OF SUPERIOR COURT]

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

Project Name : QuikTrip No. 1770
Tax Parcel Identification No.: 091340001330054
Land Disturbance Permit No.: 24000125 WPS 24-033
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 28TH day of March, 2025, between
Antaeus, Inc, a corporation duly organized under
the laws of the State of Louisiana, 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) 132.133 of the District, 8 - F Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

QuikTrip No. 1770

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 28
day of March 20 25
in the presence of:

Sophie Norrick
Witness Sophie Norrick

Tracy Taylor
Notary Public



GRANTOR: Antaeus, Inc.

By: John B. Noland Jr.
Print Name: JOHN B. NOLAND JR.
Title: VICE PRESIDENT

By: Ronald J. Fassbender Jr.
Print Name: RONALD J. FASSBENDER JR.
Title: SECRETARY / TREASURES

Exhibit A

20' WIDE SANITARY SEWER EASEMENT

Crossing land now or formerly
Antaeus, Inc. (DB 10120 PG 36)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 133, LAND DISTRICT 9F, CITY OF UNION CITY, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED, WITH BEARINGS RELATIVE TO GRID NORTH, GEORGIA WEST ZONE, AS FOLLOWS:

CROSSING THE PROPERTY OF NOW OR FORMERLY ANTAEUS, INC. BEING TAX PARCEL ID #09F340001330054

STARTING AT THE **POINT OF COMMENCEMENT**, SAID POINT BEING MARKED BY AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF LAND NOW OR FORMERLY OF QUIKTRIP CORPORATION, DB 68033 PAGE 430; THENCE RUNNING NORTH 19 DEGREES 07 MINUTES 01 SECONDS WEST ALONG THE WESTERLY SIDELINE OF SAID QUIKTRIP CORPORATION A DISTANCE OF 116.58 FEET TO THE **POINT OF BEGINNING (POB)** AT THE SOUTHEAST CORNER OF HEREIN DESCRIBED EASEMENT:

THENCE SOUTH 75 DEGREES 03 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 167.52 FEET TO A POINT AT THE WESTERLY PROPERTY LINE OF ANTAEUS, INC; THENCE NORTH 10 DEGREES 23 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 14.78 FEET ALONG SAID PROPERTY LINE TO A POINT; THENCE NORTH 89 DEGREES 49 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 25.49 FEET ALONG SAID PROPERTY LINE TO A POINT; THENCE NORTH 75 DEGREES 03 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 184.38 FEET TO A POINT ON THE WESTERLY PROPERTY LINE OF QUIKTRIP CORPORATION; THENCE SOUTH 19 DEGREES 07 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 20.05 FEET ALONG THE PROPERTY LINE TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 0.076 ACRES OR 3,333 SQUARE FEET, AND BEING A PORTION OF 20' EASEMENT DESCRIBED IN DEED BOOK 68033 PAGE 434.

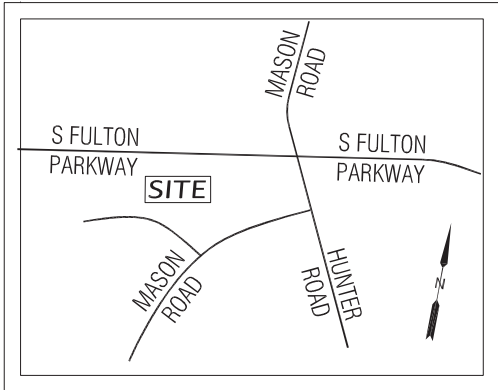
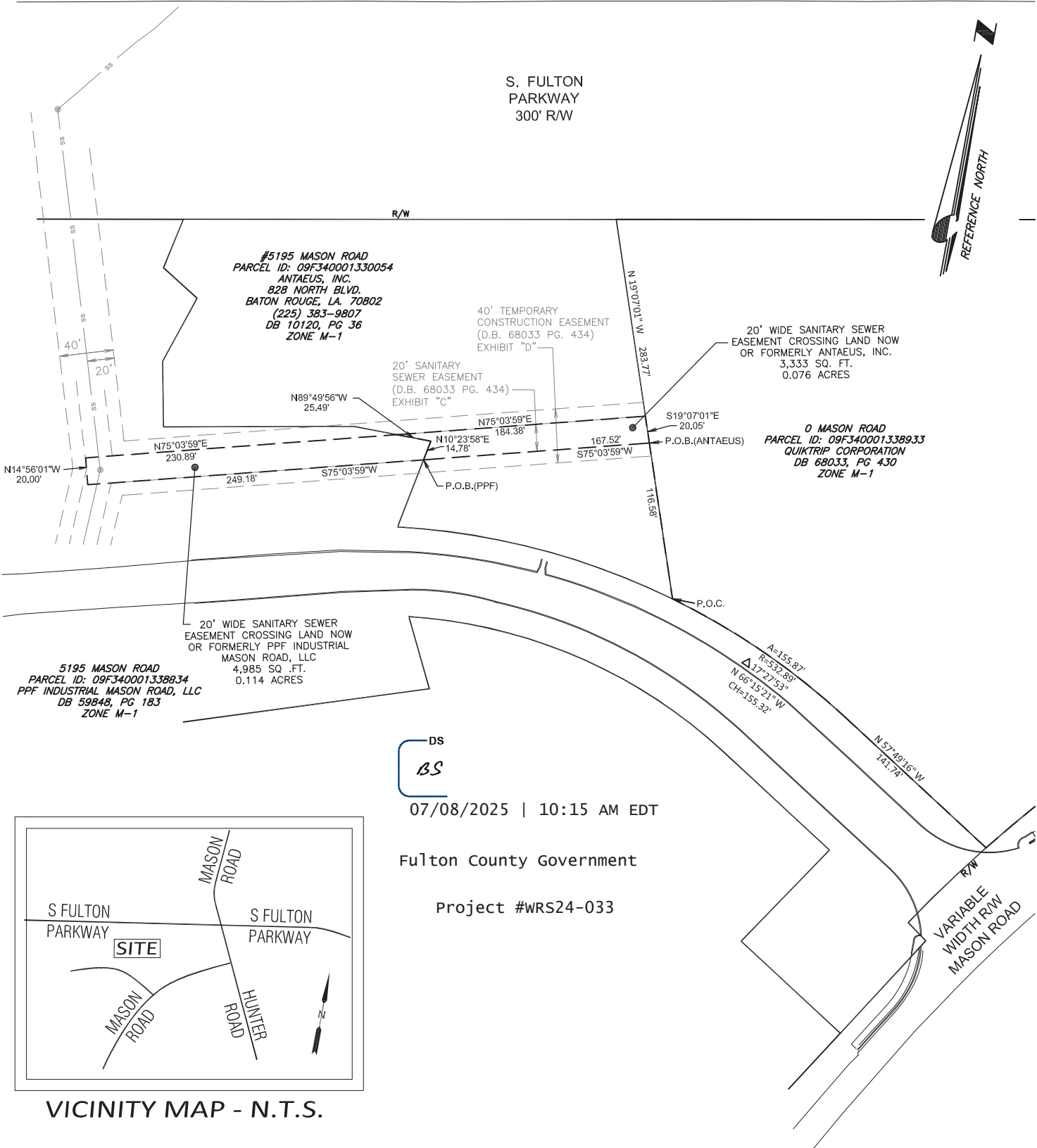
DS

BS

07/08/2025 | 10:15 AM EDT

Fulton County Government

Project #WRS24-033



VICINITY MAP - N.T.S.

This Sanitary Sewer Easement pertains to that portion of the Sanitary Sewer Easement located on Parcel ID. No. 09F340001330054 owned by Antaeus, Inc.

FOR REVIEW

This Exhibit Document has been prepared based on information provided by others. The Consultant has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions that may be incorporated as a result of erroneous information provided by others.

SCALE: 1" = 100'



DATE: 03/21/2025
SCALE: 1" = 100'

CHECKED BY: EJP
JOB No. 083848.000

EASEMENT EXHIBIT
20' Wide Sanitary Sewer Easement
QuikTrip No. 1770
LAND LOTS 132 & 133 - 9-F DISTRICT
FULTON COUNTY, GEORGIA

SHEET
NUMBER
1
of 1