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

Project Name: Park Walke II
Tax Parcel Identification No.: 12 270307480305
Land Disturbance Permit No.: WRN24-066
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only

Approval Date: _____
Initials: _____

**SEWER EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 8th day of September, 2025, 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.

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 construction of a sewer line through subject property, and in consideration of the benefits which will accrue to the
subject property from the construction of a sewer line through 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) 748 of the
1st District, 2nd Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

Park Walke II

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 sewer line through my property according to the location and size of said sewer 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 sewer line 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 said sewer line on both a routine and emergency basis.

Grantor hereby warrants that it has the right to sell and convey said sewer 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 sewer 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 sewer line 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 8
day of September, 20 25
in the presence of:

Nicolas Wallau
Witness

Kristy Lyn Chandler
Notary Public

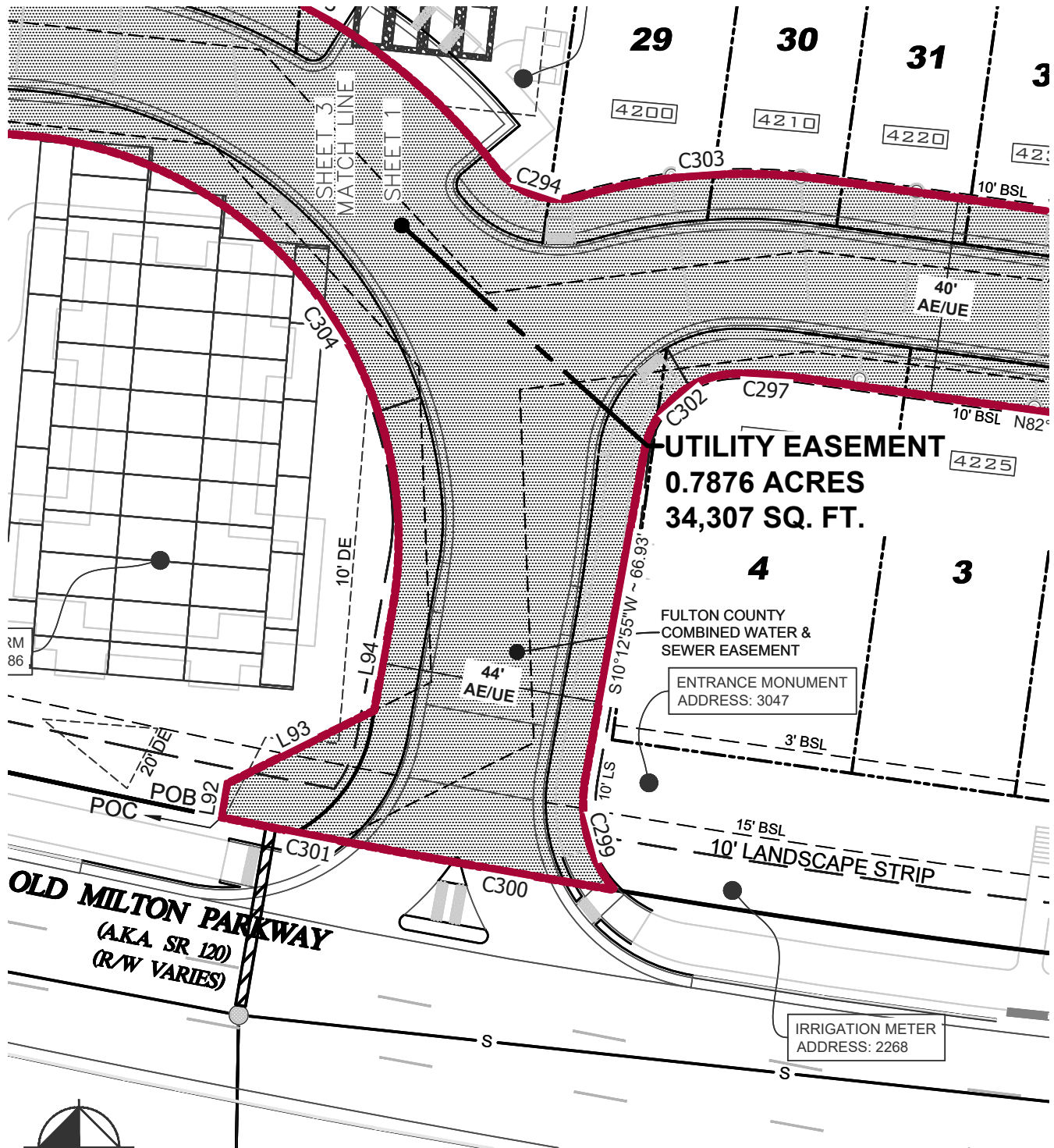


GRANTOR: JBGL Atlanta Development 2014, LLC
CORPORATE NAME

By: Viv Edwards
Print Name: Veronica Edwards
Title: Authorized Representative

By: _____
Print Name: _____
Title: _____

[CORPORATE SEAL]



KEVIN PATE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 3499
3930 EAST JONES BRIDGE,
SUITE 350
PEACHTREE CORNERS, GEORGIA
30092 PH. (470) 579-5064
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09/16/25

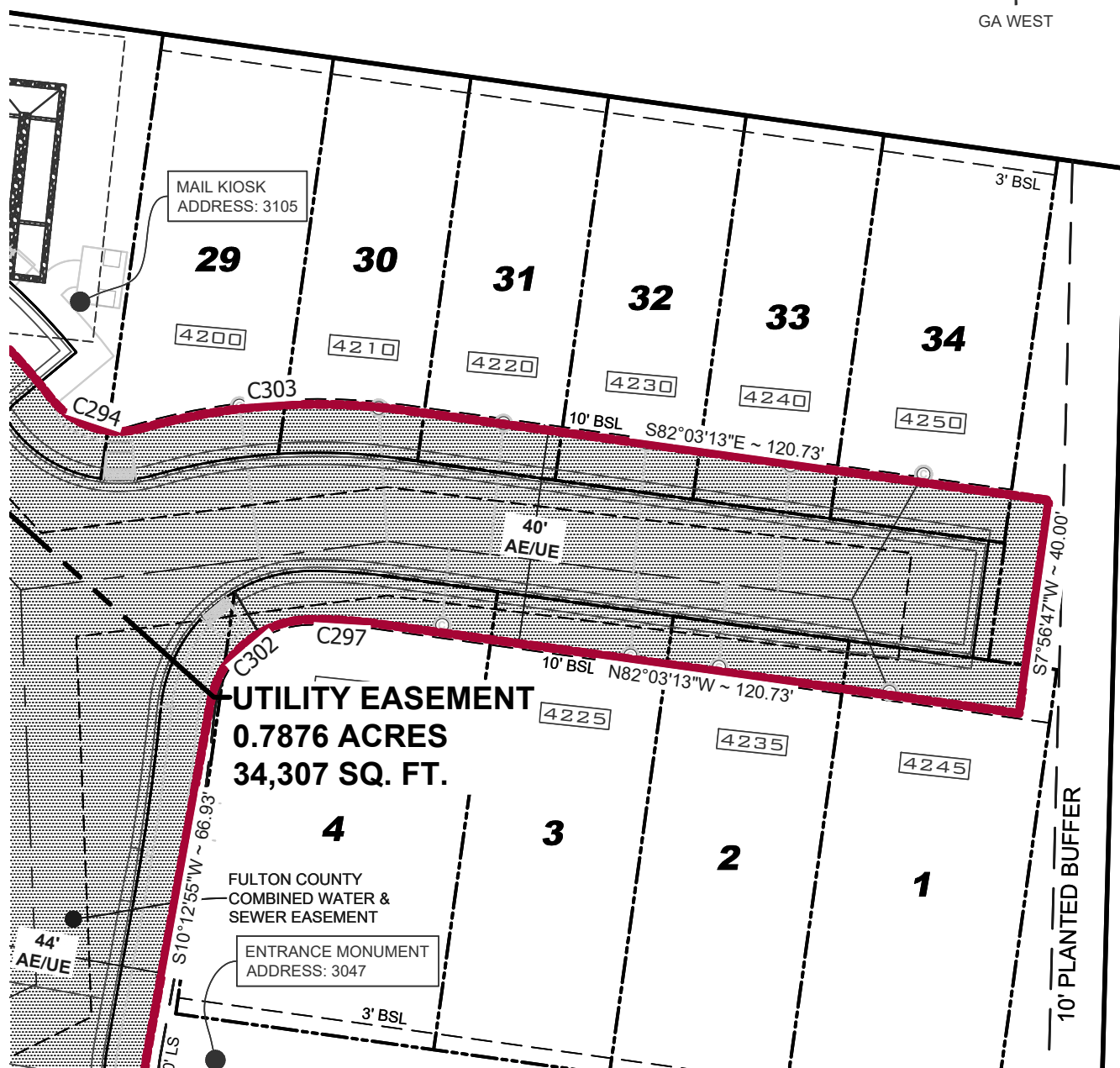
PARK WALKER II

UTILITY EASEMENT EXHIBIT
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

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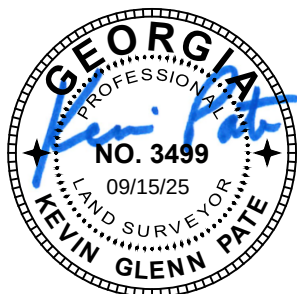
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PEACHTREE CORNERS, GEORGIA COA # 1412

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	KGP	BDP	Sep. 2025	019913051	1 OF 7



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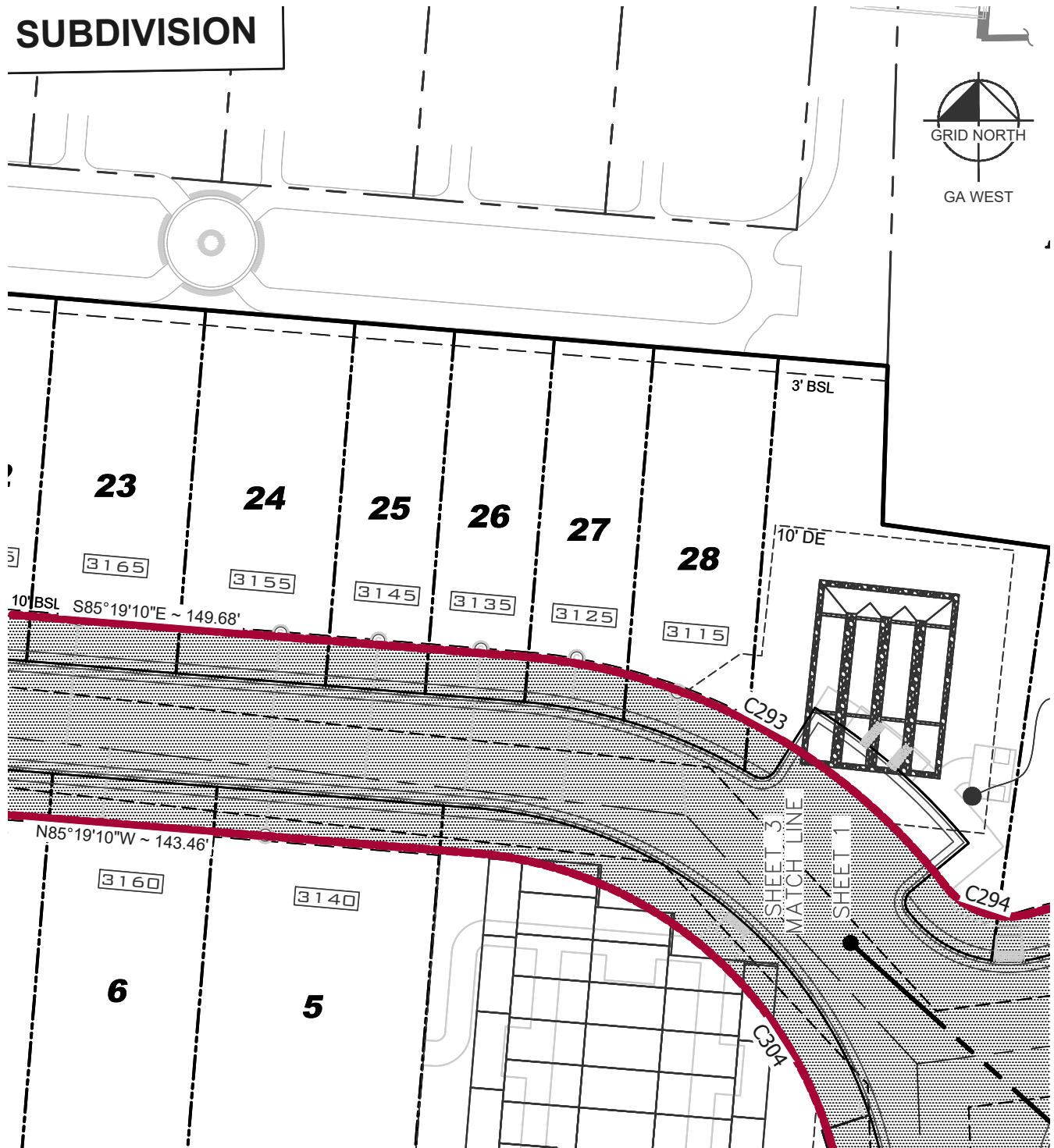
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SUBDIVISION



PARK WALKE II

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09/16/25

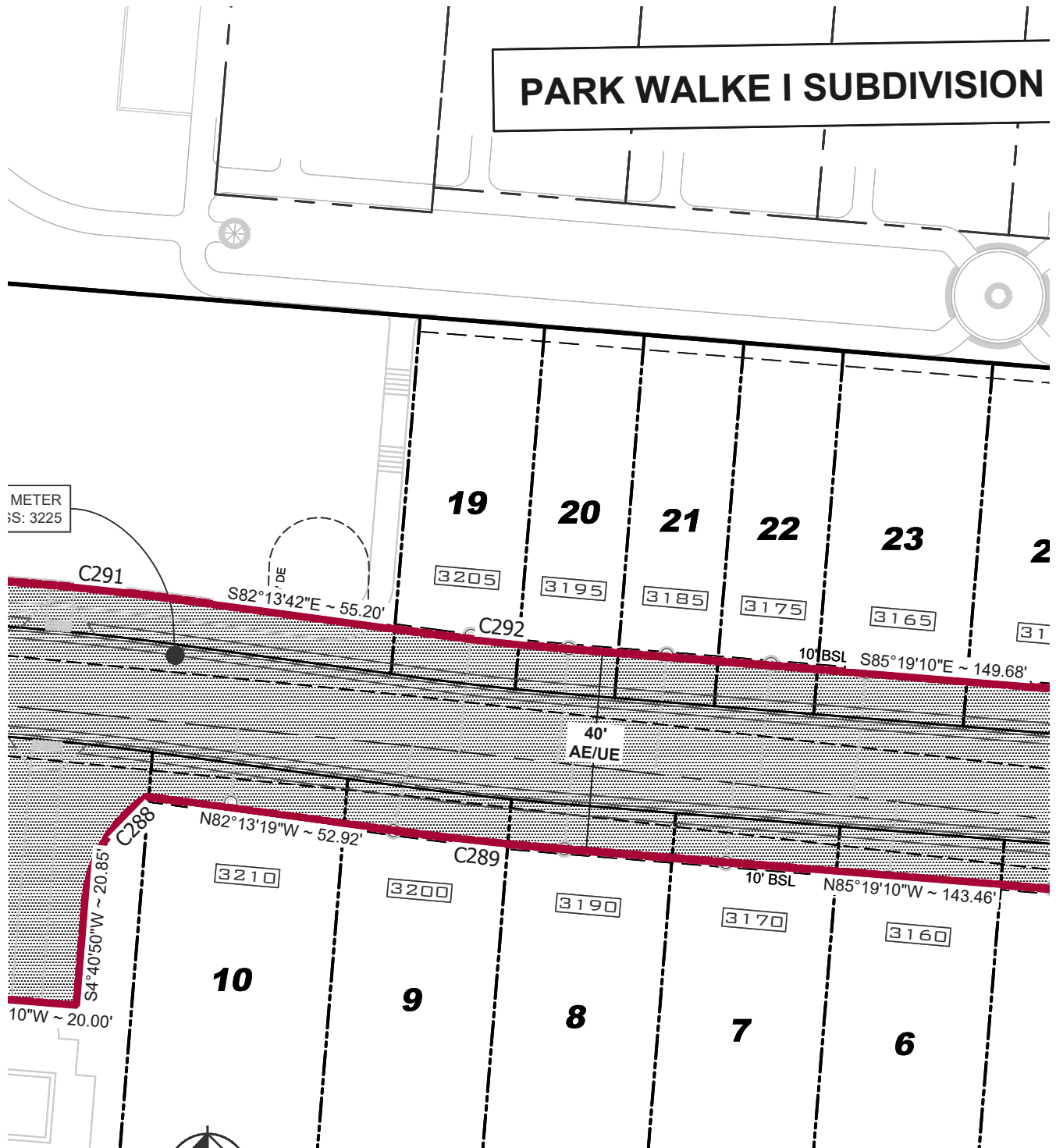
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PARK WALLE I SUBDIVISION



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PARK WALLE II

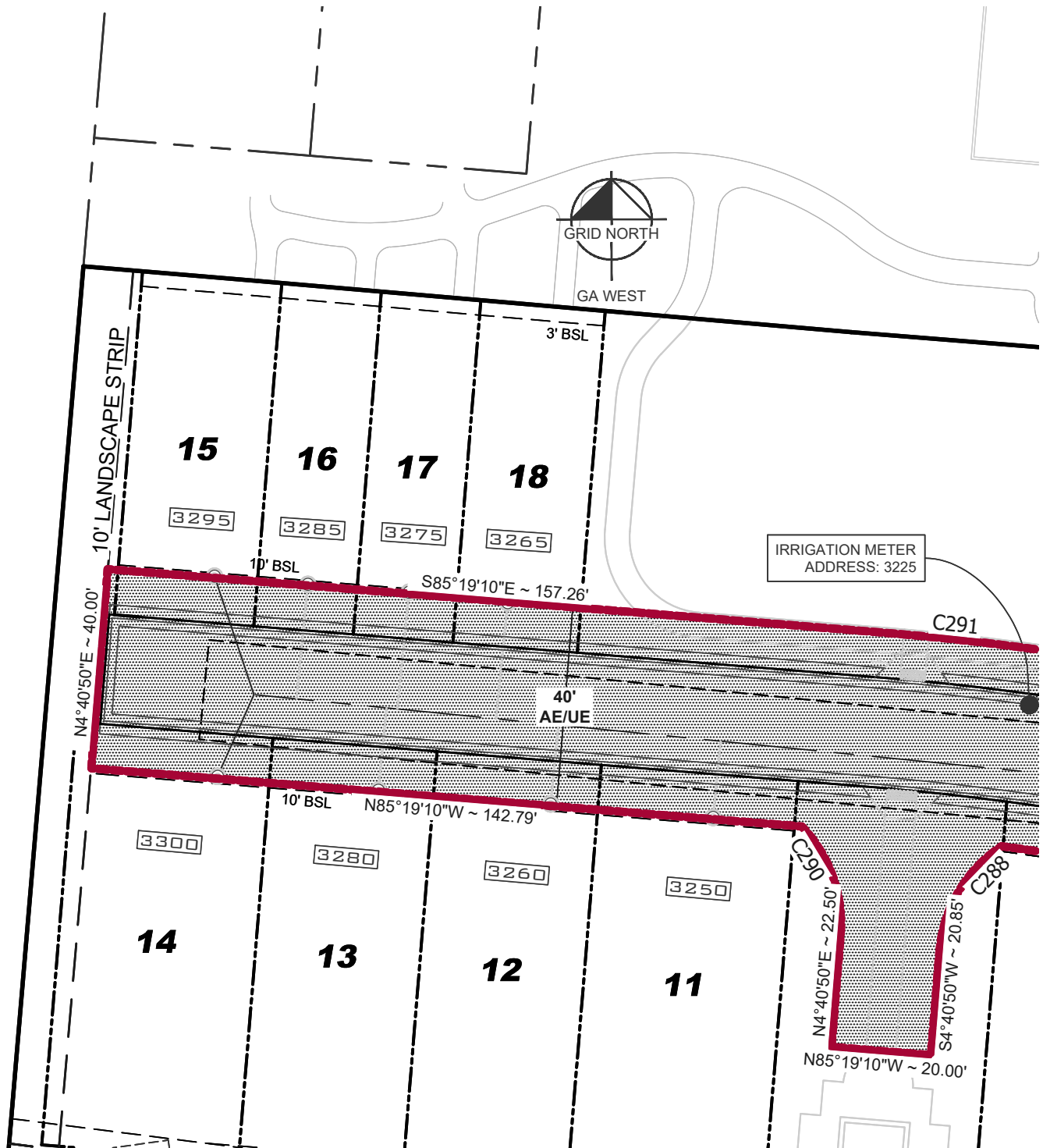
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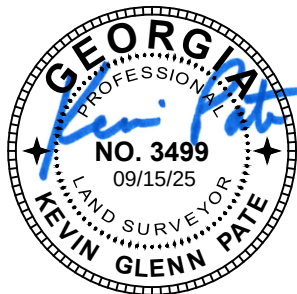
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Parcel Table				
Line #/Curve #	Radius	Length	Bearing	Distance
C288	28.00'	25.26'	S30°31'29"W	24.41'
C289	520.00'	28.11'	N83°46'14"W	28.11'
C290	28.00'	23.75'	N19°36'52"W	23.04'
C291	520.00'	25.54'	S83°54'44"E	25.54'
C292	480.00'	25.95'	S83°46'14"E	25.95'
C293	119.00'	98.90'	S61°30'41"E	96.07'
C294	16.00'	19.00'	S71°38'41"E	17.91'
C297	80.00'	12.50'	N86°31'45"W	12.49'
C299	27.50'	23.32'	S15°09'50"E	22.63'
C300	2225.02'	43.30'	N80°01'04"W	43.30'
C301	2129.23'	36.77'	N78°58'34"W	36.77'
C302	19.00'	26.12'	S49°36'18"W	24.11'
C303	120.00'	49.47'	N86°08'15"E	49.12'
C304	81.00'	135.06'	N37°33'08"W	119.95'
L92			N9°32'23"E	6.81'
L93			N63°35'03"E	32.96'
L94			N10°13'34"E	20.31'

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PROPERTY DESCRIPTION - PARK WALKE II UTILITY EASEMENT

All that tract or parcel of land lying and being in Land Lot 748 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at a point at the intersection of the easterly right of way line of Haynes Bridge Road (right of way varies) and the northerly right of way line of Old Milton Parkway (right of way varies); THENCE proceeding along said right of way line of Old Milton Parkway the following courses and distances: South 82 degrees 47 minutes 25 seconds East a distance of 35.23 feet to a point; THENCE South 82 degrees 47 minutes 24 seconds East a distance of 31.41 feet to a point; THENCE along a curve to the right with a radius of 3,763.00 feet and an arc length of 68.17 feet, said curve having a chord bearing of South 82 degrees 17 minutes 16 seconds East and a chord distance of 68.17 feet to a point; THENCE along a curve to the right with a radius of 3,897.97 feet and an arc length of 155.48 feet, said curve having a chord bearing of South 80 degrees 38 minutes 34 seconds East and a chord distance of 155.47 feet to a point; THENCE South 00 degrees 42 minutes 49 seconds West a distance of 10.29 feet to a point; THENCE along a curve to the right with a radius of 3,884.72 feet and an arc length of 95.10 feet, said curve having a chord bearing of South 78 degrees 43 minutes 52 seconds East and a chord distance of 95.10 feet to a point; THENCE South 78 degrees 01 minutes 48 seconds East a distance of 66.36 feet to a point; THENCE along a curve to the left with a radius of 2,626.51 feet and an arc length of 16.99 feet, said curve having a chord bearing of South 78 degrees 13 minutes 11 seconds East and a chord distance of 16.99 feet to a point; said point being the POINT OF BEGINNING.

THENCE from said POINT OF BEGINNING leaving the northerly right of way line of Old Milton Parkway (right of way varies) and proceeding along the edge of a private access and utility easement known as Paley Drive (44' in width) and Greenacre Trace (40' in width) North 9 degrees 32 minutes 23 seconds East a distance of 6.81 feet to a point; THENCE North 63 degrees 35 minutes 03 seconds East a distance of 32.96 feet to a point; THENCE North 10 degrees 13 minutes 34 seconds East a distance of 20.31 feet to a point; THENCE along a curve to the left with a radius of 81.00 feet and an arc length of 135.06 feet, said curve having a chord bearing of North 37 degrees 33 minutes 08 seconds West and a chord distance of 119.95 feet to a point; THENCE North 85 degrees 19 minutes 10 seconds West a distance of 143.46 feet to a point; THENCE along a curve to the right with a radius of 520.00 feet and an arc length of 28.11 feet, said curve having a chord bearing of North 83 degrees 46 minutes 14 seconds West and a chord distance of 28.11 feet to a point; THENCE North 82 degrees 13 minutes 19 seconds West a distance of 52.92 feet to a point; THENCE along a curve to the left with a radius of 28.00 feet and an arc length of 25.26 feet, said curve having a chord bearing of South 30 degrees 31 minutes 29 seconds West and a chord distance of 24.41 feet to a point; THENCE South 04 degrees 40 minutes 50 seconds West a distance of 20.85 feet to a point; THENCE North 85 degrees 19 minutes 10 seconds West a distance of 20.00 feet to a point; THENCE North 04 degrees 40 minutes 50 seconds East a distance of 22.50 feet to a point; THENCE along a curve to the left with a radius of 28.00 feet and an arc length of 23.75 feet, said curve having a chord bearing of North 19 degrees 36 minutes 52 seconds West and a chord distance of 23.04 feet to a point; THENCE North 85 degrees 19 minutes 10 seconds West a distance of 142.79 feet to a point; THENCE North 04 degrees 40 minutes 50 seconds East a distance of 0.00 feet to a point; THENCE South 85 degrees 19 minutes 10 seconds East a distance of 157.26 feet to a point; THENCE along a curve to the right with a radius of 520.00 feet and an arc length of 25.54 feet, said curve having a chord bearing of South 83 degrees 54 minutes 44 seconds East and a chord distance of 25.54 feet to a point; THENCE South 82 degrees 13 minutes 42 seconds East a distance of 55.20 feet to a point; THENCE along a curve to the left with a radius of 80.00 feet and an arc length of 25.95 feet, said curve having a chord bearing of South 83 degrees 46 minutes 14 seconds East and a chord distance of 25.95 feet to a point; THENCE South 85 degrees 19 minutes 10 seconds East a distance of 149.68 feet to a point; THENCE along a curve to the right with a radius of 119.00 feet and an arc length of 98.90 feet, said curve having a chord bearing of South 61 degrees 30 minutes 41 seconds East and a chord distance of 96.07 feet to a point; THENCE along a curve to the left with a radius of 16.00 feet and an arc length of 19.00 feet, said curve having a chord bearing of South 71 degrees 38 minutes 41 seconds East and a chord distance of 17.91 feet to a point; THENCE along a curve to the right with a radius of 120.00 feet and an arc length of 9.47 feet, said curve having a chord bearing of North 86 degrees 08 minutes 15 seconds East and a chord distance of 9.12 feet to a point; THENCE South 82 degrees 03 minutes 13 seconds East a distance of 120.73 feet to a point; THENCE South 07 degrees 56 minutes 47 seconds West a distance of 0.00 feet to a point; THENCE North 82 degrees 03 minutes 13 seconds West a distance of 120.73 feet to a point; THENCE along a curve to the left with a radius of 80.00 feet and an arc length of 12.50 feet, said curve having a chord bearing of North 86 degrees 31 minutes 45 seconds West and a chord distance of 12.49 feet to a point; the beginning of a compound curve to the left with a radius of 19.00 feet, a central angle of 78 degrees 46 minutes 47 seconds, and a chord bearing and distance of South 49 degrees 36 minutes 18 seconds West, 24.11 feet; THENCE in a westerly direction, with said compound curve to the left, an arc distance of 26.12 feet to a point for corner; THENCE South 10 degrees 12 minutes 55 seconds West a distance of 66.93 feet to a point; THENCE along a curve to the left with a radius of 27.50 feet and an arc length of 23.32 feet, said curve having a chord bearing of South 15 degrees 09 minutes 50 seconds East and a chord distance of 22.63 feet to a point at the northerly right of way line of Old Milton Parkway (right of way varies); THENCE along said right of way line along a curve to the right with a radius of 2,225.02 feet and an arc length of 43.30 feet, said curve having a chord bearing of North 80 degrees 01 minutes 04 seconds West and a chord distance of 43.30 feet to a point; THENCE along a curve to the right with a radius of 2,129.23 feet and an arc length of 36.77 feet, said curve having a chord bearing of North 78 degrees 58 minutes 34 seconds West and a chord distance of 36.77 feet to a point; said point being the POINT OF BEGINNING.

Said tract or parcel contains 34,307 square feet or 0.7876 acres of land.

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