

[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 : Wards Crossing
Tax Parcel Identification No.: 11 070002590206
Land Disturbance Permit No.: 22-020WR
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only

Approval Date: _____
Initials: _____

**SEWER LINE EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 23rd day of June, 2022, between
Medlock Bridge Homeowners' Association, Inc., 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
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) 259 of the
District, 1 Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

Wards Crossing

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 23
day of JUNE 20 22
in the presence of:

Cherrille Carter
Witness

Susan S Kelley
Notary Public

[NOTARIAL SEAL]
Susan S Kelley
NOTARY PUBLIC
Forsyth County, GEORGIA
My Commission Expires 10/17/2025

GRANTOR: Medlock Bridge Homeowners' Association, Inc.

By: PATRICIA ANNE HARRIMAN
Print Name: PATRICIA ANNE HARRIMAN
Title: MBHOA BOARD V.P.

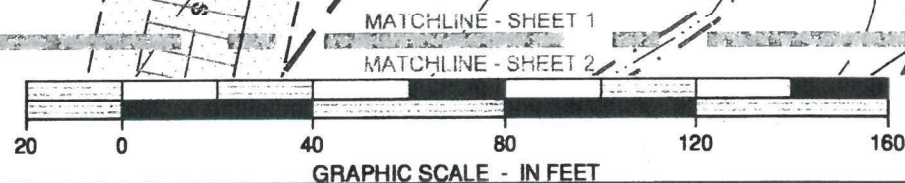
By: _____
Print Name: _____
Title: _____

[COF

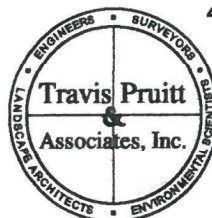
PROPOSED 20' SANITARY SEWER EASEMENT:
7,861 SQ.FT / 0.18 ACRE

PROPOSED TEMPORARY CONSTRUCTION EASEMENT:
15,723 SQ.FT / 0.36 ACRE

N/F
**MEDLOCK BRIDGE
HOMEOWNERS
ASSOCIATION INC.**
DEED BOOK 2931, PAGE 73
ZONED: R-5



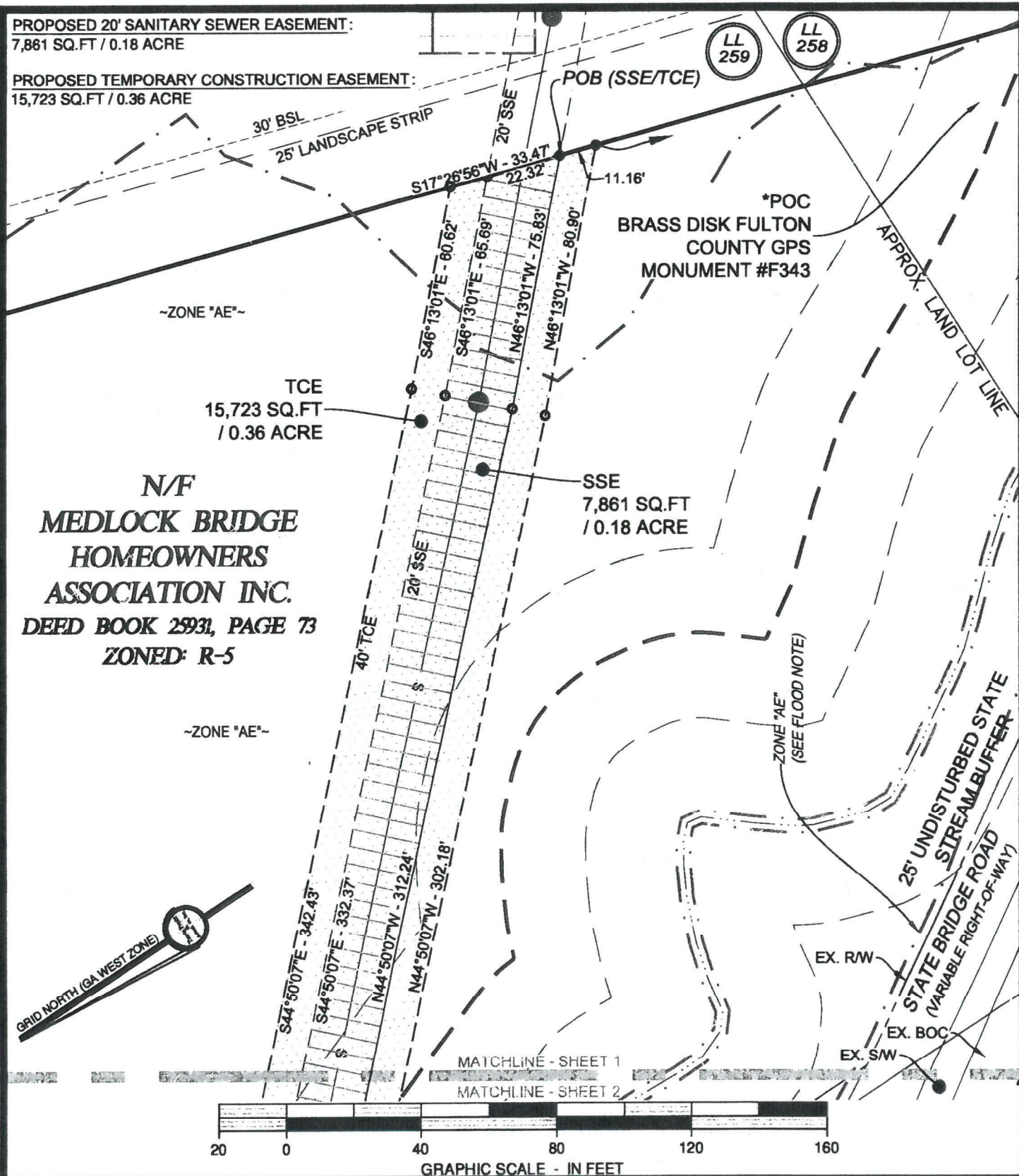
Sanitary Sewer Easement Exhibit For
Medlock Bridge Homeowners Association Inc.
STATE BRIDGE ROAD
LAND LOT 259 - 1ST DISTRICT
CITY OF JOHNS CREEK, FULTON COUNTY, GEORGIA



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

Certificate of

DATE: 07/08/2021
FIELD DATE:
SCALE: 1"=40'
JN: 180174
FN:
DRAWN BY: KK
Sheet No.: 1 of 2



PROPOSED 20' SANITARY SEWER EASEMENT :
7,861 SQ.FT / 0.18 ACRE

PROPOSED TEMPORARY CONSTRUCTION EASEMENT :
15,723 SQ.FT / 0.36 ACRE

FLOOD HAZARD ZONE AE
PER FLOOD INSURANCE RATE
MAP NUMBER 13121C0089G.
BASE FLOOD ELEVATION 994'

TCE
15,723 SQ.FT
/ 0.36 ACRE

EX. PROPERTY LINE
(APPROX.)

*POC
BRASS DISK FULTON
COUNTY GPS
MONUMENT #F343

LL
259

LL
245

GRID NORTH (GA WEST ZONE)

75' IMPERVIOUS
SURFACE SETBACK

50' UNDISTURBED
BUFFER

25' UNDISTURBED STATE
STREAM BUFFER

CREEK C/L

EX. 20' SSE

EX. S/W
EX. R/W

EX. BOC

EX. EOP

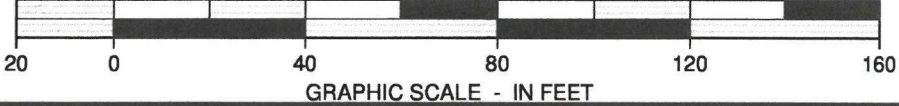
EX. 20' SSE

STATE BRIDGE ROAD
(VARIABLE RIGHT-OF-WAY)

CREEK C/L

N/F

WISE RICHARD H & KAREN A
DEED BOOK 29600, PAGE 201
ZONED: R-4



Sanitary Sewer Easement Exhibit For

Medlock Bridge Homeowners Association Inc.
STATE BRIDGE ROAD

LAND LOT 259 - 1ST DISTRICT
CITY OF JOHNS CREEK, FULTON COUNTY, GEORGIA



4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
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Certificate of

DATE: 07/08/2021
FIELD DATE:
SCALE: 1"=40'
JN: 180174
FN:
DRAWN BY: KK
Sheet No.: 2 of 2

**DESCRIPTION OF 20' SANITARY SEWER EASEMENT FOR MEDLOCK BRIDGE
HOMEOWNERS ASSOCIATION INC.**

All that tract or parcel of land lying and being in Land Lot 259 of the 1st District, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:

To find the **POINT OF BEGINNING**, commence at a brass disk Fulton County GPS Monument #F343 and proceeding along a tie-line North 28 degrees 33 minutes 32 seconds West 3304.02 feet to a ½" rebar found on the northeasterly right-of-way of State Bridge Road (variable right-of-way); THENCE along said right-of-way a curve to the right having a radius of 1075.54 feet and a length of 125.27 feet, said curve having a chord bearing of North 53 degrees 06 minutes 28 seconds West and a chord distance of 125.20 feet to a point; THENCE North 40 degrees 13 minutes 47 seconds East a distance of 24.00 feet to a point; THENCE North 49 degrees 01 minutes 13 seconds West a distance of 27.51 feet to a point; THENCE South 41 degrees 43 minutes 47 seconds West a distance of 24.00 feet to a point; THENCE along a curve to the right having a radius of 1092.13 feet and a length of 122.98 feet, said curve having a chord bearing of North 44 degrees 59 minutes 34 seconds West and a chord distance of 122.92 feet to a point; THENCE leaving said right-of-way along the property line North 17 degrees 26 minutes 56 seconds East a distance of 241.21 feet to a point; said point being the **TRUE POINT OF BEGINNING**.

THENCE from said **TRUE POINT OF BEGINNING** North 46 degrees 13 minutes 01 seconds West a distance of 75.83 feet to a point; THENCE North 44 degrees 50 minutes 07 seconds West a distance of 312.24 feet to a point; THENCE North 00 degrees 21 minutes 16 seconds West a distance of 28.54 feet to a point; THENCE South 44 degrees 50 minutes 07 seconds East a distance of 332.37 feet to a point; THENCE South 46 degrees 13 minutes 01 seconds East a distance of 65.69 feet to a point; THENCE South 17 degrees 26 minutes 56 seconds West a distance of 22.32 feet to a point; said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 7,861 square feet or 0.18 acre.

**DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT FOR MEDLOCK
BRIDGE HOMEOWNERS ASSOCIATION INC.**

All that tract or parcel of land lying and being in Land Lot 259 of the 1st District, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:

To find the **POINT OF BEGINNING**, commence at a brass disk Fulton County GPS Monument #F343 and proceeding along a tie-line North 28 degrees 33 minutes 32 seconds West 3304.02 feet to a ½" rebar found on the northeasterly right-of-way of State Bridge Road (variable right-of-way); THENCE along said right-of-way a curve to the right having a radius of 1075.54 feet and a length of 125.27 feet, said curve having a chord bearing of North 53 degrees 06 minutes 28 seconds West and a chord distance of 125.20 feet to a point; THENCE North 40 degrees 13 minutes 47 seconds East a distance of 24.00 feet to a point; THENCE North 49 degrees 01 minutes 13 seconds West a distance of 27.51 feet to a point; THENCE South 41 degrees 43 minutes 47 seconds West a distance of 24.00 feet to a point; THENCE along a curve to the right having a radius of 1092.13 feet and a length of 122.98 feet, said curve having a chord bearing of North 44 degrees 59 minutes 34 seconds West and a chord distance of 122.92 feet to a point; THENCE leaving said right-of-way along the property line North 17 degrees 26 minutes 56 seconds East a distance of 241.21 feet to a point; said point being the **TRUE POINT OF BEGINNING**.

THENCE from said **TRUE POINT OF BEGINNING** South 17 degrees 26 minutes 56 seconds West a distance of 11.16 feet to a point; THENCE North 46 degrees 13 minutes 01 seconds West a distance of 80.90 feet to a point; THENCE North 44 degrees 50 minutes 07 seconds West a distance of 302.18 feet to a point; THENCE North 00 degrees 21 minutes 16 seconds West a distance of 57.09 feet to a point; THENCE South 44 degrees 50 minutes 07 seconds East a distance of 342.43 feet to a point; THENCE South 46 degrees 13 minutes 01 seconds East a distance of 60.62 feet to a point; THENCE South 17 degrees 26 minutes 56 seconds West a distance of 33.47 feet to a point; said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 15,723 square feet or 0.36 acre.