



EASEMENT DEDICATION INFORMATION SUMMARY

Fulton County Land Division
141 Pryor Street, Suite 8021
Atlanta, Georgia 30303
404-612-7870
404-730-7877 (fax)

FOR FULTON COUNTY USE ONLY

Project Name:	<u>The Gathering</u>	LDP Number:	<u>22-013WR</u>
Development Type:	<u>Mixed Use</u>	Zoning/Special Use Number:	
Easement Type (circle one)	Sewer	Easement Width (in Feet)	<u>20</u>
		Water Vault	Water Line
		Approval Date & Initials	<u>5/1/2024</u> <u>AM</u>

PETITIONER INFORMATION

(** Please attach business card if available **)

Developer Name:	<u>B.B. MORRISON PARK, LLC</u>
Name of Entity or Person Dedicating Property: (if different than above)	
Contact Person:	<u>Adam Brock</u>
Contact Company (if different than above):	
Contact Phone Number:	<u>(404) 557-2523</u>
Contact E-mail Address:	<u>adambrock@brockbuilt.com</u>

SITE INFORMATION (TO BE COMPLETED BY PETITIONER)

District Number: 1st Section Number*: 2nd Land Lot(s): 745 & 746
*(if applicable)

Tax Parcel Identification Number(s) of the parcel(s) from which the easement is being dedicated (Please note if property is a parent parcel to be subdivided):

12 271007450325

Parent parcel PIN number

*\$10,250,000
2-9-2022
24.75*

If the property to be developed was purchased within past three years, please provide the following information:

Sales price:
Sales date:
Total acreage

Do you anticipate that ownership of the parcel(s) from which the easement is being dedicated will change within the next 60 days? (If yes, please provide date)

No

*** THESE DOCUMENTS MAY ONLY BE RECORDED BY A REPRESENTATIVE OF THE LAND DIVISION.
PLEASE DO NOT ATTEMPT TO RECORD THEM ON YOUR OWN. THANK YOU.***

[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 : The Gathering
Tax Parcel Identification No.: 12 271007450325
Land Disturbance Permit No.: 22-013WR
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only

Approval Date: 5/1/2024
Initials: AM

WATER VAULT EASEMENT
(Corporate Form)

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this _____ day of _____, 2024, between _____
B.B. MORRISON PARK, 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 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) 745 & 746 of the 1st District, 2nd Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

THE GATHERING

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 29
day of February, 20 24
in the presence of:

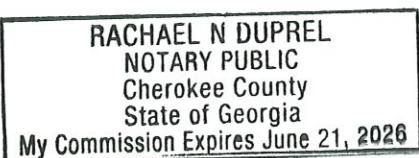


Witness



Notary Public

[NOTARIAL SEAL]



GRANTOR: B3 Morris Park LLC
CORPORATE NAME

By:

Print Name:

Title:


Adam Brock
Manager

By:

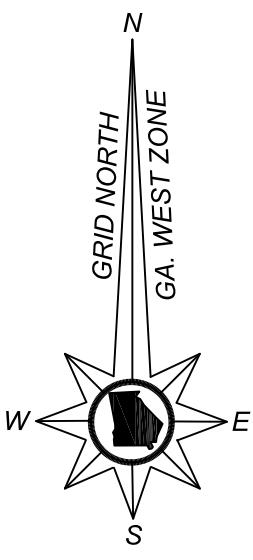
Print Name:

Title:

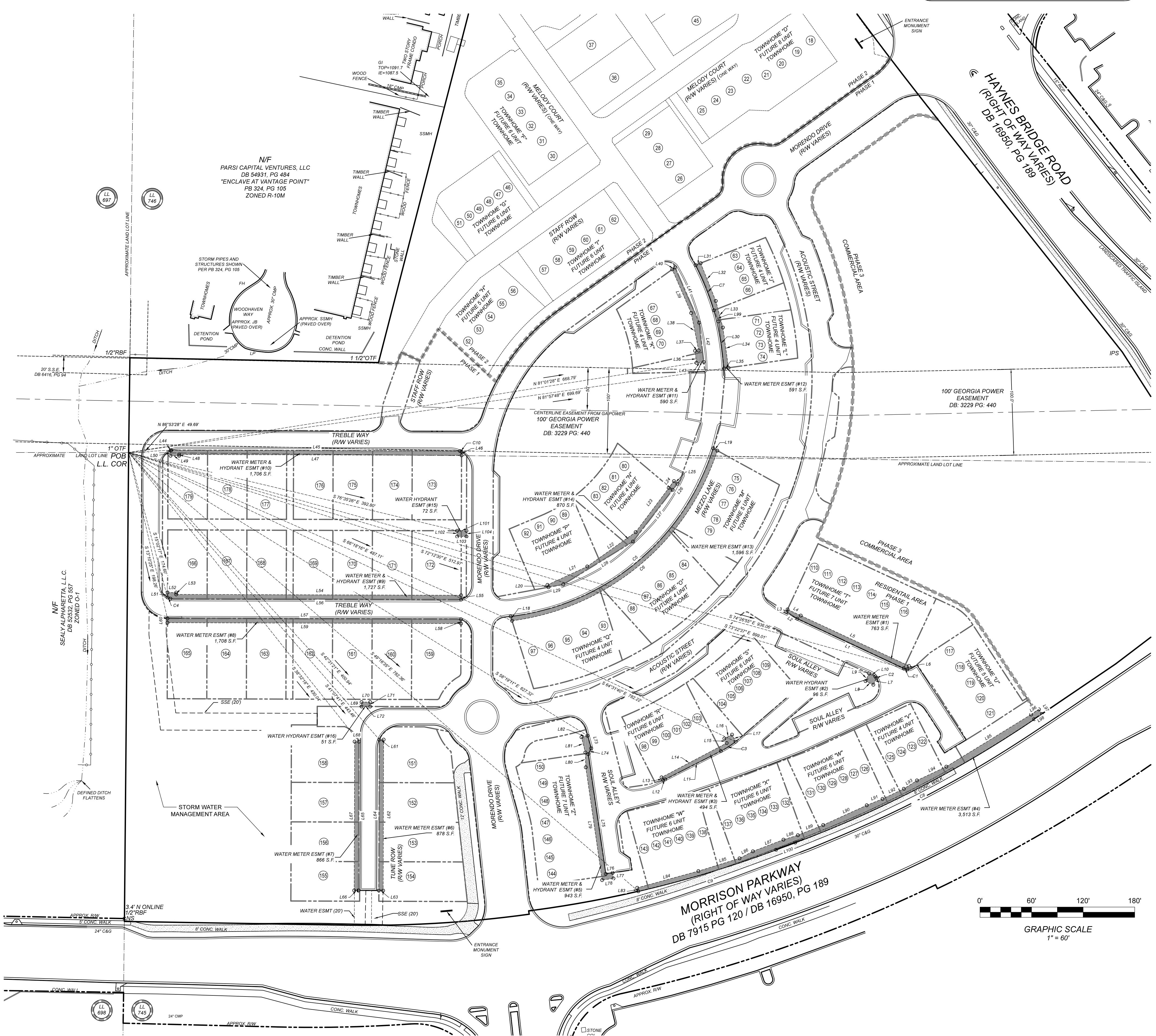
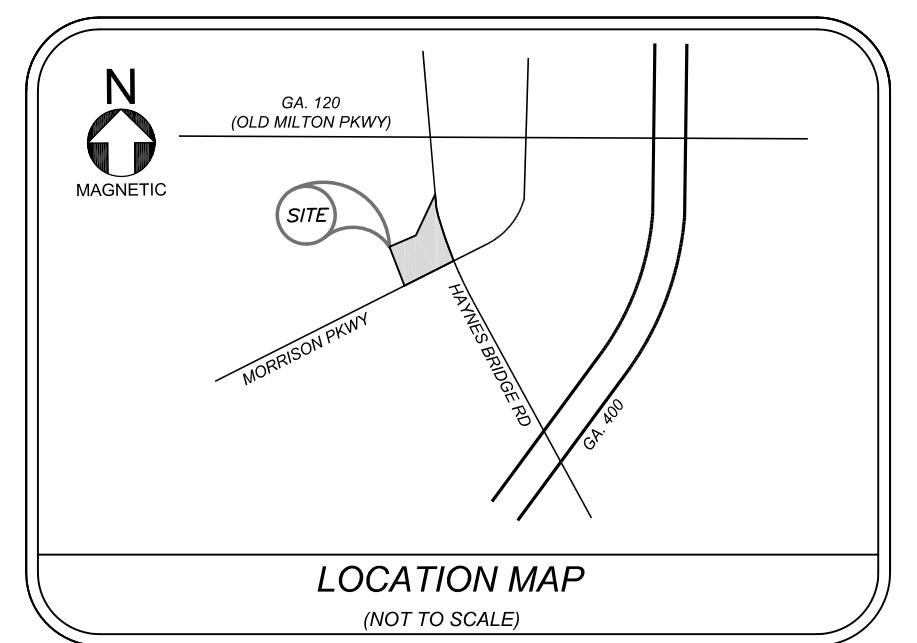
[CORPORATE SEAL]

Water Vault Easement – Corporation
Revised 08/20/2007

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	4.41'	10.01'	N 76°22'58" W	4.38'	25°18'46"
C2	2.34'	22.14'	S 37°00'54" E	2.34'	6°02'59"
C3	20.38'	100.07'	S 57°27'42" W	20.35'	11°40'18"
C4	3.57'	18.50'	N 66°14'38" W	3.57'	11°03'52"
C5	323.72'	282.19'	N 50°19'27" E	306.26'	65°43'39"
C6	327.28'	290.45'	S 50°21'21" W	310.24'	64°33'40"
C7	56.84'	269.91'	N 21°59'03" W	56.73'	12°03'53"
C8	313.56'	1315.85'	S 62°44'38" W	312.82'	13°39'12"
C9	167.44'	1291.19'	S 73°14'02" W	167.33'	7°25'49"
C10	1.98'	22.81'	S 62°39'21" E	1.98'	4°58'58"

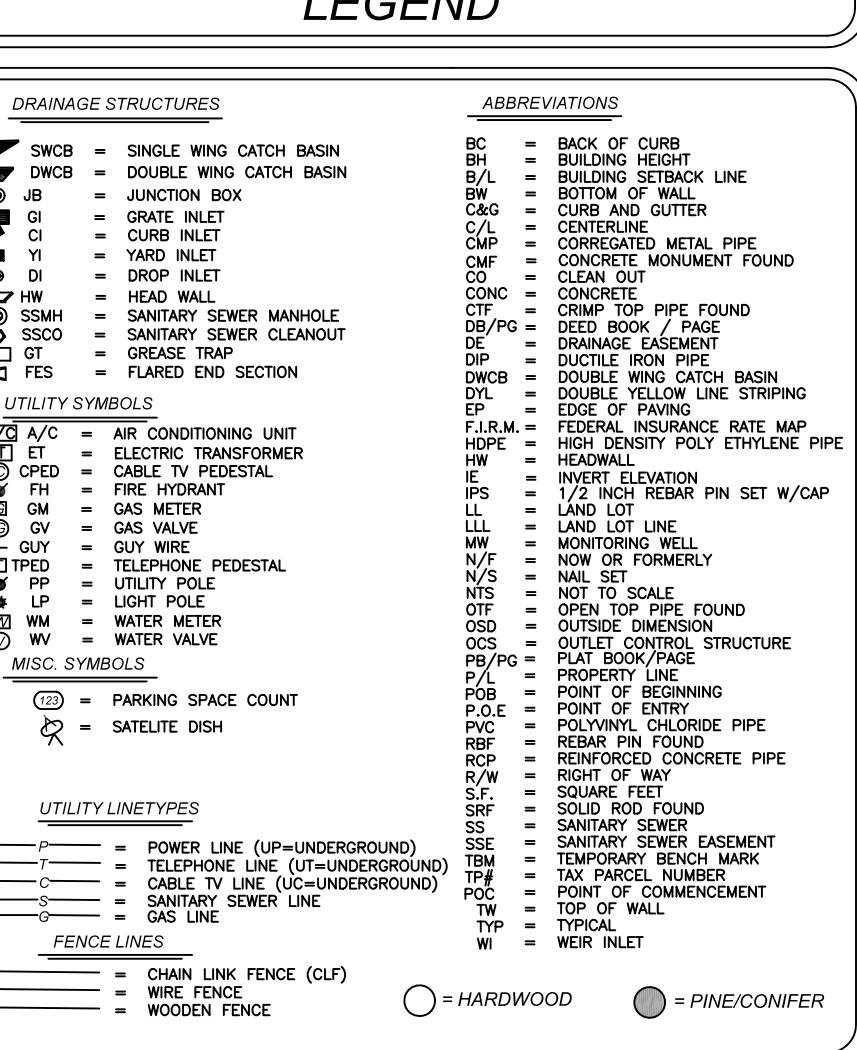


AM
5/1/2024

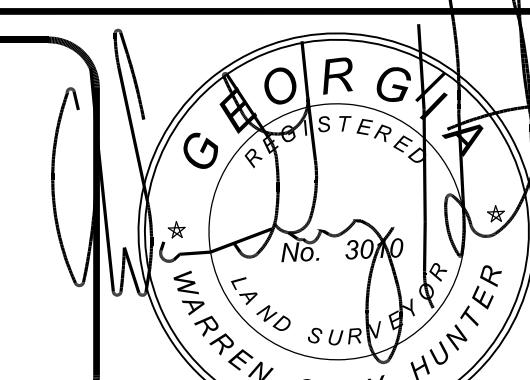


LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 65°03'17" W	136.48'	L53	S 00°12'44" W	2.12'
L2	N 57°48'26" W	15.04'	L54	S 89°49'18" E	231.49'
L3	N 24°56'43" E	3.09'	L55	S 00°10'42" W	5.00'
L4	S 65°03'17" E	16.95'	L56	S 89°49'18" W	338.23'
L5	S 65°03'17" E	138.74'	L57	S 89°49'18" E	345.54'
L6	S 24°56'43" W	4.14'	L58	S 00°10'42" W	5.00'
L7	S 24°56'43" W	8.57'	L59	S 89°49'18" W	345.54'
L8	N 65°03'17" W	10.00'	L60	N 00°10'42" E	5.00'
L9	N 24°56'43" E	9.67'	L61	S 89°49'18" E	5.00'
L10	S 65°03'17" E	7.94'	L62	S 00°10'42" W	175.55'
L11	S 63°03'46" W	72.70'	L63	N 89°49'18" W	5.00'
L12	S 73°13'28" W	2.70'	L64	N 00°10'42" E	175.55'
L13	N 26°56'14" W	3.52'	L65	S 00°10'42" W	73.14'
L14	N 26°56'14" W	6.63'	L66	S 89°49'18" W	5.00'
L15	N 26°56'14" W	6.01'	L67	N 00°10'42" E	173.14'
L16	N 63°03'46" E	10.00'	L68	S 89°49'18" E	5.00'
L17	S 26°56'14" E	9.17'	L69	N 00°10'42" E	5.11'
L18	N 17°39'07" W	5.29'	L70	S 89°49'18" E	10.00'
L19	S 61°09'11" E	5.45'	L71	S 00°10'42" W	5.11'
L20	N 22°49'32" W	2.91'	L72	S 89°49'18" W	10.00'
L21	N 65°06'52" E	51.03'	L73	S 16°12'54" E	15.32'
L22	N 54°37'31" E	69.02'	L74	S 26°34'42" W	7.59'
L23	N 36°54'38" E	74.23'	L75	S 08°30'16" E	140.75'
L24	N 37°32'27" E	10.00'	L76	S 87°32'04" E	5.00'
L25	S 52°27'39" E	5.00'	L77	S 08°15'14" E	6.60'
L26	S 37°32'24" W	8.93'	L78	N 08°15'21" W	132.59'
L27	S 59°24'07" W	7.54'	L79	N 08°15'21" W	132.59'
L28	S 79°28'49" W	17.53'	L81	N 14°49'53" W	18.26'
L29	S 59°24'07" W	7.54'	L82	N 75°49'07" E	7.17'
L30	N 06°43'03" W	55.05'	L83	N 16°46'23" W	4.14'
L31	N 68°25'43" E	6.19'	L84	N 72°40'57" E	73.79'
L32	S 21°48'52" E	47.37'	L85	S 15°00'14" E	31.93'
L33	S 07°55'54" E	47.36'	L86	S 62°19'21" E	17.63'
L34	S 07°55'54" E	47.36'	L87	S 69°05'40" E	33.01'
L35	S 82°03'06" W	5.18'	L88	N 72°53'22" E	17.65'
L36	N 06°42'04" W	13.98'	L89	N 63°17'56" E	4.28'
L37	N 63°17'56" E	4.28'	L90	N 65°32'57" E	55.63'
L38	N 11°17'23" W	44.41'	L91	N 68°32'07" W	19.83'
L39	S 23°32'07" W	55.32'	L92	N 64°31'42" E	27.45'
L40	S 34°19'09" W	4.06'	L93	N 57°33'09" E	18.05'
L41	S 26°42'04" E	70.16'	L94	N 64°49'53" W	10.00'
L42	S 36°42'04" E	1.02'	L95	N 60°23'43" E	118.75'
L43	S 93°17'56" W	8.67'	L96	N 56°49'07" E	10.93'
L44	N 63°15'59" E	0.94'	L97	S 33°05'33" E	6.35'
L45	S 89°49'18" E	335.95'	L98	S 55°52'04" W	10.94'
L46	S 00°10'42" W	4.09'	L99	N 22°33'00" W	13.96'
L47	S 89°49'17" W	328.55'	L100	S 69°31'41" W	23.93'
L48	S 00°10'42" W	1.47'	L101	S 89°49'18" E	10.95'
L49	N 89°49'18" W	10.00'	L102	S 00°10'42" W	6.65'
L50	N 00°10'42" W	6.05'	L103	N 90°00'00" W	10.80'
L51	N 00°10'42" W	5.69'	L104	N 01°07'36" W	6.68'

LEGEND



**WATER EASEMENTS EXHIBIT FOR:
THE GATHERING
PHASE 1**
LAND LOT 745 & 746, 1st DISTRICT 2nd SECTION
FULTON COUNTY, CITY OF ALPHARETTA GEORGIA



**GA
LAND SURVEYOR**
404-384-9577
GA LAND SURVEYOR, LLC
3355 ANNANDALE LANE, STE 1
SUWAHNEE, GA 30284

DATE	ISSUE
APRIL 25, 2024	
SCALE: 1"=60'	
ACREAGE:	
LAND LOT(S): 745 & 746	
DISTRICT: 1st	SECTION: 2nd
CITY: FULTON	STATE: GEORGIA
SURVEYED AH	DRAWN: WGH
CHECKED: CAM	APPROVED: WGH

JOB NO.
20-221
DRAWING NO.
20-221.FP.DWG

1 1
SHEET NO. OF

LEGAL DESCRIPTION

WATER METER EASEMENT #1

ALL THAT LOT, TRACT OR PARCEL OF LAND CONTAINING 763 SQUARE FEET LYING AND BEING IN LAND LOTS 745 OF THE 1ST DISTRICT, 2ND SECTION, IN THE CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE LAND LOT CORNER COMMON TO LAND LOTS 697, 698, 745, & 746 BEING 1 INCH OPEN TOP PIPE; THENCE SOUTH 74 DEGREES 26 MINUTES 55 SECONDS EAST A DISTANCE OF 936.05 FEET TO A POINT ON THE EASTERLY MARGIN OF SOUL ALLEY, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE MARGIN OF SOUL ALLEY NORTH 65 DEGREES 03 MINUTES 17 SECONDS WEST A DISTANCE OF 136.48 FEET TO A POINT;

THENCE ALONG SAID ALLEY MARGIN NORTH 57 DEGREES 45 MINUTES 26 SECONDS WEST A DISTANCE OF 15.04 FEET TO A POINT;

THENCE LEAVING SAID ALLEY NORTH 24 DEGREES 56 MINUTES 43 SECONDS EAST A DISTANCE OF 3.09 FEET TO A POINT;

THENCE SOUTH 65 DEGREES 03 MINUTES 17 SECONDS EAST A DISTANCE OF 16.95 FEET TO A POINT;

THENCE SOUTH 65 DEGREES 03 MINUTES 17 SECONDS EAST A DISTANCE OF 138.74 FEET TO A POINT

THENCE SOUTH 24 DEGREES 56 MINUTES 43 SECONDS WEST A DISTANCE OF 4.14 FEET TO A POINT ON THE EASTERLY MARGIN OF SOUL ALLEY;

THENCE ALONG SAID ALLEY AND ALONG A CURVE TO THE RIGHT A DISTANCE OF 4.41 FEET WITH A RADIUS OF 10.01 FEET AND BEING SUBTENDED BY A CHORD WITH A BEARING OF NORTH 76 DEGREES 22 MINUTES 58 SECONDS WEST AND A DISTANCE OF 4.38 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

LEGAL DESCRIPTION

WATER HYDRANT EASEMENT #2

ALL THAT LOT, TRACT OR PARCEL OF LAND CONTAINING 96 SQUARE FEET LYING AND BEING IN LAND LOTS 745 OF THE 1ST DISTRICT, 2ND SECTION, IN THE CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE LAND LOT CORNER COMMON TO LAND LOTS 697, 698, 745, & 746 BEING 1 INCH OPEN TOP PIPE; THENCE SOUTH 73 DEGREES 22 MINUTES 37 SECONDS EAST A DISTANCE OF 899.01 FEET TO A POINT ON THE WESTERLY MARGIN OF SOUL ALLEY, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID ALLEY MARGIN SOUTH 65 DEGREES 03 MINUTES 17 SECONDS EAST A DISTANCE OF 7.94 FEET TO A POINT;

THENCE ALONG SAID ALLEY MARGIN AND ALONG A CURVE TO THE RIGHT A DISTANCE OF 2.34 FEET WITH A RADIUS OF 22.14 FEET AND BEING SUBTENDED BY A CHORD WITH A BEARING OF SOUTH 37 DEGREES 00 MINUTES 54 SECONDS EAST AND A DISTANCE OF 2.34 FEET TO A POINT;

THENCE LEAVING SAID ALLEY MSOUTH 24 DEGREES 56 MINUTES 43 SECONDS WEST A DISTANCE OF 8.57 FEET TO A POINT;

THENCE NORTH 65 DEGREES 03 MINUTES 17 SECONDS WEST A DISTANCE OF 10.00 FEET TO A POINT;

THENCE NORTH 24 DEGREES 56 MINUTES 43 SECONDS EAST A DISTANCE OF 9.67 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

LEGAL DESCRIPTION

WATER METER & HYDRANT EASEMENT #3

ALL THAT LOT, TRACT OR PARCEL OF LAND CONTAINING 494 SQUARE FEET LYING AND BEING IN LAND LOTS 745 OF THE 1ST DISTRICT, 2ND SECTION, IN THE CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE LAND LOT CORNER COMMON TO LAND LOTS 697, 698, 745, & 746 BEING 1 INCH OPEN TOP PIPE; THENCE SOUTH 64 DEGREES 31 MINUTES 40 SECONDS EAST A DISTANCE OF 782.22 FEET TO A POINT ON THE NORTHERLY MARGIN OF SOUL ALLEY, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID ALLEY MARGIN AND ALONG A CURVE TO THE RIGHT A DISTANCE OF 20.38 FEET WITH A RADIUS OF 100.07 FEET AND BEING SUBTENDED BY A CHORD WITH A BEARING OF SOUTH 57 DEGREES 27 MINUTES 42 SECONDS WEST AND A DISTANCE OF 20.35 FEET TO A POINT;

THENCE ALONG SAID ALLEY MARGIN SOUTH 63 DEGREES 03 MINUTES 46 SECONDS WEST A DISTANCE OF 72.70 FEET TO A POINT;

THENCE ALONG SAID ALLEY MARGIN SOUTH 73 DEGREES 13 MINUTES 28 SECONDS WEST A DISTANCE OF 2.70 FEET TO A POINT;

THENCE LEAVING SAID ALLEY NORTH 26 DEGREES 56 MINUTES 14 SECONDS WEST A DISTANCE OF 3.52 FEET TO A POINT;

THENCE NORTH 62 DEGREES 13 MINUTES 51 SECONDS EAST A DISTANCE OF 85.63 FEET TO A POINT;

THENCE NORTH 26 DEGREES 56 MINUTES 14 SECONDS WEST A DISTANCE OF 5.91 FEET TO A POINT;

THENCE NORTH 63 DEGREES 03 MINUTES 46 SECONDS EAST A DISTANCE OF 10.00 FEET TO A POINT;

THENCE SOUTH 26 DEGREES 56 MINUTES 14 SECONDS EAST A DISTANCE OF 9.17 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

LEGAL DESCRIPTION

WATER METER EASEMENT #4

ALL THAT LOT, TRACT OR PARCEL OF LAND CONTAINING 3,513 SQUARE FEET LYING AND BEING IN LAND LOTS 745 OF THE 1ST DISTRICT, 2ND SECTION, IN THE CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE LAND LOT CORNER COMMON TO LAND LOTS 697, 698, 745, & 746 BEING 1 INCH OPEN TOP PIPE; THENCE SOUTH 49 DEGREES 16 MINUTES 35 SECONDS EAST A DISTANCE OF 782.36 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY MARGIN OF MORRISON PARKWAY, SAID POINT BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT OF WAY MARGIN NORTH 16 DEGREES 46 MINUTES 23 SECONDS WEST A DISTANCE OF 4.14 FEET TO A POINT;

THENCE NORTH 74 DEGREES 40 MINUTES 57 SECONDS EAST A DISTANCE OF 73.79 FEET TO A POINT; THENCE NORTH 72 DEGREES 48 MINUTES 04 SECONDS EAST A DISTANCE OF 50.07 FEET TO A POINT; THENCE NORTH 62 DEGREES 19 MINUTES 21 SECONDS EAST A DISTANCE OF 17.63 FEET TO A POINT; THENCE NORTH 69 DEGREES 05 MINUTES 40 SECONDS EAST A DISTANCE OF 38.01 FEET TO A POINT; THENCE NORTH 72 DEGREES 53 MINUTES 22 SECONDS EAST A DISTANCE OF 17.65 FEET TO A POINT; THENCE NORTH 68 DEGREES 06 MINUTES 19 SECONDS EAST A DISTANCE OF 31.66 FEET TO A POINT; THENCE NORTH 65 DEGREES 32 MINUTES 57 SECONDS EAST A DISTANCE OF 55.63 FEET TO A POINT; THENCE NORTH 68 DEGREES 13 MINUTES 32 SECONDS EAST A DISTANCE OF 19.83 FEET TO A POINT; THENCE NORTH 64 DEGREES 31 MINUTES 42 SECONDS EAST A DISTANCE OF 27.45 FEET TO A POINT; THENCE NORTH 57 DEGREES 33 MINUTES 09 SECONDS EAST A DISTANCE OF 18.05 FEET TO A POINT; THENCE NORTH 64 DEGREES 50 MINUTES 26 SECONDS EAST A DISTANCE OF 37.78 FEET TO A POINT; THENCE NORTH 58 DEGREES 23 MINUTES 43 SECONDS EAST A DISTANCE OF 115.75 FEET TO A POINT; THENCE NORTH 56 DEGREES 49 MINUTES 07 SECONDS EAST A DISTANCE OF 10.93 FEET TO A POINT; THENCE SOUTH 33 DEGREES 10 MINUTES 53 SECONDS EAST A DISTANCE OF 6.35 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY MARGIN OF MORRISON PARKWAY;

THENCE ALONG SAID RIGHT OF WAY MARGIN SOUTH 55 DEGREES 52 MINUTES 04 SECONDS WEST A DISTANCE OF 10.94 FEET TO A POINT;

THENCE ALONG SAID RIGHT OF WAY MARGIN AND ALONG A CURVE TO THE RIGHT A DISTANCE OF 313.56 FEET WITH A RADIUS OF 1315.85 FEET AND BEING SUBTENDED BY A CHORD WITH A BEARING OF SOUTH 62 DEGREES 41 MINUTES 38 SECONDS WEST AND A DISTANCE OF 312.82 FEET TO A POINT; THENCE ALONG SAID RIGHT OF WAY MARGIN SOUTH 69 DEGREES 31 MINUTES 41 SECONDS WEST A DISTANCE OF 23.93 FEET TO A POINT;

THENCE ALONG SAID RIGHT OF WAY MARGIN AND ALONG A CURVE TO THE RIGHT A DISTANCE OF 167.44 FEET WITH A RADIUS OF 1291.19 FEET AND BEING SUBTENDED BY A CHORD WITH A BEARING OF SOUTH 73 DEGREES 14 MINUTES 02 SECONDS WEST AND A DISTANCE OF 167.33 FEET TO A POINT, SAID REBAR BEING THE POINT OF BEGINNING.

LEGAL DESCRIPTION

WATER METER & HYDRANT REGEN

EASEMENT #5

ALL THAT LOT, TRACT OR PARCEL OF LAND CONTAINING 943 SQUARE FEET LYING AND BEING IN LAND LOTS 745 OF THE 1ST DISTRICT, 2ND SECTION, IN THE CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE LAND LOT CORNER COMMON TO LAND LOTS 697, 698, 745, & 746 BEING 1 INCH OPEN TOP PIPE; THENCE SOUTH 58 DEGREES 19 MINUTES 11 SECONDS EAST A DISTANCE OF 627.32 FEET TO A POINT ON THE WESTERLY MARGIN OF SOUL ALLEY, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID ALLEY MARGIN SOUTH 16 DEGREES 12 MINUTES 54 SECONDS EAST A DISTANCE OF 15.32 FEET TO A POINT;

THENCE ALONG SAID ALLEY MARGIN SOUTH 26 DEGREES 34 MINUTES 42 SECONDS WEST A DISTANCE OF 7.59 FEET TO A POINT;

THENCE ALONG SAID ALLEY MARGIN SOUTH 08 DEGREES 20 MINUTES 16 SECONDS EAST A DISTANCE OF 140.75 FEET TO A POINT;

THENCE ALONG SAID ALLEY MARGIN NORTH 81 DEGREES 32 MINUTES 04 SECONDS EAST A DISTANCE OF 8.09 FEET TO A POINT;

THENCE LEAVING SAID ALLEY SOUTH 08 DEGREES 15 MINUTES 14 SECONDS EAST A DISTANCE OF 6.60 FEET TO A POINT;

THENCE SOUTH 81 DEGREES 44 MINUTES 39 SECONDS WEST A DISTANCE OF 13.33 FEET TO A POINT;

THENCE NORTH 08 DEGREES 15 MINUTES 21 SECONDS WEST A DISTANCE OF 132.59 FEET TO A POINT;

THENCE NORTH 01 DEGREES 37 MINUTES 12 SECONDS WEST A DISTANCE OF 17.34 FEET TO A POINT;

THENCE NORTH 14 DEGREES 10 MINUTES 53 SECONDS WEST A DISTANCE OF 18.26 FEET TO A POINT;

THENCE NORTH 75 DEGREES 49 MINUTES 07 SECONDS EAST A DISTANCE OF 7.17 FEET TO A POINT, SAID REBAR BEING THE POINT OF BEGINNING.

LEGAL DESCRIPTION

WATER METER EASEMENT

EASEMENT #6

ALL THAT LOT, TRACT OR PARCEL OF LAND CONTAINING 878 SQUARE FEET LYING AND BEING IN LAND LOTS 745 OF THE 1ST DISTRICT, 2ND SECTION, IN THE CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE LAND LOT CORNER COMMON TO LAND LOTS 697, 698, 745, & 746 BEING 1 INCH OPEN TOP PIPE; THENCE SOUTH 41 DEGREES 07 MINUTES 41 SECONDS EAST A DISTANCE OF 443.46 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY MARGIN OF TUNE ROW, SAID POINT BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT OF WAY MARGIN SOUTH 89 DEGREES 49 MINUTES 18 SECONDS EAST A DISTANCE OF 5.00 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 10 MINUTES 42 SECONDS WEST A DISTANCE OF 175.55 FEET TO A POINT; THENCE NORTH 89 DEGREES 49 MINUTES 18 SECONDS WEST A DISTANCE OF 5.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY MARGIN OF TUNE ROW;

THENCE ALONG SAID RIGHT OF WAY MARGIN NORTH 00 DEGREES 10 MINUTES 42 SECONDS EAST A DISTANCE OF 175.55 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

LEGAL DESCRIPTION

WATER METER EASEMENT

EASEMENT #7

ALL THAT LOT, TRACT OR PARCEL OF LAND CONTAINING 865 SQUARE FEET LYING AND BEING IN LAND LOTS 745 OF THE 1ST DISTRICT, 2ND SECTION, IN THE CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE LAND LOT CORNER COMMON TO LAND LOTS 697, 698, 745, & 746 BEING 1 INCH OPEN TOP PIPE; THENCE SOUTH 38 DEGREES 32 MINUTES 18 SECONDS EAST A DISTANCE OF 430.04 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY MARGIN OF TUNE ROW, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT OF WAY MARGIN SOUTH 00 DEGREES 10 MINUTES 42 SECONDS WEST A DISTANCE OF 173.14 FEET TO A POINT;

THENCE LEAVING SAID RIGHT OF WAY MARGIN SOUTH 89 DEGREES 49 MINUTES 18 SECONDS EAST A DISTANCE OF 5.00 FEET TO A POINT;

THENCE NORTH 00 DEGREES 10 MINUTES 42 SECONDS EAST A DISTANCE OF 173.14 FEET TO A POINT; THENCE NORTH 89 DEGREES 49 MINUTES 18 SECONDS WEST A DISTANCE OF 5.00 FEET TO A POINT, SAID REBAR BEING THE POINT OF BEGINNING.

LEGAL DESCRIPTION

WATER METER EASEMENT

EASEMENT #8

ALL THAT LOT, TRACT OR PARCEL OF LAND CONTAINING 1,708 SQUARE FEET LYING AND BEING IN LAND LOTS 745 OF THE 1ST DISTRICT, 2ND SECTION, IN THE CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE LAND LOT CORNER COMMON TO LAND LOTS 697, 698, 745, & 746 BEING 1 INCH OPEN TOP PIPE; THENCE SOUTH 13 DEGREES 10 MINUTES 25 SECONDS EAST A DISTANCE OF 198.26 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY MARGIN OF TREBLE WAY, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT OF WAY MARGIN SOUTH 89 DEGREES 49 MINUTES 18 SECONDS EAST A DISTANCE OF 341.54 FEET TO A POINT;

THENCE LEAVING SAID RIGHT OF WAY MARGIN SOUTH 00 DEGREES 10 MINUTES 42 SECONDS WEST A DISTANCE OF 5.00 FEET TO A POINT;

THENCE NORTH 89 DEGREES 49 MINUTES 18 SECONDS WEST A DISTANCE OF 341.54 FEET TO A POINT; THENCE NORTH 00 DEGREES 10 MINUTES 42 SECONDS EAST A DISTANCE OF 5.00 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING.

LEGAL DESCRIPTION

WATER METER & HYDRANT EASEMENT

EASEMENT #9

ALL THAT LOT, TRACT OR PARCEL OF LAND CONTAINING 1,727 SQUARE FEET LYING AND BEING IN LAND LOTS 745 OF THE 1ST DISTRICT, 2ND SECTION, IN THE CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE LAND LOT CORNER COMMON TO LAND LOTS 697, 698, 745, & 746 BEING 1 INCH OPEN TOP PIPE; THENCE SOUTH 15 DEGREES 02 MINUTES 17 SECONDS EAST A DISTANCE OF 174.60 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY MARGIN OF TREBLE WAY, SAID POINT BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT OF WAY MARGIN DINORTH 00 DEGREES 10 MINUTES 42 SECONDS EAST A DISTANCE OF 5.69 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 49 MINUTES 18 SECONDS EAST A DISTANCE OF 10.01 FEET TO A POINT, THENCE SOUTH 00 DEGREES 12 MINUTES 44 SECONDS WEST A DISTANCE OF 2.12 FEET TO A POINT; THENCE SOUTH 89 DEGREES 49 MINUTES 18 SECONDS EAST A DISTANCE OF 331.49 FEET TO A POINT; THENCE SOUTH 00 DEGREES 10 MINUTES 42 SECONDS WEST A DISTANCE OF 5.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY MARGIN OF TREBLE WAY;

THENCE ALONG SAID RIGHT OF WAY MARGIN NORTH 89 DEGREES 49 MINUTES 18 SECONDS WEST A DISTANCE OF 338.23 FEET TO A POINT;

THENCE ALONG SAID RIGHT OF WAY MARGIN AND ALONG A CURVE TO THE RIGHT A DISTANCE OF 3.57 FEET WITH A RADIUS OF 18.50 FEET AND BEING SUBTENDED BY A CHORD WITH A BEARING OF NORTH 66 DEGREES 14 MINUTES 38 SECONDS WEST AND A DISTANCE OF 3.57 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING.

LEGAL DESCRIPTION

WATER METER & HYDRANT EASEMENT

EASEMENT #10

ALL THAT LOT, TRACT OR PARCEL OF LAND CONTAINING 1,706 SQUARE FEET LYING AND BEING IN LAND LOTS 745 & 746 OF THE 1ST DISTRICT, 2ND SECTION, IN THE CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE LAND LOT CORNER COMMON TO LAND LOTS 697, 698, 745, & 746 BEING 1 INCH OPEN TOP PIPE; THENCE NORTH 86 DEGREES 53 MINUTES 28 SECONDS EAST A DISTANCE OF 49.69 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY MARGIN OF TREBLE WAY, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT OF WAY MARGIN SOUTH 89 DEGREES 49 MINUTES 18 SECONDS EAST A DISTANCE OF 335.95 FEET TO A POINT;

THENCE ALONG SAID RIGHT OF WAY MARGIN AND ALONG A CURVE TO THE RIGHT A DISTANCE OF 1.98 FEET WITH A RADIUS OF 22.81 FEET AND BEING SUBTENDED BY A CHORD WITH A BEARING OF SOUTH 62 DEGREES 39 MINUTES 21 SECONDS EAST AND A DISTANCE OF 1.98 FEET TO A POINT;

THENCE LEAVING SAID RIGHT OF WAY MARGIN SOUTH 00 DEGREES 10 MINUTES 42 SECONDS WEST A DISTANCE OF 4.09 FEET TO A POINT;

THENCE NORTH 89 DEGREES 49 MINUTES 17 SECONDS WEST A DISTANCE OF 328.55 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 10 MINUTES 42 SECONDS WEST A DISTANCE OF 1.47 FEET TO A POINT;

THENCE NORTH 89 DEGREES 49 MINUTES 18 SECONDS WEST A DISTANCE OF 10.00 FEET TO A POINT;

THENCE NORTH 00 DEGREES 10 MINUTES 42 SECONDS EAST A DISTANCE OF 6.05 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY MARGIN OF TREBLE WAY;

THENCE ALONG SAID RIGHT OF WAY MARGIN NORTH 63 DEGREES 15 MINUTES 59 SECONDS EAST A DISTANCE OF 0.94 FEET TO A POINT, SAID REBAR BEING THE POINT OF BEGINNING.

LEGAL DESCRIPTION

WATER METER & HYDRANT EASEMENT

EASEMENT #11

ALL THAT LOT, TRACT OR PARCEL OF LAND CONTAINING 590 SQUARE FEET LYING AND BEING IN LAND LOTS 746 OF THE 1ST DISTRICT, 2ND SECTION, IN THE CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE LAND LOT CORNER COMMON TO LAND LOTS 697, 698, 745, & 746 BEING 1 INCH OPEN TOP PIPE; THENCE NORTH 81 DEGREES 01 MINUTES 28 SECONDS EAST A DISTANCE OF 668.79 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 06 DEGREES 42 MINUTES 04 SECONDS WEST A DISTANCE OF 13.98 FEET TO A POINT;
THENCE NORTH 83 DEGREES 17 MINUTES 56 SECONDS EAST A DISTANCE OF 4.28 FEET TO A POINT;
THENCE NORTH 11 DEGREES 17 MINUTES 23 SECONDS WEST A DISTANCE OF 44.41 FEET TO A POINT;
THENCE NORTH 23 DEGREES 32 MINUTES 01 SECONDS WEST A DISTANCE OF 55.32 FEET TO A POINT;
THENCE NORTH 54 DEGREES 19 MINUTES 09 SECONDS EAST A DISTANCE OF 4.06 FEET TO A POINT ON
THE WESTERLY RIGHT OF WAY MARGIN OF MEZZO LANE;
THENCE ALONG SAID RIGHT OF WAY MARGIN SOUTH 23 DEGREES 32 MINUTES 01 SECONDS EAST A
DISTANCE OF 70.16 FEET TO A POINT;
THENCE ALONG SAID RIGHT OF WAY MARGIN SOUTH 06 DEGREES 42 MINUTES 04 SECONDS EAST A
DISTANCE OF 46.02 FEET TO A POINT;
THENCE LEAVING SAID RIGHT OF WAY MARGIN SOUTH 83 DEGREES 17 MINUTES 56 SECONDS WEST A
DISTANCE OF 8.57 FEET TO A POINT, SAID REBAR BEING THE POINT OF BEGINNING.

LEGAL DESCRIPTION

WATER METER EASEMENT

EASEMENT #12

ALL THAT LOT, TRACT OR PARCEL OF LAND CONTAINING 591 SQUARE FEET LYING AND BEING IN LAND LOTS 746 OF THE 1ST DISTRICT, 2ND SECTION, IN THE CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE LAND LOT CORNER COMMON TO LAND LOTS 697, 698, 745, & 746 BEING 1 INCH OPEN TOP PIPE; THENCE NORTH 81 DEGREES 57 MINUTES 48 SECONDS EAST A DISTANCE OF 699.69 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY MARGIN OF MIZZO LANE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT OF WAY MARGIN NORTH 06 DEGREES 43 MINUTES 03 SECONDS WEST A DISTANCE OF 55.05 FEET TO A POINT;

THENCE ALONG SAID RIGHT OF WAY MARGIN NORTH 22 DEGREES 33 MINUTES 08 SECONDS WEST A DISTANCE OF 13.96 FEET TO A POINT;

THENCE ALONG SAID RIGHT OF WAY MARGIN AND ALONG A CURVE TO THE LEFT A DISTANCE OF 56.84 FEET WITH A RADIUS OF 269.91 FEET AND BEING SUBTENDED BY A CHORD WITH A BEARING OF NORTH 21 DEGREES 59 MINUTES 03 SECONDS WEST AND A DISTANCE OF 56.73 FEET TO A POINT;

THENCE LEAVING SAID RIGHT OF WAY MARGIN NORTH 68 DEGREES 25 MINUTES 43 SECONDS EAST A DISTANCE OF 6.19 FEET TO A POINT

THENCE SOUTH 21 DEGREES 48 MINUTES 52 SECONDS EAST A DISTANCE OF 47.37 FEET TO A POINT;

THENCE SOUTH 15 DEGREES 00 MINUTES 14 SECONDS EAST A DISTANCE OF 31.93 FEET TO A POINT;

THENCE SOUTH 07 DEGREES 55 MINUTES 54 SECONDS EAST A DISTANCE OF 47.36 FEET TO A POINT;

THENCE SOUTH 82 DEGREES 03 MINUTES 06 SECONDS WEST A DISTANCE OF 5.18 FEET TO A POINT,
SAID REBAR BEING THE POINT OF BEGINNING.

LEGAL DESCRIPTION

WATER METER EASEMENT

EASEMENT #13

ALL THAT LOT, TRACT OR PARCEL OF LAND CONTAINING 1,596 SQUARE FEET LYING AND BEING IN LAND LOTS 745 & 746 OF THE 1ST DISTRICT, 2ND SECTION, IN THE CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE LAND LOT CORNER COMMON TO LAND LOTS 697, 698, 745, & 746 BEING 1 INCH OPEN TOP PIPE; THENCE SOUTH 66 DEGREES 18 MINUTES 16 SECONDS EAST A DISTANCE OF 487.11 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 17 DEGREES 39 MINUTES 07 SECONDS WEST A DISTANCE OF 5.29 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY MARGIN OF MIZZO LANE;

THENCE ALONG SAID RIGHT OF WAY MARGIN AND ALONG A CURVE TO THE LEFT A DISTANCE OF 323.72 FEET WITH A RADIUS OF 282.19 FEET AND BEING SUBTENDED BY A CHORD WITH A BEARING OF NORTH 50 DEGREES 19 MINUTES 27 SECONDS EAST AND A DISTANCE OF 306.26 FEET TO A POINT;

THENCE LEAVING SAID RIGHT OF WAY MARGIN SOUTH 61 DEGREES 09 MINUTES 11 SECONDS EAST A DISTANCE OF 5.45 FEET TO A POINT;

THENCE ALONG A CURVE TO THE RIGHT A DISTANCE OF 327.28 FEET WITH A RADIUS OF 290.45 FEET AND BEING SUBTENDED BY A CHORD WITH A BEARING OF SOUTH 50 DEGREES 21 MINUTES 21 SECONDS WEST AND A DISTANCE OF 310.24 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

LEGAL DESCRIPTION

WATER METER EASEMENT

EASEMENT #14

ALL THAT LOT, TRACT OR PARCEL OF LAND CONTAINING 970 SQUARE FEET LYING AND BEING IN LAND LOTS 745 OF THE 1ST DISTRICT, 2ND SECTION, IN THE CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE LAND LOT CORNER COMMON TO LAND LOTS 697, 698, 745, & 746 BEING 1 INCH OPEN TOP PIPE; THENCE SOUTH 72 DEGREES 12 MINUTES 30 SECONDS EAST A DISTANCE OF 512.97 FEET TO A POINT ON THE NORTH WESTERLY RIGHT OF WAY MARGIN OF MIZZO LANE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT OF WAY MARGIN NORTH 22 DEGREES 49 MINUTES 32 SECONDS WEST A DISTANCE OF 2.91 FEET TO A POINT;

THENCE NORTH 65 DEGREES 06 MINUTES 52 SECONDS EAST A DISTANCE OF 51.03 FEET TO A POINT;

THENCE NORTH 54 DEGREES 37 MINUTES 31 SECONDS EAST A DISTANCE OF 69.02 FEET TO A POINT;

THENCE NORTH 36 DEGREES 54 MINUTES 38 SECONDS EAST A DISTANCE OF 74.23 FEET TO A POINT;

THENCE SOUTH 52 DEGREES 27 MINUTES 39 SECONDS EAST A DISTANCE OF 5.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY MARGIN OF MIZZO LANE;

THENCE ALONG SAID RIGHT OF WAY MARGIN SOUTH 37 DEGREES 32 MINUTES 24 SECONDS WEST A DISTANCE OF 8.93 FEET TO A POINT;

THENCE ALONG SAID RIGHT OF WAY MARGIN SOUTH 37 DEGREES 32 MINUTES 27 SECONDS WEST A DISTANCE OF 75.88 FEET TO A POINT;

THENCE ALONG SAID RIGHT OF WAY MARGIN SOUTH 58 DEGREES 21 MINUTES 07 SECONDS WEST A DISTANCE OF 95.24 FEET TO A POINT;

THENCE ALONG SAID RIGHT OF WAY MARGIN SOUTH 79 DEGREES 28 MINUTES 49 SECONDS WEST A DISTANCE OF 17.53 FEET TO A POINT, SAID REBAR BEING THE POINT OF BEGINNING.

LEGAL DESCRIPTION

WATER HYDRANT EASEMENT

EASEMENT #15

ALL THAT LOT, TRACT OR PARCEL OF LAND CONTAINING 72 SQUARE FEET LYING AND BEING IN LAND LOTS 745 OF THE 1ST DISTRICT, 2ND SECTION, IN THE CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE LAND LOT CORNER COMMON TO LAND LOTS 697, 698, 745, & 746 BEING 1 INCH OPEN TOP PIPE; THENCE SOUTH 76 DEGREES 35 MINUTES 26 SECONDS EAST A DISTANCE OF 392.80 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 49 MINUTES 18 SECONDS EAST A DISTANCE OF 10.95 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY MARGIN OF MORENDO DRIVE;

THENCE ALONG SAID RIGHT OF WAY MARGIN SOUTH 00 DEGREES 10 MINUTES 42 SECONDS WEST A DISTANCE OF 6.65 FEET TO A POINT;

THENCE LEAVING SAID RIGHT OF WAY NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 10.80 FEET TO A POINT;

THENCE NORTH 01 DEGREES 07 MINUTES 36 SECONDS WEST A DISTANCE OF 6.68 FEET TO A POINT SAID POINT BEING THE POINT OF BEGINNING.

LEGAL DESCRIPTION

WATER HYDRANT EASEMENT

EASEMENT #16

ALL THAT LOT, TRACT OR PARCEL OF LAND CONTAINING 51 SQUARE FEET LYING AND BEING IN LAND LOTS 745 OF THE 1ST DISTRICT, 2ND SECTION, IN THE CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE LAND LOT CORNER COMMON TO LAND LOTS 697, 698, 745, & 746 BEING 1 INCH OPEN TOP PIPE; THENCE SOUTH 42 DEGREES 31 MINUTES 21 SECONDS EAST A DISTANCE OF 400.94 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY MARGIN OF TUNE ROW, SAID POINT BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT OF WAY MARGIN NORTH 00 DEGREES 10 MINUTES 42 SECONDS EAST A DISTANCE OF 5.11 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 49 MINUTES 18 SECONDS EAST A DISTANCE OF 10.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 10 MINUTES 42 SECONDS WEST A DISTANCE OF 5.11 FEET TO A POINT ON SAID RIGHT OF WAY MARGIN;

THENCE ALONG SAID RIGHT OF MARGIN NORTH 89 DEGREES 49 MINUTES 18 SECONDS WEST A DISTANCE OF 10.00 FEET TO A POINT, SAID REBAR BEING THE POINT OF BEGINNING.