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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 : Creekside at Oxford Park
Tax Parcel Identification No.: 07 180201200339
Land Disturbance Permit No.: 19S-044WR
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only
Approval Date: _____
Initials: _____

**SEWER EASEMENT
(Individual Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 16th day of September, 2023, between Darius D. Barlow of said state and county, 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 (hereinafter referred to as 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 the subject property, said Grantor(s) has (have) 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) 120, _____ Section (if applicable) of District 7, Fulton County, Georgia, and more particularly described as follows: To wit:

Creekside at Oxford Park

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 conveys (convey) and relinquishes (relinquish) to FULTON COUNTY a right of access over Grantor's (Grantors') remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on said sewer line on both a routine and emergency basis.

I (We) hereby warrants (warrant) that I (we) have the right to sell and convey said sewer line easement and right of access and bind myself (ourselves), my (our) heirs, executors, and administrators, 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(s) hereby waives (waive) for him/herself (their selves), him/her (their) heirs, 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 (their) hand(s) and seal(s) on the day and year first above written.

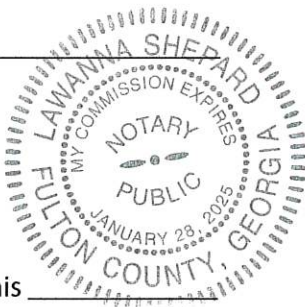
Signed, sealed and delivered this 19
day of September, 20 23
in the presence of:
Ain Muhammad

By: Darius Barlow (L.S.)

Witness
Lawanna Shepl
Notary Public

Print Name: DARIUS BARLOW (L.S.)

[NOTARIAL SEAL]



Signed, sealed and delivered this _____
day of _____, 20 _____
in the presence of:

By: _____ (L.S.)

Witness

Notary Public

Print Name: _____ (L.S.)

[NOTARIAL SEAL]

LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND BEING A 20' SANITARY SEWER EASEMENT BEING IN LAND LOT 120, 7 TH DISTRICT, CITY OF SOUTH FULTON, FULTON COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

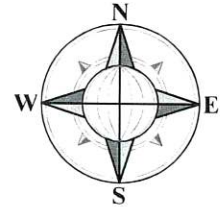
COMMENCING AT THE CENTERLINE INTERSECTION OF HOBGOOD ROAD AND RIVERTOWN ROAD; THENCE S36°11'00"E A DISTANCE OF 3366.90 FEET TO THE POINT OF BEGINNING, BEING THE SOUTHWESTERLY CORNER OF CREEKSIDE AT OXFORD PARK, PHASE I; THENCE S89°15'46"E ALONG THE SOUTHERLY LINE OF SAID CREEKSIDE AT OXFORD PARK, PHASE I, A DISTANCE OF 299.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°15'46"E A DISTANCE OF 20.00 FEET TO A POINT; THENCE S00°25'11"E A DISTANCE OF 298.62 FEET TO A POINT; THENCE S03°08'53"E A DISTANCE OF 252.98 FEET TO AN EXISTING SEWER EASEMENT; THENCE N58°33'27"W A DISTANCE OF 7.52 FEET TO A POINT; THENCE S84°50'10"W A DISTANCE OF 13.82 FEET TO A POINT; THENCE N03°08'53"W A DISTANCE OF 249.68 FEET TO A POINT; THENCE N00°25'11"W A DISTANCE OF 299.50 FEET TO THE POINT OF BEGINNING.

TRACT OR PARCEL OF LAND CONTAINING 0.25 ACRES (10,977 SQ. FT.).

PREPARED FOR:
Meritage Homes of Georgia, Inc.
3700 Mansell Road
Suite 550
Alpharetta, GA 30022

Jonathan White
Division President

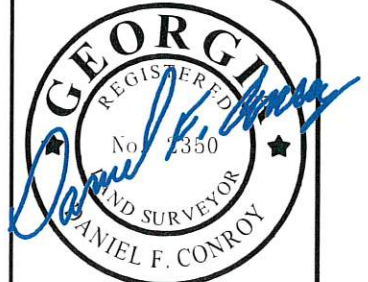
Clay Kirkley
Vice President, Land Development



GRID NORTH
GA. WEST ZONE
NAD 1983

SCALE: 1"=100'

"EXHIBIT"
20' SANITARY SEWER EASEMENT
PREPARED FOR: MERITAGE HOMES
OF GEORGIA, INC.
LAND LOTS 105, 106, 119 & 120,
7TH DISTRICT,
CITY OF SOUTH FULTON,
FULTON COUNTY, GEORGIA - 03/28/2022



3/28/2022
FOR THE FIRM
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LSF #839
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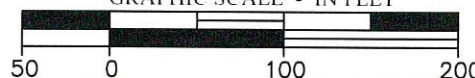
WWW.BOUNDARYZONE.COM
(770) 271-5772 / (919) 363-9226

SUWANEE
454 SATELLITE BLVD. SUITE 200
SUWANEE, GEORGIA 30024

ATLANTA
1100 PEACHTREE STREET SUITE 200
ATLANTA, GA 30309

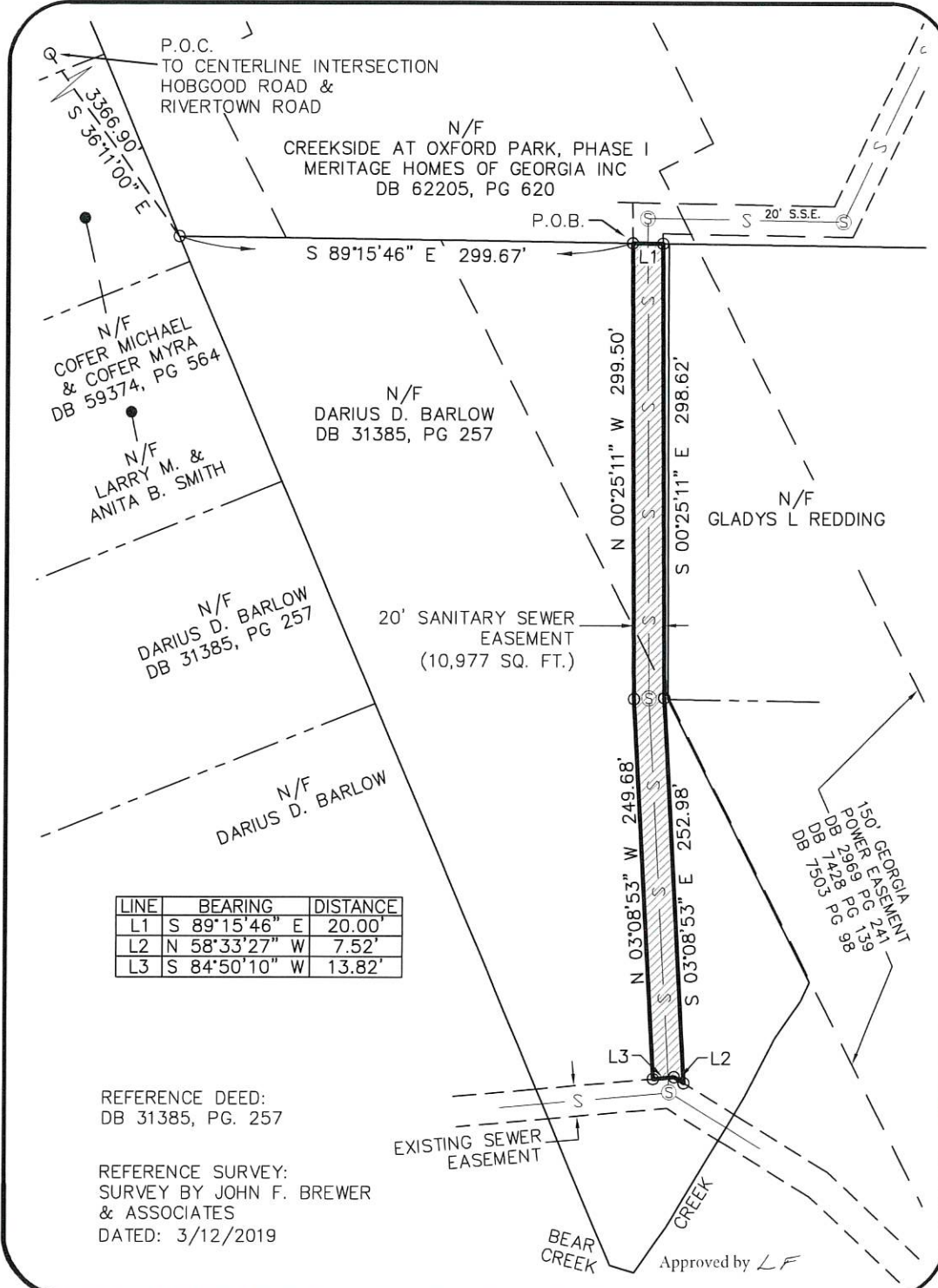
KENNESAW (678) 730-4303
125 TOWN PARK DRIVE SUITE 300
KENNESAW, GA 30144

GRAPHIC SCALE - IN FEET



PROJECT
23679-01

SHEET
1 OF 2



GRID NORTH
GA. WEST ZONE
NAD 1983

SCALE: 1"=100'

"EXHIBIT"
20' SANITARY SEWER EASEMENT
PREPARED FOR: MERITAGE HOMES
OF GEORGIA, INC.
LAND LOTS 105, 106, 119 & 120,
7TH DISTRICT,
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BOUNDARY
zone, inc. LAND SURVEYING SERVICES

WWW.BOUNDARYZONE.COM
(770) 271-5772 / (919) 363-9226

GRAPHIC SCALE - IN FEET

SUWANEЕ
154 SATELLITE BLVD. SUITE 200
SUWANEЕ GEORGIA 30024

ATLANTA
1100 PEACHTREE STREET SUITE 200
ATLANTA GA 30309

KENNESAW (678) 730-4303
125 TOWN PARK DRIVE SUITE 300
KENNESAW GA 30144

PROJECT
23679-01

SHEET
2 OF 2