

[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 : Bellwyn
Tax Parcel Identification No.: 11 054001970205
Land Disturbance Permit No.: WRN25-065
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only

Approval Date: _____
Initials: _____

**SEWER EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 7th day of April, 2026, 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.

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 construction of a sewer line through subject property, and in consideration of the benefits which will accrue to the
subject property from the construction of a sewer line through 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) 197 of the
1st District, 1st Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit:

Bellwyn

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 sewer line through my property according to the location and size of said sewer 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 sewer line 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 said sewer line on both a routine and emergency basis.

Grantor hereby warrants that it has the right to sell and convey said sewer 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 sewer 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 sewer line for the use of the property as herein agreed.

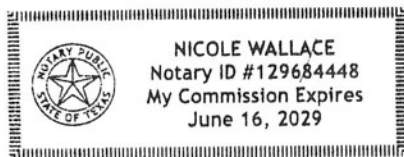
IN WITNESS HEREOF said party of the first part has hereunto affixed its hand and seal on the day and year first above written.

Signed, sealed and delivered this 7th
day of April, 20 26
in the presence of:

[Signature]
Witness

[Signature]
Notary Public

[NOTARIAL SEAL]

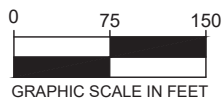
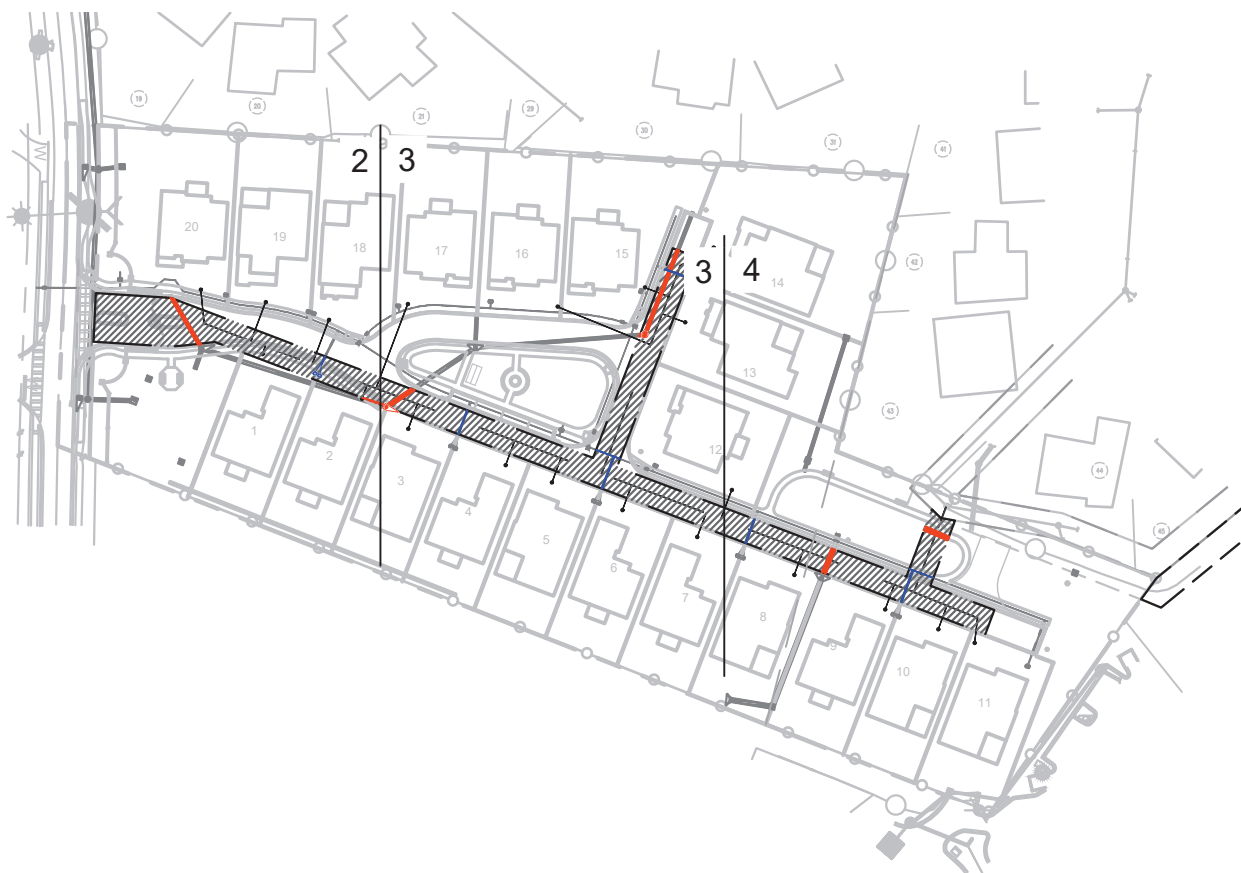


GRANTOR: JBGL Atlanta Development 2014, LLC
CORPORATE NAME

By: [Signature]
Print Name: Nathan Fish
Title: Authorized Signer

By: _____
Print Name: _____
Title: _____

[CORPORATE SEAL]



KEVIN PATE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 3499
3930 EAST JONES BRIDGE,
SUITE 350
PEACHTREE CORNERS, GEORGIA
PH.(470)-579-5064
KEVIN.PATE@kimley-horn.com



SEWER EASEMENT EXHIBIT
FOR BELLWYN
LAND LOT 197, 1ST DISTRICT
1ST SECTION, CITY OF JOHNS CREEK
FULTON COUNTY, GEORGIA

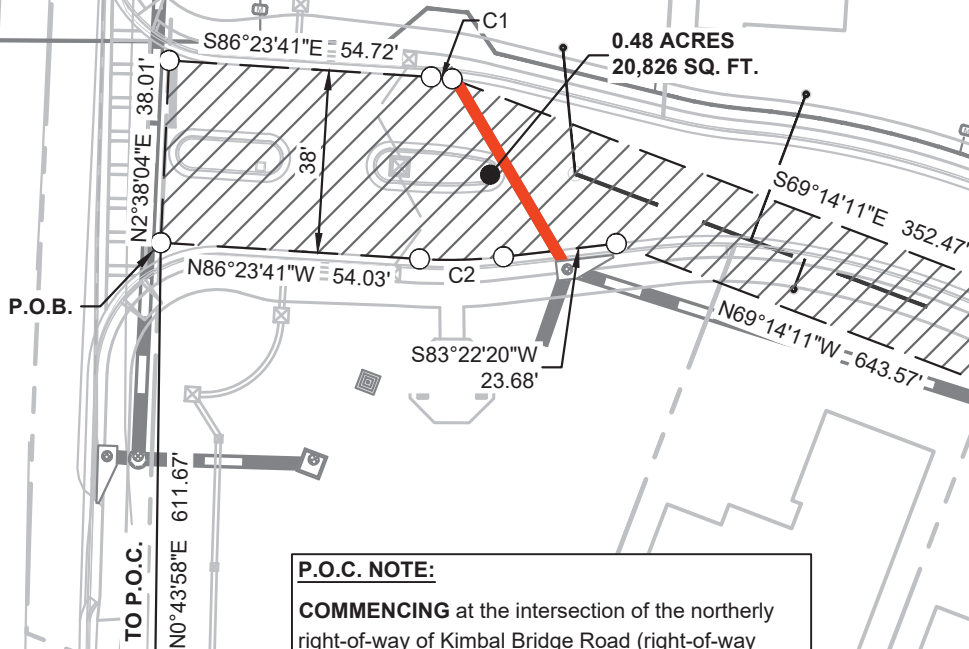
Kimley»Horn					
3930 East Jones Bridge Rd, Suite 350 Peachtree Corners, GA 30092			Tel. No. (770) 825-0744 www.kimley-horn.com		
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	SRR	BDP	4/21/2026	019913037	1 OF 5

CURVE TABLE				
NO.	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	98.00'	4.38'	S85°06'51"E	4.38'
C2	98.00'	17.50'	S88°29'20"W	17.48'

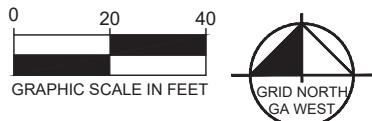
SHEET 3

N/F
DAVID E. LARSON
PID #11 054001970205

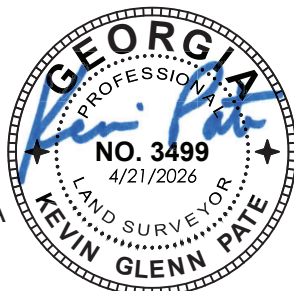
FOX ROAD
(R/W VARIES)



P.O.C. NOTE:
COMMENCING at the intersection of the northerly right-of-way of Kimbal Bridge Road (right-of-way varies) and the easterly right-of-way of Fox Road (R/W varies); **THENCE** proceeding along a tie line North 00 degrees 43 minutes 58 seconds East a distance 611.67 feet to a point; said point being the **POINT OF BEGINNING**.

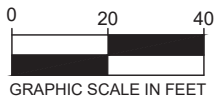
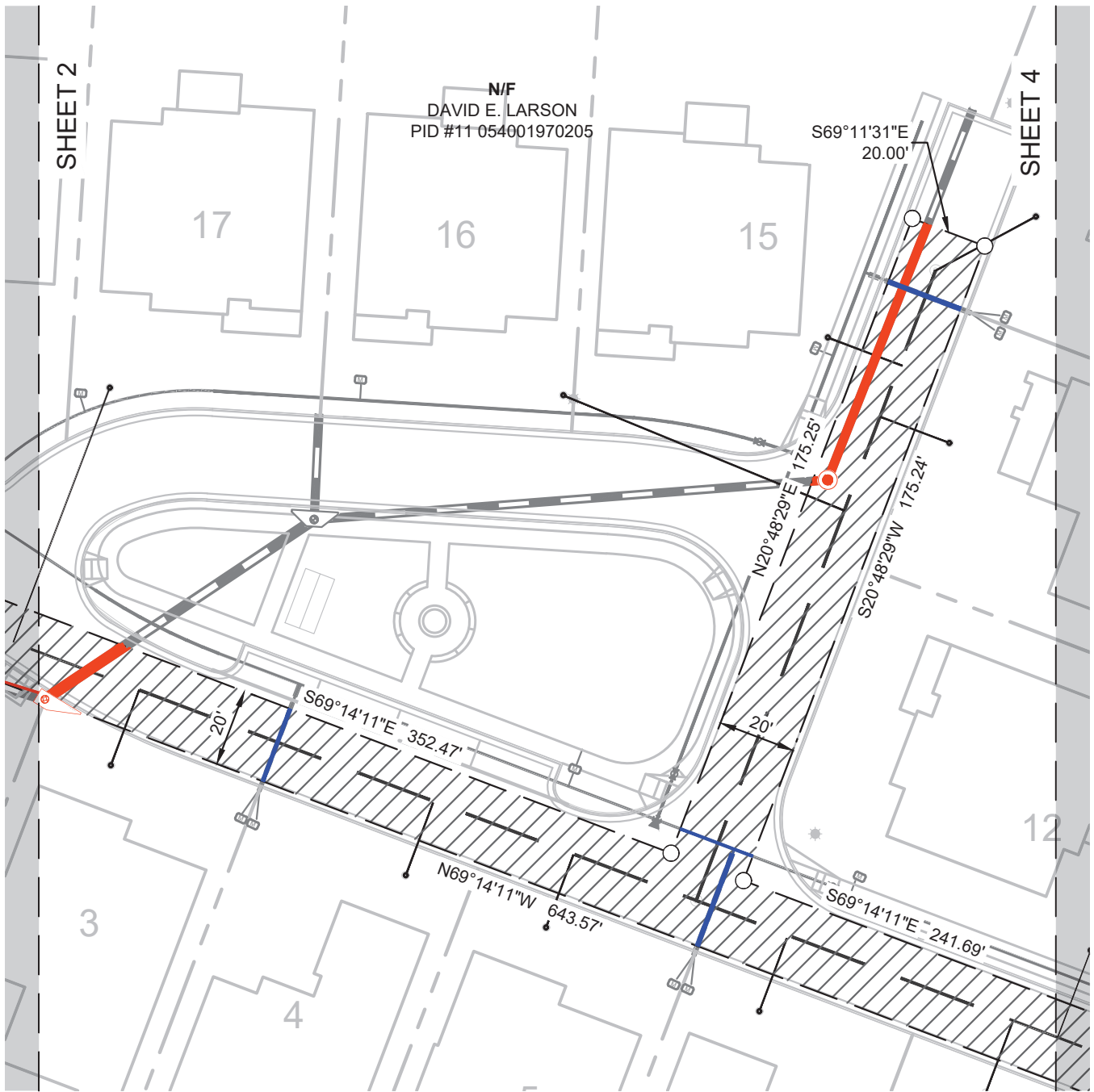


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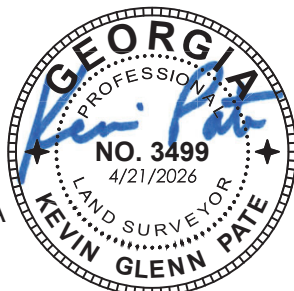


SEWER EASEMENT EXHIBIT
FOR BELLWYN
LAND LOT 197, 1ST DISTRICT
1ST SECTION, CITY OF JOHNS CREEK
FULTON COUNTY, GEORGIA

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3930 East Jones Bridge Rd, Suite 350 Peachtree Corners, GA 30092 COA #1412			Tel. No. (770) 825-0744 www.kimley-horn.com		
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	SRR	BDP	4/21/2026	019913037	2 OF 5



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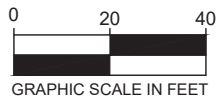
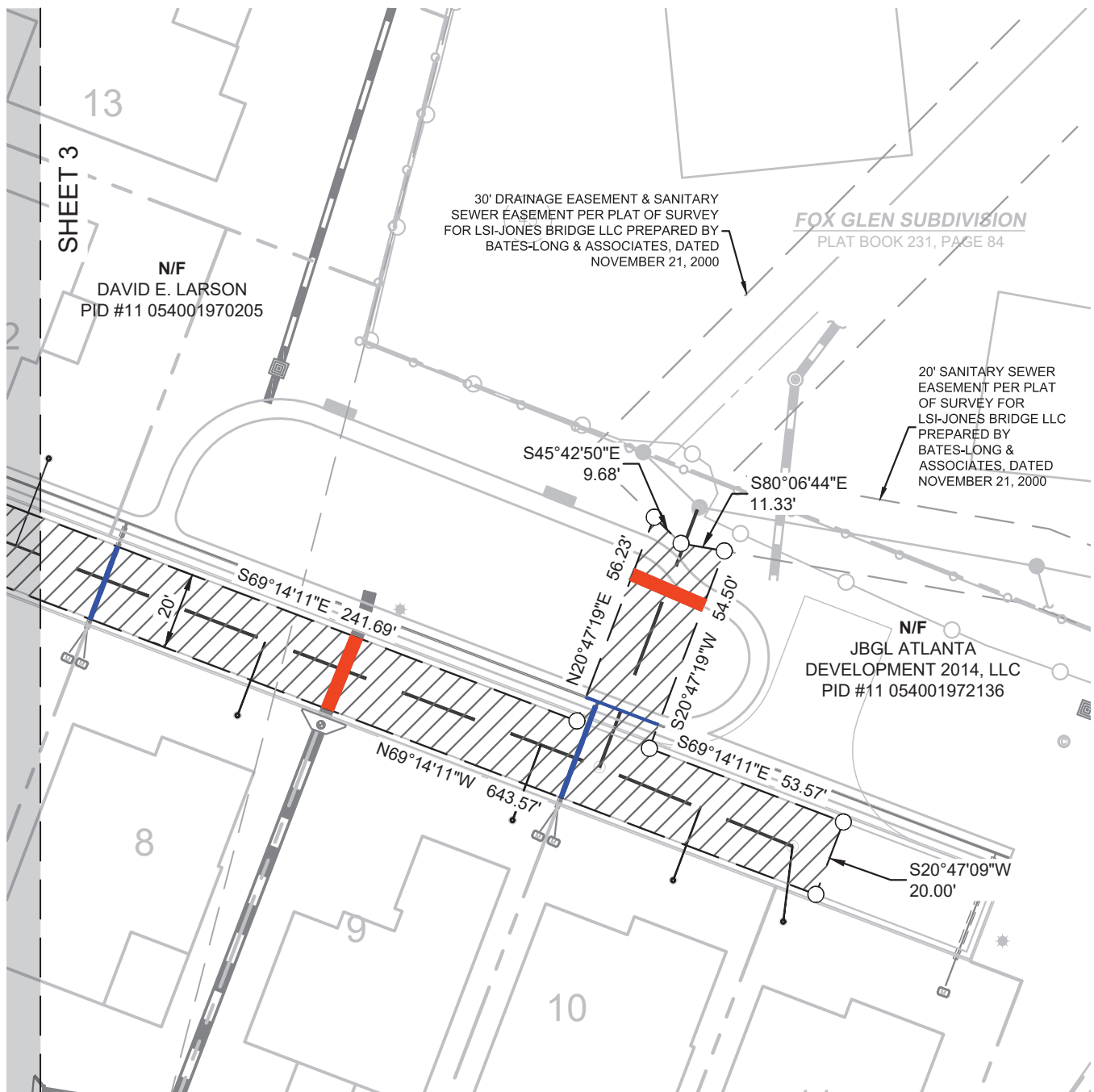
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FOR BELLWYN
LAND LOT 197, 1ST DISTRICT
1ST SECTION, CITY OF JOHNS CREEK
FULTON COUNTY, GEORGIA

Kimley»Horn

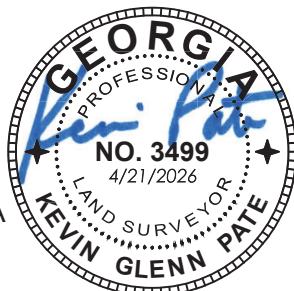
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PROPERTY DESCRIPTION OF FOX ROAD SANITARY SEWER EASEMENT EXHIBIT

All that tract or parcel of land lying and being in Land Lot 197 of the 1st District, 1st Section, City of Johns Creek, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at the intersection of the northerly right-of-way of Kimbal Bridge Road (right-of-way varies) and the easterly right-of-way of Fox Road (R/W varies); **THENCE** proceeding along a tie line North 00 degrees 43 minutes 58 seconds East a distance 611.67 feet to a point; said point being the **POINT OF BEGINNING**.

THENCE from said **POINT OF BEGINNING** North 02 degrees 38 minutes 04 seconds East a distance of 38.01 feet to a point; **THENCE** South 86 degrees 23 minutes 41 seconds East a distance of 54.72 feet to a point; **THENCE** along a curve to the right with a radius of 98.00 feet and an arc length of 4.38 feet to a point; said curve having a chord bearing of South 85 degrees 06 seconds 51 minutes east and a chord distance of 4.38 feet to a point; **THENCE** South 69 degrees 14 minutes 11 seconds East a distance of 352.47 feet to a point; **THENCE** North 20 degrees 48 minutes 29 seconds East a distance of 175.25 feet to a point; **THENCE** South 69 degrees 11 minutes 31 seconds East a distance of 20.00 feet to a point; **THENCE** South 20 degrees 48 minutes 29 seconds West a distance of 175.24 feet to a point; **THENCE** South 69 degrees 14 minutes 11 seconds East a distance of 241.69 feet to a point; **THENCE** North 20 degrees 47 minutes 19 seconds East a distance of 56.23 feet to a point; **THENCE** South 45 degrees 42 minutes 50 seconds East a distance of 9.68 feet to a point; **THENCE** South 80 degrees 06 minutes 44 seconds East a distance of 11.33 feet to a point; **THENCE** South 20 degrees 47 minutes 19 seconds West a distance of 54.50 feet to a point; **THENCE** South 69 degrees 14 minutes 11 seconds East a distance of 53.57 feet to a point; **THENCE** South 20 degrees 47 minutes 09 seconds West a distance of 20.00 feet to a point; **THENCE** North 69 degrees 14 minutes 11 seconds West a distance of 643.57 feet to a point; **THENCE** South 83 degrees 22 minutes 20 seconds West a distance of 23.68 feet to a point; **THENCE** along a curve to the right with a radius of 98.00 feet and an arc length of 17.50 feet, said curve having a chord bearing of South 88 degrees 29 minutes 20 seconds West and a chord distance of 17.48 feet to a point; **THENCE** North 86 degrees 23 minutes 41 seconds West a distance of 54.03 feet to a point; said point being the **POINT OF BEGINNING**.

Said tract or parcel contains 20,826 square feet or 0.48 acre.

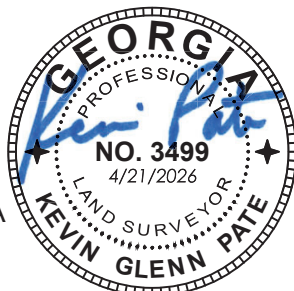
LEGEND

STORM ENTERING EASEMENT	
WATER ENTERING EASEMENT	

ENCROACHMENT TABLE

STORMWATER PIPE: 316 SQ. FT.
WATER PIPE: 86 SQ. FT.
TOTAL: 402 SQ. FT.

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SEWER EASEMENT EXHIBIT
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N/A	SRR	BDP	4/21/2026	019913037	5 OF 5