

[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 : Medley Johns Creek Town Center
Tax Parcel Identification No.: 11 107003980711 & 11 107003980729
Land Disturbance Permit No.: WRN24-070
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only

Approval Date: _____
Initials: _____

**SEWER LINE EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 24th day of March,
2026, between TPG AG EHC III (EMP) MULTI STATE 4, LLC, a Delaware limited liability company, 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) 398 & 399 the 1st District, Section _____ (if
applicable) of Fulton County, Georgia, and more particularly described as follows: To wit: Medley Park **[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.

GRANTOR:

TPG AG EHC III (EMP) Multi State 4, LLC, a
Delaware limited liability company

By: Essential Housing Asset Management, LLC,
an Arizona limited liability company, its Authorized
Agent

By: Wendy Stoeckel
Wendy Stoeckel, Authorized Representative

Signed, sealed and delivered
As to Grantor:

Unofficial Witness:

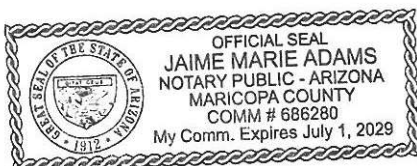
Sworn to and subscribed before
me this the 24 day of

March, 2026

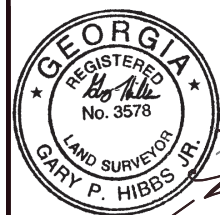
Jaime Marie Adams
Notary Public

(COMPANY SEAL)

My Commission Expires: 07-01-2029



SEWER EASEMENT DEDICATION
INFORMATION SUMMARY (CORPORATION)
Page 3 of 3



GRID NORTH
GA WEST MAD 83

LEGEND:

IPF IRON PIN FOUND
IPS IRON PIN SET
R/W RIGHT OF WAY
POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING R/W PER
N NORTH DB 68382, PG 218
S SOUTH
E EAST
W WEST
DB DEED BOOK
PB PLAT BOOK
PG PAGE
AKA ALSO KNOWN AS
FKA FORMERLY KNOWN AS
CW CLOCKWISE
CCW COUNTER-CLOCKWISE
OTP OPEN TOP PIPE
RB REBAR

**SEWER EASEMENT
TRACT =
1.440 ACRES
62,722 SQ. FEET**



1641 Autumn Boulevard
Conyers, Georgia 30012
(770) 922-6391 Office
(770) 922-0767 Fax
www.tss-atl.com

No	Revision	Date

**SEWER EASEMENT EXHIBIT
FOR**

TP AG EHC III(EMP) Multi State 4, LLC

TAX PARCEL IDENTIFICATION No: 11 107003980711, 11 107003980729

LAND LOTS 398, 399 & 405 1st DISTRICT 1st SECTION
CITY OF JOHNS CREEK, FULTON COUNTY, GEORGIA

SCALE: 1"=100'

DATE: 03/24/26

JOB: 2022-933 SCREEN FILE: 2022-933 SEWER EASE.DWG SHEET 2 OF 5

**TRACT 2
PB 472, PG 140**
NOW OR FORMERLY
DEVELOPMENT
AUTHORITY OF FULTON
COUNTY
PARCEL ID 11
106003990399

MATCHLINE SHEET 2
SHEET 3

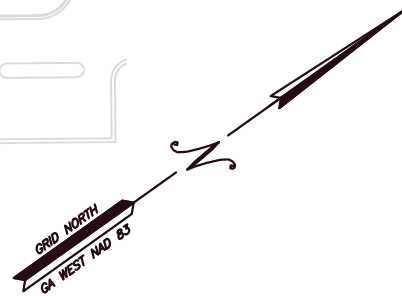
REFERENCES

1. MINOR SUBDIVISION PLAT FOR STATE FARM PROPERTY
PREPARED BY TECHNICAL SURVEY SERVICES, INC.
DATED 08/24/2023 AND RECORDED IN PLAT BOOK
472, PAGE 140.



TRACT 2
PB 472, PG 140
NOW OR FORMERLY
DEVELOPMENT
AUTHORITY OF FULTON
COUNTY
PARCEL ID 11
106003990399

MEDLEY CROSSING
PRIVATE DRIVE



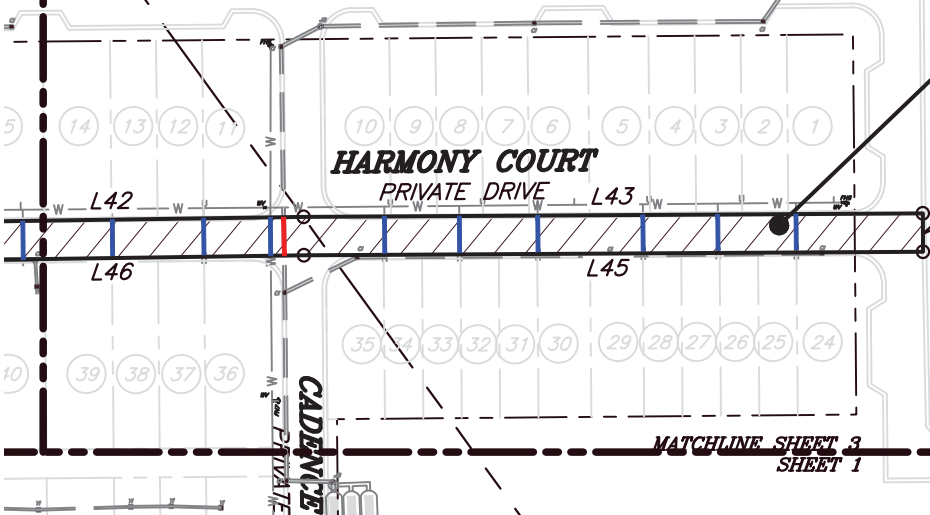
NOW OR FORMERLY
DEVELOPMENT AUTHORITY
OF FULTON COUNTY
PB 472, PG 140
PARCEL ID 11 106003990399

SEWER EASEMENT
TRACT =
1.440 ACRES
62,722 SQ. FEET

LEGEND:

- | | |
|-----|-----------------------|
| IPF | IRON PIN FOUND |
| IPS | IRON PIN SET |
| R/W | RIGHT OF WAY |
| POC | POINT OF COMMENCEMENT |
| POB | POINT OF BEGINNING |
| N | NORTH |
| S | SOUTH |
| E | EAST |
| W | WEST |
| DB | DEED BOOK |
| PB | PLAT BOOK |
| PG | PAGE |
| AKA | ALSO KNOWN AS |
| FKA | FORMERLY KNOWN AS |
| CW | CLOCKWISE |
| CCW | COUNTER-CLOCKWISE |
| OTP | OPEN TOP PIPE |
| RB | REBAR |

ARIA AVENUE
PRIVATE DRIVE



REFERENCES

1. MINOR SUBDIVISION PLAT FOR STATE FARM PROPERTY
PREPARED BY TECHNICAL SURVEY SERVICES, INC.
DATED 08/24/2023 AND RECORDED IN PLAT BOOK
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LAND LOTS 398, 399 & 405 1st DISTRICT 1st SECTION
CITY OF JOHNS CREEK, FULTON COUNTY, GEORGIA

SCALE: 1"=100'

DATE: 03/24/26

LINE	BEARING	DISTANCE
L1	S 80°22'58" W	50.65'
L2	N 52°58'06" W	243.72'
L3	N 54°34'33" W	85.08'
L4	S 35°13'42" W	314.30'
L5	S 35°34'10" W	140.66'
L6	S 78°51'10" W	99.64'
L7	N 82°52'01" W	26.83'
L8	N 86°36'18" W	145.30'
L9	N 87°00'17" W	243.67'
L10	N 71°46'38" W	61.80'
L11	S 16°50'55" W	54.14'
L12	N 73°09'05" W	20.00'
L13	N 16°50'55" E	64.41'
L14	N 17°12'50" E	114.48'
L15	N 27°59'57" E	170.97'
L16	S 62°00'03" E	20.00'
L17	S 27°59'57" W	169.09'
L18	S 17°12'50" W	102.74'
L19	S 71°46'38" E	59.54'
L20	S 87°00'17" E	231.26'
L21	N 04°17'23" E	29.73'
L22	N 34°50'44" E	70.42'
L23	S 55°09'16" E	20.00'
L24	S 34°50'44" W	64.96'
L25	S 04°17'23" W	23.89'
L26	S 86°36'18" E	124.56'
L27	N 01°45'51" W	66.07'
L28	N 46°16'50" W	46.08'
L29	N 54°11'15" W	42.26'
L30	N 54°32'39" W	127.68'
L31	N 54°41'27" W	45.88'
L32	N 35°18'33" E	20.00'
L33	S 54°41'27" E	35.72'

LINE	BEARING	DISTANCE
L34	N 34°17'32" E	182.78'
L35	N 14°53'16" W	22.37'
L36	N 34°57'49" E	18.27'
L37	N 75°06'44" E	6.03'
L38	S 14°53'16" E	43.30'
L39	S 34°17'32" W	192.31'
L40	S 54°32'39" E	107.82'
L41	N 34°51'05" E	210.19'
L42	N 34°38'45" E	199.79'
L43	N 35°08'23" E	322.47'
L44	S 54°51'37" E	20.00'
L45	S 35°08'23" W	322.38'
L46	S 34°38'45" W	199.74'
L47	S 34°51'05" W	210.50'
L48	S 54°11'15" E	33.83'
L49	S 46°16'50" E	55.65'
L50	S 01°45'51" E	76.64'
L51	S 82°52'01" E	15.38'
L52	N 78°51'10" E	88.49'
L53	N 35°34'10" E	132.67'
L54	N 35°13'42" E	334.31'
L55	S 54°34'33" E	105.43'
L56	S 52°58'06" E	235.38'
L57	N 80°22'58" E	21.91'
L58	S 54°47'00" E	28.37'



ENCROACHMENT TABLE

STORMWATER PIPE: 991 SQ FT
WATER PIPE: 734 SQ FT
TOTAL 1725 SQ FT:

LEGEND

WATER ENTERING EASEMENT	
STORM ENTERING EASEMENT	

PROJECT NAME: MEDLEY-JOHNS CREEK TOWNCENTER
FULTON COUNTY PERMIT No: WRN24-070



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SEWER EASEMENT EXHIBIT FOR

TP AG EHC III(EMP) Multi State 4, LLC

TAX PARCEL IDENTIFICATION No: 11 107003980711, 11 107003980729

LAND LOTS 398, 399 & 405 1st DISTRICT 1st SECTION
CITY OF JOHNS CREEK, FULTON COUNTY, GEORGIA

SCALE: 1"=100'

DATE: 03/24/26

JOB: 2022-933 SCREEN FILE: 2022-933 SEWER EASE.DWG SHEET 4 OF 5

LEGAL DESCRIPTION (SEWER EASEMENT EXHIBIT)

All that tract or parcel of land lying and being in Land Lots 398, 399 and 405 of the 1st District, 1st Section, City of Johns Creek, Fulton County, Georgia, and being more particularly described as follows:

To reach the TRUE POINT OF BEGINNING, commence at an iron pin set on the northwesterly Right of Way of Lakefield Drive (60'R/W); said point being the southeasterly corner of Tract 1, recorded in Plat Book 472, Page 140 of the public records of Fulton County Georgia, said point having state plane coordinates Northing: 1477220.334 Easting: 2298188.772 on the Georgia State Plane West, NAD 83 Coordinate System; thence leaving said northwesterly Right of Way of Lakefield Drive (60'R/W) North 54° 46' 50" West a distance of 7.59 feet to the TRUE POINT OF BEGINNING; from the point thus established and running South 80° 22' 58" West a distance of 50.65 feet to a point; thence North 52° 58' 06" West a distance of 243.72 feet to a point; thence North 54° 34' 33" West a distance of 85.08 feet to a point; thence South 35° 13' 42" West a distance of 314.30 feet to a point; thence South 35° 34' 10" West a distance of 140.66 feet to a point; thence South 78° 51' 10" West a distance of 99.64 feet to a point; thence North 82° 52' 01" West a distance of 26.83 feet to a point; thence North 86° 36' 18" West a distance of 145.30 feet to a point; thence North 87° 00' 17" West a distance of 243.67 feet to a point; thence North 71° 46' 38" West a distance of 61.80 feet to a point; thence South 16° 50' 55" West a distance of 54.14 feet to a point; thence North 73° 09' 05" West a distance of 20.00 feet to a point; thence North 16° 50' 55" East a distance of 64.41 feet to a point; thence North 17° 12' 50" East a distance of 114.48 feet to a point; thence North 27° 59' 57" East a distance of 170.97 feet to a point; thence South 62° 00' 03" East a distance of 20.00 feet to a point; thence South 27° 59' 57" West a distance of 169.09 feet to a point; thence South 17° 12' 50" West a distance of 102.74 feet to a point; thence South 71° 46' 38" East a distance of 59.54 feet to a point; thence South 87° 00' 17" East a distance of 231.26 feet to a point; thence North 04° 17' 23" East a distance of 29.73 feet to a point; thence North 34° 50' 44" East a distance of 70.42 feet to a point; thence South 55° 09' 16" East a distance of 20.00 feet to a point; thence South 34° 50' 44" West a distance of 64.96 feet to a point; thence South 04° 17' 23" West a distance of 23.89 feet to a point; thence South 86° 36' 18" East a distance of 124.56 feet to a point; thence North 01° 45' 51" West a distance of 66.07 feet to a point; thence North 46° 16' 50" West a distance of 46.08 feet to a point; thence North 54° 11' 15" West a distance of 42.26 feet to a point; thence North 54° 32' 39" West a distance of 127.68 feet to a point; thence North 54° 41' 27" West a distance of 45.88 feet to a point; thence North 35° 18' 33" East a distance of 20.00 feet to a point; thence South 54° 41' 27" East a distance of 35.72 feet to a point; thence North 34° 17' 32" East a distance of 182.78 feet to a point; thence North 14° 53' 16" West a distance of 22.37 feet to a point; thence North 34° 57' 49" East a distance of 18.27 feet to a point; thence North 75° 06' 44" East a distance of 6.03 feet to a point; thence South 14° 53' 16" East a distance of 43.30 feet to a point; thence South 34° 17' 32" West a distance of 192.31 feet to a point; thence South 54° 32' 39" East a distance of 107.82 feet to a point; thence North 34° 51' 05" East a distance of 210.19 feet to a point; thence North 34° 38' 45" East a distance of 199.79 feet to a point; thence North 35° 08' 23" East a distance of 322.47 feet to a point; thence South 54° 51' 37" East a distance of 20.00 feet to a point; thence South 35° 08' 23" West a distance of 322.38 feet to a point; thence South 34° 38' 45" West a distance of 199.74 feet to a point; thence South 34° 51' 05" West a distance of 210.50 feet to a point; thence South 54° 11' 15" East a distance of 33.83 feet to a point; thence South 46° 16' 50" East a distance of 55.65 feet to a point; thence South 01° 45' 51" East a distance of 76.64 feet to a point; thence South 82° 52' 01" East a distance of 15.38 feet to a point; thence North 78° 51' 10" East a distance of 88.49 feet to a point; thence North 35° 34' 10" East a distance of 132.67 feet to a point; thence North 35° 13' 42" East a distance of 334.31 feet to a point; thence South 54° 34' 33" East a distance of 105.43 feet to a point; thence South 52° 58' 06" East a distance of 235.38 feet to a point; thence North 80° 22' 58" East a distance of 21.91 feet to a point; thence South 54° 47' 00" East a distance of 28.37 feet to the TRUE POINT OF BEGINNING. Said tract contains 1.440 Acres (62,722 Square Feet).



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