

[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 : Bellevue Manor - Phase 1
Tax Parcel Identification No.: 07 180101060312
Land Disturbance Permit No.: 225 - 003 WR
Zoning/Special Use Permit No.: _____
(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 26th day of May, 2026, between
Century Communities of Georgia, 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.

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) 106 of the
7th District _____ Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

Bellevue Manor - Phase 1

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 26th
day of May 20 26
in the presence of:


Witness

GRANTOR: Century Communities of Georgia, LLC
CORPORATE NAME

By: 
Print Name: Greg Ott

Title: Regional President - Southeast

By: _____
Print Name: _____
Title: _____

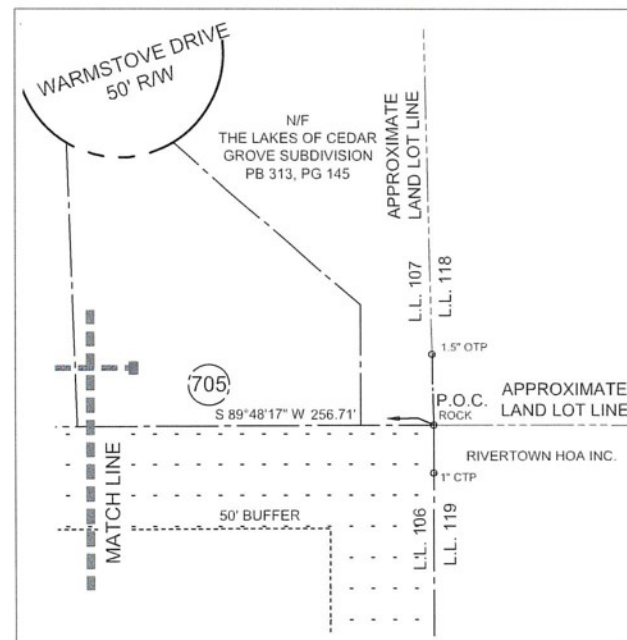
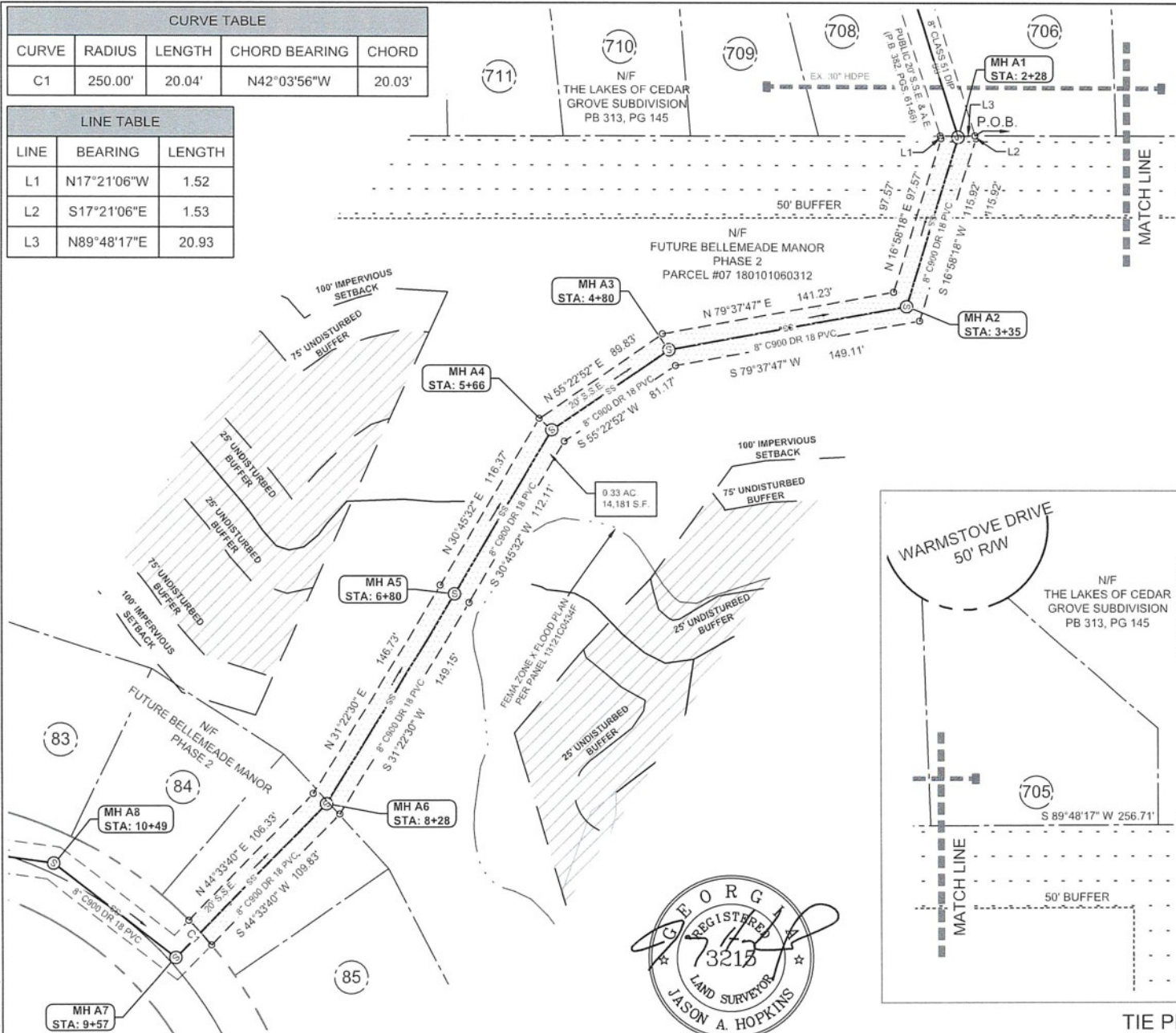
[CORPORATE SEAL]


Notary Public

[NOTARIAL SEAL]



LINE TABLE		
LINE	BEARING	LENGTH
L1	N17°21'06"W	1.52
L2	S17°21'06"E	1.53
L3	N89°48'17"E	20.93



TIE PLAN

PW



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1266 POWDER SPRINGS RD SW
MARIETTA, GA 30064
PHONE - 770.424.7168
www.gaskinslecrow.com

LSF001371

REVISIONS:

[illegible]

SANITARY SEWER EASEMENT FOR:
BELLEVUE MANOR - PHASE 1
FULTON CO. #225-003WR
LAND LOT 106, 7TH DISTRICT
CITY OF SOUTH FULTON, FULTON COUNTY, GEORGIA

CLIENT

CENTURY COMMUNITIES
2325 LANEVIEW PARKWAY, STE. 700
ALPHARETTA, GEORGIA 30009

CALL BEFORE YOU DIG



Know what's below.
Call before you dig.

SCALE & ARROW:



GRID NORTH, GEORGIA WEST ZONE

SCALE: 1" = 60'

SURVEY INFO:

DRAWN BY: S.J.

REVIEWED BY:	IA
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REVIEWED BY:	JAN
ISSN:	016000004.00

JOB #: 04030021.00

DATE: 5/13/2

SEWER EASEMENT EXHIBIT

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1

EXHIBIT 'A'

Easement Description for 20' Sanitary Sewer Easement at Belleview Manor – Phase 1

ALL that tract or parcel of land lying and being in Land Lot 106, 7th District, City of South Fulton, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at a rock found at the Common Land Lot Corner of Land Lots 106, 107, 118 and 119; THENCE along The Lakes of Cedar Grove Subdivision (P.B. 313, PG 145), South 89 degrees 48 minutes 17 seconds West, 256.71 feet to a point; said point being the POINT OF BEGINNING;

THENCE leaving The Lakes of Cedar Grove Subdivision (P.B. 313, PG 145) and following along the sanitary sewer easement along the following courses:

THENCE South 17 degrees 21 minutes 06 seconds West, 1.52 feet to a point;
THENCE South 16 degrees 58 minutes 18 seconds West, 115.92 feet to a point;
THENCE South 79 degrees 37 minutes 47 seconds West, 149.11 feet to a point;
THENCE South 55 degrees 22 minutes 52 seconds West, 81.17 feet to a point;
THENCE South 30 degrees 45 minutes 32 seconds West, 112.11 feet to a point;
THENCE South 31 degrees 22 minutes 30 seconds West, 149.15 feet to a point;
THENCE South 44 degrees 33 minutes 40 seconds West, 109.83 feet to a point;
THENCE along a curve to the left, an arc distance of 20.04 feet, said curve having a radius of 250.00 feet and being subtended by a chord of 20.03 feet, at North 42 degrees 03 minutes 56 seconds West, to a point;
THENCE North 44 degrees 33 minutes 40 seconds East, 106.33 feet to a point;
THENCE North 31 degrees 22 minutes 30 seconds East, 146.73 feet to a point;
THENCE North 30 degrees 45 minutes 32 seconds East, 116.37 feet to a point;
THENCE North 55 degrees 22 minutes 52 seconds East, 89.83 feet to a point;
THENCE North 79 degrees 37 minutes 47 seconds East, 141.23 feet to a point;
THENCE North 16 degrees 58 minutes 18 seconds East, 97.57 feet to a point;
THENCE North 17 degrees 21 minutes 06 seconds West, 1.52 feet to a point;
THENCE North 89 degrees 48 minutes 17 seconds East, 20.93 feet to a point;
said point being the POINT OF BEGINNING;

Said tract of land contains 14,181 Square Feet (0.33 acres) more or less.