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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.: 09F130000591164
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

This indenture entered into this _____ day of **APRIL, 2022**, between **JONESBORO ROAD SENIOR VILLAGE, LP**, a Georgia limited partnership, 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 7th
day of April, 20 22
in the presence of:

Maggie Puel
Witness

Cynthia Sue Sparkman
Notary Public
11-2-2025

GRANTOR: **JONESBORO ROAD SENIOR
VILLAGE, LP,**
a Georgia limited partnership

By: GATEWAY FAIRBURN GP, LLC,
a Georgia limited liability company
Its: General Partner

By: [Signature]

Print Name: Allan Rappuhn

Title: Manager



EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 59 of the 9th 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 leaving 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 708.74 feet, a radius of 941.45 feet and being subtended by a chord having a bearing of South 54 degrees 56 minutes 03 seconds East for a distance of 692.13 feet to a point; **THENCE** South 87 degrees 22 minutes 47 seconds East for a distance of 52.07 feet to a point; **THENCE** South 87 degrees 22 minutes 47 seconds East for a distance of 29.23 feet to a point, said point being the **TRUE POINT OF BEGINNING**;

THENCE leaving the said right of way North 04 degrees 54 minutes 51 seconds East for a distance of 12.76 feet to a point; **THENCE** South 85 degrees 05 minutes 09 seconds East for a distance of 270.37 feet to a point; **THENCE** South 00 degrees 00 minutes 18 seconds East for a distance of 10.78 feet to a point on the right of way of Georgia State Highway #138 (a.k.a. Jonesboro Road); **THENCE** along the right of way the following two (2) courses and distances South 89 degrees 40 minutes 20 seconds West for a distance of 81.64 feet to a point; **THENCE** along a curve turning to the left having an arc length of 24.48 feet, a radius of 1303.89 feet and being subtended by a chord having a bearing of North 89 degrees 17 minutes 40 seconds West for a distance of 24.48 feet to a point; **THENCE** leaving the right of way North 85 degrees 05 minutes 09 seconds West for a distance of 82.75 feet to a point on the right of way of Georgia State Highway #138 (a.k.a. Jonesboro Road); **THENCE** along the right of way the following four (4) courses and distances North 00 degrees 00 minutes 00 seconds West for a distance of 6.56 feet to a point; **THENCE** North 86 degrees 30 minutes 49 seconds West for a distance of 32.06 feet to a point; **THENCE** North 03 degrees 06 minutes 22 seconds East for a distance of 3.51 feet to a point; **THENCE** North 87 degrees 22 minutes 47 seconds West for a distance of 50.13 feet to a point, said point being the **TRUE POINT OF BEGINNING**;

The above described easement contains 4,338 square feet or 0.100 acres.