

[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 : McAlister's Deli
Tax Parcel Identification No.: 12-2410-0584-053-8
Land Disturbance Permit No.: WRN24-056
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 19th day of November, 20 24 between **O CHK, INC.**, a corporation duly organized under the laws of the State of Delaware, 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) 613 of the 1st District, 2nd Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit:

McAlister's Deli

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.

SEE ATTACHED SIGNATURE / NOTARY PAGE

Signed, sealed and delivered this _____
day of _____, 20 _____
in the presence of:

GRANTOR: O CHK, Inc., a Delaware corporation
CORPORATE NAME

Witness

See Attached Certificate

Notary Public

[NOTARIAL SEAL]

By: _____

Print Name: **See Attached Certificate**

Title: _____

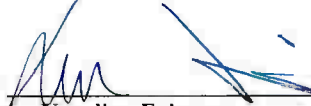
By: _____

Print Name: _____

Title: _____

[CORPORATE SEAL]

O CHK, Inc.,
a Delaware corporation

By: 
Name: Karolina Ericsson
Title: SVP, Associate General Counsel

Signed, sealed and
Delivered in the presence of:


Witness SAMUEL COHEN

Approved As To Form
Legal Department
DR CES
Diana Rabbani

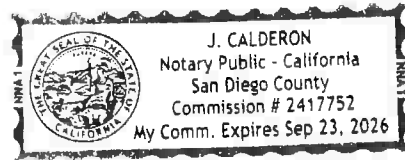
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF)

On November 19, 20 24 before me, J. Calderon, personally appeared Karolina Ericsson who signed the above-referenced Instrument in my presence and who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within Instrument, and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

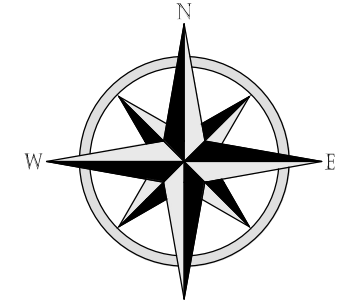
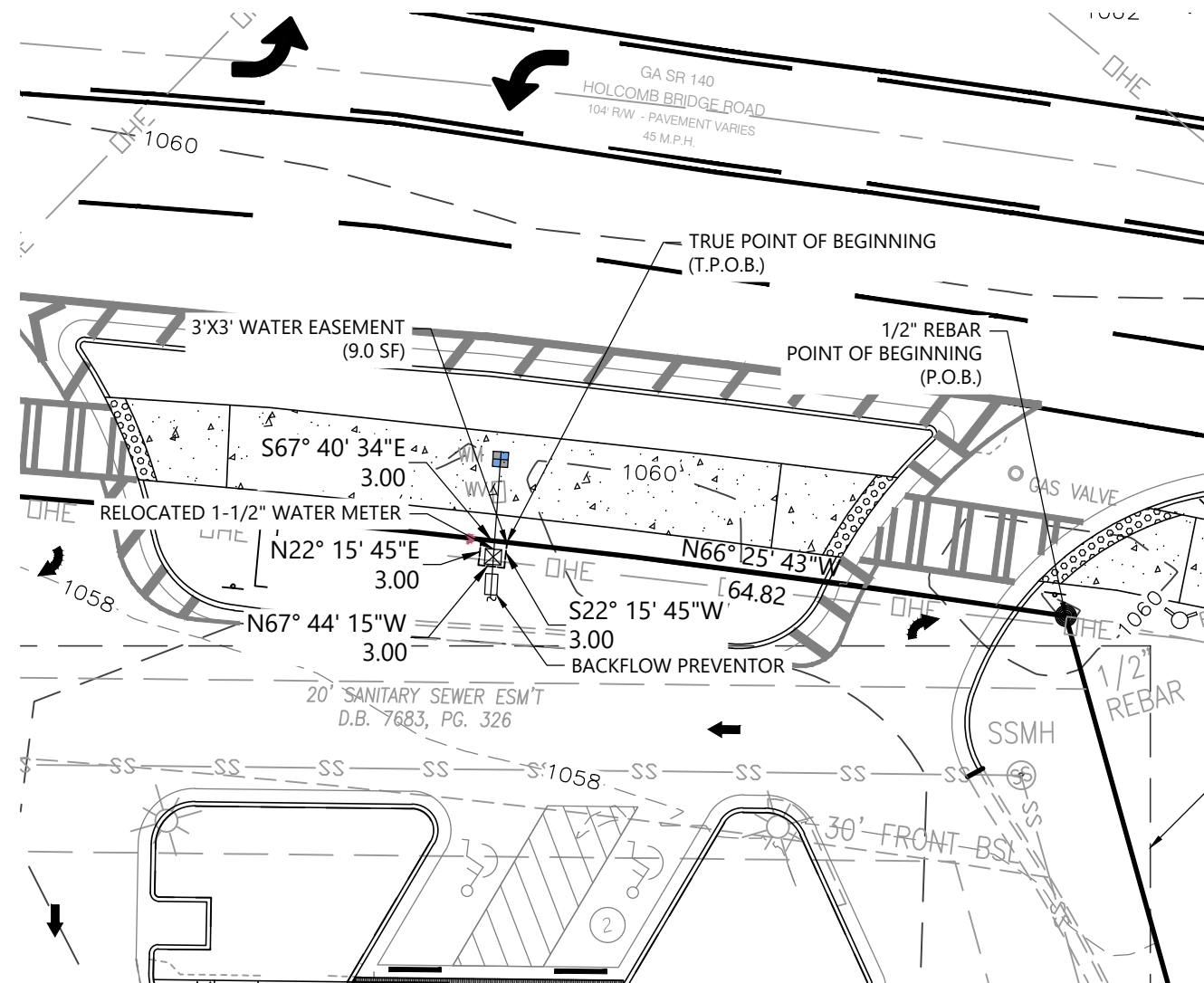
I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature  (Seal)
Name: _____



WATER EASEMENT

EXHIBIT A



DUSOUTH

Land Surveying Civil Contracting
Civil Engineering

22 S. Barnett Shoals Rd.
Watkinsville, Ga 30677
706.310.1961

Email: info@dusouth.net
Online: www.dusouthsurveying.com

McALISTER'S DELI

1555 HOLCOMB BRIDGE ROAD
ROSWELL, GA 30076
FULTON COUNTY
PARCEL: 12-2410-0584-053-8
LAND LOT 613, DISTRICT 1, SECTION 2

GRANTOR/OWNER

O CHK, INC.

DATE

07/11/2024

PROJECT

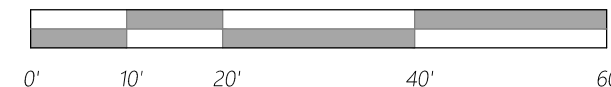
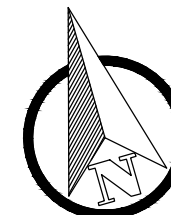
22-168



DS 12/12/2024
BS Brandon Scott
Fulton County Government
Project #WRN24-056

NOTES:

1. OWNER:
O CHK, INC.
11995 EL CAMINO REAL
SAN DIEGO, CA 92130
2. TOTAL EASEMENT AREA: 9 SF
3. TAX PARCEL #: 12-2410-0584-053-8



SCALE: 1" = 20'

Water Easement Legal Description

All that area of land lying and being in Land Lot 613 of the 1st District, Fulton County, Georgia being more particularly described as follows:

Beginning at a 1/2" rebar found on the southern right-of-way of Holcomb Bridge Road (104' R/W), that point being the POINT OF BEGINNING (P.O.B.), thence running along said right-of-way North 66 degrees 25 minutes 43 seconds West a distance of 64.82 feet to a point, that point being the TRUE POINT OF BEGINNING (T.P.O.B.), thence leaving said right-of-way South 22 degrees 15 minutes 45 seconds West a distance of 3.00 feet to a point, thence North 67 degrees 44 minutes 15 seconds West a distance of 3.00 feet to a point, thence North 22 degrees 15 minutes 45 seconds East a distance of 3.00 feet to a point on the southern right-of-way of Holcomb Bridge Road (104' R/W), thence continuing along said right-of-way South 67 degrees 40 minutes 34 seconds East a distance of 3.00 feet to a point, that point being the TRUE POINT OF BEGINNING (T.P.O.B.)

Said easement area contains 9 square feet, as shown on an Easement Exhibit for McAlister's Deli, by DuSouth Surveying & Engineering, Inc., dated July 11, 2024.

DS 12/12/2024
BS
Brandon Scott

Fulton County Government

Project #WRN24-056