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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 : Johns Creek Fire Station 63
Tax Parcel Identification No.: 12 318008950470
Land Disturbance Permit No.: WRN24-074
Zoning/Special Use Permit No.: N/A
(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 14th day of October, 2024, between City of Johns Creek, 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) 895 and 924 of the 1st District, 2nd Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit:

Johns Creek Fire Station 63/Police Substation

[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 14th day of October, 2024 in the presence of:

Alison Zupley
Witness

Jacob Dooley
Notary Public



GRANTOR: City of Johns Creek
CORPORATE NAME

By: [Signature]
Print Name: John Bradberry
Title: Mayor

By: _____
Print Name: _____
Title: _____



LEGAL DESCRIPTION
WATER VAULT EASEMENT

All that tract or parcel of land lying and being in Land Lot 924 of the 11th District, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:

To find THE TRUE POINT OF BEGINNING, begin at a ½" rebar found at the intersection of the southwesterly right-of-way of Brumbelow Road and the Land Lot Line common to Land Lots 895 and 896, said ½" rebar being approximately 4.59 feet west of the Land Lot Corner common to Land Lots 895, 896, 923, and 924; THENCE South 16 degrees 24 minutes 58 seconds East a distance of 220.73 feet along said right-of-way of Brumbelow Road to a point, said point being THE TRUE POINT OF BEGINNING;

THENCE South 73 degrees 35 minutes 02 seconds West a distance of 15.00 feet leaving said right-of-way to a point;

THENCE South 16 degrees 24 minutes 58 seconds East a distance of 15.00 feet to a point;

THENCE North 73 degrees 35 minutes 02 seconds East a distance of 15.00 feet to a point located on the southwesterly right-of-way of Brumbelow Road;

THENCE North 16 degrees 24 minutes 58 seconds West a distance of 15.00 feet along said right-of-way to a point, said point being THE TRUE POINT OF BEGINNING.

The above-described property contains an area of 225 square feet.

^{DS}
BS Brandon Scott

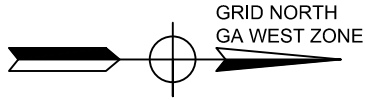
10/30/2024

Fulton County Government

Project #WRN24-074

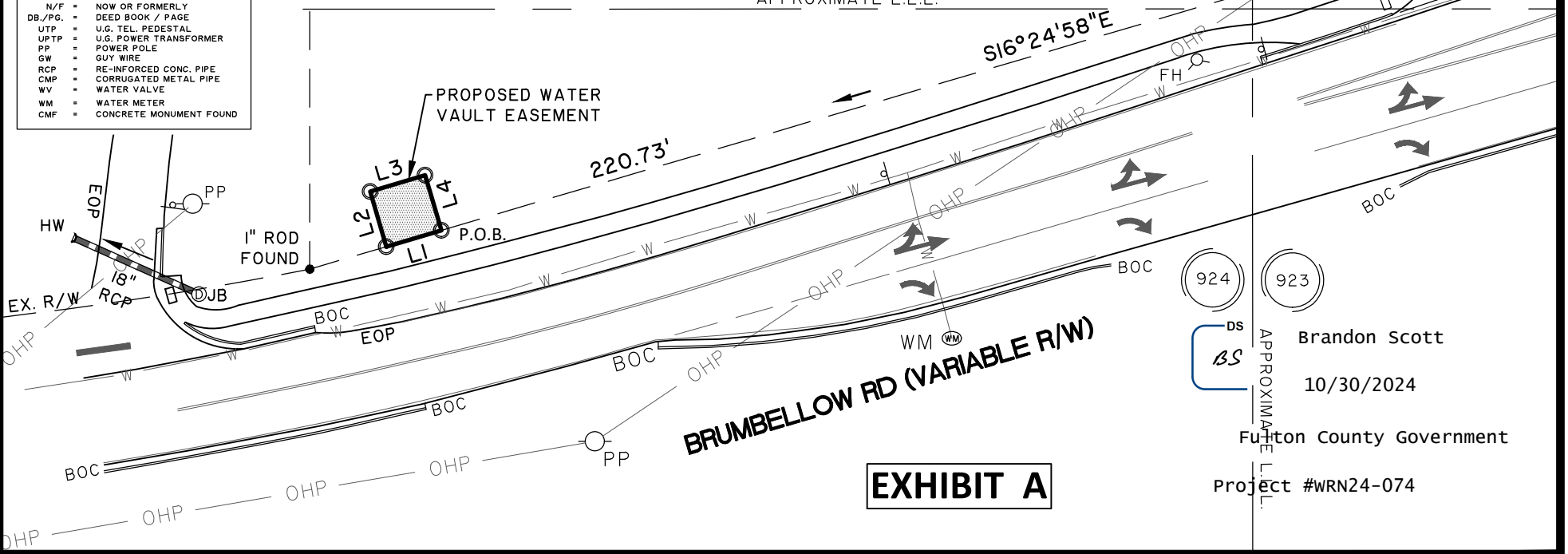
LEGEND

- AIF = ANGLE IRON
- IPS = 1/2" REBAR PIN SET
- RBF = REBAR PIN FOUND
- OTP = OPEN TOP PIPE
- CTP = CRIMP TOP PIPE
- LLL = LAND LOT LINE
- PL = PROPERTY LINE
- CL = CENTERLINE
- BL = BUILDING LINE
- R/W = RIGHT-OF-WAY
- SSE = SANITARY SEWER EASEMENT
- DE = DRAINAGE EASEMENT
- LL = LAND LOT
- MH = MANHOLE
- CB = CATCH BASIN
- JB = JUNCTION BOX
- HW = HEADWALL
- DI = DROP INLET
- FH = FIRE HYDRANT
- IE = INVERT ELEVATION
- FFE = FINISHED FLOOR ELEVATION
- BC = BACK OF CURB
- EP = EDGE OF PAVEMENT
- S = SANITARY SEWER LINE/PIPE
- SS = STORM SEWER LINE/PIPE
- F = FENCE LINE
- FHZL = FLOOD HAZARD ZONE LINE
- N/F = NOW OR FORMERLY
- DB/PG = DEED BOOK / PAGE
- UTP = U.G. TEL. PEDESTAL
- UPTP = U.G. POWER TRANSFORMER
- PP = POWER POLE
- GW = GUY WIRE
- RCP = RE-INFORCED CONC. PIPE
- CMP = CORRUGATED METAL PIPE
- WV = WATER VALVE
- WM = WATER METER
- CMF = CONCRETE MONUMENT FOUND



N/F
DME, LLC
PARCEL I2 318008950470
DB 58650 PG 245

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 16°24'58" E	15.00'
L2	S 73°35'02" W	15.00'
L3	N 16°24'58" W	15.00'
L4	N 73°35'02" E	15.00'



APPROXIMATE L.L.L.

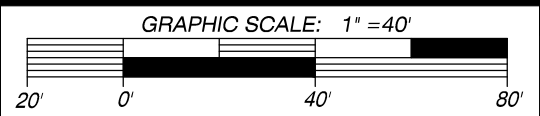
EXHIBIT A



924 923
DS
BS
APPROXIMATE L.L.L.
Brandon Scott
10/30/2024
Fulton County Government
Project #WRN24-074

PROPOSED EASEMENT
EXHIBIT FOR:

TAX PARCEL ID:
12 318008950470



9880 BRUMBELOW ROAD

EASEMENT AREA = 225 S.F.

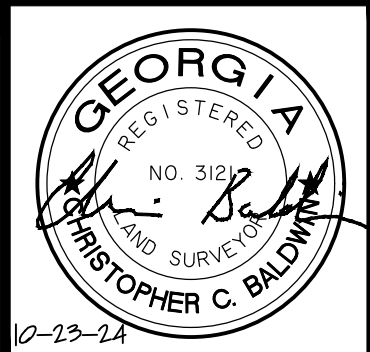
PREPARED FOR:

CITY OF JOHNS CREEK
11360 LAKEFIELD DRIVE
JOHNS CREEK, GA 30097
CONTACT: MATTHEW PATE
Phone: (678)-512-3261

DESIGNER / ENGINEER:

THOMAS AND HUTTON
5074 BRISTOL INDUSTRIAL WAY
BUFORD, GEORGIA 30518
(770) 271-2868
L.S.F. # 000145

DATE	10/22/24
LAND LOT	924
DISTRICT	11TH
CITY	JOHNS CREEK
COUNTY	FULTON
DESIGN	
DRAWN	CCB
CHECKED	CCB
PROJECT No.	31375.0000



THOMAS & HUTTON
5074 BRISTOL INDUSTRIAL WAY
SUITE A
BUFORD, GEORGIA 30518
(770) 271-2868