

[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 : 116 & 126 North Main Street
Tax Parcel Identification No.: 22 482 212 520 78 1
Land Disturbance Permit No.: WRN23-081
Zoning/Special Use Permit No.: n/a
(if applicable)

For Fulton County Use Only

Approval Date: _____
Initials: _____

WATER VAULT EASEMENT
(Corporate Form)

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 30 day of January, 2024, between
116 North Main 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) 1252 of the 2nd District, 1st Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

116 & 126 North Main Street

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 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.

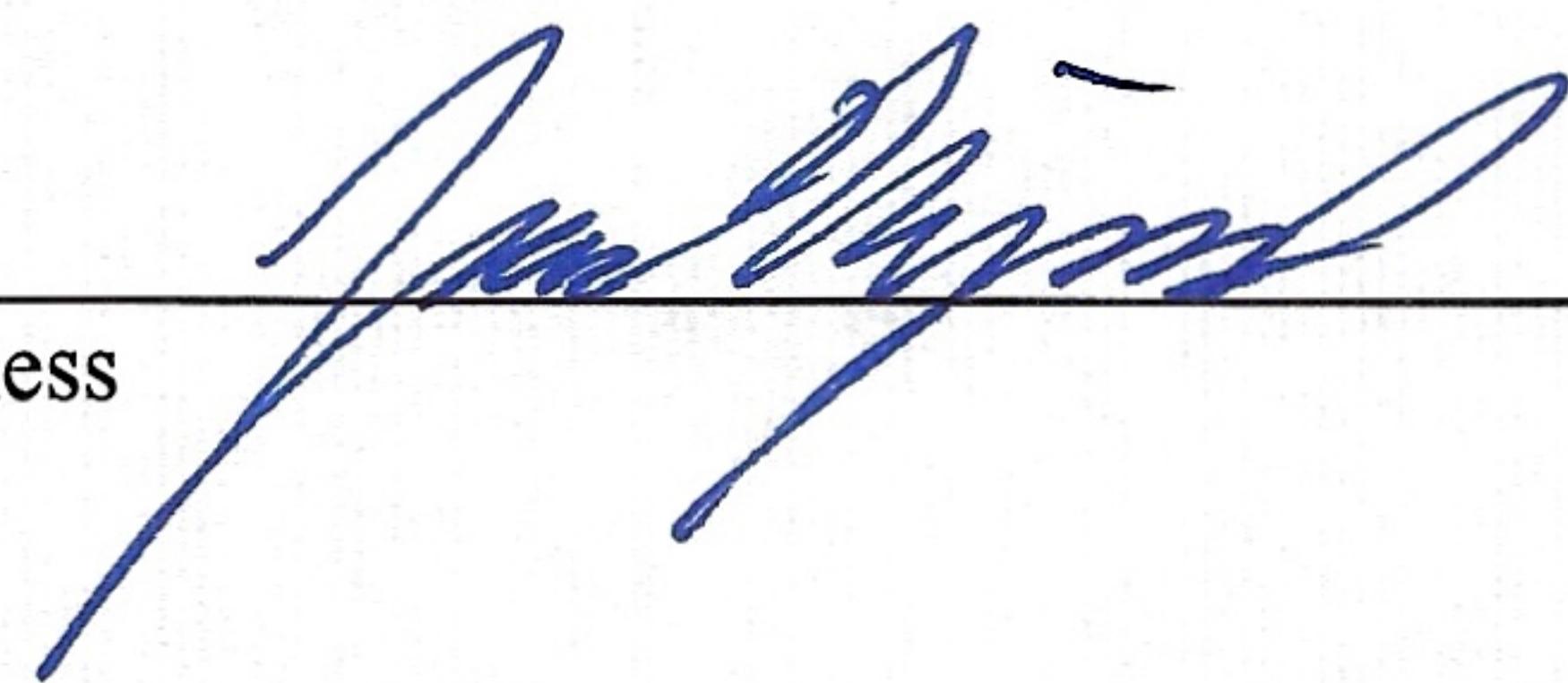
Grantor hereby warrants that it has the right to sell and convey this easement and right of access and binds itself, its successors and assigns forever to warrant and defend the right and title to the above described water vault easement unto the said FULTON COUNTY, its successors and assigns against 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.

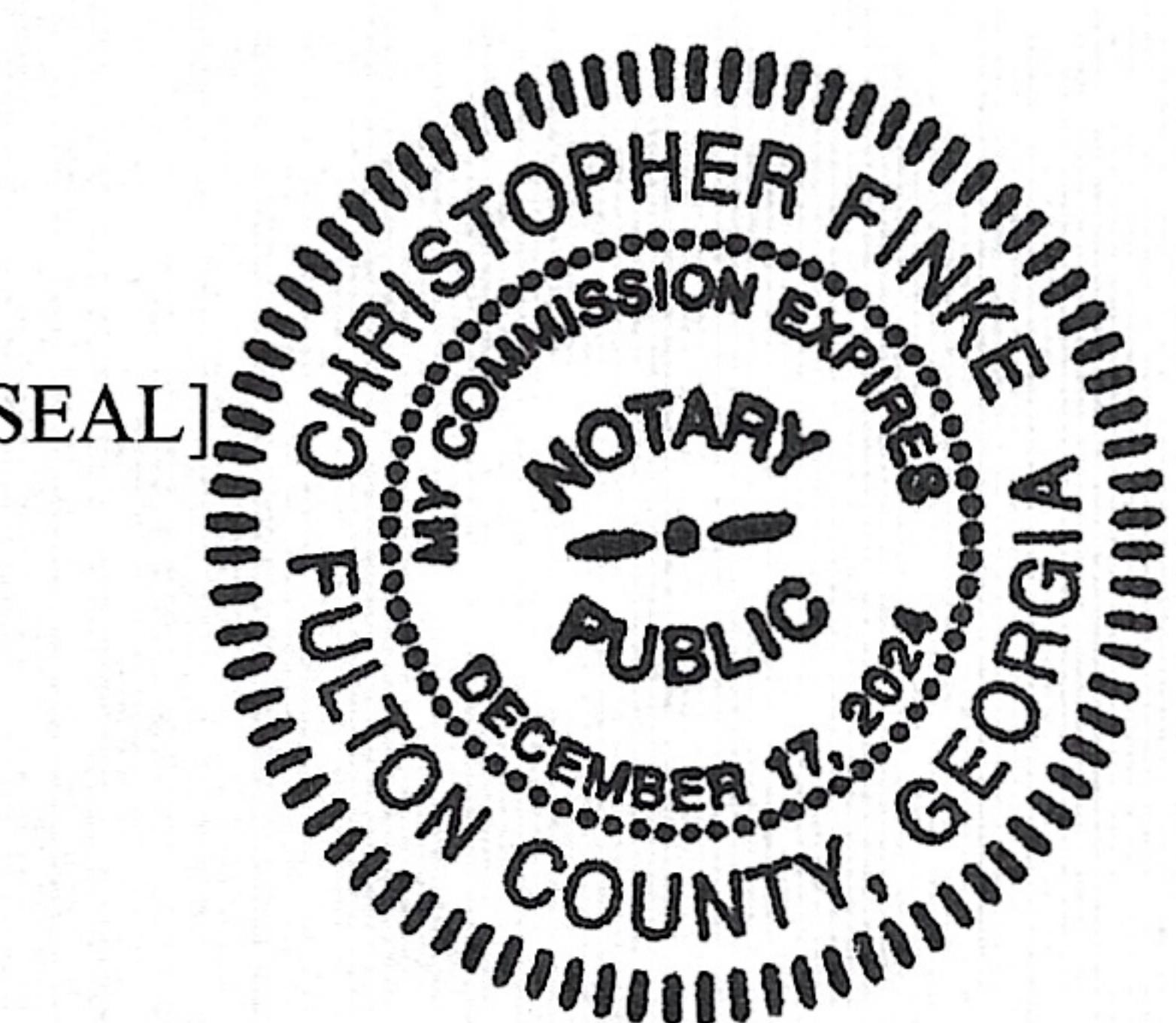
IN WITNESS HEREOF said party of the first part has hereunto affixed its hand and seal on the day and year first above written.

Signed, sealed and delivered this 30th day of January, 20 24
in the presence of:

Witness



Notary Public



GRANTOR:

116 North Main LLC
CORPORATE NAME

By:

Print Name:

Title:



Brent Beecham
Partner

By:

Print Name:

Title:

[CORPORATE SEAL]




Exhibit A

Water Vault Easement - Legal Description

116 & 126 North Main Street

ALL THAT TRACT OR PARCEL of land being in Land Lots 1252 of the 2nd District, 2nd Section of Fulton County, Georgia; this description is based on information taken from a survey by Brumbelow-Reese and Associates, Inc. dated November 5, 2019 and shown on an easement exhibit by AEC, Inc. dated December 8, 2020, being more particularly described as follows:

THE POINT OF COMMENCEMENT begins at an iron pin set (1/2" rebar) located along the southeasterly right-of-way found at the southeast corner of the intersection Lily Garden Place and Violet Garden Walk in land lot 1252 of the 2nd district 2nd section of Fulton County, Georgia,

Thence departing the right-of-way, running thence north 89 degrees 51 minutes 00 seconds east for 9.88 feet to a point;

running thence north 09 degrees 35 minutes 53 seconds west for 23.56 feet to THE POINT OF BEGINNING;

from said POINT OF BEGINNING;

running thence north 09 degrees 35 minutes 53 seconds west for 29.32 feet to a point;

running thence north 79 degrees 45 minutes 21 seconds east for 10.91 feet to a point;

running thence south 09 degrees 35 minutes 46 seconds east for 14.86 feet to a point;

running thence north 89 degrees 12 minutes 57 seconds east for 3.90 feet to a point;

running thence south 10 degrees 07 minutes 10 seconds east for 13.99 feet to a point;

running thence south 80 degrees 24 minutes 07 seconds west for 14.88 feet to

the POINT OF BEGINNING.

Said tract of land contains 0.009 acres or 376 square feet.