

[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 : Old Alabama Physician Offices
Tax Parcel Identification No.: 12 317009230494
Land Disturbance Permit No.: WRN23-014
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 15 day of January, 2025, between KANUR, 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) 923 of the 1st District, 2nd Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit:

Project Name: OLD ALABAMA PHYSICIANS OFFICES

[See Exhibits "A" & "B" 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.

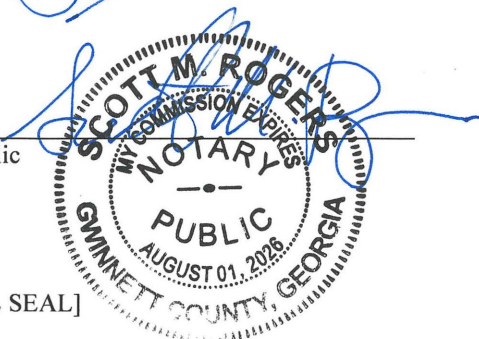
IN WITNESS HEREOF said party of the first part has hereunto affixed its hand and seal on the day and year first above written.

Signed, sealed and delivered this 15TH
day of JANUARY, 20 25
in the presence of:

Witness

Notary Public

[NOTARIAL SEAL]



GRANTOR: Kanur, LLC
CORPORATE NAME

By:

Print Name:

Title:

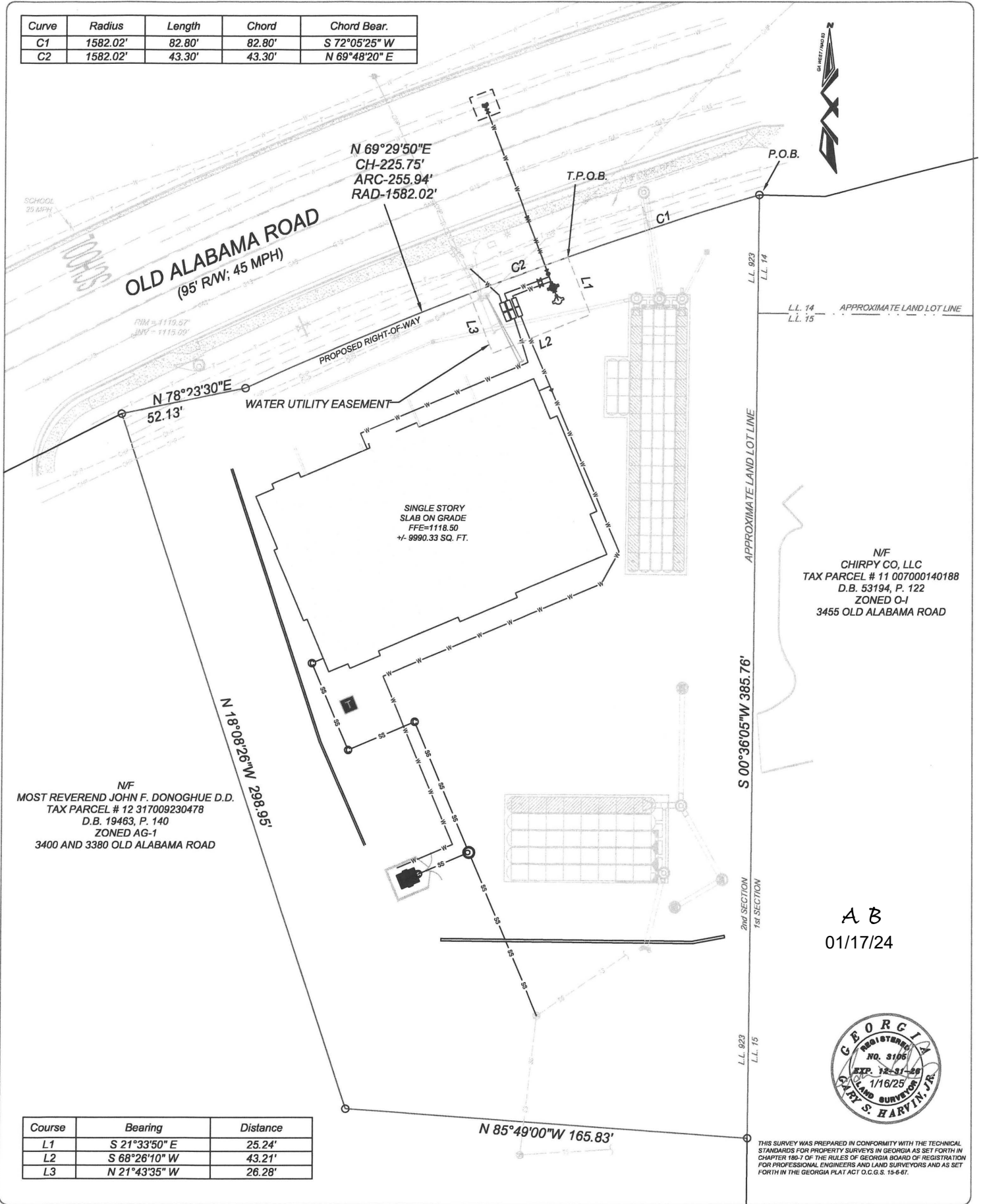
By:

Print Name:

Title:

[CORPORATE SEAL]

Curve	Radius	Length	Chord	Chord Bear.
C1	1582.02'	82.80'	82.80'	S 72°05'25" W
C2	1582.02'	43.30'	43.30'	N 69°48'20" E



Course	Bearing	Distance
L1	S 21°33'50" E	25.24'
L2	S 68°26'10" W	43.21'
L3	N 21°43'35" W	26.28'

JOB NO. 23034	DRAWING NO. 23034 ST ESMAT EX.dwg
SHEET NO. 1	OF 1

EASEMENT EXHIBIT A FOR: KANUR LLC 3440 OLD ALABAMA ROAD TP-12 317009230494 FULTON COUNTY, GEORGIA
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EarthPro LAND SURVEYING & PLANNING 678-640-5500 1873 HIGHWAY 172 CORNER, GA. 30509

DRAWN BY:	CHECKED BY:	REVISION	DATE	DESCRIPTION
AN	GH			
CC: AN				
DATE: 1/11/25				
SCALE: 1" = 50'				
LAND LOT: 993				
DISTRICT: 1st / 2nd SEC.				
CITY OF JOHN'S CREEK				



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.S. 15-6-61.

EXHIBIT "B"

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 993, DISTRICT 2, SECTION 2, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, BEING THE POINT OF BEGINNING, AT THE NORTH EAST INTERSECTION OF THIS PARENT PARCEL AND THE RIGHT OF WAY OF OLD ALABAMA ROAD, A PUBLIC ROAD, ALONG THE SOUTHERN RIGHT OF WAY OF OLD ALABAMA ROAD SOUTH 72 DEGREES 05 MINUTES 25 SECONDS WEST A CHORD DISTANCE OF 82.80', BEING SUBTENDED BY AN ARC OF 82.80' WITH A RADIUS OF 1582.02' TO A POINT, BEING THE TRUE POINT OF BEGINNING;

THENCE RUNNING SOUTH 21 DEGREES 33 MINUTES 50 SECONDS EAST A DISTANCE OF 25.24' TO A POINT, THENCE RUNNING SOUTH 68 DEGREES 26 MINUTES 10 SECONDS WEST A DISTANCE OF 43.21' TO A POINT, THENCE RUNNING NORTH 21 DEGREES 43 MINUTES 35 SECONDS WEST A DISTANCE OF 26.28' TO A POINT, THENCE RUNNING NORTH 69 DEGREES 48 MINUTES 20 SECONDS EAST A CHORD DISTANCE OF 43.30', BEING SUBTENDED BY AN ARC A DISTANCE OF 43.30' WITH A RADIUS OF 1582.02' TO A POINT, THE POINT BEING THE TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD, SAID PROPERTY CONTAINS 0.0257 (1,118.3298 SQ. FT.) ACRES MORE OR LESS.