

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

*****THIS DOCUMENT MUST ONLY BE RECORDED 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: Maison Subdivision
Tax Parcel Identification No.: 12 206004720502
Land Disturbance Permit No.: WRN22-041
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only

Approval Date: 5/2/2024
Initials: AM

SEWER EASEMENT
(Corporate Form)

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 23rd day of April, 2024, between
EBC Hollyberry 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 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 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) 472,
2 Section (if applicable) of District 1, Fulton County, Georgia, and more particularly described as follows: To wit:

Maison Subdivision

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 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 sewer line on both a routine and emergency basis.

Said Grantor hereby warrants that it has the right to sell and convey said sewer 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 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.

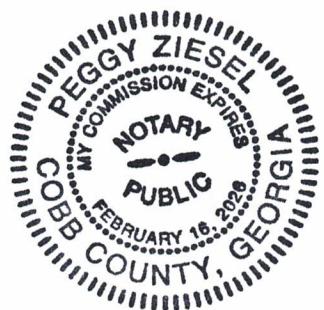
IN WITNESS HEREOF said party of the first part has hereunto affixed his/her hand and seal on the day and year first above written.

Signed, sealed and delivered this
day of April, 20 24
in the presence of:

ML
Witness

Peggy Ziesel
Notary Public

[NOTARIAL SEAL]



GRANTOR:

EBC Hollyberry LLC

CORPORATE NAME

By:

Justin Mimbs

Title:

Member

By:

Justin Mimbs

Print Name:

Member

Title:

Member

Print Name:

Member

Title:

Member

[CORPORATE SEAL]

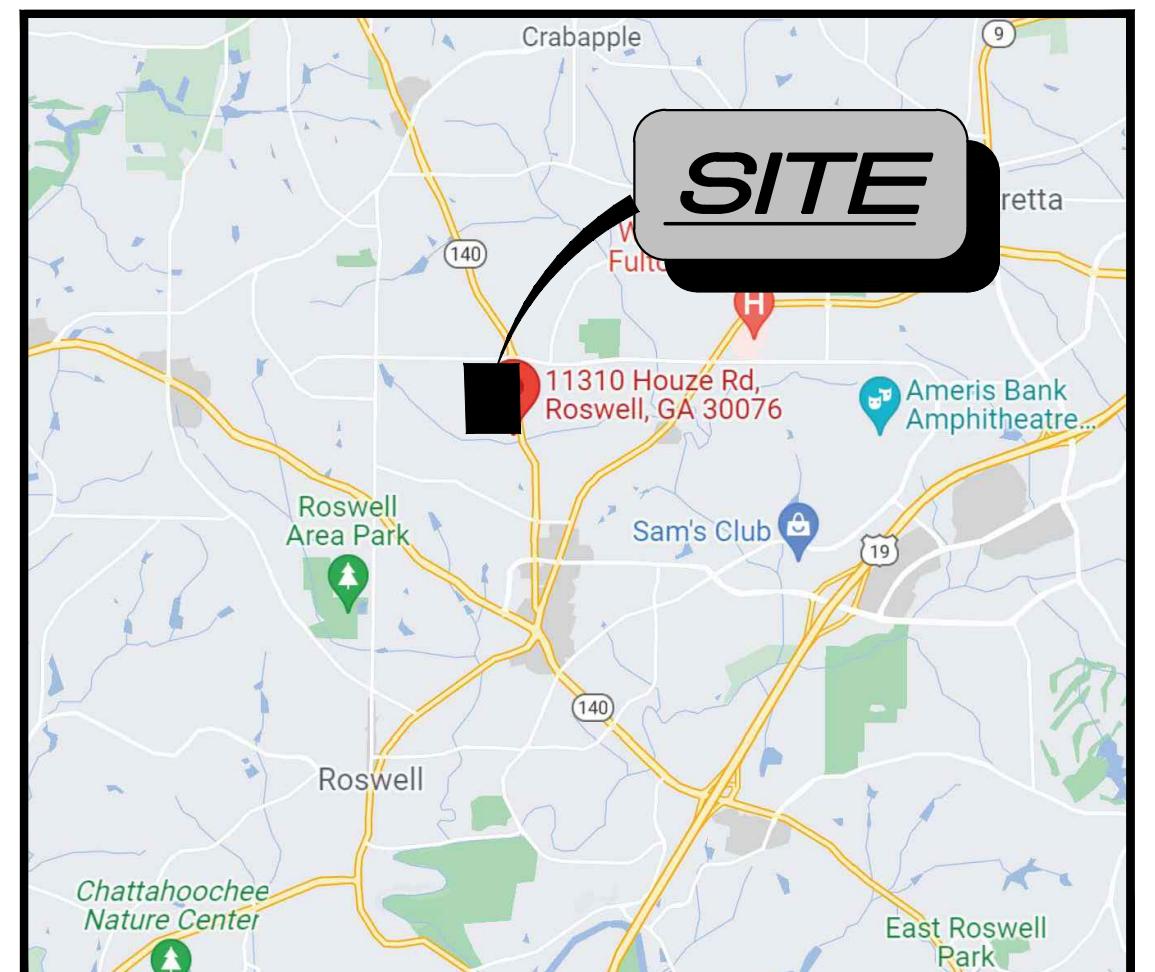
SEWER EASEMENT
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 472 OF THE 1ST DISTRICT, 2ND SECTION, CITY OF ROSWELL, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE IN THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF HOUZE ROAD HAVING A 60' FEET RIGHT OF WAY AND THE SOUTHERLY RIGHT OF WAY OF HOLLYBERRY DRIVE HAVING A 60' RIGHT OF WAY. THENCE, ALONG SAID RIGHT OF WAY OF HOLLYBERRY DRIVE NORTH 82 DEGREES 52 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 37.94 FEET TO A POINT. THENCE, LEAVING SAID RIGHT OF WAY SOUTH 52 DEGREES 23 MINUTES 29 SECONDS A DISTANCE OF 28.39 FEET TO A POINT. THENCE, SOUTH 08 DEGREES 22 MINUTES 00 SECONDS A DISTANCE OF 97.34 FEET TO A POINT. THENCE, SOUTH 08 DEGREES 51 MINUTES 29 SECONDS EAST A DISTANCE OF 103.63 FEET WITH SAID POINT BEING THE **POINT OF BEGINNING**.

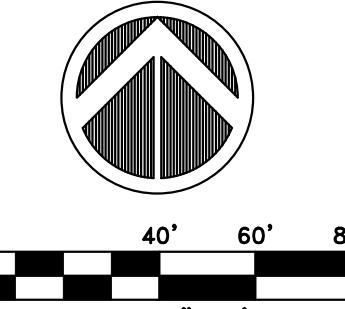
THENCE, SOUTH 08 DEGREES 50 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 20.01 FEET TO A POINT. THENCE SOUTH 79 DEGREES 33 MINUTES 36 SECONDS WEST A DISTANCE OF 43.12 FEET TO A POINT. THENCE, NORTH 84 DEGREES 35 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 274.73 FEET TO A POINT ON THE RIGHT OF WAY OF MASON COURT, BEING A 60' RIGHT OF WAY. THENCE, ALONG SAID RIGHT OF WAY NORTH 00 DEGREES 05 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 20.09 FEET TO A POINT. THENCE, LEAVING SAID RIGHT OF WAY SOUTH 84 DEGREES 35 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 273.88 FEET TO A POINT. THENCE, NORTH 79 DEGREES 33 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 40.90 FEET TO A POINT, SAID POINT BEING THE **POINT OF BEGINNING**.

SAID EASEMENT HAVING 6,326 SQ. FT. OR 0.15 ACRES.



SITE DATA:
 ADDRESS: HOLLYBERRY DRIVE, ROSWELL GA 30000
 PARCEL ID: 12 206004720502
 ENTIRE TRACT: 318097 SQUARE FEET
 ENTIRE TRACT: 318097 SQUARE FEET
 HOLLYBERRY DRIVE AND HOUZE RD. DEDICATED R/W AREA: .388 ACRES
 TRACT ALONG HOUZE RD. TO BE DONATED TO GDOT SEE: .1772 ACRES
 TOTAL LOTS: 30
 MINIMUM LOT SIZE: 30,000 SF
 MINIMUM LOT WIDTH: 120-FT
 MINIMUM LOT DEPTH: 150-FT
 BUILDING COVERAGE: 25% MAX
 BUILDING HEIGHT: 35-FT AND 2.5 STORIES
SETBACKS:
 PRIMARY STREET (MAJOR/MINOR): 60/50 FEET
 SIDE STREET (MAJOR/MINOR): 35/30 FEET
 SIDE: 15 FEET (INTERNAL)
 REAR: 40 FEET

CLOSURE NOTE:
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 23,340 FEET AND AN ANGULAR ERROR OF 00' PER ANGLE POINT AND WAS ADJUSTED BY THE COMPASS RULE. A TRIMMING ADJUSTMENT WAS MADE TO MATCH THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND EXCEEDS ONE FOOT IN 100,000 FEET.



AM
5/2/2024

FULTON COUNTY HEALTH DEPARTMENT/ENVIRONMENTAL HEALTH SERVICES

THIS DEVELOPMENT IS APPROVED UNDER THE FOLLOWING REQUIREMENTS ARE IN CONFORMANCE WITH THE FULTON COUNTY CODE OF ORDINANCES, CHAPTER 34 ARTICLE IV, DRINKING WATER SUPPLY AND ARTICLE X, SEWAGE DISPOSAL

WATER SUPPLY

PUBLIC WATER SUPPLY INDIVIDUAL WATER SUPPLIES PUBLIC SANITARY INDIVIDUAL ON SITE SEWERAGE

SEWAGE DISPOSAL

INDIVIDUAL SANITARY SEWER REQUIREMENTS OF FULTON COUNTY AS OF THE FOLLOWING DATE. ANY REVISIONS TO THIS DOCUMENT AFTER THE DATE BELOW THAT MAY AFFECT THE WATER AND SEWER SYSTEMS PRESENTED HEREON SHALL VOID THIS APPROVAL.

CONDITION OF APPROVAL

TYPE "A" TYPE "B" TYPE "C" TYPE "D"

CONDITION OF APPROVAL

FULTON COUNTY DEPARTMENT OF HEALTH AND WELLNESS

FULTON COUNTY DEPARTMENT OF HEALTH AND WELLNESS

FULTON COUNTY DEPARTMENT OF PUBLIC WORKS

NOTE:
 SIGNATURES
 WILL BE REQUIRED AT FINAL PLAT
 I CERTIFY THAT THIS DEVELOPMENT HAS COMPLIED WITH THE APPLICABLE
 POTABLE WATER REQUIREMENTS AND SANITARY SEWER
 REQUIREMENTS OF FULTON COUNTY AS OF THE FOLLOWING DATE. ANY REVISIONS TO THIS DOCUMENT AFTER THE DATE BELOW THAT MAY AFFECT THE WATER AND SEWER SYSTEMS PRESENTED HEREON SHALL VOID THIS APPROVAL.

APPROVED THIS _____ DAY OF
 2020

MAISON SUBDIVISION

PREPARED FOR:
EBC HOLLYBERRY LLC

PARCEL NO.: 12 206004720502

ROSWELL PERMIT NO.: 2024767

FULTON COUNTY DMR NO.: WRM22-244

VICINITY MAP
 N.T.S.

LOT DATA

TOTAL LOT AREA	LOT#1	0.7150 ACRES = 31,147 SQUARE FEET
MAX ALLOWABLE IMP AREA	LOT#2	0.6970 ACRES = 30,360 SQUARE FEET
TOTAL LOT AREA	LOT#3	0.6970 ACRES = 30,360 SQUARE FEET
MAX ALLOWABLE IMP AREA	LOT#4	0.7174 ACRES = 7,797 SQUARE FEET
TOTAL LOT AREA	LOT#5	0.7174 ACRES = 7,797 SQUARE FEET
MAX ALLOWABLE IMP AREA	LOT#6	0.7586 ACRES = 33,046 SQUARE FEET
TOTAL LOT AREA	LOT#7	0.7586 ACRES = 33,046 SQUARE FEET
MAX ALLOWABLE IMP AREA		0.8557 ACRES = 37,272 SQUARE FEET
TOTAL LOT AREA		0.8557 ACRES = 37,272 SQUARE FEET
MAX ALLOWABLE IMP AREA		0.214 ACRES = 9,322 SQUARE FEET
TOTAL LOT AREA		0.7482 ACRES = 32,594 SQUARE FEET
MAX ALLOWABLE IMP AREA		0.187 ACRES = 8,146 SQUARE FEET
TOTAL LOT AREA - COMMON LOT		1.052 ACRES = 45,840.53 SQUARE FEET

SITE DATA

OVERALL TOTAL ACRES	7.30 ACRES
EXISTING IMPERVIOUS AREA	0.25 ACRES
PROPOSED DISTURBED AREA	2.70 ACRES
DISTURBED AREA IN ROW	0.63 ACRES
DISTURBED PROPERTY	2.07 ACRES
PROPOSED IMPERVIOUS AREA FOR THIS PROJECT	0.72 ACRES
PARCEL NO.: 12 206004720502	
PROPOSED PERVIOUS AREA FOR THIS PROJECT	0.75 ACRES
MAXIMUM ALLOWABLE IMPERVIOUS AREA FOR LOTS	1.30 ACRES
COMMON IMPERVIOUS AREA	0.70 ACRES
REMAINING AREA FOR GRASS AND PERVIOUS SURFACES	5.30 ACRES

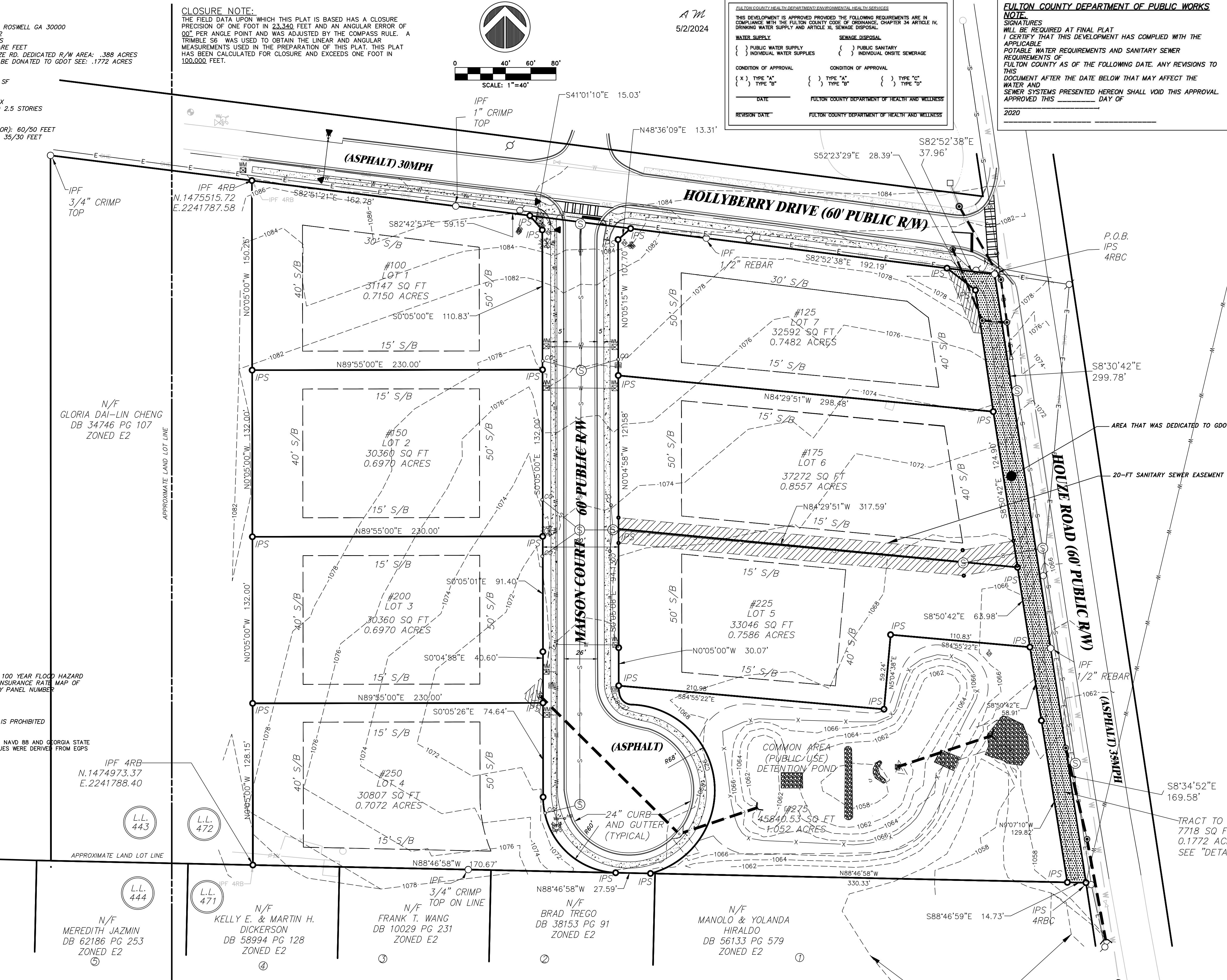
NOTES

DRAINAGE STATEMENT: THE OWNER OF RECORD, ON BEHALF OF HIMSELF/HERSELF AND ALL SUCCESSORS IN INTEREST, SPECIFICALLY RELEASE THE CITY OF ROSWELL FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR ANY DAMAGE, LOSS, OR EXPENSES SUFFERED FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVERS OR DRAINAGE FEATURES. DRAINAGE EASEMENTS ARE HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE OR STORM WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL INCLUDE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE, NECESSARY TO REMEDY A CONDITION WHICH IN THE JUDGEMENT OF THE CITY OF ROSWELL POTENTIALLY THREATENS HEALTH, LIFE, PUBLIC PROPERTY, PUBLIC ROADS OR UTILITY SYSTEMS. SUCH EMERGENCY MAINTENANCE CONDUCTED FOR THE COMMON GOOD, SHALL NOT BE CONSTRUED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF THE CITY OF ROSWELL. THE CITY RESERVES THE RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER(S) OF THE PROPERTY(IES) OF THE LAND THAT GENERATED THE CONDITIONS REQUIRING THE EMERGENCY SERVICE.



FIRM MAP

FIRM PANEL 13121C0061F, DATED 9/18/2013



CERTIFICATE OF ENGINEER:

CERTIFICATE OF SURVEYOR/ENGINEER: IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY OWNED BY THE OWNER OF RECORD. THAT THE LINES AND MEASUREMENTS SHOWN HEREIN ACTUALLY EXIST OR ARE MARKED AS FUTURE AND THEIR LOCATIONS, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE CITY OF ROSWELL AND ALL REQUIREMENTS OF THE UNITED STATES CENSUS BUREAU FOR THE PLAT ARE MET.

BY: JEFFREY MASAKA, PE, CPESC - MASS ENGINEERING AND CONSULTANTS, LLC
 REGISTERED CIVIL ENGINEER NO. 31742
 ADDRESS: 3459 ACWORTH DUE WEST ROAD, SUITE 585 ACWORTH, GA 30101
 PHONE #: 404-403-5224

STATEMENT OF OWNER:

STATEMENT OF OWNER: THE UNDERSIGNED IS THE OWNER OF RECORD OF THE PROPERTY, AND THE ENTIRE PARCEL IS CONTAINED WITHIN THE SUBJECT PLAT.

OWNER
 THIS STATEMENT MUST BE NOTARIZED.
 DATE

FINAL PLAT:

FINAL PLAT SIGNATURE BLOCK. SIGNATURES WILL BE COMPLETED UPON APPROVAL.
 CITY OF ROSWELL, GA
 CERTIFICATE OF FINAL APPROVAL

MAYOR
 DATE
 ENGINEERING DIRECTOR
 DATE

OWNER INFORMATION

EBC HOLLYBERRY LLC
 JUSTIN MIMBS AND ERIC REIDINGER
 11310 Houze Rd, Roswell, GA 30076
 WOODSTOCK, GA 30188
 JUSTIN PHONE: 404-275-2598
 ERIC PHONE: 678-283-5983
 ERIC EMAIL: ERIC@ELEVATIONBUILDINGCO.COM

FULTON COUNTY DWR WATER AND SEWER:
 1. WATER SERVICE INSTALLED AND WAS APPROVED BY FULTON COUNTY
 2. SEWER SERVICE INSTALLED AND WAS APPROVED BY FULTON COUNTY
 3. THERE IS NO SEPTIC FOR THE PROJECT

PROJECT NUMBER:
 21-0080
 DATE:
 OCTOBER 31, 2022

FP-02