

[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 : CHI Stonewall Tell  
Tax Parcel Identification No.: 09F340101340623  
Land Disturbance Permit No.: 21S-022WR  
Zoning/Special Use Permit No.: N/A  
(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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between  
CHIPT ATLANTA STONEWALL, L.L.C., 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) <sup>134</sup>\_\_\_\_\_ of the  
District, <sup>9F</sup>\_\_\_\_\_ Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

CHI - Stonewall Tell

*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.

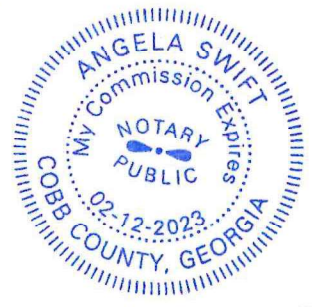
**IN WITNESS HEREOF** said party of the first part has hereunto affixed its hand and seal on the day and year first above written.

Signed, sealed and delivered this 29<sup>th</sup>  
day of September 20 22  
in the presence of:

[Signature]  
Witness

[Signature]  
Notary Public

[NOTARIAL SEAL]

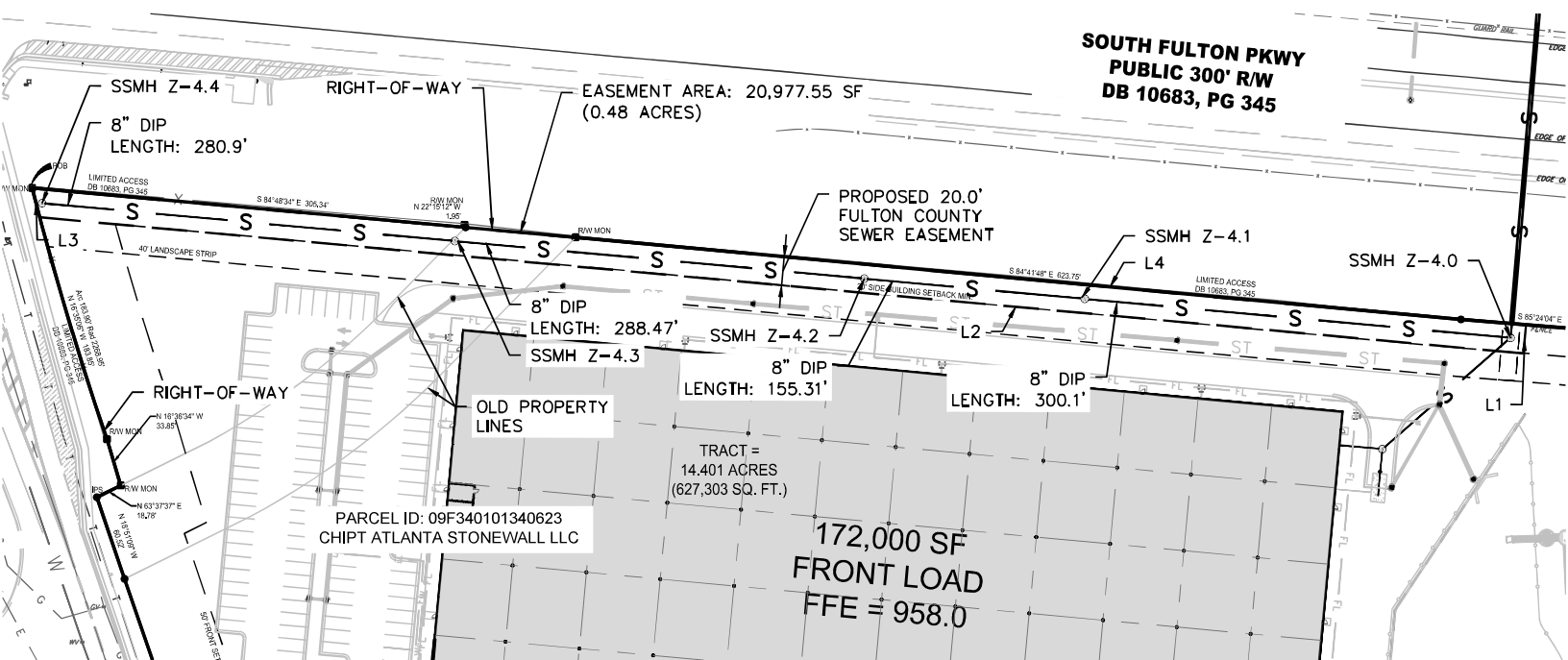


GRANTOR: CHIPT ATLANTA STONEWALL, L.L.C.  
CORPORATE NAME

By: [Signature]  
Print Name: John Bateman  
Title: Vice President

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

[CORPORATE SEAL]



5050 STONEWALL TELL ROAD  
 UNION CITY, GA 30349  
 FULTON COUNTY  
 LAND LOT: 134; 9TH DISTRICT

IMPACTED PARCEL:  
 09F340101340623  
 OWNER / GRANTOR: CHIPT ATLANTA STONEWALL LLC  
 CONSOLIDATED PARCELS:  
 09F340101340607, 09F340101340573, 09F340101340557

\*DATA PULLED FROM FULTON COUNTY GIS

BEARING TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S05°14'30"W	20.00'
L2	N84°45'30"W	1045.28'
L3	N14°31'53"W	21.25'
L4	S84°45'30"E	1052.47'
TOTAL EASEMENT AREA: 20,977.55 SF (0.48 ACRES)		



Project: **CROW HOLDINGS - STONEWALL TELL ROAD SITE**  
 Project No. 21S-022WR Scale: 1" = 100'-0" Sheet Ref. EASEMENT Date: 08-17-2022  
**SEWER EASEMENT - ON SITE**

Drawing No.  
**EXHIBIT**  
**B**

**22S-022WR – Exhibit B – Fulton County Sewer Easement Legal Description**

**Onsite Easement**

All that tract or parcel of land lying and being in Land Lot 134 of District 9F, City of Union City, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a Right of Way monument at the easterly right of way of Stonewall-Tell Road (Variable R/W) and the southerly Right of Way of South Fulton Parkway (300' R/W); thence running South 84° 45' 30" East a distance of 1052.47 feet to a point; thence South 05° 14' 30" West a distance of 20.00 feet to a point; thence North 84° 45' 30" West a distance of 1045.28 feet to a point on the easterly Right of Way of Stonewall-Tell Road; thence running along said Right of Way North 14° 31' 53" West a distance of 21.25 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.48 acres (20,977.55 square feet).