

[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-29000-1144-45-2
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 65424,
Page 668, Fulton County, Georgia
Records

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this _____ day of _____, 20 22, between
SOUTHPOINT FARMS LP IV, LLC, a ~~corporation~~ limited liability company 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) 119, _____
Section (if applicable) of District 9F, **Fulton County, Georgia**, and more particularly described as follows: To wit:
(the "Easement Area")

SOUTHPOINT FARMS

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~~ ^{the Easement Area} 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~~ ^{the Easement Area} 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.

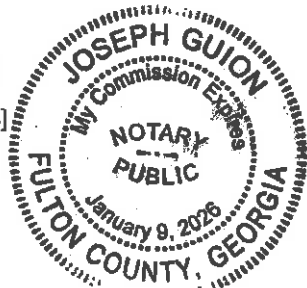
IN WITNESS HEREOF said party of the first part has hereunto affixed his/her hand and seal on the day and year first above written.

Signed, sealed and delivered this 31st
day of March, 20 22
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: _____

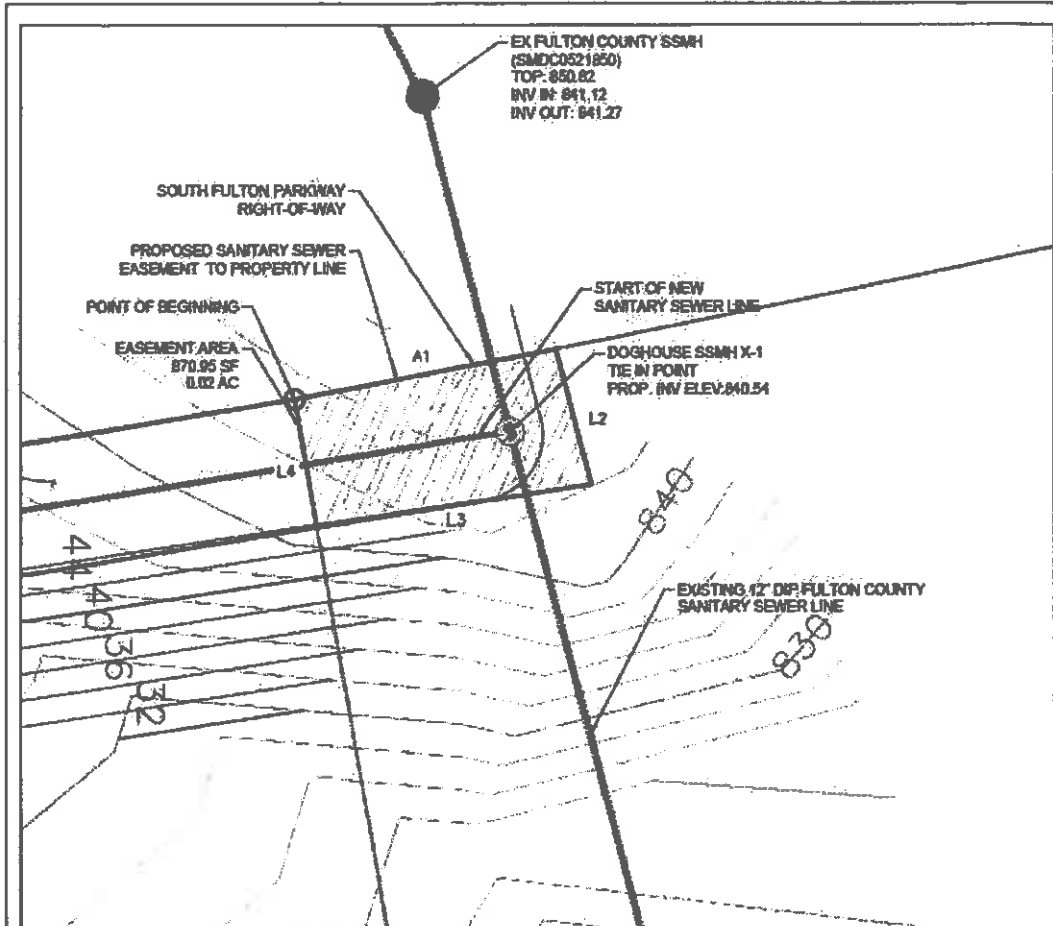
Print Name: _____

Title: _____

[CORPORATE SEAL]

EXHIBIT "A"

EASEMENT AREA



BEARING TABLE

SEGMENT NO.	DIM./DIRECTION	LENGTH
A1	ARC RAD: 3014.79 CHORD: N 54° 11' 34" E	41.25' 41.14'
L2	S 39° 39' 12" E	21.52'
L3	S 56° 09' 27" W	42.93'
L4	N 34° 53' 19" W	20.00'

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

DATUM: GEORGIA STATE PLANE, WEST ZONE
NAD83, NAVD88



1000 CENTURY PLACE, STE. 202
ATLANTA, GEORGIA 30348
TEL: 770-452-7000

Project:

UNION CITY DEVELOPMENT AUTHORITY

Project No.

20-002

Scale:

1" = 20'-0"

Sheet Ref.

EASEMENT

Date:

08-16-2021

SANITARY SEWER EASEMENT



Drawing No.

EX.
1

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 119, District 9F, Union City, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at a concrete monument found at the intersection of the of the southern right-of-way line of South Fulton Parkway (300' R/W) with the eastern right-of-way line of Campbellton-Fairburn Road, State Route 92 (150' R/W); thence along said right-of-way line of South Fulton Parkway the following courses and distances: North 82 degrees 41 minutes 53 seconds East a distance of 466.79 feet to a point; thence North 82 degrees 41 minutes 53 seconds East a distance of 670.05 feet to a concrete monument found thence North 82 degrees 05 minutes 50 seconds East a distance of 192.82 feet to a concrete monument found; thence South 08 degrees 28 minutes 53 seconds East a distance of 38.90 feet to a concrete monument found; thence North 81 degrees 41 minutes 04 seconds East a distance of 50.03 feet to a concrete monument found; thence North 08 degrees 37 minutes 33 seconds West a distance of 39.46 feet to a concrete monument; thence North 81 degrees 36 minutes 12 seconds East a distance of 64.47 feet to a concrete monument found; thence 850.43 feet along an arc of a curve to the left, said curve having a radius of 3,014.79 feet and a chord bearing and distance of North 71 degrees 36 minutes 37 seconds East 847.61 feet to a point; thence South 00 degrees 28 minutes 36 seconds West a distance of 90.50 feet to a point; thence North 44 degrees 59 minutes 37 seconds East a distance of 279.68 feet to a point; thence 220.05 feet along an arc of a curve to the left, said curve having a radius of 3,014.79 feet and a chord bearing and distance of North 57 degrees 12 minutes 09 seconds East 220.00 feet to point on the southwesterly line of property now or formally owned by NR Deed, LLC and the TRUE POINT OF BEGINNING; thence continuing along said right-of-way line of South Fulton Parkway 41.25 feet along an arc of a curve to the left, said curve having a radius of 3,014.79 feet and a chord bearing and distance of North 54 degrees 11 minutes 34 seconds East 41.14 feet to a point; thence leaving said right-of-way line of South Fulton Parkway South 39 degrees 39 minutes 12 seconds East 21.52 feet to a point; thence South 56 degrees 09 minutes 27 seconds West 42.93 feet to a point on the northeasterly line of property now or formerly owned by Southpoint Farms LPIV, LLC, as lessee; thence along said Southpoint Farms LPIV, LLC property line N 34 degrees 53 minutes 19 seconds W 20.00 feet to a point on the southern right-of-way line of South Fulton Parkway, being the TRUE POINT OF BEGINNING.

Said easement area containing 870.95 square feet (0.02 acres).