

[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 : Oakhurst Glen Phase 4
Tax Parcel Identification No.: 9F430001680143
Land Disturbance Permit No.: 18S-54WR
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 1st day of June, 2023, between Camden Manor Homeowners Association, 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.

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) 168 & 169 of the 9th District, F Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit:

Oakhurst Glen, Phase 4

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; provided, however, FULTON COUNTY shall be responsible for restoring Grantor's property to substantially the same condition existing prior any maintenance or repairs to the sewer line.

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.

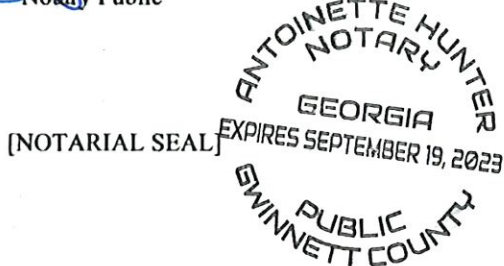
Said Grantor hereby waives for itself, its successors and assigns all rights to any further compensation or claim to damages on account of the construction, access, upgrade or maintenance of said sewer line for the use of the property as herein agreed.

IN WITNESS HEREOF said party of the first part has hereto affixed its hand and seal on the day and year first above written.

Signed, sealed and delivered this 10th
day of June, 2023
in the presence of

[Signature]
Witness

[Signature]
Notary Public



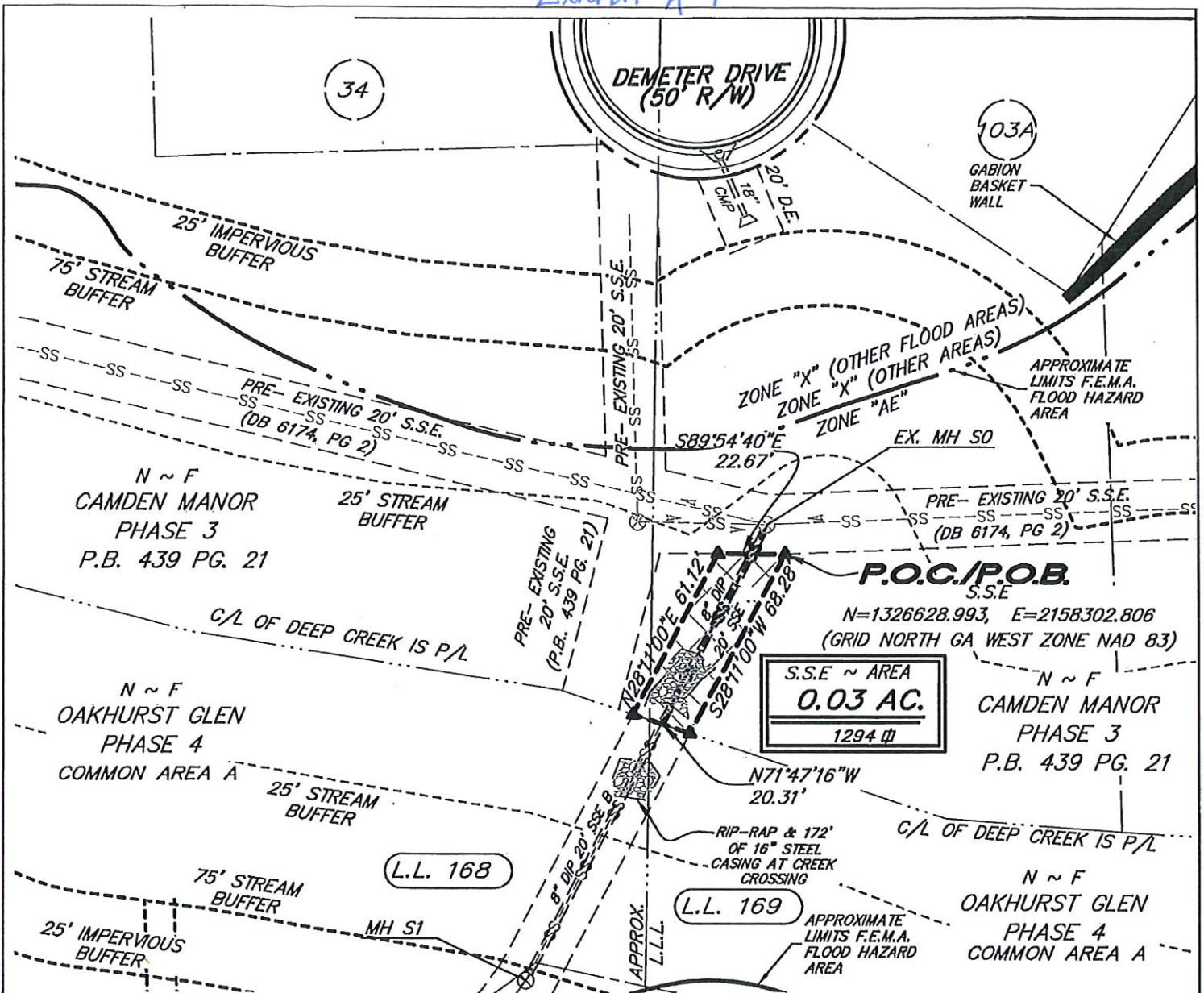
GRANTOR: CAMDEN MANOR HOMEOWNERS
ASSOCIATION, INC., a Georgia nonprofit
corporation

By: [Signature]
Print Name: KASEMA JOHNSON
Title: President

By: [Signature]
Print Name: Sharon Young
Title: Treasurer

[CORPORATE SEAL]

Exhibit A-1



GPS NOTES:

1.) HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.

2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.



PREPARED IN THE OFFICE OF

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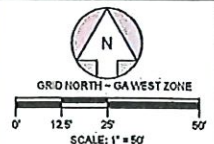
Know what's below.
 Call before you dig.

DRAWN BY: JIC
 JOB #: PL10/OAKHURST
 DATE: 3-23-23

CLIENT

D.R. HORTON, INC.
 8800 ROSWELL ROAD, BUILDING B, SUITE 100, SANDY SPRINGS, GA 30350

SANITARY SEWER EASEMENT EXHIBIT FOR:
OAKHURST GLEN, PHASE 4
 LAND LOTS 168 & 169
 9TH DISTRICT F
 CITY OF SOUTH FULTON, FULTON COUNTY, GEORGIA



1 OF 2

ALL THAT EASEMENT LYING AND BEING IN LAND LOTS 168 AND 169 OF THE 9th DISTRICT F, CITY OF SOUTH FULTON, FULTON COUNTY, GEORGIA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING SANITARY SEWER EASEMENT AS DEFINED IN DEED BOOK 6174 PAGE 2 AND FURTHER SHOWN ON THE FINAL PLAT FOR CAMDEN MANOR, PHASE 3 IN PLAT BOOK 439 PAGE 21 HAVING STATE PLANE COORDINATES NORTH: 1326628.993, EAST: 2158302.806 (GRID NORTH, GA WEST ZONE, NAD 83);

THENCE SOUTH 28 DEGREES 11 MINUTES 00 SECONDS WEST A DISTANCE OF 68.28 FEET TO A POINT IN THE CENTERLINE OF DEEP CREEK WHICH IS ALSO THE PROPERTY LINE BETWEEN SAID CAMDEN MANOR, PHASE 3 AND OAKHURST GLEN, PHASE 4;



THENCE PROCEEDING ALONG SAID CREEK CENTERLINE AND COMMON PROPERTY LINE NORTH 71 DEGREES 47 MINUTES 16 SECONDS WEST A DISTANCE OF 20.31 FEET;

THENCE DEPARTING SAID CREEK CENTERLINE AND COMMON PROPERTY LINE NORTH 28 DEGREES 11 MINUTES 00 SECONDS EAST A DISTANCE OF 61.12 FEET TO A POINT ON SAID EXISTING SANITARY SEWER EASEMENT;

THENCE PROCEEDING ALONG SAID EXISTING SANITARY SEWER EASEMENT SOUTH 89 DEGREES 54 MINUTES 40 SECONDS EAST A DISTANCE OF 22.67 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

SAID EASEMENT HAVING AN AREA OF 0.03 ACRES (1,294 SQUARE FEET) MORE OR LESS.



<p>PREPARED IN THE OFFICE OF</p>  <p>GASKINS & LECRAW © 2023 GASKINS & LECRAW, LLC 147 REINHARDT COLLEGE PKWY SUITE 3 CANTON, GA 30114 PHONE - 770 479 5558 FAX - 770 479 7543 www.gaskinslecrow.com PEP009127</p>	 <p>Know what's below. Call before you dig.</p> <p>DRAWN BY: JJC JOB #: PL1010/OAKHURST DATE: 3-23-23</p>	<p>CLIENT D.R. HORTON, INC. 8800 ROSWELL ROAD, BUILDING B, SUITE 100, SANDY SPRINGS, GA 30350</p> <p><u>SANITARY SEWER EASEMENT DESCRIPTION FOR:</u> OAKHURST GLEN, PHASE 4 LAND LOTS 168 & 169 9TH DISTRICT F CITY OF SOUTH FULTON, FULTON COUNTY, GEORGIA</p>	<p>2 OF 2</p>
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