

[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 : SOLIS SANDY SPRINGS
Tax Parcel Identification No.: 17 0020 LL0878
Land Disturbance Permit No.: WRN24-122
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 12TH day of MAY, 2025, between
SANDY SPRINGS MULTIFAMILY LLC, a corporation 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) ²⁰ _____ of the
District, ^{17TH} _____ Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

SOLIS SANDY SPRINGS

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.

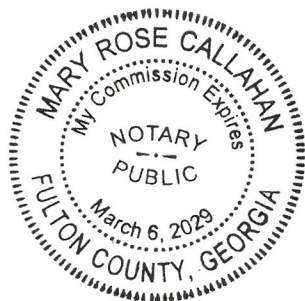
IN WITNESS HEREOF said party of the first part has hereunto affixed its hand and seal on the day and year first above written.

Signed, sealed and delivered this 12th
day of May 20 25
in the presence of:

Witness


Notary Public

[NOTARIAL SEAL]



GRANTOR: Sandy Springs Multifamily LLC
CORPORATE NAME

By: 

Print Name: Alan P. Dean

Title: Manager

By: _____

Print Name: _____

Title: _____

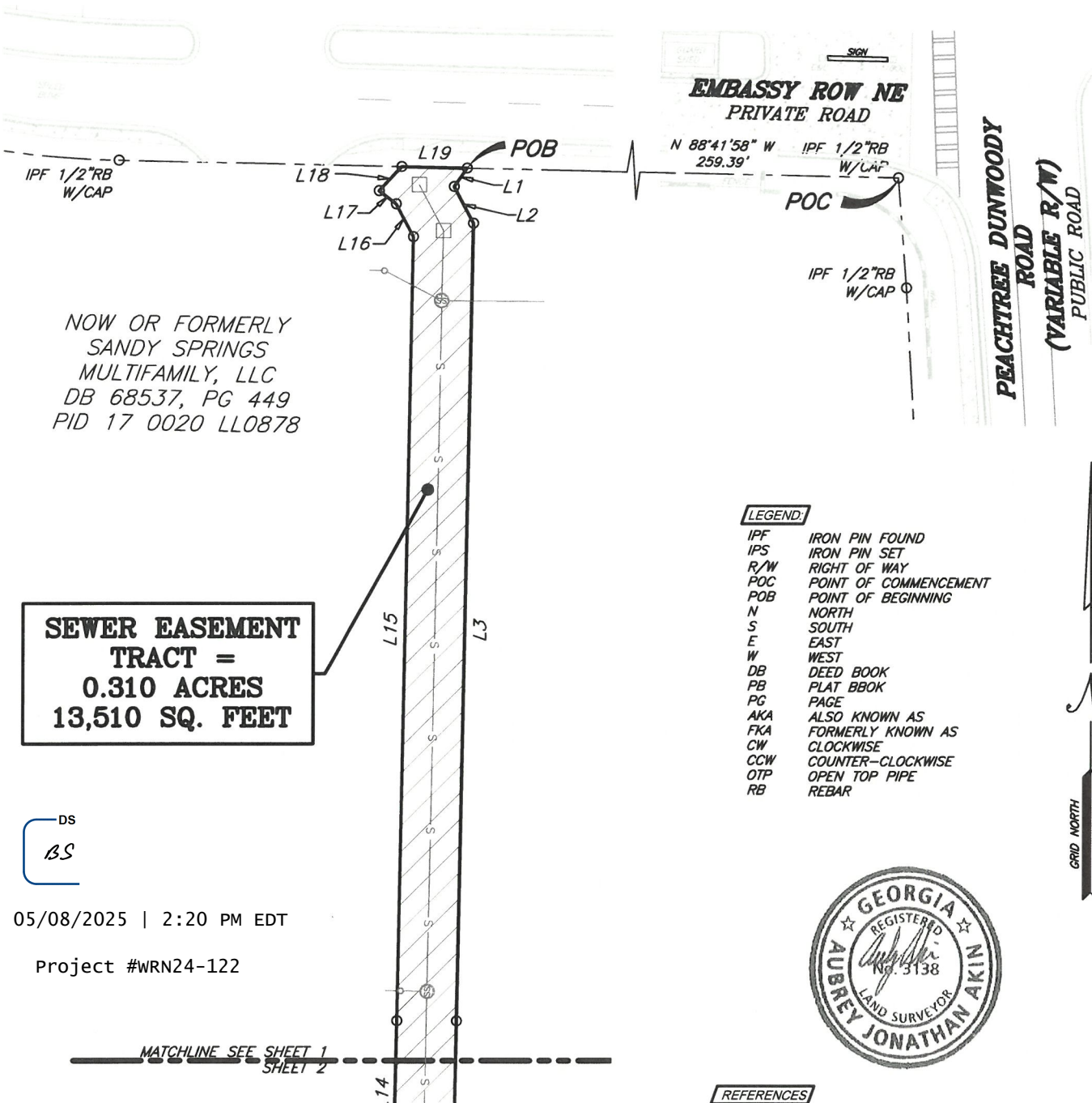
[CORPORATE SEAL]

0 50 100



PROJECT NUMBERS

CITY OF SANDY SPRINGS: LDP-24-80



NOW OR FORMERLY
SANDY SPRINGS
MULTIFAMILY, LLC
DB 68537, PG 449
PID 17 0020 LL0878

LEGEND:

IPF IRON PIN FOUND
IPS IRON PIN SET
R/W RIGHT OF WAY
POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
N NORTH
S SOUTH
E EAST
W WEST
DB DEED BOOK
PB PLAT BOOK
PG PAGE
AKA ALSO KNOWN AS
FKA FORMERLY KNOWN AS
CW CLOCKWISE
CCW COUNTER-CLOCKWISE
OTP OPEN TOP PIPE
RB REBAR



DS
BS

05/08/2025 | 2:20 PM EDT

Project #WRN24-122

MATCHLINE SEE SHEET 1
SHEET 2

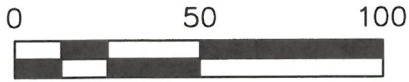


1641 Autumn Boulevard
Conyers, Georgia 30012
(770) 922-6391 Office
www.tss-atl.com

SEWER EASEMENT EXHIBIT A
FOR GRANTOR
SANDY SPRINGS MULTIFAMILY, LLC
LAND LOT 20 17th DISTRICT
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA
SCALE: 1"=50' DATE: 5/05/25

JOB # 2024-1103 DWG: SEWER EASEMENT

SHEET 1 OF 2

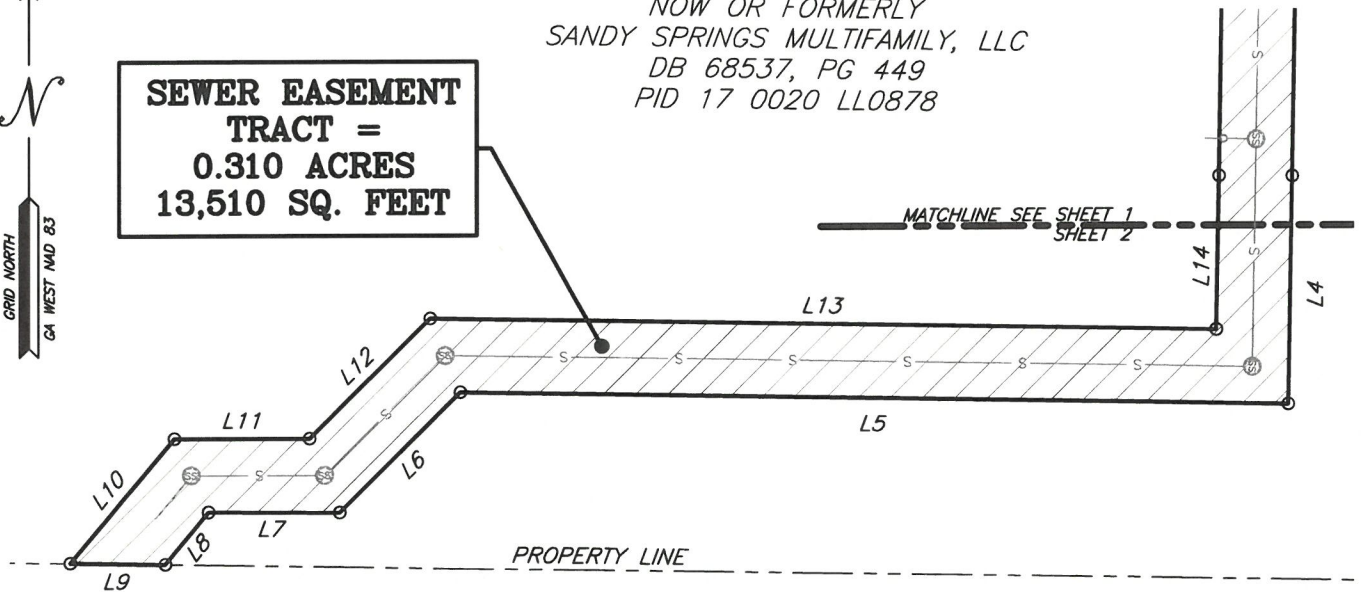


PROJECT NUMBERS
CITY OF SANDY SPRINGS: LDP-24-80



**SEWER EASEMENT
TRACT =
0.310 ACRES
13,510 SQ. FEET**

NOW OR FORMERLY
SANDY SPRINGS MULTIFAMILY, LLC
DB 68537, PG 449
PID 17 0020 LL0878



DS
BS
05/08/2025 | 2:20 PM EDT
Project #WRN24-122

NOW OR FORMERLY
COUSINS NORTHPARK OWNER
400, LLC
DB 54213, PG 627
PID 17 0019 LL0582

Fulton County Government

LEGEND:

IPF IRON PIN FOUND
IPS IRON PIN SET
R/W RIGHT OF WAY
POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
N NORTH
S SOUTH
E EAST
W WEST
DB DEED BOOK
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PG PAGE
AKA ALSO KNOWN AS
FKA FORMERLY KNOWN AS
CW CLOCKWISE
CCW COUNTER-CLOCKWISE
OTP OPEN TOP PIPE
RB REBAR



REFERENCES

1. ALTA/NSPS LAND TITLE SURVEY FOR TERWILLIGER
PAPPAS MULTI-FAMILY PARTNERS, LLC PREPARED BY
TECHNICAL SURVEY SERVICES, INC. DATED 06/20/2024

LINE	BEARING	DISTANCE
L1	S 34°42'02" W	7.51'
L2	S 27°33'13" E	13.88'
L3	S 01°02'51" W	268.12'
L4	S 01°03'59" W	62.00'
L5	N 88°58'58" W	224.95'
L6	S 45°08'11" W	46.18'
L7	N 89°50'20" W	35.63'
L8	S 39°56'28" W	18.47'
L9	N 89°03'56" W	25.72'
L10	N 39°55'18" E	43.99'
L11	N 90°00'00" E	36.82'
L12	N 45°08'11" E	46.25'
L13	S 88°58'58" E	213.43'
L14	N 01°03'59" E	41.74'
L15	N 01°01'54" E	263.49'
L16	N 27°44'52" W	12.42'
L17	N 51°56'20" W	7.27'
L18	N 43°20'00" E	11.05'
L19	S 88°41'58" E	21.95'



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FOR GRANTOR
SANDY SPRINGS MULTIFAMILY, LLC**

LAND LOT 20 17th DISTRICT
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

SCALE: 1"=50'

DATE: 5/05/25

JOB # 2024-1103 DWG: SEWER EASEMENT

SHEET 2 OF 2

Legal Description of Sewer Easement

All that tract or parcel of land lying and being in Land Lot 20 of the 17th District, City of Sandy Springs, Fulton County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING commence at a 1/2" rebar with cap located at the intersection of the westerly Right of Way of Peachtree Dunwoody Road (Variable R/W) and the southerly Right of Way of Embassy Row NE (Private Road); thence running along the southerly Right of Way of Embassy Row NE North 088° 41' 58" West a distance of 259.39 feet to the TRUE POINT OF BEGINNING; from the point thus established and leaving said Right of Way South 34° 42' 02" West a distance of 7.51 feet to a point; thence South 27° 33' 13" East a distance of 13.88 feet to a point; thence South 01° 02' 51" West a distance of 268.12 feet to a point; thence South 01° 03' 59" West a distance of 62.00 feet to a point; thence North 88° 58' 58" West a distance of 224.95 feet to a point; thence South 45° 08' 11" West a distance of 46.18 feet to a point; thence North 89° 50' 20" West a distance of 35.63 feet to a point; thence South 39° 56' 28" West a distance of 18.47 feet to a point; thence North 89° 03' 56" West a distance of 25.72 feet to a point; thence North 39° 55' 18" East a distance of 43.99 feet to a point; thence North 90° 00' 00" East a distance of 36.82 feet to a point; thence North 45° 08' 11" East a distance of 46.25 feet to a point; thence South 88° 58' 58" East a distance of 213.43 feet to a point; thence North 01° 03' 59" East a distance of 41.74 feet to a point; thence North 01° 01' 54" East a distance of 263.49 feet to a point; thence North 27° 44' 52" West a distance of 12.42 feet to a point; thence North 51° 56' 20" West a distance of 7.27 feet to a point; thence North 43° 20' 00" East a distance of 11.05 feet to a point on the southerly Right of Way of Embassy Row NE (Private Road); thence running along said Right of Way South 88° 41' 58" East a distance of 21.95 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.310 Acres (13,510 Square Feet).

