 <p>Fulton County Board of Commissioners <b>Agenda Item Summary</b></p>	<p><b>BOC Meeting Date</b> 3/18/2020</p>
<p><b>Requesting Agency</b> Real Estate and Asset Management</p>	<p><b>Commission Districts Affected</b> 1</p>
<p><b>Requested Action</b> <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Request approval of three (3) Water Vault Easement Dedications together consisting of 182.0 square feet to Fulton County, a political subdivision of the State of Georgia from OHC Birmingham, LLC, for the purpose of constructing the Crossroads Project at 15755 Birmingham Hwy, Milton, Georgia 30004.</p>	
<p><b>Requirement for Board Action</b> <i>(Cite specific Board policy, statute or code requirement)</i> Requirement for Board Action (Cite specific Board policy, statute or code requirement) According to Article XXXIV. – Development Regulations, 34.4.1 Land disturbance permit prerequisites.</p>	
<p><b>Is this Item related to a Strategic Priority Area?</b> <i>(If yes, note strategic priority area below)</i>  Yes                      All People Trust Government is Effective, Efficient and Fiscally Sound Open and Responsible Government</p>	
<p><b>Is this a purchasing item?</b> No</p>	
<p><b>Summary &amp; Background</b></p>	<p><i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i></p>
<p>Scope of Work: The proposed Crossroads Project, a commercial and medical building development, requires the construction of three water vaults. Fulton County development regulations require that all new water line connections acknowledge Fulton County's legal access to the area(s) in which a water service line connection is being made prior to the issuance of a Land Disturbance Permit. The easement area to be conveyed consists of 182.0 square feet and is located in Land Lot 380 of the 2nd District, 2nd Section of Fulton County, Georgia.</p> <p>Community Impact: The community will benefit from the extension of the County's water system and the addition of a new commercial and medical building development.</p> <p>Department Recommendation: The Department of Real Estate and Asset Management recommends acceptance of the easement dedication.</p>	

<p><b>Agency Director Approval</b></p>		<p><b>County Manager's Approval</b></p>
<p><b>Typed Name and Title</b> Joseph N. Davis, Director, Department of Real Estate and Asset Management</p>	<p><b>Phone</b> 404-612-3772</p>	
<p><b>Signature</b></p>	<p><b>Date</b></p>	

Project Implications: Easement dedications by the owner of record to Fulton County are made a part of the public record and grant Fulton County access to perform construction, maintenance and upgrades to the water system once the proposed improvements are installed.

Community Issues/Concerns: None.

Department Issues/Concerns: None.

History of BOC Agenda Item: None.

<b>Contract &amp; Compliance Information</b>	<i>(Provide Contractor and Subcontractor details.)</i>
--	--

Agency Director Approval		County Manager's Approval
Typed Name and Title	Phone	
Signature	Date	
Joseph N. Davis, Director, Department of Real Estate and Asset Management	404-612-3772	

Revised 03/12/09 (Previous versions are obsolete)

<b>Solicitation Information</b>	<b>NON-MFBE</b>	<b>MBE</b>	<b>FBE</b>	<b>TOTAL</b>
No. Bid Notices Sent:				
No. Bids Received:				
<b>Total Contract Value</b>	.			
<b>Total M/FBE Values</b>	.			
<b>Total Prime Value</b>	.			
<b>Fiscal Impact / Funding Source</b> <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i> By acceptance of these water vault easement dedications, the County saves land acquisition costs of approximately \$125.00.				
<b>Exhibits Attached</b> <i>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</i> Exhibit 1 – Water Vault Easement Agreement				
<b>Source of Additional Information</b> <i>(Type Name, Title, Agency and Phone)</i> Linda DuBose Alexander, Real Estate Specialist, Land Division, 404-612-7276				

<b>Agency Director Approval</b>		<b>County Manager's Approval</b>
<b>Typed Name and Title</b> Joseph N. Davis, Director, Department of Real Estate and Asset Management	<b>Phone</b> 404-612-3772	
<b>Signature</b>	<b>Date</b>	

Continued

**Procurement**

<b>Contract Attached:</b> .	<b>Previous Contracts:</b> .		
<b>Solicitation Number:</b> .	<b>Submitting Agency:</b> .	<b>Staff Contact:</b> .	<b>Contact Phone:</b> .

**Description:.****FINANCIAL SUMMARY**

<b>Total Contract Value:</b>	<b>MBE/FBE Participation:</b>
Original Approved Amount: .	Amount: . %: .
Previous Adjustments: .	Amount: . %: .
This Request: .	Amount: . %: .
TOTAL: .	Amount: . %: .

**Grant Information Summary:**

Amount Requested: .	<input type="checkbox"/>	Cash
Match Required: .	<input type="checkbox"/>	In-Kind
Start Date: .	<input type="checkbox"/>	Approval to Award
End Date: .	<input type="checkbox"/>	Apply & Accept
Match Account \$: .		

<b>Funding Line 1:</b> .	<b>Funding Line 2:</b> .	<b>Funding Line 3:</b> .	<b>Funding Line 4:</b> .
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**KEY CONTRACT TERMS**

<b>Start Date:</b> .	<b>End Date:</b> .
<b>Cost Adjustment:</b> .	<b>Renewal/Extension Terms:</b> .

**ROUTING & APPROVALS**

(Do not edit below this line)

X	Originating Department:	Davis, Joseph	Date: 3/9/2020
X	County Attorney:	Stewart, Denva	Date: 3/8/2020
.	Purchasing/Contract Compliance:	.	Date: .
.	Finance/Budget Analyst/Grants Admin:	.	Date: .
.	Grants Management:	.	Date: .
X	County Manager:	Anderson, Dick	Date: 3/9/2020

[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 : CROSSROADS  
 Tax Parcel Identification No.: 22 406003800615  
 Land Disturbance Permit No.: 19-029WR  
 Zoning/Special Use Permit No.: \_\_\_\_\_  
 (if applicable)

*For Fulton County Use Only*

Approval Date: 2/14/20  
 Initials: ZWA

### WATER VAULT EASEMENT (Corporate Form)

STATE OF GEORGIA,  
 COUNTY OF FULTON

This indenture entered into this 28<sup>th</sup> day of August, 2019, between  
OHC Birmingham 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) 413 of the 2nd District, 2nd Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit:

Crossroads

*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 28  
day of August, 20 14  
in the presence of:

Chris Wilson

Witness

[Signature]

Notary Public



GRANTOR: OHC Birmingham LLC.  
CORPORATE NAME

By: [Signature]  
Print Name: William R. Braswell Jr.

Title: Manager

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

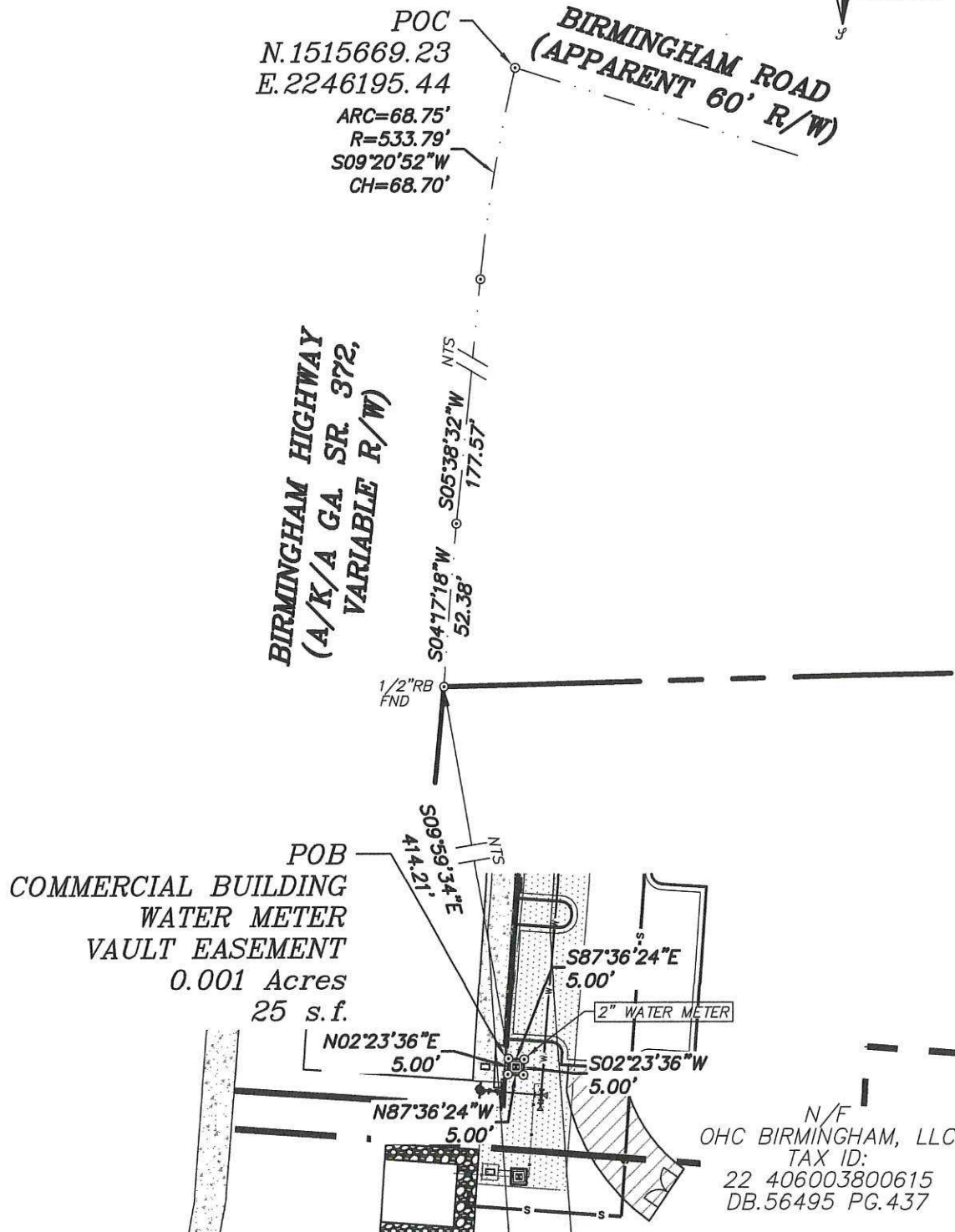
Title: \_\_\_\_\_

[CORPORATE SEAL]



**NOTES**

1. BOUNDARY AND TIE INFORMATION SHOWN ON EASEMENT EXHIBIT IS FROM ALTA/ASCM LAND TITLE SURVEY AND TOPOGRAPHICAL SURVEY FOR CAPKEY REAL ESTATE ADVISORS, LLC AND CHICAGO TITLE INSURANCE COMPANY DATED 09/10/2014 BY TERRA MARK PROFESSIONAL LAND SURVEYING.

**PLANNERS AND ENGINEERS COLLABORATIVE**

"WE PROVIDE SOLUTIONS"



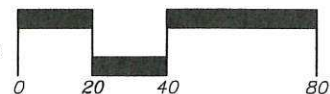
■ SITE PLANNING ■ LANDSCAPE ARCHITECTURE  
■ CIVIL ENGINEERING ■ LAND SURVEYING

350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092

(770) 451-2741 ■ WWW.PECATL.COM  
C.O.A.-LSF000004

**COMMERCIAL BUILDING WATER METER VAULT  
EASEMENT EXHIBIT FOR: FULTON COUNTY**

DRAWN BY: MN  
CHECKED BY: JH  
FILE NO.: 13140.00B  
DATE: 08/30/19  
= 40'





**COMMERCIAL BUILDING WATER METER VAULT EASEMENT LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 380 of the 2nd District, City of Milton, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at a point at the intesection of the Easterly Right of Way Line of Birmingham Highway (A/K/A GA. SR. 372, Variable R/W) and the Southerly Right of Way Line of the Birmingham Road (Apparent 60' R/W); thence leaving said intersection and following along said Easterly Right of Way Line of Birmingham Highway the following courses and distances: along a curve turning to the left with an arc length of 68.75 feet, having a radius of 533.79 feet, being subtended by a chord bearing of South 09 degrees 20 minutes 52 seconds West, and a chord length of 68.70 feet to a point; thence South 05 degrees 38 minutes 32 seconds West, a distance of 177.57 feet to a point; thence South 04 degrees 17 minutes 18 seconds West, a distance of 52.38 feet to a 1/2" rebar found; thence leaving said Easterly Right of Way Line of Birmingham Highway South 09 degrees 59 minutes 34 seconds East, a distance of 414.21 feet to a point, which is the TRUE POINT OF BEGINNING.

Thence South 87 degrees 36 minutes 24 seconds East, a distance of 5.00 feet to a point; thence South 02 degrees 23 minutes 36 seconds West, a distance of 5.00 feet to a point; thence North 87 degrees 36 minutes 24 seconds West, a distance of 5.00 feet to a point; thence North 02 degrees 23 minutes 36 seconds East, a distance of 5.00 feet to a point, which is the TRUE POINT OF BEGINNING.

Said easement contains 25 square feet, 0.001 Acres more or less.

**PLANNERS AND ENGINEERS COLLABORATIVE**

"WE PROVIDE SOLUTIONS"

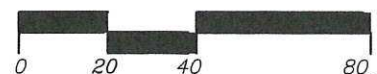


■ SITE PLANNING ■ LANDSCAPE ARCHITECTURE  
■ CIVIL ENGINEERING ■ LAND SURVEYING

350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092  
(770) 451-2741 ■ WWW.PECATL.COM  
C.O.A.-LSF000004

**COMMERCIAL BUILDING WATER METER  
VAULT EASEMENT LEGAL DESCRIPTION FOR:  
FULTON COUNTY**

DRAWN BY: MN  
CHECKED BY: JH  
FILE NO.: 13140.00B  
DATE: 08/30/19  
SCALE: 1"=40'



[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 : CROSSROADS  
 Tax Parcel Identification No.: 22 406004130327  
 Land Disturbance Permit No.: 19-029WR  
 Zoning/Special Use Permit No.: \_\_\_\_\_  
 (if applicable)

*For Fulton County Use Only*

Approval Date: 2/14/20  
 Initials: JS

**WATER VAULT EASEMENT  
 (Corporate Form)**

STATE OF GEORGIA,  
 COUNTY OF FULTON

This indenture entered into this 28<sup>th</sup> day of August, 20 19, between  
OHC Birmingham 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) 413 of the 2nd District, 2nd Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit:

Crossroads

*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.

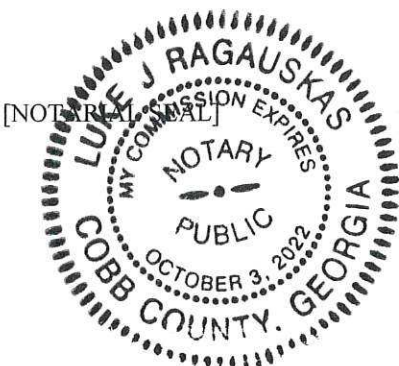
Said Grantor hereby waives for itself, its successors and assigns all rights to any further compensation or claim to damages on account of the installation, access, upgrade or maintenance of said water vault, water meter and appurtenances for the use of the property as herein agreed.

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 28  
day of AUGUST, 20 14  
in the presence of:

Chris Wilson  
Witness

[Signature]  
Notary Public



GRANTOR: OHC Birmingham LLC.  
CORPORATE NAME

By: [Signature]  
Print Name: William R. Braswell Jr.  
Title: Manager

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

[CORPORATE SEAL]



POC  
N.1515669.23  
E.2246195.44

ARC=68.75'  
R=533.79'  
S09°20'52"W  
CH=68.70'

BIRMINGHAM ROAD  
(APPARENT 60' R/W)

#### NOTES

1. BOUNDARY AND TIE INFORMATION SHOWN ON EASEMENT EXHIBIT IS FROM ALTA/ASCM LAND TITLE SURVEY AND TOPOGRAPHICAL SURVEY FOR CAPKEY REAL ESTATE ADVISORS, LLC AND CHICAGO TITLE INSURANCE COMPANY DATED 09/10/2014 BY TERRA MARK PROFESSIONAL LAND SURVEYING.

BIRMINGHAM HIGHWAY  
(A/K/A GA. SR. 372,  
VARIABLE R/W)

NTS  
S05°38'32"W  
177.57'

S04°17'18"W  
52.38'

1/2"RB  
FND

NTS  
S09°19'27"E  
448.86'

POB  
PUMP STATION  
WATER METER  
VAULT EASEMENT  
0.001 Acres  
25 s.f.

N02°22'09"E  
5.00'

N87°37'51"W  
5.00'

S02°22'09"W  
5.00'

S87°37'51"E  
5.00'

3/4" WATER METER

N/F  
OHC BIRMINGHAM, LLC  
TAX ID:  
22 406004130327  
DB.56495 PG.437

#### PLANNERS AND ENGINEERS COLLABORATIVE

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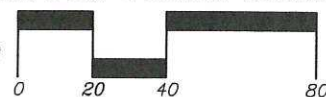


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350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092  
(770)451-2741 ■ WWW.PECATL.CC  
C.O.A.-LSF000004

#### PUMP STATION WATER METER VAULT EASEMENT EXHIBIT FOR: FULTON COUNTY

DRAWN BY: MN  
CHECKED BY: JH  
FILE NO.: 13140.00B  
DATE: 08/30/19  
SCALE: 1"=40'





***PUMP STATION WATER METER VAULT EASEMENT LEGAL DESCRIPTION***

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 380 of the 2nd District, City of Milton, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at a point at the intesection of the Easterly Right of Way Line of Birmingham Highway (A/K/A GA. SR. 372, Variable R/W) and the Southerly Right of Way Line of the Birmingham Road (Apparent 60' R/W); thence leaving said intersection and following along said Easterly Right of Way Line of Birmingham Highway the following courses and distances: along a curve turning to the left with an arc length of 68.75 feet, having a radius of 533.79 feet, being subtended by a chord bearing of South 09 degrees 20 minutes 52 seconds West, and a chord length of 68.70 feet to a point; thence South 05 degrees 38 minutes 32 seconds West, a distance of 177.57 feet to a point; thence South 04 degrees 17 minutes 18 seconds West, a distance of 52.38 feet to a 1/2" rebar found; thence leaving said Easterly Right of Way Line of Birmingham Highway South 09 degrees 19 minutes 27 seconds East, a distance of 448.86 feet to a point, which is the TRUE POINT OF BEGINNING.

Thence South 87 degrees 37 minutes 51 seconds East, a distance of 5.00 feet to a point; thence South 02 degrees 22 minutes 09 seconds West, a distance of 5.00 feet to a point; thence North 87 degrees 37 minutes 51 seconds West, a distance of 5.00 feet to a point; thence North 02 degrees 22 minutes 09 seconds East, a distance of 5.00 feet to a point, which is the TRUE POINT OF BEGINNING.

Said easement contains 25 square feet, 0.001 Acres more or less.

**PLANNERS AND ENGINEERS COLLABORATIVE**

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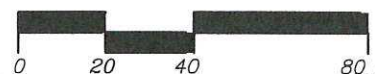


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350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092  
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C.O.A.-LSF000004

***PUMP STATION WATER METER  
VAULT EASEMENT LEGAL DESCRIPTION FOR:  
FULTON COUNTY***

DRAWN BY: MN  
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DATE: 08/30/19  
SCALE: 1"=40'



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 Atlanta, Georgia 30303

Project Name : CROSSROADS  
 Tax Parcel Identification No.: 22 40600380067 2  
 Land Disturbance Permit No.: 19-029 WR  
 Zoning/Special Use Permit No.: \_\_\_\_\_  
 (if applicable)

*For Fulton County Use Only*

Approval Date: 2/14/20  
 Initials: da

### WATER VAULT EASEMENT (Corporate Form)

STATE OF GEORGIA,  
 COUNTY OF FULTON

This indenture entered into this 3<sup>rd</sup> day of September, 20 19, between OHC Birmingham 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) 380 of the 2nd District, 2nd Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit:

Crossroads

*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.

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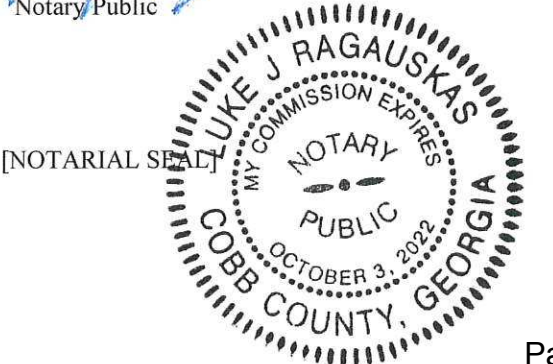
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Signed, sealed and delivered this 3<sup>rd</sup>  
day of September, 20 19  
in the presence of:

Chris Wilson  
Witness

[Signature]  
Notary Public

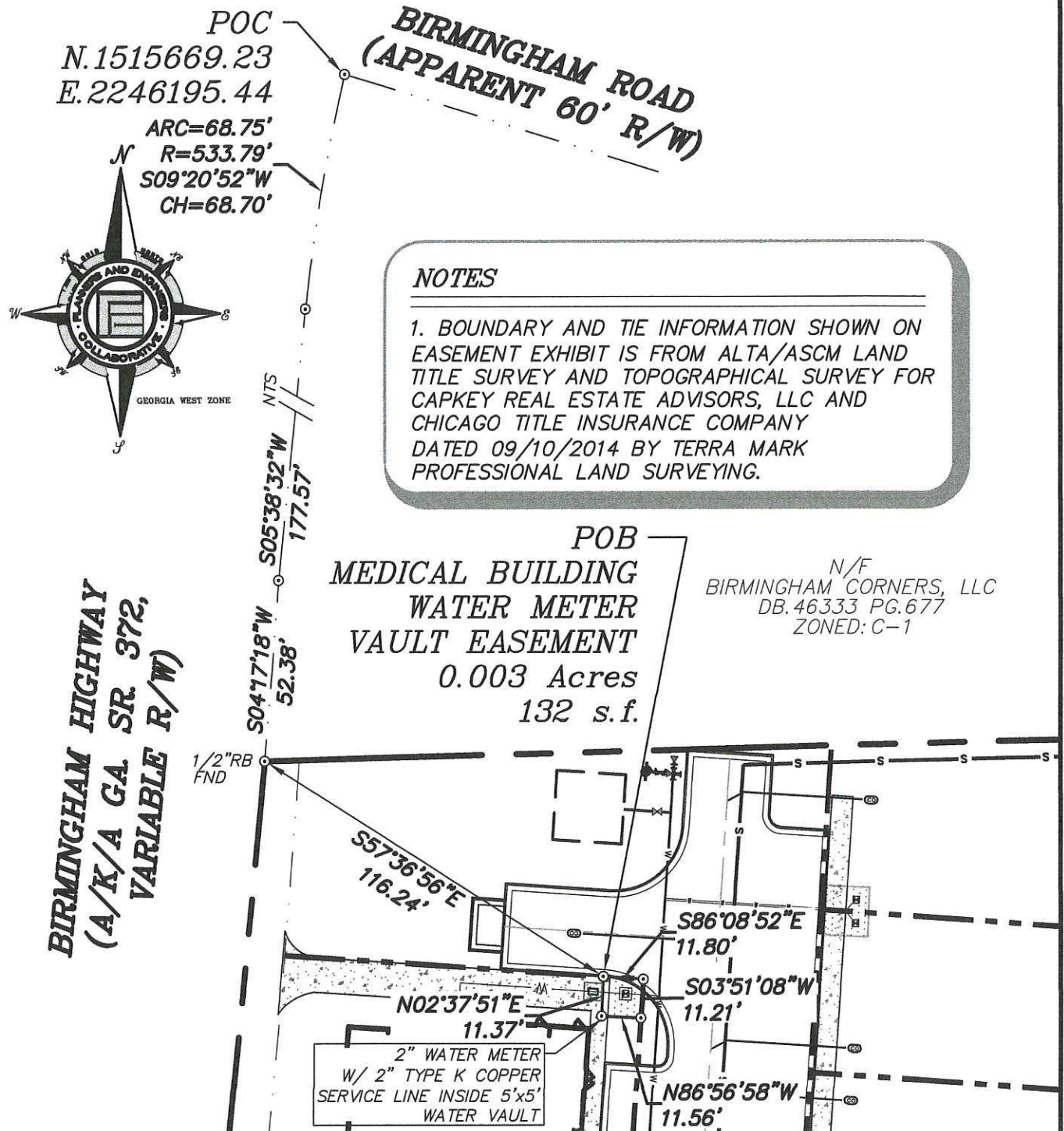


GRANTOR: OHC BIRMINGHAM, LLC  
CORPORATE NAME

By: [Signature]  
Print Name: William R. Staswell Jr  
Title: MANAGER

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

[CORPORATE SEAL]

**PLANNERS AND ENGINEERS COLLABORATIVE**

"WE PROVIDE SOLUTIONS"

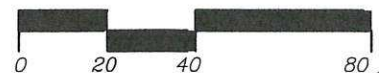


■ SITE PLANNING ■ LANDSCAPE ARCHITECTURE  
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350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092  
(770) 451-2741 ■ WWW.PECATL.COM  
C.O.A.-LSF000004

**MEDICAL BUILDING WATER METER  
VAULT EASEMENT EXHIBIT FOR:  
FULTON COUNTY**

DRAWN BY: MN  
CHECKED BY: JH  
FILE NO.: 13140.00B  
DATE: 08/30/19  
SCALE: 1"=40'





**MEDICAL BUILDING WATER VAULT EASEMENT LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 380 of the 2nd District, City of Milton, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at a point at the intesection of the Easterly Right of Way Line of Birmingham Highway (A/K/A GA. SR. 372, Variable R/W) and the Southerly Right of Way Line of the Birmingham Road (Apparent 60' R/W); thence leaving said intersection and following along said Easterly Right of Way Line of Birmingham Highway the following courses and distances: along a curve turning to the left with an arc length of 68.75 feet, having a radius of 533.79 feet, being subtended by a chord bearing of South 09 degrees 20 minutes 52 seconds West, and a chord length of 68.70 feet to a point; thence South 05 degrees 38 minutes 32 seconds West, a distance of 177.57 feet to a point; thence South 04 degrees 17 minutes 18 seconds West, a distance of 52.38 feet to a 1/2" rebar found; thence leaving said Easterly Right of Way Line of Birmingham Highway South 57 degrees 36 minutes 56 seconds East, a distance of 116.24 feet to a point, which is the TRUE POINT OF BEGINNING.

Thence South 86 degrees 08 minutes 52 seconds East, a distance of 11.80 feet to a point; thence South 03 degrees 51 minutes 08 seconds West, a distance of 11.21 feet to a point; thence North 86 degrees 56 minutes 58 seconds West, a distance of 11.56 feet to a point; thence North 02 degrees 37 minutes 51 seconds East, a distance of 11.37 feet to a point, which is the TRUE POINT OF BEGINNING.

Said easement contains 132 square feet, 0.003 Acres more or less.

**PLANNERS AND ENGINEERS COLLABORATIVE**

"WE PROVIDE SOLUTIONS"



■ SITE PLANNING ■ LANDSCAPE ARCHITECTURE  
■ CIVIL ENGINEERING ■ LAND SURVEYING

350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092  
(770) 451-2741 ■ WWW.PECATL.COM  
C.O.A.-LSF000004

**MEDICAL BUILDING WATER METER  
VAULT EASEMENT LEGAL DESCRIPTION FOR:  
FULTON COUNTY**

DRAWN BY: MN  
CHECKED BY: JH  
FILE NO.: 13140.00B  
DATE: 08/30/19  
SCALE: 1"=40'

