

[BLANK SPACE ABOVE THIS LINE IS FOR THE SOLE USE OF THE CLERK OF SUPERIOR COURT]

THIS DOCUMENT MAY BE RECORDED ONLY 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 : Iveybrooke
Tax Parcel Identification No.: 12 249006070310
Land Disturbance Permit No.: WRN23-095
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 23rd day of October, 2024, between
JBGL Atlanta Development 2014, LLC, 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) 638, 639 & 654 of the
1st District, 2 Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

Iveybrooke

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.

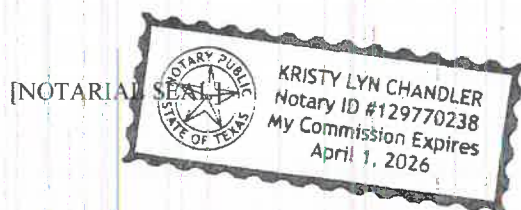
Said Grantor hereby waives for itself, its successors and assigns all rights to any further compensation or claim to damages on account of the construction, access, upgrade or maintenance of said sewer line for the use of the property as herein agreed.

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 23
day of October, 20 24
in the presence of:

[Signature]
Witness

[Signature]
Notary Public

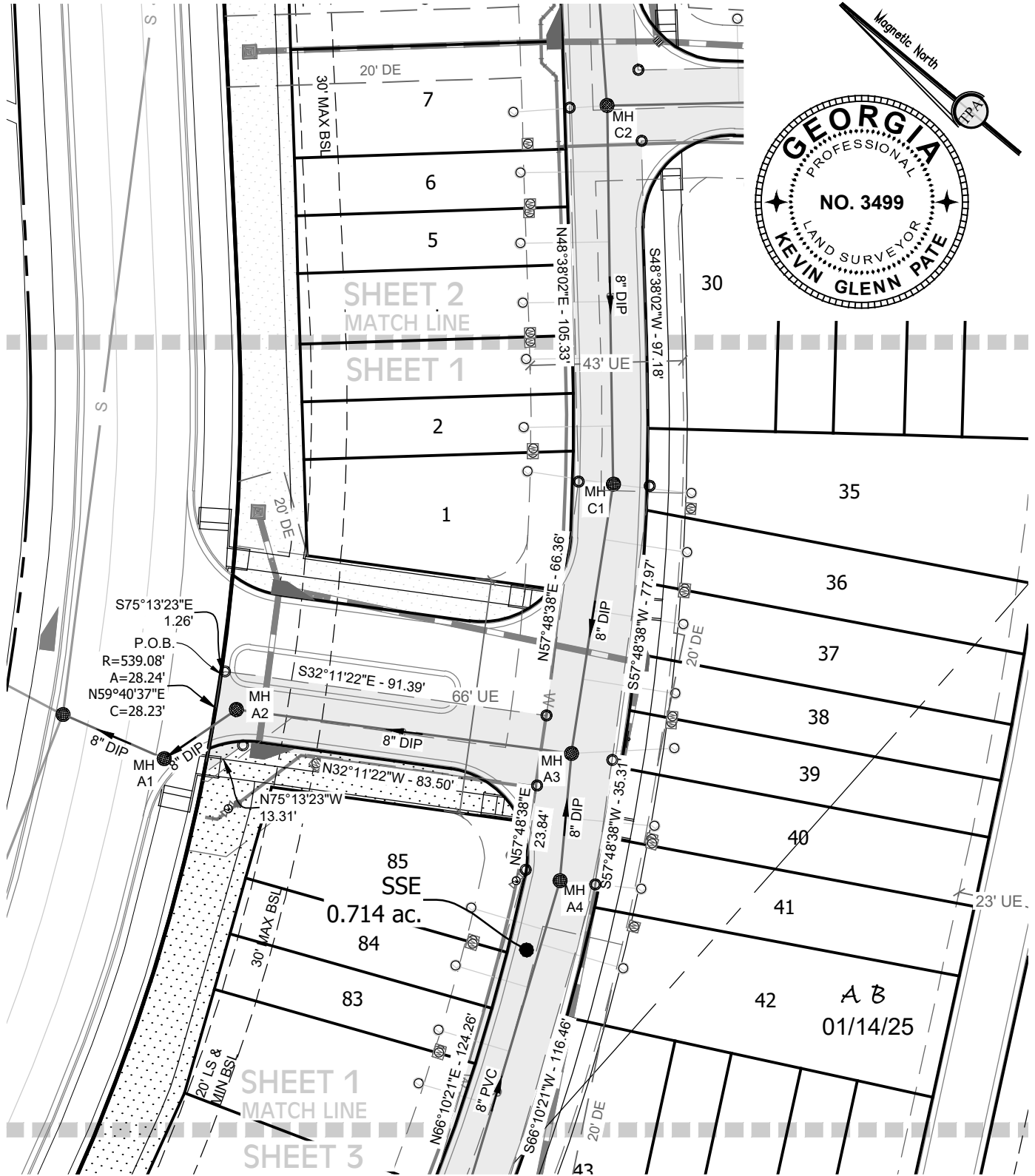
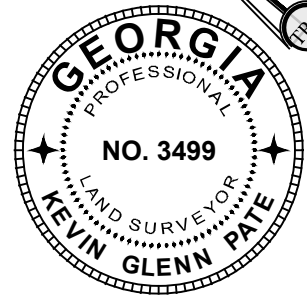
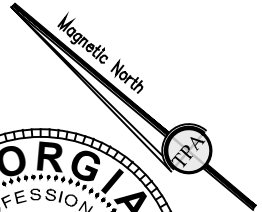


GRANTOR: JBGL Atlanta Development 2014, LLC
CORPORATE NAME

By: [Signature]
Print Name: Veronica Edwards
Title: Authorized Representative

By: _____
Print Name: _____
Title: _____

[CORPORATE SEAL]



4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruitt.com

Certificate of
Authorization Number 613

SANITARY SEWER EASEMENT EXHIBIT

IVEYBROOKE

AUTHORIZED BY: JBGL Alanta Group Development 2014, LLC

LAND LOTS 638, 639, & 654 • 1st DISTRICT • 2nd SECTION
CITY OF ALPHARETTA • FULTON COUNTY • GEORGIA
TAX PARCEL ID: 12-249006070310

GRAPHIC SCALE - IN FEET



PLAT DATE: 12/13/2024

FIELD DATE:

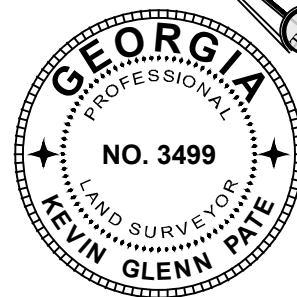
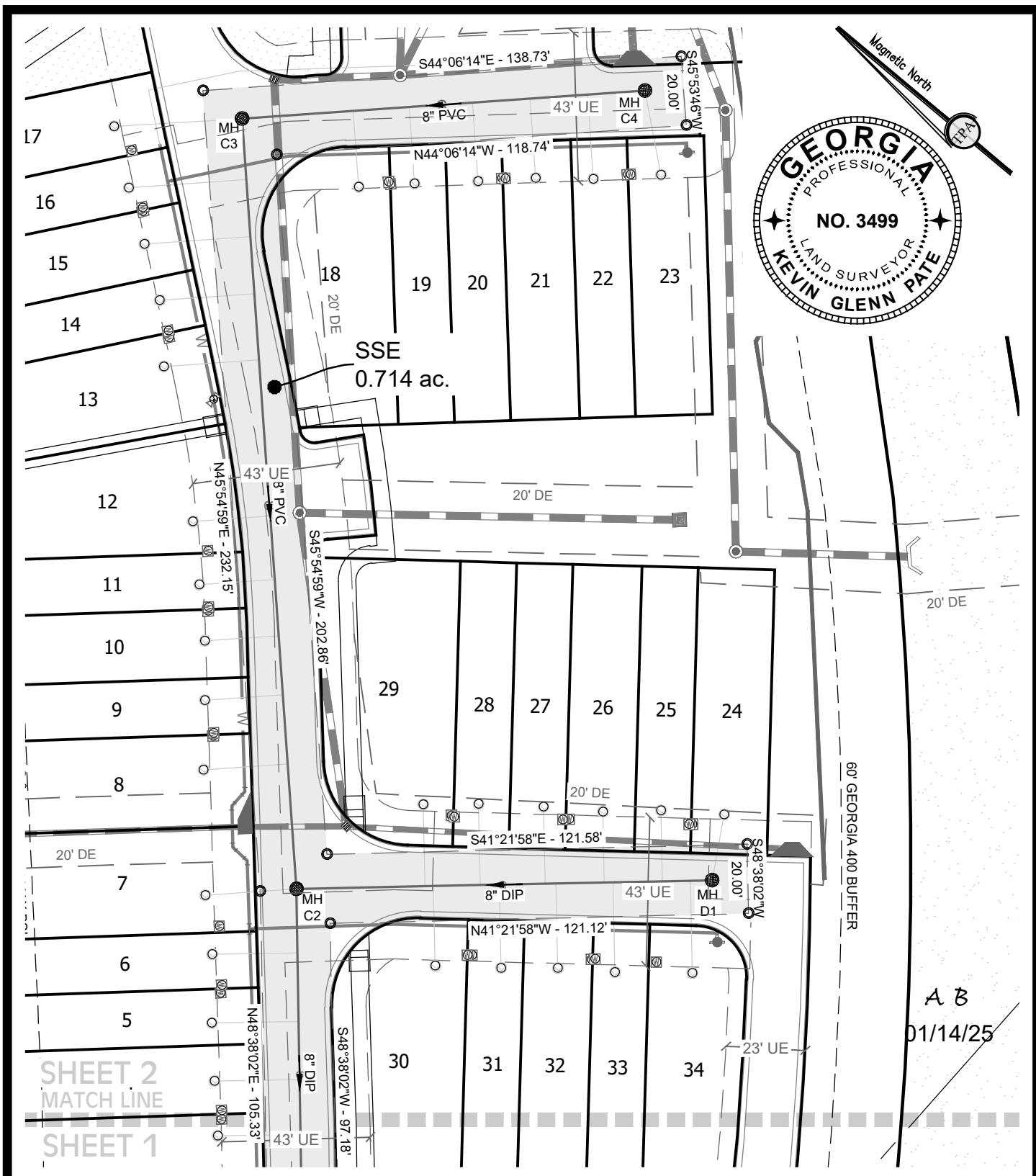
SCALE: 1" = 40'

JN: 1-22-0530

FN: 101-A-2581

DRAWN BY: SH

SHEET NO: 1 of 5



A B
01/14/25



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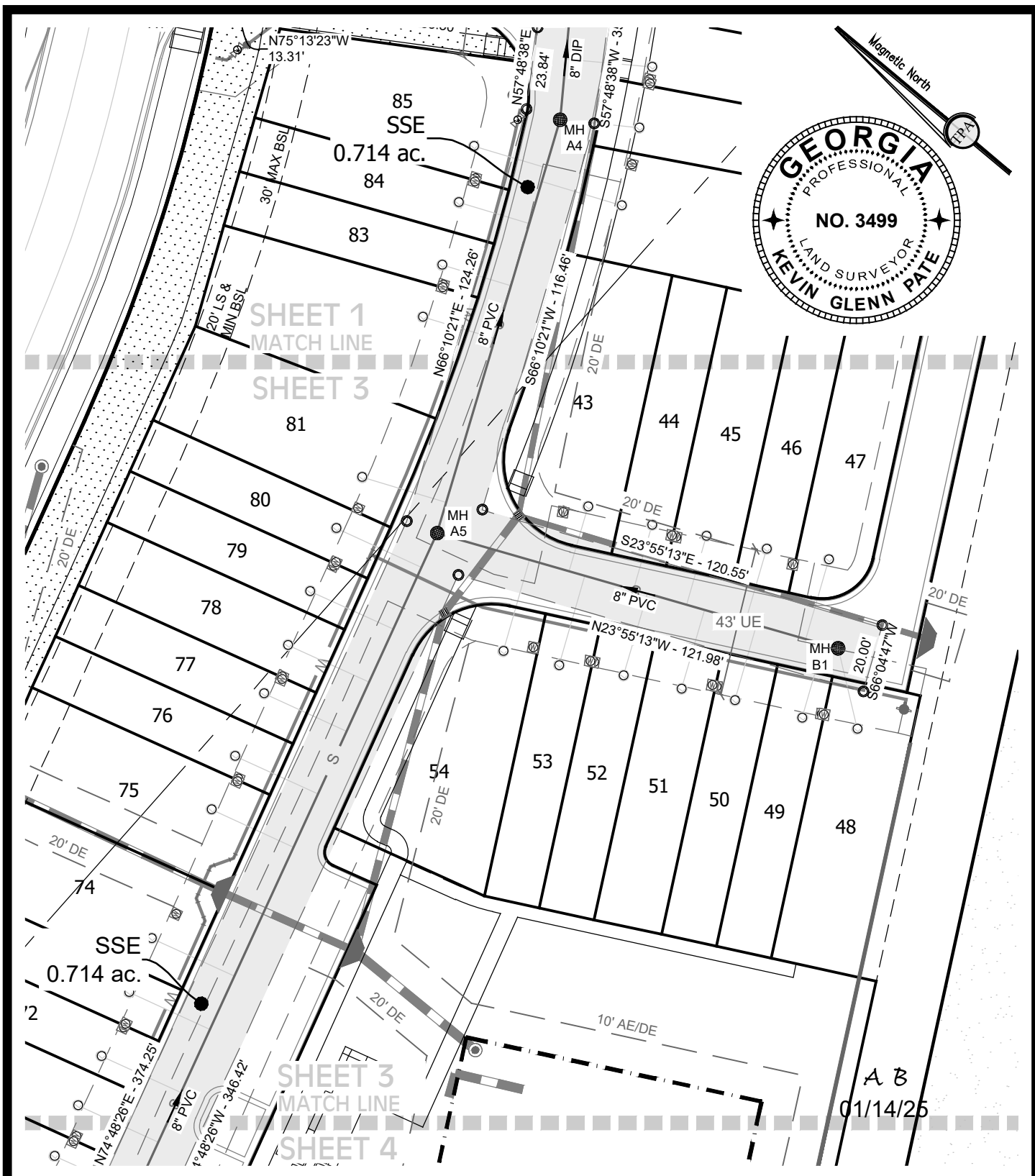
SCALE: 1" = 40'

JN: 1-22-0530

FN: 101-A-2581

DRAWN BY: SH

SHEET NO: 2 of 5



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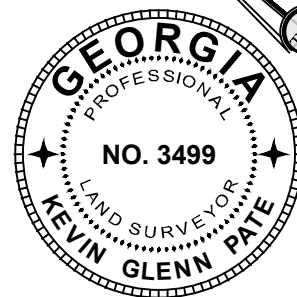
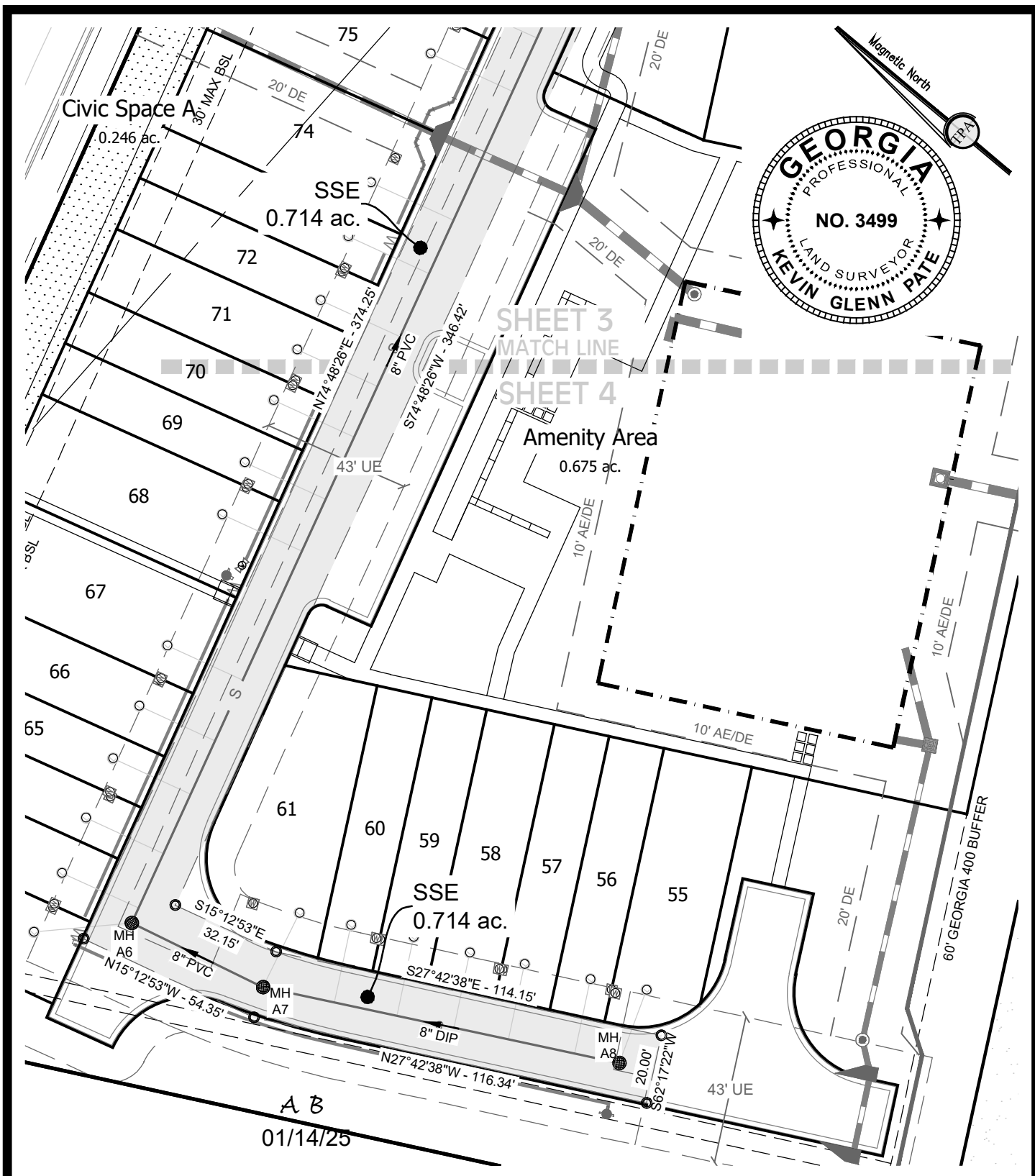
SCALE: 1" = 40'

JN: 1-22-0530

FN: 101-A-2581

DRAWN BY: SH

SHEET NO: 3 of 5



SHEET 3
MATCH LINE
SHEET 4

Amenity Area
0.675 ac.

SSE
0.714 ac.

A B
01/14/25



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LAND LOTS 638, 639, & 654 • 1st DISTRICT • 2nd SECTION
CITY OF ALPHARETTA • FULTON COUNTY • GEORGIA
TAX PARCEL ID: 12-249006070310

GRAPHIC SCALE - IN FEET



PLAT DATE: 12/13/2024

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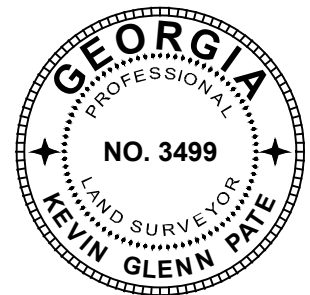
SHEET NO: 4 of 5

**DESCRIPTION OF
Iveybrooke Sanitary Easement**

All that tract or parcel of land lying and being in Land Lots 638, 639 and 654 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, being all of Parcel 2 as depicted on the Final Subdivision Plat for Rock Mill 400 recorded in Plat Book 430, Page 77, and being more particularly described as follows:

BEGINNING at a point, THENCE South 75 degrees 13 minutes 23 seconds East a distance of 1.26 feet to a point; THENCE South 32 degrees 11 minutes 22 seconds East a distance of 91.39 feet to a point; THENCE North 57 degrees 48 minutes 38 seconds East a distance of 66.36 feet to a point; THENCE North 48 degrees 38 minutes 02 seconds East a distance of 105.33 feet to a point; THENCE North 45 degrees 54 minutes 59 seconds East a distance of 232.15 feet to a point; THENCE South 44 degrees 06 minutes 14 seconds East a distance of 138.73 feet to a point; THENCE South 45 degrees 53 minutes 46 seconds West a distance of 20.00 feet to a point; THENCE North 44 degrees 06 minutes 14 seconds West a distance of 118.74 feet to a point; THENCE South 45 degrees 54 minutes 59 seconds West a distance of 202.86 feet to a point; THENCE South 41 degrees 21 minutes 58 seconds East a distance of 121.58 feet to a point; THENCE South 48 degrees 38 minutes 02 seconds West a distance of 20.00 feet to a point; THENCE North 41 degrees 21 minutes 58 seconds West a distance of 121.12 feet to a point; THENCE South 48 degrees 38 minutes 02 seconds West a distance of 97.18 feet to a point; THENCE South 57 degrees 48 minutes 38 seconds West a distance of 77.97 feet to a point; THENCE South 57 degrees 48 minutes 38 seconds West a distance of 35.31 feet to a point; THENCE South 66 degrees 10 minutes 21 seconds West a distance of 116.46 feet to a point; THENCE South 23 degrees 55 minutes 13 seconds East a distance of 120.55 feet to a point; THENCE South 66 degrees 04 minutes 47 seconds West a distance of 20.00 feet to a point; THENCE North 23 degrees 55 minutes 13 seconds West a distance of 121.98 feet to a point; THENCE South 74 degrees 48 minutes 26 seconds West a distance of 346.42 feet to a point; THENCE South 15 degrees 12 minutes 53 seconds East a distance of 32.15 feet to a point; THENCE South 27 degrees 42 minutes 38 seconds East a distance of 114.15 feet to a point; THENCE South 62 degrees 17 minutes 22 seconds West a distance of 20.00 feet to a point; THENCE North 27 degrees 42 minutes 38 seconds West a distance of 116.34 feet to a point; THENCE North 15 degrees 12 minutes 53 seconds West a distance of 54.35 feet to a point; THENCE North 74 degrees 48 minutes 26 seconds East a distance of 374.25 feet to a point; THENCE North 66 degrees 10 minutes 21 seconds East a distance of 124.26 feet to a point; THENCE North 57 degrees 48 minutes 38 seconds East a distance of 23.84 feet to a point; THENCE North 32 degrees 11 minutes 22 seconds West a distance of 83.50 feet to a point; THENCE North 75 degrees 13 minutes 23 seconds West a distance of 13.31 feet to a point; THENCE along a curve to the left with a radius of 539.08 feet and an arc length of 28.24 feet, said curve having a chord bearing of North 59 degrees 40 minutes 37 seconds East and a chord distance of 28.23 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 31,105 square feet or 0.71 acres.



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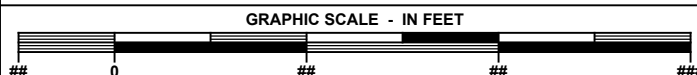
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TAX PARCEL ID: 12-249006070310



PLAT DATE: 12/13/2024

FIELD DATE:

SCALE: N/A

JN: 1-22-0530

FN: 101-A-2581

DRAWN BY: SH

SHEET NO: 5 of 5