

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

THIS DOCUMENT MUST ONLY BE RECORDED 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 : South Fulton Multifamily
Tax Parcel Identification No.: 09F070300260310
Land Disturbance Permit No.: 21S-019WR
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only

Approval Date: _____
Initials: _____

SEWER EASEMENT

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 13th day of April, 2022, between GS South Fulton Owner, LLC, a limited liability company 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 and 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 subject property, said Grantor has 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) 32, and 33 of District 9F, Fulton County, Georgia, and more particularly described as follows: To wit:

SOUTH FULTON MULTIFAMILY

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 hereby conveys and relinquishes 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.

Said Grantor hereby warrants that it has the right to sell and convey said sewer line 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.

[Signature Page Follows]

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

Signed, sealed and delivered this 13th day
of April, 2022 in the presence of:

[Signature]
Witness

[Signature]
Notary Public

[NOTARIAL SEAL]



GRANTOR:

GS SOUTH FULTON OWNER, LLC, a Delaware
limited liability company

By: CRE-GS South Fulton, LLC, a Delaware
Limited liability company, its sole member

By: GS South Fulton Manager, LLC, a
Delaware limited liability company, its
managing member

By: [Signature]
Name John Roberson
Title: Vice President

[SEAL]

Sewer Easement

All that tract or parcel of land lying and being in Land Lots 32 & 33 of the 9F District, City of South Fulton, Fulton County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING commence at a 1/2" rebar found on the northerly Right of Way of Oakley Industrial Boulevard (variable Right of Way) and at a Georgia State Plane coordinate of N: 1,288,926.46 and E: 2,172,223.31; thence continuing along the aforementioned Right of Way and running North 89° 23' 01" East a distance of 752.33 feet to a 1/2" rebar with cap found; thence leaving said Right of Way and running North 00° 37' 01" West a distance of 337.02 feet to a 1/2" rebar with cap found; thence North 30° 26' 02" East a distance of 165.27 feet to a 1/2" rebar found with cap; thence North 33° 35' 33" West a distance of 379.94 feet to a point and THE TRUE POINT OF BEGINNING; from point thus established and running South 56° 27' 06" West a distance of 10.45 feet to a point; thence South 32° 49' 25" East a distance of 50.58 feet to a point; thence South 56° 23' 18" West a distance of 157.46 feet to a point; thence North 33° 36' 53" West a distance of 118.15 feet to a point; thence South 57° 17' 16" West a distance of 279.28 feet to a point; thence North 75° 24' 31" West a distance of 205.75 feet to a point; thence South 81° 10' 16" West a distance of 55.39 feet to a point; thence South 79° 53' 59" West a distance of 102.31 feet to a point; thence North 10° 06' 01" West a distance of 20.00 feet to a point; thence North 79° 53' 59" East a distance of 102.54 feet to a point; thence North 81° 10' 16" East a distance of 59.76 feet to a point; thence South 75° 24' 31" East a distance of 201.14 feet to a point; thence North 57° 17' 16" East a distance of 290.21 feet to a point; thence South 33° 36' 53" East a distance of 117.84 feet to a point; thence North 56° 23' 18" East a distance of 117.74 feet to a point; thence North 32° 49' 25" West a distance of 50.61 feet to a point; thence North 56° 27' 06" East a distance of 30.18 feet to a point; thence South 33° 35' 33" East a distance of 20.00 feet to the TRUE POINT OF BEGINNING, Said tract contains 0.448 Acres (19,494 Square Feet).

AB

03/29/2022

SEWER EASEMENT EXHIBIT

FOR

GS SOUTH FULTON OWNER, LLC

LAND LOTS 32 & 33
CITY OF SOUTH FULTON
MARCH 1, 2022

9F DISTRICT
FULTON COUNTY
GEORGIA
SCALE: 1" = 100'

TECHNICAL SURVEY SERVICES, INC.

1641 AUTUMN BLVD
CONYERS, GEORGIA 30012
Telephone (770) 922-6391
JOB: 2020-744

LINE	BEARING	DISTANCE
L1	S 56°27'06" W	10.45'
L2	S 32°49'25" E	50.58'
L3	S 56°23'18" W	157.46'
L4	N 33°36'53" W	118.15'
L5	S 57°17'16" W	279.28'
L6	N 75°24'31" W	205.75'
L7	S 81°10'16" W	55.39'
L8	S 79°53'59" W	102.31'
L9	N 100°06'01" W	20.00'
L10	N 79°53'59" E	102.54'
L11	N 81°10'16" E	39.76'
L12	S 75°24'31" E	201.14'
L13	N 57°17'16" E	290.21'
L14	S 33°36'53" E	112.84'
L15	N 56°23'18" E	112.74'
L16	N 32°49'25" W	50.61'
L17	N 56°27'06" E	30.18'
L18	S 33°36'53" E	20.00'

GRAPHIC SCALE - FEET

