

[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 : Ecco Park Phase 2
Tax Parcel Identification No.: 12-27220-0743-038-2
Land Disturbance Permit No.: 19-080WRR
Zoning/Special Use Permit No.: MP-18-12
(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 17 day of March, 2022, between GRBK North Point, 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) 743 & 754 of the 1 District, 2 Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit:

Ecco Park Phase 2

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 17
day of March, 2022
in the presence of:

Ricki Fulmer
Witness

Kristy Lyn Chandler
Notary Public



[NOTARIAL SEAL]

GRANTOR: GRBK North Point, LLC
CORPORATE NAME

By: Richard Costello
Print Name: Richard Costello
Title: President

By: _____
Print Name: _____
Title: _____

[CORPORATE SEAL]

DESCRIPTION OF

Ecco Park – Phase 2 Sanitary Sewer Easement

All that tract or parcel of land lying and being in Land Lots 743 and 754 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at a 3/4" rebar found at the southwestern end of the mitered intersection of the northwestern right of way line of Haynes Bridge Road (right of way width varies) and the northern right of way line of North Point Drive (right of way width varies); THENCE proceeding along said right of way line of North Point Drive the following courses and distances: North 73 degrees 40 minutes 07 seconds West a distance of 214.45 feet to a point and along a curve to the left with a radius of 808.00 feet and an arc length of 54.88 feet, said curve having a chord bearing of North 75 degrees 36 minutes 50 seconds West and a chord distance of 54.87 feet to a nail found; THENCE leaving said right of way of North Point Drive along a tie line North 76 degrees 55 minutes 05 seconds West a distance of 288.92 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

THENCE from said **TRUE POINT OF BEGINNING** North 89 degrees 46 minutes 37 seconds West a distance of 3.16 feet to a point; THENCE South 26 degrees 09 minutes 48 seconds West a distance of 1.99 feet to a point; THENCE North 01 degrees 16 minutes 04 seconds East a distance of 2.92 feet to a point; THENCE North 01 degrees 00 minutes 18 seconds East a distance of 33.83 feet to a point; THENCE North 88 degrees 43 minutes 59 seconds West a distance of 10.17 feet to a point; THENCE North 01 degrees 16 minutes 01 seconds East a distance of 57.00 feet to a point; THENCE South 88 degrees 43 minutes 59 seconds East a distance of 9.98 feet to a point; THENCE North 00 degrees 54 minutes 51 seconds East a distance of 9.41 feet to a point; THENCE along a curve to the right with a radius of 58.83 feet and an arc length of 28.67 feet, said curve having a chord bearing of North 13 degrees 51 minutes 07 seconds East and a chord distance of 28.38 feet to a point; THENCE along a curve to the left with a radius of 20.50 feet and an arc length of 17.51 feet, said curve having a chord bearing of North 00 degrees 25 minutes 07 seconds West and a chord distance of 16.99 feet to a point; THENCE North 25 degrees 32 minutes 01 seconds West a distance of 0.31 feet to a point; THENCE North 30 degrees 30 minutes 21 seconds West a distance of 4.77 feet to a point; THENCE North 31 degrees 58 minutes 05 seconds West a distance of 43.08 feet to a point; THENCE along a curve to the left with a radius of 20.00 feet and an arc length of 20.26 feet, said curve having a chord bearing of North 60 degrees 59 minutes 03 seconds West and a chord distance of 19.40 feet to a point; THENCE South 90 degrees 00 minutes 00 seconds West a distance of 54.17 feet to a point; THENCE South 00 degrees 00 minutes 00 seconds East a distance of 9.50 feet to a point; THENCE South 90 degrees 00 minutes 00 seconds West a distance of 8.75 feet to a point; THENCE South 00 degrees 00 minutes 00 seconds East a distance of 176.31 feet to a point; THENCE North 89 degrees 54 minutes 34 seconds East a distance of 6.22 feet to a point; THENCE South 00 degrees 19 minutes 26 seconds East a

distance of 6.05 feet to a point; THENCE South 89 degrees 54 minutes 49 seconds West a distance of 6.25 feet to a point; THENCE South 00 degrees 00 minutes 00 seconds East a distance of 4.51 feet to a point; THENCE South 90 degrees 00 minutes 00 seconds West a distance of 28.00 feet to a point; THENCE North 00 degrees 00 minutes 00 seconds East a distance of 190.87 feet to a point; THENCE along a curve to the left with a radius of 9.50 feet and an arc length of 14.92 feet, said curve having a chord bearing of North 44 degrees 59 minutes 53 seconds West and a chord distance of 13.44 feet to a point; THENCE South 89 degrees 59 minutes 43 seconds West a distance of 155.63 feet to a point; THENCE North 00 degrees 00 minutes 00 seconds East a distance of 178.10 feet to a point; THENCE North 90 degrees 00 minutes 00 seconds East a distance of 32.00 feet to a point; THENCE South 00 degrees 00 minutes 00 seconds East a distance of 4.50 feet to a point; THENCE North 90 degrees 00 minutes 00 seconds East a distance of 3.94 feet to a point; THENCE South 00 degrees 00 minutes 00 seconds East a distance of 5.91 feet to a point; THENCE South 90 degrees 00 minutes 00 seconds West a distance of 3.94 feet to a point; THENCE South 00 degrees 00 minutes 00 seconds East a distance of 124.19 feet to a point; THENCE North 90 degrees 00 minutes 00 seconds East a distance of 7.00 feet to a point; THENCE South 00 degrees 00 minutes 00 seconds East a distance of 5.50 feet to a point; THENCE North 90 degrees 00 minutes 00 seconds East a distance of 63.31 feet to a point; THENCE South 00 degrees 00 minutes 00 seconds East a distance of 10.00 feet to a point; THENCE North 90 degrees 00 minutes 00 seconds East a distance of 21.00 feet to a point; THENCE North 00 degrees 00 minutes 00 seconds East a distance of 10.00 feet to a point; THENCE North 90 degrees 00 minutes 00 seconds East a distance of 57.00 feet to a point; THENCE South 00 degrees 00 minutes 00 seconds East a distance of 10.00 feet to a point; THENCE North 90 degrees 00 minutes 00 seconds East a distance of 22.19 feet to a point; THENCE along a curve to the left with a radius of 5.50 feet and an arc length of 8.64 feet, said curve having a chord bearing of North 45 degrees 00 minutes 00 seconds East and a chord distance of 7.78 feet to a point; THENCE North 00 degrees 00 minutes 00 seconds East a distance of 165.21 feet to a point; THENCE South 89 degrees 56 minutes 57 seconds East a distance of 32.00 feet to a point; THENCE South 00 degrees 00 minutes 00 seconds East a distance of 2.78 feet to a point; THENCE North 90 degrees 00 minutes 00 seconds East a distance of 5.23 feet to a point; THENCE South 00 degrees 00 minutes 00 seconds East a distance of 6.00 feet to a point; THENCE South 90 degrees 00 minutes 00 seconds West a distance of 5.23 feet to a point; THENCE South 00 degrees 00 minutes 00 seconds East a distance of 156.41 feet to a point; THENCE along a curve to the left with a radius of 5.50 feet and an arc length of 8.64 feet, said curve having a chord bearing of South 45 degrees 00 minutes 00 seconds East and a chord distance of 7.78 feet to a point; THENCE North 90 degrees 00 minutes 00 seconds East a distance of 10.55 feet to a point; THENCE along a curve to the right with a radius of 51.84 feet and an arc length of 43.25 feet, said curve having a chord bearing of South 66 degrees 04 minutes 49 seconds East and a chord distance of 42.01 feet to a point; THENCE South 33 degrees 15 minutes 06 seconds East a distance of 39.21 feet to a point; THENCE along a curve to the left with a radius of 20.50 feet and an arc length of 6.35 feet, said curve having a chord bearing of South 40 degrees 50 minutes 27 seconds East and a chord distance of 6.32 feet to a point; THENCE North 90 degrees 00 minutes 00 seconds East a distance of 15.09 feet to a point; THENCE North 01 degrees 13 minutes 25 seconds East a distance of 5.10 feet to a point; THENCE South 88 degrees 46 minutes 35 seconds East a distance of 83.21 feet to a point; THENCE North 00 degrees 00 minutes 00 seconds East a distance of 231.63 feet to a point;

THENCE North 90 degrees 00 minutes 00 seconds East a distance of 32.00 feet to a point;
THENCE South 00 degrees 00 minutes 00 seconds East a distance of 5.19 feet to a point;
THENCE North 90 degrees 00 minutes 00 seconds East a distance of 3.68 feet to a point;
THENCE South 00 degrees 00 minutes 00 seconds East a distance of 6.00 feet to a point;
THENCE South 90 degrees 00 minutes 00 seconds West a distance of 3.68 feet to a point;
THENCE South 00 degrees 00 minutes 00 seconds East a distance of 122.21 feet to a point;
THENCE along a curve to the left with a radius of 5.50 feet and an arc length of 8.64 feet, said curve having a chord bearing of South 45 degrees 00 minutes 00 seconds East and a chord distance of 7.78 feet to a point; THENCE North 90 degrees 00 minutes 00 seconds East a distance of 130.97 feet to a point; THENCE North 00 degrees 00 minutes 00 seconds East a distance of 1.96 feet to a point; THENCE North 90 degrees 00 minutes 00 seconds East a distance of 6.23 feet to a point; THENCE South 00 degrees 00 minutes 00 seconds East a distance of 1.96 feet to a point; THENCE North 90 degrees 00 minutes 00 seconds East a distance of 4.00 feet to a point; THENCE South 00 degrees 00 minutes 00 seconds East a distance of 32.00 feet to a point; THENCE South 90 degrees 00 minutes 00 seconds West a distance of 141.20 feet to a point; THENCE along a curve to the left with a radius of 5.50 feet and an arc length of 8.64 feet, said curve having a chord bearing of South 45 degrees 00 minutes 00 seconds West and a chord distance of 7.78 feet to a point; THENCE South 00 degrees 00 minutes 00 seconds East a distance of 60.18 feet to a point; THENCE along a curve to the left with a radius of 5.50 feet and an arc length of 8.56 feet, said curve having a chord bearing of South 44 degrees 34 minutes 22 seconds East and a chord distance of 7.72 feet to a point; THENCE South 89 degrees 14 minutes 04 seconds East a distance of 29.45 feet to a point; THENCE South 89 degrees 10 minutes 38 seconds East a distance of 50.34 feet to a point; THENCE South 89 degrees 05 minutes 22 seconds East a distance of 52.32 feet to a point; THENCE along a curve to the left with a radius of 19.50 feet and an arc length of 23.41 feet, said curve having a chord bearing of North 56 degrees 30 minutes 51 seconds East and a chord distance of 22.03 feet to a point; THENCE North 04 degrees 06 minutes 33 seconds East a distance of 99.37 feet to a point; THENCE North 14 degrees 57 minutes 37 seconds East a distance of 2.40 feet to a point; THENCE South 01 degrees 05 minutes 57 seconds West a distance of 95.04 feet to a point; THENCE along a curve to the right with a radius of 24.01 feet and an arc length of 37.15 feet, said curve having a chord bearing of South 46 degrees 33 minutes 59 seconds West and a chord distance of 33.55 feet to a point; THENCE North 89 degrees 05 minutes 22 seconds West a distance of 52.32 feet to a point; THENCE North 89 degrees 11 minutes 54 seconds West a distance of 79.79 feet to a point; THENCE North 89 degrees 02 minutes 26 seconds West a distance of 95.21 feet to a point; THENCE along a curve to the left with a radius of 63.48 feet and an arc length of 100.04 feet, said curve having a chord bearing of South 46 degrees 11 minutes 09 seconds West and a chord distance of 90.00 feet to a point; THENCE South 01 degrees 02 minutes 16 seconds West a distance of 101.36 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 44,058 square feet or 1.01 acres.

Grid North (GA West Zone)

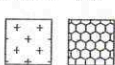


LOT 2
NORTH POINT
COMMERCIAL CORP
FLAT BOOK 384, PAGE 88
C=42.69
A=27.76
R=22.00
S01°02'41"W - 114.04'

N/P
BERGAN PROPERTIES, INC.
BERGAN PROPERTIES AND AMITY FARMS
DEED BOOK 388, PAGE 14
ZONED PFC

LOT 3
NORTH POINT
COMMERCIAL CORP
FLAT BOOK 384, PAGE 88
N/P
GREENE ROGG NP I, LLC
DEED BOOK 384, PAGE 17
ZONED PFC

Civic Space
(Permanent Public
Access Easement)



EASEMENT NOTES:
1. 20' STORMWATER EASEMENT WITH EXCEPT WHERE NOTED LESS BASED UPON PILE DEPTH.
2. THE DEVELOPER HAS BEEN ADVISED THAT THE EXISTING UNDERGROUND UTILITY DEPTHS OF 4' UNLESS OTHERWISE NOTED DO NOT MEET CITY REQUIREMENTS. THE DEVELOPER SHALL BE RESPONSIBLE FOR ADDITIONAL COMPILATIONS ASSOCIATED WITH THE EXISTING UTILITY DEPTHS. THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY NECESSARY LEGAL DISCLOSURE SHOULD THE PROPERTY CHANGE HANDS.

POC
3/4" REBAR FOUND

FINAL PLAT
Ecco Park
Phase 2

1275 North Point Dr., Alpharetta, GA 30022

Land Lots 743 & 754 - 1st District - 2nd Section - City Of Alpharetta - Fulton County, GA



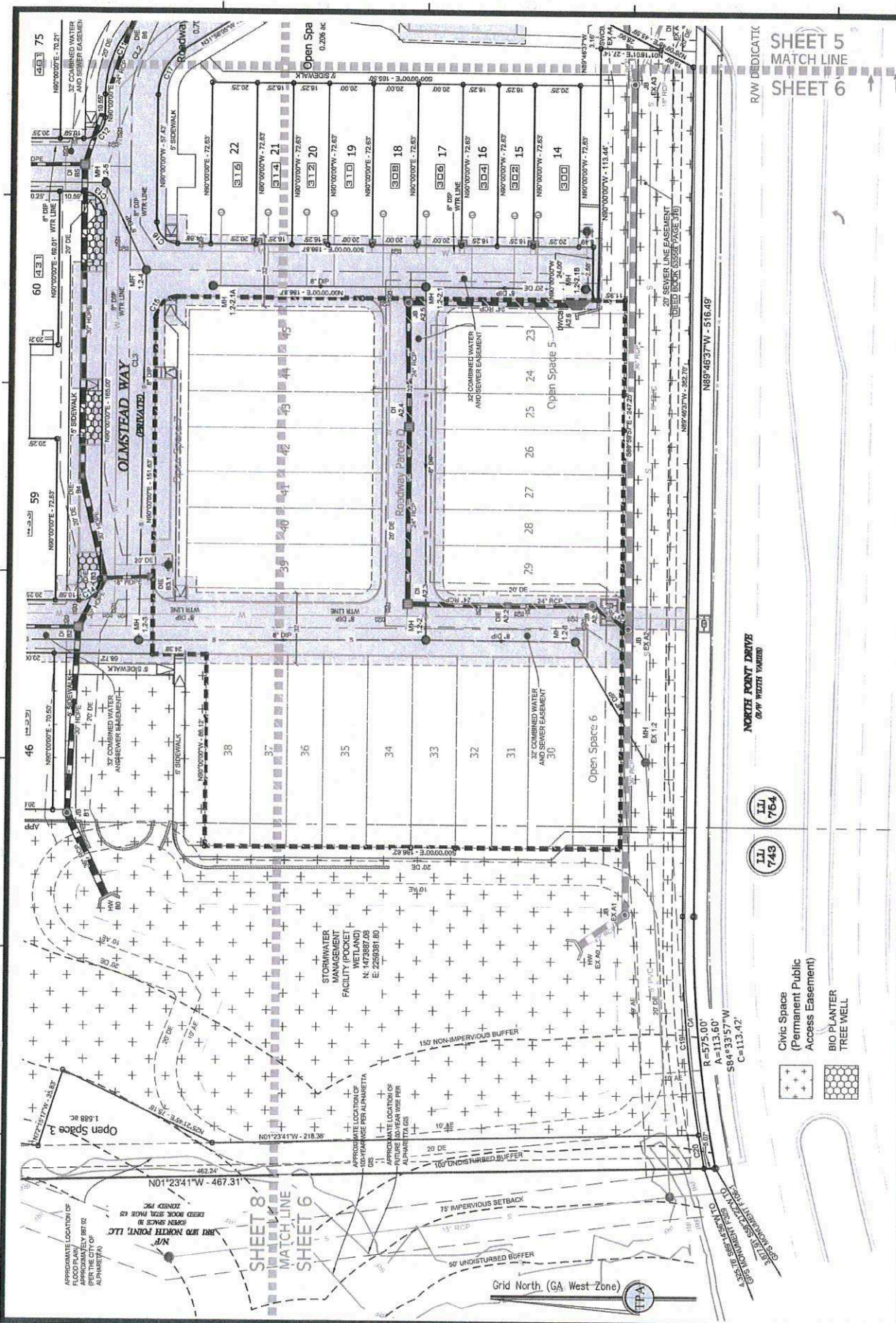
4377 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruit.com

Contact Person: John Mender
Certificate of Authorization Number 613



NO.	DATE	DESCRIPTION	BY
1			
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5			
6			
7			
8			

REVISIONS



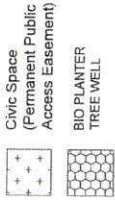
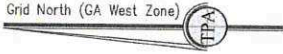
DATE: 11/24/2021
 SCALE: 1" = 30'
 LSV: FINAL PLAT
 DN: 180082 FP PH 2
 JN: 118-C-0082
 FN: 116-C-3085
 SHEET 6 OF 8

FINAL PLAT
Ecco Park
 Phase 2
 1275 North Point Dr., Alpharetta, GA 30022
 Land Lots 743 & 754 - 1st District - 2nd Section - City of Alpharetta - Fulton County, GA

For The Firm
Travis Pruitt & Associates, Inc.
 PROFESSIONAL ENGINEER
 No. 2895
 4317 Park Drive, Suite 400
 Norcross, Georgia 30093
 Phone: (770) 416-7511
 Fax: (770) 416-6759
 www.travispruitt.com

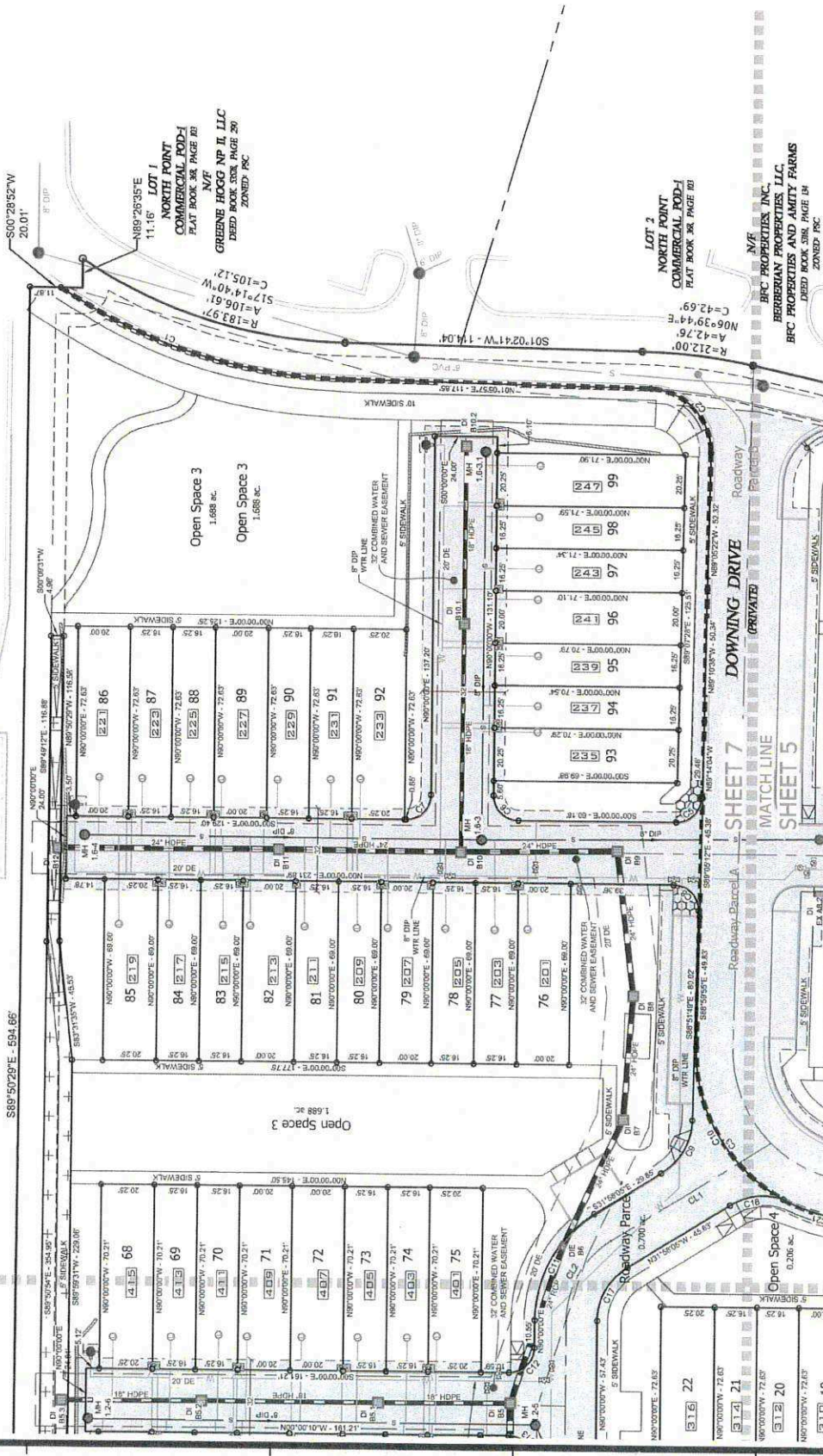
Contact Person: John Merder
 Certificate of Authorization Number: 613

NO.	DATE	DESCRIPTION	BY
1			
2			
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SHEET 7
MATCH LINE
SHEET 8

N/F
BREXIA P. PORTOLO LLC
DEED BOOK 624, PAGE 59
ZONED O-F



DATE: 11/24/2021
SCALE: 1" = 30'
LSV: FINAL PLAT
DN: 190089.FP.PH.2
JN: 1-1B-0082
FN: 1-16-C-3095
SHEET 7 OF 8

FINAL PLAT
Ecco Park
Phase 2
1275 North Point Dr., Alpharetta, GA 30022
Land Lots 74 & 79 - 1st District - 2nd Section - City Of Alpharetta - Fulton County, GA

For The Firm
SAZEL Travis Pruitt & Associates, Inc.

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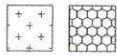
4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruitt.com

Contact Person: John Merder
Certificate of Authorization Number 613

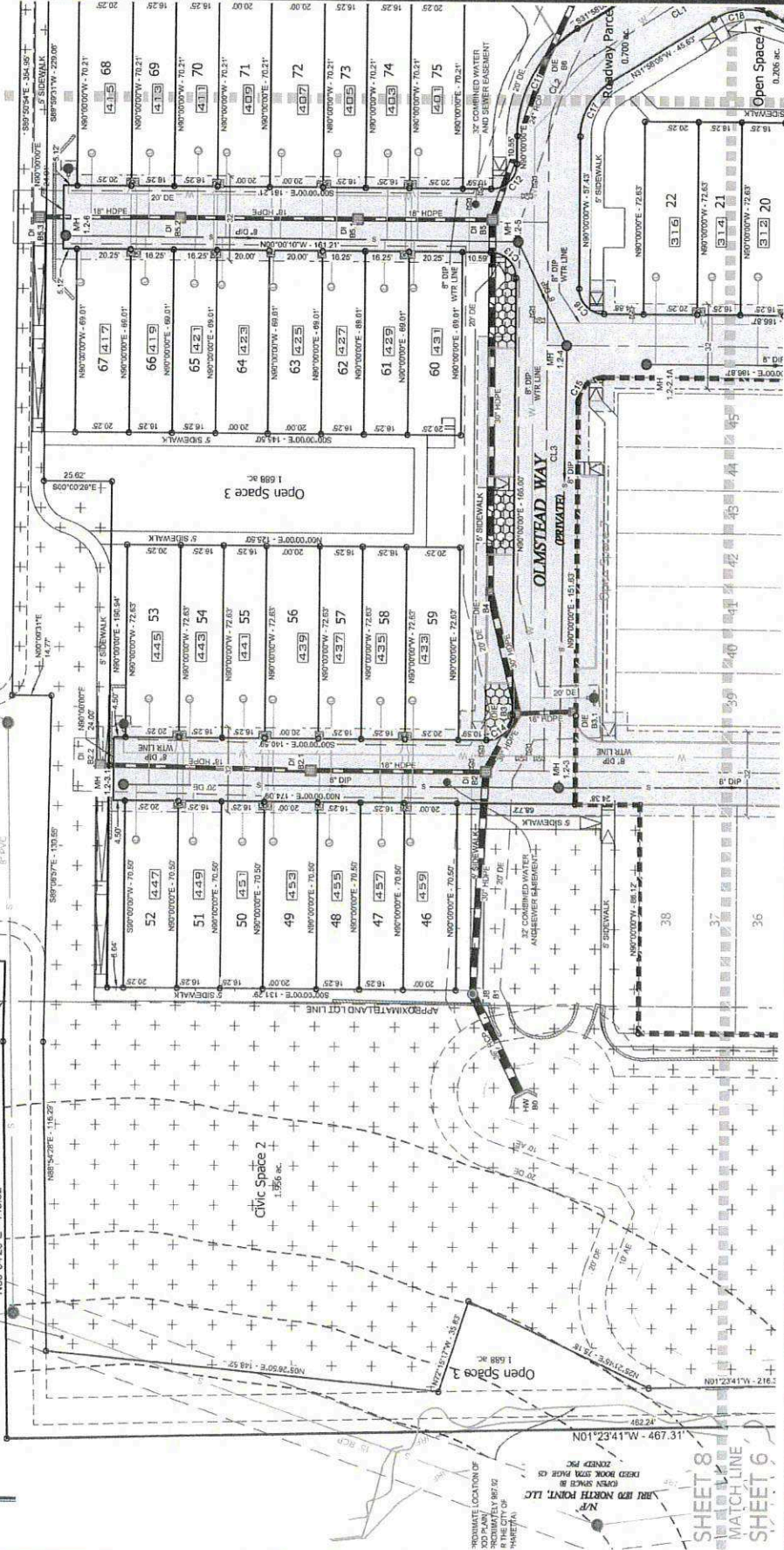
SHEET 7
MATCH LINE
SHEET 8

N/F
BRE/ESA P. PORTOLIO LLC
DEED BOOK 422, PAGE 24
ZONED O-P

Civic Space
(Permanent Public
Access Easement)
BIO PLANTER
TREE WELL



Grid North (GA West Zone)



DATE: 11/24/2021
SCALE: 1" = 30'
LSV: FINAL PLAT
DN: 180002 FP PH 2
JN: 1-18-0082
FN: 116-C-3085
SHEET 8 OF 8

FINAL PLAT
Ecco Park
Phase 2
1275 North Point Dr., Alpharetta, GA 30022
Land Lots 743 & 754 - 1st District - 2nd Section - City of Alpharetta - Fulton County, GA



For The Firm
Travis Pruitt & Associates, Inc.
5/9/21

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

NO.	DATE	DESCRIPTION	BY
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REVISIONS