

[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 : _____
Tax Parcel Identification No.: _____
Land Disturbance Permit No.: _____
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 _____ day of _____, 20____, between _____ Academy Park Neighborhood 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 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) 1266 & 1267, 22nd Section (if applicable) of District 22, Fulton County, Georgia, and more particularly described as follows: To wit:

Academy Park Sewer

Project Name

[See Exhibit "A" attached hereto and made a part hereof]

 8/18/21

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 22
day of July, 20 21
in the presence of:

Alexandra Callum
Witness

Alexandra Callum
Notary Public

[NOTARIAL SEAL]

Alexandra Callum
NOTARY PUBLIC
Fulton County, GEORGIA
My Comm. Expires
04/22/2025

GRANTOR: Academy Park Neighborhood Associati
Inc.
CORPORATE NAME

By: [Signature]

Print Name: Gary Cardoza

Title: President

By: [Signature]

Print Name: Glenn Good

Title: Secretary

[CORPORATE SEAL]

[Signature] 8/18/21

EXHIBIT A

(See following pages)

 8/18/21

PHASE 1 SEWER EASEMENT

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 1266 of the 12th District, Fulton County, Georgia and being more particularly described as follows:

To find the POINT OF COMMENCEMENT, commence at a point at the Land Lot Corner common to Land Lots 802, 803, 1265 & 1266; thence North 55 degrees 40 minutes 44 seconds West a distance of 986.97 feet to a point and the TRUE POINT OF BEGINNING;

Thence leaving said point, North 86 degrees 58 minutes 43 seconds West a distance of 20.00 feet to a point; thence North 3 degrees 01 minute 17 seconds East a distance of 110.72 feet to a point; thence North 87 degrees 55 minutes 13 seconds West a distance of 109.35 feet to a point; thence North 2 degrees 4 minutes 47 seconds East a distance of 20.00 feet to a point; thence South 87 degrees 55 minutes 13 seconds East a distance of 109.91 feet to a point; thence North 4 degrees 21 minutes 28 seconds East a distance of 68.70 feet to a point; thence South 85 degrees 38 minutes 32 seconds East a distance of 20.00 feet to a point; thence South 4 degrees 21 minutes 28 seconds West a distance of 68.01 feet to a point; thence South 87 degrees 21 minutes 53 seconds East a distance of 263.78 feet to a point; thence North 2 degrees 47 minutes 19 seconds East a distance of 89.21 feet to a point; thence North 87 degrees 29 minutes 19 seconds West a distance of 283.29 feet to a point; thence North 2 degrees 25 minutes 17 seconds East a distance of 94.85 feet to a point; thence South 87 degrees 34 minutes 43 seconds East a distance of 20.00 feet to a point; thence South 2 degrees 25 minutes 17 seconds West a distance of 74.88 feet to a point; thence South 87 degrees 29 minutes 19 seconds East a distance of 263.25 feet to a point; thence North 01 degree 50 minutes 20 seconds East a distance of 72.95 feet to a point; thence South 87 degrees 54 minutes 33 seconds East a distance of 20.37 feet to a point; thence South 2 degrees 01 minute 48 seconds West a distance of 83.34 feet to a point; thence South 3 degrees 0 minutes 42 seconds West a distance of 171.73 feet to a point; thence South 21 degrees 23 minutes 42 seconds East a distance of 59.29 feet to a point; thence South 69 degrees 4 minutes 43 seconds West a distance of 20.01 feet to a point; thence North 21 degrees 23 minutes 26 seconds West a distance of 63.49 feet to a point; thence North 3 degrees 18 minutes 56 seconds East a distance of 56.89 feet to a point; thence North 87 degrees 21 minutes 53 seconds West a distance of 264.01 feet to a point; thence South 3 degrees 01 minute 17 seconds West a distance of 110.95 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 0.574 acres (24,983 square feet).



8/18/21

PHASE 4 SEWER EASEMENT

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 1266 of the 12th District, Fulton County, Georgia and being more particularly described as follows:

To find the POINT OF COMMENCEMENT, commence at a point at the Land Lot Corner common to Land Lots 802, 803, 1265 & 1266; thence South 89 degrees 01 minutes 15 seconds a distance of 447.69 feet to a point and the TRUE POINT OF BEGINNING;

Thence leaving said point, North 89 degrees 36 minutes 49 seconds West a distance of 20.00 feet to a point; thence North 01 degree 17 minutes 49 seconds East a distance of 84.52 feet to a point; thence North 25 degrees 19 minutes 30 seconds West a distance of 76.23 feet to a point; thence North 24 degrees 57 minutes 19 seconds West a distance of 138.53 feet to a point; thence South 79 degrees 57 minutes 29 seconds West a distance of 78.80 feet to a point; thence North 33 degrees 57 minutes 23 seconds West a distance of 68.54 feet to a point; thence North 16 degrees 11 minutes 9 seconds West a distance of 188.02 feet to a point; thence North 73 degrees 48 minutes 51 seconds East a distance of 20.00 feet to a point, thence South 16 degrees 11 minutes 9 seconds East a distance of 184.89 feet to a point; thence South 33 degrees 57 minutes 23 seconds East a distance of 52.41 feet to a point; thence North 79 degrees 57 minutes 29 seconds East a distance of 72.26 feet to a point; thence North 63 degrees 55 minutes 10 seconds East a distance of 204.90 feet to a point; thence South 89 degrees 51 minutes 31 seconds East a distance of 198.36 feet to a point; thence South 0 degrees 10 minutes 14 seconds East a distance of 20.00 feet to a point; thence South 89 degrees 49 minutes 46 seconds West a distance of 90.57 feet to a point; thence South 0 degrees 30 minutes 35 seconds East a distance of 176.31 feet to a point; thence South 89 degrees 27 minutes 35 seconds West a distance of 19.91 feet to a point; thence North 0 degrees 32 minutes 25 seconds West a distance of 176.55 feet to a point; thence North 89 degrees 32 minutes 16 seconds West a distance of 83.29 feet to a point; thence South 63 degrees 55 minutes 10 seconds West a distance of 191.80 feet to a point; thence South 24 degrees 52 minutes 44 seconds East a distance of 134.62 feet to a point; thence North 89 degrees 56 minutes 41 seconds East a distance of 211.32 feet to a point; thence South 85 degrees 46 minutes 53 seconds East a distance of 90.24 feet to a point; thence South 4 degrees 13 minutes 7 seconds West a distance of 20.00 feet to a point; thence North 85 degrees 46 minutes 53 seconds West a distance of 89.49 feet to a point; thence South 89 degrees 56 minutes 41 seconds West a distance of 201.18 feet to a point; thence South 25 degrees 21 minutes 15 seconds East a distance of 60.49 feet to a point; thence South 01 degree 18 minutes 19 seconds West a distance of 88.92 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 0.691 acres (30,091 square feet).



8/18/21

REV	DATE	DESCRIPTION	BY
1	7/15/21	UPDATE PER SITE SURVEY	JAC
2	7/23/21	SEWER EASEMENT	JAC



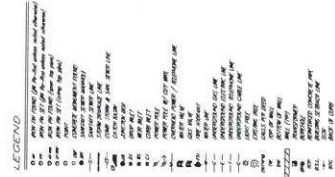
SITE MAP (NTS)

SURVEY REFERENCES

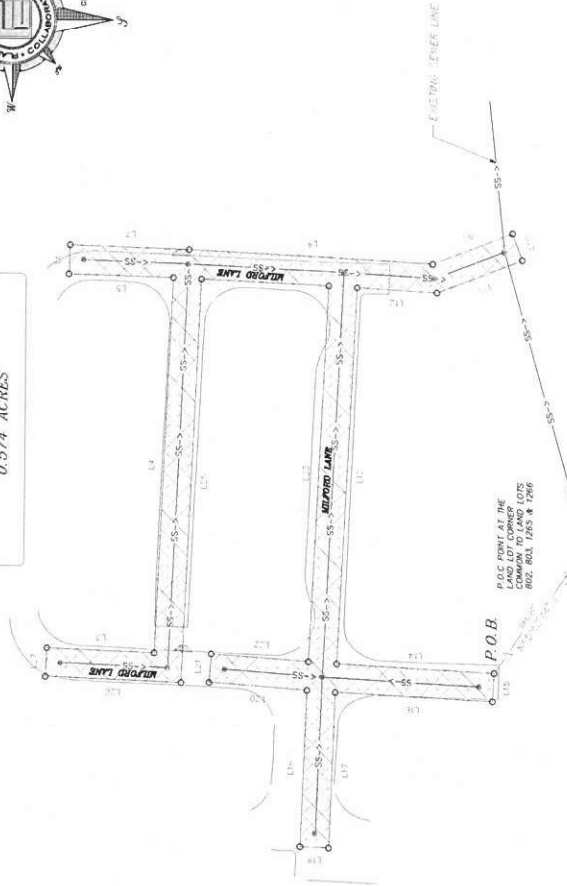
1. PLAT OF SURVEY PERFORMED FOR ACADEMY PARK NEIGHBORHOOD ASSOCIATION, INC. BY ACCURATE SURVEYING AND PLANNING, DATED 12/09/2014
2. FINAL PLAT FOR ACADEMY PARK-OUTPALL BOUNDARY BY PRS&J WITH A FINAL REVISION DATE OF 06/15/2008.
3. DEEDS AND PLATS AS SHOWN HEREON AND FULTON COUNTY, GEORGIA TAX RECORDS.

DATES OF FIELD WORK

THE FIELD WORK USED TO RESOLVE AND PRODUCE THIS SURVEY WAS OBTAINED IN THE FIELD BETWEEN THE DATES OF JULY 15, 2021 AND JULY 21, 2021.



PHASE 1 SEWER DEDICATION
0.574 ACRES



Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction
L35	204.90	N05° 50' 09.60"E	L55	138.53	N04° 57' 18.75"W
L36	204.90	N05° 50' 09.60"E	L56	76.23	N05° 16' 30.37"W
L37	74.26	N03° 57' 28.53"E	L57	84.52	N07° 14' 49.31"E
L38	92.44	N03° 57' 28.53"E	L58	20.00	N09° 30' 49.15"W
L39	126.91	S06° 11' 09.45"E	L59	86.62	S1° 16' 18.86"W
L40	20.00	N05° 50' 09.60"E	L60	66.62	S02° 21' 15.00"E
L41	20.00	N05° 50' 09.60"E	L61	20.00	N05° 46' 41.27"W
L42	20.00	N05° 50' 09.60"E	L62	89.48	N05° 46' 53.32"E
L43	20.00	N05° 50' 09.60"E	L63	20.00	S4° 13' 06.60"W
L44	94.65	N2° 25' 16.88"E	L64	20.00	N05° 46' 53.32"E
L45	20.00	N07° 29' 19.45"W	L65	20.00	N05° 46' 41.27"E
L46	20.00	N07° 29' 19.45"W	L66	134.62	S24° 52' 55.94"W
L47	20.00	N07° 29' 19.45"W	L67	181.80	S03° 25' 09.80"E
L48	20.00	N07° 29' 19.45"W	L68	181.80	S03° 25' 09.80"E
L49	20.00	N07° 29' 19.45"W	L69	181.80	S03° 25' 09.80"E
L50	20.00	N07° 29' 19.45"W	L70	178.55	N09° 32' 15.66"W
L51	20.00	N07° 29' 19.45"W	L71	19.91	S09° 27' 33.05"W
L52	20.00	N07° 29' 19.45"W	L72	178.51	S09° 27' 33.05"W
L53	20.00	N07° 29' 19.45"W	L73	20.00	S07° 01' 14.40"E
L54	20.00	N07° 29' 19.45"W	L74	186.36	S07° 01' 14.40"E
L55	20.00	N07° 29' 19.45"W	L75	186.36	S07° 01' 14.40"E

Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction
L35	204.90	N05° 50' 09.60"E	L55	138.53	N04° 57' 18.75"W
L36	204.90	N05° 50' 09.60"E	L56	76.23	N05° 16' 30.37"W
L37	74.26	N03° 57' 28.53"E	L57	84.52	N07° 14' 49.31"E
L38	92.44	N03° 57' 28.53"E	L58	20.00	N09° 30' 49.15"W
L39	126.91	S06° 11' 09.45"E	L59	86.62	S1° 16' 18.86"W
L40	20.00	N05° 50' 09.60"E	L60	66.62	S02° 21' 15.00"E
L41	20.00	N05° 50' 09.60"E	L61	20.00	N05° 46' 41.27"W
L42	20.00	N05° 50' 09.60"E	L62	89.48	N05° 46' 53.32"E
L43	20.00	N05° 50' 09.60"E	L63	20.00	S4° 13' 06.60"W
L44	94.65	N2° 25' 16.88"E	L64	20.00	N05° 46' 53.32"E
L45	20.00	N07° 29' 14.45"W	L65	20.00	N05° 46' 41.27"E
L46	20.00	N07° 29' 14.45"W	L66	132.62	S24° 52' 55.44"W
L47	20.00	N07° 29' 14.45"W	L67	181.80	S03° 25' 09.80"E
L48	20.00	N07° 29' 14.45"W	L68	181.80	S03° 25' 09.80"E
L49	20.00	N07° 29' 14.45"W	L69	20.00	N09° 32' 15.66"W
L50	20.00	N07° 29' 14.45"W	L70	178.55	N09° 32' 24.95"W
L51	20.00	N07° 29' 14.45"W	L71	19.91	S09° 27' 33.05"W
L52	20.00	N07° 29' 14.45"W	L72	178.51	S09° 27' 33.05"W
L53	20.00	N07° 29' 14.45"W	L73	20.00	S09° 27' 33.05"W
L54	20.00	N07° 29' 14.45"W	L74	20.00	S09° 27' 33.05"W
L55	20.00	N07° 29' 14.45"W	L75	20.00	S09° 27' 33.05"W
L56	20.00	N07° 29' 14.45"W	L76	20.00	S09° 27' 33.05"W
L57	20.00	N07° 29' 14.45"W	L77	20.00	S09° 27' 33.05"W
L58	20.00	N07° 29' 14.45"W	L78	20.00	S09° 27' 33.05"W
L59	20.00	N07° 29' 14.45"W	L79	20.00	S09° 27' 33.05"W
L60	20.00	N07° 29' 14.45"W	L80	20.00	S09° 27' 33.05"W
L61	20.00	N07° 29' 14.45"W	L81	20.00	S09° 27' 33.05"W
L62	20.00	N07° 29' 14.45"W	L82	20.00	S09° 27' 33.05"W
L63	20.00	N07° 29' 14.45"W	L83	20.00	S09° 27' 33.05"W
L64	20.00	N07° 29' 14.45"W	L84	20.00	S09° 27' 33.05"W
L65	20.00	N07° 29' 14.45"W	L85	20.00	S09° 27' 33.05"W
L66	20.00	N07° 29' 14.45"W	L86	20.00	S09° 27' 33.05"W
L67	20.00	N07° 29' 14.45"W	L87	20.00	S09° 27' 33.05"W
L68	20.00	N07° 29' 14.45"W	L88	20.00	S09° 27' 33.05"W
L69	20.00	N07° 29' 14.45"W	L89	20.00	S09° 27' 33.05"W
L70	20.00	N07° 29' 14.45"W	L90	20.00	S09° 27' 33.05"W
L71	20.00	N07° 29' 14.45"W	L91	20.00	S09° 27' 33.05"W
L72	20.00	N07° 29' 14.45"W	L92	20.00	S09° 27' 33.05"W
L73	20.00	N07° 29' 14.45"W	L93	20.00	S09° 27' 33.05"W
L74	20.00	N07° 29' 14.45"W	L94	20.00	S09° 27' 33.05"W
L75	20.00	N07° 29' 14.45"W	L95	20.00	S09° 27' 33.05"W
L76	20.00	N07° 29' 14.45"W	L96	20.00	S09° 27' 33.05"W
L77	20.00	N07° 29' 14.45"W	L97	20.00	S09° 27' 33.05"W
L78	20.00	N07° 29' 14.45"W	L98	20.00	S09° 27' 33.05"W
L79	20.00	N07° 29' 14.45"W	L99	20.00	S09° 27' 33.05"W
L80	20.00	N07° 29' 14.45"W	L100	20.00	S09° 27' 33.05"W

SUMMARY

EASEMENT (PHASE 1) AREA: 24,982.99 SQ. FT. OR 0.574 ACRES

EASEMENTS TOTAL AREA:

55,321.20 SQ. FT. OR 1.27 ACRES

8/18/21

REV.	DATE	DESCRIPTION
1	7/23/21	UPDATE PER SITE SURVEY
2	8/18/21	FINAL PLAT



SITE MAP (NTS)

SURVEY REFERENCES:
1. PLAT OF SURVEY REVISIONED FOR ACADEMY PARK NEIGHBORHOOD ASSOCIATION INC. BY ACCURATE SURVEYING AND PLANNING, DATED 12/08/2014.
2. FINAL PLAT FOR ACADEMY PARK-OVERALL BOUNDARY BY P&E, WITH A FINAL REVISION DATE OF 06/15/2006.
3. DEEDS AND PLATS AS SHOWN HEREON AND FULTON COUNTY, GEORGIA TAX RECORDS.



PHASE 4 SEWER DEDICATION
0.691 ACRES



DATES OF FIELD WORK
THE FIELD WORK USED TO DESIGN AND PRODUCE THIS SURVEY WAS OBTAINED IN THE FIELD BETWEEN THE DATES OF JULY 16, 2021 AND JULY 21, 2021.

LEGEND
[List of symbols and their corresponding descriptions for the survey plan.]

P.O.C.
[Point of Commencement details]

P.O.B.
[Point of Beginning details]

ACADEMY PARK NEIGHBORHOOD
[Survey details for the neighborhood]

FEUER CRESTLAND
[Survey details for the property]

REAR PORCH
[Survey details for the porch]

REAR PORCH
[Survey details for the porch]

REAR PORCH
[Survey details for the porch]

REAR PORCH
[Survey details for the porch]

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[Survey details for the porch]

REAR PORCH
[Survey details for the porch]

REAR PORCH
[Survey details for the porch]

REAR PORCH
[Survey details for the porch]

SUMMARY
EASEMENT (PHASE 4) AREA: 30,091.42 SQ. FT. OR 0.69 ACRES
EASEMENTS TOTAL AREA: 55,321.20 SQ. FT. OR 1.27 ACRES

Parcel Line Table

Line #	Length	Direction
L13	204.60	N83°55'09.80"E
L14	72.26	N79°57'26.53"E
L15	55.41	S33°57'23.31"E
L16	184.69	S16°11'09.45"E
L17	20.00	N73°48'56.55"E
L18	186.02	N18°11'09.45"E
L19	68.54	N33°57'23.31"E
L20	78.80	S79°57'26.53"E
L21	20.00	S87°54'43.02"E
L22	94.85	N2°25'16.89"E
L23	263.28	N87°20'19.45"E
L24	88.21	N2°47'16.51"E
L25	263.78	S87°21'52.63"E
L26	68.01	S4°21'26.02"E
L27	20.00	S89°30'31.89"E
L28	68.70	N4°21'26.02"E
L29	109.81	S87°55'12.92"E
L30	20.00	N2°04'47.08"E
L31	106.35	N87°55'12.92"E
L32	110.72	N3°01'16.89"E

Parcel Line Table

Line #	Length	Direction
L13	20.00	N88°58'43.01"E
L14	110.89	S3°01'16.89"E
L15	264.01	N87°21'52.63"E
L16	56.89	N3°18'55.67"E
L17	83.49	N21°23'25.81"E
L18	20.01	S89°04'43.19"E
L19	99.20	S21°33'42.42"E
L20	171.23	S3°00'42.39"E
L21	83.54	S2°01'47.83"E
L22	72.85	N1°50'19.20"E
L23	263.25	S87°20'19.45"E
L24	74.88	S2°25'16.89"E

8/18/21

REV	DATE	DESCRIPTION	BY
1	7/16/21	UPDATE PER SITE SURVEY	JRC
2	7/23/21	SEWER EASEMENT	JRC



SITE MAP (NTS)

EASEMENT PARCEL DESCRIPTION
PHASE 4
(20' SEWER EASEMENT)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 1266 of the 12th District, Fulton County, Georgia and being more particularly described as follows:

to find the POINT OF COMMENCEMENT, commence at a point at the Land Lot Corner common to Land Lots 802, 803, 1265 & 1266; thence South 89 degrees 01 minutes 15 seconds a distance of 447.69 feet to a point and the TRUE POINT OF BEGINNING.

[illegible]

land tract containing 0.691 acres (10.091 square feet)

EASEMENT PARCEL DESCRIPTION
PHASE 1
(20' SEWER EASEMENT)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 1265 of the 12th District, Fulton County, Georgia and being more particularly described as follows:

to find the POINT OF COMMENCEMENT, commence at a point at the Land Lot Corner common to Land Lots 802, 803, 1265 & 1266; thence North 55 degrees 40 minutes 44 seconds West a distance of 986.97 feet to a point and the THIRTIETH BEARING;

[illegible]

solid tract containing 0.574 metres (24.981 square feet)

D A T E S O F F I E L D W O R K

THE FIELD WORK USED TO RESOLVE AND PRODUCE THIS SURVEY WAS OBTAINED IN THE FIELD BETWEEN THE DATES OF JULY 16, 2021 AND JULY 21, 2021.

LEGEND

- [illegible]



8/18/21