

[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 : The Brooke at Rivertown

Tax Parcel Identification No.:

Land Disturbance Permit No.: LD-2022-007628 and 225-008WR

Zoning/Special Use Permit No.:
(if applicable)

07 190000870604,
07 190200870362,
07 190200870180,
07 190200870172

SEWER EASEMENT
(Corporate Form)

For Fulton County Use Only

Approval Date: _____

Initials: _____

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 25th day of September, 2025, between
Rivertown ONO Investment 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 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)
87, 88, 105, N/A Section (if applicable) of District 7, Fulton County, Georgia, and
more particularly described as follows: To wit:

The Brooke at Rivertown

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.

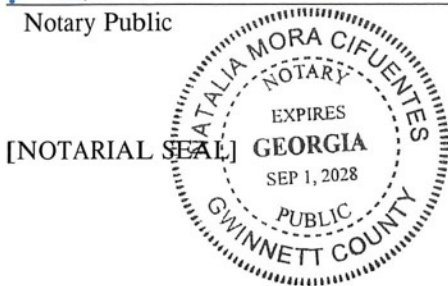
Said Grantor hereby waives for itself, its successors and assigns all rights to any further compensation or claim to damages on account of the construction, access, upgrade or maintenance of said sewer line for the use of the property as herein agreed.

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 25th
day of September, 20 25
in the presence of:

[Signature]
Witness

Natalia Mora C.
Notary Public



GRANTOR: Rivertown GNO Investment LLC
CORPORATE NAME

By: [Signature]
Print Name: Jinsong Yang
Title: Manager

By: _____
Print Name: _____
Title: _____

[CORPORATE SEAL]

MATCH LINE A
SEE SHEET 2

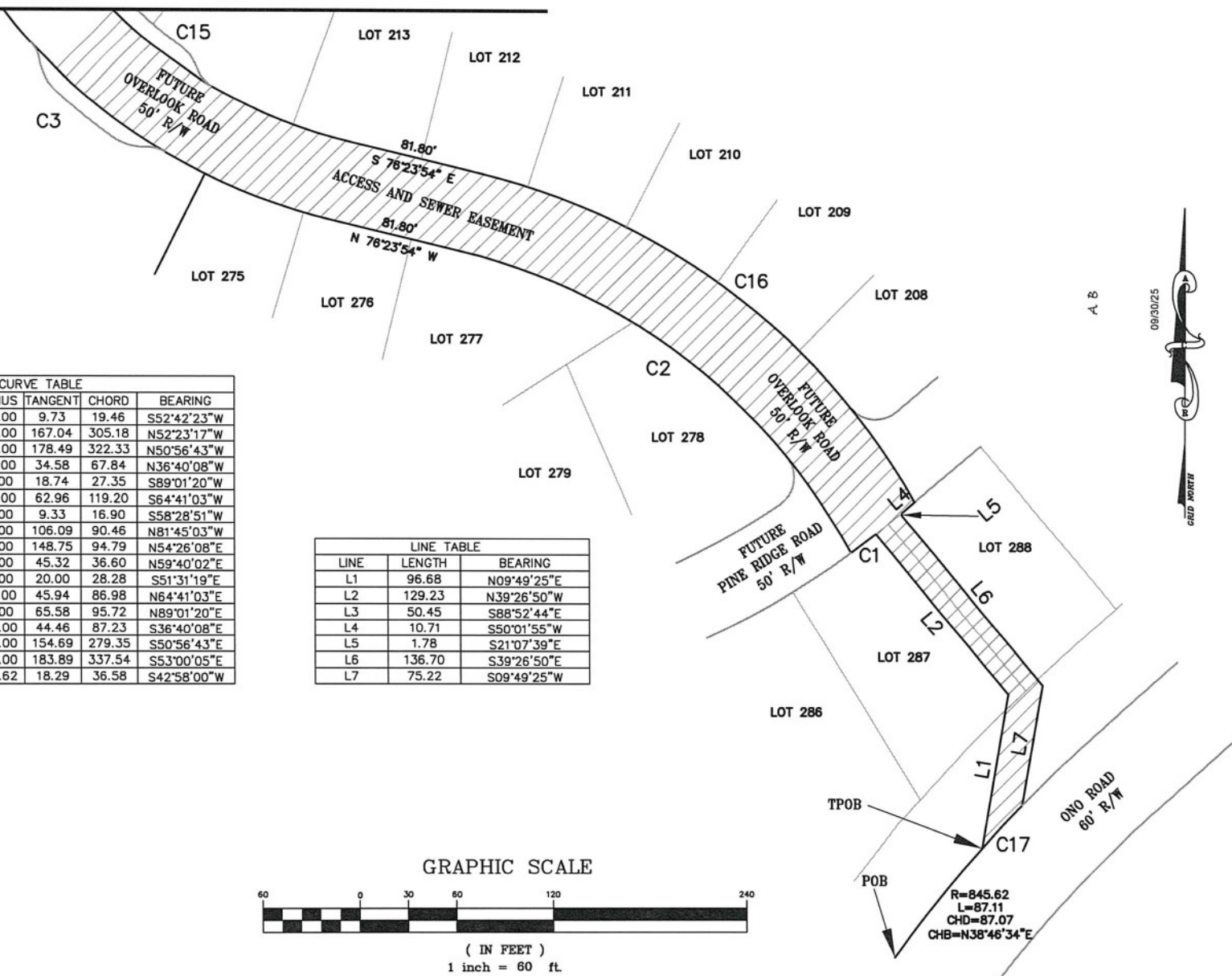
CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	CHORD
C1	19.46	525.00	9.73	19.46
C2	314.29	375.00	167.04	305.18
C3	333.18	375.00	178.49	322.33
C4	68.27	175.00	34.58	67.84
C5	30.11	20.00	18.74	27.35
C6	121.37	185.00	62.96	119.20
C7	17.45	20.00	9.33	16.90
C8	113.04	50.00	106.09	90.46
C9	124.65	50.00	148.75	94.79
C10	46.21	20.00	45.32	36.60
C11	31.42	20.00	28.28	25.11
C12	88.56	135.00	45.94	86.98
C13	105.39	70.00	65.58	95.72
C14	87.78	225.00	44.46	87.23
C15	288.76	325.00	154.69	279.35
C16	347.10	425.00	183.89	337.54
C17	36.58	845.62	18.29	36.58

LINE TABLE		
LINE	LENGTH	BEARING
L1	96.68	N09°49'25"E
L2	129.23	N39°26'50"W
L3	50.45	S88°52'44"E
L4	10.71	S50°01'55"W
L5	1.78	S21°07'39"E
L6	136.70	S39°26'50"E
L7	75.22	S09°49'25"W

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



CR

Engineering, inc.

ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
600 PINEAPPLE COURT
SUITE 100
NORCROSS, GA 30071
TEL: (770) 291-0000
FAX: (770) 291-8887

EXHIBIT "A"

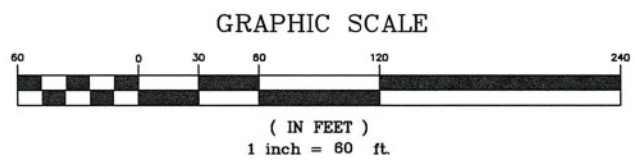
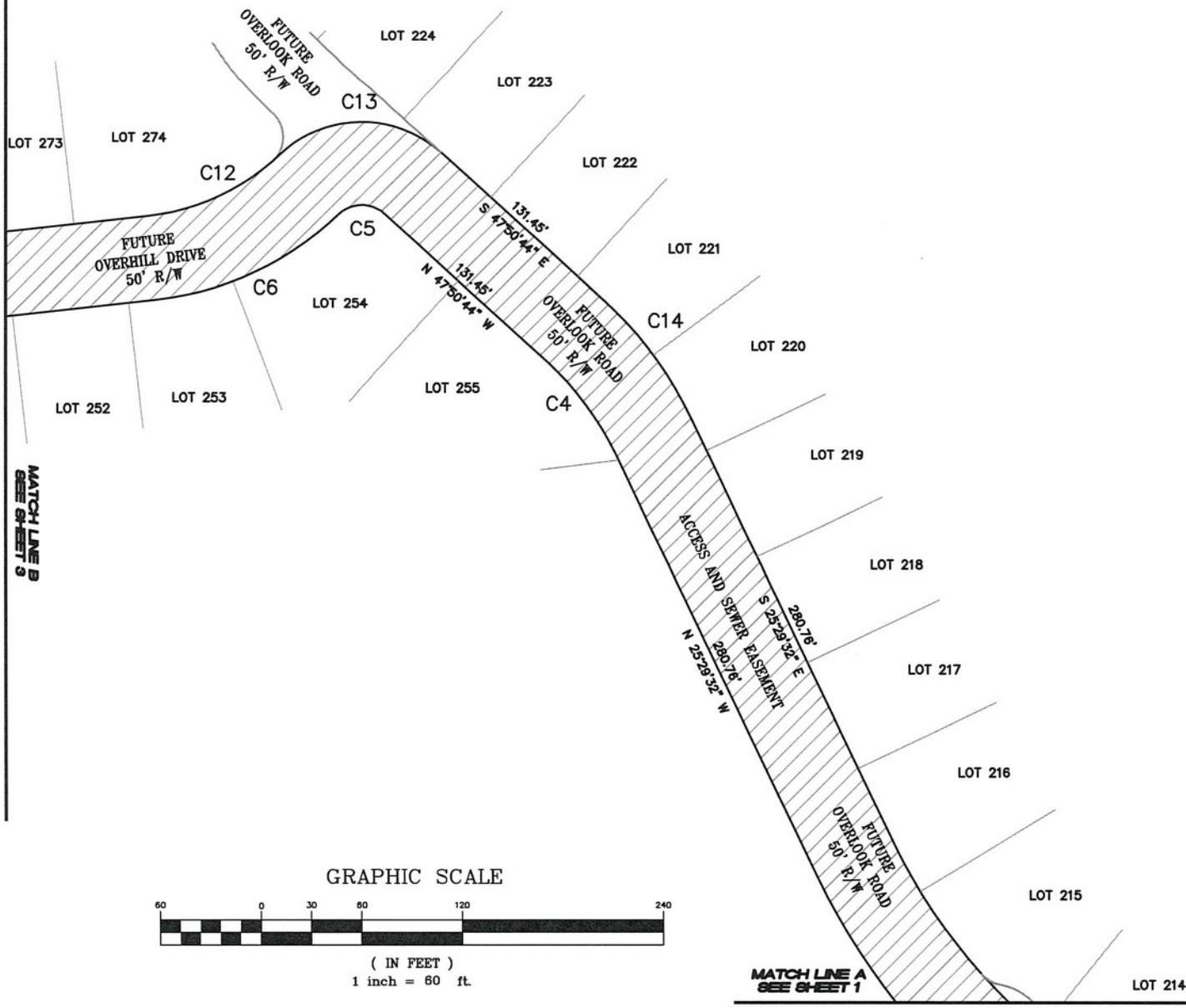
ACCESS & SEWER EASEMENT
THE BROOKE AT RIVERTOWN
CITY OF SOUTH FULTON
FULTON COUNTY, GEORGIA

DATE: JUNE 8, 2025
SCALE: HORIZ. 1"=60' VERT. N/A

LAND LOTS:	DISTRICT:	SECTION:	COUNTY:	STATE:	DATE:
08	18TH		FULTON	GEORGIA	

SHEET 1 OF 3
DRAWN BY: J. J.
CHECKED BY: J. J.
PROJECT NO. 21015
FILE NO.

APPROVED: J. J.

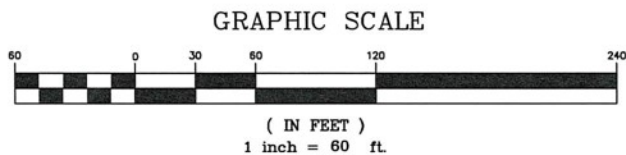
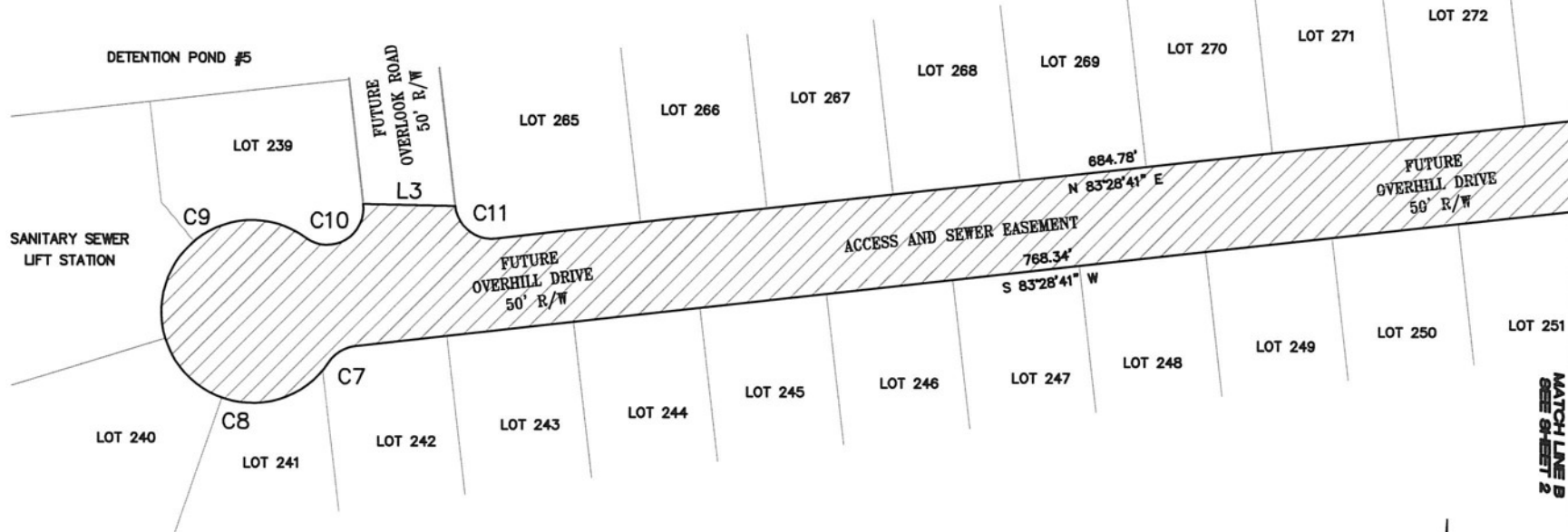


CR Engineering, inc.
 ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
 600 PINNACLE COURT
 SUITE 605
 ATLANTA, GA 30371
 TEL: (770) 291-0000
 FAX: (770) 291-8887

EXHIBIT "A"
ACCESS & SEWER EASEMENT
THE BROOKE AT RIVERTOWN
 CITY OF SOUTH FULTON
 FULTON COUNTY, GEORGIA

DATE:	SCALE:	HORIZ. 1"=40' VERT. 1"=10'	N/A	DESCRIPTION	DATE
JUNE 8, 2025					
LAND LOT(S):	08				
DISTRICT:	18TH				
SECTION:					
COUNTY:	FULTON				
STATE:	GEORGIA				
DESIGNED:	JL				
CHECKED:	AH				
APPROVED:	MM				

SHEET	2
OF	3
PROJECT NO.	21015
ISSUE NO.	1
DATE	6/8/25
FILE NO.	



DATE	DESCRIPTION	N/A
JUNE 5, 2023		
SCALE: HORIZ. 1"=60' VERT. 1"=40'		
LAND LOTS:	68	
DISTRICT:	18TH	
SECTION:	FULTON	STATE GEORGIA
COUNTY:	FULTON	STATE GEORGIA
DESIGNED:	AI	APPROVED: MM
CHECKED:	AI	

SHEET	3
3 OF 3	
DRAWN: J. J.	
PROJECT NO. 21015	
FILE NO.	

EXHIBIT "A"

ACCESS & SEWER EASEMENT

THE BROOKE AT RIVERTOWN

CITY OF SOUTH FULTON

FULTON COUNTY, GEORGIA

CR Engineering, inc.

ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING

SUITE 685

600 Pinnacle Court

Atlanta, GA 30371

TEL: (404) 291-0000

FAX: (404) 291-6867

EXHIBIT "A"
TRACT DESCRIPTION
FOR
ACCESS AND SEWER EASEMENT
THE BROOKE AT RIVERTOWN

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 88 OF THE 18th DISTRICT, FULTON COUNTY, GEORGIA, CITY OF SOUTH FULTON AND BEING LOCATED AT THE BROOKE AT RIVERTOWN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF COMMENCEMENT AT 1/2" REBAR FOUND AT THE NORTHERLY RIGHT-OF-WAY OF ONO RD (HAVING A 60 FOOT WIDE RIGHT-OF-WAY WIDTH) HAVING GEORGIA STATE PLANE COORDINATES, WEST ZONE, 1983 NORTH AMERICAN DATUM. N, 1296914.31' E, 2147979.59 AND BEIGN AT THE NORTHEASTERLY PROPERTY CORNER INTERSECTION OF 8135 ONO RD. TAX PARCEL 07 190000880629 AND THE SOUTHWESTERLY PROPERTY CORNER OF THE BROOKE AT RIVERTOWN SUBDIVISION.

FROM SAID 1/2" REBAR FOUND TRAVEL ALONG SAID NORTHERLY 60 FOOT RIGHT-OF-WAY OF ONO RD IN A EASTERLY DIRECTION FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 845.62 FEET SUBTENDED BY A CHORD BEARING OF NORTH 38 DEGREES 46 MINUTES 34 SECONDS EAST A CHORD DISTANCE OF 87.07 FEET ALONG SAID ARC A DISTANCE OF 87.11 FEET TO A CALCULATED POINT AND BEIGN THE POINT OF BEGINNING FOR THE ACCESS AND SEWER EASEMENT AND HAVING GEORGIA STATE PLANE COORDINATES, WEST ZONE, 1983 DATUM. N, 1296982.19' E, 2148034.12';

THENCE LEAVING THE NORTHERLY 60 FOOT RIGHT-OF-WAY OF ONO ROAD NORTH 09 DEGREES 49 MINUTES 25 SECONDS EAST A DISTANCE OF 96.68 FEET TO A CALCULATED POINT AT THE SOUTHERLY LOT LINE OF PROPOSED LOT NUMBER 287;

THENCE RUNNING PARALLEL OVER PROPOSED LOT LINE OF PROPOSED LOT 287 AND PROPOSED LOT 288 NORTH 39 DEGREES 26 MINUTES 50 SECONDS EAST A DISTANCE OF 129.23 FEET TO A CALCULATED POINT TO THE PROPOSED SOUTHERLY RIGHT OF WAY OF PINE RIDGE RD. (HAVING A 50-FOOT-WIDE RIGHT-OF-WAY WIDTH);

THENCE TRAVEL ALONG SAID PROPOSED SOUTHERLY 50 FOOT RIGHT-OF-WAY OF PINE RIDGE RD. IN A WESTERLY DIRECTION FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 525.00 FEET SUBTENDED BY A CHORD BEARING OF SOUTH 52 DEGREES 42 MINUTES 23 SECONDS WEST A CHORD DISTANCE OF 19.46 FEET ALONG SAID ARC A DISTANCE OF 19.46 FEET TO A CALCULATED POINT;

THENCE TRANSITIONING FROM PROPOSED SOUTHERLY 50 FOOT RIGHT-OF-WAY OF PINE RIDGE RD TO THE PROPOSED WESTERLY 50 FOOT RIGHT-OF-WAY OF OVERLOOK RD. AND FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET SUBTENDED BY A CHORD BEARING OF NORTH 52 DEGREES 23 MINUTES 17 SECONDS WEST A CHORD DISTANCE OF 305.18 FEET ALONG SAID ARC A DISTANCE OF 314.29 FEET TO A CALCULATED POINT.

THENCE NORTH 76 DEGREES 23 MINUTES 54 SECONDS WEST A DISTANCE OF 81.80 FEET;

THENCE FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 375.00 FEET SUBTENDED BY A CHORD BEARING OF NORTH 50 DEGREES 56 MINUTES 43 SECONDS WEST A CHORD DISTANCE OF 322.33 FEET ALONG SAID ARC A DISTANCE OF 333.18 FEET TO A CALCULATED POINT;

THENCE NORTH 25 DEGREES 29 MINUTES 32 SECONDS WEST A DISTANCE OF 280.76 FEET TO A CALCULATED POINT;

THENCE FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET SUBTENDED BY A CHORD BEARING OF NORTH 36 DEGREES 40 MINUTES 08 SECONDS WEST A CHORD DISTANCE OF 67.84 FEET ALONG SAID ARC A DISTANCE OF 68.27 FEET TO A CALCULATED POINT;

THENCE NORTH 47 DEGREES 50 MINUTES 44 SECONDS WEST A DISTANCE OF 131.45 FEET TO A CALCULATED POINT;

THENCE FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET SUBTENDED BY A CHORD BEARING OF SOUTH 89 DEGREES 01 MINUTES 20 SECONDS WEST A CHORD DISTANCE OF 27.35 FEET ALONG SAID ARC A DISTANCE OF 30.11 FEET TO A CALCULATED POINT;

THENCE TRANSITIONING FROM THE PROPOSED WESTERLY 50 FOOT RIGHT-OF-WAY OF OVERLOOK RD. TO THE PROPOSED SOUTHERLY 50 FOOT RIGHT-OF-WAY OF OVERHILL DRIVE FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 185.00 FEET SUBTENDED BY A CHORD BEARING OF SOUTH 64 DEGREES 41 MINUTES 03 SECONDS WEST A CHORD DISTANCE OF 119.20 FEET ALONG SAID ARC A DISTANCE OF 121.37 FEET TO A CALCULATED POINT;

THENCE SOUTH 83 DEGREES 28 MINUTES 41 SECONDS WEST A DISTANCE OF 768.34 FEET TO A CALCULATED POINT;

THENCE FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET SUBTENDED BY A CHORD BEARING OF SOUTH 58 DEGREES 28 MINUTES 51 SECONDS WEST A CHORD DISTANCE OF 16.90 FEET ALONG SAID ARC A DISTANCE OF 17.45 FEET TO A CALCULATED POINT;

THENCE FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET SUBTENDED BY A CHORD BEARING OF NORTH 81 DEGREES 45 MINUTES 03 SECONDS WEST A CHORD DISTANCE OF 90.46 FEET ALONG SAID ARC A DISTANCE OF 113.04 FEET TO A CALCULATED POINT;

THENCE FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET SUBTENDED BY A CHORD BEARING OF NORTH 54 DEGREES 26 MINUTES 08 SECONDS EAST A CHORD DISTANCE OF 94.79 FEET ALONG SAID ARC A DISTANCE OF 124.65 FEET TO A CALCULATED POINT;

THENCE FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET SUBTENDED BY A CHORD BEARING OF NORTH 59 DEGREES 40 MINUTES 02 SECONDS EAST A CHORD DISTANCE OF 36.60 FEET ALONG SAID ARC A DISTANCE OF 46.21 FEET TO A CALCULATED POINT AT THE PROPOSED WESTERLY RIGHT-OF-WAY OF OVERLOOK DRIVE (HAVING A 50 FOOT RIGHT OF WAY WIDTH);

THENCE CROSSING OVER FROM THE PROPOSED WESTERLY RIGHT-OF-WAY OF OVERLOOK DRIVE TO THE EASTERLY PROPOSED RIGHT-OF-WAY OF OVERLOOK DRIVE SOUTH 88 DEGREES 52 MINUTES 44 SECONDS EAST A DISTANCE OF 50.45 FEET TO A CALCULATED POINT;

THENCE FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET SUBTENDED BY A CHORD BEARING OF SOUTH 51 DEGREES 31 MINUTES 19 SECONDS EAST A CHORD DISTANCE OF 28.28 FEET ALONG SAID ARC A DISTANCE OF 31.42 FEET TO A CALCULATED POINT AT THE PROPOSED NORTHERLY RIGHT-OF-WAY OF OVERHILL DRIVE (HAVING A 50 FOOT RIGHT OF WAY WIDTH);

THENCE NORTH 83 DEGREES 28 MINUTES 41 SECONDS EAST A DISTANCE OF 684.78 FEET TO A CALCULATED POINT;

THENCE FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 135.00 FEET SUBTENDED BY A CHORD BEARING OF NORTH 64 DEGREES 41 MINUTES 03 SECONDS EAST A CHORD DISTANCE OF 86.98 FEET ALONG SAID ARC A DISTANCE OF 88.56 FEET TO A CALCULATED POINT AT THE TRANSITIONING PROPOSED NORTHERLY RIGHT-OF-WAY OF OVERHILL DRIVE TO THE PROPOSED EASTERLY RIGHT-OF-WAY OF OVERLOOK RD;

THENCE FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET SUBTENDED BY A CHORD BEARING OF NORTH 89 DEGREES 01 MINUTES 20 SECONDS EAST A CHORD DISTANCE OF 95.72 FEET ALONG SAID ARC A DISTANCE OF 105.39 FEET TO A CALCULATED POINT ON THE PROPOSED EASTERLY RIGHT-OF-WAY OF OVERLOOK DRIVE;

THENCE FOLLOWING THE PROPOSED EASTERLY RIGHT-OF-WAY SOUTH 47 DEGREES 50 MINUTES 44 SECONDS EAST A DISTANCE OF 131.45 FEET TO A CALCULATED POINT;

THENCE FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET SUBTENDED BY A CHORD BEARING OF SOUTH 36 DEGREES 40 MINUTES 08 SECONDS EAST A CHORD DISTANCE OF 87.23 FEET ALONG SAID ARC A DISTANCE OF 87.78 FEET TO A CALCULATED POINT;

THENCE SOUTH 25 DEGREES 29 MINUTES 32 SECONDS EAST A DISTANCE OF 280.76 FEET TO A CALCULATED POINT;

THENCE FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 325.00 FEET SUBTENDED BY A CHORD BEARING OF SOUTH 50 DEGREES 56 MINUTES 43 SECONDS EAST A CHORD DISTANCE OF 279.35 FEET ALONG SAID ARC A DISTANCE OF 288.76 FEET TO A CALCULATED POINT;

THENCE SOUTH 76 DEGREES 23 MINUTES 54 SECONDS EAST A DISTANCE OF 81.80 FEET TO A CALCULATED POINT;

THENCE FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET SUBTENDED BY A CHORD BEARING OF SOUTH 53 DEGREES 00 MINUTES 05 SECONDS EAST A CHORD DISTANCE OF 337.54 FEET ALONG SAID ARC A DISTANCE OF 347.10 FEET TO A CALCULATED POINT AT THE PROPOSED SOUTHERLY RIGHT-OF-WAY OF PINE RIDGE RD. (HAVING A 50 FOOT RIGHT OF WAY WIDTH);

THENCE RUNNING WESTERLY ALONG SAID RIGHT-OF-WAY SOUTH 50 DEGREES 01 MINUTES 55 SECONDS WEST A DISTANCE OF 10.71 FEET TO A CALCULATED POINT;

THENCE LEAVING SAID PROPOSED RIGHT-OF-WAY AND RUNNING SOUTHERLY SOUTH 21 DEGREES 07 MINUTES 39 SECONDS EAST A DISTANCE OF 1.78 FEET TO A CALCULATED POINT;

TENCE RUNNING PARALLEL ALONG PROPOSED LOT LINE OF LOT 287 AND LOT 288 SOUTH 39 DEGREES 26 MINUTES 50 SECONDS EAST A DISTANCE OF 136.70 FEET TO A CALCULATED POINT AT THE SOUTHERLY LOT LINE OF PROPOSED LOT 288;

THENCE SOUTH 09 DEGREES 49 MINUTES 25 SECONDS WEST A DISTANCE OF 75.22 FEET TO A CALCULATED POINT AT THE 60 FEET RIGHT-OF-WAY OF ONO RD;

THENCE TRAVEL ALONG SAID RIGHT-OF-WAY FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 845.62 FEET SUBTENDED BY A CHORD BEARING OF SOUTH 42 DEGREES 58 MINUTES 00 SECONDS WEST A CHORD DISTANCE OF 36.58 FEET ALONG SAID ARC A DISTANCE OF 36.58 FEET TO A CALCULATED POINT AND THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 121,824 SQUARE FEET, BEIGN 2.796 ACRE.