

[BLANK SPACE ABOVE THIS LINE IS FOR THE SOLE USE OF THE CLERK OF SUPERIOR COURT]

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Fulton County Land Division
141 Pryor Street, S.W. – Suite 8021
Atlanta, Georgia 30303

Project Name : The Towns on Thompson
Tax Parcel Identification No.: 12-270407490212
Land Disturbance Permit No.: 20-075WR
Zoning/Special Use Permit No.: MP-20-01
(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 18th day of January, 2022, 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 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) 749, 2 Section (if applicable) of District 1, Fulton County, Georgia, and more particularly described as follows: To wit:

The Towns on Thompson

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 18 day of January, 2022 in the presence of:

GRANTOR: JBGL Atlanta Development 2014, LLC
CORPORATE NAME

Kathy Ochoa
Witness

By: Veronica Edwards
Print Name: Veronica Edwards
Title: Authorized Signer

Kristy Lyn Chandler
Notary Public

By: _____
Print Name: _____
Title: _____



[CORPORATE SEAL]

**DESCRIPTION OF
Towns on Thompson – Water Easement**

All that tract or parcel of land lying and being in Land Lot 749 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at a 5/8th inch rebar found at the northwestern end of the mitered intersection of the southwestern right-of-way line of Thompson Street and the western right-of-way line of Park Street; **THENCE** leaving said point along a tie line North 87 degrees 54 minutes 09 seconds West a distance of 54.48 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

THENCE from said **TRUE POINT OF BEGINNING** South 18 degrees 19 minutes 45 seconds West a distance of 25.05 feet to a point; **THENCE** South 03 degrees 10 minutes 52 seconds West a distance of 145.00 feet to a point; **THENCE** along a curve to the left with a radius of 20.00 feet and an arc length of 16.47 feet, said curve having a chord bearing of South 20 degrees 24 minutes 54 seconds East and a chord distance of 16.01 feet to a point; **THENCE** North 81 degrees 33 minutes 21 seconds West a distance of 46.61 feet to a point; **THENCE** North 03 degrees 10 minutes 52 seconds East a distance of 53.93 feet to a point; **THENCE** along a curve to the left with a radius of 12.00 feet and an arc length of 17.75 feet, said curve having a chord bearing of North 39 degrees 11 minutes 14 seconds West and a chord distance of 16.17 feet to a point; **THENCE** North 81 degrees 33 minutes 21 seconds West a distance of 309.33 feet to a point; **THENCE** along a curve to the left with a radius of 989.00 feet and an arc length of 53.00 feet, said curve having a chord bearing of North 83 degrees 05 minutes 28 seconds West and a chord distance of 52.99 feet to a point; **THENCE** North 84 degrees 37 minutes 35 seconds West a distance of 218.02 feet to a point; **THENCE** North 01 degrees 37 minutes 47 seconds East a distance of 40.09 feet to a point; **THENCE** South 84 degrees 37 minutes 35 seconds East a distance of 152.31 feet to a point; **THENCE** along a curve to the left with a radius of 6.00 feet and an arc length of 9.24 feet, said curve having a chord bearing of North 51 degrees 14 minutes 11 seconds East and a chord distance of 8.36 feet to a point; **THENCE** North 07 degrees 05 minutes 56 seconds East a distance of 70.16 feet to a point; **THENCE** South 82 degrees 26 minutes 39 seconds East a distance of 56.46 feet to a point; **THENCE** South 52 degrees 05 minutes 56 seconds West a distance of 14.79 feet to a point; **THENCE** South 07 degrees 05 minutes 56 seconds West a distance of 51.33 feet to a point; **THENCE** along a curve to the left with a radius of 12.00 feet and an arc length of 19.26 feet, said curve having a chord bearing of South 38 degrees 52 minutes 37 seconds East and a chord distance of 17.26 feet to a point; **THENCE** along a curve to the right with a radius of 1029.00 feet and an arc length of 59.22 feet, said curve having a chord bearing of South 83 degrees 12 minutes 16 seconds East and a chord distance of 59.21 feet to a point; **THENCE** South 81 degrees 33 minutes 21 seconds East a distance of 303.44 feet to a point; **THENCE** along a curve to the left with a radius of 12.00 feet and an arc length of 19.95 feet, said curve having a chord bearing of North 50 degrees 48 minutes 46 seconds East and a chord distance of 17.73 feet to a point; **THENCE** North 03 degrees 10 minutes 52 seconds East a distance of 48.03 feet to a point; **THENCE** South 86

AB

degrees 49 minutes 08 seconds East a distance of 22.21 feet to a point; THENCE North 18 degrees 19 minutes 45 seconds East a distance of 15.46 feet to a point; THENCE South 82 degrees 26 minutes 39 seconds East a distance of 20.36 feet to a point, said point being the **TRUE POINT OF BEGINNING.**

Said tract contains 34,348 square feet or 0.79 acres.

AB

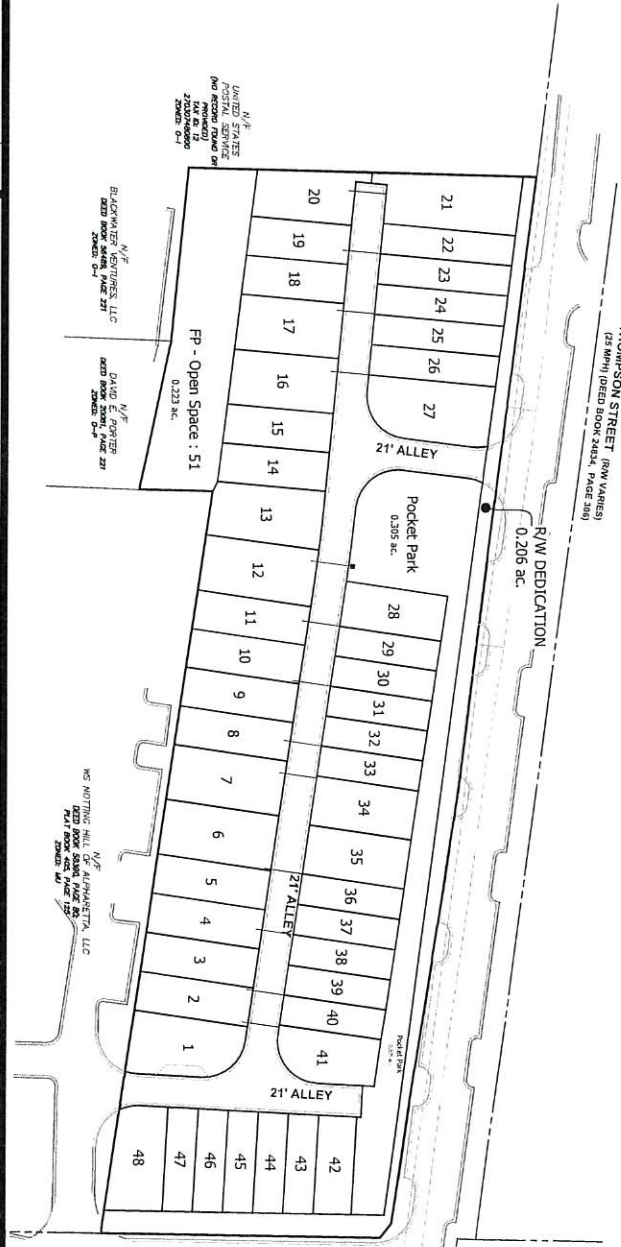
Lot #	Direction	Length
L1	N86°49'08"W	21.00'
L3	S05°22'25"W	21.00'
L4	S05°22'25"W	10.50'

Curve #	Length	Chord Bearing	Chord
C1	10.45'	S17°42'24"W	10.39'
C2	44.77'	S85°42'20"E	40.15'
C3	48.61'	N83°08'47"W	48.80'
C4	52.65'	N83°01'59"W	52.64'
C5	4.04'	N81°40'09"W	4.04'
C6	45.95'	N50°48'46"E	41.19'
C7	14.29'	S11°20'04"E	14.13'
C8	8.44'	N11°48'16"E	8.41'
C9	41.41'	N39°11'4"W	37.74'
C10	21.64'	N82°10'53"W	21.83'
C11	31.75'	N83°43'00"W	31.75'
C12	21.84'	N82°10'53"W	21.83'
C13	43.14'	N81°14'11"E	39.00'
C14	10.00'	N07°08'05"W	9.95'

Structure	Top Elev.	Invert Elevations
A1	1084.87	(6)-1073.32 (2)-1073.72
A2	1081.48	(2)-1083.08
B1	1081.22	(8)-1084.52
C0	1084.52	(SEWER)-1075.84 (48)-1081.48
C1	1084.34	(47)-1082.25 (48)-1073.45 (49)-1082.85
C2	1084.87	(47)-1083.32 (48)-1074.52
E1	1076.37	(48)-1072.82
E2	1086.03	(8)-1075.45 (48)-1073.72 (49)-1073.92
E3	1077.84	(48)-1077.48
E4	1086.07	(SEWER)-1075.82

Structure	Top Elev.	Invert Elevations
2	1081.27	3-1 - 1072.42 3-2 - 1072.42
3	1081.74	10-3 - 1073.68 3-2 - 1073.00 4-3 - 1073.00
4	1086.20	5-4 - 1073.63 4-3 - 1073.63
5	1087.11	6-4 - 1074.29 5-4 - 1074.29
6	1085.65	16-4 - 1074.76 6-4 - 1074.70 7-4 - 1074.92
10	1084.78	4-10 - 1074.08 10-3 - 1074.08
11	1083.31	11-4 - 1075.02
12	1089.51	12-4 - 1075.18 12-12 - 1073.18
13	1091.93	13-12 - 1080.87
14	1086.44	14-4 - 1075.57
15	1086.43	15-4 - 1075.38
16	1081.85	16-16 - 1076.21 16-4 - 1074.85 17-16 - 1073.13
17	1080.08	17-17 - 1075.78 17-16 - 1075.48
18	1083.86	18-17 - 1079.01
19	1085.74	19-16 - 1076.48 18-19 - 1075.50

Structure	Top Elev.	Invert Elevations
20	1084.89	
21	1087.52	
22	1088.99	22-22 - 1080.93
22A	1086.98	23-22A - 1081.42 23-22A - 1081.42 22A-22 - 1081.42
23	1086.48	24-23 - 1081.69
24	1088.06	24-23 - 1083.31
28	1098.17	28-28 - 1084.50 28-E37 - 1084.50
29	1090.94	29-28 - 1085.47 C-29 - 1084.69
30	1080.47	31-30 - 1084.51 30-C - 1084.51
31	1090.47	31-30 - 1085.03
EX-1A	1090.37	18-1A - 1072.00
EX-1B	1081.40	21-1 - 1072.23 18-1A - 1072.23
EX-7	1085.75	7-5 - 1075.35
EX-27	1087.68	28-E37 - 1082.50



NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			

UNIVERSITY OF GEORGIA
LAND MANAGEMENT
POSTAL SERVICE
600 RECORD ROAD DR
ATLANTA, GA 30303
MAIL STOP 12
ZONES 010

BLACKWATER VENTURES, LLC
6200 ROCK HOLLOW PLACE 271
DUBLIN, GA 31009

DAVID E. FORTER
6200 ROCK HOLLOW PLACE 271
DUBLIN, GA 31009

LAKEVIEW PROFESSIONAL ASSOCIATES, INC.
1437 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7311
Fax: (770) 416-6739
www.lakeviewpruit.com

Contact Person: John Bender
Certificate of Authorization Number: 613

REGISTERED PROFESSIONAL ENGINEER
No. 2809
TAVIS PRUITT & ASSOCIATES, INC.
www.tavispruit.com

REGISTERED PROFESSIONAL SURVEYOR
No. 3222
MICHAEL W. PRUITT, JR.
www.mpruit.com

For The Firm
Tavis Pruitt & Associates, Inc.

OVERALL

The Towns on Thompson
185 Thompson Street, Alpharetta, GA

Land Use 790 1st District 2nd Section, Filledon County, Georgia

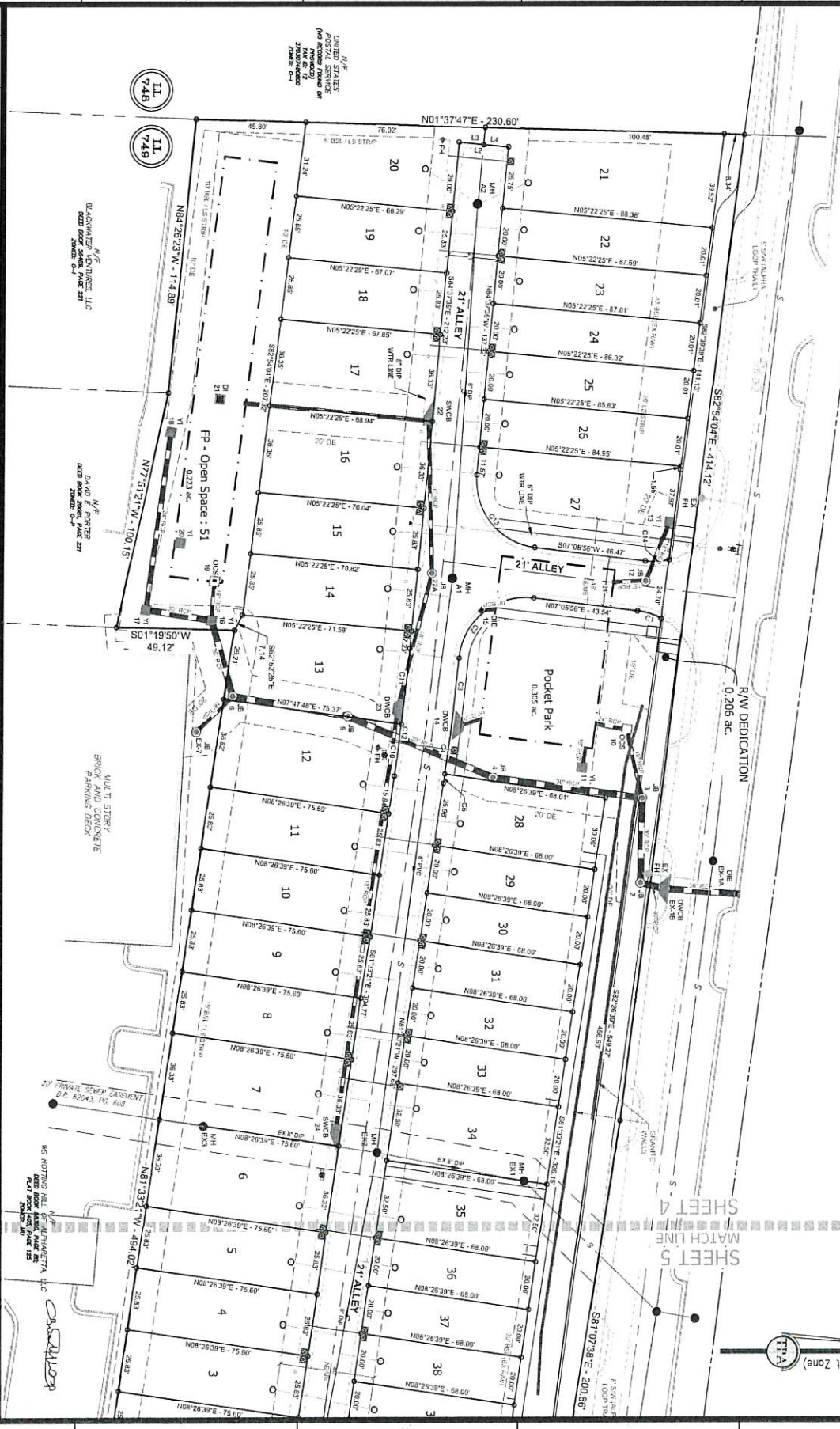
DATE: 11/17/2021
SCALE: 1"=100'
LSY: OVERALL
GN: 1 90479 FP
UN: 1-19-0479
EN: 116-C-3151
SHEET 3 OF 5

II 749
II 749

THOMPSON STREET (RM WARREN)
(as shown on DEED BOOK 2483, Page 208)

R/W DEDICATION
0.206 AC.

Grid North (GA West Zone)



NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			

REVISIONS

TRAVIS PRUITT
Associates, Inc.
4117 Park Drive, Suite 100
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travisprutt.com

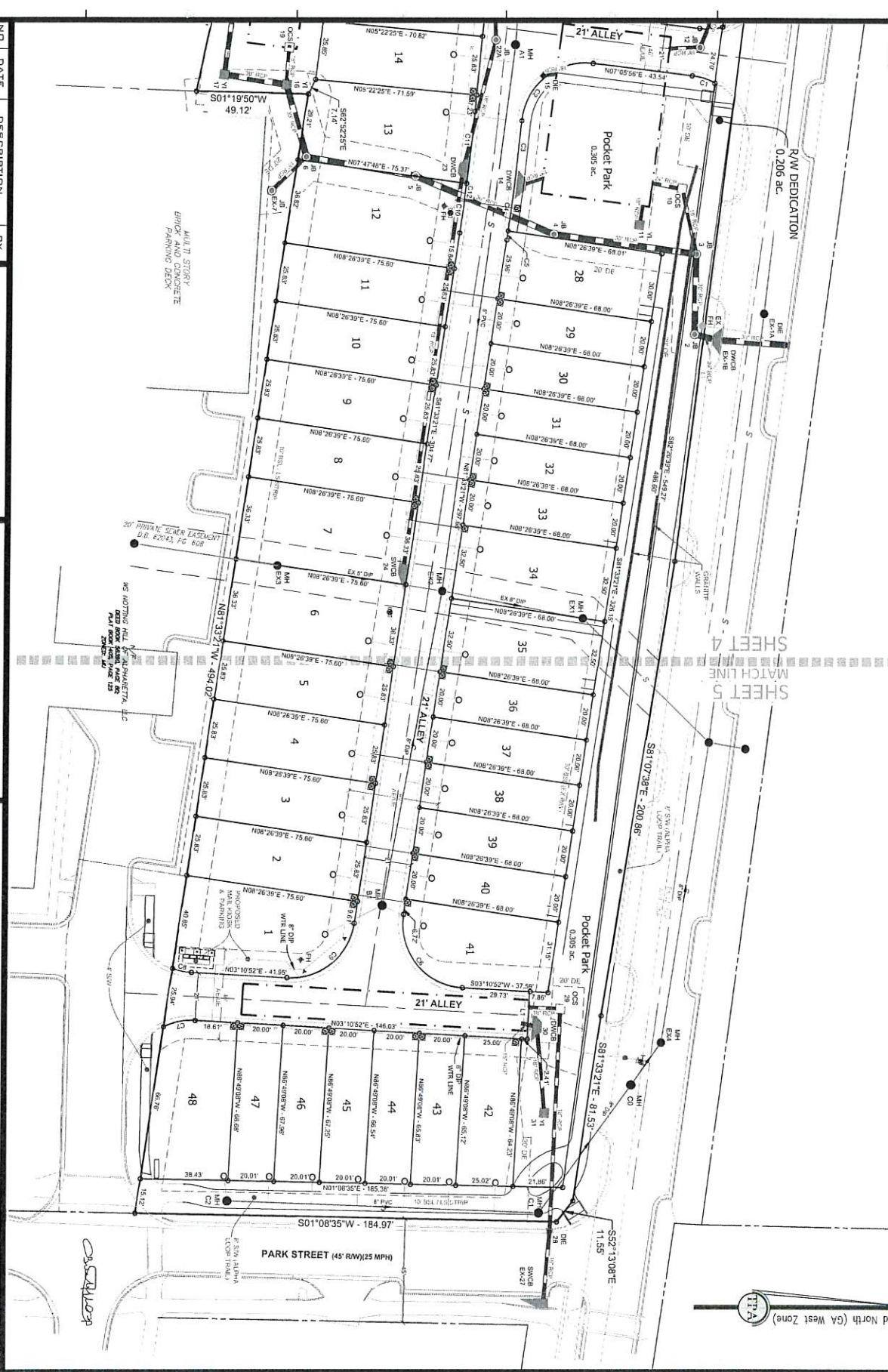
GEORGIA PROFESSIONAL SURVEYORS
No. 2808
TRAVIS N. PRUITT
For The Firm
Travis Pruitt & Associates, Inc.

GEORGIA PROFESSIONAL ENGINEERS
No. 8222
KOCHEM W. WILSON
For The Firm
Travis Pruitt & Associates, Inc.

FINAL PLAT
The Towns on Thompson
185 Thompson Street, Alpharetta, GA
Land Lot 729, 1st District, 2nd Section, Fulton County, Georgia



DATE: 11/17/2021
SCALE: 1" = 30'
LSV: FINAL PLAT
CNI: 190479 FF
UNI: 1-1-9-0479
FN: 116-C-3151
SHEET 4 OF 5



SHEET 4
MATCH LINE
SHEET 5

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			

TRAVIS PRUITT & ASSOCIATES, INC.
 ENGINEERS
 4147 Park Drive, Suite 400
 Norcross, Georgia 30063
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Contact Person: John Meier
 Certificate of Authorization Number 613

PROFESSIONAL SEAL
 TRAVIS PRUITT
 No. 2809
 PROFESSIONAL
 ENGINEER
 CIVIL
 STATE OF GEORGIA

For the Firm
TRAVIS PRUITT & ASSOCIATES, INC.

PROFESSIONAL SEAL
 JOHN MEIER
 No. 20223
 PROFESSIONAL
 ENGINEER
 CIVIL
 STATE OF GEORGIA

FINAL PLAT
 The Towns on Thompson
 185 Thompson Street, Alpharetta, GA
 Land Lot 749, 1st District, 2nd Section, Fulton County, Georgia

DATE: 11/17/2021
 SCALE: 1" = 30'
 LSV: FINAL PLAT
 CN: 190479 FP
 UN: 1-19-0479
 FN: 116-C-3151
 SHEET 5 OF 5