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Return Recorded Document to:
Fulton County Land Division
141 Pryor Street, S.W. – Suite 8021
Atlanta, Georgia 30303

Project Name : Villas at River Park
Tax Parcel Identification No.: 11 095000340320
Land Disturbance Permit No.: 19-052 WR
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 21st day of June, 2021, between
Lennar Georgia, 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) 331, 332, 336, F34 of the
1st District, 1st Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit:

Villas at River Park

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.

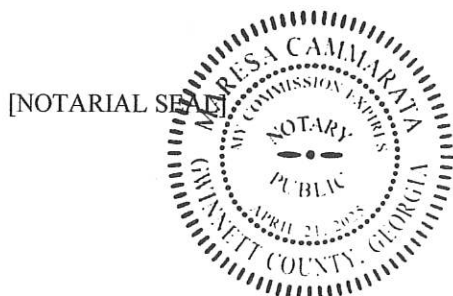
Said Grantor hereby waives for itself, its successors and assigns all rights to any further compensation or claim to damages on account of the construction, access, upgrade or maintenance of said sewer line for the use of the property as herein agreed.

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 21st
day of June, 2021
in the presence of:

Sandy McFadden
Witness

Maura
Notary Public



GRANTOR: Lennar Georgia, Inc.
CORPORATE NAME

By: Casey Hill

Print Name: Casey Hill

Title: Vice President

By: _____

Print Name: _____

Title: _____



LEGAL DESCRIPTION
ACCESS & UTILITY EASEMENT 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots F34, 331, 332 & 336 of the 1st District, 1st Section, Fulton County, Georgia and being more particularly described as follows:

Beginning at a point at the intersection of the northwesterly right-of-way line of Private Drive and the southwesterly right-of-way line of River Bend Way, said point being the TRUE POINT OF BEGINNING; thence North 65 degrees 25 minutes 31 seconds East a distance of 57.04 feet to a point; thence 28.27 feet along an arc of a curve to the left, said curve having a radius of 18.00 feet and a chord bearing and distance of South 20 degrees 25 minutes 31 seconds West 25.46 feet to a point; thence South 24 degrees 34 minutes 29 seconds East a distance of 164.75 feet to a point; thence South 65 degrees 25 minutes 31 seconds West a distance of 24.00 feet to a point; thence North 24 degrees 34 minutes 29 seconds West a distance of 35.96 feet to a point; thence 43.20 feet along an arc of a curve to the left, said curve having a radius of 27.50 feet and a chord bearing and distance of North 69 degrees 34 minutes 29 seconds West 38.89 feet to a point; thence South 65 degrees 25 minutes 31 seconds West a distance of 202.28 feet to a point; thence North 24 degrees 34 minutes 29 seconds West a distance of 24.00 feet to a point; thence North 65 degrees 25 minutes 31 seconds East a distance of 210.28 feet to a point; thence North 20 degrees 25 minutes 31 seconds East a distance of 27.58 feet to a point; thence North 24 degrees 34 minutes 29 seconds West a distance of 57.79 feet to a point; thence 25.38 feet along an arc of a curve to the left, said curve having a radius of 18.58 feet and a chord bearing and distance of North 64 degrees 27 minutes 6 seconds West 23.46 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 0.239 acres (10,391 square feet).

LEGAL DESCRIPTION
ACCESS & UTILITY EASEMENT 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots F34, 331, 332 & 336 of the 1st District, 1st Section, Fulton County, Georgia and being more particularly described as follows:

Beginning at a point at the intersection of the southeasterly right-of-way line of Private Drive and the northeasterly right-of-way line of River Bend Way, said point being the TRUE POINT OF BEGINNING; thence South 65 degrees 25 minutes 31 seconds West a distance of 54.00 feet to a point; thence 23.56 feet along an arc of a curve to the left, said curve having a radius of 15.00 feet and a chord bearing and distance of North 20 degrees 25 minutes 31 seconds East 21.21 feet to a point; thence North 24 degrees 34 minutes 29 seconds West a distance of 71.33 feet to a point; thence 9.42 feet along an arc of a curve to the left, said curve having a radius of 6.00 feet and a chord bearing and distance of North 69 degrees 34 minutes 29 seconds West 8.49 feet to a point; thence South 65 degrees 28 minutes 49 seconds West a distance of 171.08 feet to a point; thence 30.41 feet along an arc of a curve to the right, said curve having a radius of 376.73 feet and a chord bearing and distance of South 87 degrees 34 minutes 10 seconds West 30.40 feet to a point; thence 32.30 feet along an arc of a curve to the right, said curve having a radius of 54.75 feet and a chord bearing and distance of North 57 degrees 26 minutes 57 seconds West 31.84 feet to a point; thence South 88 degrees 47 minutes 17 seconds West a distance of 8.49 feet to a point; thence South 43 degrees 47 minutes 17 seconds West a distance of 66.93 feet to a point; thence 22.15 feet along an arc of a curve to the left, said curve having a radius of 15.16 feet and a chord bearing and distance of South 01 degree 40 minutes 58 seconds West 20.23 feet to a point; thence North 46 degrees 25 minutes 53 seconds West a distance of 52.51 feet to a point; thence 23.50 feet along an arc of a curve to the left, said curve having a radius of 15.00 feet and a chord bearing and distance of North 88 degrees 40 minutes 38 seconds East 21.17 feet to a point; thence North 43 degrees 47 minutes 17 seconds East a distance of 194.25 feet to a point; thence North 53 degrees 27 minutes 30 seconds East a distance of 18.98 feet to a point; thence North 64 degrees 7 minutes 49 seconds East a distance of 136.91 feet to a point; thence South 25 degrees 51 minutes 58 seconds East a distance of 24.00 feet to a point; thence South 24 degrees 19 minutes 18 seconds West a distance of 14.58 feet to a point; thence South 24 degrees 34 minutes 29 seconds East a distance of 161.69 feet to a point; thence South 69 degrees 34 minutes 29 seconds East a distance of 21.21 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 0.701 acres (30,554 square feet).

LESS & EXCEPT

Beginning at a point, said point being the TRUE POINT OF BEGINNING; thence South 65 degrees 25 minutes 31 seconds West a distance of 163.50 feet to a point; thence 31.62 feet along an arc of a curve to the right, said curve having a radius of 26.50 feet and a chord bearing and distance of North 80 degrees 23 minutes 36 seconds West 29.78 feet to a point; thence North 46 degrees 12 minutes 43 seconds West a distance of 3.47 feet to a point; thence 14.92 feet along an arc of a curve to the right, said curve having a radius of 9.50 feet and a chord

bearing and distance of North 01 degree 12 minutes 43 seconds West 13.44 feet to a point; thence North 43 degrees 47 minutes 17 seconds East a distance of 87.61 feet to a point; thence 11.54 feet along an arc of a curve to the right, said curve having a radius of 32.50 feet and a chord bearing and distance of North 53 degrees 57 minutes 40 seconds East 11.48 feet to a point; thence North 64 degrees 8 minutes 2 seconds East a distance of 72.80 feet to a point; thence 43.82 feet along an arc of a curve to the right, said curve having a radius of 27.50 feet and a chord bearing and distance of South 70 degrees 13 minutes 13 seconds East 39.33 feet to a point; thence South 24 degrees 34 minutes 29 seconds East a distance of 31.53 feet to a point; thence 14.92 feet along an arc of a curve to the right, said curve having a radius of 9.50 feet and a chord bearing and distance of South 20 degrees 25 minutes 31 seconds West 13.44 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 0.261 acres (11,389 square feet).

LEGAL DESCRIPTION
UTILITY EASEMENT 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots F34, 331, 332 & 336 of the 1st District, 1st Section, Fulton County, Georgia and being more particularly described as follows:

Beginning at a point, said point being the TRUE POINT OF BEGINNING; thence South 63 degrees 27 minutes 8 seconds West a distance of 5.85 feet to a point; thence North 24 degrees 36 minutes 8 seconds West a distance of 48.32 feet to a point; thence South 65 degrees 25 minutes 31 seconds West a distance of 106.44 feet to a point; thence South 24 degrees 33 minutes 16 seconds East a distance of 179.91 feet to a point; thence South 77 degrees 53 minutes 11 seconds East a distance of 79.88 feet to a point; thence South 12 degrees 6 minutes 49 seconds West a distance of 20.00 feet to a point; thence North 77 degrees 53 minutes 13 seconds West a distance of 110.34 feet to a point; thence North 65 degrees 25 minutes 31 seconds East a distance of 22.88 feet to a point; thence North 24 degrees 34 minutes 29 seconds West a distance of 164.75 feet to a point; thence 28.27 feet along an arc of a curve to the right, said curve having a radius of 18.00 feet and a chord bearing and distance of North 20 degrees 25 minutes 31 seconds East 25.46 feet to a point; thence North 65 degrees 25 minutes 31 seconds East a distance of 106.73 feet to a point; thence South 25 degrees 47 minutes 25 seconds East a distance of 53.13 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 0.118 acres (5,158 square feet).

LEGAL DESCRIPTION
UTILITY EASEMENT 2

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots F34, 331, 332 & 336 of the 1st District, 1st Section, Fulton County, Georgia and being more particularly described as follows:

Beginning at a point, said point being the TRUE POINT OF BEGINNING; thence South 65 degrees 25 minutes 31 seconds West a distance of 230.60 feet to a point; thence North 85 degrees 28 minutes 36 seconds West a distance of 70.25 feet to a point; thence North 61 degrees 42 minutes 48 seconds West a distance of 55.22 feet to a point; thence North 46 degrees 26 minutes 1 second West a distance of 618.84 feet to a point; thence 12.62 feet along an arc of a curve to the right, said curve having a radius of 15.00 feet and a chord bearing and distance of South 70 degrees 31 minutes 42 seconds East 12.25 feet to a point; thence South 46 degrees 26 minutes 1 second East a distance of 592.48 feet to a point; thence 168.88 feet along an arc of a curve to the left, said curve having a radius of 142.00 feet and a chord bearing and distance of South 80 degrees 30 minutes 15 seconds East 159.10 feet to a point; thence North 65 degrees 25 minutes 31 seconds East a distance of 185.05 feet to a point; thence 10.87 feet along an arc of a curve to the right, said curve having a radius of 19.93 feet and a chord bearing and distance of South 86 degrees 48 minutes 16 seconds East 10.73 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 0.112 acres (4,884 square feet).

LEGAL DESCRIPTION
UTILITY EASEMENT 3

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots F34, 331, 332 & 336 of the 1st District, 1st Section, Fulton County, Georgia and being more particularly described as follows:

Beginning at a point, said point being the TRUE POINT OF BEGINNING; thence South 24 degrees 33 minutes 44 seconds East a distance of 187.87 feet to a point; thence South 77 degrees 42 minutes 45 seconds West a distance of 6.38 feet to a point; thence 17.13 feet along an arc of a curve to the right, said curve having a radius of 14.99 feet and a chord bearing and distance of North 57 degrees 17 minutes 14 seconds West 16.21 feet to a point; thence North 24 degrees 34 minutes 29 seconds West a distance of 164.71 feet to a point; thence 13.62 feet along an arc of a curve to the right, said curve having a radius of 11.23 feet and a chord bearing and distance of North 34 degrees 33 minutes 2 seconds East 12.80 feet to a point; thence North 43 degrees 59 minutes 27 seconds East a distance of 4.36 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 0.063 acres (2,733 square feet).

LEGAL DESCRIPTION
UTILITY EASEMENT 4

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots F34, 331, 332 & 336 of the 1st District, 1st Section, Fulton County, Georgia and being more particularly described as follows:

Beginning at a point, said point being the TRUE POINT OF BEGINNING; thence South 65 degrees 15 minutes 46 seconds West a distance of 171.62 feet to a point; thence South 80 degrees 15 minutes 47 seconds West a distance of 35.36 feet to a point; thence North 65 degrees 57 minutes 43 seconds West a distance of 32.10 feet to a point; thence North 46 degrees 25 minutes 0 seconds West a distance of 19.00 feet to a point; thence 12.90 feet along an arc of a curve to the right, said curve having a radius of 7.02 feet and a chord bearing and distance of North 76 degrees 18 minutes 59 seconds East 11.16 feet to a point; thence South 46 degrees 12 minutes 43 seconds East a distance of 6.91 feet to a point; thence 60.08 feet along an arc of a curve to the left, said curve having a radius of 50.50 feet and a chord bearing and distance of South 80 degrees 29 minutes 25 seconds East 56.60 feet to a point; thence North 65 degrees 25 minutes 31 seconds East a distance of 166.15 feet to a point; thence 10.95 feet along an arc of a curve to the right, said curve having a radius of 6.25 feet and a chord bearing and distance of South 75 degrees 54 minutes 54 seconds East 9.60 feet to a point; thence South 25 degrees 23 minutes 8 seconds East a distance of 4.04 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 0.057 acres (2,465 square feet).

LEGAL DESCRIPTION
UTILITY EASEMENT 5

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots F34, 331, 332 & 336 of the 1st District, 1st Section, Fulton County, Georgia and being more particularly described as follows:

Beginning at a point, said point being the TRUE POINT OF BEGINNING; thence South 64 degrees 8 minutes 2 seconds West a distance of 135.92 feet to a point; thence 20.06 feet along an arc of a curve to the left, said curve having a radius of 56.50 feet and a chord bearing and distance of South 53 degrees 57 minutes 40 seconds West 19.96 feet to a point; thence South 43 degrees 47 minutes 17 seconds West a distance of 194.25 feet to a point; thence 21.97 feet along an arc of a curve to the right, said curve having a radius of 15.00 feet and a chord bearing and distance of South 85 degrees 44 minutes 23 seconds West 20.06 feet to a point; thence North 43 degrees 33 minutes 59 seconds East a distance of 221.00 feet to a point; thence North 64 degrees 8 minutes 2 seconds East a distance of 149.42 feet to a point; thence South 25 degrees 51 minutes 58 seconds East a distance of 13.96 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 0.116 acres (5,069 square feet).

LEGAL DESCRIPTION
UTILITY EASEMENT 6

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots F34, 331, 332 & 336 of the 1st District, 1st Section, Fulton County, Georgia and being more particularly described as follows:

Beginning at a point, said point being the TRUE POINT OF BEGINNING; thence South 43 degrees 33 minutes 59 seconds West a distance of 166.52 feet to a point; thence North 46 degrees 28 minutes 3 seconds West a distance of 4.53 feet to a point; thence North 43 degrees 30 minutes 54 seconds East a distance of 166.52 feet to a point; thence South 46 degrees 29 minutes 43 seconds East a distance of 4.68 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 0.018 acres (766 square feet).