

[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 : VILLA MAGNOLIA
Tax Parcel Identification No.: 12-246206480349 ; 12-246206480331
12-258106930497 ; 12-258106930489
Land Disturbance Permit No.: 18-019 WR
Zoning/Special Use Permit No.: N/A
(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 _____ day of SEPTEMBER, 20 20, between VILLA MAGNOLIA, 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) 618 & 613, 2 Section (if applicable) of District 1, Fulton County, Georgia, and more particularly described as follows: To wit:

VILLA MAGNOLIA

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.

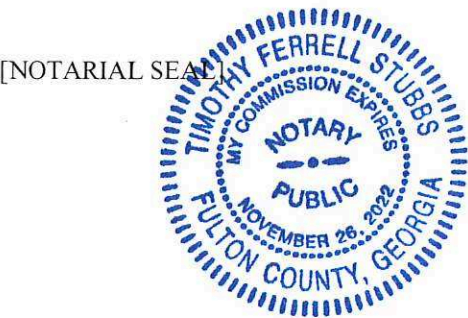
Said Grantor hereby waives for itself, its successors and assigns all rights to any further compensation or claim to damages on account of the construction, access, upgrade or maintenance of said water line for the use of the property as herein agreed.

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 17
day of SEPTEMBER, 20 20
in the presence of:

[Signature]
Witness

[Signature]
Notary Public



GRANTOR: VILLA MAGNOLIA, LLC
CORPORATE NAME

By: [Signature]
Print Name: JAMES D JACOBI
Title: PRESIDENT

By: _____
Print Name: _____
Title: _____

[CORPORATE SEAL]

VILLA MAGNOLIA LANE
PRIVATE ROAD & COMMON
ACCESS & UTILITY ESMT.
AREA = 36,432 SQ. FT.
0.836 ACRE



Now or Formerly
Alpharetta Professional Park
(DB 46091, PG. 256)

Now or Formerly
Amana Academy Inc.
(DB 52494, PG. 682)

Now or Formerly
Baptist Church of Alpharetta
(DB 2653, PG. 611)

OFFICE TRACT

PERMANENT ESMT. FOR
SLOPES & UTILITIES
(DB 58576, PG. 605)

SOUTH MAIN STREET
A.K.A. STATE HIGHWAY 9
A.K.A. ALPHARETTA ROAD
R.W. VARIES

EASEMENT EXHIBIT FOR VILLA MAGNOLIA LLC

LOCATED IN LAND LOTS 648 & 693
1st DISTRICT, 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
SEPTEMBER 20, 2020 1"=40'

SHEET 1 OF 2
40 20 0 40 80 120

SCALE IN FEET

PROJECT:
VILLA MAGNOLIA



**BARTON SURVEYING
INC.**

3005 HOLLY SPRINGS PARKWAY, SUITE 101
CANTON, GEORGIA 30115
(770) 345-2810
(LICENSE No. LSF 000151)

LEGEND	
1/2" REBAR FND.	IPF
1/2" REBAR SET	IPS
RIGHT OF WAY	R.W.
SANITARY SEWER EASEMENT	SSE
DRAINAGE EASEMENT	DE
LAND LOT LINE	L.L.L.
CENTERLINE	C.L.
CRIMP TOP PIPE	CT
OPEN TOP PIPE	OT
CORRUGATED METAL PIPE	CMP
REINFORCED CONCRETE PIPE	RCP
DROP INLET	DI
JUNCTION BOX	JB
MANHOLE	MH
CATCH BASIN	CB
BENCHMARK	BM
POWER POLE	PP
FIRE HYDRANT	FH
CONCRETE MONUMENT FND.	CMF
BACK OF CURB	B.C.
EDGE OF PAVEMENT	E.P.
FENCE	FEN
OVERHEAD ELEC. SERVICE LINE	O.H.
BUILDING LINE	B.L.
UNDERGROUND POWER LINE	U.G.
TRANSFORMER	TX

TAX PARCEL NO.s OF
IMPACTED TRACTS:
12 246206480331
12 246206480349
12 258106930489
12 258106930497

OWNER OF ALL
IMPACTED PROPERTY:
VILLA MAGNOLIA LLC

GENERAL NOTES~

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE
PRECISION RATIO OF 1 IN 166,530.

BEARINGS ARE CALCULATED FROM ANGLES TURNED
FROM A SINGLE GRID BASELINE.

ALL MATTERS OF TITLE ARE EXCEPTED.

LINE	BEARING	DISTANCE
L1	S00°18'46"W	25.34'
L2	S00°21'22"W	132.09'
L3	S00°31'58"W	158.90'
L4	S27°45'01"E	117.07'
L5	S61°17'56"W	35.00'
L6	N27°45'15"W	121.95'
L7	N00°23'26"E	310.56'
L8	N44°36'34"W	8.65'
L9	N89°39'23"W	59.17'
L10	S46°57'41"W	6.78'
L11	N89°17'32"W	72.59'
L12	S46°24'57"W	9.29'
L13	S01°02'52"W	443.22'
L14	N88°57'08"W	32.50'
L15	N01°02'52"E	23.82'
L16	N88°57'08"W	12.00'
L17	N01°02'52"E	20.00'
L18	S88°57'08"E	12.00'
L19	N01°02'52"E	439.19'
L20	S89°17'32"E	226.58'

CURVE	ARC	RADIUS	CHORD BEARING	CHORD
C1	20.31'	25.06'	S37°20'52"W	19.76'

EASEMENT EXHIBIT FOR VILLA MAGNOLIA

LOCATED IN LAND LOTS 648 & 693
1st DISTRICT, 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
SHEET 2 OF 2

PROJECT:
VILLA MAGNOLIA


9-21-2020



**BARTON SURVEYING
INC.**
3005 HOLLY SPRINGS PARKWAY, SUITE 101
CANTON, GEORGIA 30115
(770) 345-2810
(LICENSE No. LSF 000151)

Written Description

Villa Magnolia Lane

All that tract or parcel of land lying and being in Land Lots 648 & 693, 1st District, 2nd Section, City of Alpharetta, Fulton County, GA. and being more particularly described as follows:

To find the POINT OF BEGINNING; commence at a number 3 rebar found at the northeast corner of Land Lot 648; thence continuing along the easterly line of said Land Lot S00°18'46"W a distance of 93.54 feet, along the westerly line of the property now or formerly owned by Amana Academy Inc., to the POINT OF BEGINNING; thence continuing along said Land Lot line S00°18'46"W a distance of 25.34 feet, along the westerly line of the property now or formerly owned by Amana Academy Inc., to a point; thence leaving said Land Lot line, along a curve to the left, following the curvature thereof for an arc distance of 20.31 feet, said curve having a radius of 25.06 feet and being subtended by a chord of S37°20'52"W 19.76 feet to a point; thence S00°21'22"W a distance of 132.09 feet to a point; thence S00°31'58"W a distance of 158.90 feet to a point; thence S27°45'01"E a distance of 117.07 feet to a point on the northwesterly right of way of South Main Street, A.K.A. State Highway 9, A.K.A. Alpharetta Road (right of way varies); thence continuing along said right of way S61°17'56"W a distance of 35.00 feet to a point; thence leaving said right of way N27°45'15"W a distance of 121.95 feet to a point; thence N00°23'26"E a distance of 310.56 feet to a point; thence N44°36'34"W a distance of 8.65 feet to a point; thence N89°39'23"W a distance of 59.17 feet to a point; thence S46°57'41"W a distance of 6.78 feet to a point; thence N89°17'32"W a distance of 72.59 feet to a point; thence S46°24'57"W a distance of 9.29 feet to a point; thence S01°02'52"W a distance of 443.22 feet to a point; thence N88°57'08"W a distance of 32.50 feet to a point; thence N01°02'52"E a distance of 23.82 feet to a point; thence N88°57'08"W a distance of 12.00 feet to a point; thence N01°02'52"E a distance of 20.00 feet, along the easterly line of the property now or formerly owned by Alpharetta Professional Park, to a point; thence S88°57'08"E a distance of 12.00 feet to a point; thence N1°02'52"E a distance of 439.19 feet to a point; thence S89°17'32"E a distance of 226.58 feet to the POINT OF BEGINNING. Said tract contains 36,432 square feet or 0.836 acre and is shown as Villa Magnolia Lane, a Private Road & Common Access & Utility Easement on an Easement Exhibit for Villa Magnolia LLC, prepared by Barton Surveying, Inc., dated September 20, 2020.