

[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: Deerfield Dentistry
Tax Parcel Identification No.: _____
Land Disturbance Permit No.: 21-106 WR
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 1st day of August, 20 22 between Dash Development Team 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 installation of a water vault, water meter, and appurtenances on subject property, and in consideration of the benefits which will accrue to the subject property from the installation of a water vault, water meter, and appurtenances on 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) 1049 of the 2nd District, 2nd Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

Deerfield Dentistry
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, 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 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 Grantor's remaining lands 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.

Signed, sealed and delivered this 1st
day of August, 20 22
in the presence of:

Jamy Daw
Witness

Heigh Nichel
Notary Public

[NOTARIAL SEAL]



GRANTOR: Dash Development Team
CORPORATE NAME

By: Erik Atkinson

Print Name: Erik Atkinson

Title: owner

By: _____

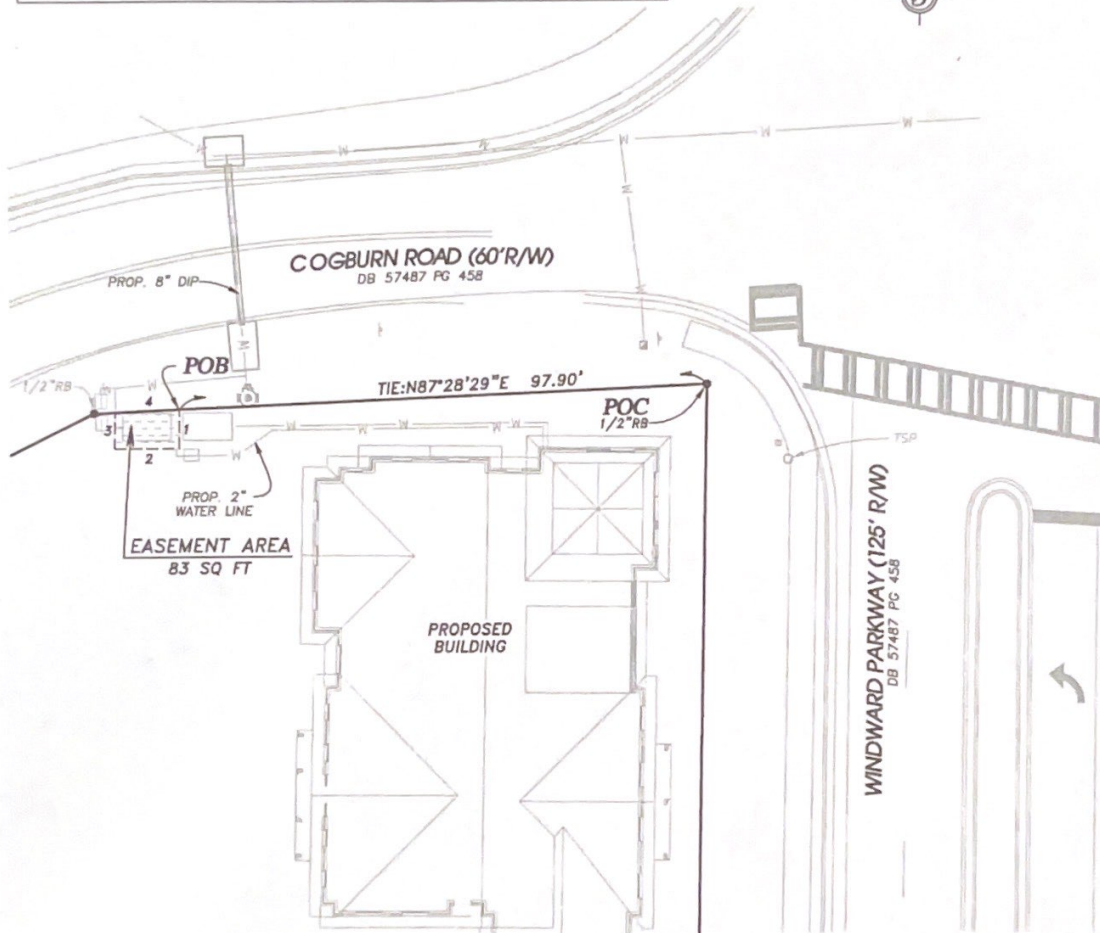
Print Name: _____

Title: _____

[CORPORATE SEAL]

NOTES

- 1) ALL BOUNDARY INFORMATION SHOWN HEREON DERIVED FROM FIELDWORK PERFORMED BY GENUINE MAPPING AND DESIGN, LLC ON 08/20/2021.
- 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. NO WARRANTY IS EXPRESSED OR IMPLIED WITH RESPECT TO THE QUALITY OF TITLE. EXCEPTION IS MADE AS TO ANY EASEMENTS OR OTHER RESTRICTIONS TO TITLE NOT SHOWN HEREON.
- 3) THE BASIS OF BEARING FOR THIS PLAT IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE GROUND (NOT GRID) DISTANCES.
- 4) THE EXISTING UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND EVIDENCE VISIBLE AT THE TIME OF FIELDWORK, AND/OR AVAILABLE MAPS OR PLATS, AND ARE SHOWN AS ACCURATELY AS POSSIBLE FOR REFERENCE ONLY. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY OF UTILITY LOCATIONS, WHICH SHOULD BE INDEPENDENTLY VERIFIED.
- 6) NO PORTION OF THE PROPERTY DEPICTED HEREON LIES WITHIN A FLOOD HAZARD ZONE PER FEMA FIRM MAP NUMBER 13121C00570, EFFECTIVE DATE 06/19/2020.



CALL TABLE		
#	BEARING	DISTANCE
1	S00°01'04\"E	7.16'
2	S89°58'56\"W	12.00'
3	N00°01'04\"W	6.63'
4	N87°28'29\"E	12.01'

DS

07/13/2022

wayne A. Altick, Jr.

Fulton County Public Works
21-106WR



SHEET
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OF
1



P.O. BOX 631, JEFFERSON, GA 30548
PHONE: (678) 717-4831
BDRUP@GENUINEMAPPING.COM

WATER VAULT EASEMENT

FOR
ERIK ATKINSON

LOCATED IN
LAND LOT 1049, 2ND DISTRICT
CITY OF MILTON
FULTON COUNTY, GEORGIA

REVISIONS:

DRAWING DATE: 06/21/22	LAST FIELD WORK: 12/09/21
MANAGER: TSD	CAD: TSD
CREW CHIEF: JHF	
JOB #: FUL-1049-1	FILE: 4855 WindwardPkwy VAULT.pro

Legal Description

Water Vault Easement

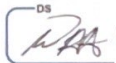
4855 Windward Parkway

Fulton County, Georgia

All that tract or parcel of land lying and being in Land Lot 1049, 2nd District, City of Milton, Georgia and being more particularly described as follows:

COMMENCING for the same at a 1/2" Rebar found at the Right of Way intersection of the Westerly Right of Way of Windward Parkway (125' r/w) and the Southerly Right of Way of Cogburn Road (60' r/w), thence running along said Right of Way of Cogburn Road South 87°28'29" West to the point of BEGINNING; thence leaving said Right of Way of Cogburn Road running through land now or formerly owned by Dash Development, LLC South 00°01'04" East, a distance of 7.16 feet to a point; thence running South 89°58'56" West, a distance of 12.00 feet to a point; thence running North 00°01'04" West, a distance of 6.63 feet to a point on said Right of Way of Cogburn Road; thence running along said Right of Way of Cogburn Road North 87°28'29" East, a distance of 12.01 feet to the POINT OF BEGINNING.

Said tract contains 0.002 acres or 83 square feet, more or less.



07/13/2022

Wayne A. Allick, Jr.

Fulton County Public Works

21-106WR