

[BLANK SPACE ABOVE THIS LINE IS FOR THE SOLE USE OF THE CLERK OF SUPERIOR COURT]

THIS DOCUMENT MUST ONLY BE RECORDED 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 : SOUTHPOINT FARMS
Tax Parcel Identification No.: 09F-3000-0115-047-2
Land Disturbance Permit No.: _____
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only

Approval Date: _____
Initials: _____

**SEWER EASEMENT
(Corporate Form)**

Cross Index to Deed Book 62903,
Page 270, Fulton County, Georgia
Records

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this _____ day of _____, 20 22, between
SOUTHPOINT FARMS LPIV, LLC, a limited liability company, 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 and Grantee.

WITNESSETH, that for and in consideration of \$1.00 in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and in consideration of the benefits 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 subject property, said Grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey to **FULTON COUNTY** and to successors and assigns the right, title, and privilege of easements through subject property located in Land Lot(s) 115, 118, 119, _____
Section (if applicable) of District 9F, Fulton County, Georgia, and more particularly described as follows: To wit:

SOUTHPOINT FARMS

Project Name

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

Grantor reserves the right to use the easement area in any manner that does not interfere with the rights granted, including paving, access and parking, provided that Grantor shall not construct vertical improvements within the easement area. The right of access and occupancy granted herein shall be limited to the areas designated by Grantor for purposes of ingress and egress.

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 hereby conveys and relinquishes 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.

Said Grantor hereby warrants that it has the right to sell and convey said sewer line 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.

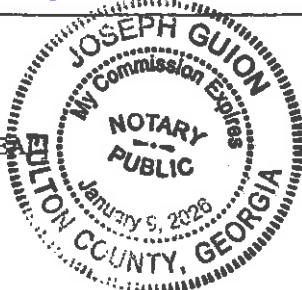
IN WITNESS HEREOF said party of the first part has hereunto affixed his/her hand and seal on the day and year first above written.

Signed, sealed and delivered this 31ST
day of March, 2022
in the presence of:

Andrew Nations
Witness

Joseph Guion
Notary Public

[NOTARIAL SEAL]



GRANTOR: SOUTHPOINT FARMS LP/IV, LLC,
a Georgia limited liability company

By: PDC Atlanta LLC, a Delaware limited
liability company, its Manager

By: [Signature]

Print Name: Dayne Pryor

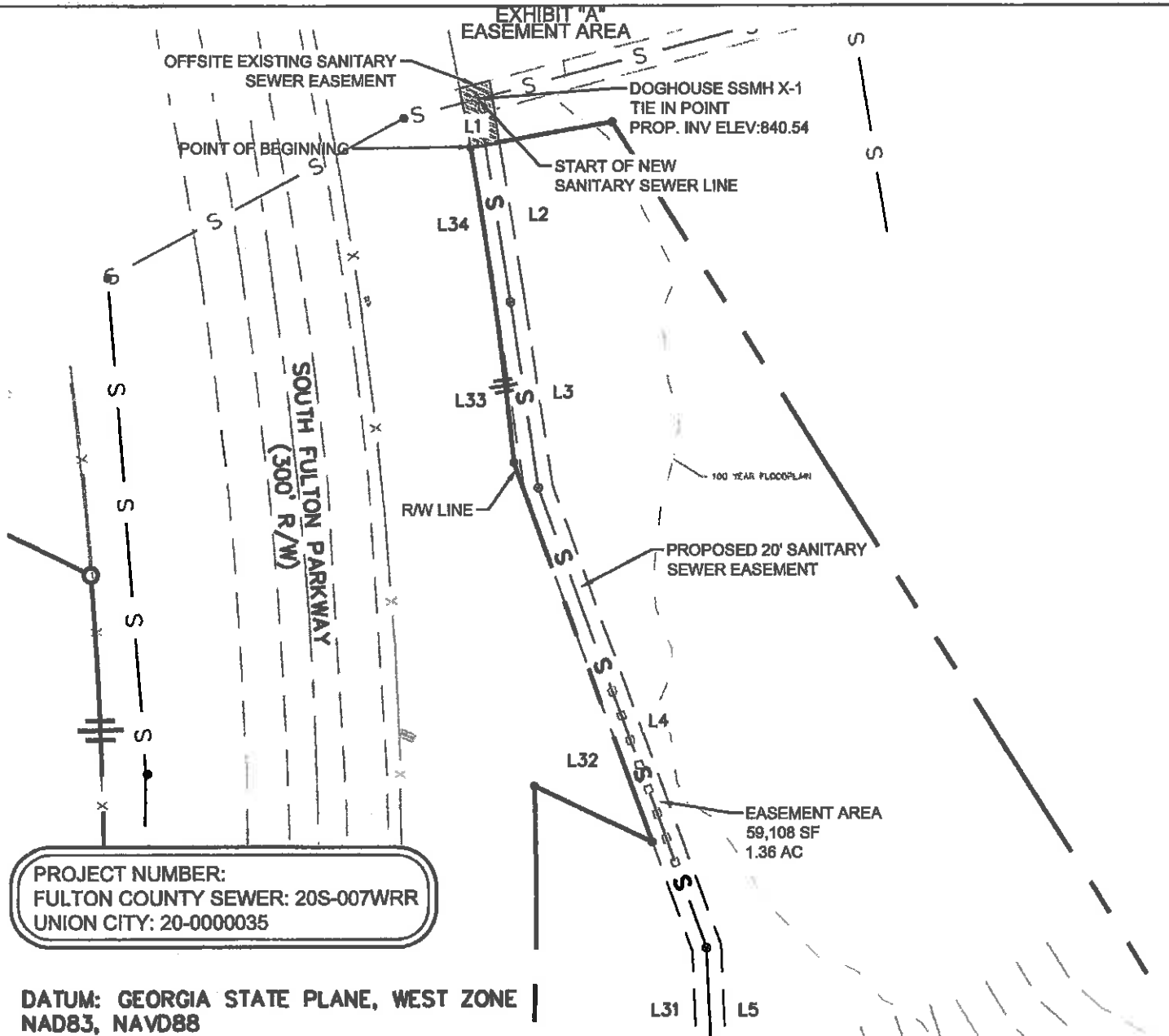
Title: Local Partner

By: _____

Print Name: _____

Title: _____

[CORPORATE SEAL]



BEARING TABLE

LINE NO.	DIRECTION	LENGTH
L1	S 34° 19' 12" E	20.00'
L2	S 56° 26' 48" W	153.96'
L3	S 55° 45' 35" W	128.78'
L4	S 44° 59' 37" W	339.49'
L5	S 62° 37' 24" W	237.13'

LINE NO.	DIRECTION	LENGTH
L31	N 62° 37' 24" E	228.96'
L32	N 44° 59' 37" E	338.40'
L33	N 56° 26' 48" E	130.67'
L34	N 55° 45' 32" E	110.17'



1852 CENTURY PLACE,
STE. 202
ATLANTA, GEORGIA 30346
TEL: 770.452.7849

Project:

SOUTHPOINT FARMS - SOUTHPOINT FARMS LP IV, LLC

Project No.

Scale:

Sheet Ref.

Date:

20-002

1" = 100'-0"

EASEMENT

03-16-2022

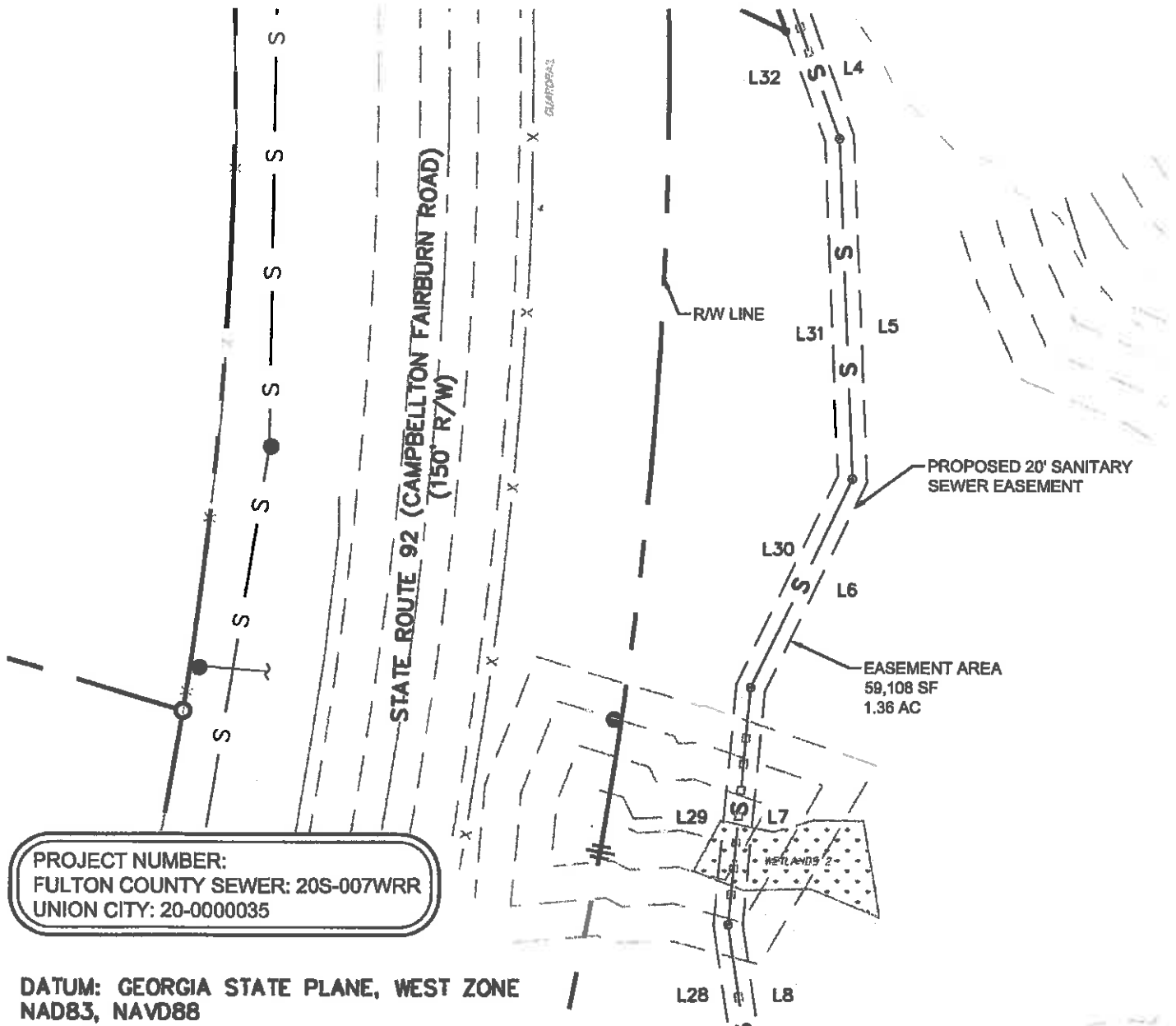


Drawing No.

EX.

1

SANITARY SEWER EASEMENT



BEARING TABLE

LINE NO.	DIRECTION	LENGTH
L4	S 44° 59' 34" W	330.55'
L5	S 62° 37' 24" W	220.62
L6	S 88° 54' 59" E	159.60'
L7	S 70° 24' 00" W	160.36'
L8	S 56° 40' 12" W	139.43'

LINE NO.	DIRECTION	LENGTH
L28	N 56° 40' 12" E	146.27'
L29	N 70° 24' 00" E	166.42'
L30	S 88° 54' 59" E	158.18'
L31	N 62° 37' 24" E	212.45'
L32	N 44° 59' 37" E	329.45'



1882 CENTURY PLACE,
 STE. 202
 ATLANTA, GEORGIA 30345
 TEL: 770.452.7849

Project:

SOUTHPOINT FARMS - SOUTHPOINT FARMS LPV, LLC

Project No.

Scale:

Sheet Ref.

Date:

20-002

1" = 100'-0"

EASEMENT

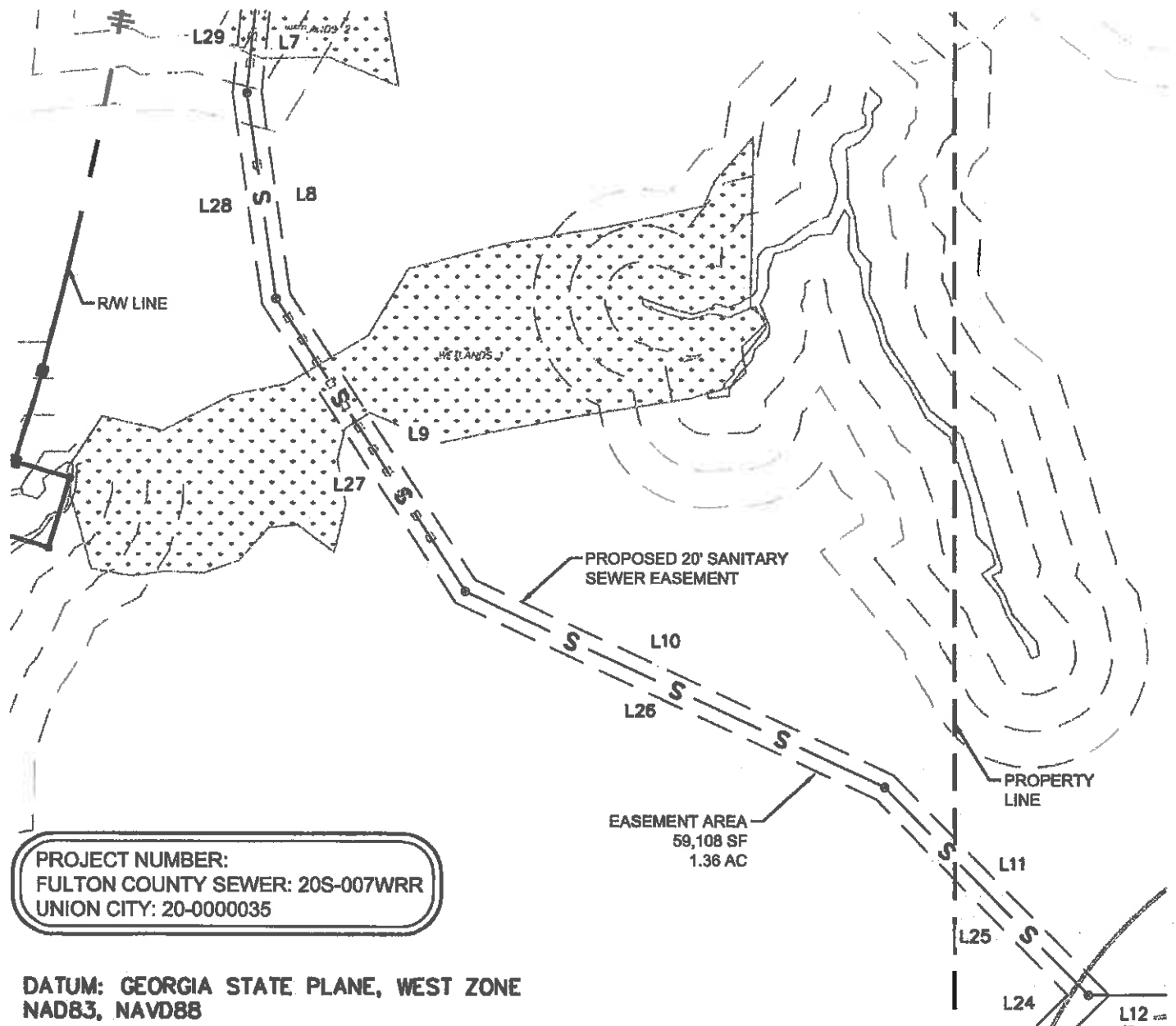
03-16-2022



Drawing No.

EX.
2

SANITARY SEWER EASEMENT



BEARING TABLE

LINE NO.	DIRECTION	LENGTH
L7	S 70° 24' 00" W	160.36'
L8	S 56° 40' 12" W	139.43'
L9	S 31° 42' 11" W	234.73'
L10	S 00° 12' 35" E	318.88'
L11	S 20° 24' 35" W	211.88'
L12	N 69° 35' 25" W	20.00'

LINE NO.	DIRECTION	LENGTH
L25	N 20° 24' 35" E	188.24'
L26	N 00° 12' 35" W	320.96'
L27	N 31° 42' 11" E	244.88'
L28	N 56° 40' 12" E	146.27'
L29	N 70° 24' 00" E	166.42'



1652 CENTURY PLACE,
STE. 202
ATLANTA, GEORGIA 30346
TEL: 770.462.7849

Project:

SOUTHPOINT FARMS - SOUTHPOINT FARMS LPV, LLC

Project No. 20-002 Scale: 1" = 100'-0" Sheet Ref. EASEMENT Date: 03-16-2022



Drawing No.

**EX.
3**

SANITARY SEWER EASEMENT

PROPOSED 20' SANITARY
SEWER EASEMENT

EASEMENT AREA
59,108 SF
1.36 AC

PROPERTY
LINE

PROJECT NUMBER:
FULTON COUNTY SEWER: 20S-007WRR
UNION CITY: 20-0000035

DATUM: GEORGIA STATE PLANE, WEST ZONE
NAD83, NAVD88

BEARING TABLE

LINE NO.	DIRECTION	LENGTH
L12	N 69° 35' 25" W	65.66'
L13	S 74° 11' 34" W	193.45'
L14	S 77° 19' 34" W	61.46'
L15	S 64° 51' 59" W	395.24'
L16	S 23° 58' 36" W	257.32'

LINE NO.	DIRECTION	LENGTH
L20	N 23° 58' 36" E	257.77'
L21	N 64° 51' 59" E	404.88'
L22	N 77° 19' 34" E	63.10'
L23	N 74° 11' 34" E	199.44'
L24	S 69° 35' 25" E	72.20'



1862 CENTURY PLACE,
STE. 202
ATLANTA, GEORGIA 30345
TEL: 770.452.7849

Project:

SOUTHPOINT FARMS - SOUTHPOINT FARMS LPIV, LLC

Project No.

Scale:

Sheet Ref.

Date:

20-002

1" = 100'-0"

EASEMENT

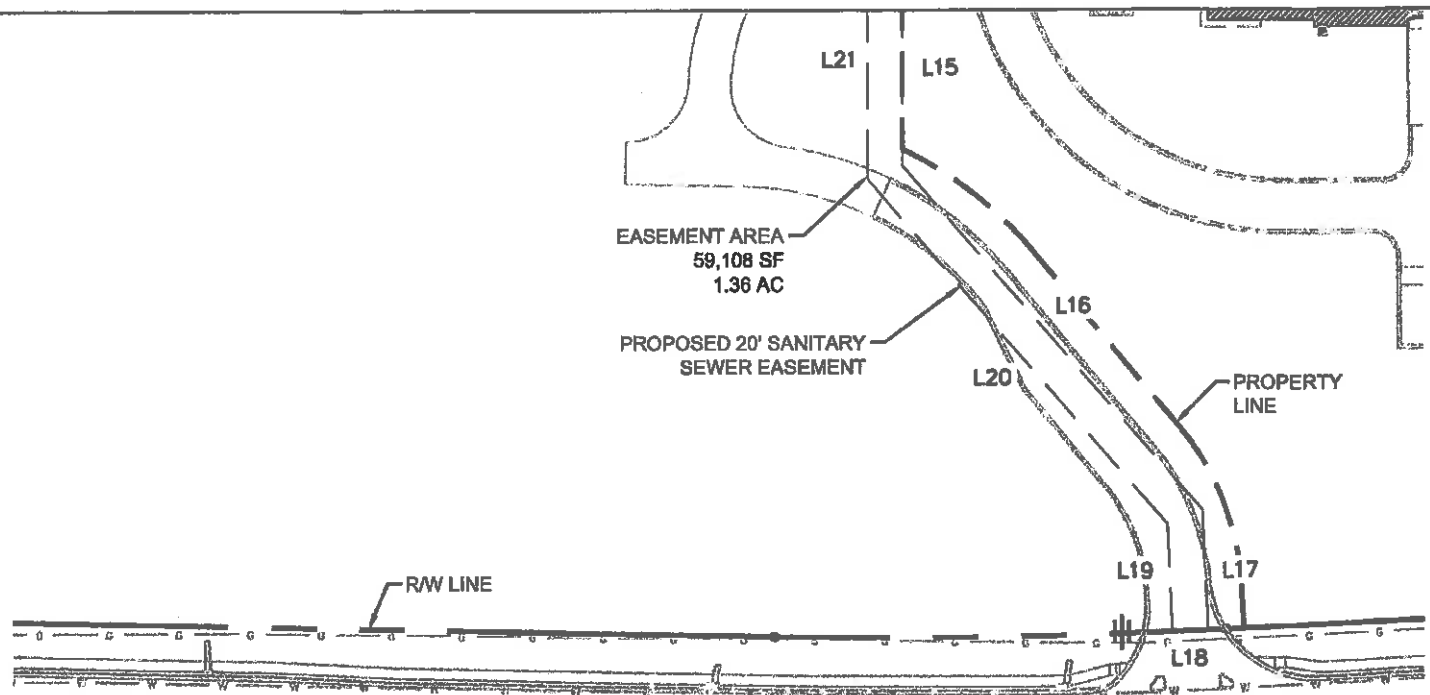
03-16-2022

SANITARY SEWER EASEMENT



Drawing No.

EX.
4



STATE ROUTE 92 (CAMPBELLTON FAIRBURN ROAD)
(150' R/W)

PROJECT NUMBER:
FULTON COUNTY SEWER: 20S-007WRR
UNION CITY: 20-0000035

DATUM: GEORGIA STATE PLANE, WEST ZONE
NAD83, NAVD88

BEARING TABLE

LINE NO.	DIRECTION	LENGTH
L15	S 64° 51' 59" W	395.24'
L16	S 23° 58' 36" W	257.32'
L17	S 62° 34' 30" W	67.74'
L18	N 27° 25' 30" W	20.00'

LINE NO.	DIRECTION	LENGTH
L19	N 62° 34' 30" E	60.73'
L20	N 23° 58' 36" E	257.77'
L21	N 64° 51' 59" E	404.88'



1852 CENTURY PLACE,
STE. 202
ATLANTA, GEORGIA 30345
TEL.: 770.452.7849

Project:

SOUTHPOINT FARMS - SOUTHPOINT FARMS LPV, LLC

Project No.

Scale:

Sheet Ref.

Date:

20-002

1" = 100'-0"

EASEMENT

03-16-2022

SANITARY SEWER EASEMENT



Drawing No.

EX.

5

PROJECT NUMBER:
FULTON COUNTY SEWER: 20S-007WRR
UNION CITY: 20-0000035

DATUM: GEORGIA STATE PLANE, WEST ZONE
NAD83, NAVD88

BEARING SUMMARY TABLE

LINE NO.	DIRECTION	LENGTH
L1	S 34° 19' 12" E	20.00'
L2	S 56° 26' 48" W	153.96'
L3	S 55° 45' 35" W	128.78'
L4	S 44° 59' 37" W	339.49'
L5	S 62° 37' 24" W	237.13'
L6	S 88° 54' 59" E	159.60'
L7	S 70° 24' 00" W	160.36'
L8	S 56° 40' 12" W	139.43'
L9	S 31° 42' 11" W	234.73'
L10	S 00° 12' 35" E	318.88'
L11	S 20° 24' 35" W	211.88'
L12	N 69° 35' 25" W	65.66'
L13	S 74° 11' 34" W	193.45'
L14	S 77° 19' 34" W	61.46'
L15	S 64° 51' 59" W	395.24'
L16	S 23° 58' 36" W	257.32'
L17	S 62° 34' 30" W	67.74'

LINE NO.	DIRECTION	LENGTH
L18	N 27° 25' 30" W	20.00'
L19	N 62° 34' 30" E	60.73'
L20	N 23° 58' 36" E	257.77'
L21	N 64° 51' 59" E	404.88'
L22	N 77° 19' 34" E	63.10'
L23	N 74° 11' 34" E	199.44'
L24	S 69° 35' 25" E	72.20'
L25	N 20° 24' 35" E	188.24'
L26	N 00° 12' 35" W	320.96'
L27	N 31° 42' 11" E	244.88'
L28	N 56° 40' 12" E	146.27'
L29	N 70° 24' 00" E	166.42'
L30	S 88° 54' 59" E	158.18'
L32	N 44° 59' 37" E	338.40'
L33	N 56° 26' 48" E	130.67'
L34	N 55° 45' 32" E	110.17'

TOTAL EASEMENT AREA: 59,108 SF (1.36 ACRES)



1852 CENTURY PLACE,
STE. 202
ATLANTA, GEORGIA 30345
TEL: 770.452.7849

Project:

SOUTHPOINT FARMS - SOUTHPOINT FARMS LPIV, LLC

Project No.

Scale:

Sheet Ref.

Date:

20-002

1" = 100'-0"

EASEMENT

03-16-2022

SANITARY SEWER EASEMENT

Drawing No.

EX.

6