

[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 : Millstone Parc FKA Webb Road Duplexes
Tax Parcel Identification No.: 22-5430-1046-038-7
Land Disturbance Permit No.: 19-090WR
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 18 day of July, 2022, between PR LAND INVESTMENTS, 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) 1046 of the 2nd District, 2nd Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

MILLSTONE PARC
FKA WEBB ROAD DUPLEXES

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
day of July, 18
in the presence of:

Witness

Samantha Daugherty
Notary Public



GRANTOR: PR LAND INVESTMENTS, LLC
CORPORATE NAME

By:



Print Name: JD Espana, Jr.

Title: Member

By:

Print Name:

Title:

[CORPORATE SEAL]

EXHIBIT "A"

**LEGAL DESCRIPTION
SANITARY SEWER EASEMENT FOR
MILLSTONE PARC**

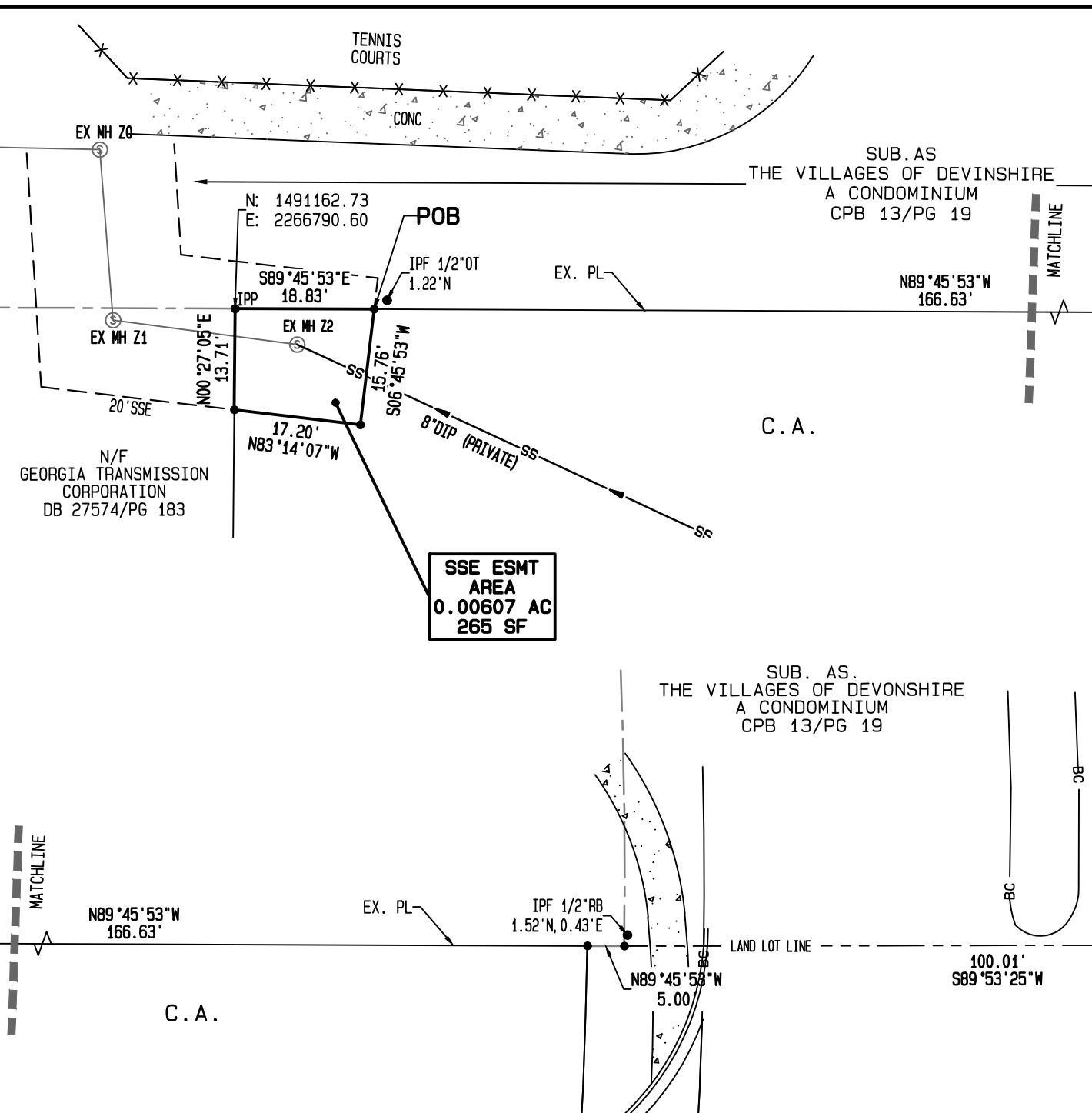
ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1046 OF THE 2ND DISTRICT, 2ND SECTION OF THE CITY OF MILTON, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL FOUND THAT MARKS THE NORTHEASTERLY CORNER OF LAND LOT 1046 (SAID CORNER BEING COMMON TO LAND LOTS 1043, 1044, 1045 & 1046), THENCE PROCEEDING ALONG THE NORTHERLY LINE OF LAND LOT 1046 (SAID LINE COMMON TO LAND LOTS 1043 & 1046) THE FOLLOWING CALLS AND DISTANCES:

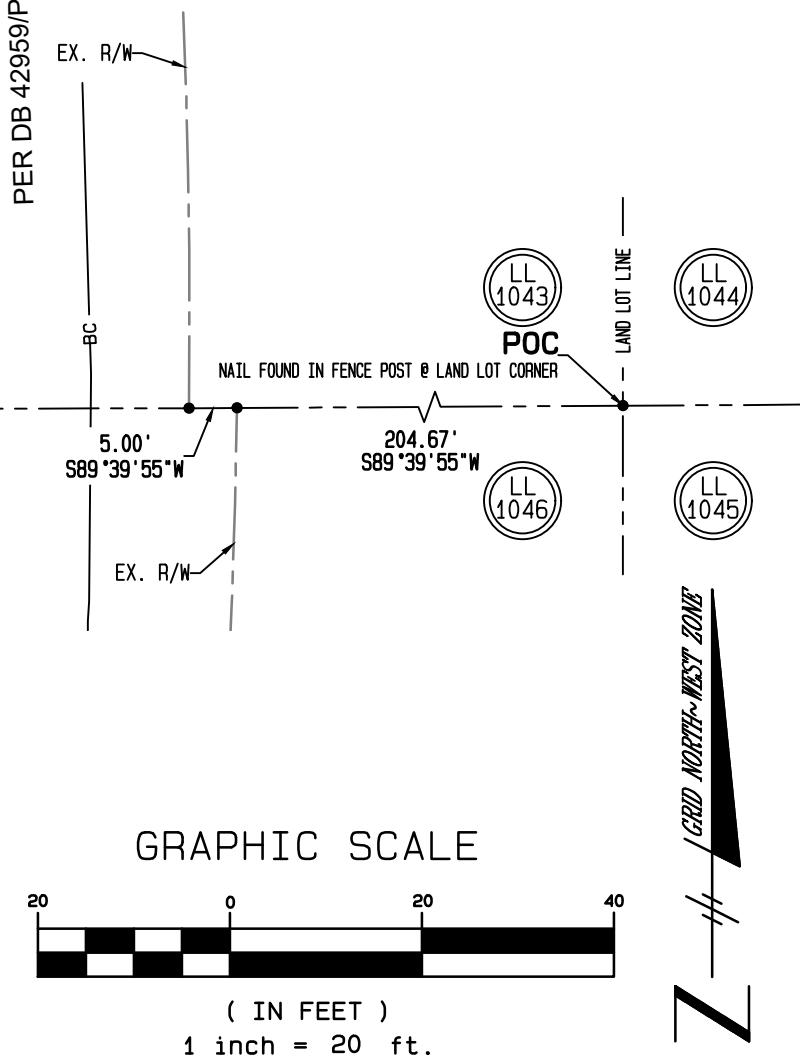
1. SOUTH 89°39'55" WEST FOR A DISTANCE OF 204.67 FEET TO A POINT;
2. SOUTH 89°39'55" WEST A DISTANCE OF 5.00 FEET TO A POINT;
3. SOUTH 89°53'25" WEST A DISTANCE OF 100.01 FEET TO A POINT;
4. NORTH 89°45'53" WEST A DISTANCE OF 5.00 FEET TO A POINT;
5. NORTH 89°45'53" WEST A DISTANCE OF 166.63 FEET TO AN IRON PIN PLACED (1/2" RB W/CAP) THE **POINT OF BEGINNING**;

FROM THE **POINT OF BEGINNING** THUS ESTABLISHED; THENCE DEPART THE SAID LAND LOT LINE AND PROCEED SOUTH 06°45'53" WEST, A DISTANCE OF 15.76 FEET TO A POINT; THENCE NORTH 83°14'07" WEST FOR A DISTANCE OF 17.20 FEET TO A POINT; THENCE NORTH 00°27'05" EAST FOR A DISTANCE OF 13.71 FEET TO AN IRON PIN PLACED (1/2" RB W/CAP) ON THE NORTHERLY LINE OF LAND LOT 1046 (SAID LINE BEING COMMON TO LAND LOTS 1043 & 1046); THENCE PROCEED ALONG THE SAID LAND LOT LINE SOUTH 89°45'53" EAST FOR A DISTANCE OF 18.83 FEET TO THE **POINT OF BEGINNING**.

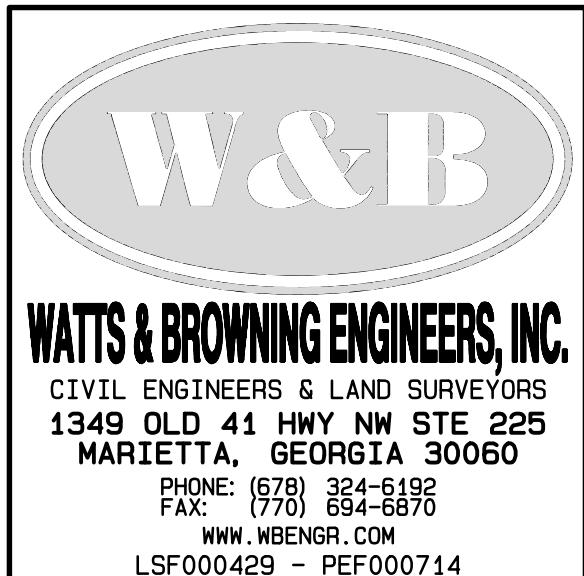
SAID EASEMENT AREA CONTAINING 0.00607 ACRES, OR 265 SQUARE FEET.



SANITARY SEWER EASEMENT EXHIBIT FOR
MILLSTONE PARC
FKA: WEBB ROAD DUPLEXES
3170 WEBB ROAD, MILTON, GA 30004
LOCATED IN
LAND LOT 1046
2ND DISTRICT, 2ND SECTION
CITY OF MILTON
FULTON COUNTY, GEORGIA



REVISIONS			
NO.	DATE	BY	DESCRIPTION



SCALE:	1" = 20'
DATE SURVEYED:	01/13/2021
DATE UPDATED:	N/A
SURVEYED BY:	AWT
DATE DRAFTED:	07/15/2022
UPDATE DRAFTED:	N/A
DRAWN BY:	JJT
CHECKED BY:	BBB
FIELD BOOK #:	2758
JOB NUMBER:	190416
FOLDER NUMBER:	190416
COGO FILE:	N/A
DISC FILE:	190416-FP & AB
COUNTY/LL/D/S:	FULTON/1046/2/2
PLAT FILE:	A
SHEET:	1 OF 1