

[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 : Iveybrooke
Tax Parcel Identification No.: 12 249006070310
Land Disturbance Permit No.: WRN23-095
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 23rd day of October, 2024, 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) 638, 639 & 654, 2nd Section (if applicable) of District 1st, Fulton County, Georgia, and more particularly described as follows: To wit:

Iveybrooke

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.

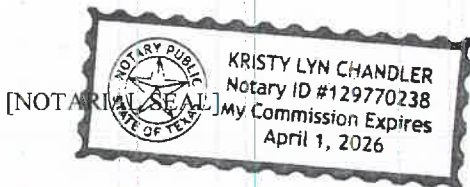
Said Grantor hereby waives for itself, its successors and assigns all rights to any further compensation or claim to damages on account of the construction, access, upgrade or maintenance of said water line for the use of the property as herein agreed.

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 23
day of October, 20 24
in the presence of:

[Signature]
Witness

[Signature]
Notary Public



GRANTOR: JBGL Atlanta Development 2014, LLC
CORPORATE NAME

By: [Signature]

Print Name: Veronica Edwards

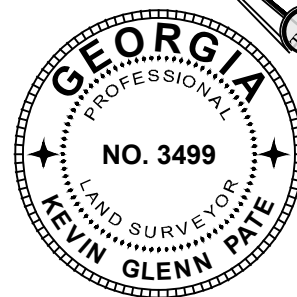
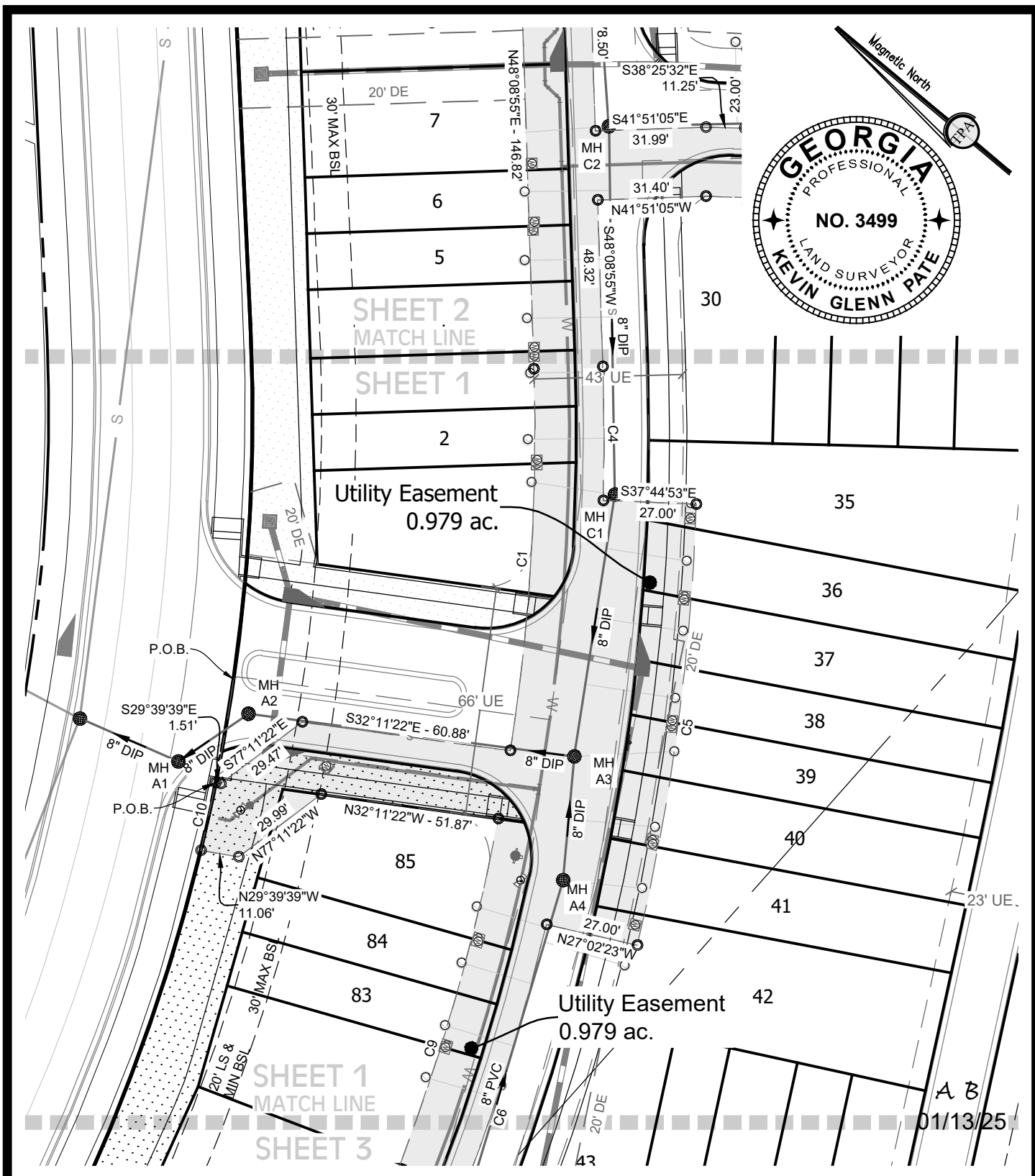
Title: Authorized Representative

By: _____

Print Name: _____

Title: _____

[CORPORATE SEAL]



4317 Park Drive, Suite 400
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Fax: (770) 416-6759
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Certificate of
Authorization Number 613

UTILITY EASEMENT EXHIBIT

IVEYBROOKE

AUTHORIZED BY: JBGL Alanta Group Development 2014, LLC

LAND LOTS 638, 639, & 654 • 1st DISTRICT • 2nd SECTION
CITY OF ALPHARETTA • FULTON COUNTY • GEORGIA
TAX PARCEL ID: 12-249006070310

GRAPHIC SCALE - IN FEET



PLAT DATE: 12/13/2024

FIELD DATE:

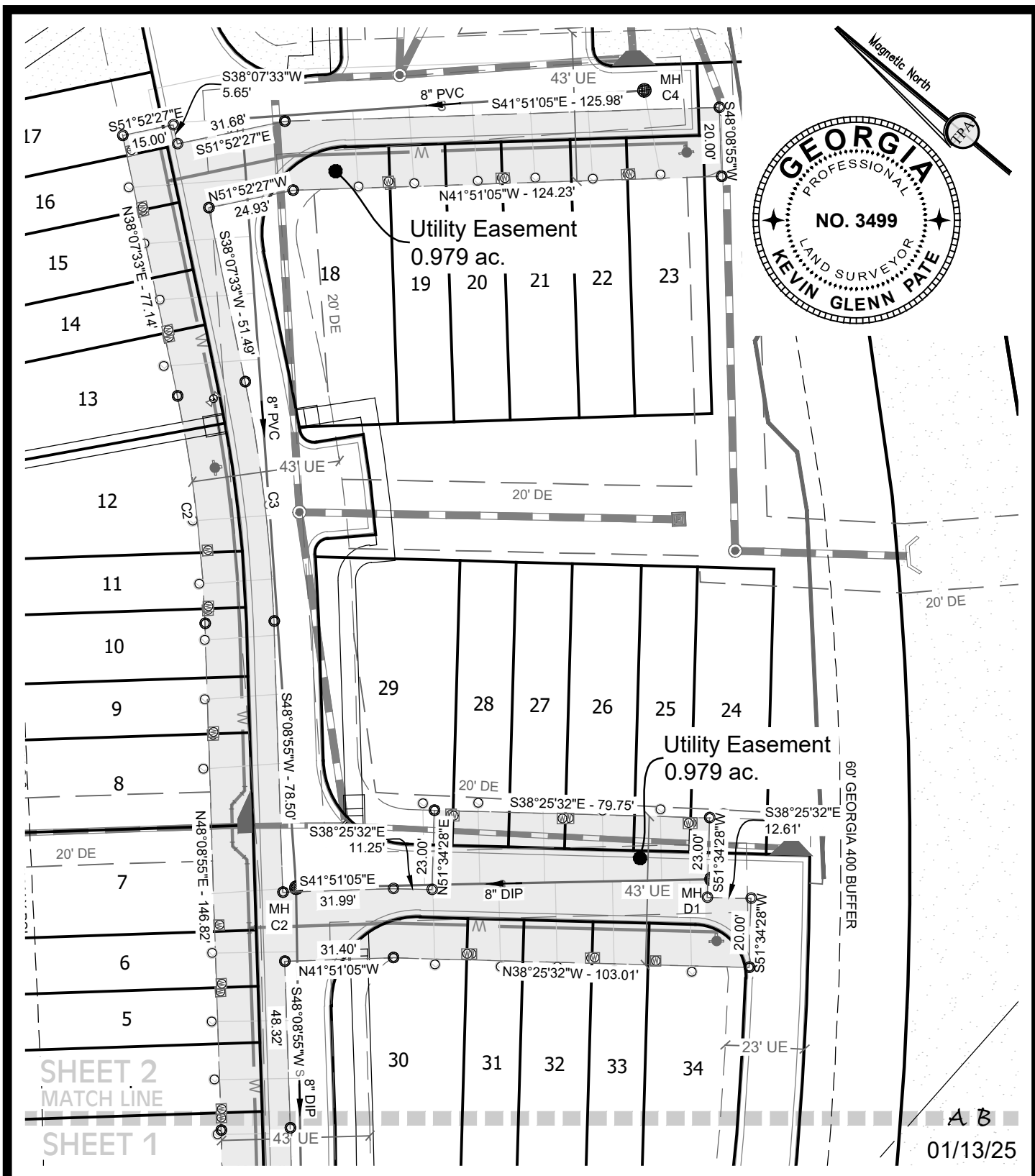
SCALE: 1" = 40'

JN: 1-22-0530

FN: 101-A-2582

DRAWN BY: SH

SHEET NO: 1 of 6



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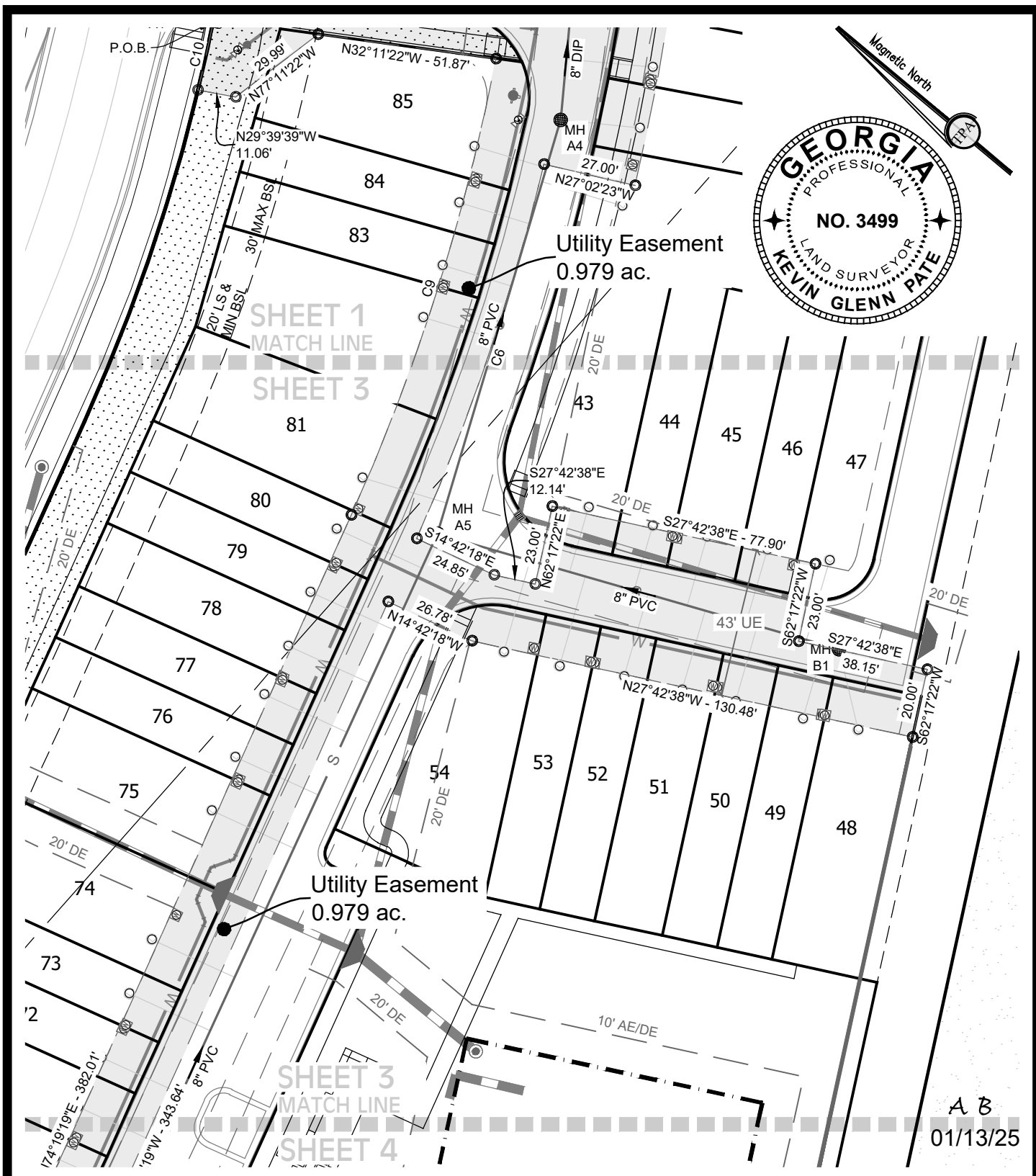
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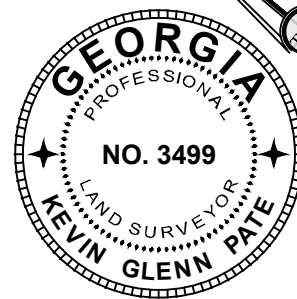
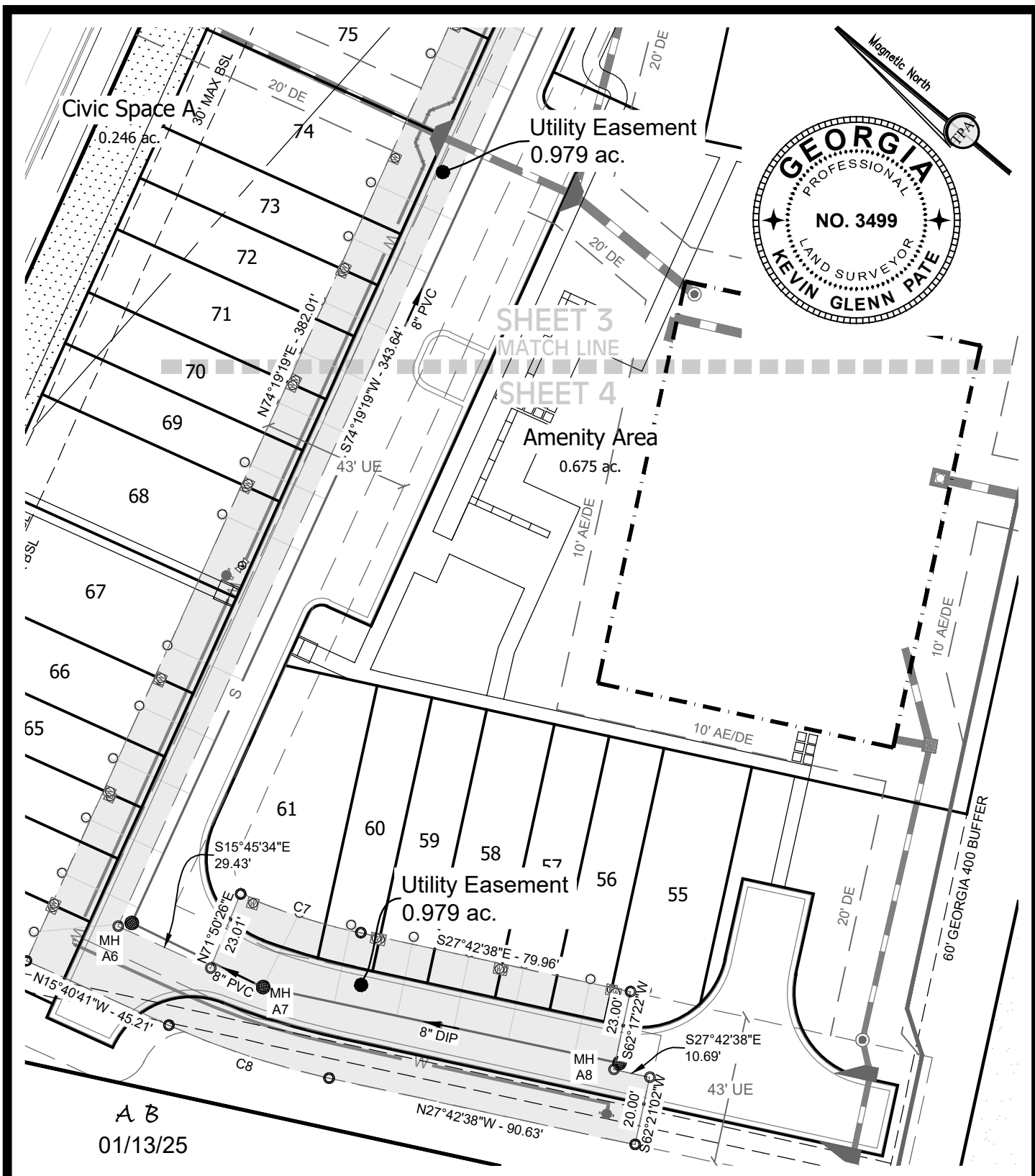
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SHEET NO: 3 of 6



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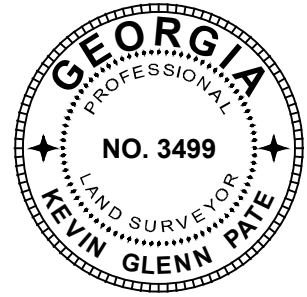
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SHEET NO: 4 of 6



Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord
C1	110.93'	590.50'	N53°31'50"E	110.77'
C2	66.39'	379.50'	N43°08'14"E	66.30'
C3	69.88'	399.50'	S43°08'14"W	69.80'
C4	38.72'	610.50'	S49°57'56"W	38.72'
C5	129.15'	637.50'	S57°36'22"W	128.93'
C6	114.43'	610.50'	S68°47'57"W	114.26'
C7	36.67'	190.00'	S22°10'52"E	36.62'
C8	48.93'	233.00'	N21°41'39"W	48.84'
C9	138.80'	590.50'	N67°35'17"E	138.48'
C10	20.02'	539.08'	N62°28'27"E	20.01'



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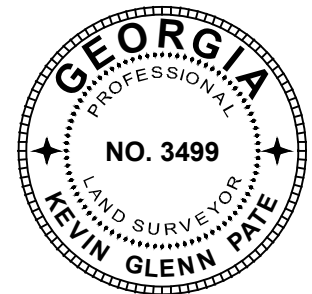
SHEET NO: 4 of 6

**DESCRIPTION OF
Iveybrooke Utility Easement**

All that tract or parcel of land lying and being in Land Lots 638, 639 and 654 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, being all of Parcel 2 as depicted on the Final Subdivision Plat for Rock Mill 400 recorded in Plat Book 430, Page 77, and being more particularly described as follows:

BEGINNING at a point, THENCE South 29 degrees 39 minutes 39 seconds East a distance of 1.51 feet to a point; THENCE South 77 degrees 11 minutes 22 seconds East a distance of 29.47 feet to a point; THENCE South 32 degrees 11 minutes 22 seconds East a distance of 60.88 feet to a point; THENCE along a curve to the left with a radius of 590.50 feet and an arc length of 110.93 feet, said curve having a chord bearing of North 53 degrees 31 minutes 50 seconds East and a chord distance of 110.77 feet to a point; THENCE North 48 degrees 08 minutes 55 seconds East a distance of 146.82 feet to a point; THENCE along a curve to the left with a radius of 379.50 feet and an arc length of 66.39 feet, said curve having a chord bearing of North 43 degrees 08 minutes 14 seconds East and a chord distance of 66.30 feet to a point; THENCE North 38 degrees 07 minutes 33 seconds East a distance of 77.14 feet to a point; THENCE South 51 degrees 52 minutes 27 seconds East a distance of 15.00 feet to a point; THENCE South 38 degrees 07 minutes 33 seconds West a distance of 5.65 feet to a point; THENCE South 51 degrees 52 minutes 27 seconds East a distance of 31.68 feet to a point; THENCE South 41 degrees 51 minutes 05 seconds East a distance of 125.98 feet to a point; THENCE South 48 degrees 08 minutes 55 seconds West a distance of 20.00 feet to a point; THENCE North 41 degrees 51 minutes 05 seconds West a distance of 124.23 feet to a point; THENCE North 51 degrees 52 minutes 27 seconds West a distance of 24.93 feet to a point; THENCE South 38 degrees 07 minutes 33 seconds West a distance of 51.49 feet to a point; THENCE along a curve to the right with a radius of 399.50 feet and an arc length of 69.88 feet, said curve having a chord bearing of South 43 degrees 08 minutes 14 seconds West and a chord distance of 69.80 feet to a point; THENCE South 48 degrees 08 minutes 55 seconds West a distance of 78.50 feet to a point; THENCE South 41 degrees 51 minutes 05 seconds East a distance of 31.99 feet to a point; THENCE South 38 degrees 25 minutes 32 seconds East a distance of 11.25 feet to a point; THENCE North 51 degrees 34 minutes 28 seconds East a distance of 23.00 feet to a point; THENCE South 38 degrees 25 minutes 32 seconds East a distance of 79.75 feet to a point; THENCE South 51 degrees 34 minutes 28 seconds West a distance of 23.00 feet to a point; THENCE South 38 degrees 25 minutes 32 seconds East a distance of 12.61 feet to a point; THENCE South 51 degrees 34 minutes 28 seconds West a distance of 20.00 feet to a point; THENCE North 38 degrees 25 minutes 32 seconds West a distance of 103.01 feet to a point; THENCE North 41 degrees 51 minutes 05 seconds West a distance of 31.40 feet to a point; THENCE South 48 degrees 08 minutes 55 seconds West a distance of 48.32 feet to a point; THENCE along a curve to the right with a radius of 610.50 feet and an arc length of 38.72 feet, said curve having a chord bearing of South 49 degrees 57 minutes 56 seconds West and a chord distance of 38.72 feet to a point; THENCE South 37 degrees 44 minutes 53 seconds East a distance of 27.00 feet to a point on the LAND LOT LINE COMMON TO LANDLOTS X and X; THENCE following said land lot line along a curve to the right with a radius of 637.50 feet and an arc length of 129.15 feet, said curve having a chord bearing of South 57 degrees 36 minutes 22 seconds West and a chord distance of 128.93 feet to a point; THENCE leaving said land lot line North 27 degrees 02 minutes 23 seconds West a distance of 27.00 feet to a point; THENCE along a curve to the right with a radius of 610.50 feet and an arc length of 114.43 feet, said curve having a chord bearing of South 68 degrees 47 minutes 57 seconds West and a chord distance of 114.26 feet to a point; THENCE South 14 degrees 42 minutes 18 seconds East a distance of 24.85 feet to a point; THENCE South 27 degrees 42 minutes 38 seconds East a distance of 12.14 feet to a point; THENCE North 62 degrees 17 minutes 22 seconds East a distance of 23.00 feet to a point; THENCE South 27 degrees 42 minutes 38 seconds East a distance of 77.90 feet to a point; THENCE South 62 degrees 17 minutes 22 seconds West a distance of 23.00 feet to a point; THENCE South 27 degrees 42 minutes 38 seconds East a distance of 38.15 feet to a point; THENCE South 62 degrees 17 minutes 22 seconds West a distance of 20.00 feet to a point; THENCE North 27 degrees 42 minutes 38 seconds West a distance of 130.48 feet to a point; THENCE North 14 degrees 42 minutes 18 seconds West a distance of 26.78 feet to a point; THENCE South 74 degrees 19 minutes 19 seconds West a distance of 343.64 feet to a point; THENCE South 15 degrees 45 minutes 34 seconds East a distance of 29.43 feet to a point; THENCE North 71 degrees 50 minutes 26 seconds East a distance of 23.01 feet to a point; THENCE along a curve to the left with a radius of 190.00 feet and an arc length of 36.67 feet, said curve having a chord bearing of South 22 degrees 10 minutes 52 seconds East and a chord distance of 36.62 feet to a point; THENCE South 27 degrees 42 minutes 38 seconds East a distance of 79.96 feet to a point; THENCE South 62 degrees 17 minutes 22 seconds West a distance of 23.00 feet to a point; THENCE South 27 degrees 42 minutes 38 seconds East a distance of 10.69 feet to a point; THENCE South 62 degrees 21 minutes 02 seconds West a distance of 20.00 feet to a point; THENCE North 27 degrees 42 minutes 38 seconds West a distance of 90.63 feet to a point; THENCE along a curve to the right with a radius of 233.00 feet and an arc length of 48.93 feet, said curve having a chord bearing of North 21 degrees 41 minutes 39 seconds West and a chord distance of 48.84 feet to a point; THENCE North 15 degrees 40 minutes 41 seconds West a distance of 45.21 feet to a point; THENCE North 74 degrees 19 minutes 19 seconds East a distance of 382.01 feet to a point; THENCE along a curve to the left with a radius of 590.50 feet and an arc length of 138.80 feet, said curve having a chord bearing of North 67 degrees 35 minutes 17 seconds East and a chord distance of 138.48 feet to a point; THENCE North 32 degrees 11 minutes 22 seconds West a distance of 51.87 feet to a point; THENCE North 77 degrees 11 minutes 22 seconds West a distance of 29.99 feet to a point; THENCE North 29 degrees 39 minutes 39 seconds West a distance of 11.06 feet to a point; THENCE along a curve to the left with a radius of 539.08 feet and an arc length of 20.02 feet, said curve having a chord bearing of North 62 degrees 28 minutes 27 seconds East and a chord distance of 20.01 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 42,633 square feet or 0.98 acres.



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UTILITY EASEMENT EXHIBIT

IVEYBROOKE

AUTHORIZED BY: JBGL Alanta Group Development 2014, LLC

LAND LOTS 638, 639, & 654 • 1st DISTRICT • 2nd SECTION
CITY OF ALPHARETTA • FULTON COUNTY • GEORGIA
TAX PARCEL ID: 12-249006070310

PLAT DATE: 12/13/2024

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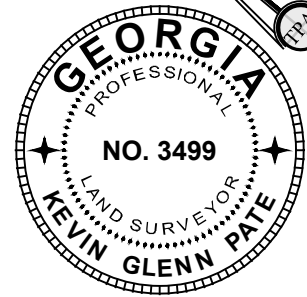
SCALE: N/A

JN: 1-22-0530

FN: 101-A-2582

DRAWN BY: SH

SHEET NO: 6 of 6

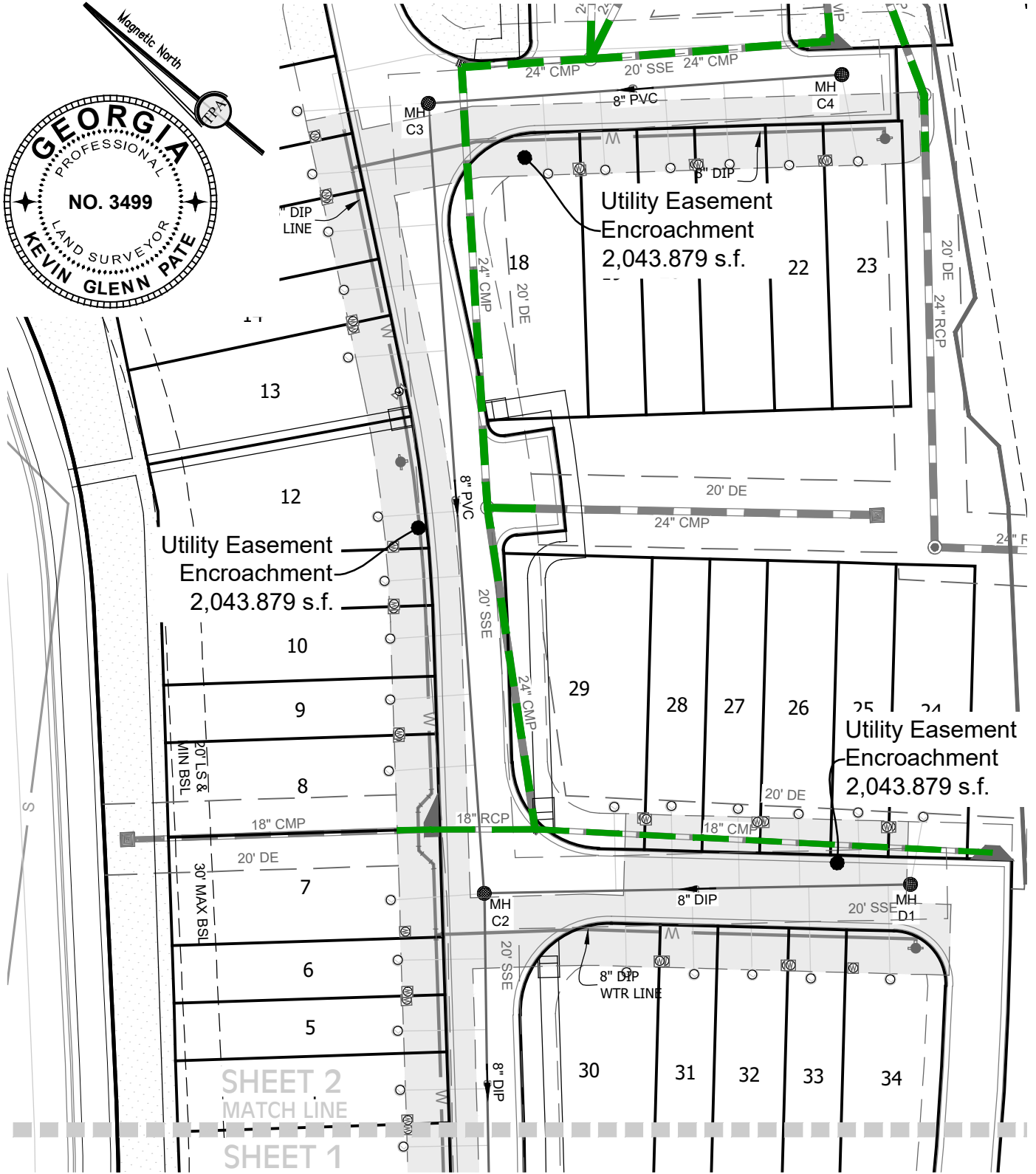
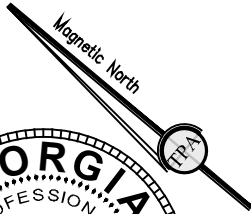
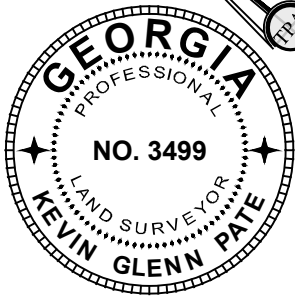


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LAND LOTS 638, 639, & 654 • 1st DISTRICT • 2nd SECTION CITY OF ALPHARETTA • FULTON COUNTY • GEORGIA	
GRAPHIC SCALE - IN FEET	

PLAT DATE: 12/13/2024
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DRAWN BY: SH
SHEET NO: 1 of 4



SHEET 2
MATCH LINE
SHEET 1



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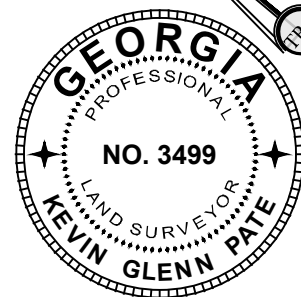
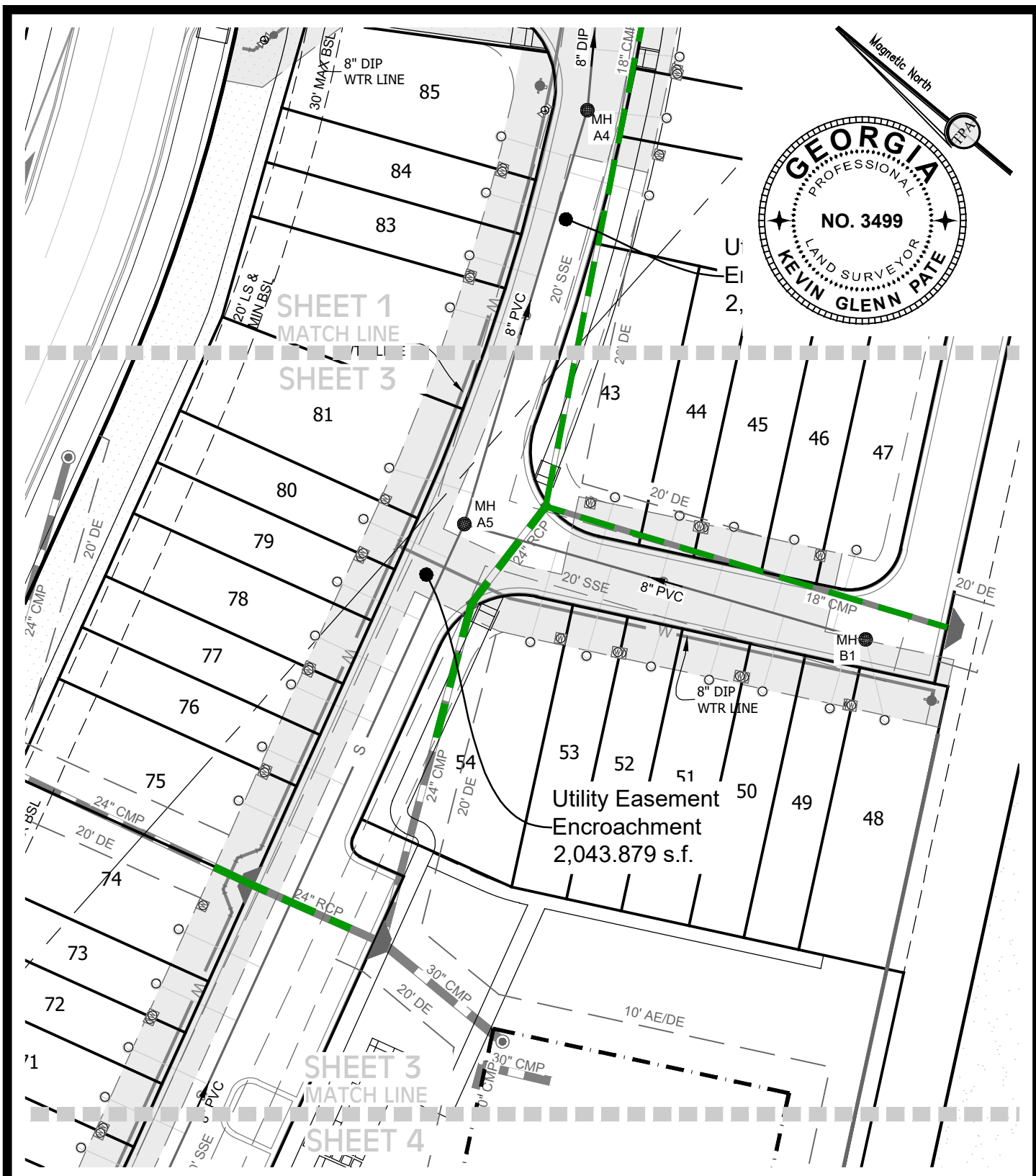
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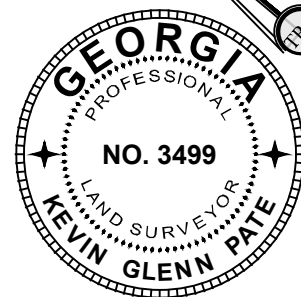
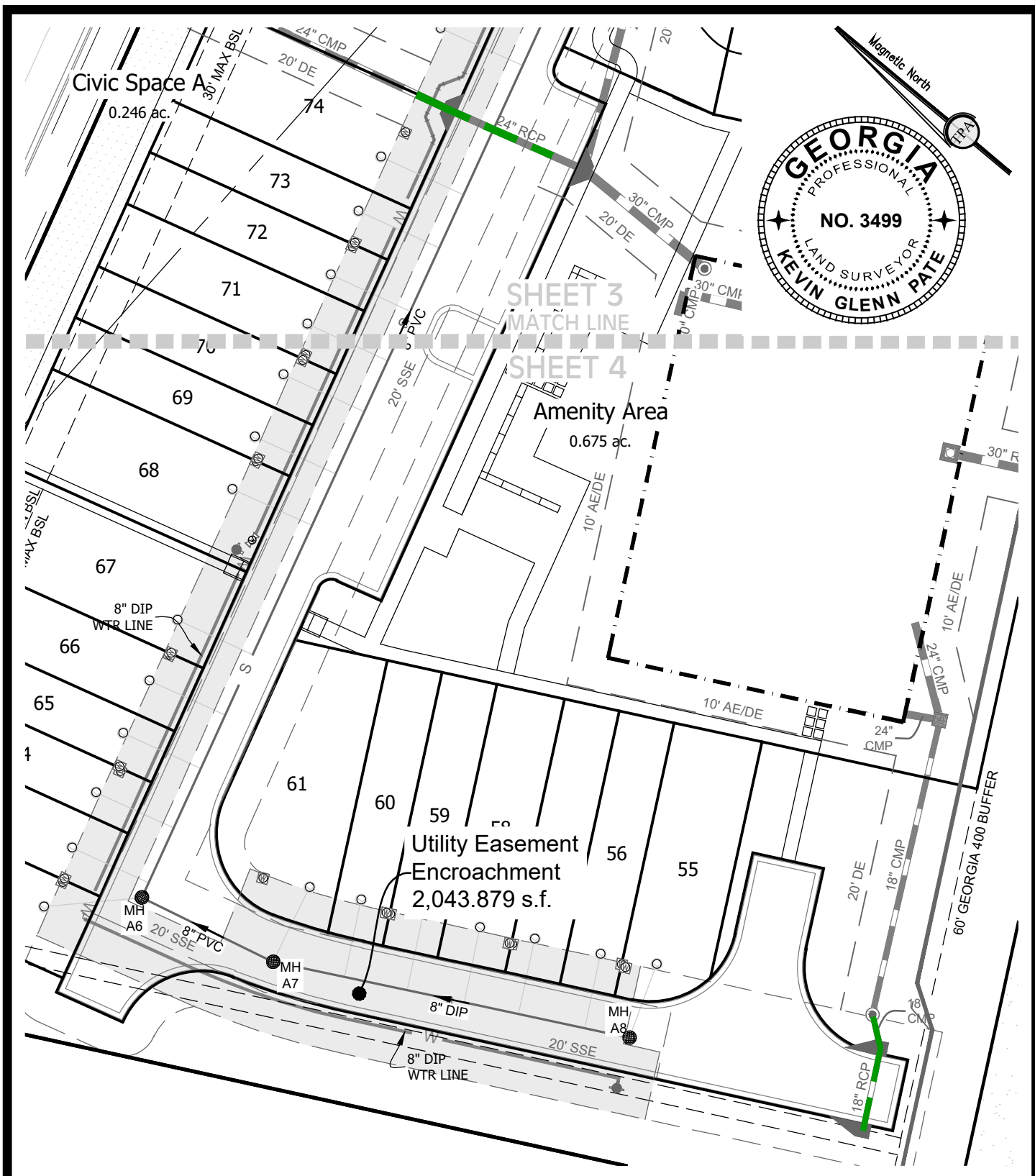
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