

[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: BISHOP MEADOWS SUBDIVISION
Tax Parcel Identification No.: 07 180001200067
Land Disturbance Permit No.: 215-015WR
Zoning/Special Use Permit No.: N/A
(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 12th day of SEPTEMBER, 2022, between MERITAGE HOMES OF GEORGIA, INC., a corporation duly organized under the laws of the State of ARIZONA, 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) 120 of the District, 7th Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

BISHOP MEADOWS SUBDIVISION

Project Name

[See Exhibit "A" attached hereto and made a part hereof]

SEWER EASEMENT DEDICATION
INFORMATION SUMMARY (CORPORATION)

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.

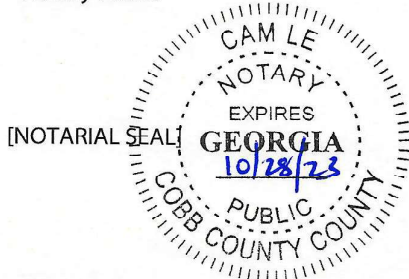
Said Grantor hereby waives for itself, its successors and assigns all rights to any further compensation or claim to damages on account of the construction, access, upgrade or maintenance of said sewer line for the use of the property as herein agreed.

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 12th
day of September 20 22
in the presence of:

[Signature]
Witness

[Signature]
Notary Public



GRANTOR:

Meritage Homes of Georgia, Inc.
CORPORATE NAME

By:

[Signature]

Print Name:

JONATHAN WHITE

Title:

DIVISION PRESIDENT

By:

[Signature]

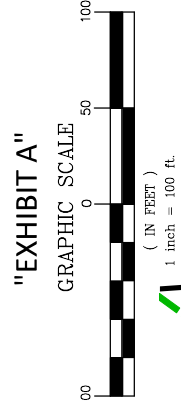
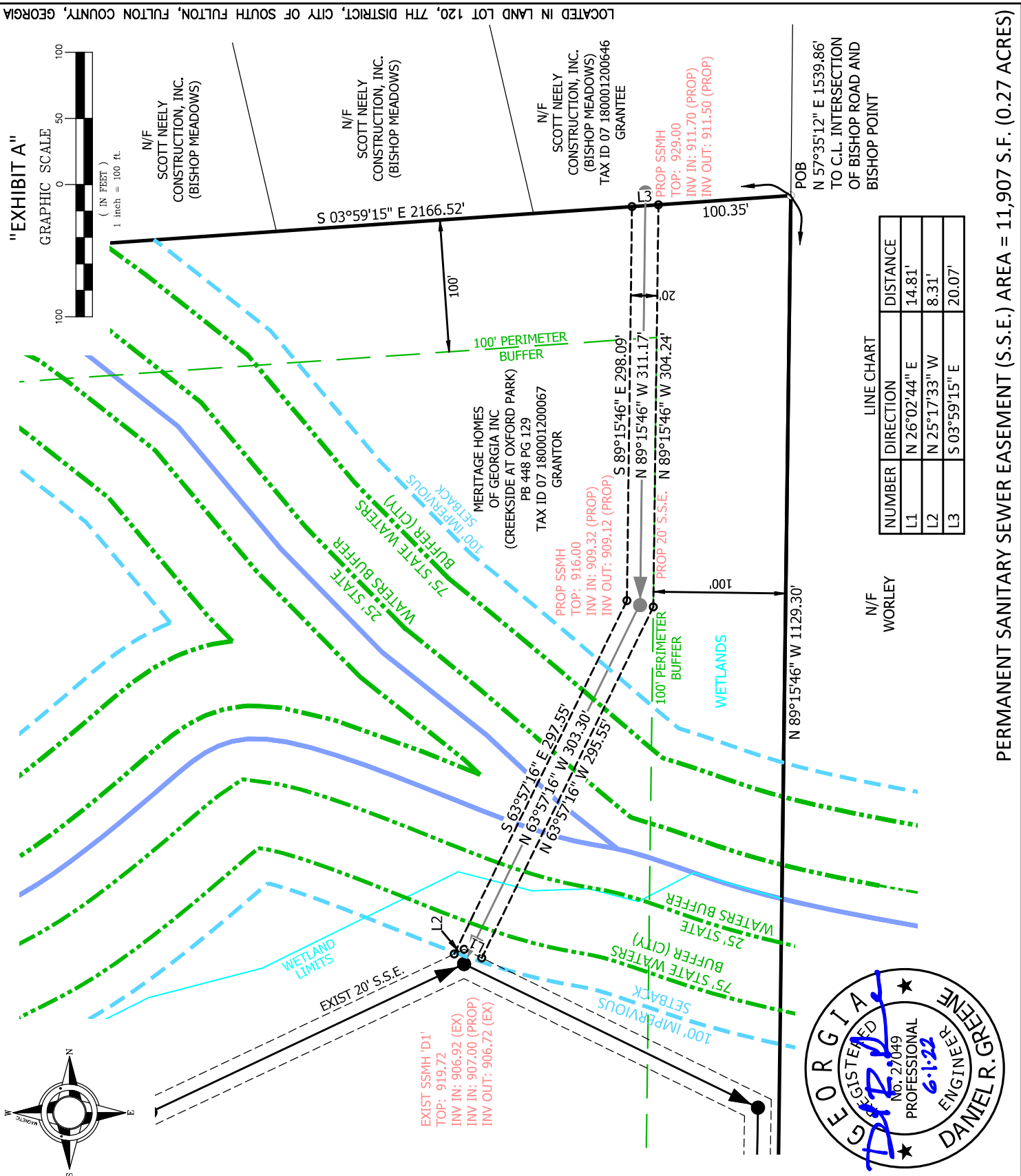
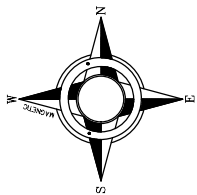
Print Name:

Clay Kirkley

Title:

VP Land Development

[CORPORATE SEAL]



"EXHIBIT A"



LINE CHART		
NUMBER	DIRECTION	DISTANCE
L1	N 26°02'44" E	14.81'
L2	N 25°17'33" W	8.31'
L3	S 03°59'15" E	20.07'

PERMANENT SANITARY SEWER EASEMENT (S.S.E.) AREA = 11,907 S.F. (0.27 ACRES)

ashford engineers south, llc

350 Virginia Highlands
Fayetteville, Georgia 30215
Tel. (678) 817-6956 Fax. (678) 817-6777

civil engineers — land planning — development services

MERITAGE HOMES OF GEORGIA INC

DRAWN BY: C. LAVFIELD

APPROVED BY: D. GREENE

SHEET: 1 OF 1

PROPOSED OFFSITE
SEWER EASEMENT

SCALE: 1" = 100'

DATE: 2.10.2021

REV: 6.1.2022

JOB NO: 20-S7014

Legal Description

Permanent Sewer Easement

All that tract or parcel of land, lying and being in land lot 120, of the 7th land district, in the City of South Fulton, Fulton County, Georgia, containing 0.27 acres more or less and being more particularly described as follows.

Beginning at a point at the centerline intersection of Bishop Road and Bishop Point, thence go S 57°35'12" W a distance of 1539.86' to the TRUE POINT OF BEGINNING, thence N 03°59'15" W a distance of 100.35' to a point, thence N 89°15'46" W a distance of 304.24' to a point, thence N 63°57'16" W a distance of 295.55' to a point, thence N 26°02'44" E a distance of 14.81' to a point, thence N 25°17'33" W a distance of 8.31' to a point, thence S 63°57'16" E a distance of 297.55' to a point, thence S 89°15'46" E a distance of 298.09' to a point, thence S 03°59'15" E a distance of 20.07' to the TRUE POINT OF BEGINNING.