

Tax Parcel ID #: 18 325 06 092
Tax Parcel ID #: 18 325 06 093
Tax Parcel ID #: 18 325 06 094
Tax Parcel ID #: 18 325 06 095

Cross-reference:
Deed Book 1232, Page 340,
DeKalb County, Georgia records

STATE OF GEORGIA
COUNTY OF DEKALB

PARTIAL EASEMENT ABANDONMENT AGREEMENT

THIS PARTIAL EASEMENT ABANDONMENT AGREEMENT is made as of the _____ day of _____, 2026, by and among **DEKALB COUNTY**, a political subdivision of the State of Georgia (the “County”); **EA HOMES LP**, a Delaware-limited partnership (“Owner A”); and **EUNSIL KIM**, a resident of the State of Georgia (“Owner B”) (Owner A and Owner B collectively being referred to herein as the “Owner”).

WHEREAS, Owner A is the titleholder of that certain real property located at 1926, 1928, and 1930 Repose Drive, Atlanta, DeKalb County, Georgia 30341, being DeKalb County Tax Parcel ID numbers 18 325 06 093, 18 325 06 094, and 18 325 06 095 (the “Owner A Property”) by virtue of that certain Limited Warranty Deed dated March 25, 2024, filed April 4, 2024 and recorded in Deed Book 31367, Page 393, DeKalb County, Georgia records, and by virtue of that certain Limited Warranty Deed dated September 30, 2024, filed October 21, 2024 and recorded in Deed Book 31674, Page 528, aforesaid records, being more particularly described as Lots 5, 6, and 7 as shown on the Final Plat for Repose recorded in Plat Book 319, Page 782, aforesaid records, as revised and recorded in Plat Book 320, Page 451, aforesaid records (the “Referenced Plats”); and

WHEREAS, Owner B is the titleholder of that certain real property located at 1924 Repose Drive, Atlanta, DeKalb County, Georgia 30341, being DeKalb County Tax Parcel ID number 18 325 06 092 (the “Owner B Property” and collectively with the Owner A Property referred to herein as the “Property”) by virtue of that certain Limited Warranty Deed filed December 23, 2025 and recorded in Deed Book 32357, Page 182, DeKalb County, Georgia records, being more particularly described as Lot 4 as shown on the Referenced Plats; and

WHEREAS, the County was granted easement rights running with the Property, specifically a sewer easement (the “Sewer Easement”), by virtue of that certain easement filed October 30, 1956 and recorded in Deed Book 1232, Page 340, aforesaid records, and as shown on the Referenced Plats; and

WHEREAS, the County and the Owner each acknowledges that the section of the County's sewer infrastructure related specifically to the Sewer Easement to the extent it crosses the Owner A Property and the Owner B Property as referenced above is no longer being utilized to carry wastewater; and

WHEREAS, the "Sewer Easement Abandonment Area" is evidenced by virtue of that certain legal description attached hereto as **Exhibit "A"** and as shown as the 992 square feet to be abandoned on that certain unrecorded Sewer Easement Exhibit for Repose prepared by Planners & Engineers Collaborative +, AP# 3103545, dated April 2, 2025 and attached hereto as **Exhibit "B"**, both exhibits of which are incorporated herein by reference, with the Sewer Easement Abandonment Area being described and shown as the portion of the existing 20' S.S.E. crossing Lots 4, 5, 6 and 7; and

WHEREAS, the County and the Owner both desire to abandon any rights, obligations, responsibilities and liability associated with the Sewer Easement as it relates to or affects the Sewer Easement Abandonment Area; and

WHEREAS, the County, through its Board of Commissioners, has considered the abandonment of the use of the Sewer Easement located on, over, or under the Sewer Easement Abandonment Area and any recorded or prescriptive easements related to same located on or under or as they affect, benefit or burden the Sewer Easement Abandonment Area; and

WHEREAS, the County, through its Board of Commissioners, approved the abandonment of the Sewer Easement within the Sewer Easement Abandonment Area contemplated herein on _____, 20____;

NOW THEREFORE, the County and Owner, for and in consideration of Ten (\$10.00) Dollars in hand paid, and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, do each hereby agree as follows:

1. **COUNTY** does hereby quitclaim to Owner A and to Owner B, to the extent of their respective interests, and release and abandon all right, title, or interest in or to any portion of the Sewer Easement that is located on, above, or under the Sewer Easement Abandonment Area, hereby surrendering any right or easement for ingress, egress, or thoroughfare over and across the Sewer Easement Abandonment Area for any purpose related to the Sewer Easement, together with any and all other rights therein, including any maintenance rights or obligations of the County.
2. **OWNER** acknowledges that the structures and pipes once serving the Sewer Easement still exist on and under the Sewer Easement Abandonment Area. Owner hereby accepts the County's conveyance, release, and abandonment of any and all rights or obligations the County may have had in or to any portion of the Sewer Easement that is located on, above, or under the Sewer Easement Abandonment Area. Owner hereby releases County from any duty, responsibility, or liability in relation to any pipes or other structures on, above, or under the Sewer Easement Abandonment Area in any way

related to the Sewer Easement, including the existence thereof and any repair or removal of the same.

3. This Partial Easement Abandonment Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors, successors in title and assigns.

This Partial Easement Abandonment Agreement is strictly limited to those areas described and shown herein as the abandoned 992 square feet of the existing 20' S.S.E. Any easement not specifically released by this instrument shall continue in full force and effect.

IN WITNESS WHEREOF, the undersigned parties have affixed their hands and seals as of the day and year first above written.

Signed, sealed, and delivered this _____ day of _____, 20____ in the presence of:

Witness

Notary Public

COUNTY:

DEKALB COUNTY,
a political subdivision of the State of Georgia

By: _____
Name: _____
Title: _____

Attest: _____
Name: _____
Title: _____

Signed, sealed, and delivered this
_____ day of _____, 20____
in the presence of:

Witness

Notary Public

OWNER A:

EA HOMES LP,
a Delaware limited partnership

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

Signed, sealed, and delivered this
_____ day of _____, 20____
in the presence of:

OWNER B:

Witness

EUNSIL KIM

Notary Public

EXHIBIT "A"

**LEGAL DESCRIPTION
SEWER ABANDONMENT**


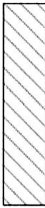

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 325 of the 18th District, Dekalb County, Georgia and being more particularly described as follows:

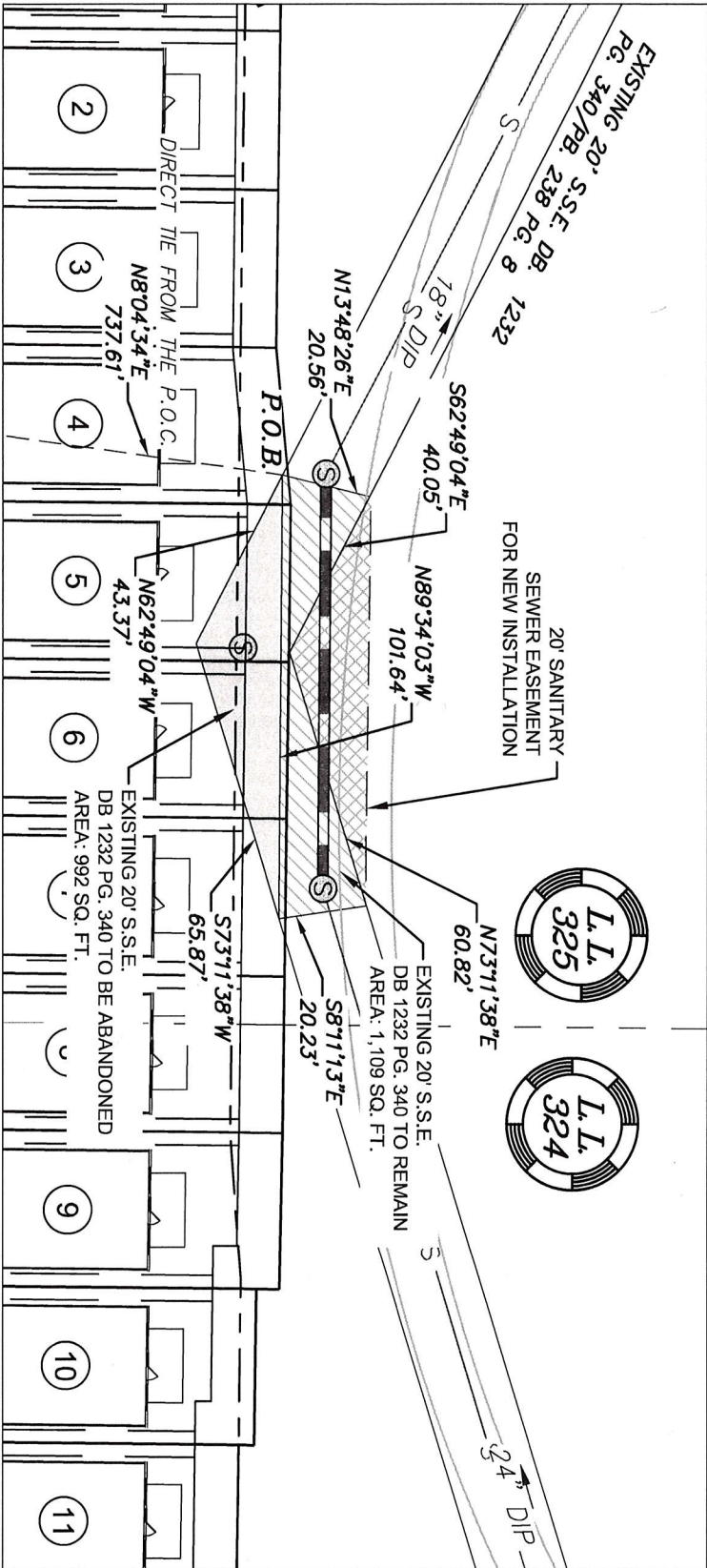
To find the TRUE POINT OF BEGINNING, commence at a point located at the intersection of the easterly right-of-way line of Chamblee Dunwoody Road (100' R/W public) and the northerly line of Gramercy Circle (Private drive & Utility easement); thence along a direct tie, North 8 degrees 4 minutes 34 seconds East a distance of 737.61 feet to a point and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING as thus established; thence South 89 degrees 34 minutes 3 seconds East a distance of 101.64 feet to a point; thence South 73 degrees 11 minutes 38 seconds West a distance of 65.87 feet to a point; thence North 62 degrees 49 minutes 4 seconds West a distance of 43.37 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 0.023 acres (992 square feet).

EXHIBIT "B"

SEWER EASEMENT EXHIBIT

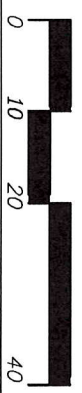
	20' SANITARY SEWER EASEMENT FOR NEW INSTALLATION
	EXISTING 20' S.S.E. DB 1232 PG. 340 TO REMAIN
	EXISTING 20' S.S.E. DB 1232 PG. 340 TO BE ABANDONED 992 SQ. FT.



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 ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
 350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
 (770) 451-2741 WWW.PEC.PLUS
 C.O.A.-LSFH000004

SEWER EASEMENT EXHIBIT
 FOR
 REPOSE

COUNTY DEKALB
 STATE OF GEORGIA
 CITY OF CHAMBLEE
 LAND LOT(S) 324 & 325
 DISTRICT 18TH



AP# 3103545
 DRAWN BY: MCS
 CHECKED BY:
 FILE NO.: 19175.00
 DATE: 04/02/25
 SCALE: 1"=40'