

[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 : The Towns on Thompson  
Tax Parcel Identification No.: 12-270407490212  
Land Disturbance Permit No.: 20-075WR  
Zoning/Special Use Permit No.: MP-20-05  
(if applicable)

*For Fulton County Use Only*  
Approval Date: \_\_\_\_\_  
Initials: \_\_\_\_\_

**SEWER EASEMENT  
(Corporate Form)**

STATE OF GEORGIA,  
COUNTY OF FULTON

This indenture entered into this 18<sup>th</sup> day of January, 2022, between JBGL Atlanta Development 2014, 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 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) 749 of the District, 1 Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit:

The Towns on Thompson

*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 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.

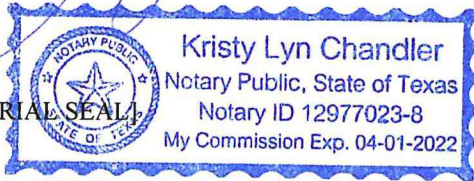
Said Grantor hereby waives for itself, its successors and assigns all rights to any further compensation or claim to damages on account of the construction, access, upgrade or maintenance of said sewer line for the use of the property as herein agreed.

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

Signed, sealed and delivered this 18 day of January, 20 22 in the presence of:

Kathy Ochoa  
Witness

Kristy Lyn Chandler  
Notary Public



GRANTOR: JBGL Atlanta Development 2014, LLC  
CORPORATE NAME

By: Veronica Edwards  
Print Name: Veronica Edwards  
Title: Authorized signer

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

[CORPORATE SEAL]

## DESCRIPTION OF

### Towns on Thompson – Sanitary Easement1

All that tract or parcel of land lying and being in Land Lot 749 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

**COMMENCING** at a 5/8<sup>th</sup> inch rebar found at the northwestern end of the mitered intersection of the southwestern right-of-way line of Thompson Street and the western right-of-way line of Park Street; **THENCE** leaving said point along a tie line South 56 degrees 51 minutes 35 seconds West a distance of 139.91 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

**THENCE** from said **TRUE POINT OF BEGINNING** South 10 degrees 37 minutes 58 seconds West a distance of 20.00 feet to a point; **THENCE** North 79 degrees 22 minutes 02 seconds West a distance of 149.22 feet to a point; **THENCE** North 82 degrees 37 minutes 28 seconds West a distance of 240.39 feet to a point; **THENCE** North 86 degrees 21 minutes 19 seconds West a distance of 166.24 feet to a point; **THENCE** North 03 degrees 38 minutes 41 seconds East a distance of 20.00 feet to a point; **THENCE** South 86 degrees 21 minutes 19 seconds East a distance of 166.89 feet to a point; **THENCE** South 82 degrees 37 minutes 28 seconds East a distance of 241.61 feet to a point; **THENCE** South 79 degrees 22 minutes 02 seconds East a distance of 149.79 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 11,141 square feet or 0.256 acres.

AB

## DESCRIPTION OF

### Towns on Thompson – Sanitary Easement1

All that tract or parcel of land lying and being in Land Lot 749 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

**COMMENCING** at a 5/8<sup>th</sup> inch rebar found at the northwestern end of the mitered intersection of the southwestern right-of-way line of Thompson Street and the western right-of-way line of Park Street; **THENCE** leaving said point along a tie line South 04 degrees 58 minutes 20 seconds West a distance of 85.79 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

**THENCE** from said **TRUE POINT OF BEGINNING** South 01 degrees 08 minutes 35 seconds West a distance of 75.99 feet to a point; **THENCE** North 87 degrees 50 minutes 49 seconds West a distance of 1.34 feet to a point; **THENCE** North 02 degrees 09 minutes 11 seconds East a distance of 75.97 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 51 square feet or 0.001 acres.

AB

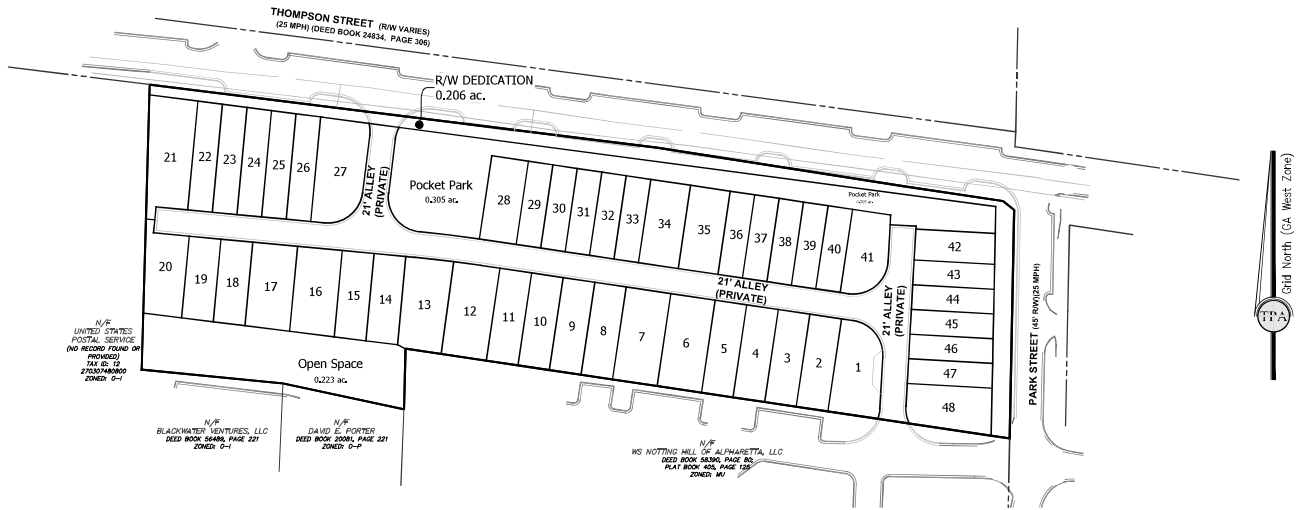
Line #	Direction	Length
L1	N89°49'08"W	21.00'
L2	S05°22'25"W	21.00'
L3	S05°22'25"W	10.50'
L4	S05°22'25"W	10.50'
L5	N84°37'35"W	7.19'

Curve #	Length	Radius	Chord Bearing	Chord
C1	10.49'	28.00'	S11°47'24"W	10.39'
C2	44.77'	28.00'	S38°42'20"E	40.15'
C3	48.61'	1021.00'	N83°08'47"W	48.60'
C4	52.65'	1021.00'	N83°01'59"W	52.64'
C5	4.04'	1021.00'	N81°40'09"W	4.04'
C6	46.55'	28.00'	N50°46'46"E	41.37'
C7	14.29'	28.00'	S11°26'04"E	14.13'
C8	8.44'	28.00'	N11°49'16"E	8.41'
C9	41.41'	28.00'	N39°11'14"W	37.74'
C10	21.84'	1000.00'	N82°10'53"W	21.83'
C11	31.76'	1000.00'	N83°43'00"W	31.75'
C12	53.59'	1000.00'	N83°05'28"W	53.58'
C13	43.14'	28.00'	N51°14'11"E	39.00'
C14	10.00'	28.00'	N03°08'06"W	9.95'

Structure	Top Elev.	Invert Elevations
A1	1086.87	(6) - 1078.33 (2) - 1078.22
A2	1091.48	(2) - 1083.08
B1	1091.22	(8) - 1086.22
C0	1089.22	S81°46'24" - 1079.88 (4) - 1081.43
C1	1089.34	(47) - 1082.25 (48) - 1082.06
C2	1088.87	(47) - 1089.32
EX1	1076.27	(45) - 1072.82
EX2	1086.63	(6) - 1076.54 (9) - 1076.45 (44) - 1073.72 (45) - 1073.49
EX3	1077.98	(44) - 1074.43
EX4	1090.07	(50) - 1077.26 S87°43'34" - 1079.42

Structure	Top Elev.	Invert Elevations
2	1081.27	2-1 - 1072.42 3-2 - 1072.42
3	1081.74	10-3 - 1073.68 3-2 - 1073.00 4-3 - 1073.00
4	1088.20	5-4 - 1073.63 4-3 - 1073.63
5	1087.11	5-5 - 1074.29 5-4 - 1074.29
6	1085.65	16-6 - 1074.78 5-5 - 1074.70 7-6 - 1074.92
10	1084.78	A-10 - 1074.59 10-3 - 1074.69
11	1085.31	11-A - 1076.02
12	1089.51	12-A - 1077.18 13-12 - 1079.15
13	1091.80	13-12 - 1080.87
14	1086.44	14-A - 1075.57
15	1086.43	15-A - 1075.39
16	1081.85	16-16 - 1076.21 16-6 - 1074.65 17-16 - 1075.13
17	1080.08	18-17 - 1075.78 17-16 - 1075.48
18	1083.96	18-17 - 1079.01
19	1085.74	19-16 - 1078.48 8-19 - 1078.50

Structure	Top Elev.	Invert Elevations
20	1084.89	
21	1087.92	
22	1088.99	22A-22 - 1080.93 22A - 1077.88
22A	1086.96	23-22A - 1081.42 22A-22 - 1081.42
23	1086.48	24-23 - 1081.69 23-22A - 1081.69
24	1089.06	24-23 - 1083.31
28	1088.17	28-28 - 1084.50 28-EX27 - 1084.50
29	1090.94	29-28 - 1085.47 C-29 - 1084.09
30	1090.47	31-30 - 1084.61 30C - 1084.51
31	1090.47	31-30 - 1085.03
EX-1A	1080.37	18-1A - 1072.09
EX-1B	1081.40	2-1 - 1072.23 18-1A - 1072.23
EX-7	1085.75	7-6 - 1075.35
EX-27	1087.69	28-EX27 - 1082.50



NO.	DATE	DESCRIPTION	BY
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**Travis Pruitt & Associates, Inc.**

4317 Park Drive Suite 400  
Norcross, Georgia 30093  
Phone: (770) 416-7511  
Fax: (770) 416-6759  
www.travispruitt.com

Contact Person: John Merder  
Certificate of Authorization Number 613

**GEORGIA PROFESSIONAL LAND SURVEYORS**  
No. 2909  
**TRAVIS W. PRUITT, L.S.**

**GEORGIA REGISTERED PROFESSIONAL ENGINEER**  
No. 9227  
**MICHAEL MADDOX, EIT**

For The Firm  
Travis Pruitt & Associates, Inc.

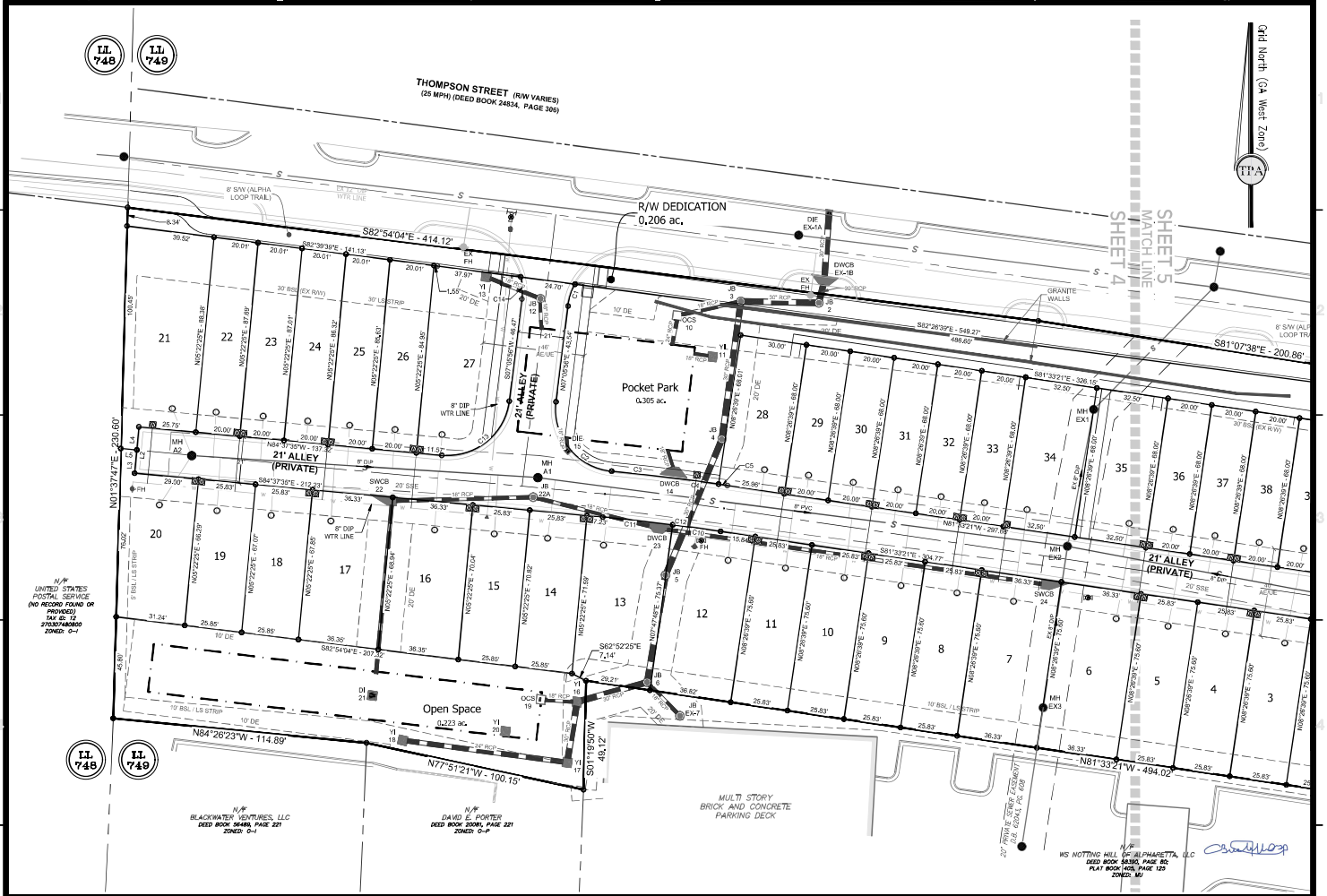
**OVERALL**

**The Towns on Thompson**

185 Thompson Street, Alpharetta, GA  
Land Lot 749, 1st District, 2nd Section, Fulton County, Georgia

50 100 200 300 400

DATE: 11/17/2021
SCALE: 1"=100'
LSV: OVERALL
DN: 190479 FP
JN: 1-19-0479
FN: 116-03151
SHEET 3 OF 5



NO.	DATE	DESCRIPTION	BY
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**Travis Pruitt Associates, Inc.**  
 4317 Park Drive, Suite 400  
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 Fax: (770) 416-6799  
 www.travispruitt.com

Contact Person: John Merder  
 Certificate of Authorization Number 613

**GEORGIA PROFESSIONAL LAND SURVEYORS**  
 No. 2809  
**TRAVIS N. PRUITT, JR.**

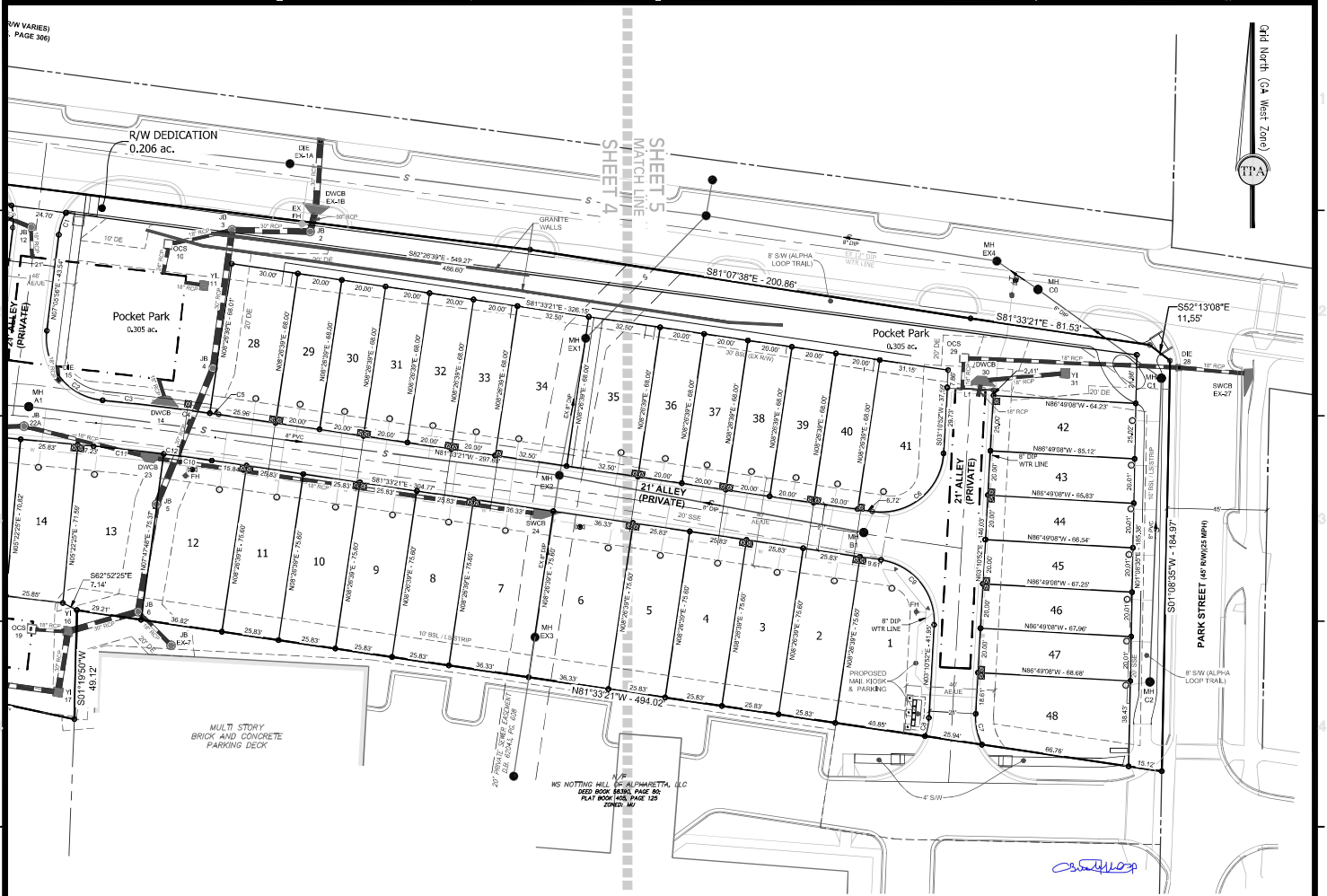
**GEORGIA PROFESSIONAL ENGINEERS**  
 No. 32897  
**J. MICHAEL WOODS**

For The Firm  
 Travis Pruitt & Associates, Inc.

**FINAL PLAT**  
**The Towns on Thompson**  
 185 Thompson Street, Alpharetta, GA  
 Land Lot 749, 1st District, 2nd Section, Fulton County, Georgia

DATE: 11/17/2021  
 SCALE: 1" = 30'  
 LSV: FINAL PLAT  
 DN: 190479 FP  
 JN: 1-19-0479  
 FN: 116-C-3151  
 SHEET 4 OF 5





NO.	DATE	DESCRIPTION	BY
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 4317 Park Drive, Suite 400  
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Contact Person: John Merder  
 Certificate of Authorization Number 613

**GEORGIA PROFESSIONAL LAND SURVEYORS**  
 No. 2809  
**TRAVIS N. PRUITT, L.S.**

**GEORGIA PROFESSIONAL ENGINEERS**  
 No. 32887  
**J. MICHAEL WOODS, P.E.**

For The Firm  
 Travis Pruitt & Associates, Inc.

**FINAL PLAT**  
**The Towns on Thompson**  
 185 Thompson Street, Alpharetta, GA  
 Land Lot 749, 1st District, 2nd Section, Fulton County, Georgia

DATE: 11/17/2021  
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 DN: 190479 FP  
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 SHEET 5 OF 5