

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

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Return Recorded Document to:  
Fulton County Land Division

141 Pryor Street, S.W. – Suite 8021  
Atlanta, Georgia 30303

Project Name: The Oaks at Cedar Grove  
Tax Parcel Identification No.: 07 08000830858, 07 08000830494,  
07 08000830932, 07 08000830916,  
07 030000791220, 07 030000820755,  
07 030000821175, 07 030000821308  
Land Disturbance Permit No.: 18-02035LP, 19S-022

Zoning/Special Use Permit No.: 2006Z-0105SFC, 2003Z-0028SFC, 2004Z-  
0014SFC, 2004VC-0046SFC  
(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 12 day of August, 2022, between Macon Capital, LLC, 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.

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) 82 & 83 of the 7<sup>th</sup> District, Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit:

*The Oaks at Cedar Grove*

**[ 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.

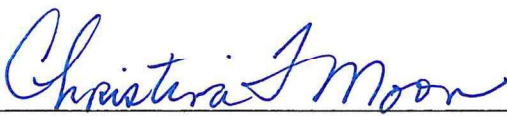
Grantor hereby warrants that it has the right to sell and convey said sewer easement and right of access and binds itself, its successors and assigns forever to warrant and defend the right and title to the above described sewer line easement unto the said FULTON COUNTY, its successors and assigns against 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 12  
day of August 20 22  
in the presence of:

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Notary Public



GRANTOR: Macon Capital, LLC  
CORPORATE NAME

By:   
\_\_\_\_\_

Print Name: William R. Balnton

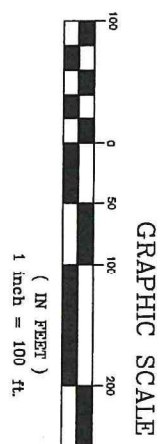
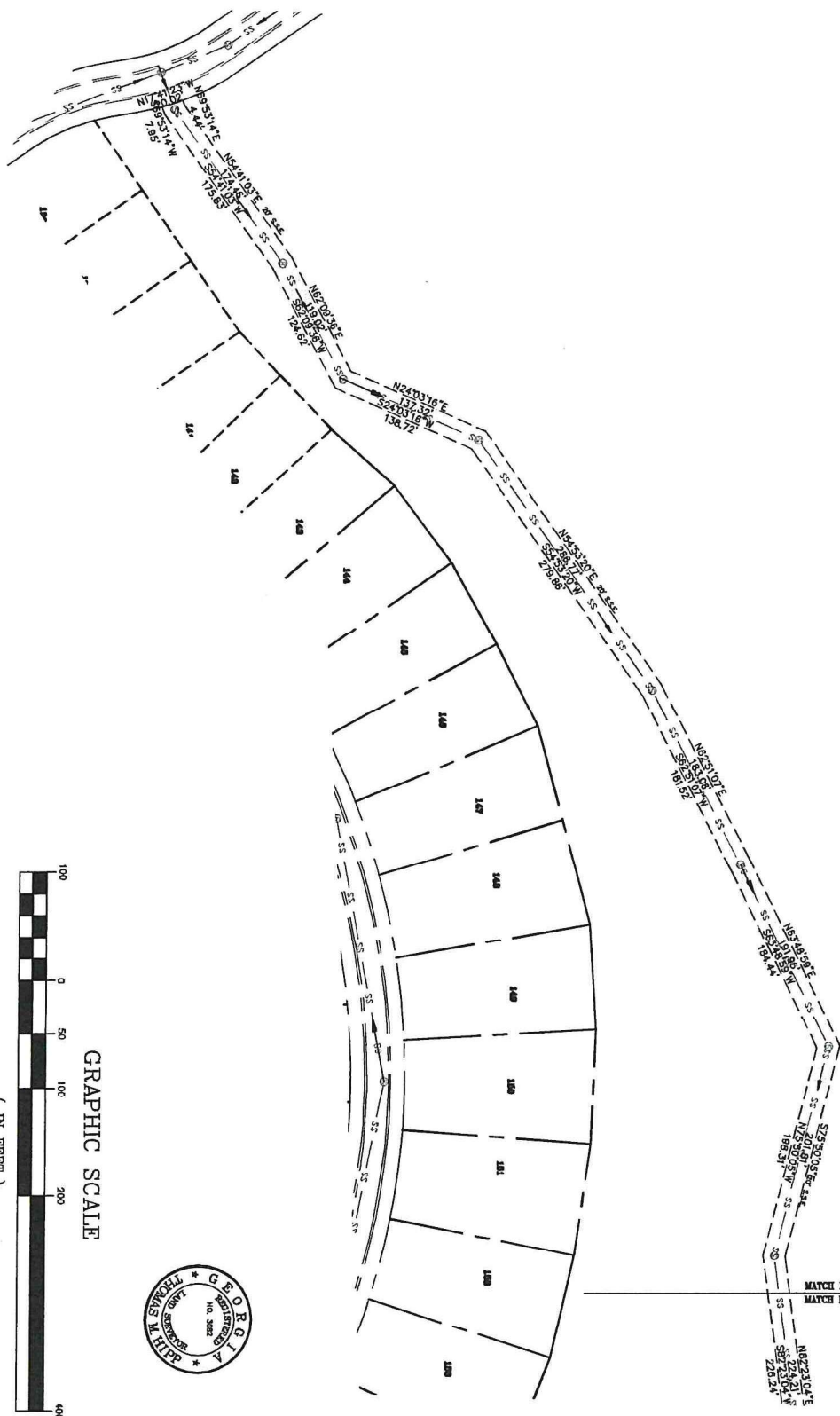
Title: Manager

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

[CORPORATE SEAL]



AB  
09/02/22

SHEET	2
OF	2
D.W.G.	
ISSUE NO.	
PROJECT NO. SS-18-18000	
FILE NO.	

DATE:	AUGUST 06, 2022	ISSUE	
SCALE:	HORIZ. 1"=100 VERT. N/A	DESCRIPTION	
LAND LOT(S):		DATE	BY
DISTRICT:			APPR.
SECTION:			
COUNTY:	STATE: GEORGIA		
DESIGNED:	DRAWN:		
CHECKED:	APPROVED:		

**SANITARY SEWER EASEMENT**  
EXHIBIT A  
FOR  
**THE OAKS AT CEDAR GROVE**  
CITY OF SOUTH FULTON  
LAND LOT SEASLYN DISTRICT  
FULTON COUNTY, GEORGIA

**AR ENGINEERING, INC.**  
ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING  
600 PINNACLE COURT  
SUITE 685  
NORCROSS, GA 30071  
TEL: (678) 291-0000  
FAX: (678) 291-0007

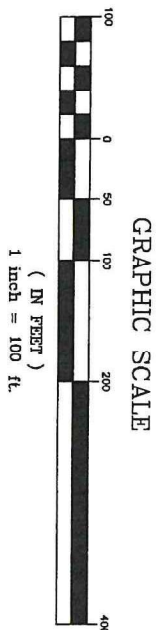
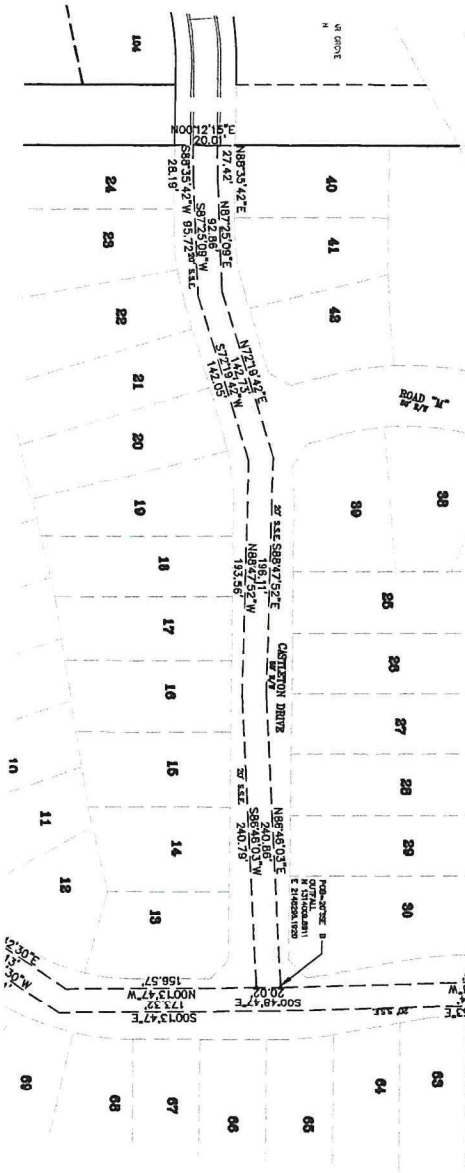


OAKS AT CEDAR GROVE  
TRACT DESCRIPTION  
20 FOOT WIDE SANITARY SEWER EASEMENT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 82 & 83 OF THE 7th DISTRICT, CITY OF SOUTH FULTON, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT HAVING GEORGIA STATE PLANE COORDINATES (WEST ZONE) OF 1313727.205 NORTH AND 2148250.361 EAST; THENCE SOUTH 37 DEGREES 54 MINUTES 46 SECONDS EAST A DISTANCE OF 109.61 FEET TO A POINT; THENCE SOUTH 68 DEGREES 33 MINUTES 04 SECONDS EAST A DISTANCE OF 374.71 FEET TO A POINT; THENCE SOUTH 84 DEGREES 54 MINUTES 09 SECONDS EAST A DISTANCE OF 102.22 FEET; THENCE SOUTH 01 DEGREES 04 MINUTES 29 SECONDS WEST A DISTANCE OF 262.21 FEET TO A POINT; THENCE SOUTH 00 DEGREES 29 MINUTES 46 SECONDS EAST A DISTANCE OF 257.43 FEET TO A POINT; SOUTH 78 DEGREES 41 MINUTES 48 SECONDS WEST A DISTANCE OF 268.68 FEET TO A POINT; THENCE NORTH 85 DEGREES 39 MINUTES 35 SECONDS WEST A DISTANCE OF 197.85 FEET TO A POINT; THENCE NORTH 87 DEGREES 14 MINUTES 09 SECONDS WEST A DISTANCE OF 193.31 FEET TO A POINT; THENCE SOUTH 82 DEGREES 23 MINUTES 04 SECONDS WEST A DISTANCE OF 226.24 FEET TO A POINT; THENCE NORTH 75 DEGREES 50 MINUTES 05 SECONDS WEST A DISTANCE OF 198.31 FEET TO A POINT; THENCE SOUTH 63 DEGREES 48 MINUTES 59 SECONDS WEST A DISTANCE OF 184.44 FEET TO A POINT; THENCE SOUTH 62 DEGREES 51 MINUTES 07 SECONDS W A DISTANCE OF 181.52 FEET TO A POINT; THENCE SOUTH 54 DEGREES 53 MINUTES 20 SECONDS W A DISTANCE OF 279.86 FEET TO A POINT; THENCE SOUTH 24 DEGREES 03 MINUTES 16 SECONDS WEST A DISTANCE OF 138.72 FEET TO A POINT; THENCE SOUTH 62 DEGREES 09 MINUTES 36 SECONDS WEST A DISTANCE OF 124.62 FEET TO A POINT; THENCE SOUTH 54 DEGREES 41 MINUTES 03 SECONDS WEST A DISTANCE OF 175.83 FEET TO A POINT; THENCE SOUTH 69 DEGREES 53 MINUTES 14 SECONDS WEST A DISTANCE OF 7.95 FEET TO A POINT LOCATED ON THE PROPOSED NORTHEASTERLY RIGHT OF WAY LINE OF COLDSTREAM DRIVE ( HAVING A 50 FOOT RIGHT OF WAY WIDTH); THENCE ALONG A CURVE TO THE LEFT HAVING RADIUS OF 225.0 FEET SUBTENDED BY A CHORD BEARING OF NORTH 17 DEGREES 41 MINUTES 23 SECONDS WEST, WITH A CHORD LENGTH OF 20.02 FEET AND AN ARC LENGTH OF 20.02 FEET TO A POINT; THENCE DEPARTING SAID PROPOSED RIGHT OF WAY LINE NORTH 69 DEGREES 53 MINUTES 14 SECONDS EAST A DISTANCE OF 4.44 FEET TO A POINT; THENCE NORTH 54 DEGREES 41 MINUTES 03 SECONDS E A DISTANCE OF 174.46 FEET TO A POINT; THENCE NORTH 62 DEGREES 09 MINUTES 36 SECONDS EAST A DISTANCE OF 119.02 FEET TO A POINT; THENCE NORTH 24 DEGREES 03 MINUTES 16 SECONDS EAST A DISTANCE OF 137.32 FEET TO A POINT; THENCE NORTH 54 DEGREES 53 MINUTES 20 SECONDS EAST A DISTANCE OF 286.77 FEET TO A POINT; THENCE NORTH 62 DEGREES 51 MINUTES 07 SECONDS EAST A DISTANCE OF 183.08 FEET TO A POINT; THENCE NORTH 63 DEGREES 48 MINUTES 59 SECONDS EAST A DISTANCE OF 191.96 TO A POINT; THENCE SOUTH 75 DEGREES 50 MINUTES 05 SECONDS EAST A DISTANCE OF 201.81 FEET TO A POINT; THENCE NORTH 82 DEGREES 23 MINUTES 04 SECONDS E A DISTANCE OF 224.21 FEET TO A POINT; THENCE SOUTH 87 DEGREES 14 MINUTES 09 SECONDS EAST A DISTANCE OF 195.40 FEET TO A POINT; THENCE SOUTH 85 DEGREES 39 MINUTES 35 SECONDS EAST A DISTANCE OF 195.38 FEET TO A POINT; THENCE NORTH 78 DEGREES 41 MINUTES 48 SECONDS EAST A DISTANCE OF 249.39 FEET TO A POINT; THENCE NORTH 00 DEGREES 29 MINUTES 40 SECONDS WEST A DISTANCE OF 241.43 FEET TO A POINT; THENCE NORTH 01 DEGREES 04 MINUTES 29 SECONDS EAST A DISTANCE OF 243.57 FEET TO A POINT; THENCE NORTH 84 DEGREES 54 MINUTES 09 SECONDS WEST A DISTANCE OF 86.45 FEET TO A POINT; THENCE NORTH 68 DEGREES 33 MINUTES 04 SECONDS WEST A DISTANCE OF 383.06 FEET TO A POINT; THENCE NORTH 37 DEGREES 54 MINUTES 46 SECONDS WEST A DISTANCE OF 115.04 FETT TO A POINT; THENCE NORTH 51 DEGREES 56 MINUTES 55 SECONDS EAST A DISTANCE OF 20.00 TO SAID POINT LOCATED AT POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 65,159 SQUARE FEET, BEING 1.496 ACRES.



SHEET <div style="border: 1px solid black; padding: 5px; display: inline-block;">             1 OF 1           </div>	DATE: AUGUST 08, 2022	ISSUE			
	SCALE: HORIZ. 1"=100 VERT. N/A	DESCRIPTION	DATE	BY	APPR.
	LAND LOT(S):				
	DISTRICT:				
	SECTION:				
	COUNTY:	STATE: GEORGIA			
	DESIGNED:	DRAWN:			
	CHECKED:	APPROVED:			

**SANITARY SEWER EASEMENT**  
**EXHIBIT B**  
**FOR**  
**THE OAKS AT CEDAR GROVE**  
**CITY OF SOUTH FULCON**  
**LAND LOT 2243.7TH DISTRICT**  
**FULTON COUNTY, GEORGIA**

**ACR ENGINEERING, INC.**  
ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING  
600 PINNACLE COURT  
SUITE 685  
NORCROSS, GA 30071  
TEL: (678) 291-0000  
FAX: (678) 291-6887

AB

09/02/22



OAKS AT CEDAR GROVE  
TRACT DESCRIPTION  
20 FOOT WIDE SANITARY SEWER EASEMENT "B"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 82 OF THE 7th DISTRICT, CITY OF SOUTH FULTON, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT HAVING GEORGIA STATE PLANE COORDINATES (WEST ZONE) OF 1314009.891 NORTH AND 2148296.192 EAST; THENCE SOUTH 00 DEGREES 48 MINUTES 47 SECONDS EAST A DISTANCE OF 20.02 FEET TO A POINT; THENCE SOUTH 86 DEGREES 46 MINUTES 03 SECONDS WEST A DISTANCE OF 240.79 FEET TO A POINT; THENCE NORTH 88 DEGREES 47 MINUTES 52 SECONDS WEST A DISTANCE OF 193.56 FEET TO A POINT; THENCE SOUTH 72 DEGREES 19 MINUTES 42 SECONDS W A DISTANCE OF 142.05 FEET TO A POINT; THENCE SOUTH 87 DEGREES 25 MINUTES 09 SECONDS WEST A DISTANCE OF 95.72 FEET TO A POINT; THENCE SOUTH 88 DEGREES 35 MINUTES 42 SECONDS WEST A DISTANCE OF 28.19 FEET TO A POINT; THENCE NORTH 00 DEGREES 12 MINUTES 15 SECONDS EAST A DISTANCE OF 20.01 FEET TO A POINT; THENCE NORTH 88 DEGREES 35 MINUTES 42 SECONDS EAST A DISTANCE OF 27.42 FEET TO A POINT; THENCE NORTH 87 DEGREES 25 MINUTES 09 SECONDS EAST A DISTANCE OF 92.86 FEET TO A POINT; THENCE NORTH 72 DEGREES 19 MINUTES 42 SECONDS EAST A DISTANCE OF 142.73 FEET TO A POINT; THENCE SOUTH 88 DEGREES 47 MINUTES 52 SECONDS EAST A DISTANCE OF 196.11 FEET TO A POINT; THENCE NORTH 86 DEGREES 46 MINUTES 03 SECONDS EAST A DISTANCE OF 240.86 TO SAID POINT LOCATED AT THE BEGINNING.

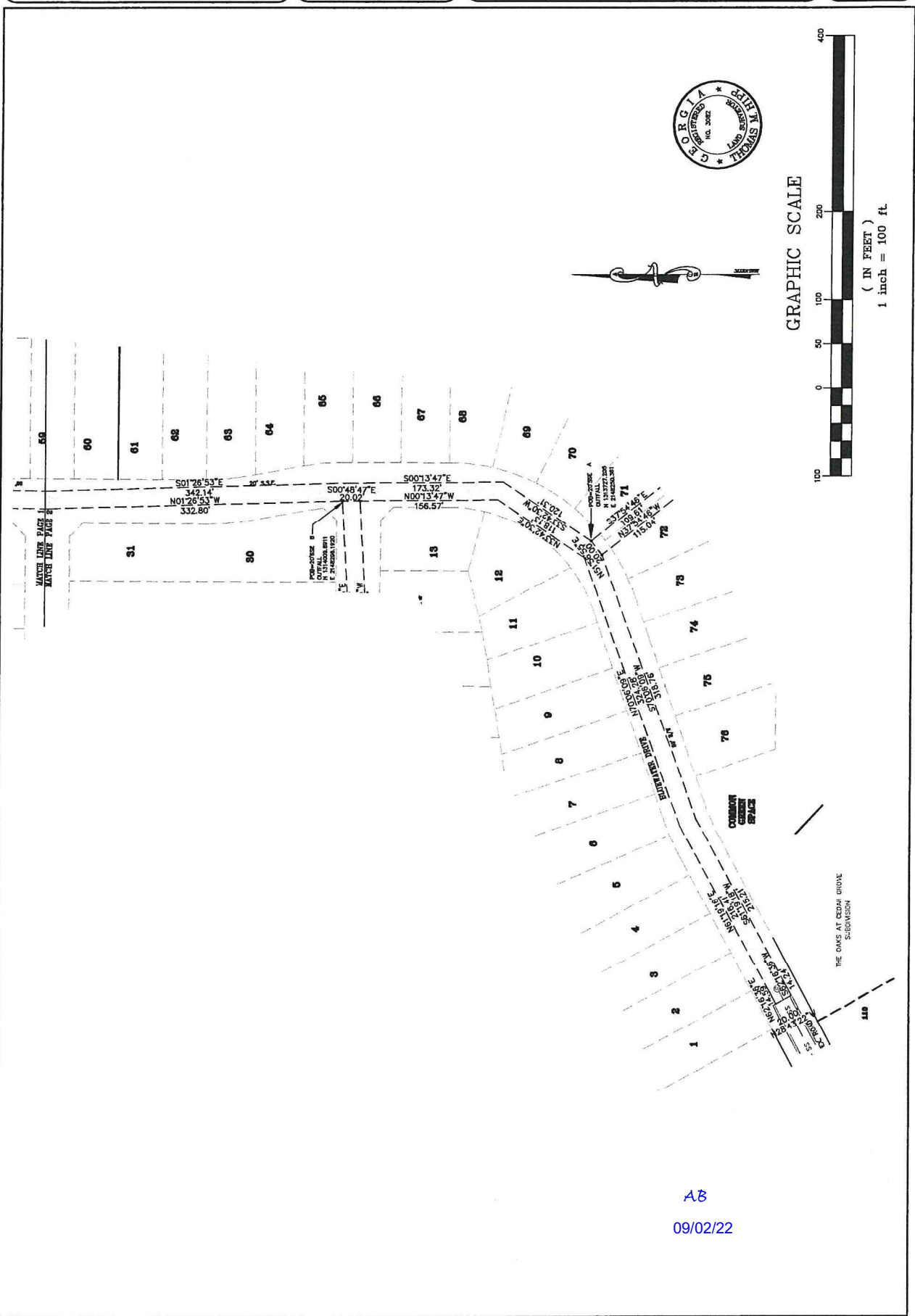
SAID TRACT OR PARCEL OF LAND CONTAINS 14,003 SQUARE FEET, BEING 0.321 ACRE.

AB

09/02/22

[illegible]

**AFR ENGINEERING, INC.**  
ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING  
600 PINNACLE COURT  
SUITE 686  
NORCROSS, GA 30071  
TEL: (678) 291-0000  
FAX: (678) 291-6887



DATE:	AUGUST 08, 2022	N/A	ISSUE			
SCALE: HORIZ. 1"=100' VERT.			DESCRIPTION	DATE	BY	APPR.
LAND LOT(S):						
DISTRICT:						
SECTION:						
COUNTY:						
DRAIN:						
APPROVED:						
CHECKED:						

**AFR**  
**ENGINEERING, INC.**  
ALTANTA COMMERCIAL & RESIDENTIAL ENGINEERING  
SUITE 685  
600 PINNACLE COURT  
NORCROSS, GA 30071  
TEL: (678) 291-0000  
FAX: (678) 291-6887





OAKS AT CEDAR GROVE  
TRACT DESCRIPTION  
20 FOOT WIDE SANITARY SEWER EASEMENT "C"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 82 OF THE 7th DISTRICT, CITY OF SOUTH FULTON, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT HAVING GEORGIA STATE PLANE COORDINATES (WEST ZONE) OF 1315160.728 NORTH AND 2148757.233 EAST; THENCE SOUTH 22 DEGREES 54 MINUTES 48 SECONDS WEST A DISTANCE OF 17.30 FEET TO A POINT; THENCE SOUTH 51 DEGREES 34 MINUTES 09 SECONDS WEST A DISTANCE OF 222.32 FEET TO A POINT; THENCE SOUTH 22 DEGREES 52 MINUTES 12 SECONDS WEST A DISTANCE OF 277.33 FEET TO A POINT; THENCE SOUTH 43 DEGREES 23 MINUTES 18 SECONDS WEST A DISTANCE OF 169.49 FEET TO A POINT; THENCE SOUTH 27 DEGREES 29 MINUTES 21 SECONDS WEST A DISTANCE OF 86.86 FEET TO A POINT; THENCE SOUTH 01 DEGREES 10 MINUTES 10 SECONDS WEST A DISTANCE OF 208.27 FEET TO A POINT; THENCE SOUTH 01 DEGREES 26 MINUTES 53 SECONDS EAST A DISTANCE OF 342.14 FEET TO A POINT; THENCE SOUTH 00 DEGREES 13 MINUTES 47 SECONDS EAST A DISTANCE OF 173.32 FEET TO A POINT; THENCE SOUTH 33 DEGREES 42 MINUTES 30 SECONDS WEST A DISTANCE OF 120.31 FEET TO A POINT; THENCE SOUTH 51 DEGREES 56 MINUTES 55 SECONDS WEST A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 70 DEGREES 06 MINUTES 09 SECONDS W A DISTANCE OF 318.76 FEET TO A POINT; THENCE SOUTH 61 DEGREES 19 MINUTES 18 SECONDS WEST A DISTANCE OF 215.21 FEET TO A POINT; THENCE SOUTH 62 DEGREES 16 MINUTES 36 SECONDS WEST A DISTANCE OF 14.24 FEET TO A POINT; THENCE NORTH 28 DEGREES 43 MINUTES 22 SECONDS WEST A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 62 DEGREES 16 MINUTES 36 SECONDS EAST A DISTANCE OF 14.59 FEET TO A POINT; THENCE NORTH 61 DEGREES 19 MINUTES 16 SECONDS EAST A DISTANCE OF 216.41 FEET TO A POINT; THENCE NORTH 70 DEGREES 06 MINUTES 09 SECONDS EAST A DISTANCE OF 324.28 FEET TO A POINT; THENCE NORTH 33 DEGREES 42 MINUTES 30 SECONDS EAST A DISTANCE OF 118.13 FEET TO A POINT; THENCE NORTH 00 DEGREES 13 MINUTES 47 SECONDS WEST A DISTANCE OF 156.57 FEET TO A POINT; THENCE NORTH 00 DEGREES 48 MINUTES 47 SECONDS WEST A DISTANCE OF 20.02 FEET TO A POINT; THENCE NORTH 01 DEGREES 26 MINUTES 53 SECONDS WEST A DISTANCE OF 332.80 FEET TO A POINT; THENCE NORTH 01 DEGREES 10 MINUTES 10 SECONDS EAST A DISTANCE OF 213.40 FEET TO A POINT; THENCE NORTH 27 DEGREES 29 MINUTES 21 SECONDS EAST A DISTANCE OF 94.33 FEET TO A POINT; THENCE NORTH 43 DEGREES 23 MINUTES 18 SECONDS EAST A DISTANCE OF 168.66 FEET TO A POINT; THENCE NORTH 22 DEGREES 52 MINUTES 12 SECONDS EAST A DISTANCE OF 278.82 FEET TO A POINT; THENCE NORTH 51 DEGREES 34 MINUTES 09 SECONDS EAST A DISTANCE OF 222.33 FEET TO A POINT; THENCE NORTH 22 DEGREES 54 MINUTES 48 SECONDS EAST A DISTANCE OF 11.06 FEET TO A POINT; THENCE SOUTH 70 DEGREES 21 MINUTES 04 SECONDS EAST A DISTANCE OF 20.03 FEET TO SAID POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 43,548 SQUARE FEET, BEING 0.999 ACRE.