

[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 : Knollwood
Tax Parcel Identification No.: 11 078002770140, 11 066002660312, 11 066002660262
Land Disturbance Permit No.: WRN23-034
Zoning/Special Use Permit No.: Z-22-0003
(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 7th day of December, 2023, between JBGL Atlanta Development 2014, LLC, a ~~corporation~~ limited liability company, 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) 266 of the 1st District, 1st Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit:

Knollwood

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.

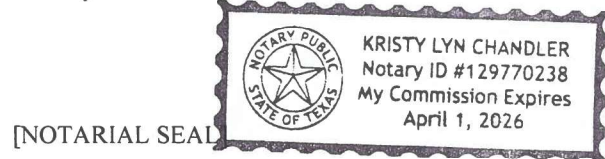
Said Grantor hereby waives for itself, its successors and assigns all rights to any further compensation or claim to damages on account of the construction, access, upgrade or maintenance of said sewer line for the use of the property as herein agreed.

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 7 day of December, 2023 in the presence of:

Jenny Fitchers
Witness

Kristy Lyn Chandler
Notary Public



GRANTOR: JBGL Atlanta Development 2014, LLC
~~CORPORATE NAME~~

By: Veronica Edwards (Seal)

Print Name: Veronica Edwards

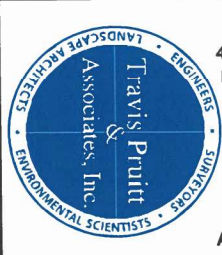
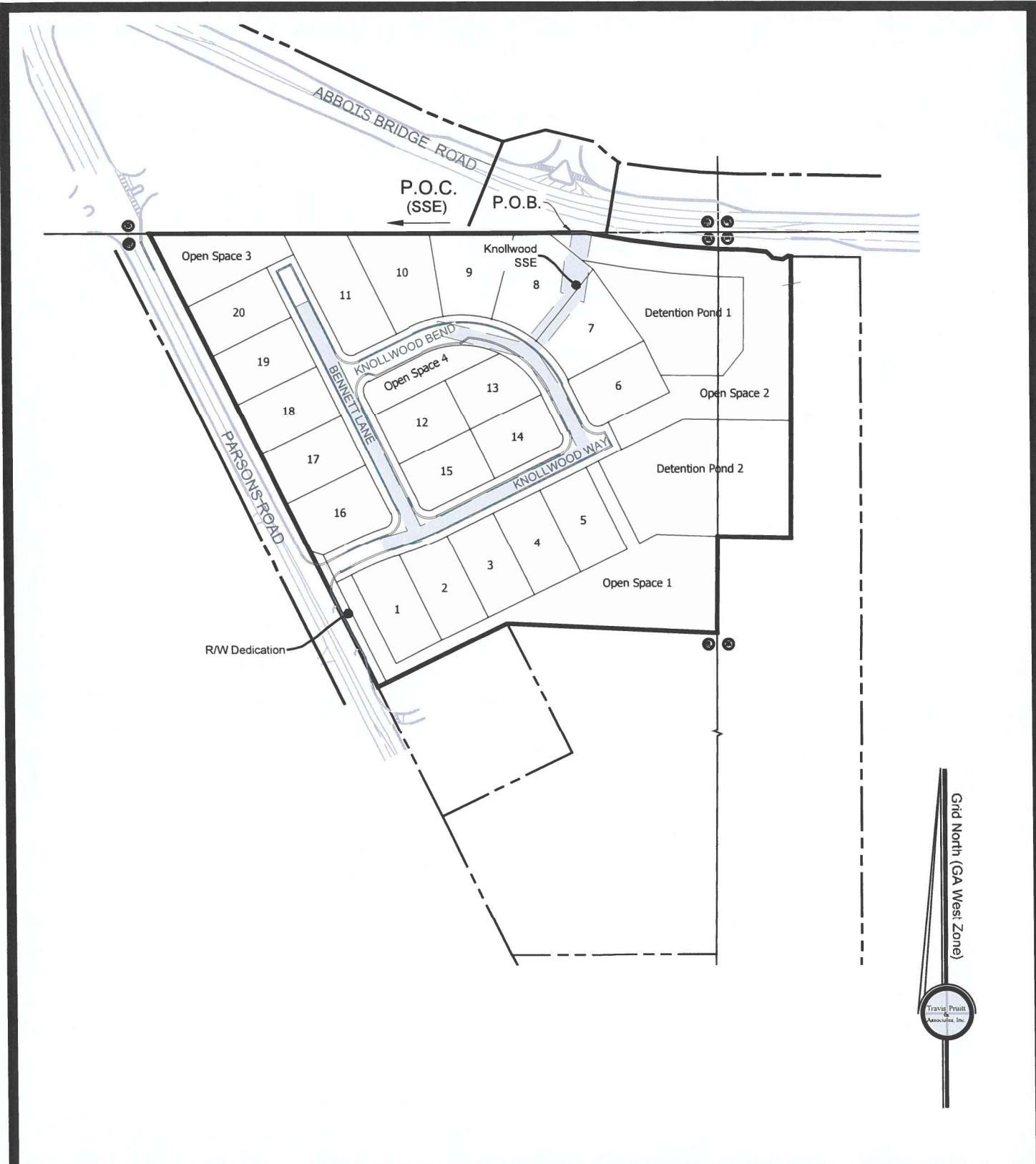
Title: Authorized Representative

By: _____

Print Name: _____

Title: _____

~~[CORPORATE SEAL]~~



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

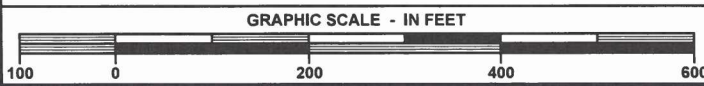
Certificate of
 Authorization Number 613

SANITARY SEWER EASEMENT EXHIBIT

KNOLLWOOD

AUTHORIZED BY: JBGL ATLANTA DEVELOPMENT 2014, LLC.

LAND LOTS 266 & 267 • 1st DISTRICT - 1st SECTION
 FULTON COUNTY • GEORGIA



PLAT DATE: 11/29/2023

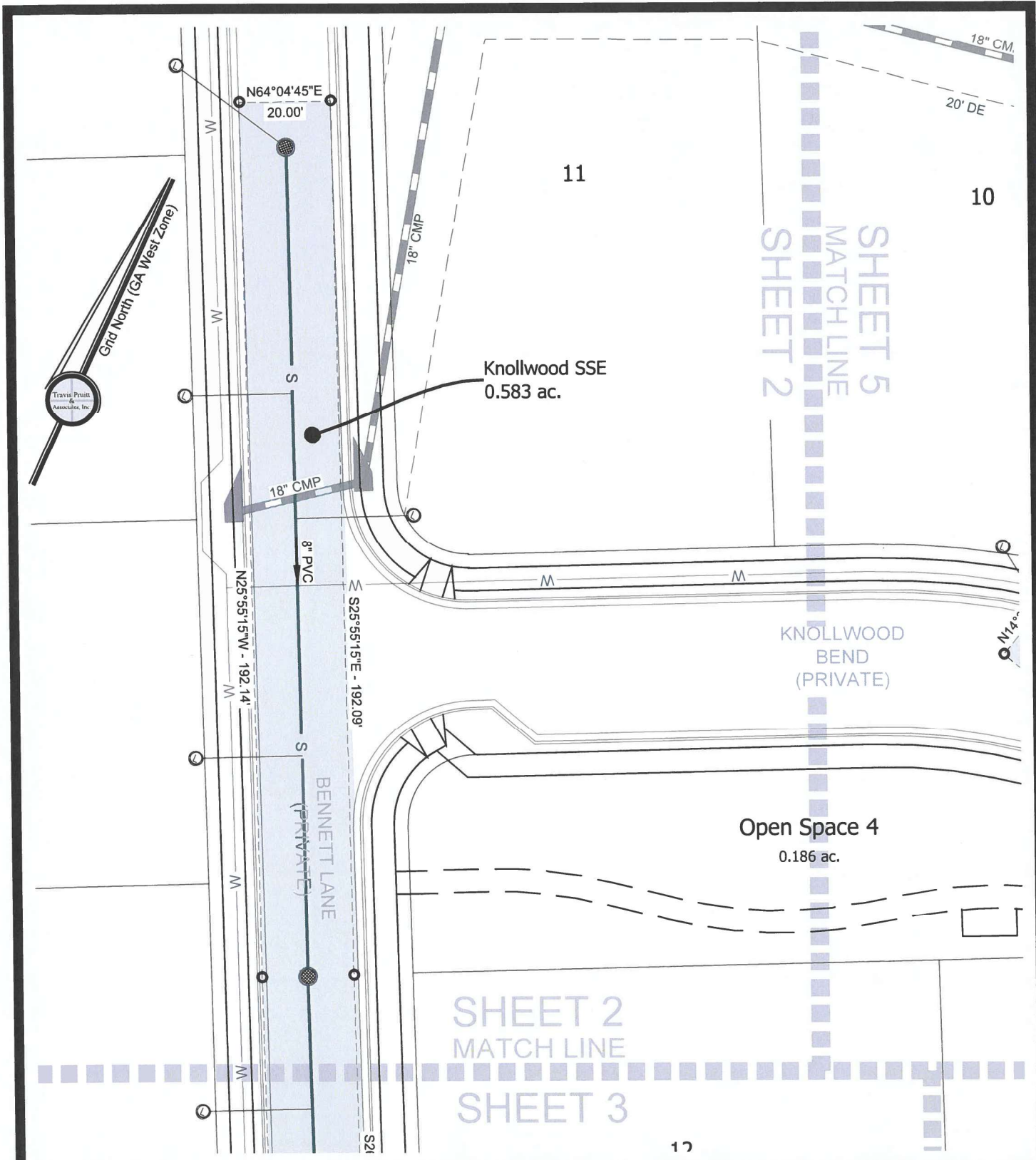
SCALE: 1" = 200'

JN: 1-21-0453

101-A-2428

DRAWN BY: SH

SHEET NO: 1 of 7



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

Certificate of
 Authorization Number 613

SANITARY SEWER EASEMENT EXHIBIT

KNOLLWOOD

AUTHORIZED BY: JBGL ATLANTA DEVELOPMENT 2014, LLC.

LAND LOTS 266 & 267 • 1st DISTRICT - 1st SECTION
 FULTON COUNTY • GEORGIA

GRAPHIC SCALE - IN FEET



PLAT DATE: 11/29/2023

SCALE: 1" = 30'

JN: 1-21-0453

101-A-2428

DRAWN BY: SH

SHEET NO: 2 of 7

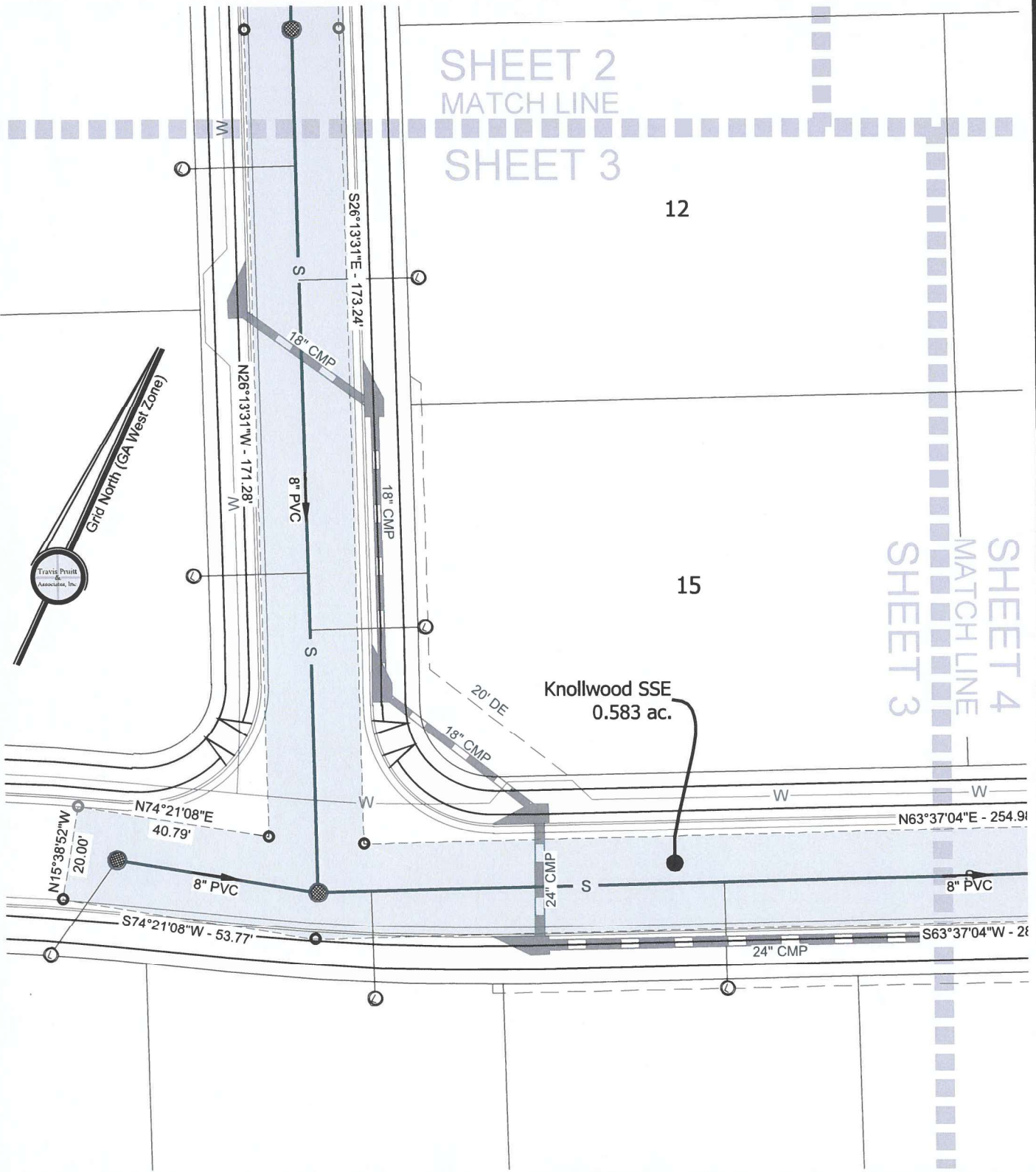
SHEET 2
MATCH LINE
SHEET 3

12

15

SHEET 4
MATCH LINE
SHEET 3

Knollwood SSE
0.583 ac.



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

Certificate of
Authorization Number 613

SANITARY SEWER EASEMENT EXHIBIT

KNOLLWOOD

AUTHORIZED BY: JBGL ATLANTA DEVELOPMENT 2014, LLC.

LAND LOTS 266 & 267 • 1st DISTRICT - 1st SECTION
FULTON COUNTY • GEORGIA

GRAPHIC SCALE - IN FEET



PLAT DATE: 11/29/2023

SCALE: 1" = 30'

JN: 1-21-0453

101-A-2428

DRAWN BY: SH

SHEET NO: 3 of 7

SHEET 5
MATCH LINE
SHEET 4
13

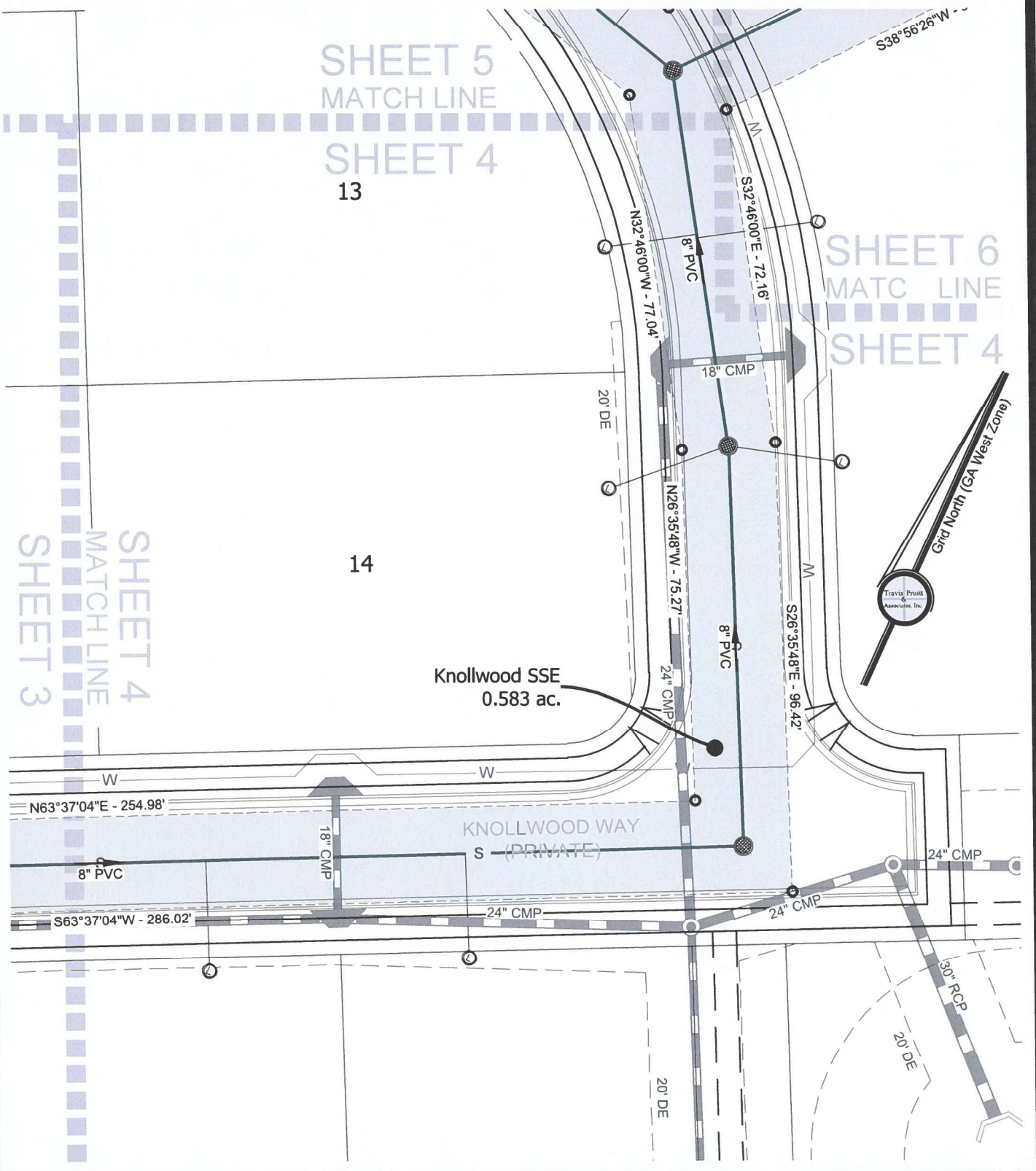
SHEET 6
MATCH LINE
SHEET 4

SHEET 4
MATCH LINE
SHEET 3

14

Knollwood SSE
0.583 ac.

KNOLLWOOD WAY
(PRIVATE)



4317 Park Drive, Suite 300
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruit.com

Certificate of
Authorization Number 613

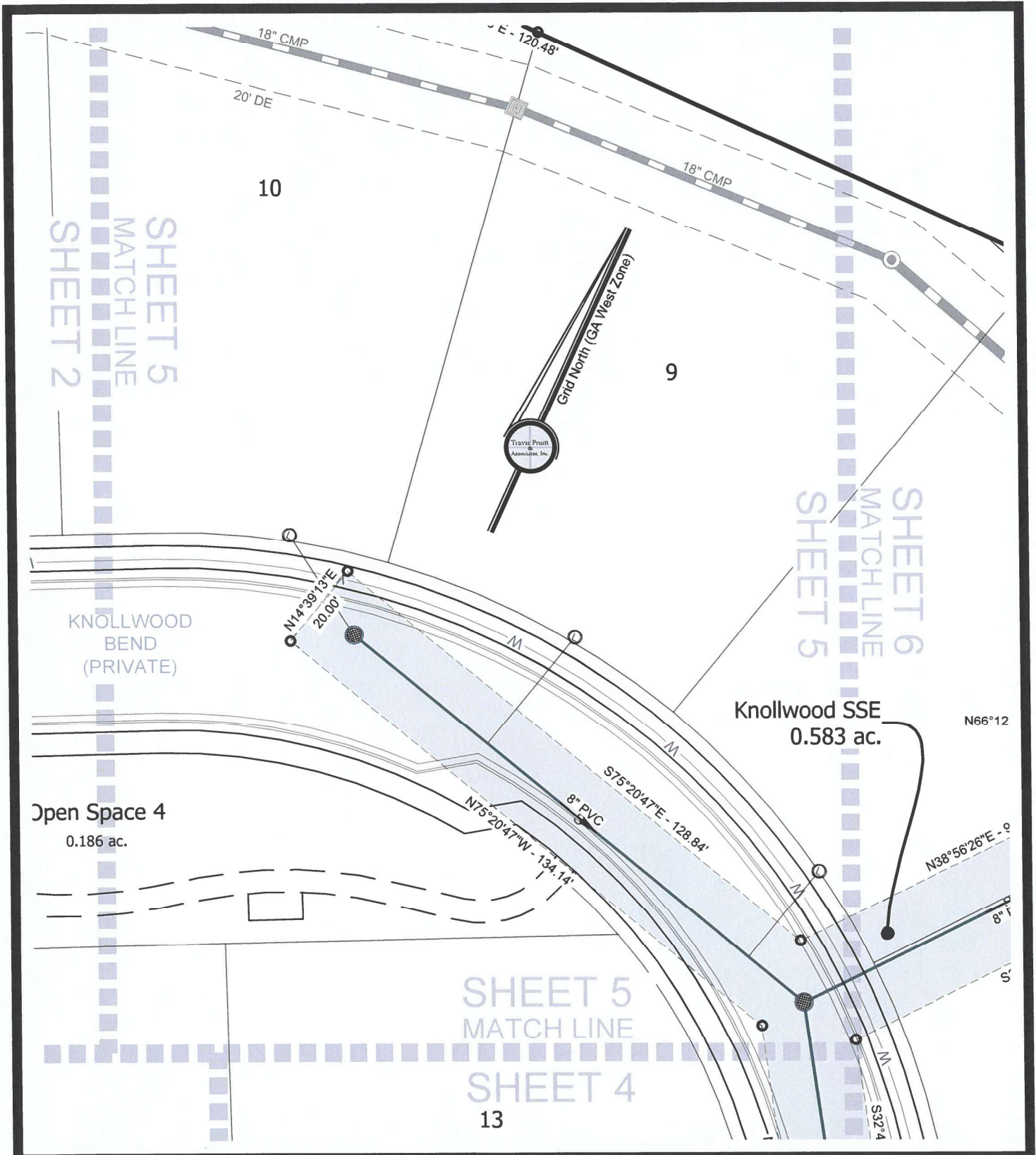
SANITARY SEWER EASEMENT EXHIBIT

KNOLLWOOD

AUTHORIZED BY: JBGL ATLANTA DEVELOPMENT 2014, LLC.
LAND LOTS 266 & 267 • 1st DISTRICT - 1st SECTION
FULTON COUNTY • GEORGIA

GRAPHIC SCALE - IN FEET

PLAT DATE: 11/29/2023
SCALE: 1" = 30'
JN: 1-21-0453
101-A-2428
DRAWN BY: SH
SHEET NO: 4 of 7



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

Certificate of
 Authorization Number 613

SANITARY SEWER EASEMENT EXHIBIT

KNOLLWOOD

AUTHORIZED BY: JBGL ATLANTA DEVELOPMENT 2014, LLC.

LAND LOTS 266 & 267 • 1st DISTRICT - 1st SECTION
 FULTON COUNTY • GEORGIA

GRAPHIC SCALE - IN FEET



PLAT DATE: 11/29/2023

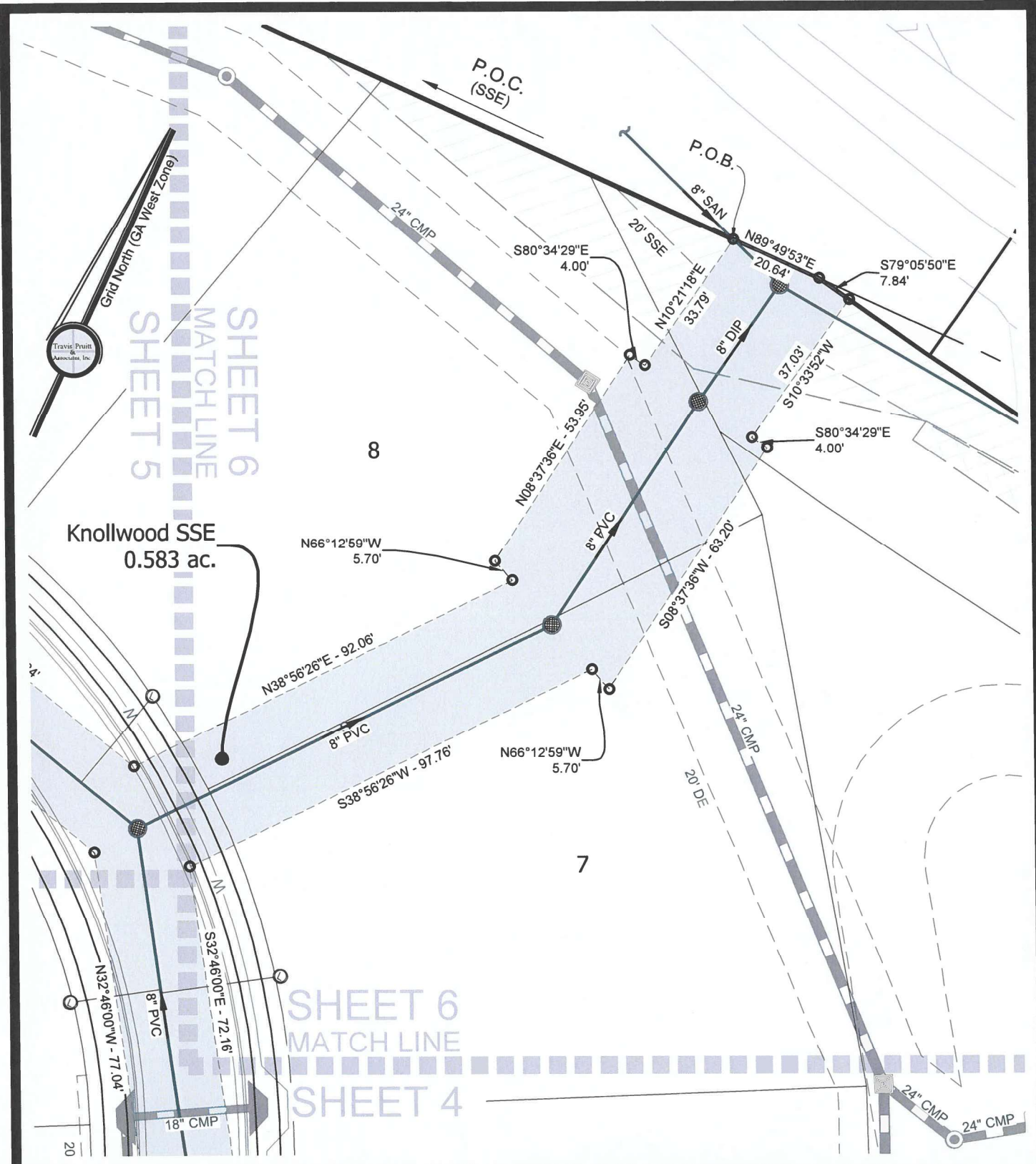
SCALE: 1" = 30'

JN: 1-21-0453

101-A-2428

DRAWN BY: SH

SHEET NO: 5 of 7



Travis Pruitt & Associates, Inc.
 SHEET 6
 MATCH LINE
 SHEET 5

Knollwood SSE
 0.583 ac.

SHEET 6
 MATCH LINE
 SHEET 4



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

Certificate of
 Authorization Number 613

SANITARY SEWER EASEMENT EXHIBIT

KNOLLWOOD

AUTHORIZED BY: JBGL ATLANTA DEVELOPMENT 2014, LLC.

LAND LOTS 266 & 267 • 1st DISTRICT - 1st SECTION
 FULTON COUNTY • GEORGIA

GRAPHIC SCALE - IN FEET



PLAT DATE: 11/29/2023

SCALE: 1" = 30'

JN: 1-21-0453

101-A-2428

DRAWN BY: SH

SHEET NO: 6 of 7

DESCRIPTION OF

Knollwood Sanitary Sewer Easement Exhibit

Project #WRN23-034

All that tract or parcel of land lying and being in Land Lots 266 & 277 of the 1st District, 1st Section, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at the northwest corner of Land Lot 266 which is the southwest corner of Land Lot 267 and continuing in a easterly direction along the North side of Land Lot line 266; a distance of 767.92 feet to 1/2" rebar found, **THENCE** North 89 degrees 49 minutes 53 seconds East a distance of 378.26 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

COMMENCING at a point; **THENCE** North 89 degrees 49 minutes 53 seconds East a distance of 378.26 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

THENCE from said **TRUE POINT OF BEGINNING** North 89 degrees 49 minutes 53 seconds East a distance of 20.64 feet to a point; **THENCE** South 79 degrees 05 minutes 50 seconds East a distance of 7.84 feet to a point; **THENCE** South 10 degrees 33 minutes 52 seconds West a distance of 37.03 feet to a point; **THENCE** South 80 degrees 34 minutes 29 seconds East a distance of 4.00 feet to a point; **THENCE** South 08 degrees 37 minutes 36 seconds West a distance of 63.20 feet to a point; **THENCE** North 66 degrees 12 minutes 59 seconds West a distance of 5.70 feet to a point; **THENCE** South 38 degrees 56 minutes 26 seconds West a distance of 97.76 feet to a point; **THENCE** South 32 degrees 46 minutes 00 seconds East a distance of 72.16 feet to a point; **THENCE** South 26 degrees 35 minutes 48 seconds East a distance of 96.42 feet to a point; **THENCE** South 63 degrees 37 minutes 04 seconds West a distance of 286.02 feet to a point; **THENCE** South 74 degrees 21 minutes 08 seconds West a distance of 53.77 feet to a point; **THENCE** North 15 degrees 38 minutes 52 seconds West a distance of 20.00 feet to a point; **THENCE** North 74 degrees 21 minutes 08 seconds East a distance of 40.79 feet to a point; **THENCE** North 26 degrees 13 minutes 31 seconds West a distance of 171.28 feet to a point; **THENCE** North 25 degrees 55 minutes 15 seconds West a distance of 192.14 feet to a point; **THENCE** North 64 degrees 04 minutes 45 seconds East a distance of 20.00 feet to a point; **THENCE** South 25 degrees 55 minutes 15 seconds East a distance of 192.09 feet to a point; **THENCE** South 26 degrees 13 minutes 31 seconds East a distance of 173.24 feet to a point; **THENCE** North 63 degrees 37 minutes 04 seconds East a distance of 254.98 feet to a point; **THENCE** North 26 degrees 35 minutes 48 seconds West a distance of 75.27 feet to a point; **THENCE** North 32 degrees 46 minutes 00 seconds West a distance of 77.04 feet to a point; **THENCE** North 75 degrees 20 minutes 47 seconds West a distance of 134.14 feet to a point; **THENCE** North 14 degrees 39 minutes 13 seconds East a distance of 20.00 feet to a point; **THENCE** South 75 degrees 20 minutes 47 seconds East a distance of 128.84 feet to a point; **THENCE** North 38 degrees 56 minutes 26 seconds East a distance of 92.06 feet to a point; **THENCE** North 66 degrees 12 minutes 59 seconds West a distance of 5.70 feet to a point; **THENCE** North 08 degrees 37 minutes 36 seconds East a distance of 53.95 feet to a point; **THENCE** South 80 degrees 34 minutes 29 seconds East a distance of 4.00 feet to a point; **THENCE** North 10 degrees 21 minutes 18 seconds East a distance of 33.79 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 25,389 square feet or 0.58 acres.



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

Certificate of
Authorization Number 613

SANITARY SEWER EASEMENT EXHIBIT

KNOLLWOOD

AUTHORIZED BY: JBGL ATLANTA DEVELOPMENT 2014, LLC.

LAND LOTS 266 & 267 • 1st DISTRICT - 1st SECTION
FULTON COUNTY • GEORGIA

PLAT DATE: 11/29/2023

SCALE: N/A

JN: 1-21-0453

101-A-2428

DRAWN BY: SH

SHEET NO: 7 of 7