

[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: 381 Canton Street
Tax Parcel Identification No.: 22 481311800698
Land Disturbance Permit No.: WRN23-013
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 3 day of October 2023, between **Six Twenty Eight Ventures, 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) 1180, 2nd Section (if applicable) of the 2nd District, Fulton County, Georgia, and more particularly described as follows: To wit:

381 Canton Street Project

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.

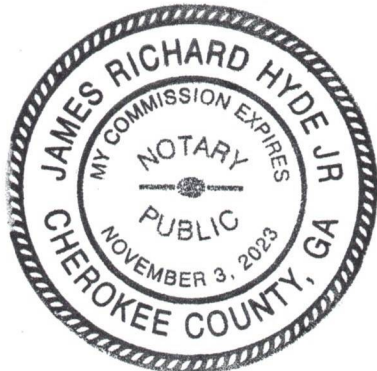
IN WITNESS HEREOF said party of the first part has hereunto affixed his/her hand and seal on the day and year first above written.

Signed, sealed and delivered this 3
day of October, 20 23
in the presence of:

Madison Black
Witness

[Signature]
Notary Public

[NOTARIAL SEAL]



GRANTOR: Six Twenty Eight Ventures, LLC
CORPORATE NAME

By: Tricorner Holdings/Member

Print Name: D. Scott Murphy

Signature: [Signature]

By: _____

Print Name: _____

Title: _____

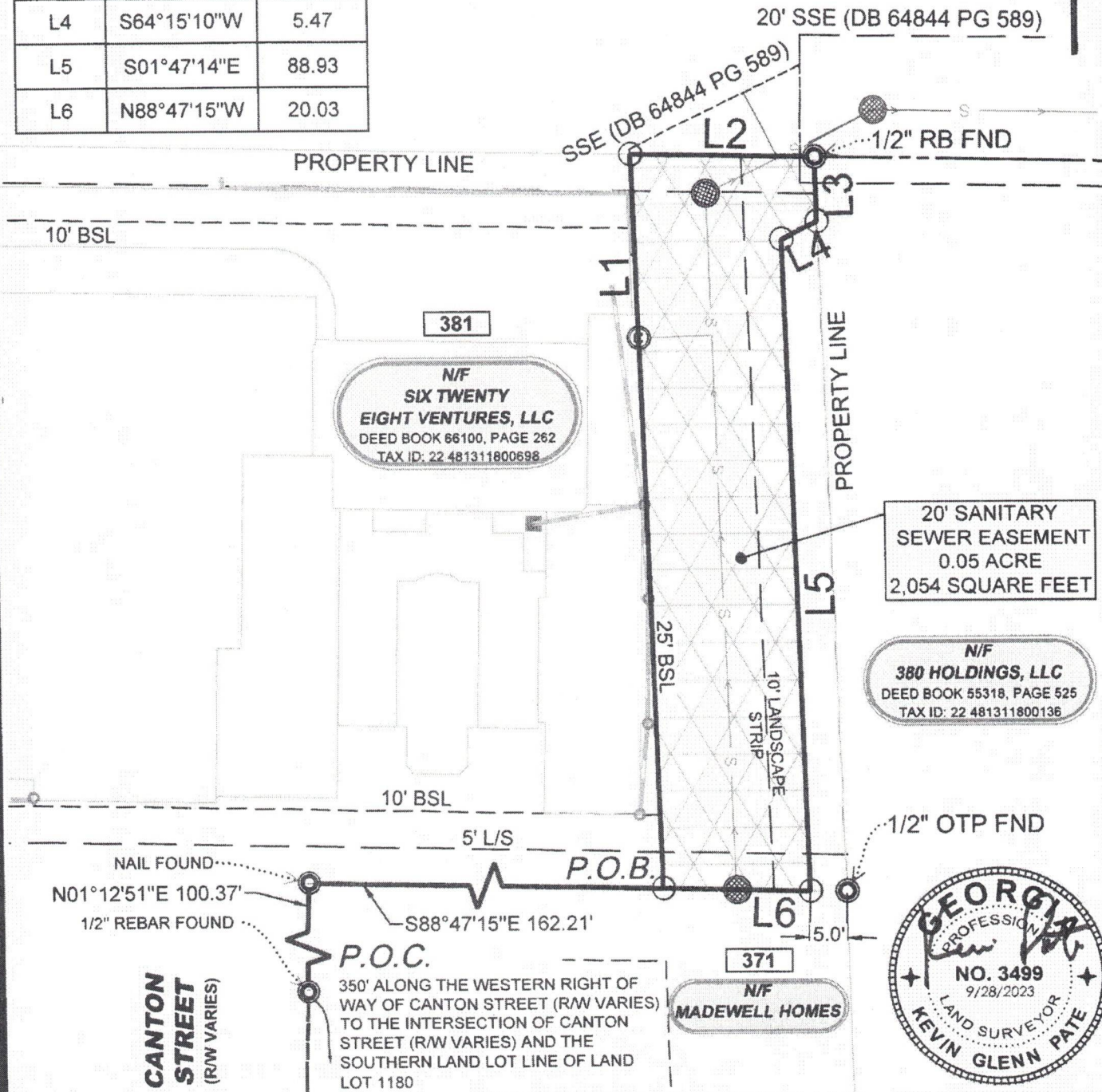
[CORPORATE SEAL]

Exhibit A

All that tract or parcel of land lying and being in Land Lot 1180 of the 2nd District, 2nd Section, Fulton County, Georgia, being Lot 2, according to a survey for Mrs. Florence W. Beavers by C. E. Abercrombie, Registered Surveyor No. 879, dated January 29, 1958, a copy of said survey being recorded in Deed Book 3425, Page 233, Fulton County, Georgia Records, and being more particularly described as follows: Beginning at a point on the easterly side of Canton Street (formerly known as Hopewell Road) a distance of 450 feet north off the original land lot line of said Land Lot 1180, as measured along the east side of Canton Street; thence running easterly along the northerly boundary line of Lot 1 of the aforementioned survey a distance of 187.3 feet to an iron pin; running thence northerly along a line forming an interior angle of 87 degrees 30 minutes with the preceding course a distance of 99.0 feet to an iron pin; thence running westerly along a line forming an interior angle of 92 degrees 33 minutes with the preceding course a distance of 177.3 feet to an iron pin on the easterly side of Canton Street; thence running southerly along the easterly side of Canton Street 100.0 feet to an iron pin at the point of beginning; being improved property known as 381 Canton Street according to the present system of numbering houses in the City of Alpharetta. Together with that certain Sewer Easement from George Nick Vasilakis and Eugenia D Vasilakis to Stephen Deadwyler, dated 11/11/21, filed 11/18/21, recorded in Deed Book 64844, Page 589, Fulton County records.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N01°47'14"W	100.17
L2	S88°50'08"E	25.03
L3	S01°47'14"E	8.77
L4	S64°15'10"W	5.47
L5	S01°47'14"E	88.93
L6	N88°47'15"W	20.03

Grid North (GA West Zone)

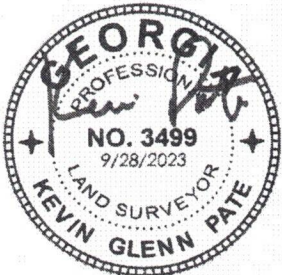


N/F
SIX TWENTY EIGHT VENTURES, LLC
 DEED BOOK 66100, PAGE 262
 TAX ID: 22 481311800698

20' SANITARY SEWER EASEMENT
 0.05 ACRE
 2,054 SQUARE FEET

N/F
380 HOLDINGS, LLC
 DEED BOOK 55318, PAGE 525
 TAX ID: 22 481311800136

N/F
MADEWELL HOMES



4317 Park Drive, Suite 400
 Norcross, Georgia 30093
 Phone: (770) 416-7511
 Fax: (770) 416-6759
 www.travispruitt.com

Travis Pruitt & Associates, Inc.

Certificate of Authorization Number 613

SANITARY SEWER EASEMENT EXHIBIT
381 CANTON STREET
 AUTHORIZED BY: SIX TWENTY EIGHT VENTURES, LLC
 LAND LOT 1180 • 2ND DISTRICT • 2ND SECTION
 CITY OF ALPHARETTA • FULTON COUNTY • GEORGIA

GRAPHIC SCALE - IN FEET

PLAT DATE: 9/28/2023
 FIELD DATE: 12/21/2022
 SCALE: 1" = 20'
 JN: 1-22-0567.598.2
 FN: 101-A-2396
 DRAWN BY: TCW
 SHEET NO: 1 of 1