

Please Cross-Reference to:
Deed Book 4988, Pages 540 and 543,
DeKalb County, Georgia records

NOTICE OF PARTIAL ABANDONMENT OF WATER AND SEWER EASEMENTS

THIS NOTICE OF PARTIAL ABANDONMENT OF WATER AND SEWER EASEMENTS (this "Notice of Partial Abandonment") is executed this ____ day of _____, 2026 by DEKALB COUNTY, a political subdivision of the State of Georgia, ("County"), in favor of NASH-RW DORAVILLE OWNER, LLC, a Delaware limited liability company, its successors and assigns ("Owner").

WITNESSETH:

WHEREAS, on May 1, 1984, Sweetbriar, Inc. granted a Water Easement ("Water Easement") to DeKalb County, Georgia, as filed May 30, 1984 and recorded in Deed Book 4988, Page 540, DeKalb County records; and

WHEREAS, on May 8, 1984, Sweetbriar, Inc. granted a Sewer Easement to DeKalb County, Georgia, as filed May 30, 1984 and recorded in Deed Book 4988, Page 543, aforesaid records; and

WHEREAS, Owner has requested County to abandon all of the Water Easement and a portion of the Sewer Easement, and County is willing to do so since it no longer has a need for the abandoned segments; and

WHEREAS, Owner is the successor in title to Sweetbriar, Inc.;

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars (\$10.00) paid by each to the other, and other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, County hereby abandons the Water Easement to the extent more particularly described and shown on Exhibit "A", which is attached hereto and incorporated herein by reference, and further abandons that portion of the Sewer Easement to the extent more particularly described and shown on Exhibit "B", which is attached hereto and incorporated herein by reference.

Owner acknowledges that County has no obligation to maintain any easement or to remove any easement facilities located with the areas of abandonment described herein, and Owner releases County from all claims related thereto.

This Notice of Abandonment is strictly limited to those areas described and shown herein. Any easement not specifically released by this instrument shall continue in full force and effect.

IN WITNESS WHEREOF, the Parties have caused their respective duly authorized officers to execute this Notice of Partial Abandonment under seal as of the day and year first above written.

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

**DEKALB COUNTY, a political subdivision
of the State of Georgia**

Unofficial Witness

By: _____ (Seal)
Name: _____
Title: _____

Notary Public

By: _____ (Seal)
Name: _____
Title: _____

Signed, sealed and delivered this
_____ day of _____, 20____

**NASH-RW DORAVILLE OWNER, LLC,
a Delaware limited liability company**

Unofficial Witness

By: _____ (Seal)
Name: _____
Title: _____

Notary Public

By: _____ (Seal)
Name: _____
Title: _____

EXHIBIT "A"

LEGAL DESCRIPTION

10' Water Easement to be Abandoned

ALL THAT TRACT OR PARCEL OF LAND lying and being in the City of Doraville, Land Lot 311, 18th District, DeKalb County, Georgia, and being more particularly described as follows:

COMMENCING at a PK nail set at the intersection of the southerly R/W line of Jess Norman Way (50' R/W) with the westerly R/W line of Stewart Road (variable width R/W); THENCE running along said R/W line of Stewart Road the following courses and distances: South 01 degrees 22 minutes 50 seconds East a distance of 404.00 feet to a PK nail set; THENCE North 89 degrees 49 minutes 31 seconds West a distance of 4.99 feet to a PK nail set; THENCE South 00 degrees 28 minutes 18 seconds East a distance of 27.01 feet to a point; said point being the **POINT OF BEGINNING**;

THENCE South 00 degrees 28 minutes 18 seconds East a distance of 10.00 feet to a point; THENCE South 88 degrees 46 minutes 16 seconds West a distance of 8.60 feet to a point; THENCE South 77 degrees 35 minutes 57 seconds West a distance of 77.24 feet to a point; THENCE North 89 degrees 05 minutes 47 seconds West a distance of 212.11 feet to a point; THENCE North 00 degrees 54 minutes 13 seconds East a distance of 10.00 feet to a point; THENCE South 89 degrees 05 minutes 47 seconds East a distance of 210.94 feet to a point; THENCE North 77 degrees 35 minutes 57 seconds East a distance of 77.05 feet to a point; THENCE North 88 degrees 46 minutes 16 seconds East a distance of 9.71 feet to a point; said point being the **POINT OF BEGINNING**.

Said tract or parcel of land containing 2,978 square feet, or 0.068 acres.

EXHIBIT "A"

SHEET 2
MATCH LINE
SHEET 1

N/F
NASH-RW DORAVILLE OWNER, LLC
DB 31080, PG 126
TAX PARCEL NO. 18 311 03 049
3712 STEWART RD
DORAVILLE, GA 30340-1124

APPROX. LOC. 10' WTR ESMT.
TO BE ABANDONED
(DB 4988, PG 540)
(2,978 S.F. OR 0.068 AC.)

N 00°54'13" E 10.00'
S 89°05'47" E 210.94'
N 89°05'47" W 212.11'

N 89°49'31" W 4.99'

S 00°28'18" E 27.01'

S 00°28'18" E 10.00'

N 88°46'16" E 9.71'

N 77°35'57" E 77.05'

S 77°35'57" W 77.24'

S 88°46'16" W 8.60'

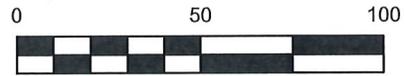
PK NAIL SET

P.O.B.

STEWART ROAD
(VARIABLE WIDTH PUBLIC R/W)



For The Firm
Paramount Surveys, Inc.



GRAPHIC SCALE
1" = 50'

LSF #1295



PARAMOUNT SURVEYS

Richard Barnett
404.354.3122
rb@paramount-surveys.com

Barron Dunn
404.328.5604
bd@paramount-surveys.com

P.O. Box 1024, Madison, GA 30650

WATER EASEMENT ABANDONMENT EXHIBIT FOR:
RANGEWATER DORAVILLE
City of Doraville
Land Lot 311 - 18th District
DeKalb County, Georgia

DATE:	10/26/2025
SCALE:	1" = 50'
DRAWN BY:	BD
DATE OF FIELD WORK:	6/23/2025

PAGE
NUMBER

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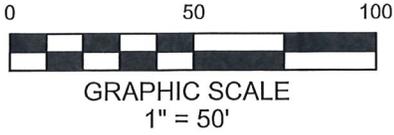
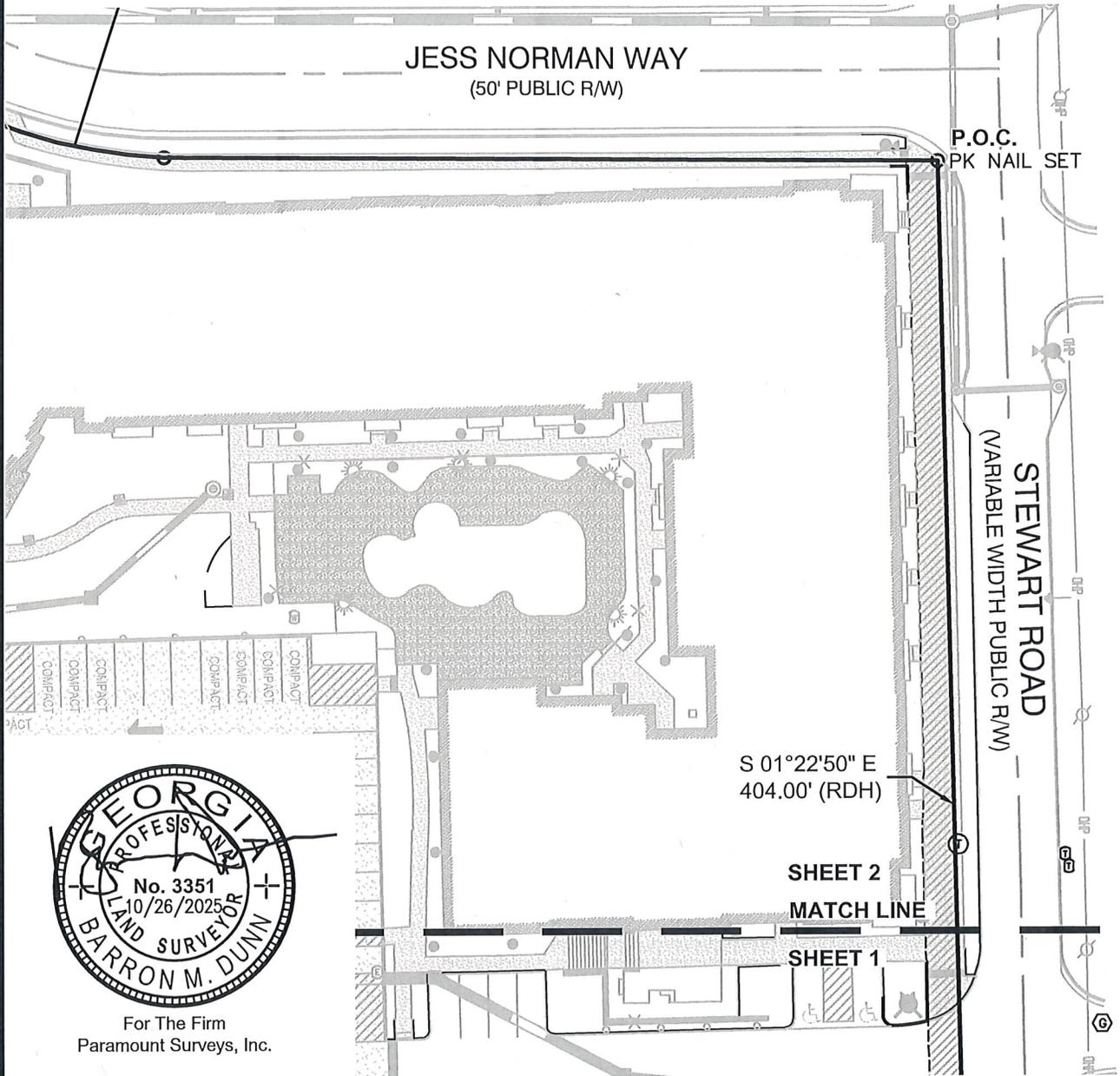


EXHIBIT "A"



For The Firm
Paramount Surveys, Inc.

LSF #1295



PARAMOUNT SURVEYS

Richard Barnett
404.354.3122
rb@paramount-surveys.com

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WATER EASEMENT ABANDONMENT EXHIBIT FOR:
RANGEWATER DORAVILLE
City of Doraville
Land Lot 311 - 18th District
DeKalb County, Georgia

DATE:	10/26/2025
SCALE:	1" = 50'
DRAWN BY:	BD
DATE OF FIELD WORK:	6/23/2025

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NUMBER

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EXHIBIT "B"

LEGAL DESCRIPTION

Sanitary Sewer Easement to be Abandoned

ALL THAT TRACT OR PARCEL OF LAND lying and being in the City of Doraville, Land Lot 311, 18th District, DeKalb County, Georgia, and being more particularly described as follows:

COMMENCING at a PK nail set at the intersection of the southerly R/W line of Jess Norman Way (50' R/W) with the westerly R/W line of Stewart Road (variable width R/W); THENCE South 10 degrees 49 minutes 56 seconds West a distance of 566.80 feet to a point; said point being the **POINT OF BEGINNING**;

THENCE South 05 degrees 05 minutes 15 seconds East a distance of 10.00 feet to a point; THENCE South 84 degrees 54 minutes 45 seconds West a distance of 145.23 feet to a point; THENCE North 05 degrees 05 minutes 15 seconds West a distance of 10.00 feet to a point; THENCE North 84 degrees 54 minutes 45 seconds East a distance of 145.23 feet to a point; said point being the **POINT OF BEGINNING**.

Said tract or parcel of land containing 1,452 square feet, or 0.033 acres.

EXHIBIT "B"

NASH-RW DORAVILLE OWNER, LLC
 DB 31080, PG 126
 TAX PARCEL NO. 18 311 03 049
 3712 STEWART RD
 DORAVILLE, GA 30340-1124

N 10°49'56" E - 566.80' TO A PK NAIL SET AT THE INTERSECTION OF THE SOUTHERLY R/W LINE OF JESS NORMAN WAY WITH THE WESTERLY R/W LINE OF STEWART ROAD

STEWART ROAD
 (VARIABLE WIDTH PUBLIC R/W)

N 05°05'15" W 10.00'

S 05°05'15" E 10.00'

N 84°54'45" E 145.23'

P.O.B.

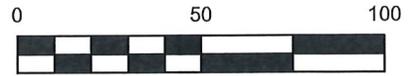
S 84°54'45" W 145.23'

10' SSE TO BE ABANDONED
 (DB 4988, PG 543)
 (1,452 S.F. OR 0.033 AC.)

10' SSE TO REMAIN
 (DB 4988, PG 543)



For The Firm
 Paramount Surveys, Inc.



GRAPHIC SCALE
 1" = 50'

LSF #1295



PARAMOUNT SURVEYS

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SANITARY SEWER EASEMENT ABANDONMENT EXHIBIT FOR:

RANGEWATER DORAVILLE

City of Doraville
 Land Lot 311 - 18th District
 DeKalb County, Georgia

DATE:	10/26/2025
SCALE:	1" = 50'
DRAWN BY:	BD
DATE OF FIELD WORK:	6/23/2025

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