



EASEMENT DEDICATION INFORMATION SUMMARY

Fulton County Land Division
141 Pryor Street, Suite 8021
Atlanta, Georgia 30303
404-612-7870
404-730-7877 (fax)

FOR FULTON COUNTY USE ONLY

Project Name: _____ LDP Number: _____
Development Type: _____ Zoning/Special Use Number: _____
Easement Width (in Feet) _____
Easement Type (circle one) Sewer Water Vault Water Line
Approval Date & Initials _____

PETITIONER INFORMATION

(** Please attach business card if available **)

Developer Name: _____ John McCleskey
Name of Entity or Person Dedicating Property: _____ New Urban Development Johns Creek, GA, LLC
(if different than above) _____
Contact Person: _____ Johnny McCleskey
Contact Company (if different than above): _____ New Urban Development Johns Creek, GA, LLC
Contact Phone Number: _____ 404-805-6977
Contact E-mail Address: _____ Johnmccleskey3@newurbandc.com

SITE INFORMATION (TO BE COMPLETED BY PETITIONER)

District Number: 1 Section Number*: 1 Land Lot(s): 299
*(if applicable)
Tax Parcel Identification Number(s) of the parcel(s) from 11 083002992181
which the easement is being dedicated (Please note if
property is a parent parcel to be subdivided): _____
If the property to be developed was purchased within past
three years, please provide the following information:
Sales price: \$860,000
Sales date: 10/19/2022
Total acreage .50 acres
Do you anticipate that ownership of the parcel(s) from No
which the easement is being dedicated will change within
the next 60 days? (If yes, please provide date) _____

*** THESE DOCUMENTS MAY ONLY BE RECORDED BY A REPRESENTATIVE OF THE LAND DIVISION.
PLEASE DO NOT ATTEMPT TO RECORD THEM ON YOUR OWN. THANK YOU. ***

[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 : Dutch Bros Coffee Shop.
Tax Parcel Identification No.: 11 083002992181
Land Disturbance Permit No.: WRN24 - 007
Zoning/Special Use Permit No.:
(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 13th day of May, 2024, between
New Urban Development Johns Creek, GA, 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) 299 of the 1st District, 1st Section (if applicable) of Fulton County,
Georgia, and more particularly described as follows: To wit:

Dutch Bros Coffee Shop

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 13th
day of May, 20 24
in the presence of:

Win Han
Witness

Leah Scott
Notary Public

[NOTARIAL SEAL]



GRANTOR: New Urban Development
Johns Creek, GA, LLC
CORPORATE NAME

By: [Signature]
Print Name: John H. McCleskey Jr.
Title: Manager

By: _____
Print Name: _____
Title: _____

[CORPORATE SEAL]

8.5' X 8' WATER VAULT EASEMENT EXHIBIT
9630 MEDLOCK BRIDGE RD
PARCEL 11 083002992181

LAND LOT 299, 1ST DISTRICT, 1ST SECTION
FULTON COUNTY, GEORGIA

DATE: APRIL 9, 2024 SCALE: 1"=30' JOB #: 213596

PREPARED FOR GRANTOR:
NEW URBAN DEVELOPMENT JOHNS CREEK GA LLC

PROPERTY LINES SHOWN PER ALTA/NSPS LAND TITLE
SURVEY PREPARED BY LOWERY & ASSOCIATES LAND
SURVEYING DATED JANUARY 27, 2022, LAST REVISED
JUNE 14, 2022

STATE BRIDGE ROAD
(VARIABLE WIDTH RIGHT OF WAY)
PUBLICLY DEDICATED

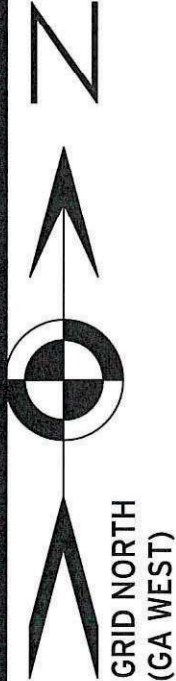
DS
BS 05/16/2024

Fulton County Government

Project #WRN24-007

8.5'X8' WATER VAULT
EASEMENT
0.002 ACRES
68 SQUARE FEET

N/F
NEW URBAN DEVELOPMENT
JOHNS CREEK GA LLC
D.B.-66244 PG-659
9630 MEDLOCK BRIDGE RD
PARCEL 11 083002992181



LINE	BEARING	DISTANCE
L1	N76°01'02"W	10.01'
L2	S16°28'00"W	8.00'
L3	N76°01'02"W	8.51'
L4	N16°28'00"E	8.00'
L5	S76°01'02"E	8.51'

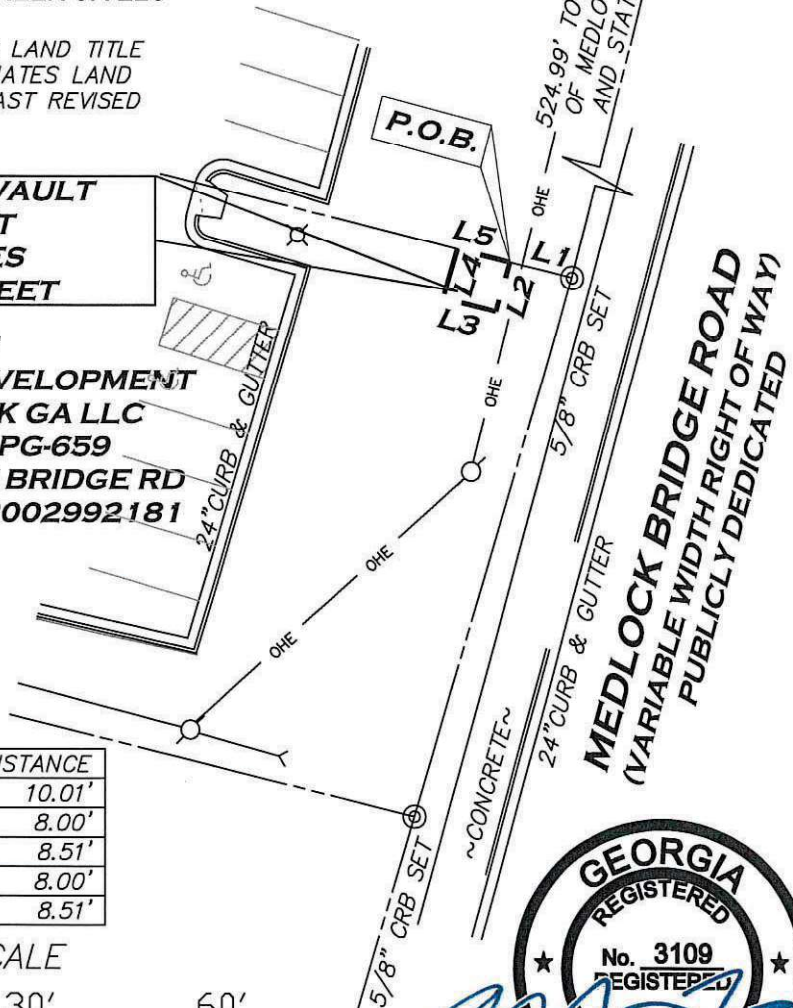
GRAPHIC SCALE



1 Inch = 30 Feet

LEGEND

---	EASEMENT BOUNDARY
---	PROPERTY LINE
— OHE —	OVERHEAD UTILITY LINE
⊙	UTILITY POLE



PROFESSIONAL
LAND SURVEYORS
317 GRASSDALE ROAD
CARTERSVILLE, GA 30120
770-334-8186
WWW.PLS.US
INFO@PLS.US

8.5'X8' WATER VAULT EASEMENT

All that tract or parcel of land lying in and being in Land Lot 299 of the 1st District, 1st Section, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a point found on the intersection of the western right of way of Medlock Bridge Road (having a publicly dedicated variable width right of way) and southern right of way of State Bridge Road (having a variable width publicly dedicated right of way), thence leaving said right of way of State Bridge Road and continuing along said right of way of Medlock Bridge Road in a southwesterly direction 524.99 feet to a 5/8 inch capped rebar set on the western right of way of Medlock Bridge Road; Thence leaving said right of way of Medlock Bridge Road North 76 degrees 01 minutes 02 seconds West a distance of 10.01 feet to a point, said point being the TRUE POINT OF BEGINNING.

Thence South 16 degrees 28 minutes 00 seconds West a distance of 8.00 feet to a point; Thence North 76 degrees 01 minutes 02 seconds West a distance of 8.51 feet to a point; Thence North 16 degrees 28 minutes 00 seconds East a distance of 8.00 feet to a point; Thence South 76 degrees 01 minutes 02 seconds East a distance of 8.51 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 0.002 acres (68 square feet).