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

Project Name : A.C. Marriott Alpharetta Hotel at Northwinds Summit
Tax Parcel Identification No.: 12-28007530688
Land Disturbance Permit No.: D230046 / WRN23-117
Zoning/Special Use Permit No.: MU (Multi-Use District)
(if applicable)

For Fulton County Use Only
Approval Date: 4/17/2024
Initials: Bjm

**WATER VAULT EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 18th day of April, 20 24, between AGANWKH, LLC, a corporation duly organized under the laws of the State of Mississippi 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) 753 of the 1ST District, 2ND Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

A.C. MARRIOTT ALPHARETTA HOTEL AT NORTHWINDS SUMMIT

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

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 18th
day of April, 20 24
in the presence of:

Semie Martenson

Witness

GRANTOR: AGANWKH, LLC
CORPORATE NAME

By: Clinton G. Henning, Jr.

Print Name: Clinton G. Henning, Jr.

Title: Manager

By: _____

Print Name: _____

Title: _____

[CORPORATE SEAL]

Elizabeth S. Whittington
Notary Public



[NOTARIAL SEAL]

EXHIBIT A

20'x20' WATER METER EASEMENT - Lot 1

All that tract or parcel of land lying and being in Land Lot 753, of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a 5/8-inch rebar set at the intersection of the Northerly right-of-way line of Summit Place (variable right-of-way) and the Easterly right-of-way line of Haynes Bridge Road (variable right-of-way) as shown in Plat Book 414, Page 78, Fulton County records; Thence along said right-of-way line of Haynes Bridge Road and following along a curve to the left having an arc length of 109.89 feet, with a radius of 4659.27 feet, being subtended by a chord bearing of North 19 degrees 02 minutes 39 seconds West, for a distance of 109.89 feet to a point, said point being the TRUE POINT OF BEGINNING; Thence continue along a curve to the left having an arc length of 20.02 feet, with a radius of 4659.27 feet, being subtended by a chord bearing of North 19 degrees 50 minutes 34 seconds West, for a distance of 20.02 feet to a 1/2-inch rebar found; Thence departing said right-of-way line North 67 degrees 55 minutes 07 seconds East, a distance of 20.00 feet to a point; Thence South 22 degrees 04 minutes 54 seconds East, a distance of 20.00 feet to a point; Thence South 67 degrees 55 minutes 06 seconds West, a distance of 20.78 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said easement contains 0.009 acres or 408 square feet.

[See Attached Exhibit]

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HAYNES BRIDGE ROAD
(VARIABLE R/W)

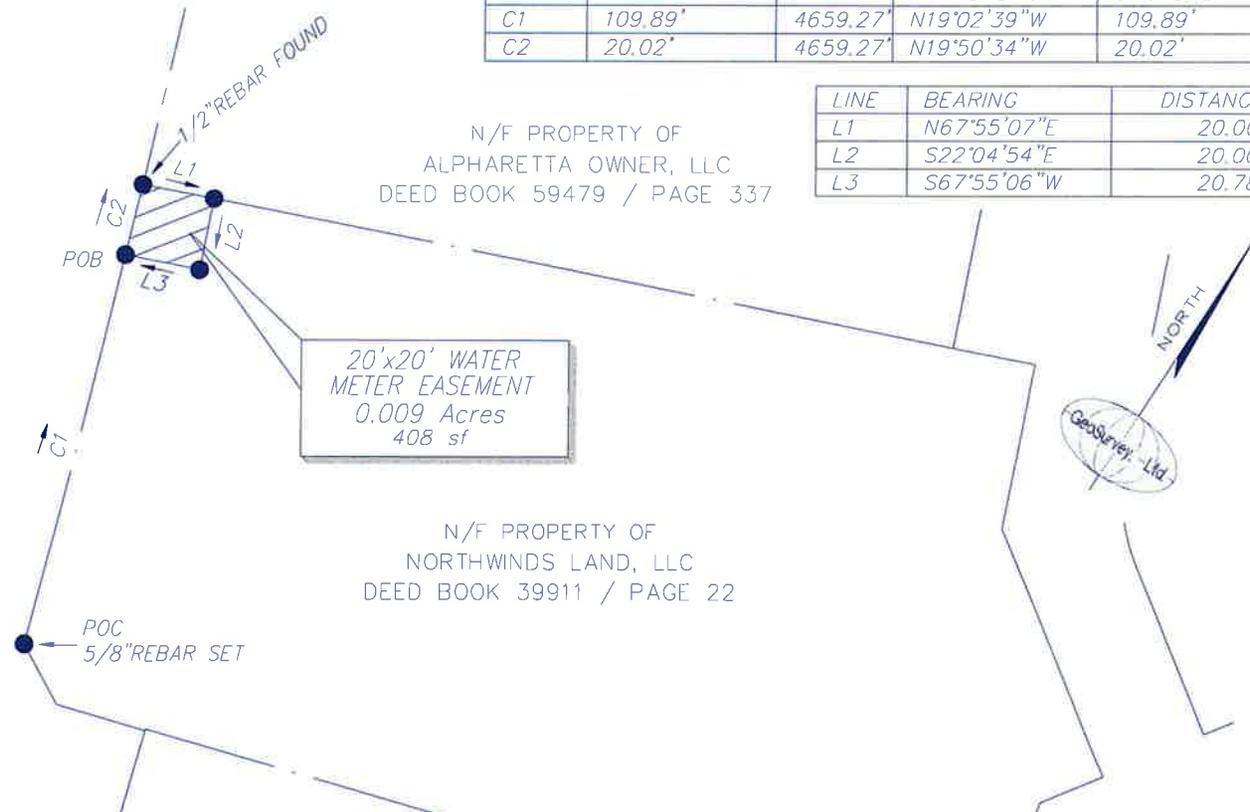
CURVE	ARC LEN	RADIUS	CHORD BRG	CHORD L
C1	109.89'	4659.27'	N19°02'39"W	109.89'
C2	20.02'	4659.27'	N19°50'34"W	20.02'

LINE	BEARING	DISTANCE
L1	N67°55'07"E	20.00'
L2	S22°04'54"E	20.00'
L3	S67°55'06"W	20.78'

N/F PROPERTY OF
ALPHARETTA OWNER, LLC
DEED BOOK 59479 / PAGE 337

N/F PROPERTY OF
NORTHWINDS LAND, LLC
DEED BOOK 39911 / PAGE 22

20'x20' WATER
METER EASEMENT
0.009 Acres
408 sf



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Professional Land Surveying Services
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621



WATER METER EASEMENT EXHIBIT			
NORTHWINDS LAND, LLC			
GS JOB NO:	20042059	DRAWING SCALE:	1" = 50'
FIELD WORK:	RL	CITY:	ALPHARETTA STATE: GA
PROJ MGR:	BDC	COUNTY:	FULTON LAND LOTS: 753
REVIEWED:	DLH	DISTRICT:	1ST SECTION: 2ND
DWG FILE:	20042059-25	SURVEY DATE:	7/14/2023 EXHIBIT DATE: 2/9/2024