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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 Palisade at Stonewall Tell
Tax Parcel Identification No.: 14F-0139-LL-019-0; 14F-0139-LL-011-7; & 14F-0139-LL-0232-2
Land Disturbance Permit No.: WRS23-049
Zoning/Special Use Permit No.: Z21012
(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 1st day of February, 2024, between
Venture Communities, 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) 0139,
 Section (if applicable) of District 14th FF, Fulton County, Georgia, and more particularly described as follows: To wit:

The Palisade at 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 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 15th
day of February, 20 24
in the presence of:

GRANTOR: Venture Communities, LLC
CORPORATE NAME

C. D. Epp
Witness

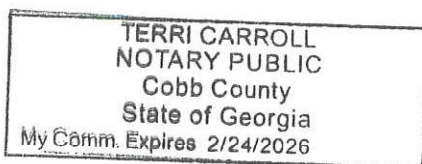
By: Robert C. White, Sr.
Print Name: Robert C. White, Sr.
Title: Member & Owner

Terri Carroll
Notary Public

By: _____
Print Name: _____
Title: _____

[NOTARIAL SEAL]

[CORPORATE SEAL]




**SANITARY SEWER EASEMENT
LEGAL DESCRIPTION
FULTON COUNTY, GEORGIA**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 139 OF THE 14FF DISTRICT, FULTON COUNTY, GEORGIA, CONTAINING 0.27 ACRES (11,653.69 SQ. FT.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE RIGHT-OF-WAY MONUMENT (DISTURBED) ALONG THE EASTERLY RIGHT-OF-WAY OF STONEWALL TELL ROAD (R/W VARIES), SAID MONUMENT ALSO BEING THE SOUTH-WEST PROPERTY CORNER OF NOW OR FORMERLY STONEWALL CAMPBELLTON, LLC.; THENCE LEAVING SAID RIGHT-OF-WAY S83°31'02"E A DISTANCE OF 369.95 FEET TO A POINT, SAID POINT BEING **THE TRUE POINT OF BEGINNING**.

THENCE FROM ESTABLISHED **POINT OF BEGINNING** S83°31'02"E A DISTANCE OF 31.28 FEET TO A POINT; THENCE S43°46'03"E A DISTANCE OF 582.61 FEET TO A POINT; THENCE N83°39'54"W A DISTANCE OF 31.18 FEET TO A POINT; THENCE N43°46'03"W A DISTANCE OF 582.74 FEET TO **THE POINT OF BEGINNING**.

 ^{DS} Brandon Scott
02/20/2024

Fulton County Government

Project #WRS23-049



Moore Bass
Consulting, Inc.

• Civil Engineering
• Land Surveying
• Development Consulting
• Landscape Architecture
• Environmental Permitting

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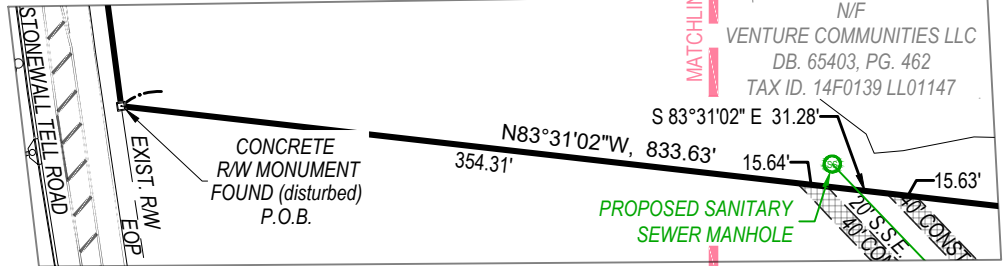
DS Brandon Scott

BS

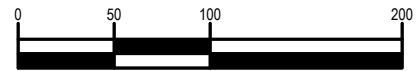
02/20/2024

Fulton County Government

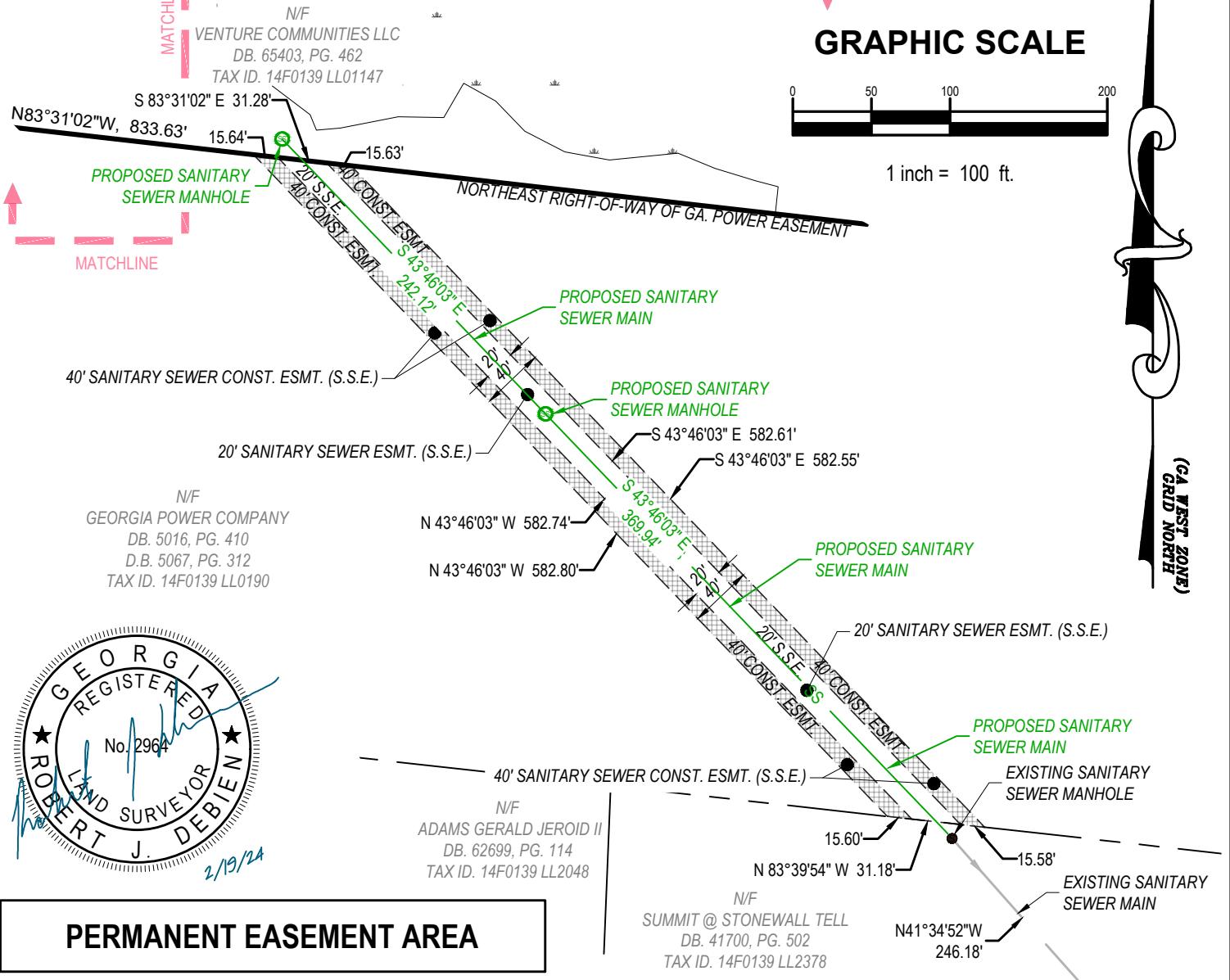
Project #WRS23-049



GRAPHIC SCALE



1 inch = 100 ft.



(GA WEST ZONE)
GRID NORTH



PERMANENT EASEMENT AREA

AREA OF THE PERMANENT EASEMENT - 11,653.69 SQFT (0.27 AC)

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The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

CLIENT NAME
VENTURE COMMUNITIES, LLC,
5098 RIVERVIEW RD, SUITE 100 ATLANTA, GA 30327

PROJECT NAME
THE PALISADE AT STONEWALL TELL
CITY OF SOUTH FULTON

SHEET TITLE
SEWER LINE EASEMENT
EXHIBIT A

1.0