

[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 : The Alstead Shops
Tax Parcel Identification No.: 12-266007121918
Land Disturbance Permit No.: _____
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only

Approval Date: _____
Initials: _____

**WATER VAULT EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this _____ day of September, 2022, between TNT Apex, LLC, a Georgia limited liability company and CP Alstead, LLC, a Georgia limited liability company (together, 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 installation of a water vault, water meter, and appurtenances on the Property as identified on the attached Exhibit “A” (the “Property”) , and in consideration of the benefits which will accrue to the Property from the installation of a water vault, water meter, and appurtenances on the 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 the Property located in land lot(s) 712 and 713 of the 1st District, 2nd Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit:

The Alstead Shops

[See Exhibit “A” attached hereto and made a part hereof]

This right and easement herein granted being limited to occupy only such portion of the Property in the location of the water vault as labeled and depicted on the attached Exhibit "A" and only as would be sufficient for the construction, installation, access, maintenance and upgrade of a water vault, water meter and appurtenances according to the location and size of said water vault, water meter and appurtenances as shown on the attached Exhibit "A" and the map 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 vault, water meter and appurtenances 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 the Property in the immediate vicinity of the water vault and only as necessary for FULTON COUNTY to perform maintenance and repairs on the water vault structure, water meter and appurtenances on both a routine and emergency basis.

Grantor hereby warrants that it has the right to sell and convey this 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 vault 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 installation, access, upgrade or maintenance of said water vault, water meter and appurtenances 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.

[Signature Page Follows]

Signature Page

Signed, sealed and delivered this 14th
day of September, 20 22
in the presence of:

[Signature]
Witness

[Signature]
Notary Public

[NOTARIAL SEAL]



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

[Signature]
Witness

Notary Public

[NOTARIAL SEAL]

GRANTOR:

TNT Apex, LLC, a Georgia limited liability company

By: [Signature]

Print Name: Terry N. Taylor

Title: Manager

AND

CP Alstead, LLC, a Georgia limited liability company

By: _____

Print Name: R. Kent Rose

Title: Manager

Signature Page

GRANTOR:

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

TNT Apex, LLC, a Georgia limited liability company

By: _____

Print Name: Terry N. Taylor

Title: Manager

Witness

Notary Public

AND

[NOTARIAL SEAL]

Signed, sealed and delivered this 15th day of September, 20 22 in the presence of:

CP Alstead, LLC, a Georgia limited liability company

By: *R. Kent Rose*

Print Name: R. Kent Rose

Title: Manager

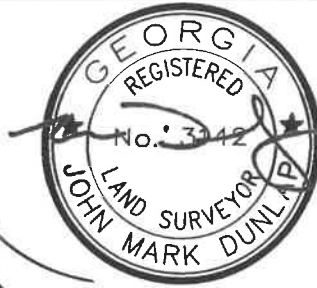
[Signature]
Witness

[Signature]
Notary Public

[NOTARIAL SEAL]



PARCEL 12 266007121926
 ALSTEAD NEIGHBORHOOD
 ASSOCIATION INC
 DB 59552 PG 171



0 30' 60'
 SCALE: 1"=60'

N70°39'10"E 247.04'

S41°10'30"E 214.86'

LAND LOT 712
 LAND LOT 713

OWNER (EASEMENT GRANTOR):
**TNT APEX, LLC AND CP
 ALSTEAD, LLC**
 (DEED BOOK 66100 PAGE 101)
 5768 EVES ROAD /
 2000 HOLCOMB BRIDGE ROAD
 86,386 SQ FEET (1.983 ACRES)
 PARCEL 12 266007121918

L=308.49'
 R=450.00'
 D=39°16'40"
 CH=S43°54'19"W
 302.48'

WATER EASEMENT
 363 SQUARE FEET

POINT OF BEGINNING
 EASEMENT

[POB TIE] C1

HOLCOMB BRIDGE ROAD
 (S.R. 140) PUBLIC R/W

EVES ROAD
 100' PUBLIC R/W

S63°34'38"W 16.57'
 48.05'
 N76°22'57"W
 N18°10'16"W 40.65'

POINT OF
 COMMENCEMENT

10/05/2022
 Wayne Atlick Jr.

Fulton County Public Works
 Project: WRN22-012

LINE TABLE

LINE #	BEARING	LENGTH
L1	N45°06'55"W	17.43'
L2	N44°59'41"E	21.00'
L3	S45°06'55"E	16.96'

CURVE TABLE

	CURVE #	LENGTH	RADIUS	CHD.	BEARING	CHORD
[POB TIE]	C1	145.22'	450.00'		N54°17'57"E	144.59'
[EASEMENT]	C2	21.01'	450.00'		S43°42'56"W	21.00'

WATER EASEMENT EXHIBIT
ALLSTEAD COMMERCIAL
 PROJECT NO.21004311
 DATE: 09/29/2022

ATWELL
 866.850.4200 www.atwell-group.com
 1800 PARKWAY PLACE, SUITE 700
 MARIETTA, GA 770.423.0807

DR: 23804515-01-WATER.EASEMENT.DWG

PROJECT NUMBER: WRN22-012

WASTEWATER SERVICES PROVIDED BY FULTON COUNTY
AND WATER SERVICES PROVIDED BY FULTON COUNTY

ALSTEAD COMMERCIAL
ALSTEAD RETAIL PARTNERS, LLC
SITE DEVELOPMENT PLANS
WATER VAULT & EASEMENT

2000 HOLCOMB BRIDGE RD
ROSWELL
FULTON COUNTY, GA



PROPOSED 5' OFFSET EASEMENT
AROUND DOMESTIC & IRRIGATION
METERS AND FIRE METER VAULT.
BFP'S TO BE OUTSIDE EASEMENT

90° BEND AND 1" DIP
LINE TO METER

90° BEND AND 2" DIP
LINE TO METER

TAP TO EXISTING WATER LINE TO
BE PERFORMED IN ACCORDANCE
WITH FULTON COUNTY STANDARD
DETAILS 122, 123, AND 127.

EXISTING WATER MAIN

PROPOSED 12' x 6' VAULT WITH 6"
METER PER FULTON DETAIL 605.
BFP TO BE IN SEPARATE VAULT
OUTSIDE OF EASEMENT

PROPOSED 1" IRRIGATION METER
& BFP (OUTSIDE OF EASEMENT)

PROPOSED 2" DOMESTIC METER
& BFP (OUTSIDE OF EASEMENT)

2" PE (DR9-250 PSI)

6" CLASS 51 DIP PRIVATE MAIN

BFP

BFP

BFP

6" CLASS 51 DIP PRIVATE MAIN

2" PE (DR9-250 PSI)

FIRE

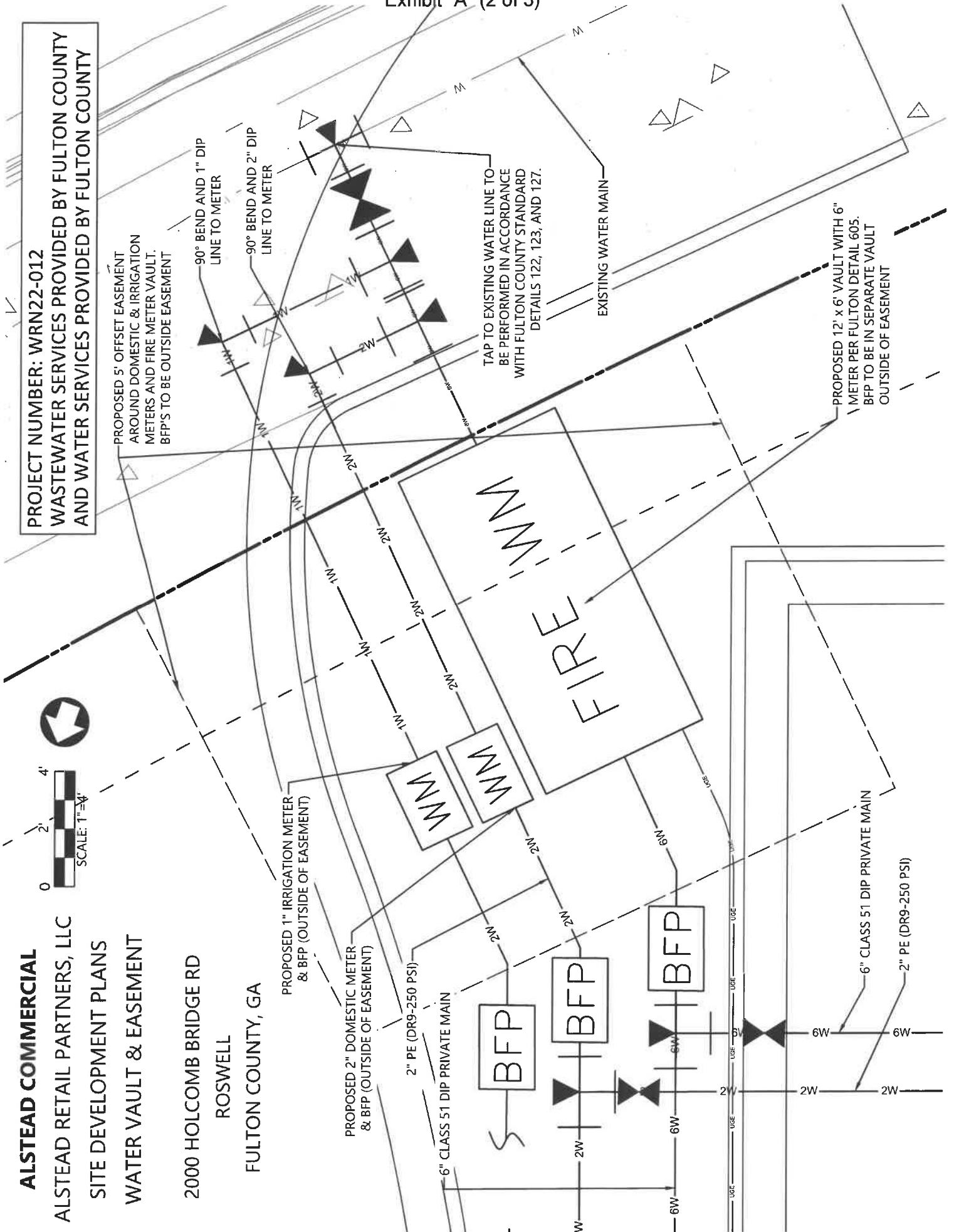


Exhibit "A" (3 of 3)

EASEMENT LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN LAND LOT 713 OF THE 1ST DISTRICT, 2ND SECTION, CITY OF ROSWELL, FULTON COUNTY, GEORGIA, CONTAINING 363 SQUARE FEET OF LAND OF LAND, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF EVES ROAD WITH THE EASTERN RIGHT OF WAY OF HOLCOMB BRIDGE ROAD (S.R. 140);

THENCE ALONG THE RIGHT-OF-WAY OF EVES ROAD NORTH 63 DEGREES 34 MINUTES 38 SECONDS EAST, 16.57 FEET TO A POINT;

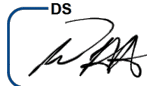
THENCE 145.22 FEET ALONG AN ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 450.00 FEET, A CHORD BEARING OF NORTH 54 DEGREES 17 MINUTES 57 SECONDS EAST, AND A CHORD DISTANCE OF 144.59 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT-OF-WAY NORTH 45 DEGREES 06 MINUTES 55 SECONDS WEST, 17.43 FEET TO A POINT;

THENCE NORTH 44 DEGREES 59 MINUTES 41 SECONDS EAST, 21.00 FEET TO A POINT;

THENCE SOUTH 45 DEGREES 06 MINUTES 55 SECONDS EAST, 16.96 FEET TO A POINT ON THE RIGHT-OF-WAY OF EVES ROAD;

THENCE ALONG SAID RIGHT-OF-WAY 21.01 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 450.00 FEET, A CHORD BEARING OF SOUTH 43 DEGREES 42 MINUTES 56 SECONDS WEST, AND A CHORD DISTANCE OF 21.00 FEET TO THE POINT OF BEGINNING.

 10/05/2022

Wayne Allick Jr.

Fulton County Public Works

Project:WRN22-012