

[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 : Pinecone
Tax Parcel Identification No.: 12 299008490529, 12 286008070328, 1299008081104
Land Disturbance Permit No.: 21-011-WR
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 3rd day of January, 2024, between
JEN Georgia 19, 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) 807, 808, 849 & 850 of the
1 District, 2 Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

Pinecone

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 3rd
day of January, 20 24
in the presence of:

Witness

GRANTOR: JEN Georgia 19, LLC
CORPORATE NAME

By: 

Print Name: Steven Check

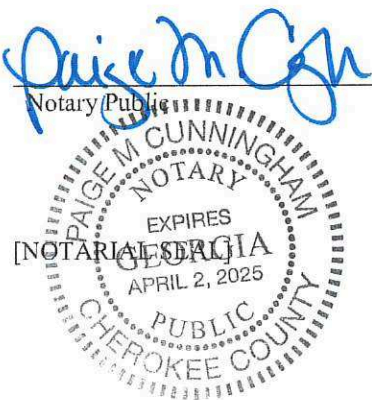
Title: Vice President

By: _____

Print Name: _____

Title: _____

[CORPORATE SEAL]





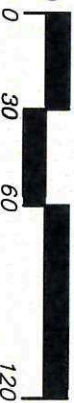
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350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770) 451-2741 WWW.P&C.PLUS
C.O.A.-LSF000004

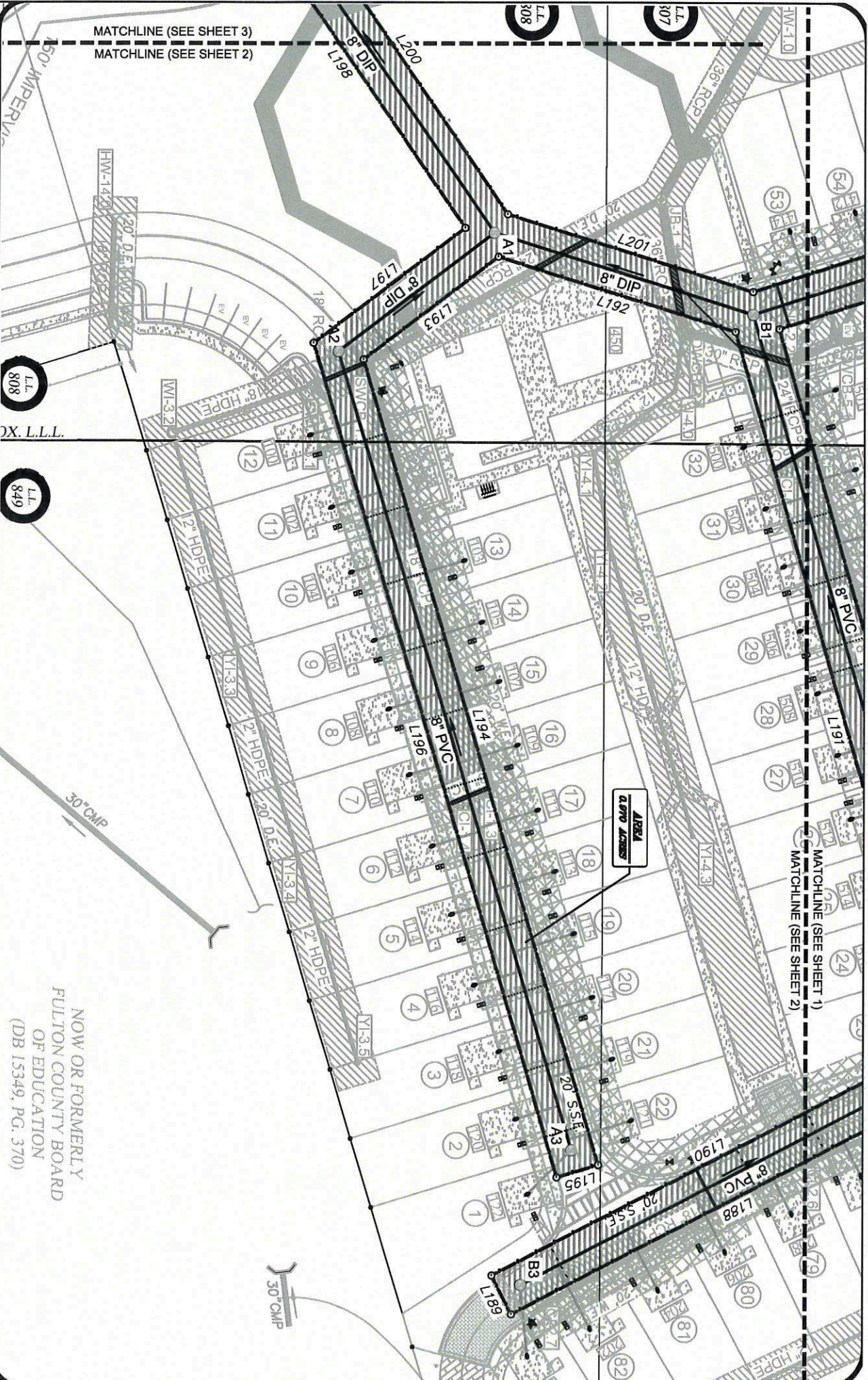
LDP NUMBER: 22-011-WR **SEWER EASEMENT EXHIBIT "A"** SHEET 2 OF 3

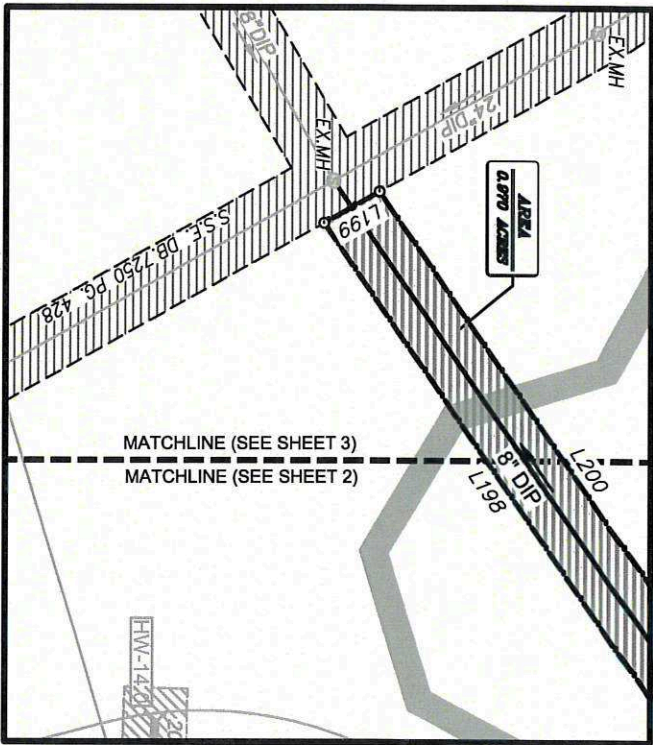
FOR: PINECONE

COUNTY FULTON
STATE OF GEORGIA
CITY OF ALPHARETTA
LAND LOTS) 807, 808, 849 & 850
DISTRICT 1st SECTION 2nd



DRAWN BY: FA
CHECKED BY: FA
FILE NO.: 14152.00B
DATE: 12/05/23
SCALE: 1"=60'





SITE DATA

ADDRESS: 11190 ROCK MILL ROAD
ALPHARETTA, GA 30022
PARCEL ID: • 12 299008490529
• 12 286008070328
• 12 299008081104
SITE AREA: 13.96 AC
ZONING: R-8/D

ENCROACHMENT TABLE

STORMWATER PIPE: 631 SQ-FT
WATER PIPE: 203 SQ-FT
TOTAL: 834 SQ-FT

CONTACT INFORMATION:

OWNER: JEN GEORGIA 19, LLC
ADDRESS: 680 FIFTH AVE, 25TH FLOOR
NEW YORK, NEW YORK 10019
PHONE: 212-755-4300

LEGEND



Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L178	132.97	S27°39'06"W	L198	193.52	S55°18'24"W
L179	20.00	S05°44'08"E	L199	20.09	N29°11'54"W
L180	164.98	S84°15'52"W	L200	197.75	N55°18'24"E
L181	141.40	S73°43'03"W	L201	119.31	N17°17'57"E
L182	74.14	S66°50'05"W	L202	178.62	N17°46'07"W
L183	162.91	S17°46'07"E	L203	53.58	N16°56'43"W
L184	335.70	N73°58'27"E	L204	20.00	N73°03'17"E
L185	107.31	N10°39'55"W	L205	42.36	S16°56'43"E
L186	20.00	N79°20'05"E	L206	73.30	N66°50'05"E
L187	114.95	S10°39'55"E	L207	144.45	N73°43'03"E
L188	238.61	S27°18'53"E	L208	166.83	N84°15'52"E
L189	20.00	S62°41'07"W			
L190	231.87	N27°18'53"W			
L191	340.91	S73°58'27"W			
L192	115.39	S17°17'57"W			
L193	78.68	S37°00'39"E			
L194	386.42	N73°23'43"E			
L195	20.00	S16°36'17"E			
L196	400.32	S73°23'43"W			
L197	88.10	N37°00'39"W			



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LDP NUMBER: 22-011-WR **SEWER EASEMENT EXHIBIT "A"** SHEET 3 OF 3
FOR: **PINECONE**

COUNTY: FULTON
STATE OF: GEORGIA
CITY OF: ALPHARETTA
LAND LOT(S): 807, 808, 849 & 850
DISTRICT 1st SECTION 2nd



DRAWN BY: FA
CHECKED BY: FA
FILE NO.: 14152.00B
DATE: 12/05/23
SCALE: 1"=60'

12/06/23
AB

LEGAL DESCRIPTION – SEWER EASEMENT

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 807, 808, 849 & 850 OF THE 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT A CONCRETE MONUMENT FOUND LOCATED AT THE NORTHWEST END OF A MITERED INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHPOINT PARKWAY (R/W VARIES) AND THE WESTERLY RIGHT-OF-WAY LINE OF KIMBALL BRIDGE ROAD (60' R/W); THENCE SOUTH 27 DEGREES 39 MINUTES 06 SECONDS WEST A DISTANCE OF 132.97 FEET TO A POINT, SAID POINT BEING **THE TRUE POINT OF BEGINNING**; THENCE SOUTH 05 DEGREES 44 MINUTES 08 SECONDS EAST A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 84 DEGREES 15 MINUTES 52 SECONDS WEST A DISTANCE OF 164.98 FEET TO A POINT; THENCE SOUTH 73 DEGREES 43 MINUTES 03 SECONDS WEST A DISTANCE OF 141.40 FEET TO A POINT; THENCE SOUTH 66 DEGREES 50 MINUTES 05 SECONDS WEST A DISTANCE OF 74.14 FEET TO A POINT; THENCE SOUTH 17 DEGREES 46 MINUTES 07 SECONDS EAST A DISTANCE OF 162.91 FEET TO A POINT; THENCE NORTH 73 DEGREES 58 MINUTES 27 SECONDS EAST A DISTANCE OF 335.70 FEET TO A POINT; THENCE NORTH 10 DEGREES 39 MINUTES 55 SECONDS WEST A DISTANCE OF 107.31 FEET TO A POINT; THENCE NORTH 79 DEGREES 20 MINUTES 05 SECONDS EAST A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 10 DEGREES 39 MINUTES 55 SECONDS EAST A DISTANCE OF 114.95 FEET TO A POINT; THENCE SOUTH 27 DEGREES 18 MINUTES 53 SECONDS EAST A DISTANCE OF 238.61 FEET TO A POINT; THENCE SOUTH 62 DEGREES 41 MINUTES 07 SECONDS WEST A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 27 DEGREES 18 MINUTES 53 SECONDS WEST A DISTANCE OF 231.87 FEET TO A POINT; THENCE SOUTH 73 DEGREES 58 MINUTES 27 SECONDS WEST A DISTANCE OF 340.91 FEET TO A POINT; THENCE SOUTH 17 DEGREES 17 MINUTES 57 SECONDS WEST A DISTANCE OF 115.39 FEET TO A POINT; THENCE SOUTH 37 DEGREES 00 MINUTES 39 SECONDS EAST A DISTANCE OF 78.68 FEET TO A POINT; THENCE NORTH 73 DEGREES 23 MINUTES 43 SECONDS EAST A DISTANCE OF 386.42 FEET TO A POINT; THENCE SOUTH 16 DEGREES 36 MINUTES 17 SECONDS EAST A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 73 DEGREES 23 MINUTES 43 SECONDS WEST A DISTANCE OF 400.32 FEET TO A POINT; THENCE NORTH 37 DEGREES 00 MINUTES 39 SECONDS WEST A DISTANCE OF 88.10 FEET TO A POINT; THENCE SOUTH 55 DEGREES 18 MINUTES 24 SECONDS WEST A DISTANCE OF 193.52 FEET TO A POINT; THENCE NORTH 29 DEGREES 11 MINUTES 54 SECONDS WEST A DISTANCE OF 20.09 FEET TO A POINT; THENCE NORTH 55 DEGREES 18 MINUTES 24 SECONDS EAST A DISTANCE OF 197.75 FEET TO A POINT; THENCE NORTH 17 DEGREES 17 MINUTES 57 SECONDS EAST A DISTANCE OF 119.31 FEET TO A POINT; THENCE NORTH 17 DEGREES 46 MINUTES 07 SECONDS WEST A DISTANCE OF 178.62 FEET TO A POINT; THENCE NORTH 16 DEGREES 56 MINUTES 43 SECONDS WEST A DISTANCE OF 53.58 FEET TO A POINT; THENCE NORTH 73 DEGREES 03 MINUTES 17 SECONDS EAST A DISTANCE OF 20.00

FEET TO A POINT; THENCE SOUTH 16 DEGREES 56 MINUTES 43 SECONDS EAST A DISTANCE OF 42.36 FEET TO A POINT; THENCE NORTH 66 DEGREES 50 MINUTES 05 SECONDS EAST A DISTANCE OF 73.30 FEET TO A POINT; THENCE NORTH 73 DEGREES 43 MINUTES 03 SECONDS EAST A DISTANCE OF 144.45 FEET TO A POINT; THENCE NORTH 84 DEGREES 15 MINUTES 52 SECONDS EAST A DISTANCE OF 166.83 FEET TO A POINT AND **THE TRUE POINT OF BEGINNING,**

SAID TRACT CONTAINING 0.970 ACRES (42,268 SQUARE FEET).

