

[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 : Harmony Manor Ph I
Tax Parcel Identification No.: 07 050001430198
Land Disturbance Permit No.: WRS22-007
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 25th day of March, 2025, between
Meritage Homes of Georgia, Inc., 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) 113, 143, 144 of the District, 7th Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

Harmony Manor Ph I

Project Name

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

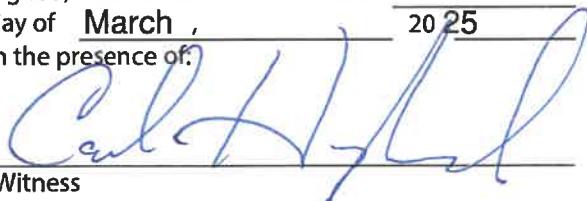
This right and easement herein granted being to occupy such portion of my property as would be sufficient for the construction, access, maintenance and upgrade of a sewer line through my property according to the location and size of said sewer line as shown on the map and profile now on file in the 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.

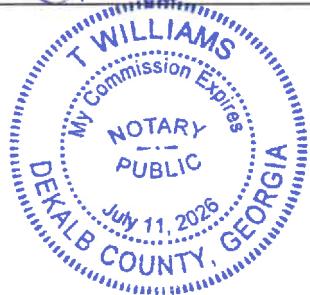
Said Grantor hereby waives for itself, its successors and assigns all rights to any further compensation or claim to damages on account of the construction, access, upgrade or maintenance of said sewer line for the use of the property as herein agreed.

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

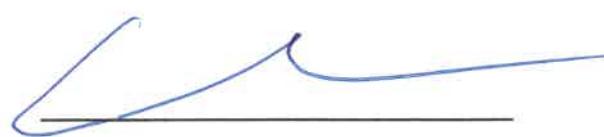
Signed, sealed and delivered this 25th
day of March, 2025
in the presence of:

Witness


Notary Public

[NOTARIAL SEAL]



GRANTOR: Meritage Homes of Georgia, Inc.
CORPORATE NAME

By: 
Print Name: Clay Kirkley

Title: Vice President - Land Development

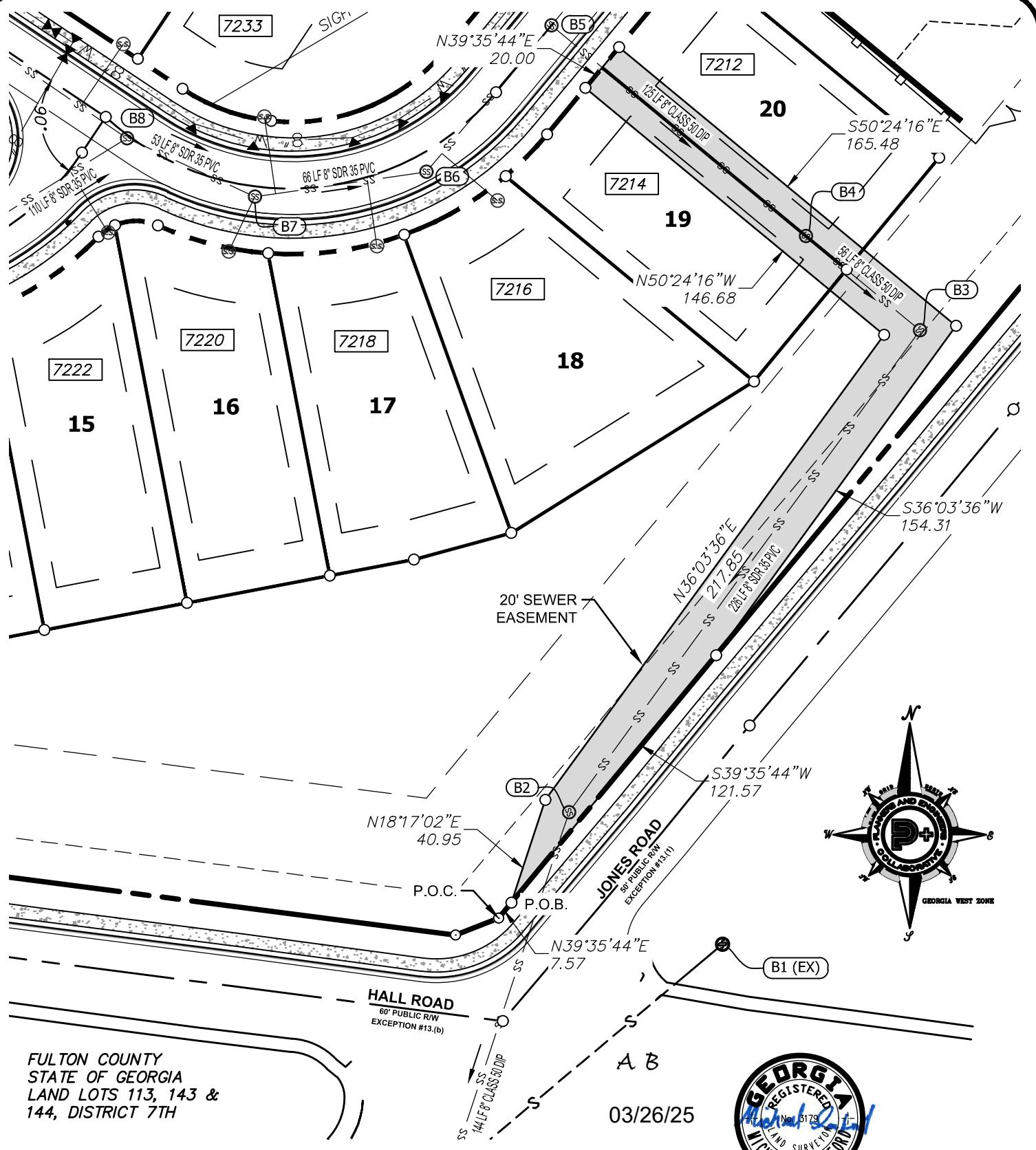
By: 
Print Name: Luke Lauritzen

Title: Division President

[CORPORATE SEAL]



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Planners & Engineers Collaborative+

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C.O.A.-LSF000004

*SEWER EASEMENT EXHIBIT
HARMONY MANOR*

DRAWN BY: MCS
CHECKED BY: MCS
FILE NO.: 23133.00
DATE: 03/04/25
SCALE: 1" = 50'



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot(s) 113, 143 & 144 of the 7th District, Fulton County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at a point at the intersection northeasterly right-of-way line of Hall Road and the northwesterly right-of-way line of Jones Road; thence along said right-of-way line of Jones Road, North 39 degrees 35 minutes 44 seconds East a distance of 7.57 feet to a point and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING as thus established; thence leaving said right-of-way line of Jones Road, North 18 degrees 17 minutes 2 seconds East a distance of 40.95 feet to a point; thence North 36 degrees 3 minutes 36 seconds East a distance of 217.85 feet to a point; thence North 50 degrees 24 minutes 16 seconds West a distance of 146.68 feet to a point; thence North 39 degrees 35 minutes 44 seconds East a distance of 20.00 feet to a point; thence South 50 degrees 24 minutes 16 seconds East a distance of 165.48 feet to a point; thence South 36 degrees 3 minutes 36 seconds West a distance of 154.31 feet to a point; thence South 39 degrees 35 minutes 44 seconds West a distance of 121.57 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 0.178 acres (7,748 square feet).