

[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 : Stonewall Station, West  
Tax Parcel Identification No.: 09F270201100058, 09F270101090680  
Land Disturbance Permit No.: 20000072 20S-004WR  
Zoning/Special Use Permit No.: \_\_\_\_\_  
(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 22 day of July, 20 22, between  
UC Stonewall EW, 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) 109 & 123 of the District, \_\_\_\_\_ Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit:

Stonewall Station, West, Phase I

*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.

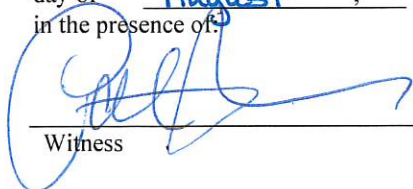
For the same consideration, Grantor(s) hereby convey and relinquish to FULTON COUNTY a right of access over Grantor's remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on said sewer line on both a routine and emergency basis.

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 26<sup>th</sup>  
day of August, 2022  
in the presence of:

  
\_\_\_\_\_  
Witness

GRANTOR: UC Stonewall EW, LLC  
CORPORATE NAME



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

Print Name: Robert F. Rolader

Title: Manager

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

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

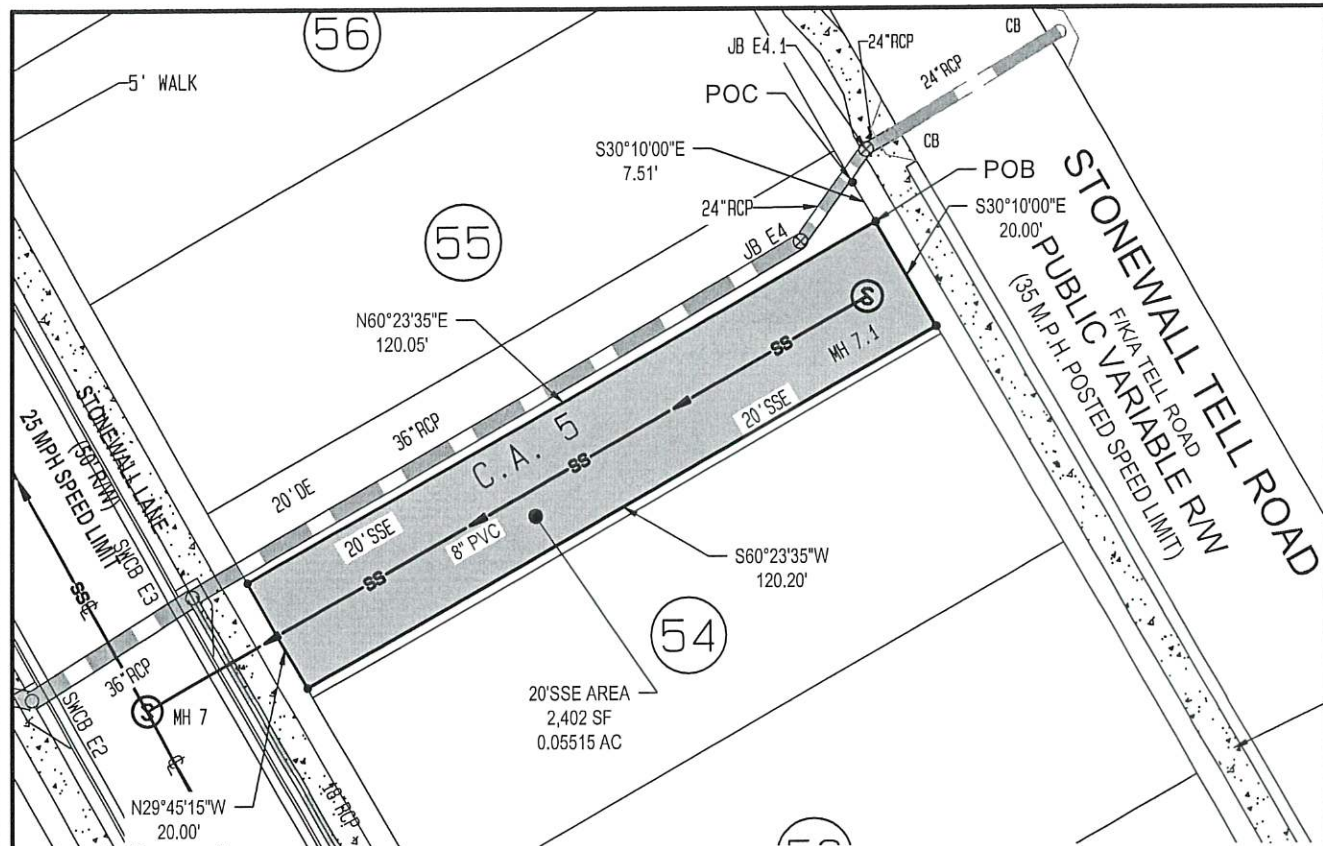
Title: \_\_\_\_\_

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

[NOTARIAL SEAL]



[CORPORATE SEAL]



GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.



SCALE:	SCALE:
DATE SURVEYED:	12/15/2021
DATE UPDATED:	
SURVEYED BY:	MAH
DATE DRAFTED:	08/26/2022
UPDATE DRAFTED:	
DRAWN BY:	JJT
CHECKED BY:	BJB
FIELD BOOK #:	2798
JOB NUMBER:	180906
FOLDER NUMBER:	180906
COGO FILE:	
DISC FILE:	G:/ENGR/180906
COUNTY/LL/D/S:	FULTON/109/9
PLAT FILE:	A
SHEET:	2 OF 2

SANITARY SEWER EXHIBIT 'A' FOR  
C.A. 5 - PARCEL ID# 09F270101090680  
**STONEWALL STATION**  
PHASE 1-WEST  
LOCATED IN  
LAND LOT 109  
DISTRICT 9F  
CITY OF UNION CITY  
FULTON COUNTY, GEORGIA

Approved 8/26/22  
*Lia Fabian*



**WATTS & BROWNING ENGINEERS, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
1349 OLD 41 HWY NW STE 225  
MARIETTA, GEORGIA 30060  
PHONE: (678) 324-6192  
FAX: (770) 694-6870  
WWW.WBENG.COM  
LSF000429 - PEF000714

**DESCRIPTION OF PROPERTY  
SSE-CA-5**

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 109 OF THE 9TH DISTRICT OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

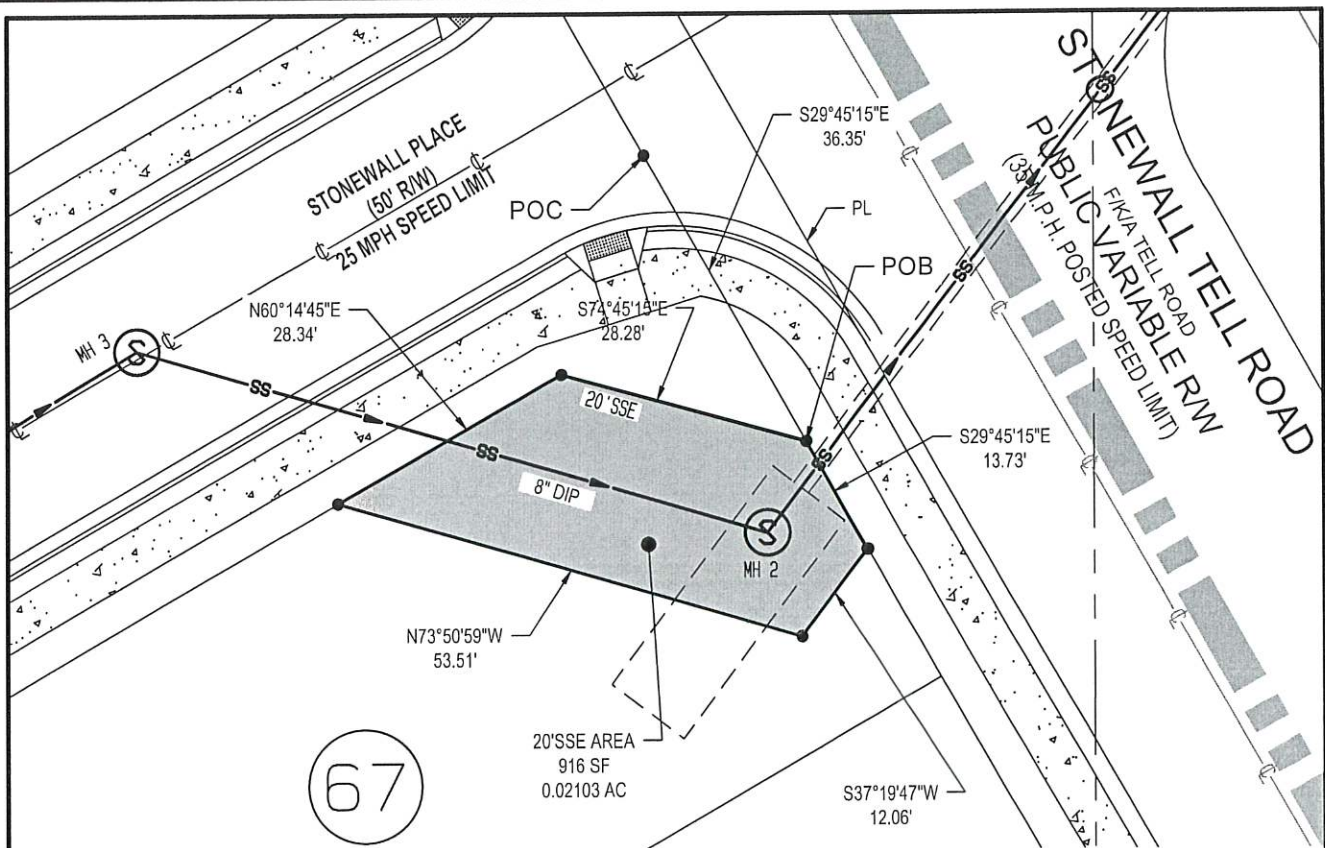
**BEGINNING** AT A POINT ON THE SOUTHWESTERLY RIGHT OF WAY STONEWALL TELL ROAD (50' RIGHT OF WAY), THENCE DEPART THE SOUTHWESTERLY RIGHT OF WAY OF STONEWALL TELL ROAD SOUTH 60°23'35" WEST A DISTANCE OF 120.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF STONE WALL LANE (50' RIGHT OF WAY); THENCE PROCEED ALONG THE NORTHERLY RIGHT OF WAY OF STONEWALL LANE (50' RIGHT OF WAY) NORTH 29°45'15" WEST A DISTANCE OF 20.00 FEET TO A POINT; THENCE DEPART THE SAID RIGHT OF WAY OF STONEWALL LANE NORTH 60°23'35" EAST A DISTANCE OF 120.05 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY STONEWALL TELL ROAD (50' RIGHT OF WAY); THENCE PROCEED ALONG STONEWALL TELL ROAD (50' RIGHT OF WAY) SOUTH 30°10'00" EAST A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 0.05515 ACRES OR 2,402 SQUARE FEET.

AB

08/25/22





GRAPHIC SCALE



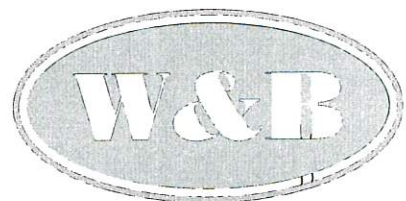
( IN FEET )  
1 inch = 50 ft.

SCALE:	SCALE:
DATE SURVEYED:	12/15/2021
DATE UPDATED:	
SURVEYED BY:	MAH
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JOB NUMBER:	180906
FOLDER NUMBER:	180906
COGO FILE:	
DISC FILE:	G:/ENGR/180906
COUNTY/LL/D/S:	FULTON/123/9
PLAT FILE:	A
SHEET:	1 OF 2

SANITARY SEWER EXHIBIT 'A' FOR  
LOT 67 - PARCEL ID# 09F270201100058  
**STONEWALL STATION**  
PHASE 1-WEST  
LOCATED IN  
LAND LOT 123  
DISTRICT 9F  
CITY OF UNION CITY  
FULTON COUNTY, GEORGIA

Approved 8/26/2022

*Lia Fabian*



**WATTS & BROWNING ENGINEERS, INC.**

CIVIL ENGINEERS & LAND SURVEYORS  
1349 OLD 41 HWY NW STE 225  
MARIETTA, GEORGIA 30060

PHONE: (678) 324-6192  
FAX: (770) 694-6870

WWW.WBENGR.COM  
LSF000429 - PEF000714

**DESCRIPTION OF PROPERTY**  
**SSE-LOT 67**

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 110 OF THE 9TH DISTRICT OF FUTLON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT AN IRON PIN PLACE ON THE SOUTHWESTERLY RIGHT OF WAY OF STONEWALL TELL ROAD (50' RIGHT OF WAY), THENCE PROCEED ALONG THE SAID RIGHT OF WAY SOUTH 29°45'15" EAST A DISTANCE OF 36.35 FEET TO THE **POINT OF BEGINNING**.

**BEGINNING** AT A POINT ON THE SOUTHWESTERLY RIGHT OF WAY STONEWALL TELL ROAD (50' RIGHT OF WAY), THENCE PROCEED ALONG THE SOUTHWESTERLY RIGHT OF WAY STONEWALL TELL ROAD SOUTH 29°45'15" EAST A DISTANCE OF SOUTH 13.73 FEET TO POINT. THENCE DEPART THE SOUTHWESTERLY RIGHT OF WAY OF STONEWALL TELL ROAD SOUTH 37°19'47" WEST A DISTANCE OF 12.06 FEET TO A POINT; THENCE NORTH 73°50'59" WEST A DISTANCE OF 53.51 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF STONEWALL PLACE (50' RIGHT OF WAY); THENCE PROCEED ALONG THE SOUTHEASTERLY RIGHT OF WAY OF STONEWALL PLACE (50' RIGHT OF WAY) NORTH 60°14'45" EAST A DISTANCE OF 28.34 FEET TO A POINT FORMED BY THE MITERED RIGHT OF WAY INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY STONEWALL TELL ROAD (50' RIGHT OF WAY) AND THE SOUTHEASTERLY RIGHT OF WAY OF STONEWALL PLACE (50' RIGHT OF WAY); THENCE PROCEED ALONG THE MITERED RIGHT OF WAY INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF STONEWALL TELL ROAD (50' RIGHT OF WAY) AND THE SOUTHEASTERLY RIGHT OF WAY OF STONEWALL PLACE (50' RIGHT OF WAY) SOUTH 74°45'15" EAST A DISTANCE OF 28.28 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 0.02103 ACRES OR 916 SQUARE FEET.

AB

08/25/22