

[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 : WRN24-085  
Tax Parcel Identification No.: 12 284008030350 and 12 284008030400  
Land Disturbance Permit No.: WRN24-085  
Zoning/Special Use Permit No.: \_\_\_\_\_  
(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 3rd day of April, 2025, between NORTHWINDS PARKWAY OFFICE, LLC, a limited liability company 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) 804 of the 1<sup>st</sup> District, 2<sup>nd</sup> Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit:

WRN24-085

*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 3  
day of April, 2025  
in the presence of:

Hughette Hall  
Witness

GRANTOR: NORTHWINDS PARKWAY OFFICE,  
LLC,  
a Georgia limited liability company  
CORPORATE NAME

By: R. T. Evans, Jr. [SEAL]  
Name: Richard T. Evans, Jr.  
Title: Manager

[Signature]  
Notary Public

[NOTARIAL SEAL]



Spicer Group, Inc.  
514 West Maple St.  
Suite 1202  
Cumming, GA 30040  
TEL (989) 284-8178  
www.SpicerGroup.com



WATER EASEMENT EXHIBIT A  
Project Number WRN24-085

DS 03/18/2025 | 2:55 PM EDT  
BS Brandon Scott  
Fulton County Government  
Project #WRN24-085



SCALE: 1" = 70'

DWG. NO.: A-29966

SURVEYOR'S NOTES

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE REFERENCE STATION NETWORK DEVELOPED BY eGRS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 - STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN AREA A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

EQUIPMENT USED: LEICA GS16 GNSS RECEIVER.

Line Table		
Line #	Length	Direction
L1	72.00	N0° 22' 16"E
L2	41.83	N67° 31' 40"W
L3	53.83	N89° 58' 48"W
L4	20.00	N0° 01' 13"E
L5	57.80	S89° 58' 47"E
L6	41.83	S67° 31' 40"E
L7	20.00	S0° 21' 07"W
L8	23.05	N90° 00' 00"W
L9	11.22	N0° 00' 00"E
L10	23.08	N90° 00' 00"E
L11	13.22	S0° 06' 08"W

PARCEL #  
12284008030350

PARCEL #  
12284008030343

PARCEL #  
12284008040391

PARCEL #  
12 284008030400

PROPOSED 20' WATER MAIN EASEMENT LEGAL DESCRIPTION

Legal Description as Surveyed:

Proposed 20' Water Main Easement - 0.19 Acres 8252.74 SQ. FT.

Proposed 20' Water Main Easement being in Land Lot 804 of the 1<sup>st</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia, being more particularly described as follows:

Commencing at a Point located on the Westerly right-of-way of Northwinds Parkway; thence N00°-22'-16"E., 72.00 feet to the Point of Beginning; thence leaving said right-of-way S89°-59'-38"W., 316.94 feet; thence N67°-31'-40"W., 41.83 feet; thence N89°-58'-48"W., 53.83 feet; thence N00°-01'-13"E., 20.00 feet; thence S89°-58'-47"E., 57.80 feet; thence S67°-31'-40"E., 41.83 feet; thence N89°-59'-40"E., 313.09 feet to a point located on the Westerly right-of-way of Northwinds Parkway; thence S00°-21'-07"W., 20.00 feet to the Point of Beginning.

Said parcel of land contains 0.19 acres more or less of land.

PROPOSED WATER VAULT EASEMENT LEGAL DESCRIPTION

Legal Description as Surveyed:

Proposed Water Vault Easement - 0.007 Acres 304.86 SQ. FT.

Proposed Water Vault Easement being in Land Lot 804 of the 1<sup>st</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia, being more particularly described as follows:

Commencing at a Point located on the Westerly right-of-way of Northwinds Parkway; thence N00°-22'-16"E., 72.00 feet; thence N00°-21'-07"E., 20.00 feet; thence leaving said right-of-way S89°-59'-40"W., 237.13 feet; to the Point of Beginning; thence N90°-00'-00"W., 23.05 feet; thence N00°-00'-00"E., 11.22 feet; thence N90°-00'-00"E., 23.08 feet; thence S00°-06'-08"W., 13.22 feet to the Point of Beginning.

Said parcel of land contains 0.007 acres more or less of land.

LEGEND



WATER EASEMENT

136577SG2024 SURVEY FOR:

EASEMENT EXHIBIT FOR:

CLIENT

**EVANS GENERAL CONTRACTORS**

3050 NORTHWINDS PARKWAY, SUITE 200  
ALPHARETTA, GA 30009

EASEMENT EXHIBIT OF:

LAND LOT 804 OF THE

1<sup>st</sup> DISTRICT - 2<sup>nd</sup> SECTION

CITY OF ALPHARETTA

FULTON COUNTY, GEORGIA

DATE OF FIELD SURVEY: 05-09-2024

136577SG2024

**A-29966**

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in Georgia Plat Act O.C.G.A. 15-6-67. Authority O.C.G.A. Secs 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

PREPARED BY:  
NATHAN G. SHEPHERD  
PROFESSIONAL SURVEYOR No. LS003466  
514 WEST MAPLE ST., SUITE 1202  
CUMMING, GEORGIA 30040  
TEL. 989-284-8178  
DRAWN BY: JTS  
DATE: 12-12-2024  
JOB NUMBER: 136577SG2024  
www.SpicerGroup.com



By: Nathan G. Shepherd Date: 01-10-2025

DRAWN BY: JTS  
CHECKED BY: NGS

PLOT DATE: 01-10-2025  
SHEET 1 OF 1

JOB#: 137577SG2024  
DWG#: A-29966