

[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 : Jonesboro Road Senior Village  
Tax Parcel Identification No.: 09F130000591172  
Land Disturbance Permit No.: 21S-016WR; LD-2021-07-004831 (City)  
Zoning/Special Use Permit No.: N/A  
(if applicable)

*For Fulton County Use Only*

Approval Date: \_\_\_\_\_  
Initials: \_\_\_\_\_

**SEWER EASEMENT  
(Corporate Form)**

STATE OF GEORGIA,  
COUNTY OF ~~FULTON~~ Forsyth

This indenture entered into this 21 day of **APRIL, 2022**, between **DELORES W. KUNEYL, NOT INDIVIDUALLY BUT AS EXECUTOR OF THE ESTATE OF MARGARET LOU WEST**, 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) 59 of the 9th District, Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit:

**[ 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 21  
day of April, 20 22  
in the presence of:

Witness Janine Wilkerson

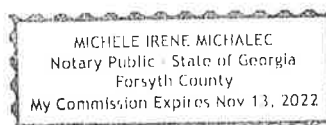
Notary Public Michelle I Michalec

GRANTOR:

*Delores W. Kuneyl, not individually but as  
Executor of the Estate of Margaret Lou West*

**DELORES W. KUNEYL, NOT  
INDIVIDUALLY BUT AS  
EXECUTOR OF THE ESTATE  
OF MARGARET LOU WEST**

[NOTARIAL SEAL]



## EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 59 of the 9<sup>th</sup> Land District of Fulton County, Georgia and being more particular described as follows;

**COMMENCE** at an iron pin set at the intersection of the northerly right of way of Georgia State Highway #138 (a.k.a. Jonesboro Road, 100 foot right of way) with the common Land Lot Line of Land Lots 58 and 59, said point being the **POINT OF COMMENCEMENT**;

THENCE continuing along the said right of way of Georgia State Highway #138 (a.k.a. Jonesboro Road) and the common Land Lot Line of Land Lots 58 and 59 the following three (3) courses and distances along a curve turning to the left having an arc length of 349.10 feet, a radius of 946.45 feet and being subtended by a chord having a bearing of South 43 degrees 57 minutes 06 seconds East for a distance of 347.13 feet to an iron pin set; THENCE along a curve turning to the left having an arc length of 585.38 feet, a radius of 946.45 feet and being subtended by a chord having a bearing of South 72 degrees 32 minutes 56 seconds East for a distance of 576.09 feet to a point; THENCE South 89 degrees 45 minutes 17 seconds West for a distance of 127.50 feet to an iron pin set, said point being the **TRUE POINT OF BEGINNING**;

THENCE leaving the said right of way North 00 degrees 00 minutes 18 seconds West for a distance of 16.28 feet to a point; THENCE South 85 degrees 05 minutes 09 seconds East for a distance of 181.07 feet to a point on the right of way of Georgia State Highway #138 (a.k.a. Jonesboro Road); THENCE along the said right of way South 89 degrees 45 minutes 17 seconds West for a distance of 180.40 feet to a point, said point being the **TRUE POINT OF BEGINNING**;

The above described easement contains 1,469 square feet or 0.034 acres.