

339-94

FILED IN OFFICE
CLERK OF SUPERIOR COURT
CHEROKEE COUNTY, GA.

EASEMENT

1983 FEB -2 AM 9:30
Book 339 pg 94

GEORGIA, Cherokee COUNTY
ANNETTE FLEMING, CLERK

This grant of easement made this 27 day of
January, 1983 From Sunstates Properties, Inc.
of the State and County aforesaid, party of the first part, to
Cherokee County Water & Sewerage Authority a Political Sub-
division of the State of Georgia as, party of the Second part.

WITNESSETH, that said party of the first part for and in
consideration of the sum of One Dollar
in hand paid, at and before the
sealing and delivery of these presents, the receipt sold and con-
veyed, and by these presents does grant, bargain, sell and convey
unto Cherokee County Water & Sewerage Authority, the said
party of the second part, an easement and perpetual Right-of-way
over and under the property of the party of the first part: In
Land Lot 1224 of 15th District, 2nd
Section, Cherokee County, Georgia and being a strip of land
more particularly described and shown on the plat attached hereto
and made a part hereof showing the dimensions of this easement.
The easement covered by this instrument is 20 feet wide, with
the permission to use up to 30 feet wide on construction, the
center line of which shall be the center line of the sanitary
sewer pipeline hereinafter installed by the Grantee over, upon,
through, under or across said lands. The easement begins and ends
where the said location enters and leaves the property line as
already established as above indicated, and totals approximately
495.9 feet.

The easement covered by this instrument is for the purpose
of a sanitary sewer line, together with the right to go upon said
land to install said sewer line, to inspect, maintain and repair
the same, as may from time to time be necessary and whenever said
appurtenances to said easement and right-of-way in any wise apper-
taining to or belonging.

The parties of the first part do hereby covenant with
party of the second part that they are lawfully seized and possessed
of the real estate above described, that they have a good and law-
ful right to convey it, or any part thereof, that it is free from
all encumbrances, and that they will forever warrant and defend the
title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, said party of the first part here-
unto set his hand and affixed his Seal, the day and date above
written.
Donald A. Bennett
(Grantor Signature)

Signed, Sealed and Delivered in the presence of:
Jerry [Signature]

NOTARY PUBLIC, Cherokee County, GEORGIA
ANNETTE FLEMING
Clerk, Superior Court of Cherokee County

Re 2-2-83

339-94

339-484

Re. Dec 339-95

FILED IN OFFICE
CLERK OF SUPERIOR COURT
CHEROKEE COUNTY, GA.

STATE OF GEORGIA, CHEROKEE COUNTY

THIS INDENTURE Made this 13th day of January 1983 JAN 27 PM 2:00 the year of
our Lord One Thousand Nine Hundred and Eighty-Three
between Donald A. Bennett Eighty-Three
By *Donald A. Bennett* 484
ANNETTE FLEMING, CLERK
Cherokee

of the State of Georgia and County of Cherokee of the
first part, and Deborah A. Webb
of the State of Georgia and County of Cherokee of the second part

WITNESSETH That the said party of the first part, for and in consideration of the sum of Ten
dollars, and Other Valuable Considerations, in hand paid at and before the sealing
and delivery of these presents, the receipt whereof is hereby acknowledged, he granted, bargained, sold and con-
veyed, and by these presents he grant, bargain, sell and convey unto the said party of the second part
her heirs and assigns absolutely and forever in Fee Simple

A one-half (1/2) undivided interest in and to all that tract or parcel
of land lying and being in the 15th District and 2nd Section of Cherokee
County, Georgia and being a portion of Land Lot 769 and being more
particularly described as follows:

To ascertain the beginning point of the property herein conveyed, begin
at a point formed by the common corner of original Land Lots 768, 769,
816 and 817 of the 15th District, 2nd Section, Cherokee County, Georgia,
thence along the East land lot line of Land Lot 769 North 02 degrees 30
minutes 26 seconds East a distance of 1115.68 feet to a point; thence
leaving said land lot line and running South 24 degrees 26 minutes 42
seconds West a distance of 111.74 feet to a point; thence South 49
degrees 36 minutes 33 seconds West a distance of 92.84 feet to an iron
pin located in the centerline of Trickum Road, which is the beginning
point of the property herein conveyed; thence along the centerline of
said Trickum Road and following the curvature thereof South 56 degrees
22 minutes 17 seconds West a distance of 121.56 feet to an iron pin;
thence continuing along said centerline South 03 degrees 22 minutes 00
seconds West a distance of 124.07 feet to an iron pin; thence leaving
the centerline of said right of way and running North 82 degrees 58
minutes 37 seconds West a distance of 111.27 feet to an iron pin;
thence North 35 degrees 21 minutes 00 seconds West a distance of 275.00
feet to a point, said point extending into the northerly portion of a
lake; thence South 82 degrees 57 minutes 14 seconds East a distance of
380.92 feet to the point of beginning. Said tract containing 1.00
acres.

For a more detailed description of the metes and bounds of the property
herein conveyed specific reference is hereby made to plat of survey for
Don Bennett prepared by R. Frank Meaders, Registered Surveyor, dated
January 13, 1983 and recorded in Plat Book 21, Page 148
Plat records, Cherokee County, Georgia.

CHEROKEE COUNTY, GA.
REAL ESTATE TRANSFER-TAX
PAID: 0-
DATE: 1-27-83

TO HAVE AND TO HOLD, the said premises, together with all rights, meadows and
appurtenances thereof, to the same being, belonging or in anywise appertaining to the said party of the first part,
unto the said party of the second part, her heirs and assigns forever in Fee Simple.

And the said party of the first part, for his heirs, executors and administrators, will warrant
and forever defend the right and title to the above described property unto the said party of the second part, her
heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF the said party of the first part has hereunto set his
hand and affixed his seal the day and year first above

Signed, sealed and delivered in presence of:

Donald A. Bennett (Seal)
Donald A. Bennett
Deborah A. Webb (Seal)
Deborah A. Webb
ANNETTE FLEMING
Clerk, Superior Court of Cherokee County

Re. 1-28-83

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