

[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 : 1034 Hammond Dr
Tax Parcel Identification No.: 17 0018 LL0849
Land Disturbance Permit No.: WRN24-115
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 17th day of January, 2025, between
1034 Hammond Development 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) 18 of the 17th
District, _____ Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

1034 Hammond Dr

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.

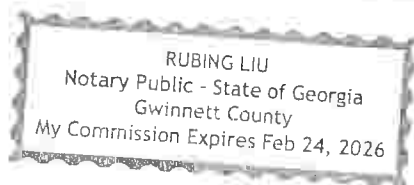
IN WITNESS HEREOF said party of the first part has hereunto affixed its hand and seal on the day and year first above written.

Signed, sealed and delivered this 17
day of Jan, 20 25
in the presence of:

Witness

Rubing Liu
Notary Public

[NOTARIAL SEAL]



GRANTOR: 1034 Hammock Development LLC
CORPORATE NAME

By:

Print Name:

Title:

By:

Print Name:

Title:

[CORPORATE SEAL]

Sanitary Sewer Easement
1034 Hammond Drive NE

All that tract or parcel of land lying in and being in Land Lot 19 of the 17th District Fulton County, Georgia, and being more particularly described as follows:

Commencing at the curved intersection of the Westerly right of way of Peachtree Dunwoody Road (having a publicly dedicated variable width right of way) and the Northerly right of way of Hammond Drive NE (having a variable width publicly dedicated right of way), thence leaving said right of way of Peachtree Dunwoody Road and continuing along said right of way of Hammond Drive NE the following courses and distances: North 89 degrees 03 minutes 11 seconds West a distance of 34.23 feet to a point; North 75 degrees 23 minutes 16 seconds West a distance of 55.67 feet to a point; North 88 degrees 40 minutes 39 seconds West a distance of 169.31 feet to a point; South 01 degrees 02 minutes 04 seconds West a distance of 12.52 feet to a point; North 89 degrees 07 minutes 32 seconds West a distance of 77.64 feet to a point; North 78 degrees 35 minutes 36 seconds West a distance of 54.21 feet to a point; North 89 degrees 23 minutes 21 seconds West a distance of 147.76 feet to a point; South 00 degrees 36 minutes 39 seconds West a distance of 9.23 feet to a point; North 89 degrees 07 minutes 32 seconds West a distance of 98.03 feet to a 1/2 inch rebar found; Thence leaving said right of way North 00 degrees 32 minutes 56 seconds East a distance of 22.53 feet to a point, said point being THE TRUE POINT OF BEGINNING.

Thence North 89 degrees 27 minutes 29 seconds West a distance of 203.12 feet to a point; Thence North 14 degrees 41 minutes 57 seconds West a distance of 37.68 feet to a point; Thence North 00 degrees 31 minutes 39 seconds East a distance of 7.16 feet to a point; Thence South 89 degrees 28 minutes 21 seconds East a distance of 18.35 feet to a point; Thence South 15 degrees 08 minutes 57 seconds East a distance of 37.53 feet to a point; Thence South 89 degrees 28 minutes 20 seconds East a distance of 172.75 feet to a point; Thence North 07 degrees 52 minutes 09 seconds East a distance of 37.27 feet to a point; Thence South 82 degrees 07 minutes 51 seconds East a distance of 7.08 feet to a point; Thence South 00 degrees 32 minutes 56 seconds West a distance of 43.49 feet to a point, said point being THE TRUE POINT OF BEGINNING.

Said tract of land contains 0.059 acres (2,588 square feet)

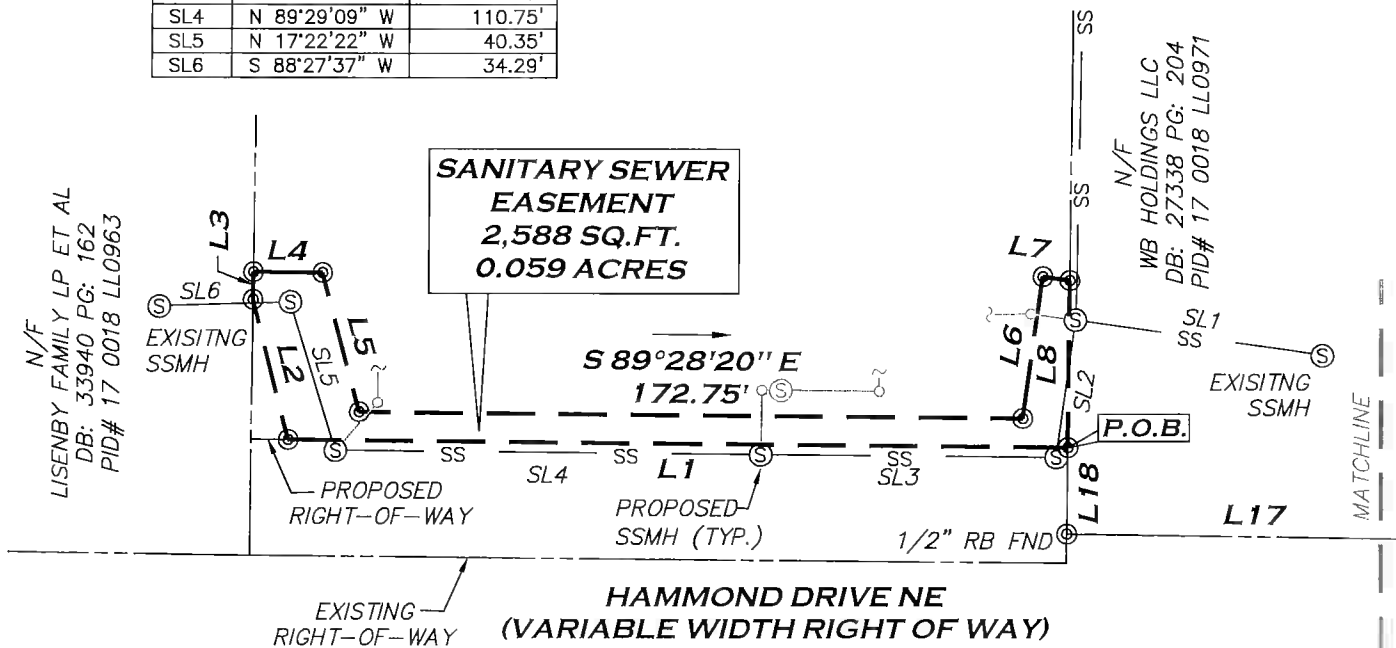
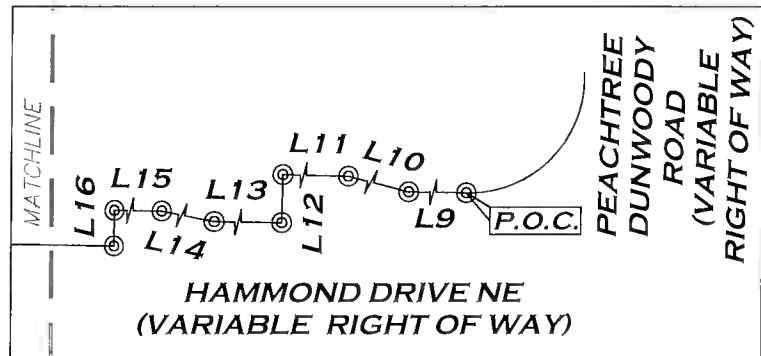
Bjm
3/4/2025

SANITARY SEWER EASEMENT EXHIBIT
1034 HAMMOND DRIVE
SANDY SPRINGS, GA 30328
PARCEL# 17 0018 LL0849

CURRENT OWNER:
1034 HAMMOND DEVELOPMENT LLC
DB-65056 PG-486

PREPARED FOR:
POWERBUILD CONSTRUCTION LLC

LINE	BEARING	DISTANCE
SL1	N 81°56'39" W	65.06'
SL2	S 07°53'51" W	36.05'
SL3	N 89°29'12" W	76.87'
SL4	N 89°29'09" W	110.75'
SL5	N 17°22'22" W	40.35'
SL6	S 88°27'37" W	34.29'



LINE	BEARING	DISTANCE
L1	N 89°27'29" W	203.12'
L2	N 14°41'57" W	37.68'
L3	N 00°31'39" E	7.16'
L4	S 89°28'21" E	18.35'
L5	S 15°08'57" E	37.53'
L6	N 07°52'09" E	37.27'
L7	S 82°07'51" E	7.08'
L8	S 00°32'56" W	43.49'
L9	N 89°03'11" W	34.23'
L10	N 75°23'16" W	55.67'
L11	N 88°40'39" W	169.31'
L12	S 01°02'04" W	12.52'
L13	N 89°07'32" W	77.64'
L14	N 78°35'36" W	54.21'
L15	N 89°23'21" W	147.76'
L16	S 00°36'39" W	9.23'
L17	N 89°07'32" W	98.03'
L18	N 00°32'56" E	22.53'

GRAPHIC SCALE



1 Inch = 50 Feet



STATE: GEORGIA
COUNTY: FULTON
LAND LOT: 18
DISTRICT: 17

JOB #: 213513
DATE: MARCH 03, 2025
SCALE: 1"=50'
DRAWN BY: A.BRATTON

**PROFESSIONAL
LAND SURVEYORS**

317 GRASSDALE ROAD
CARTERSVILLE, GA 30120
770-334-8186
GEORGIA C.O.A.: LSF001380