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

\*\*\*THIS DOCUMENT MUST ONLY BE RECORDED 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 : CHI Stonewall Tell Site  
Tax Parcel Identification No.: 09F340101340581 & 09F340101340375  
Land Disturbance Permit No.: 21S-022WR  
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 \_\_\_\_\_, 20\_\_\_\_, between  
Southern Parkway, Inc, 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 and 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 subject property, said Grantor has 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) 134, of District 09F, Fulton County,  
Georgia, and more particularly described as follows: To wit:

CHI-Stonewall Tell Site

*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 hereby conveys and relinquishes 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.

Said Grantor hereby warrants that it has the right to sell and convey said sewer line 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 his/her hand and seal on the day and year first above written.

Signed, sealed and delivered this 15<sup>th</sup>  
day of March, 20 22  
in the presence of:

GRANTOR: Southern Parkway, Inc  
CORPORATE NAME

By: [Signature]  
Print Name: Chris S. Doughtie  
Title: President

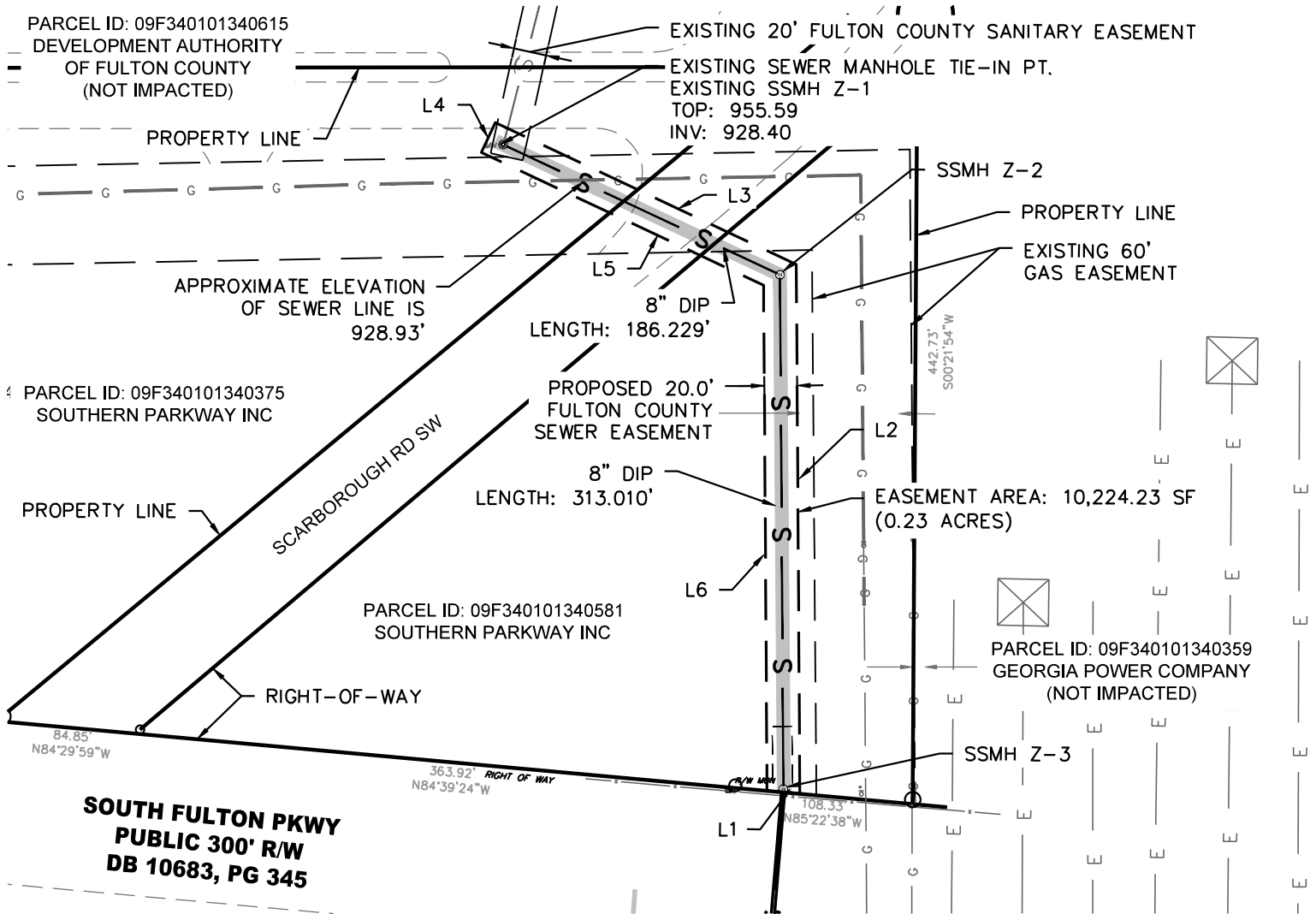
By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

[CORPORATE SEAL]

[Signature]  
Witness

Nancy H. Green  
Notary Public





IMPACTED PARCELS:

09F340101340375

09F340101340581

OWNER / GRANTOR: SOUTHERN PARKWAY INC

\*DATA PULLED FROM FULTON COUNTY GIS



BEARING TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S84°49'08"E	20.10'
L2	N0°23'11"W	322.26'
L3	N64°47'45"W	202.53'
L4	S25°12'15"W	20.00'
L5	S64°47'45"E	189.93'
L6	S0°23'11"E	307.71'
TOTAL EASEMENT AREA: 10,224.23 SF (0.23 ACRES)		



2951 FLOWERS RD S.,  
ATLANTA, GEORGIA 30341  
TEL: 770.452.7849

Project:

CROW HOLDINGS - STONEWALL TELL ROAD SITE

Project No.

Scale:

Sheet Ref.

Date:

21S-022WR

1" = 100'-0"

EASEMENT

08-17-2022

SEWER EASEMENT - OFFSITE

Drawing No.

EXHIBIT

A

**22S-022WR – Exhibit A – Fulton County Sewer Easement Legal Description**

**Offsite Easement**

All that tract or parcel of land lying and being in Land Lot 134 of District 9F, City of Union City, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point at the northerly Right of Way of South Fulton Parkway (300' R/W) with coordinates of Northing: 1,316,614.12 and Easting: 2,178,058.82 on the State Plane Coordinate System, NAD 83, Ga West; thence leaving said Right of Way and running North 00° 23' 11" West a distance of 308.80 feet to a point; thence North 64° 47' 45" West a distance of 189.93 feet to a point; thence North 25° 12' 15" East a distance of 20.00 feet to a point; thence South 64° 47' 45" East a distance of 202.53 feet to a point; thence South 00° 23' 11" East a distance of 323.14 feet to a point; thence North 85° 24' 04" West a distance of 20.08 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.235 Acres (10,244 Square Feet).