

After recording return to:  
Michael Graham, Land Administrator  
Fulton County Land Division  
141 Pryor Street, SW, Suite 8021  
Atlanta, GA 30303

Cross Reference

Deed/Plat Book 67453, Page 619  
Deed Book 68710, Page 198

**INDEMNIFICATION, MAINTENANCE AND LAND USE AGREEMENT FOR PRIVATE IMPROVEMENT**

JBGL Atlanta Development 2014, LLC

THIS AGREEMENT, made this \_\_\_\_ day of \_\_\_\_\_, 2025, between \_\_\_\_\_ as citizen within Fulton County, Georgia, his successors, affiliates and assigns, as Indemnitor ( "Owner"), and FULTON COUNTY, a political subdivision of the State of Georgia (the "County").

For good and valuable consideration, receipt of which is hereby acknowledged, it is hereby agreed as follows:

1. 67453    619  
Owner warrants that he is the full and true owner and has clear title to that certain property known as Iveybrooke - Davis Drive, Alpharetta (enter address), and as more fully described in that certain conveyance recorded in Deed Book 67453, Page 619 of Fulton County, Georgia records, on which Owner desires to install certain private improvements (the "Private Improvements") as more fully described in Exhibit "A", attached hereto and incorporated herein by reference.

2. 68710    198  
Previously, Fulton County was granted a sanitary sewer easement, as referenced in and recorded at Plat Book/Deed Book (circle one) 68710, Page 198 of Fulton County, Georgia records, and hereby grants Owner a License to enter within a portion of its sanitary sewer easement to construct, repair and replace, from time to time as may be needed certain private improvements at his sole cost and responsibility, said private improvements as same are more fully described in Exhibit "A" (the "Private Improvements").

3.  
With respect to this License, Owner shall install and construct the Private Improvements in a good and workmanlike manner and in compliance with all state, local, and Fulton County laws and regulations, including but not limited to, all current state, local and Fulton County laws and regulations governing soil erosion and sedimentation control. Owner will at all times adhere to best management

practice procedures to protect the environment in connection with the construction, repair and/or maintenance of the Private Improvements.

4.

This License shall commence on the date of execution hereof and shall continue in full force and effect unless and until it is terminated at the will of the County.

5.

Owner may terminate this License and Agreement by written notice to the County and shall remove the Private Improvement at his sole costs and return the area to its natural vegetative state. If during the term of this License, the area containing the Private Improvements is condemned by the County or its assign, Owner shall make no claim in the condemnation proceedings for compensation for the Private Improvements.

6.

Fulton County personnel and/or agents shall have free access to and across the Private Improvements to perform routine maintenance and any emergency repairs to the existing public improvements.

7.

Owner shall be solely responsible for the maintenance, repair and replacement of the Private Improvements and the County grants Owner a right of access in order to carry out these obligations.

8.

Notwithstanding any other provisions, in the case of an emergency, Fulton County may immediately suspend or revoke the License without notice in order to protect the health, safety, and welfare of the public. In non-emergency situations, after providing at least 10 days' notice to Owner, Fulton County may suspend or revoke the License in order to carry out any necessary governmental function. In the event of the suspension or revocation of the License, Owner must cure all defects specified by the County in its notice and within the time reasonably specified by the County. Failure on the part of Owner to cure any defects within the allotted time will be grounds for the County to terminate the License. Alternately, the County may, but shall not be required to, cure any such defect at the sole cost and expense of Owner. The County may elect to terminate the License at will and remove the Private Improvements without liability for loss or damage for such removal. Fulton County shall remove the Private Improvements so as not to damage other portions of Owner's property and is granted a right of entry by Owner on the other portions of Owner's property to effectuate the repair, if necessary.

9.

Owner hereby agrees to indemnify Fulton County and hold Fulton County harmless from any and all damages which Fulton County may suffer and from any and all liability, claims, penalties, forfeitures, suits, and costs and expenses incident to the granting of the License and this Agreement (including cost of defense, settlement, and reasonable attorney's fees), which it may hereafter incur, become responsible for, or pay out as a result of the death or bodily injuries to any person, destruction or damage to any property, contamination of or adverse effects on the environment, or any violations of governmental laws, regulations, or orders caused in whole or in part by the negligent act, negligent omission or willful misconduct of Owner, his employees, subcontractors, or assigns in the performance of this License or Agreement.

10.

Owner agrees to repair or replace in a manner acceptable to the County and/or the owner thereof any public utilities damaged by it, its employees or subcontractors during performance of this License and Agreement or resulting from the failure of the Private Improvements. At its election the County may repair or replace the damaged utility and assess all costs against Owner.

11.

The License conveyed to Owner by this Agreement shall be binding upon Owner, its assigns, affiliates, and successors. This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia. If any provision of this agreement is held to be unenforceable for any reason, the unenforceability thereof shall not affect the remainder of the Agreement, which shall remain in full force and effect, and enforceable in accordance with its terms.

12.

The License conveyed to Owner by this Agreement shall constitute a covenant running with the land and shall be recorded in the real property records of Fulton County, Georgia and shall be binding upon all subsequent transferees of said property.

13.

All notices, consents, request, demands or other communications to or upon the respective party shall be in writing and shall be effective for all purposes upon receipt, including, but not limited to, in the case of (i) personal delivery; (ii) delivery by messenger, express or air courier or similar courier; or (iii) delivery by United States first class certified or registered mail, postage prepaid and addressed as follows:

COUNTY: Fulton County  
Director of Public Works  
141 Pryor Street, SW, 6th Floor  
Atlanta, GA 30303

with a copy to: Fulton County  
County Attorney  
Office of the County Attorney  
141 Pryor Street, SW, Suite 4038  
Atlanta, GA 30303

OWNER: JBGL Atlanta Development 2014, LLC  
11340 Lakefield Drive, Ste 140  
Johns Creek, GA 30097

District 1, Section 2, Land Lot(s) 638, 639 & 654

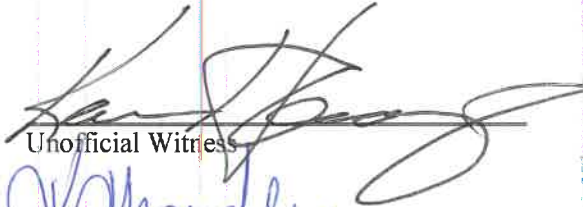
Parcel Number: 12 249006070310

IN WITNESS WHEREOF, the parties have executed this Agreement at Atlanta, Georgia, as of the day and year first above written.

Signatures:

OWNER JBGL Atlanta Development 2014, LLC

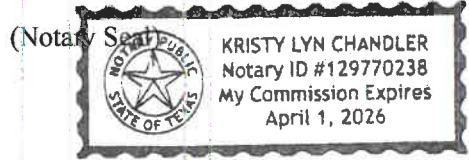
Signed sealed and delivered in the presence of

  
Unofficial Witness

  
Signature (Authorized Party to Bind Owner Entity)

Notary Public  
My Commission Expires: April 1, 2026

Veronica Edwards, Authorized Representative  
Signatory's Name and Title (printed)



Owner's Address: 5501 Headquarters Dr.  
Suite 300W  
Plano, TX 75024

[Signatures continued on next page.]

Signed, sealed and delivered this \_\_\_\_ day  
of \_\_\_\_\_, 2024 in the  
presence of:

FULTON COUNTY, GEORGIA a political  
subdivision of the State of Georgia

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Robert L. Pitts, Chairman  
Fulton County Board of Commissioners

\_\_\_\_\_  
[Notarial Seal]

ATTEST:

APPROVED AS TO FORM:

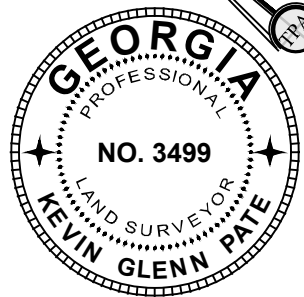
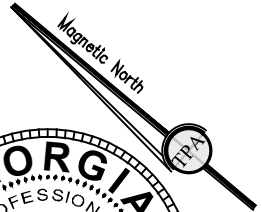
\_\_\_\_\_  
Y. Soo Jo, County Attorney

\_\_\_\_\_  
Tonya R. Grier  
Clerk to the Commission

APPROVED AS TO CONTENT:

\_\_\_\_\_  
David E. Clark, Director  
Department of Public Works

EXHIBIT "A"



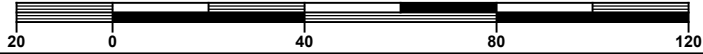
**UTILITY EASEMENT ENCROACHMENT EXHIBIT**

**IVEYBROOKE**

**AUTHORIZED BY: JBGL Alanta Group Development 2014, LLC**

LAND LOTS 638, 639, & 654 • 1st DISTRICT • 2nd SECTION  
 CITY OF ALPHARETTA • FULTON COUNTY • GEORGIA  
 TAX PARCEL ID: 12-249006070310

GRAPHIC SCALE - IN FEET



PLAT DATE: 12/13/2024

FIELD DATE:

SCALE: 1" = 40'

JN: 1-22-0530

FN: 101-A-2583

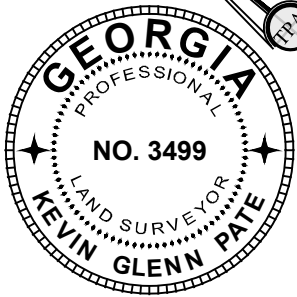
DRAWN BY: SH

**SHEET NO: 1 of 4**

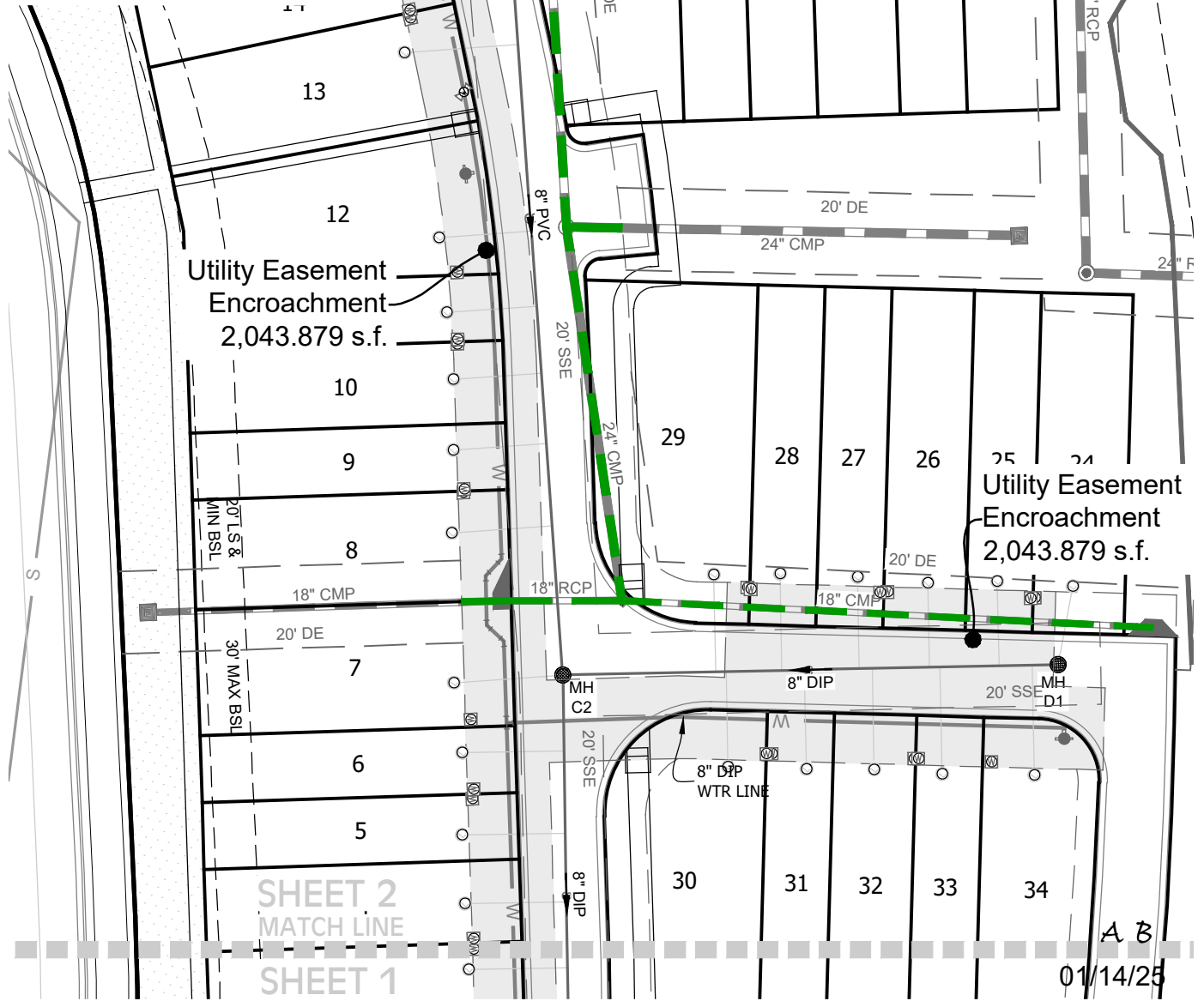


4317 Park Drive, Suite 400  
 Norcross, Georgia 30093  
 Phone: (770) 416-7511  
 Fax: (770) 416-6759  
 www.travispruitt.com

Certificate of  
 Authorization Number 613



Magnetic North  
T.P.A.



SHEET 2  
MATCH LINE  
SHEET 1

A B  
01/14/25



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Certificate of  
Authorization Number 613

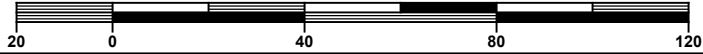
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PLAT DATE: 12/13/2024

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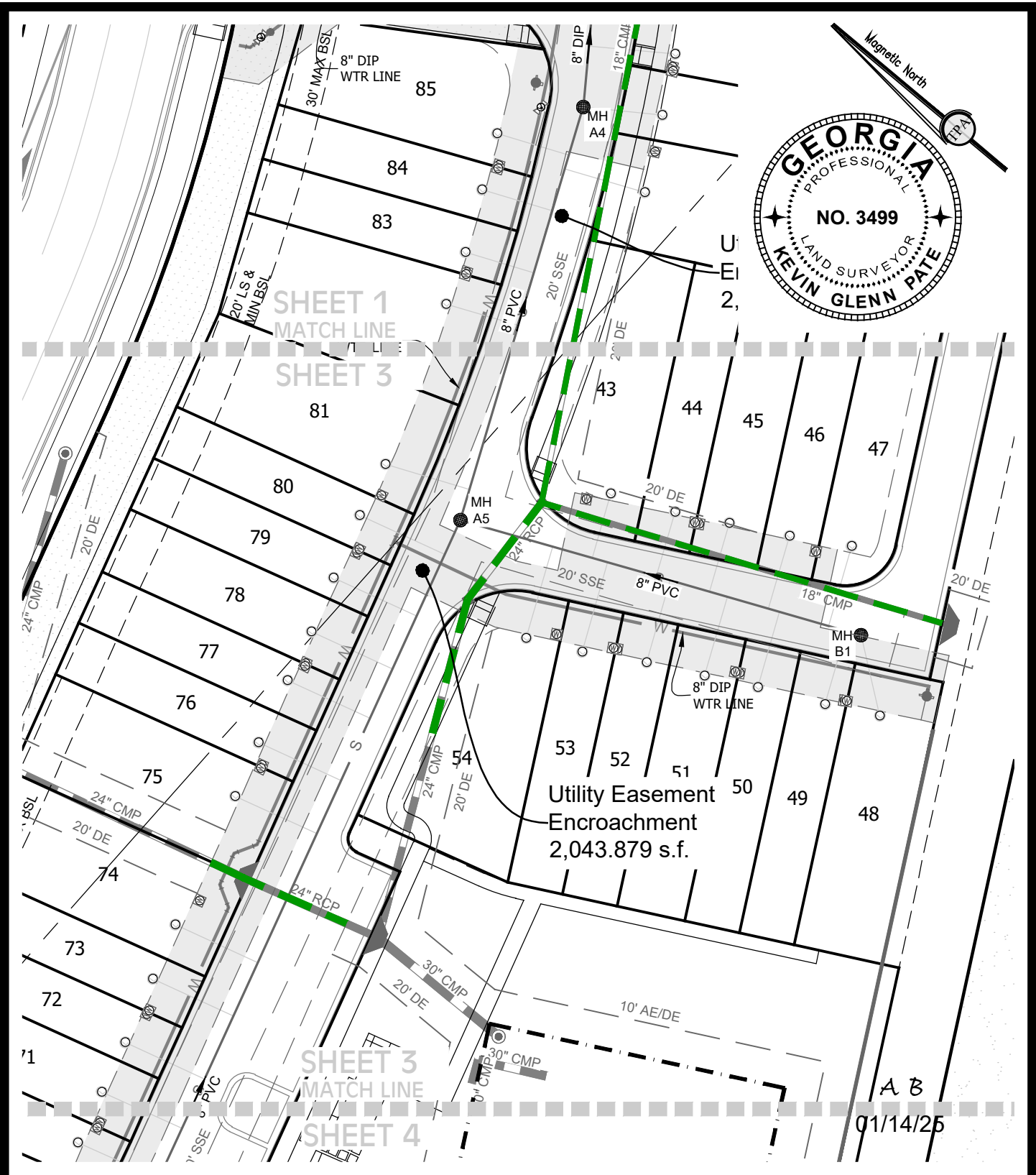
JN: 1-22-0530

FN: 101-A-2583

DRAWN BY: SH

**SHEET NO: 2 of 4**





SHEET 1  
MATCH LINE  
SHEET 3

SHEET 3  
MATCH LINE  
SHEET 4

Utility Easement  
Encroachment  
2,043.879 s.f.

A B  
01/14/25



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**UTILITY EASEMENT ENCROACHMENT EXHIBIT**

**IVEYBROOKE**

**AUTHORIZED BY: JBGL Alanta Group Development 2014, LLC**

LAND LOTS 638, 639, & 654 • 1st DISTRICT • 2nd SECTION  
CITY OF ALPHARETTA • FULTON COUNTY • GEORGIA  
TAX PARCEL ID: 12-249006070310

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PLAT DATE: 12/13/2024

FIELD DATE:

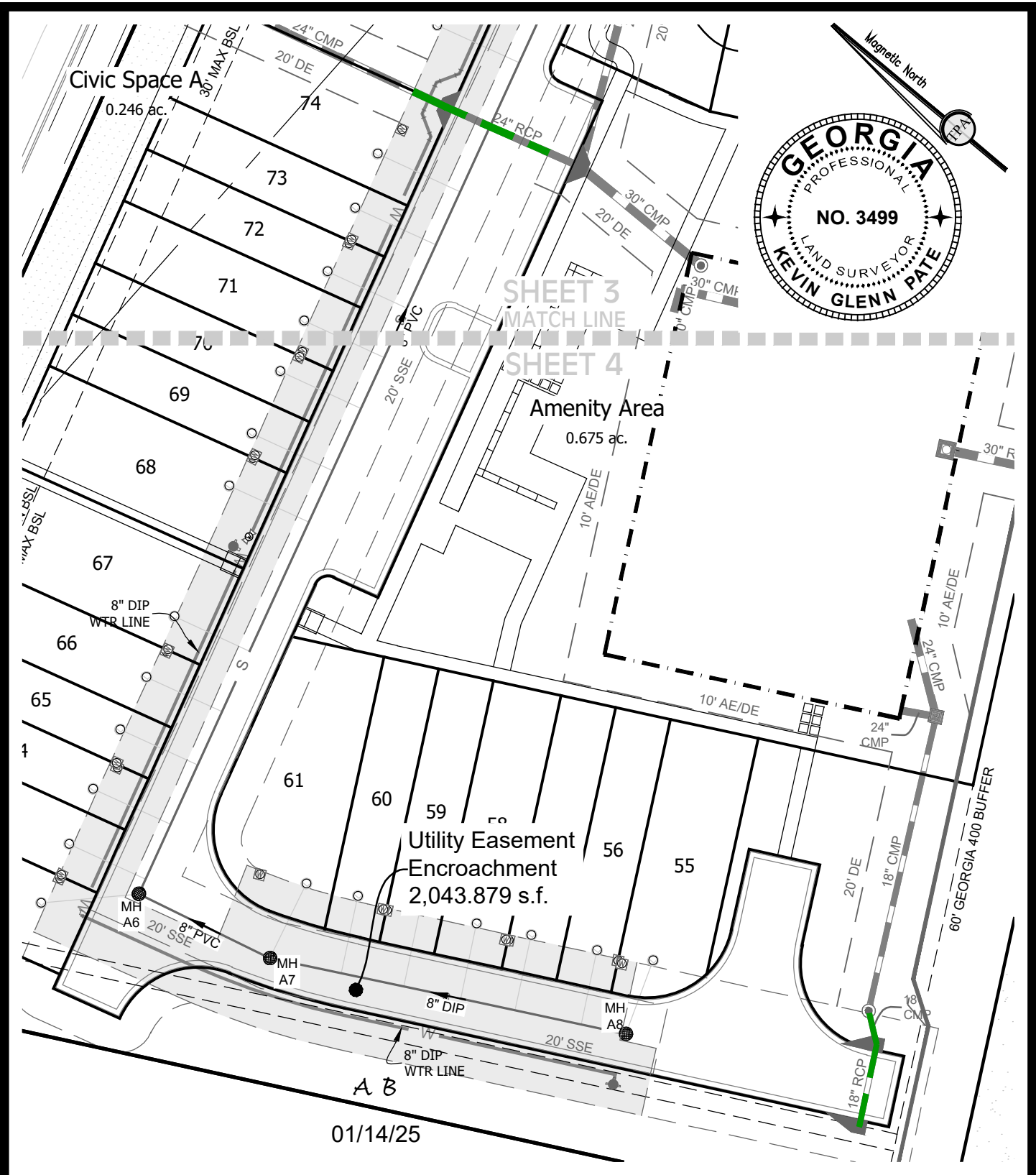
SCALE: 1" = 40'

JN: 1-22-0530

FN: 101-A-2583

DRAWN BY: SH

**SHEET NO: 3 of 4**



SHEET 3  
MATCH LINE  
SHEET 4

01/14/25



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Certificate of  
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**UTILITY EASEMENT ENCROACHMENT EXHIBIT**

**IVEYBROOKE**

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GRAPHIC SCALE - IN FEET



PLAT DATE: 12/13/2024

FIELD DATE:

SCALE: 1" = 40'

JN: 1-22-0530

FN: 101-A-2583

DRAWN BY: SH

**SHEET NO: 4 of 4**