

[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 : Boston Scientific at Johns Creek
Tax Parcel Identification No.: 11 106003980408
Land Disturbance Permit No.: WRN22-027
Zoning/Special Use Permit No.: N/A
(if applicable)

<i>For Fulton County Use Only</i>
Approval Date: _____
Initials: _____

**WATER VAULT EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 1st day of June, 2023, between BAWSTON CREEK BTS PROPERTY LLC, a limited liability company duly organized under the laws of the State of Delaware, 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) 398, 399,404, 405 of the 1st District, 1st Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit:

Boston Scientific at Johns Creek
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 June, 2023
in the presence of:

GRANTOR: BAWSTON CREEK BTS PROPERTY LLC



Witness

By: 

Print Name: David Grazio

Title: President



Notary Public



[NOTARIAL SEAL]

LEGEND:

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- R/W RIGHT OF WAY
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- N NORTH
- S SOUTH
- E EAST
- W WEST
- DB DEED BOOK
- PB PLAT BBOOK
- PG PAGE
- AKA ALSO KNOWN AS
- FKA FORMERLY KNOWN AS
- CW CLOCKWISE
- CCW COUNTER-CLOCKWISE
- OTP OPEN TOP PIPE
- RB REBAR



REFERENCE: MINOR PLAT FOR PEACH FARM
PROPERTY PREPARED BY TECHNICAL SURVEY
SERVICES, INC. AND RECORDED IN PLAT
BOOK 457, PAGE 59.

NOW OR FORMERLY
DEVELOPMENT AUTHORITY
OF FULTON COUNTY

LL
404
APPROXIMATE LAND LOT LINE

LL
405

**WATER METER
EASEMENT =
0.012 ACRES
(537 SQ.FT.)**

Arc 187.71'
Rad 637.01'
S 40°19'40" W
187.03'

LINE	BEARING	DISTANCE
L1	N 31°44'51" W	30.55'
L2	N 58°17'22" E	18.37'
L3	S 31°50'03" E	27.74'

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	18.62'	637.01'	S 49°36'24" W	18.62'



1641 Autumn Boulevard
Conyers, Georgia 30012
(770) 922-6391 Office
(770) 922-0767 Fax
www.tss-atl.com

TECHNICAL SURVEY SERVICES
Land Surveyors

**WATER METER EASEMENT EXHIBIT
FOR
DEVELOPMENT AUTHORITY OF FULTON COUNTY**

LAND LOT 405 1st DISTRICT 1st SECTION
CITY OF JOHNS CREEK, FULTON COUNTY, GEORGIA

SCALE: 1" = 60'

DATE: 6/8/2023

JOB # 2022-933

Legal Description

Water Meter Easement

All that tract or parcel of land lying and being in Land Lot 405 of the 1st District, 1st Section, City of Johns Creek, Fulton County, Georgia, and being more particularly described as follows:

To reach the True Point of Beginning, commence at a Right of Way Monument at the northernmost mitered point of the intersection of the southwesterly Right of Way of McGinnis Ferry Road (Variable R/W) and the northwesterly Right of Way of Lakefield Drive (60' R/W), from point thus established and running along the miter thence South 22° 05' 50" East a distance of 78.47 feet to a 1/2" rebar with cap found; thence running along the northwesterly Right of Way of Lakefield Drive the following courses: South 31° 51' 32" West a distance of 135.37 feet to a 1/2" rebar with cap found; thence running along a curve to the right an arc length of 187.71 feet, (said curve having a radius of 637.01 feet, with a chord bearing of South 40° 19' 40" West, and a chord length of 187.03 feet) to the TRUE POINT OF BEGINNING, from point thus established and continuing along said Right of Way of Lakefield Drive along a curve to the right an arc length of 18.62 feet, (said curve having a radius of 637.01 feet, with a chord bearing of South 49° 36' 24" West, and a chord length of 18.62 feet) to a point; thence leaving said Right of Way and running North 31° 44' 51" West a distance of 30.55 feet to a point; thence North 58° 17' 22" East a distance of 18.37 feet to a point; thence South 31° 50' 03" East a distance of 27.74 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.012 Acres (537 Square Feet).