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Return Recorded Document to:
Fulton County Land Division
141 Pryor Street, S.W. – Suite 8021
Atlanta, Georgia 30303

Project Name : **BYERS PARK**
Tax Parcel Identification No.: **12 270307480230, 12 270307480560**
Land Disturbance Permit No.: **WRN23-111**
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only

Approval Date: _____
Initials: _____

**WATER LINE EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 27th day of January, 2025, 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 and Grantee.

WITNESSETH, that for and in consideration of \$1.00 in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and in consideration of the benefits which will accrue to the undersigned from the construction of a water line through subject property, and in consideration of the benefits which will accrue to the subject property from the construction of a water line through the subject property, said Grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey to FULTON COUNTY and to successors and assigns the right, title, and privilege of easements through subject property located in Land Lot(s) 748,
2nd Section (if applicable) of District 1, Fulton County, Georgia, and more particularly described as follows: To wit:

BYERS PARK

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 water line through my property according to the location and size of said

water 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 water line within the aforesaid boundaries of the above-described easement.

For the same consideration, Grantor hereby conveys and relinquishes to FULTON COUNTY a right of access over Grantor's remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on said water line on both a routine and emergency basis.

Said Grantor hereby warrants that it has the right to sell and convey said water line 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 water 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 water line for the use of the property as herein agreed.

IN WITNESS HEREOF said party of the first part has hereunto affixed his/her hand and seal on the day and year first above written.

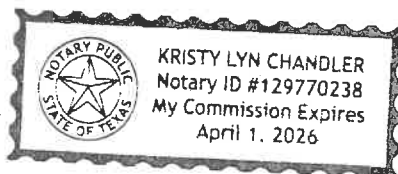
Signed, sealed and delivered this
day of January,
in the presence of:

27
20 25

Witness

Notary Public

[NOTARIAL SEAL]



GRANTOR: JBGL Atlanta Development 2014, LLC
CORPORATE NAME

By:

Print Name:

Title:

By:

Print Name:

Title:

[CORPORATE SEAL]

LEGAL DESCRIPTION – 20' WATER EASEMENT

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE LAND LOT 748 OF THE 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE FOUND RIGHT OF WAY MONUMENT, SAID MONUMENT COORDINATES OF NORTH: 1,480,694.28 AND EAST: 2,258,731.30, COORDINATES BASED ON NAD83 STATE PLANE COORDINATE SYSTEM, GEORGIA WEST ZONE, SAID MONUMENT LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF OLD MILTON PARKWAY (A.K.A. S.R. 120) (F.K.A. DULUTH STREET) (PUBLIC VARIABLE RIGHT OF WAY), THENCE SOUTH 25 DEGREES 27 MINUTES 54 SECONDS EAST A DISTANCE OF 79.63 FEET TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, THENCE SOUTH 89 DEGREES 58 MINUTES 02 SECONDS EAST A DISTANCE OF 124.11 FEET TO A POINT; THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS EAST A DISTANCE OF 19.58 FEET TO A POINT; THENCE NORTH 89 DEGREES 57 MINUTES 54 SECONDS WEST A DISTANCE OF 24.63 FEET TO A POINT; THENCE NORTH 00 DEGREES 02 MINUTES 06 SECONDS EAST A DISTANCE OF 3.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 57 MINUTES 54 SECONDS EAST A DISTANCE OF 24.63 FEET TO A POINT; THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS EAST A DISTANCE OF 43.88 FEET TO A POINT; THENCE NORTH 52 DEGREES 24 MINUTES 02 SECONDS EAST A DISTANCE OF 13.06 FEET TO A POINT; THENCE SOUTH 82 DEGREES 55 MINUTES 05 SECONDS EAST A DISTANCE OF 7.23 FEET TO A POINT; THENCE SOUTH 83 DEGREES 36 MINUTES 21 SECONDS EAST A DISTANCE OF 21.48 FEET TO A POINT; THENCE SOUTH 52 DEGREES 24 MINUTES 02 SECONDS WEST A DISTANCE OF 23.83 FEET TO A POINT; THENCE SOUTH 00 DEGREES 05 MINUTES 30 SECONDS WEST A DISTANCE OF 56.62 FEET TO A POINT; THENCE SOUTH 89 DEGREES 58 MINUTES 02 SECONDS EAST A DISTANCE OF 74.93 FEET TO A POINT; THENCE SOUTH 00 DEGREES 01 MINUTES 58 SECONDS WEST A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 02 SECONDS WEST A DISTANCE OF 13.32 FEET TO A POINT; THENCE SOUTH 00 DEGREES 00 MINUTES 50 SECONDS WEST A DISTANCE OF 25.58 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 07 SECONDS WEST A DISTANCE OF 3.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 50 SECONDS EAST A DISTANCE OF 25.58 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 02 SECONDS WEST A DISTANCE OF 16.51 FEET TO A POINT; THENCE SOUTH 00 DEGREES 00 MINUTES 48 SECONDS WEST A DISTANCE OF 25.58 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 07 SECONDS WEST A DISTANCE OF 3.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 48 SECONDS EAST A DISTANCE OF 25.58 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 02 SECONDS WEST A DISTANCE OF 17.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 00 MINUTES 50 SECONDS WEST A DISTANCE OF 25.58 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 07 SECONDS WEST A DISTANCE OF 3.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 50 SECONDS EAST A DISTANCE OF 25.58 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 02 SECONDS WEST A DISTANCE OF 19.12 FEET TO A POINT; THENCE SOUTH 00 DEGREES 05 MINUTES 30 SECONDS WEST A DISTANCE OF 163.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 58 MINUTES 02 SECONDS EAST A DISTANCE OF 75.10 FEET TO A POINT; THENCE SOUTH 00 DEGREES 01 MINUTES 58 SECONDS WEST A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 02 SECONDS WEST A DISTANCE OF 12.73 FEET TO A POINT; THENCE SOUTH 00 DEGREES 01 MINUTES 16 SECONDS WEST A DISTANCE OF 16.53 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 44 SECONDS WEST A DISTANCE OF 3.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 01 MINUTES 16 SECONDS EAST A DISTANCE OF 16.53 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 02 SECONDS WEST A DISTANCE OF 17.12 FEET TO A POINT; THENCE SOUTH 00 DEGREES 01 MINUTES 16 SECONDS WEST A DISTANCE OF 16.53 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 44 SECONDS WEST A DISTANCE OF 3.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 01 MINUTES 16 SECONDS EAST A DISTANCE OF 16.53 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 02 SECONDS WEST A DISTANCE OF 17.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 01 MINUTES 16 SECONDS WEST A DISTANCE OF 16.54 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 44 SECONDS WEST A DISTANCE OF 3.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 01 MINUTES 16 SECONDS EAST A DISTANCE OF 16.54 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 02 SECONDS WEST A DISTANCE OF 31.94 FEET TO A POINT; THENCE SOUTH 00 DEGREES 01 MINUTES 58 SECONDS WEST A DISTANCE OF 17.83 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 02 SECONDS WEST A DISTANCE OF 6.50 FEET TO A POINT; THENCE NORTH 00 DEGREES 01 MINUTES 58 SECONDS EAST A DISTANCE OF 17.83 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 02 SECONDS WEST A DISTANCE OF 121.72 FEET TO A POINT; THENCE NORTH 00 DEGREES 01 MINUTES 58 SECONDS EAST A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 58 MINUTES 02 SECONDS EAST A DISTANCE OF 120.90 FEET TO A POINT; THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS EAST A DISTANCE OF 26.10 FEET TO A POINT; THENCE NORTH 89 DEGREES 54 MINUTES 46 SECONDS WEST A DISTANCE OF 24.50 FEET TO A POINT; THENCE NORTH 00 DEGREES 05 MINUTES 14 SECONDS EAST A DISTANCE OF 3.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 54 MINUTES 46 SECONDS EAST A DISTANCE OF 24.50 FEET TO A POINT; THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS EAST A DISTANCE OF 64.35 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 02 SECONDS WEST A DISTANCE OF 24.53 FEET TO A POINT; THENCE NORTH 00 DEGREES 02 SECONDS EAST A DISTANCE OF 66.56 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 02 SECONDS WEST A DISTANCE OF 47.57 FEET TO A POINT; THENCE SOUTH 00 DEGREES 00 MINUTES 48 SECONDS WEST A DISTANCE OF 25.52 FEET TO A POINT; THENCE SOUTH 89 DEGREES 57 MINUTES 01 SECONDS WEST A DISTANCE OF 3.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 48 SECONDS EAST A DISTANCE OF 25.53 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 02 SECONDS WEST A DISTANCE OF 17.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 00 MINUTES 48 SECONDS WEST A DISTANCE OF 25.55 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 48 SECONDS EAST A DISTANCE OF 25.55 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 02 SECONDS WEST A DISTANCE OF 17.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 00 MINUTES 48 SECONDS WEST A DISTANCE OF 25.58 FEET TO A POINT; THENCE SOUTH 89 DEGREES 57 MINUTES 01 SECONDS WEST A DISTANCE OF 3.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 48 SECONDS EAST A DISTANCE OF 25.58 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 02 SECONDS WEST A DISTANCE OF 17.19 FEET TO A POINT; THENCE SOUTH 00 DEGREES 00 MINUTES 48 SECONDS WEST A DISTANCE OF 25.61 FEET TO A POINT; THENCE SOUTH 89 DEGREES 57 MINUTES 01 SECONDS WEST A DISTANCE OF 3.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 48 SECONDS EAST A DISTANCE OF 25.61 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 02 SECONDS WEST A DISTANCE OF 13.33 FEET TO A POINT; THENCE NORTH 00 DEGREES 01 MINUTES 58 SECONDS EAST A DISTANCE OF 20.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING, HAVING AN AREA OF 0.335 ACRES.

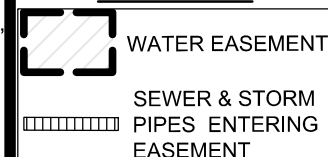


SITE MAP (NTS)

SITE DATA

ADDRESS: 2325 OLD MILTON PARKWAY,
ALPHARETTA, GA. 30005
PARCEL ID: • 12 270307480230
• 12 270307480560
SITE AREA: 4.882 AC
ZONING: DT-LW

LEGEND



CONTACT INFORMATION:

OWNER: CLINT WATERS
THE PROVIDENCE GROUP
ADDRESS: 11340 LAKEFIELD DRIVE
SUITE 140
JOHNS CREEK, GA. 30097
PHONE: 404-274-4492

ENCROACHMENT TABLE

STORMWATER PIPE: 73 SQ-FT
SEWER PIPE: 52 SQ-FT
TOTAL: 125 SQ-FT



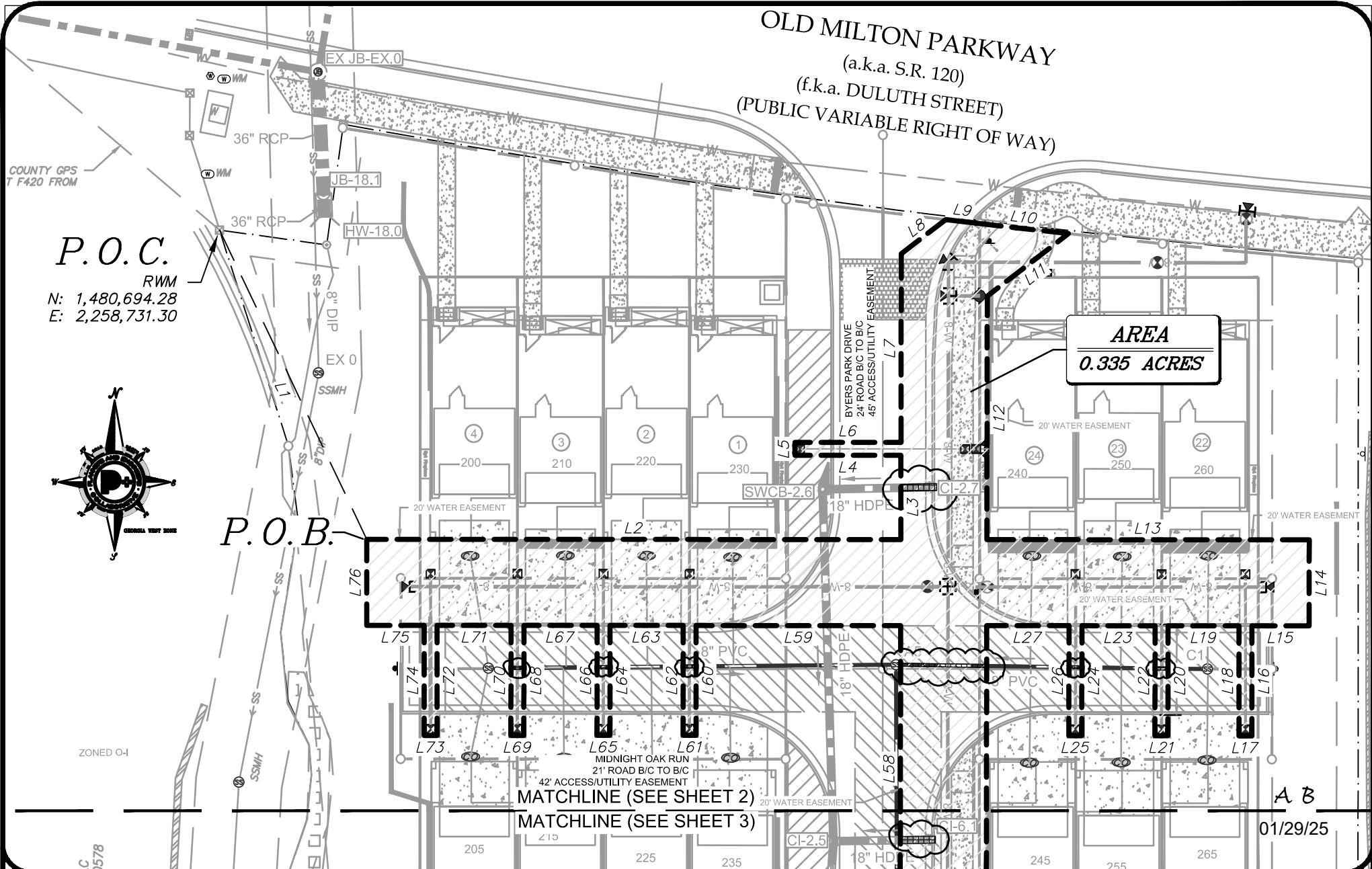
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)451-2741 WWW.PEC.PLUS
C.O.A.-LSF000004

FULTON CO. PROJECT: **WATER EASEMENT EXHIBIT "A"**
WRN23-111
COUNTY FULTON
STATE OF GEORGIA
CITY OF ALPHARETTA
LAND LOT(S) 748
DISTRICT 1st SECTION 2nd

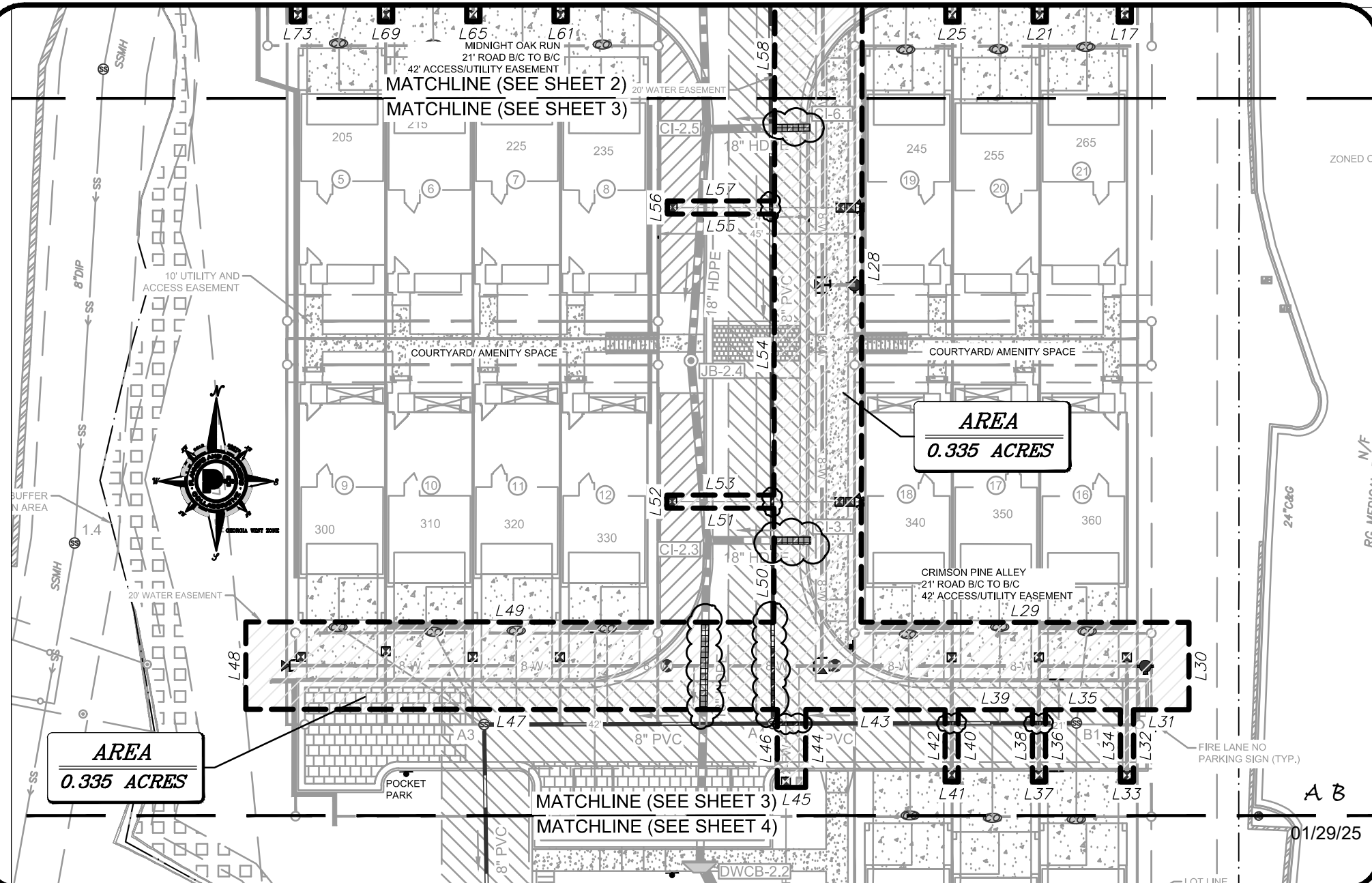


SHEET 1 OF 4

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FILE NO.: 15315.01
DATE: 01/22/25
SCALE: 1"=30'



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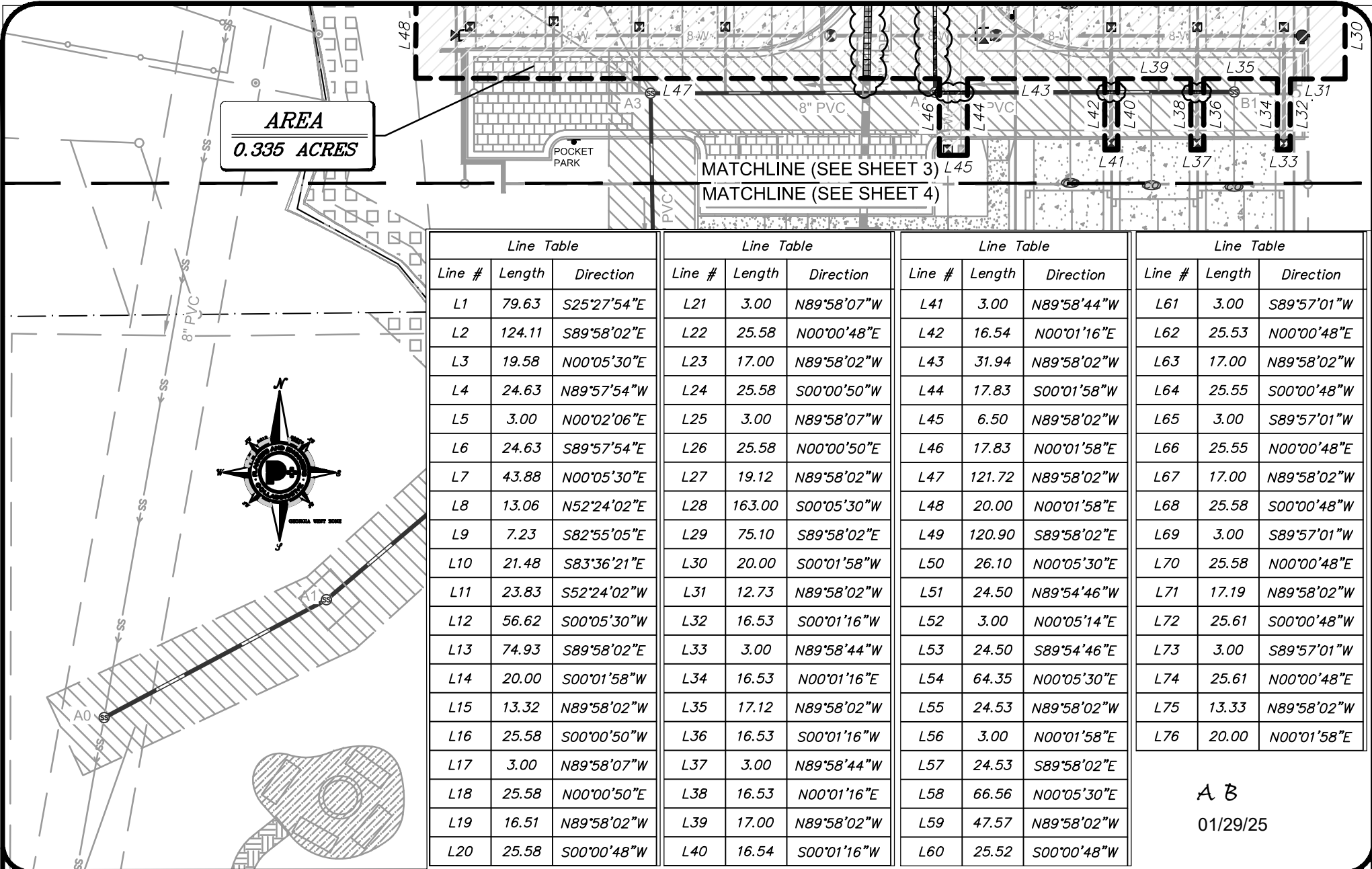
COUNTY FULTON
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LAND LOT(S) 748
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OF BYERS PARK



SHEET 3 OF 4

DRAWN BY: MCS
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SCALE: 1"=30'



Line Table		
Line #	Length	Direction
L1	79.63	S25°27'54"E
L2	124.11	S89°58'02"E
L3	19.58	N00°05'30"E
L4	24.63	N89°57'54"W
L5	3.00	N00°02'06"E
L6	24.63	S89°57'54"E
L7	43.88	N00°05'30"E
L8	13.06	N52°24'02"E
L9	7.23	S82°55'05"E
L10	21.48	S83°36'21"E
L11	23.83	S52°24'02"W
L12	56.62	S00°05'30"W
L13	74.93	S89°58'02"E
L14	20.00	S00°01'58"W
L15	13.32	N89°58'02"W
L16	25.58	S00°00'50"W
L17	3.00	N89°58'07"W
L18	25.58	N00°00'50"E
L19	16.51	N89°58'02"W
L20	25.58	S00°00'48"W

Line Table		
Line #	Length	Direction
L21	3.00	N89°58'07"W
L22	25.58	N00°00'48"E
L23	17.00	N89°58'02"W
L24	25.58	S00°00'50"W
L25	3.00	N89°58'07"W
L26	25.58	N00°00'50"E
L27	19.12	N89°58'02"W
L28	163.00	S00°05'30"W
L29	75.10	S89°58'02"E
L30	20.00	S00°01'58"W
L31	12.73	N89°58'02"W
L32	16.53	S00°01'16"W
L33	3.00	N89°58'44"W
L34	16.53	N00°01'16"E
L35	17.12	N89°58'02"W
L36	16.53	S00°01'16"W
L37	3.00	N89°58'44"W
L38	16.53	N00°01'16"E
L39	17.00	N89°58'02"W
L40	16.54	S00°01'16"W

Line Table		
Line #	Length	Direction
L41	3.00	N89°58'44"W
L42	16.54	N00°01'16"E
L43	31.94	N89°58'02"W
L44	17.83	S00°01'58"W
L45	6.50	N89°58'02"W
L46	17.83	N00°01'58"E
L47	121.72	N89°58'02"W
L48	20.00	N00°01'58"E
L49	120.90	S89°58'02"E
L50	26.10	N00°05'30"E
L51	24.50	N89°54'46"W
L52	3.00	N00°05'14"E
L53	24.50	S89°54'46"E
L54	64.35	N00°05'30"E
L55	24.53	N89°58'02"W
L56	3.00	N00°01'58"E
L57	24.53	S89°58'02"E
L58	66.56	N00°05'30"E
L59	47.57	N89°58'02"W
L60	25.52	S00°00'48"W

Line Table		
Line #	Length	Direction
L61	3.00	S89°57'01"W
L62	25.53	N00°00'48"E
L63	17.00	N89°58'02"W
L64	25.55	S00°00'48"W
L65	3.00	S89°57'01"W
L66	25.55	N00°00'48"E
L67	17.00	N89°58'02"W
L68	25.58	S00°00'48"W
L69	3.00	S89°57'01"W
L70	25.58	N00°00'48"E
L71	17.19	N89°58'02"W
L72	25.61	S00°00'48"W
L73	3.00	S89°57'01"W
L74	25.61	N00°00'48"E
L75	13.33	N89°58'02"W
L76	20.00	N00°01'58"E

A B

01/29/25

FULTON CO. PROJECT: *WATER EASEMENT EXHIBIT "A"*
WRN23-111 *OF*

COUNTY FULTON
STATE OF GEORGIA
CITY OF ALPHARETTA
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