

[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: STARBUCKS ALPHARETTA
Tax Parcel Identification No.: 12 2582 0696 0048'
Land Disturbance Permit No.:
Zoning/Special Use Permit No.:
(if applicable) 19-132WR

For Fulton County Use Only

Approval Date: _____

Initials: _____

WATER VAULT EASEMENT
(Corporate Form)

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 31 day of August, 20 20, between
Stonewalk Alpha II, 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 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) 696 of the 1 District, 2
Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

Starbucks Alpharetta

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

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
day of August, 20 20
in the presence of:

Madison McDaniel
Witness

Angela McDaniel
Notary Public



[NOTARIAL SEAL]

GRANTOR:

Stonewalk Alpha II, LLC
CORPORATE NAME

By:

Robert Forrest

Title:

Managing Member

By:

Print Name:

Title:

[CORPORATE SEAL]

Exhibit A

Water Vault Easement Legal Description

All that tract or parcel of land lying and being in Land Lot 696 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

Commencing at an iron pin having grid coordinates of North: 1479705.44, East: 2257894.07 in accordance with Georgia State Plane Coordinate System, Georgia West Zone. Thence South 87 DEGREES 45 MINUTES 51 SECONDS WEST for a distance of 216.00 feet to an iron pin on the westerly right-of-way of Haynes Bridge Road (having a variable right-of-way width); thence along said right-of-way North 02 DEGREES 16 MINUTES 16 SECONDS EAST for a distance of 30.58 feet to a point. Said point being the POINT OF BEGINNING.

thence NORTH 06 DEGREES 43 MINUTES 15 SECONDS WEST a distance of 16.00 feet to a point; thence NORTH 82 DEGREES 11 MINUTES 54 SECONDS EAST a distance of 8.92 feet to a point; thence with a curve to the left and an arc length of 16.00 feet and a radius of 2301.00 feet, being subtended by a chord of SOUTH 06 DEGREES 56 MINUTES 39 SECONDS EAST with a distance of 16.00 feet to a point; thence SOUTH 82 DEGREES 11 MINUTES 54 SECONDS WEST a distance of 8.99 feet to a point and the POINT OF BEGINNING.

Said tract contains 143 square feet.

TOTAL AREA=1.034 ACRES

GRID NORTH (GA WEST ZONE)

STONEWALK ALPHA III, LLC

STATE GEORGIA	SCALE <i>1" = 30'</i>	JOB # 20025	FIELD DATE: MARCH 08, 2020
COUNTY PULTON	LAND LOT 696	DIST. SECT. 1st 2nd	PLAT DATE: MARCH 10, 2020

REVISIONS

ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FOOT UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FOOT IMPENETRABLE SURFACE SETBACK. IF PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS MAY BE REQUIRED FOR COMPLIANCE.

10

REFERENCES:
1) DEED BOOK 59913, PAGE 9.
2) ALVAN'S LAND TITLE SURVEY FOR STONEWALL ALPHIA II,
LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, THE LAW
OFFICES OF SAM MACIENE, JR., PLC, SIG CAPITAL, LLC
PREPARED BY BOUNDARY ZONE, INC., DATED 07/31/2018.

NOTES:
THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS,
RMS, ETC., OF RECORD OR NOT OF RECORD, ABOVE OR
BELOW GROUND. ALL MATTERS OF TITLE ARE EXCEPTED.
THE PUBLIC RECORDS REFERENCED HEREIN REFLECT ONLY
THOSE RECORDS NECESSARY TO ESTABLISH THE
BOUNDRIES SHOWN HEREON, AND REFERENCE TO THE
SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A
TITLE SEARCH OR TITLE OPINION.

ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY

0 30 60 90