

[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: HALL ROAD PROJECT
Tax Parcel Identification No.: 090 0900 0012 030 2
Land Disturbance Permit No.: 205-037 WR
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only

Approval Date: _____
Initials: _____

**SEWER EASEMENT
(Individual Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 15th day of February, 2022, between Kihwan Yim + Ana Yim of said state and county, 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 (hereinafter referred to as 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 the subject property, said Grantor(s) has (have) 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) 144 + 12, _____ Section (if applicable) of District 7 + 9C, Fulton County, Georgia, and more particularly described as follows: To wit:

HALL ROAD PROJECT

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 conveys (convey) and relinquishes (relinquish) to FULTON COUNTY a right of access over Grantor's (Grantors') remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on said sewer line on both a routine and emergency basis.

I (We) hereby warrants (warrant) that I (we) have the right to sell and convey said sewer line easement and right of access and bind myself (ourselves), my (our) heirs, executors, and administrators, 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(s) hereby waives (waive) for him/herself (their selves), him/her (their) heirs, 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.

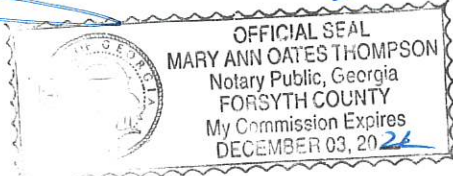
IN WITNESS HEREOF said party of the first part has hereunto affixed his/her (their) hand(s) and seal(s) on the day and year first above written.

Signed, sealed and delivered this 15th
day of Feb, 20 22
in the presence of:

Witness

Notary Public

[NOTARIAL SEAL]



By: [Signature] (L.S.)

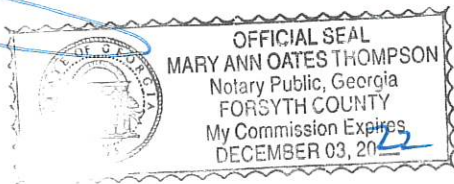
Print Name: KINWAN TIM (L.S.)

Signed, sealed and delivered this 16th
day of FEB, 20 22
in the presence of:

Witness

Notary Public

[NOTARIAL SEAL]



By: [Signature] (L.S.)

Print Name: ANA Yim (L.S.)

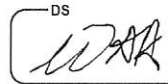
Legal Description
20' Permanent Sanitary Sewer Easement

All that tract or parcel of land lying and being in Land Lot 144 of the 7th District, Fulton County, Georgia, and being more particularly described as follows:

To reach the TRUE POINT OF BEGINNING, Commence at an 2" open top pipe found located on the Land Lot Line common to Land Lots 113 and 144 and being the common property corner of the property Now or Formerly owned by Hall Road OSCP1, LLC and the property Now or Formerly owned by Cathy McClure Saye and Cara Diane Richards (as described in Deed Book 27608, Page 141, Fulton County, Georgia Records), thence N89°49'13"E for a distance of 1533.39 feet to a 1/2" rebar found; thence N36°12'53"W for a distance of 566.39 feet to a 1/2" rebar found; thence N36°14'40"W for a distance of 56.09 feet to a 1/2" rebar found; thence N36°14'27"W for a distance of 803.12 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence N36°14'27"W for a distance of 26.09 feet to a point; thence N13°49'07"E for a distance of 57.13 feet to a point; thence S76°10'53"E for a distance of 20.00 feet to a point; thence S13°49'07"W for a distance of 73.88 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 1,310 square feet or 0.030 acre, more or less.

^{DS}


11/02/2021

Wayne Allick Jr.

Fulton County Government

20S-037WR: Hall Road

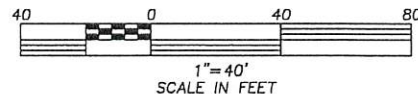
GUNNIN

LAND SURVEYING

107 Mountain Brook Drive, Suite 104 Canton, GA 30115
www.gunninsurvey.com License No. LSF 001033



T: 678.880.7502
F: 678.609.4731



GRID NORTH
GA. WEST ZONE

NOW OR FORMERLY
KIHWAN YIM
ANA YIM
DB 52747, PG. 73
PB 293, PG. 84-85
PARCEL NO.: 09C090000120302

NOW OR FORMERLY
JEAN B. RIGGINS
DB 43971, PG. 656
PARCEL NO.: 09C090000120203

OWNER:
HALL ROAD OSCPI, LLC
DB 37295, PG. 96
PB 151, PG. 32
PARCEL NO's.:
07 050001440189
07 050001440171

POB

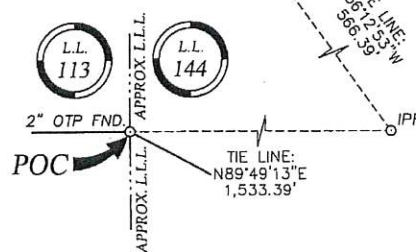
PROPOSED 20' PERMANENT
SANITARY SEWER EASEMENT
TOTAL AREA = 1,310 SQ. FT.
0.030 ACRE
PROPOSED 40' TEMPORARY
CONSTRUCTION EASEMENT
TOTAL AREA = 3,020 SQ. FT.
0.069 ACRE

DS
WAR

11/02/2021

Wayne Allick Jr.
Fulton County Government
20S-037WR: Hall Road

LINE	BEARING	DISTANCE
PL1	N36°14'27"W	26.09'
PL2	N13°49'07"E	57.13'
PL3	S76°10'53"E	20.00'
PL4	S13°49'07"W	73.88'
TL1	N36°14'27"W	13.04'
TL2	N36°14'27"W	13.04'
TL3	N13°49'07"E	58.76'
TL4	S76°10'53"E	40.00'
TL5	S13°49'07"W	92.25'



SANITARY SEWER EASEMENT EXHIBIT FOR:
HALL ROAD

LOCATED IN LAND LOT 144
7th DISTRICT
FULTON COUNTY, GEORGIA
JANUARY 15, 2020

FILENAME:19038 Hall Road SSE Exhibit - Option 3.dwg

PLOT DATE:01.15.2020