

[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 : Taco Bell - 106 South Main Street
Tax Parcel Identification No.: 12 2584 0695 1029
Land Disturbance Permit No.: 19-087WR
Zoning/Special Use Permit No.: C-2
(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 25th day of March, 2024, between Bur Rog, Inc., 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) 695, 2nd Section (if applicable) of District 1st, Fulton County, Georgia, and more particularly described as follows: To wit:

Taco Bell - 106 South Main Street Alpharetta, Ga

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 25th
day of March, 2021
in the presence of:

Jan J. Wilcox
Witness

GRANTOR: Bur Rog, Inc.
CORPORATE NAME

By: [Signature]

Print Name: John R. Burgess

Title: CFO

By: _____

Print Name: _____

Title: _____

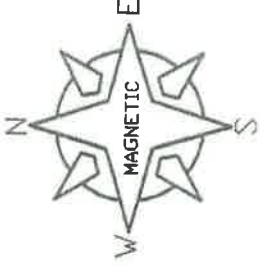
[NOTARIAL SEAL]

[CORPORATE SEAL]

W C BAGGETT
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Comm. Expires
06/16/2023

POC **MARIETTA STREET**
30' RIGHT OF WAY

SOUTH MAIN STREET - GA S.R. 9



5.08'

54.14'

POB L1
L4

N30°32'34"E
146.67'

S59°27'26"E
146.91'

NOW OR FORMERLY
BUR ROG INC.
102 SOUTH MAIN STREET
TAX ID 12 2584 0695 1029
ZONED C-2

L1 S57°42'09"E 4.00'
L2 S30°32'34"W 5.00'
L3 N57°42'09"W 4.00'
L4 N30°32'34"E 5.00'

EASEMENT AREA
20.0 S.F.
0.01 ACRES

R & R ATLANTA REAL ESTATE, LLC
AS LEASEE - TENANT

S14°27'26"E
21.00'

S30°32'34"W
100.00'

NOW OR FORMERLY
BUR ROG INC.
NORCROSS STREET
TAX ID 12 2584 0695 1110
ZONED C-2

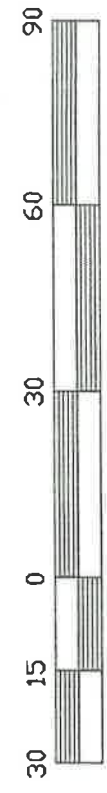
S75°32'34"W
45.00'

NOW OR FORMERLY
BUR ROG INC.
142 SOUTH MAIN STREET
TAX ID 12 2584 0695 1102
ZONED C-2

N59°27'28"W
129.95'



12-20-21



SCALE IN FEET
USE DIMENSIONS DO NOT SCALE DRAWING

Site Description
4' x 5' Water Vault Easement

All that tract or parcel of land lying and being in Land Lot 695, 1st District, 2nd Section, City of Alpharetta, Fulton County Georgia and being more particularly described as follows:

To find The Point of Beginning commence at the intersection of the southeasterly Right of Way line of South Main Street – 80' Right of Way and the southerly Right of Way line of Marietta Street – 30' Right of Way; thence along the southeasterly Right of Way line of South Main Street South 30 Degrees 32 Minutes 34 Seconds West, 123.33 feet to an nail and cap set; thence continue along the southeasterly Right of Way line of South Main Street South 30 Degrees 32 Minutes 34 Seconds West, 5.08 feet to a point; thence along the southeasterly Right of Way line of South Main Street South 30 Degrees 32 Minutes 34 Seconds West, 54.14 feet to and The Point of Beginning; thence leaving the southeasterly Right-of-Way line of South Main Street South 57 Degrees 42 Minutes 09 Seconds East, 4.00 feet to a point; thence South 30 Degrees 32 Minutes 34 Seconds West, 5.00 feet to a point; thence North 57 Degrees 42 Minutes 29 Seconds West, 4.00 feet to a point on the southeasterly Right of Way line of South Main Street; thence along the southeasterly Right of Way line of South Main Street North 30 Degrees 32 Minutes 34 Seconds East, 5.00 feet to The Point of Beginning containing 20.0 square feet or 0.01 Acres.

Exhibit “A”