

[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 : Westlake 5950
Tax Parcel Identification No.: 14F0117 LL0493
Land Disturbance Permit No.: WRS23-042
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 24th day of April, 2025, between
McDonald Westlake Partners, LP, 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) 117 of the
1st District, 14FF Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

Westlake 5950

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.

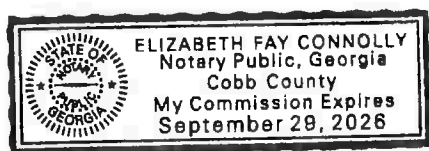
IN WITNESS HEREOF said party of the first part has hereunto affixed its hand and seal on the day and year first above written.

Signed, sealed and delivered this 24th
day of April 20 25
in the presence of:

Alessandra J. Lowenthal
Witness

Elizabeth Fay Connolly
Notary Public

[NOTARIAL SEAL]



GRANTOR: McDonald Westlake Partners, LP
CORPORATE NAME

By: [Signature]
Print Name: John R McDonald
Title: Manager

By: _____
Print Name: _____
Title: _____

[CORPORATE SEAL]

Property Legal Description
Variable Width Sewer Easement Tract 2

All that tract or parcel of land lying or being in Land Lot 117, 14FF District, City of South Fulton, Fulton County, Georgia, and being more particularly described as follows:

TRUE POINT OF BEGINNING. Thence North 07 degrees 06 minutes 06 seconds West a distance of 40.28 feet to a point; Thence South 82 degrees 53 minutes 52 seconds West a distance of 2.00 feet to a point; Thence North 06 degrees 57 minutes 55 seconds West a distance of 3.94 feet to a point; Thence North 03 degrees 58 minutes 43 seconds West a distance of 100.17 feet to a point; Thence North 86 degrees 02 minutes 34 seconds East a distance of 1.96 feet to a point; Thence North 03 degrees 57 minutes 44 seconds West a distance of 137.95 feet to a point; Thence North 68 degrees 04 minutes 43 seconds West a distance of 113.28 feet to a point; Thence North 35 degrees 02 minutes 10 seconds West a distance of 154.34 feet to a point; Thence North 55 degrees 39 minutes 46 seconds East a distance of 20.00 feet to a point; Thence South 35 degrees 02 minutes 12 seconds East a distance of 148.17 feet to a point; Thence South 68 degrees 04 minutes 43 seconds East a distance of 119.87 feet to a point; Thence South 03 degrees 59 minutes 35 seconds East a distance of 150.48 feet to a point; Thence North 86 degrees 02 minutes 34 seconds East a distance of 1.96 feet to a point; Thence South 03 degrees 58 minutes 43 seconds East a distance of 99.51 feet to a point; Thence South 07 degrees 15 minutes 25 seconds East a distance of 3.28 feet to a point; Thence South 82 degrees 53 minutes 52 seconds West a distance of 2.00 feet to a point; Thence South 07 degrees 05 minutes 37 seconds East a distance of 45.24 feet to a point; Thence North 83 degrees 09 minutes 50 seconds West a distance of 20.62 feet to a point; said point being the TRUE POINT OF BEGINNING.

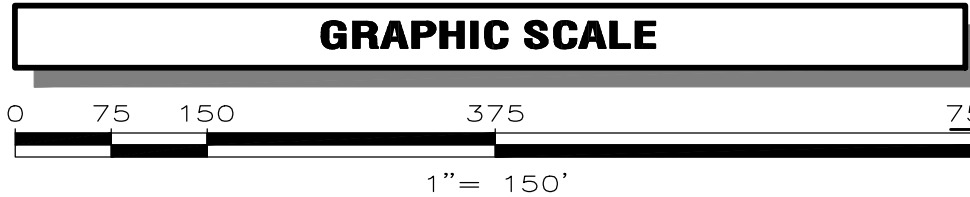
Said tract or parcel of land contains 0.266 Acres (11,585 sf).



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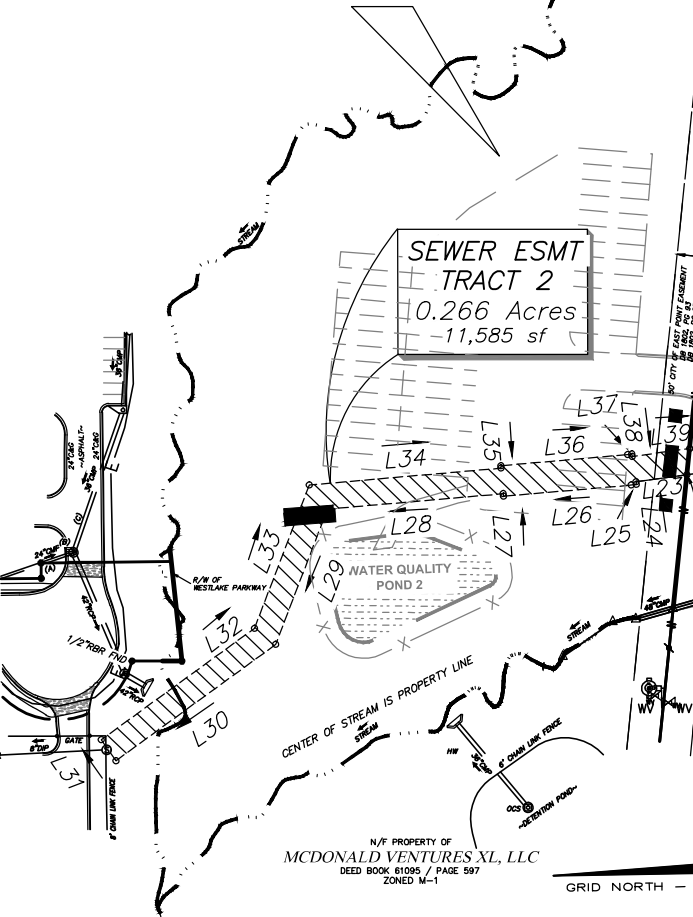
Fulton County Government

Project #WRS23-042



N/F PROPERTY OF
BCI IV WESTLAKE LC, LLC
DEED BOOK 65094 / PAGE 606
Parcel ID: 14F0117 LL0402

TRACT 5940
N/F PROPERTY OF
MCDONALD WESTLAKE PARTNERS, LP
DEED BOOK 19725 / PAGE 162
Parcel ID: 14F0117 LL0493



N/F PROPERTY OF
STONECUTTER PLUMMER HOLDINGS LLC
DEED BOOK 65126 / PAGE 578
Parcel ID: 14F0117 LL0501
TRACT 5950

N/F PROPERTY OF
RL SMITH FAMILY LLC
DEED BOOK 64153 / PAGE 112
Parcel ID: 14F0117 LL0352
ZONED M-1

N/F PROPERTY OF
MCDONALD WESTLAKE PARTNERS, LP
DEED BOOK 19725 / PAGE 162
Parcel ID: 14F0117 LL0519

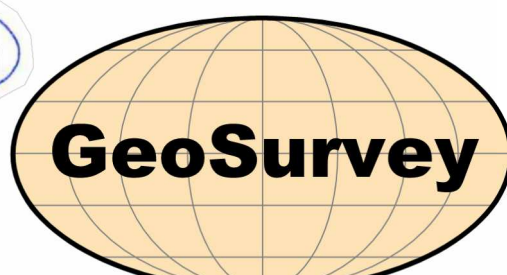
N/F PROPERTY OF
SOUTHEASTERN TRUST FOR PARKS AND LAND, INC.
DEED BOOK 54475 / PAGE 473
Parcel ID: 14F0118 LL0732
ZONED MIX

N/F PROPERTY OF
RUFUS OLADAPO
DEED BOOK 43752 / PAGE 299
Parcel ID: 14F0118 LL0575
ZONED SUB-A

DS
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L23	N07°06'06"W	40.28'
L24	S82°53'52"W	2.00'
L25	N06°57'55"W	3.94'
L26	N03°58'43"W	100.17'
L27	N86°02'34"E	1.96'
L28	N03°57'44"W	137.95'

LINE	BEARING	DISTANCE
L29	N68°04'43"W	113.28'
L30	N35°02'10"W	154.34'
L31	N55°39'46"E	20.00'
L32	S35°02'12"E	148.17'
L33	S68°04'43"E	119.87'
L34	S03°59'35"E	150.48'
L35	N86°02'34"E	1.96'
L36	S03°58'43"E	99.51'
L37	S07°15'25"E	3.28'
L38	S82°53'52"W	2.00'
L39	S07°05'37"E	45.24'
L40	N83°09'50"W	20.62'



Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

SANITARY SEWER EASEMENT EXHIBIT			
Westlake 5940			
FOR			
MCDONALD WESTLAKE PARTNERS, LP			
GS JOB NO:	20217029	DRAWING SCALE:	1"= 150'
FIELD WORK:	CC	CITY:	SOUTH FULTON
PROJ MGR:	JTN	COUNTY:	FULTON
REVIEWED:	DLH	STATE:	GA
DWG FILE:	20217029-02.dwg	LAND LOT:	117
		DISTRICT:	14FF
		SURVEY DATE:	07-19-2021
REVISIONS (SEE GENERAL NOTES)			
No.	Date	Description	
1.	12-30-21	Address comments	