[BLANK SPACE ABOVE THIS LINE IS FOR THE SOLE USE OF THE CLERK OF SUPERIOR COURT

## \*\*\*THIS DOCUMENT MUST ONLY BE RECORDED 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 Bridges

Tax Parcel Identification No.: 11 034001250519 & 11 034001250527

Land Disturbance Permit No.: WRN22-034 City of Alpharetta = D22042 Zoning/Special Use Permit No.: R. PH-22-04/Z-2-04/
(if applicable) The Bridges/Webb Bridge Road

For Fulton County Use Only				
Approval Date:				
* *				

## SEWER EASEMENT (Corporate Form)

STATE OF GEORGIA, COUNTY OF FULTON

This indenture entered	into this	5th	_ day of	December		24, between	en
Bridges Alpharetta,	LLC			, a cor	poration duly organ	nized under t	he
laws of the State of G	ieorgia		, part	y of the first part (her	einafter referred to	as Grantor) aı	.nd
FULTON COUNTY, a	Political Subdi	ivision of the	State of Georgi	a, party of the second p	art and Grantee.		
WITNESSETH, that for receipt whereof is here construction of a sewer property from the consconveyed and by these pright, title, and priviled that the section follows: To wit:	by acknowledger line through s struction of a spresents does greege of easements	ed and in con subject prope sewer line the rant, bargain, nts through	nsideration of the rty, and in constrough subject sell and convey subject proper	ne benefits which will sideration of the benef property, said Granto to FULTON COUNT	accrue to the undersits which will accrue to has granted, bargery and to successors  Lot(s) 125	signed from the subjection aimed, sold are and assigns the	the ect nd the
			The Bridge	S			
			Project Nai	ne	····		

[ 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 hereby conveys and relinquishes 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.

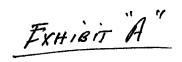
Said Grantor hereby warrants that it has the right to sell and convey said sewer line easement and right of access and binds itself, its successors and assigns forever to warrant and defend the right and title to the above described sewer line easement unto the said FULTON COUNTY, its successors and 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 his/her hand and seal on the day and year first above written.

///

Signed, sealed and delivered this 5/3	GRANTOR: Bridges Alpharetta, LLC
day of December. 20 24	CORPORATE NAME
in the presence of:	
	By:
Witness	Print Name: Ton Goal G
	Title: Manager
Dene A Noun	By:
Notary Public	
	Print Name:
DIOTABLA STATISTICA	Title:
[NOTARIAL SEAFIYOUNG	[CORPORATE SEAL]



SEWER EASEMENT: THE BRIDGES PROPERTY OF: BRIDGES ALPHARETTA, LLC

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LAND LOT 125, 1ST DISTRICT, 1ST SECTION IN THE CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8" REBAR AT THE NORTHEAST CORNER OF LAND LOT 125 OF SAID DISTRICT AND SECTION, THENCE S 27°07'48" W FOR A DISTANCE OF 487.37' TO A POINT, SAID POINT BEING THE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED;

THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 27.16', WITH A RADIUS OF 59.97', WITH A CHORD BEARING OF S 43°07'57" W, WITH A CHORD LENGTH OF 26.93' TO A POINT; THENCE N 88°54'23" W A DISTANCE OF 206.01' TO A POINT; THENCE N 01°05'37" E A DISTANCE OF 20.00' TO A POINT; THENCE S 88°54'23" E A DISTANCE OF 224.04' TO A POINT; WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF SQUARE FEET, 0.099 ACRES

SAID PARCEL CONTAINS 4328 SQUARE FEET, 0.099 ACRES.

