

[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 : Chiswick Park  
Tax Parcel Identification No.: See page 2  
Land Disturbance Permit No.: 21-057WR; D180026  
Zoning/Special Use Permit No.: \_\_\_\_\_  
(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 18<sup>th</sup> day of January, 2023, between  
JEN Georgia 18 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) 802, 2nd Section (if applicable) of District 1, Fulton County, Georgia, and more particularly described as follows: To wit:

Chiswick Park

*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.

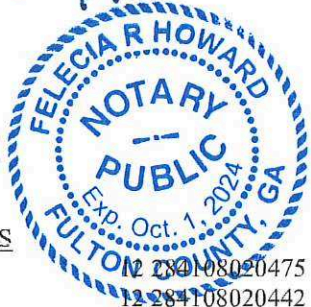
Said Grantor hereby waives for itself, its successors and assigns all rights to any further compensation or claim to damages on account of the construction, access, upgrade or maintenance of said water line for the use of the property as herein agreed.

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<sup>th</sup> day of January, 2023 in the presence of:

[Signature]  
Witness

[Signature]  
Notary Public



[NOTARIAL SEAL]

PARCEL NUMBERS

- 12 284108020061
- 12 284108020749
- 12 284108020764
- 12 284108020525
- 12 284108020475
- 12 284108020442
- 12 284108020780
- 12 284008030376

GRANTOR: JEN Georgia 18 LLC  
CORPORATE NAME

By: [Signature]  
Print Name: Steven Check  
Title: Vice President

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

[CORPORATE SEAL]

- 12 284108020830
- 12 284108020491
- 12 284108020624
- 12 284108020467
- 12 284108020772
- 12 284108020616

Line Table

Line #	Length	Direction
L1	13.57	N81°24'08"W
L2	75.35	N00°23'21"E
L3	12.01	N89°36'39"W
L4	4.00	N00°23'21"E
L5	12.01	S89°36'39"E
L6	8.77	N00°23'21"E
L7	89.62	N89°19'46"W
L8	208.92	N00°41'50"E
L9	24.13	S89°30'19"E
L10	19.96	S00°44'50"W
L11	4.11	N89°30'19"W
L12	169.02	S00°41'50"W
L13	107.72	S89°19'46"E
L14	17.59	N00°57'12"E
L15	20.00	S89°02'48"E
L16	17.49	S00°57'12"W
L17	82.11	S89°19'46"E
L18	28.76	N01°03'10"E
L19	23.31	N89°18'24"W
L20	4.00	N00°41'36"E

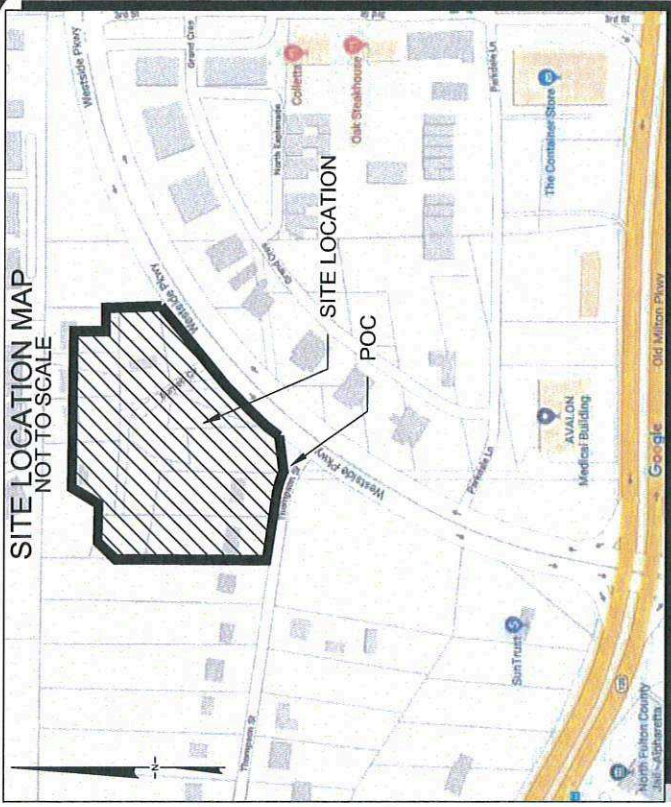
Line Table

Line #	Length	Direction
L21	23.33	S89°18'24"E
L22	17.32	N01°03'10"E
L23	22.96	N89°10'59"W
L24	10.00	N00°44'41"E
L25	23.01	S89°19'27"E
L26	37.70	N01°03'10"E
L27	23.27	N89°11'52"W
L28	10.00	N00°44'41"E
L29	23.33	S89°17'36"E
L30	38.53	N01°03'10"E
L31	23.59	N89°52'13"W
L32	10.00	N00°44'41"E
L33	23.64	S89°19'27"E
L34	76.71	N01°03'10"E
L35	267.33	S89°18'48"E
L36	12.23	S01°51'12"W
L37	37.89	S00°11'23"E
L38	20.00	S89°48'37"W
L39	30.42	N00°11'23"W
L40	13.75	N89°18'48"W

Line Table

Line #	Length	Direction
L41	20.44	S00°43'36"W
L42	10.00	N89°19'18"W
L43	20.44	N00°40'33"E
L44	38.37	N89°18'48"W
L45	20.45	S00°00'28"E
L46	10.00	N89°19'18"W
L47	20.45	N00°43'49"E
L48	37.77	N89°18'48"W
L49	20.46	S00°43'49"W
L50	10.00	N89°19'18"W
L51	20.46	N00°40'33"E
L52	86.13	N89°18'48"W
L53	18.64	S00°29'36"W
L54	21.72	N89°30'24"W
L55	214.18	S01°03'10"W
L56	140.09	N89°19'46"W
L57	8.67	S00°22'59"W
L58	16.00	S89°36'39"E
L59	4.00	S00°23'21"W
L60	16.00	N89°36'39"W

SITE LOCATION MAP  
NOT TO SCALE



Curve #	Length	Radius	Bearing	Chord
C1	6.52	236.44	N80°11'14"W	6.52
C2	17.97	350.01	N01°51'09"E	17.97
C3	20.98	369.99	S02°00'23"W	20.97

ENCROACHMENT TABLE

PLANTERS - 347 SQ. FT.  
STORMWATER PIPE - 170 SQ. FT.



SITE ADDRESS:

314, 332, 344, 400 THOMPSON ST. & 20,  
30, 34, 35, 45, 55, 65 BURNETT DRIVE,  
ALPHARETTA GA.

Line Table

Line #	Length	Direction
L61	75.35	S00°23'21"W



Planners & Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING  
ARBORISTS + SURVEYING + CONSTRUCTION + WATER RESOURCES

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

LDP NUMBER: 21-057WR

WATER EASEMENT EXHIBIT

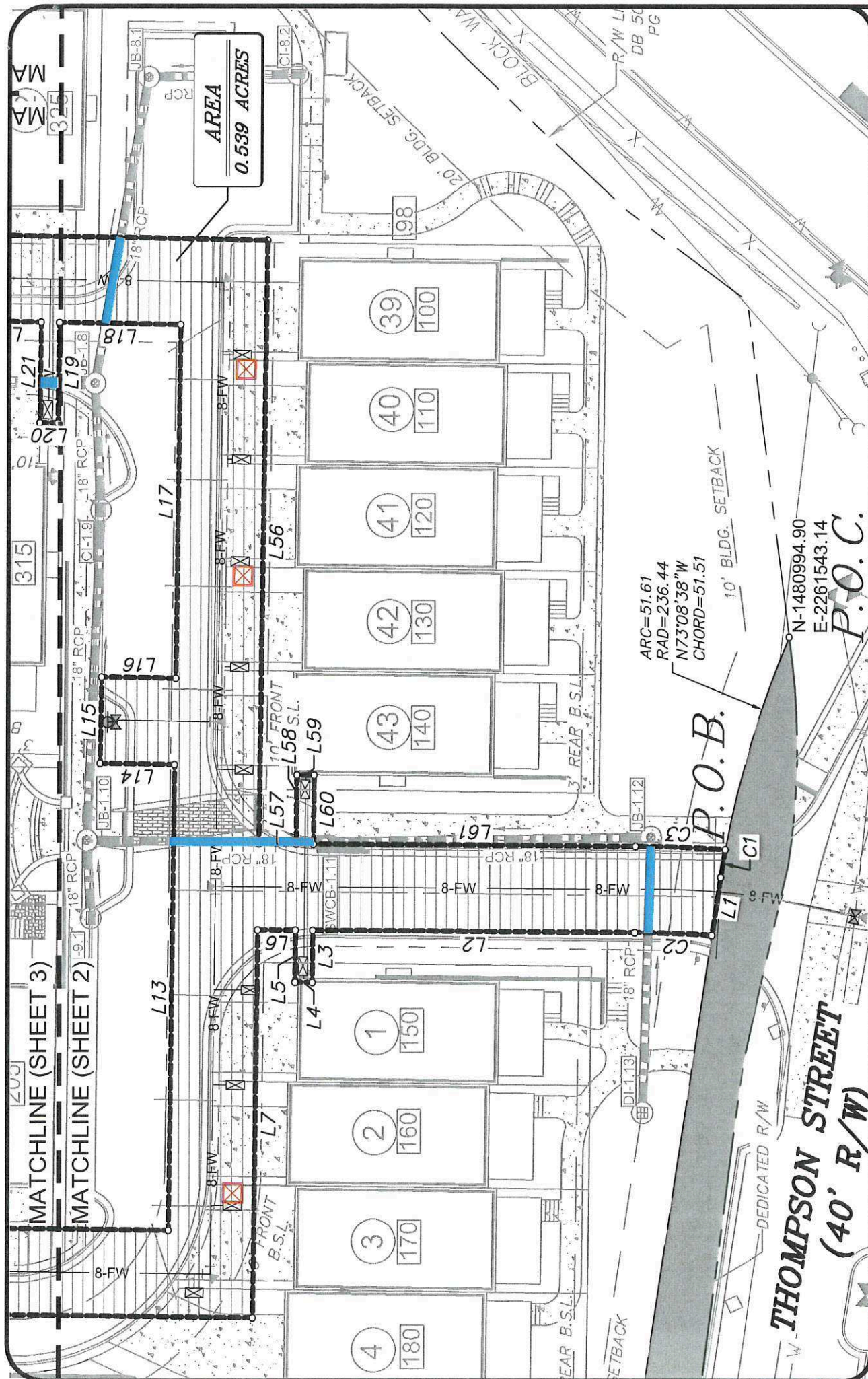
FOR:

CHISWICK PARK



SHEET 1 OF 4

DRAWN BY: FA  
CHECKED BY: FA  
FILE NO.: 16182.00  
DATE: 01/10/23  
SCALE: 1"=30'



ARC=51.61  
 RAD=236.44  
 N73°08'38"W  
 CHORD=51.51

N-1480994.90  
 E-2261543.14

SHEET 2 OF 4

WATER EASEMENT EXHIBIT  
 FOR:  
**CHISWICK PARK**

LDP NUMBER: 21-057WR

DRAWN BY: FA  
 CHECKED BY: FA  
 FILE NO.: 16182.00  
 DATE: 01/10/23  
 SCALE: 1"=30'



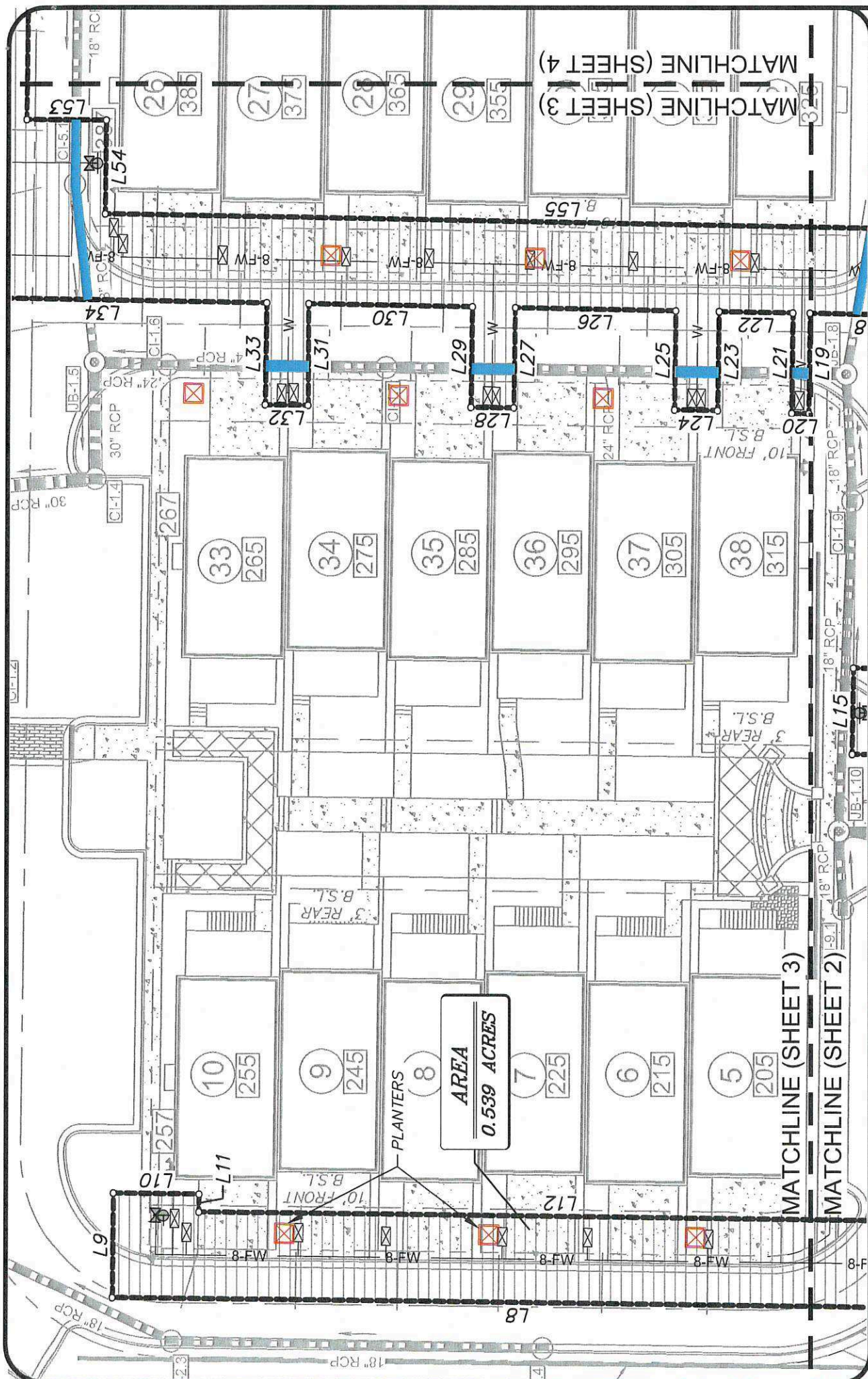
COUNTY FULTON  
 STATE OF GEORGIA  
 CITY OF ALPHARETTA  
 LAND LOT(S) 802  
 DISTRICT 1st SECTION 2nd

Planners & Engineers Collaborative+

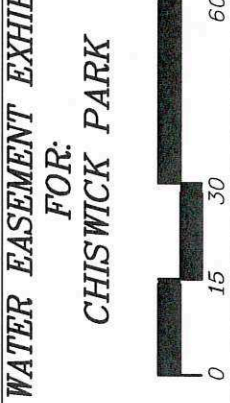
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 C.O.A.-LSF000004



SHEET 3 OF 4  
 DRAWN BY: FA  
 CHECKED BY: FA  
 FILE NO.: 16182.00  
 DATE: 01/10/23  
 SCALE: 1" = 30'



LDP NUMBER: 21-057WR  
 COUNTY FULTON  
 CITY OF STATE  
 LAND LOT(S) 802  
 DISTRICT 1st SECTION 2nd

Planners + Engineers Collaborative +  
 LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING  
 ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

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 (770)451-2741 WWW.PEC.PLUS  
 C.O.A.-LSF000004

**WATER EASEMENT EXHIBIT**

**FOR: CHISWICK PARK**

MATCHLINE (SHEET 2)

MATCHLINE (SHEET 3)

MATCHLINE (SHEET 4)

AREA  
 0.539 ACRES

PLANTERS

3 REAR B.S.L.

10' FRONT B.S.L.

3 REAR B.S.L.

10' FRONT B.S.L.

MATCHLINE (SHEET 3)

MATCHLINE (SHEET 4)

18" RCP

8-FW

24" RCP

30" RCP

UB-1.5

UB-1.4

UB-1.3

UB-1.2

UB-1.1

UB-1.0

UB-0.9

UB-0.8

UB-0.7

UB-0.6

UB-0.5

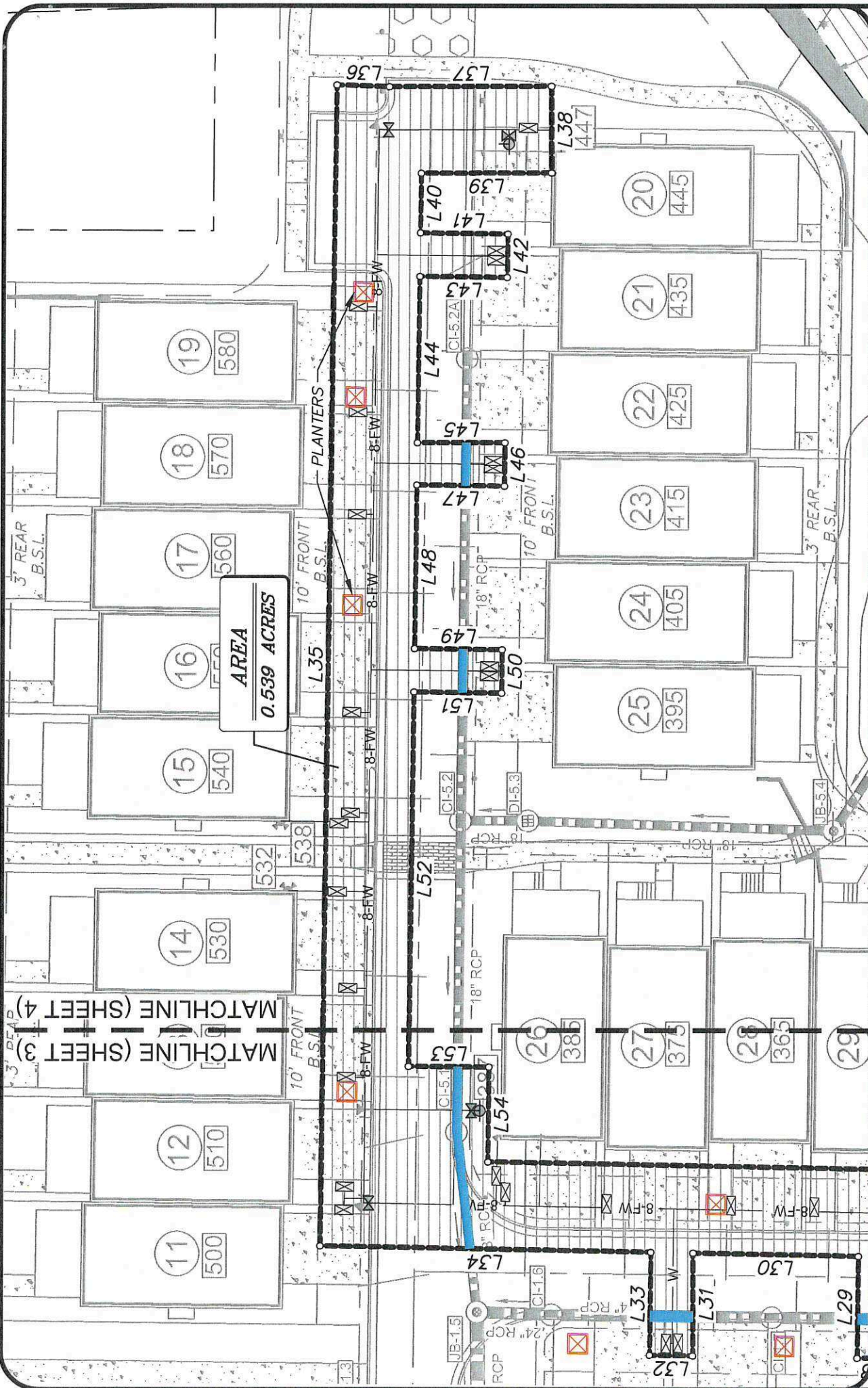
UB-0.4

UB-0.3

UB-0.2

UB-0.1

UB-0.0



SHEET 4 OF 4

DRAWN BY: FA  
 CHECKED BY: FA  
 FILE NO.: 16182.00  
 DATE: 01/10/23  
 SCALE: 1" = 30'



**WATER EASEMENT EXHIBIT**  
**FOR:**  
**CHISWICK PARK**

LDP NUMBER: 21-057WR

COUNTY OF FULTON  
 STATE OF GEORGIA  
 CITY OF ALPHARETTA  
 LAND LOT(S) 802  
 DISTRICT 1st SECTION 2nd

Planners & Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING  
 ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

**PEC+**

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



LEGAL DESCRIPTION (WATER EASEMENT EXHIBIT)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 802 OF THE 1ST DISTRICT, 2ND/ SECTION, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT A POINT LOCATED AT THE WESTERLY MITER INTERSECTION OF THE WESTERLY RIGHT-OF-WAY (R/W) LINE OF WESTSIDE PARKWAY (122' R/W PUBLIC) AND THE NORTHERLY R/W OF THOMPSON STREET (40' R/W PUBLIC), HAVING COORDINATES OF NORTH: 1480994.90 AND EAST: 2261543.14, COORDINATES BASED ON NAD83 STATE PLANE COORDINATE SYSTEM, GEORGIA WEST ZONE, THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 51.61', WITH A RADIUS OF 236.44', WITH A CHORD BEARING OF NORTH 73 DEGREES 08 MINUTES 38 SECONDS WEST, WITH A CHORD LENGTH OF 51.51', TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 6.52', WITH A RADIUS OF 236.44', WITH A CHORD BEARING OF NORTH 80 DEGREES 11 MINUTES 14 SECONDS WEST , WITH A CHORD LENGTH OF 6.52',;TO A POINT; THENCE NORTH 81 DEGREES 24 MINUTES 08 SECONDS WEST A DISTANCE OF 13.57 FEET TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 17.97', WITH A RADIUS OF 350.01', WITH A CHORD BEARING OF NORTH 01 DEGREES 51 MINUTES 09 SECONDS EAST , WITH A CHORD LENGTH OF 17.97',TO A POINT; THENCE NORTH 00 DEGREES 23 MINUTES 21 SECONDS EAST A DISTANCE OF 75.35 FEET TO A POINT; THENCE NORTH 89 DEGREES 36 MINUTES 39 SECONDS WEST A DISTANCE OF 12.01 FEET TO A POINT; THENCE NORTH 00 DEGREES 23 MINUTES 21 SECONDS EAST A DISTANCE OF 4.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 36 MINUTES 39 SECONDS EAST A DISTANCE OF 12.01 FEET TO A POINT; THENCE NORTH 00 DEGREES 23 MINUTES 21 SECONDS EAST A DISTANCE OF 8.77 FEET TO A POINT; THENCE NORTH 89 DEGREES 19 MINUTES 46 SECONDS WEST A DISTANCE OF 89.62 FEET TO A POINT; THENCE NORTH 00 DEGREES 41 MINUTES 50 SECONDS EAST A DISTANCE OF 208.92 FEET TO A POINT; THENCE SOUTH 89 DEGREES 30 MINUTES 19 SECONDS EAST A DISTANCE OF 24.13 FEET TO A POINT; THENCE SOUTH 00 DEGREES 44 MINUTES 50 SECONDS WEST A DISTANCE OF 19.96 FEET TO A POINT; THENCE NORTH 89 DEGREES 30 MINUTES 19 SECONDS WEST A DISTANCE OF 4.11 FEET TO A POINT; THENCE SOUTH 00 DEGREES 41 MINUTES 50 SECONDS WEST A DISTANCE OF 169.02 FEET TO A POINT; THENCE SOUTH 89 DEGREES 19 MINUTES 46 SECONDS EAST A DISTANCE OF 107.72 FEET TO A POINT; THENCE NORTH 00 DEGREES 57 MINUTES 12 SECONDS EAST A DISTANCE OF 17.59 FEET TO A POINT; THENCE SOUTH 89 DEGREES 02 MINUTES 48 SECONDS EAST A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 57 MINUTES 12 SECONDS WEST A DISTANCE OF 17.49 FEET TO A POINT; THENCE SOUTH 89 DEGREES 19 MINUTES 46 SECONDS EAST A DISTANCE OF 82.11 FEET TO A POINT; THENCE NORTH 01 DEGREES 03 MINUTES 10 SECONDS EAST A DISTANCE OF 28.76 FEET TO A POINT; THENCE NORTH 89 DEGREES 18 MINUTES 24 SECONDS WEST A DISTANCE OF 23.31 FEET TO A POINT; THENCE NORTH 00 DEGREES 41 MINUTES 36 SECONDS EAST A DISTANCE OF 4.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 18 MINUTES 24 SECONDS EAST A DISTANCE OF 23.33 FEET TO A POINT; THENCE NORTH 01 DEGREES 03 MINUTES 10 SECONDS EAST A DISTANCE OF 17.32 FEET

TO A POINT; THENCE NORTH 89 DEGREES 10 MINUTES 59 SECONDS WEST A DISTANCE OF 22.96 FEET TO A POINT; THENCE NORTH 00 DEGREES 44 MINUTES 41 SECONDS EAST A DISTANCE OF 10.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 19 MINUTES 27 SECONDS EAST A DISTANCE OF 23.01 FEET TO A POINT; THENCE NORTH 01 DEGREES 03 MINUTES 10 SECONDS EAST A DISTANCE OF 37.70 FEET TO A POINT; THENCE NORTH 89 DEGREES 11 MINUTES 52 SECONDS WEST A DISTANCE OF 23.27 FEET TO A POINT; THENCE NORTH 00 DEGREES 44 MINUTES 41 SECONDS EAST A DISTANCE OF 10.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 17 MINUTES 36 SECONDS EAST A DISTANCE OF 23.33 FEET TO A POINT; THENCE NORTH 01 DEGREES 03 MINUTES 10 SECONDS EAST A DISTANCE OF 38.53 FEET TO A POINT; THENCE NORTH 89 DEGREES 52 MINUTES 13 SECONDS WEST A DISTANCE OF 23.59 FEET TO A POINT; THENCE NORTH 00 DEGREES 44 MINUTES 41 SECONDS EAST A DISTANCE OF 10.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 19 MINUTES 27 SECONDS EAST A DISTANCE OF 23.64 FEET TO A POINT; THENCE NORTH 01 DEGREES 03 MINUTES 10 SECONDS EAST A DISTANCE OF 76.71 FEET TO A POINT; THENCE SOUTH 89 DEGREES 18 MINUTES 48 SECONDS EAST A DISTANCE OF 267.33 FEET TO A POINT; THENCE SOUTH 01 DEGREES 51 MINUTES 12 SECONDS WEST A DISTANCE OF 12.23 FEET TO A POINT; THENCE SOUTH 00 DEGREES 11 MINUTES 23 SECONDS EAST A DISTANCE OF 37.89 FEET TO A POINT; THENCE SOUTH 89 DEGREES 48 MINUTES 37 SECONDS WEST A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 11 MINUTES 23 SECONDS WEST A DISTANCE OF 30.42 FEET TO A POINT; THENCE NORTH 89 DEGREES 18 MINUTES 48 SECONDS WEST A DISTANCE OF 13.75 FEET TO A POINT; THENCE SOUTH 00 DEGREES 43 MINUTES 36 SECONDS WEST A DISTANCE OF 20.44 FEET TO A POINT; THENCE NORTH 89 DEGREES 19 MINUTES 18 SECONDS WEST A DISTANCE OF 10.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 40 MINUTES 33 SECONDS EAST A DISTANCE OF 20.44 FEET TO A POINT; THENCE NORTH 89 DEGREES 18 MINUTES 48 SECONDS WEST A DISTANCE OF 38.37 FEET TO A POINT; THENCE SOUTH 00 DEGREES 00 MINUTES 28 SECONDS EAST A DISTANCE OF 20.45 FEET TO A POINT; THENCE NORTH 89 DEGREES 19 MINUTES 18 SECONDS WEST A DISTANCE OF 10.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 43 MINUTES 49 SECONDS EAST A DISTANCE OF 20.45 FEET TO A POINT; THENCE NORTH 89 DEGREES 18 MINUTES 48 SECONDS WEST A DISTANCE OF 37.77 FEET TO A POINT; THENCE SOUTH 00 DEGREES 43 MINUTES 49 SECONDS WEST A DISTANCE OF 20.46 FEET TO A POINT; THENCE NORTH 89 DEGREES 19 MINUTES 18 SECONDS WEST A DISTANCE OF 10.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 40 MINUTES 33 SECONDS EAST A DISTANCE OF 20.46 FEET TO A POINT; THENCE NORTH 89 DEGREES 18 MINUTES 48 SECONDS WEST A DISTANCE OF 86.13 FEET TO A POINT; THENCE SOUTH 00 DEGREES 29 MINUTES 36 SECONDS WEST A DISTANCE OF 18.64 FEET TO A POINT; THENCE NORTH 89 DEGREES 30 MINUTES 24 SECONDS WEST A DISTANCE OF 21.72 FEET TO A POINT; THENCE SOUTH 01 DEGREES 03 MINUTES 10 SECONDS WEST A DISTANCE OF 214.18 FEET TO A POINT; THENCE NORTH 89 DEGREES 19 MINUTES 46 SECONDS WEST A DISTANCE OF 140.09 FEET TO A POINT; THENCE SOUTH 00 DEGREES 22 MINUTES 59 SECONDS WEST A DISTANCE OF 8.67 FEET TO A POINT; THENCE SOUTH 89 DEGREES 36 MINUTES 39 SECONDS EAST A DISTANCE OF 16.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 23 MINUTES 21 SECONDS WEST A DISTANCE OF 4.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 36 MINUTES 39 SECONDS WEST A DISTANCE OF 16.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 23 MINUTES 21 SECONDS WEST A DISTANCE OF 75.35 FEET TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF



20.98', WITH A RADIUS OF 369.99', WITH A CHORD BEARING OF SOUTH 02 DEGREES 00 MINUTES 23 SECONDS WEST , WITH A CHORD LENGTH OF 20.97', TO A POINT AND THE TRUE POINT OF BEGINNING,

SAID TRACT OR PARCEL CONTAINS 0.539 ACRES (23,483 SQUARE FEET).