

Cross Reference:
Book _____ Page _____

Book _____ Page _____

[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 : Lakeview
Tax Parcel Identification No.: 12 272007440785, 12 272007440787, 12 271607520713, 12 285007530811, 12 285007530828, 12 272007440778, 12 272007440555
Land Disturbance Permit No.: 21-042WR & 22-028WR
Zoning/Special Use Permit No.: _____
(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 February, 2023, between LWV TPA GA 400, LLC, 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 and Grantee.

WITNESSETH, that for and in consideration of \$1.00 in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and in consideration of the benefits 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 **FULTON COUNTY** and to successors and assigns the right, title, and privilege of easements through subject property located in Land Lot(s) 744, 745, 752, 753, 2 Section (if applicable) of District 1, Fulton County, Georgia, and more particularly described as follows: To wit:

Lakeview - Roadway

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.

Special Provision

Said sewer easement was originally recorded in the Fulton County records in Deed Book Plat Book 209, page(s) 41. The Grantor has requested that the original sewer alignment associated with this document be altered as shown on attached Exhibit "A". With the execution of this document, the original easement recorded in Deed Book Plat Book 209, page(s) 41 is considered modified to the extent that the description on the exhibits are corrected herein. Said sewer easement modification shall not become effective until the new sewer alignment shown on Exhibit "A" has been installed to Fulton County standards and has been approved and accepted by the Fulton County Department of Public Works and/or the Fulton County Department of Environment and Community Development.

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.

This sewer line easement is subject to (1) that certain Declaration of Covenants, Easements and Restrictions for 360 Tech Village dated June 24, 2020, by LWV TPA GA 400 LLC (the "Master Declaration"), (2) that certain Intergovernmental Agreement Between Fulton County, Georgia and City of Alpharetta, Georgia for Repair of Roadways and Environs at the Lakeview Development, dated January 18, 2022 (the "IGA"), and (3) that certain Private Development Agreement dated November 18, 2021, among the City of Alpharetta, LWV TPA GA 400 LLC and 360 Tech Village Owners Association, Inc. (the "Association") (the "PDA"); (4) and that certain Water System Ownership, Operation, Maintenance and Repair Agreement to be executed by and among LWV TPA GA 400 LLC and Fulton County, Georgia, which collectively provide that (a) the roadways within 360 Tech Village (referred to in the IGA as the Lakeview Development) (the "Roadways") are privately owned by the Association and/or the current private owner(s) of the land on which the Roadways are located (the "Roadway Land Owner"), (b) the Association and/or the Roadway Land Owner are responsible for the maintenance and repair of the Roadways and environs due to any required repair or maintenance to the public water system, specifically, and as agreed upon by the parties in the IGA, the County will only be responsible for repair of its water infrastructure, stabilization and backfill of any required excavation and a concrete cap finished at the roadway subgrade level, (see Section 1 of the PDA and Section 6.1(b) of the Master Declaration), and (c) such ownership and obligations of the Association and/or the Roadway Land Owner shall be binding upon the successors parties of the Association and the Roadway Land Owners (see Section 4(e) of the PDA and Section 2.1 of the Master Declaration).

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 day of FEBRUARY, 7th 2023
In the presence of:

GRANTOR: LWV TPA GA 400, LLC
CORPORATE NAME

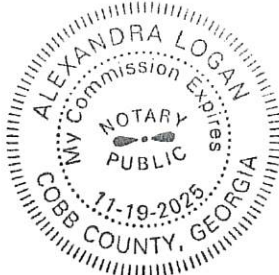
[Signature]
Witness

By: [Signature]
Print Name: J. Bradford Smith
Title: MANAGER

[Signature]
Notary Public

By: _____
Print Name: _____
Title: _____

[NOTARIAL SEAL]



[CORPORATE SEAL]

THIS SEWER LINE EASEMENT IS SUBJECT TO (1) THAT CERTAIN DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS FOR 360 TECH VILLAGE DATED JUNE 2, 2020, BY LWV TPA GA 400 LLC (THE "MASTER DECLARATION"), (2) THAT CERTAIN INTERGOVERNMENTAL AGREEMENT BETWEEN FULTON COUNTY, GEORGIA AND CITY OF ALPHARETTA, GEORGIA FOR REPAIR OF ROADWAYS AND ENVIRONS AT THE LAKEVIEW DEVELOPMENT, DATED JANUARY 18, 2022 (THE "IGA"), (3) THAT CERTAIN PRIVATE DEVELOPMENT AGREEMENT DATED NOVEMBER 18, 2021, AMONG THE CITY OF ALPHARETTA, LWV TPA GA 400 LLC AND 360 TECH VILLAGE OWNERS ASSOCIATION, INC. (THE "ASSOCIATION") (THE "PDA"); AND (4) THAT CERTAIN WATER SYSTEM OWNERSHIP, OPERATION, MAINTENANCE AND REPAIR AGREEMENT TO BE EXECUTED BY AND AMONG LWV TPA GA 400 LLC AND FULTON COUNTY, GEORGIA, WHICH COLLECTIVELY PROVIDE THAT (A) THE ROADWAYS WITHIN 360 TECH VILLAGE (REFERRED TO IN THE IGA AS THE LAKEVIEW DEVELOPMENT) (THE "ROADWAYS") ARE PRIVATELY OWNED BY THE ASSOCIATION AND/OR THE CURRENT PRIVATE OWNER(S) OF THE LAND ON WHICH THE ROADWAYS ARE LOCATED (THE "ROADWAY LAND OWNER"), (B) THE ASSOCIATION AND/OR THE ROADWAY LAND OWNER ARE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE ROADWAYS AND ENVIRONS DUE TO ANY REQUIRED REPAIR OR MAINTENANCE TO THE PUBLIC WATER SYSTEM, SPECIFICALLY, AND AS AGREED UPON BY THE PARTIES IN THE IGA, THE COUNTY WILL ONLY BE RESPONSIBLE FOR REPAIR OF ITS WATER INFRASTRUCTURE, STABILIZATION AND BACKFILL OF ANY REQUIRED EXCAVATION AND A CONCRETE CAP FINISHED AT THE ROADWAY SUBGRADE LEVEL, (SEE SECTION 1 OF THE PDA AND SECTION 6.1(B) OF THE MASTER DECLARATION), AND (C) SUCH OWNERSHIP AND OBLIGATIONS OF THE ASSOCIATION AND/OR THE ROADWAY LAND OWNER SHALL BE BINDING UPON THE SUCCESSORS PARTIES OF THE ASSOCIATION AND THE ROADWAY LAND OWNERS (SEE SECTION 4(E) OF THE PDA AND SECTION 2.1 OF THE MASTER DECLARATION).

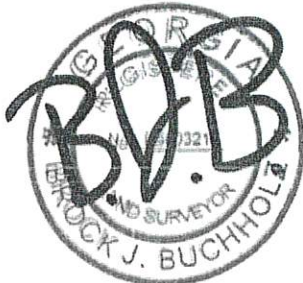
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 45,076 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS LEAST SQUARES ADJUSTED.
SEWER ESMT 1 - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 229,221 FEET.
SEWER ESMT 2 - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 11,468 FEET.
A LEICA TS06+ TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.


BROCK J. BUCHHOLZ
GEORGIA REGISTERED LAND SURVEYOR NUMBER 3210

12/05/2022
DATE



REVISED 02-07-23

WATTS & BROWNING ENGINEERS, INC.

CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW STE 225
MARIETTA, GEORGIA 30060

PHONE: (678) 324-6192
FAX: (770) 694-6870

WWW.WBENGR.COM
LSF000429 - PEF000714

1 OF 10

SEWER LINE EASEMENT DEDICATION OF
LOT 4D - GEORGIA 400 CENTER FOR
LWV TPA GA 400, LLC
LOCATED IN
LAND LOTS 744, 745, 752 & 753
1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

REFERENCE MATERIALS

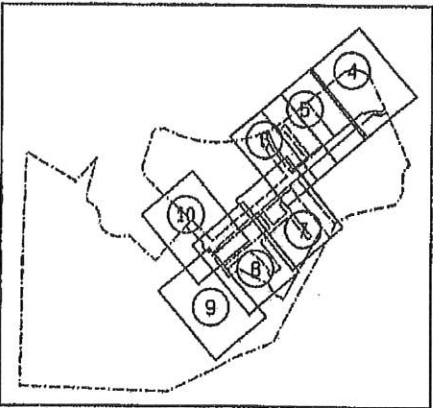
1) FINAL SUBDIVISION PLAT: OF LOT 4D - GEORGIA 400 CENTER, PREPARED FOR LWW TPA GA 400, LLC, LOCATED IN LAND LOTS 744, 746, 762, & 753, 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA, PREPARED BY WATTS AND BROWNING ENGINEERS INC., DRAFTED MAY 15, 2020, LAST REVISED AUGUST 24, 2022, FILED FOR RECORD SEPTEMBER 28, 2022 IN PLAT BOOK 453, PAGE 70 OF FULTON COUNTY RECORDS, GEORGIA.

SURVEYORS NOTES:

1. BOUNDARY LINES SHOWN HEREON ARE TAKEN FROM SURVEY REFERENCE ITEM NO. 1
2. THE DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
3. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-87.
4. ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. WATTS & BROWNING HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION FURNISHED BY OTHERS AND WATTS & BROWNING ENGINEERS IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.
5. ANY DEPICTION OF GROUNDWATER FEATURES (RIVERS, STREAMS, CREEKS, SPRINGS, DITCHES, PONDS, LAKES), NATURAL OR OTHERWISE, SHOWN ON THIS SURVEY ARE MERELY OBSERVATIONS AT THE TIME OF THE SURVEY AND NOT A STATEMENT AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY ENVIRONMENTAL CONDITION. WATTS & BROWNING ENGINEERS, INC. SURVEY PERSONNEL ARE NOT ENVIRONMENTAL PROFESSIONALS. WATTS & BROWNING ENGINEERS, INC. OFFERS NO CERTIFICATION AS TO EXISTENCE OR NON-EXISTENCE OF ANY GROUNDWATER FEATURE OR ENVIRONMENTALLY SENSITIVE AREAS ON OR NEAR THE SUBJECT PROPERTY AS MAY BE DEFINED BY FEDERAL, STATE OR LOCAL GOVERNMENTAL REGULATIONS. PRIOR TO PLANNING OR CONSTRUCTION, AN ENVIRONMENTAL PROFESSIONAL SHOULD BE CONSULTED TO DETERMINE HOW THE SUBJECT PROPERTY MAY, OR MAY NOT, BE AFFECTED BY ENVIRONMENTAL ISSUES.
6. BASIS OF BEARING SHOWN HEREON (GRID NORTH, WEST ZONE) WAS BASED ON FULTON COUNTY GPS MARTA MONUMENT # F 421 USING A LEICA GPS SYSTEM 500 ON OCTOBER 16, 2015. ALL DIMENSIONS SHOWN HEREON ARE AT GROUND LEVEL.

SEWER
EASEMENT 1
AREA
1.71294 AC
74,616 SF

SEWER
EASEMENT 2
AREA
0.01789 AC
779 SF



LINE	DIST	BEARING
L1	10.34'	S36°25'06"E
L2	55.98'	S41°14'23"W
L3	2.29'	S39°49'32"E
L4	19.87'	N50°10'28"E
L5	20.00'	S39°49'32"E
L6	19.87'	S50°10'28"W
L7	6.37'	S39°49'32"E
L8	20.82'	N50°10'28"E
L9	20.00'	S39°49'32"E
L10	20.82'	S50°10'28"W
L11	2.76'	S39°49'32"E
L12	20.71'	N50°10'28"E
L13	20.00'	S39°49'32"E
L14	20.71'	S50°10'28"W
L15	14.31'	S39°49'32"E
L16	20.02'	N50°10'28"E
L17	20.00'	S39°49'32"E
L18	20.02'	S50°10'28"W
L19	2.82'	S39°49'32"E
L20	20.63'	N50°10'28"E
L21	20.00'	S39°49'32"E
L22	20.63'	S50°10'28"W
L23	4.29'	S39°49'32"E
L24	21.68'	N50°10'28"E
L25	20.00'	S39°49'32"E
L26	21.68'	S50°10'28"W
L27	5.95'	S39°49'32"E
L28	20.59'	N50°10'28"E
L29	20.00'	S39°49'32"E
L30	20.59'	S50°10'28"W
L31	3.68'	S39°49'32"E
L32	20.89'	N50°10'28"E
L33	20.00'	S39°49'32"E
L34	20.89'	S50°10'28"W
L35	32.07'	S39°49'32"E
L36	120.46'	N49°57'59"E
L37	240.97'	N49°59'20"E
L38	12.99'	N39°15'43"W
L39	36.11'	N40°06'02"W
L40	10.00'	N49°53'58"E
L41	10.00'	N49°53'58"E
L42	36.25'	S40°06'02"E
L43	19.71'	S39°15'43"E
L44	36.33'	S75°43'28"E
L45	20.00'	S14°16'32"W
L46	34.50'	N75°43'28"W
L47	245.71'	S49°59'20"W
L48	130.52'	S49°57'59"W
L49	150.33'	S50°17'24"W
L50	15.29'	S39°33'20"E
L51	42.10'	S39°28'33"E
L52	20.00'	S50°31'27"W
L53	5.21'	N39°28'33"W
L54	14.44'	S53°10'28"W
L55	29.61'	N35°38'47"W
L56	12.47'	N53°35'41"E

LINE	DIST	BEARING
L57	7.33'	N39°28'33"W
L58	15.14'	N39°33'20"W
L59	288.96'	S49°48'50"W
L60	286.29'	S50°19'31"W
L61	112.03'	S40°16'38"E
L62	176.65'	N49°59'37"E
L63	50.08'	N50°20'21"E
L64	296.56'	N50°00'25"E
L65	58.65'	N39°52'35"W
L66	41.74'	N53°15'04"E
L67	20.00'	S36°44'56"E
L68	20.62'	S53°15'04"W
L69	4.88'	S39°52'35"E
L70	20.83'	N50°07'25"E
L71	20.00'	S39°52'35"E
L72	20.83'	S50°07'25"W
L73	3.24'	S39°52'35"E
L74	21.19'	N50°07'25"E
L75	20.00'	S39°52'35"E
L76	21.19'	S50°07'25"W
L77	24.12'	S40°07'59"E
L78	21.65'	N49°52'01"E
L79	20.00'	S40°07'59"E
L80	21.65'	S49°52'01"W
L81	1.13'	S40°07'59"E
L82	21.04'	N49°52'01"E
L83	20.00'	S40°07'59"E
L84	21.04'	S49°52'01"W
L85	5.95'	S40°07'59"E
L86	20.89'	N49°52'01"E
L87	20.00'	S40°07'59"E
L88	20.89'	S49°52'01"W
L89	17.65'	S40°07'59"E
L90	20.97'	N49°52'01"E
L91	20.00'	S40°07'59"E
L92	20.97'	S49°52'01"W
L93	3.60'	S40°07'59"E
L94	20.47'	N49°52'01"E
L95	18.89'	S52°33'51"E
L96	22.47'	S24°50'10"E
L97	40.03'	S65°09'50"W
L98	152.90'	N40°07'59"W
L99	226.63'	S50°00'25"W
L100	17.66'	S39°47'03"E
L101	29.30'	N50°12'57"E
L102	20.00'	S39°47'03"E
L103	29.30'	S50°12'57"W
L104	4.30'	S39°47'03"E
L105	28.97'	N50°12'57"E
L106	20.00'	S39°47'03"E
L107	28.97'	S50°12'57"W
L108	4.00'	S39°47'03"E
L109	28.82'	N50°12'57"E
L110	20.00'	S39°47'03"E
L111	28.82'	S50°12'57"W
L112	9.71'	S39°47'03"E

LINE	DIST	BEARING
L113	29.00'	N50°12'57"E
L114	20.00'	S39°47'03"E
L115	29.00'	S50°12'57"W
L116	5.11'	S39°47'03"E
L117	29.09'	N50°12'57"E
L118	20.00'	S39°47'03"E
L119	29.09'	S50°12'57"W
L120	10.27'	S39°47'03"E
L121	29.10'	N50°19'46"E
L122	30.94'	S39°20'22"E
L123	35.97'	S01°41'21"W
L124	58.07'	S50°05'51"W
L125	34.15'	N46°34'15"W
L126	37.40'	N42°31'49"E
L127	164.20'	N39°47'03"W
L128	27.62'	S50°20'21"W
L129	109.88'	S52°15'42"E
L130	20.00'	S37°44'18"W
L131	114.30'	N52°15'42"W
L132	168.41'	S49°59'37"W
L133	56.09'	S40°35'22"E
L134	198.85'	S33°31'54"W
L135	99.89'	S08°43'59"W
L136	20.00'	N81°15'01"W
L137	104.29'	N08°43'59"E
L138	188.15'	N33°31'54"E
L139	51.12'	N40°35'22"W
L140	142.22'	N40°16'38"W
L141	306.41'	N50°19'31"E
L142	299.02'	N49°48'50"E
L143	150.29'	N50°17'24"E
L144	251.66'	N39°49'32"W
L145	28.72'	N41°14'23"E
L146	41.19'	S29°32'14"W
L147	20.50'	N47°50'31"W
L148	36.72'	N29°32'14"E
L149	20.00'	S60°27'46"E

LINE	ARC	CHORD BEARING	RADIUS	CHORD
C1	47.63'	N53°13'58"E	632.50'	47.62'

R=4818.16'
Lc=215.81'
S51°16'53"W
A=215.83'L

TIE TO SSE 2
S46°07'06"W
1146.14'
(SEE SHEET 10)

1" = 50'
GRID NORTH-WEST ZONE

LOT 4D-6
PID: 12272007440787

LAKE STREET

LOT 4D-5
PID 12271007520697

HAYNES BRIDGE ROAD
PUBLIC VARIABLE RW
DB16950/P/G64

AB
02/07/2023

LAKEVIEW PARKWAY
100' PUBLIC VARIABLE R/W
PB209/PG41

R=632.50'
Lc=11.89'
S50°32'12"W
A=11.89'R

S49°59'53"W
160.00'

POB
SS ESMT

LOT 4D-14
PID 12272007440795

LAKE STREET
PUBLIC ACCESS - PRIVATELY MAINTAINED

LOT 4D-8
PID 12271007520713

LOT 4D-7
PID 12271007520705

LOT 4D-11
PID 122271007520739

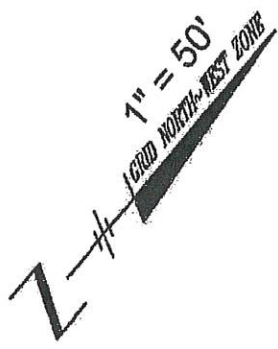
LOT 4D-9
PID 12272007440795

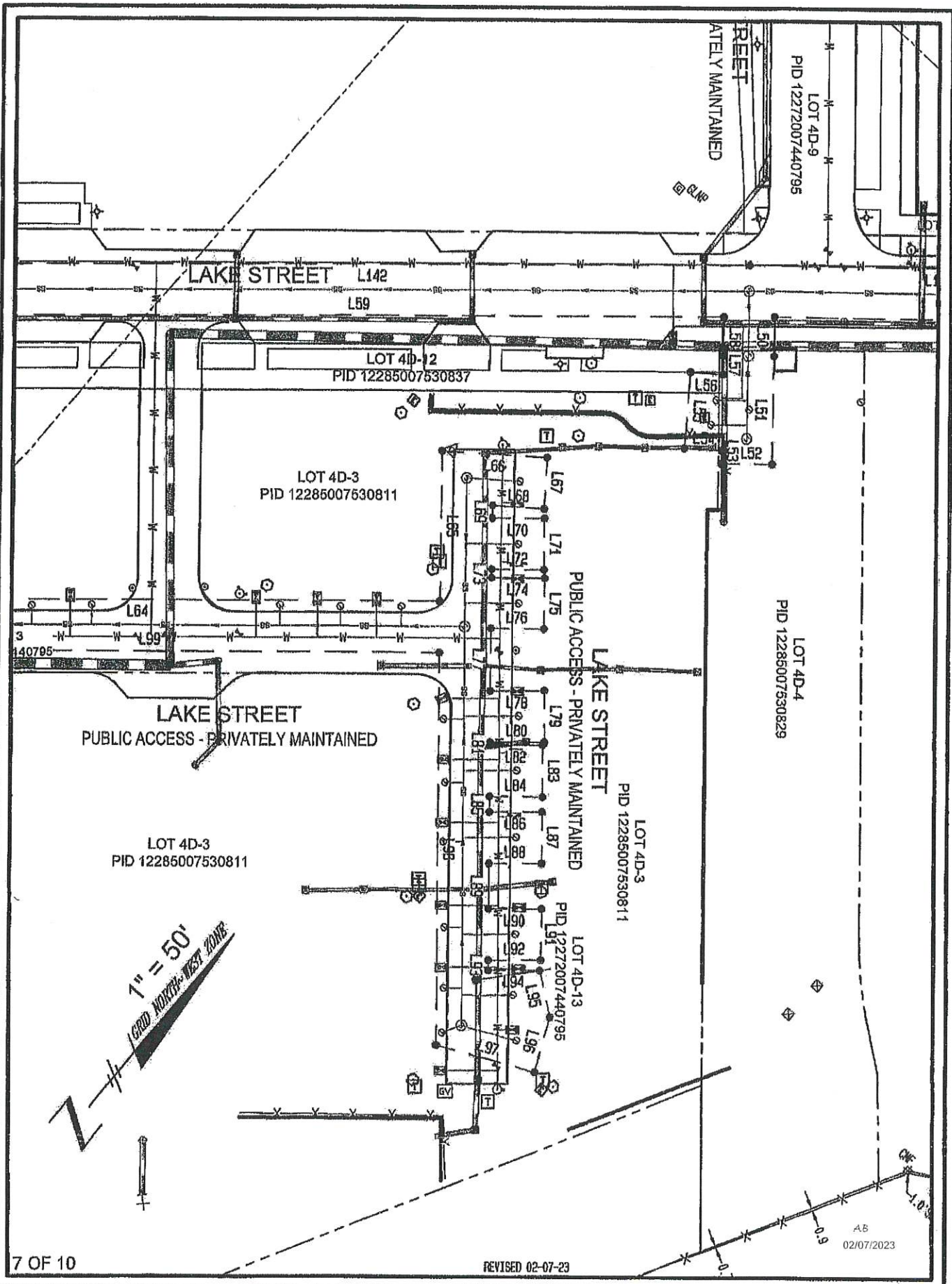
LAKE STREET
ACCESS - PRIVATELY MAINTAINED

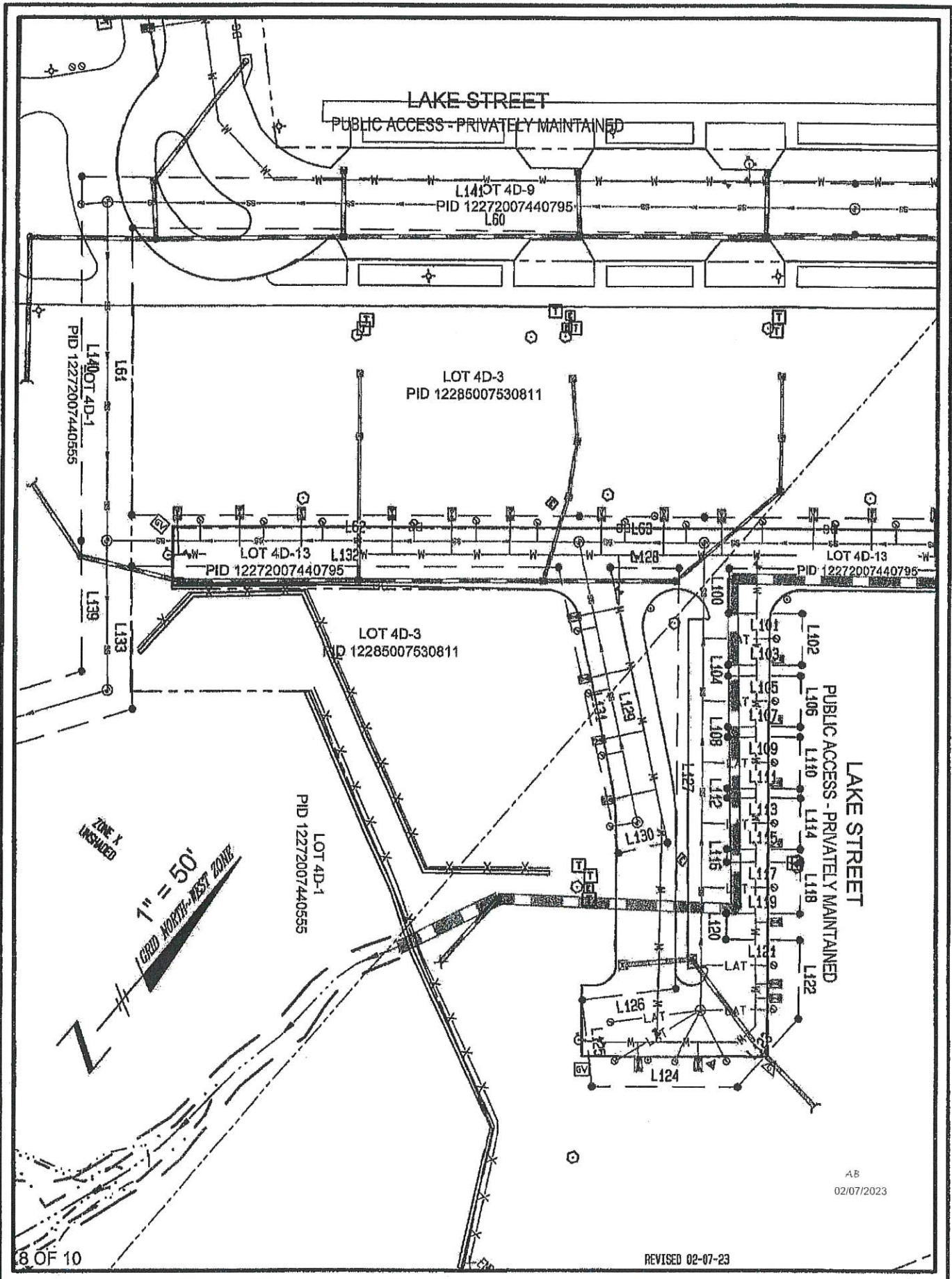
LAKE STREET
PUBLIC ACCESS - PRIVATELY MAINTAINED

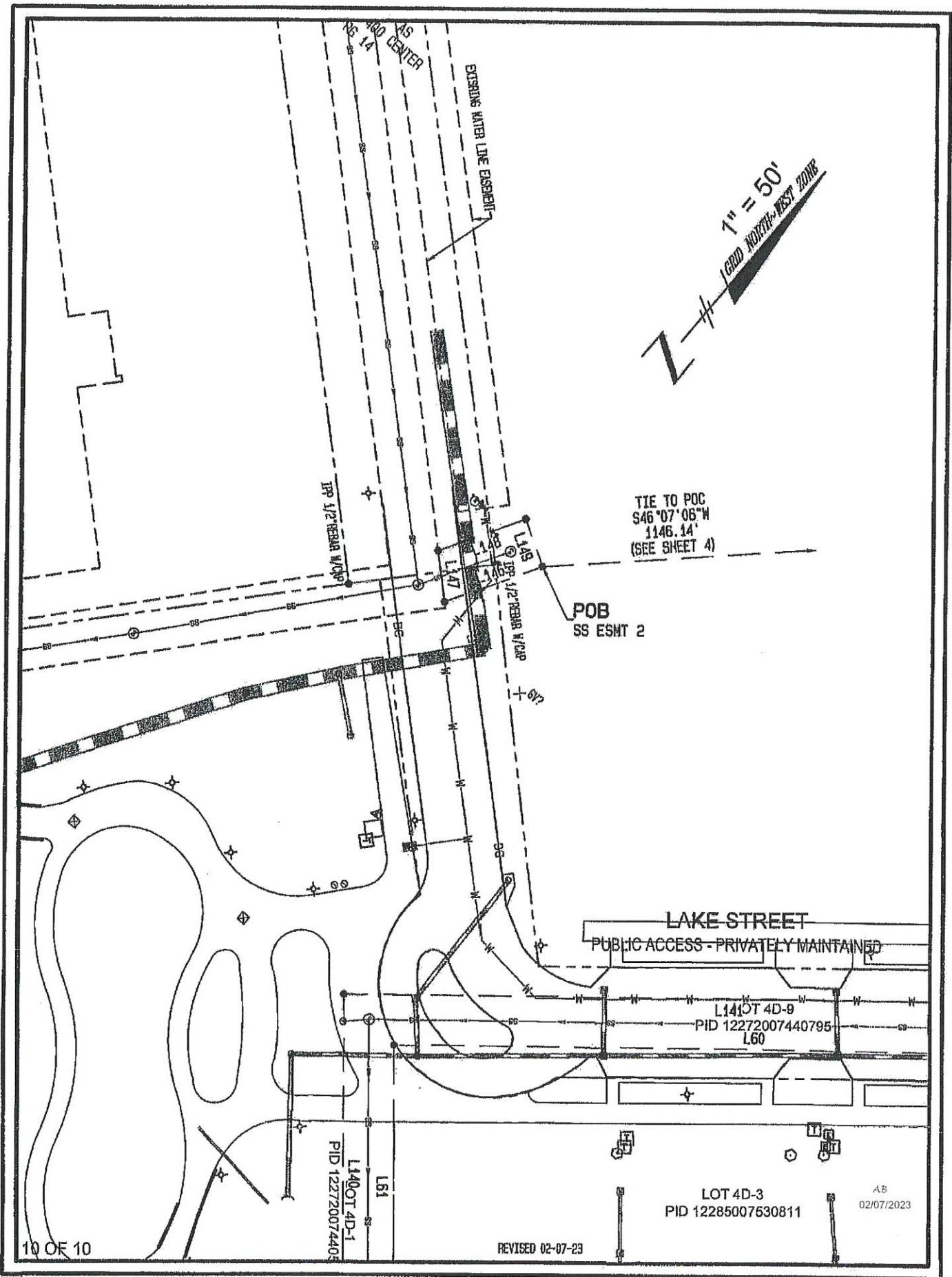
LOT 4D-5
PID 12271007520697

AB
02/07/2023









1" = 50'
 GRID NORTH - WEST ZONE

TIE TO POC
 S46°07'06"W
 1146.14'
 (SEE SHEET 4)

POB
 SS ESMT 2

LAKE STREET
 PUBLIC ACCESS - PRIVATELY MAINTAINED

L141 LOT 4D-9
 PID 12272007440795
 L60

L61
 L140 LOT 4D-1
 PID 122720074403

LOT 4D-3
 PID 12285007630811

AB
 02/07/2023

**DESCRIPTION OF PROPERTY
GA 400 CENTER / LAKEVIEW PARK / TECH 360
20' PERMANENT SEWER EASEMENT**

TRACT1:

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 744, 745, 752 & 753 OF THE 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN PLACED (1/2" REBAR) LOCATED AT THE MOST SOUTHERLY MARGIN OF THE CURVED INTERSECTION FORMED BY THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LAKEVIEW PARKWAY (100' R/W; PLAT BOOK 209, PAGE 41) WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HAYNES BRIDGE ROAD (VARIABLE R/W; PLAT BOOK 453, PAGE 70), THENCE PROCEED ALONG THE SAID CURVED INTERSECTION A 165.33 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 100.00 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 80°04'15" WEST, 147.14 FEET; THEN DEPART THE SAID CURVED INTERSECTION AND PROCEED ALONG THE SOUTHEASTERLY RIGHT OF WAY OF LAKEVIEW PARKWAY (100' R/W; PLAT BOOK 209, PAGE 41); THENCE PROCEED ALONG THE SOUTHEASTERLY RIGHT OF WAY OF LAKEVIEW PARKWAY (100' R/W; PLAT BOOK 209, PAGE 41) THE FOLLOWING COURSES AND DISTANCES:

- 1) THENCE 215.83 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 4818.16 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 51°16'53" WEST, 215.81 FEET TO A POINT;
- 2) THENCE SOUTH 49°59'53" WEST FOR A DISTANCE OF 160.00 FEET TO A POINT;
- 3) THENCE 11.89 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 632.50 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 50°32'12" WEST, 11.89 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS ESTABLISHED; THENCE DEPART THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF LAKEVIEW PARKWAY (100' R/W; PLAT BOOK 209, PAGE 41) SOUTH 36°25'06" EAST, A DISTANCE OF 10.34 FEET TO A POINT; THENCE SOUTH 41°14'23" WEST FOR A DISTANCE OF 55.98 FEET TO A POINT; THENCE SOUTH 39°49'32" EAST FOR A DISTANCE OF 2.29 FEET TO A POINT; THENCE NORTH 50°10'28" EAST FOR A DISTANCE OF 19.87 FEET TO A POINT; THENCE SOUTH 39°49'32" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 50°10'28" WEST FOR A DISTANCE OF 19.87 FEET TO A POINT; THENCE SOUTH 39°49'32" EAST FOR A DISTANCE OF 6.37 FEET TO A POINT; THENCE NORTH 50°10'28" EAST FOR A DISTANCE OF 20.82 FEET TO A POINT; THENCE SOUTH 39°49'32" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 50°10'28" WEST FOR A DISTANCE OF 20.82 FEET TO A POINT; THENCE SOUTH 39°49'32" EAST FOR A DISTANCE OF 2.76 FEET TO A POINT; THENCE NORTH 50°10'28" EAST FOR A DISTANCE OF 20.71 FEET TO A POINT; THENCE SOUTH 39°49'32" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 50°10'28" WEST FOR A DISTANCE OF 20.71 FEET TO A POINT; THENCE SOUTH 39°49'32" EAST FOR A DISTANCE OF 14.31 FEET TO A POINT; THENCE NORTH 50°10'28" EAST FOR A DISTANCE OF 20.02 FEET TO A POINT; THENCE SOUTH 39°49'32" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 50°10'28" WEST FOR A DISTANCE OF 20.02 FEET TO A POINT; THENCE SOUTH 39°49'32" EAST FOR A DISTANCE OF 2.82 FEET TO A POINT; THENCE NORTH 50°10'28" EAST FOR A DISTANCE OF 20.63 FEET TO A POINT;

THENCE SOUTH 39°49'32" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 50°10'28" WEST FOR A DISTANCE OF 20.63 FEET TO A POINT; THENCE SOUTH 39°49'32" EAST FOR A DISTANCE OF 4.29 FEET TO A POINT; THENCE NORTH 50°10'28" EAST FOR A DISTANCE OF 21.68 FEET TO A POINT; THENCE SOUTH 39°49'32" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 50°10'28" WEST FOR A DISTANCE OF 21.68 FEET TO A POINT; THENCE SOUTH 39°49'32" EAST FOR A DISTANCE OF 5.96 FEET TO A POINT; THENCE NORTH 50°10'28" EAST FOR A DISTANCE OF 20.59 FEET TO A POINT; THENCE SOUTH 39°49'32" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 50°10'28" WEST FOR A DISTANCE OF 20.59 FEET TO A POINT; THENCE SOUTH 39°49'32" EAST FOR A DISTANCE OF 3.68 FEET TO A POINT; THENCE NORTH 50°10'28" EAST FOR A DISTANCE OF 20.89 FEET TO A POINT; THENCE SOUTH 39°49'32" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 50°10'28" WEST FOR A DISTANCE OF 20.89 FEET TO A POINT; THENCE SOUTH 39°49'32" EAST FOR A DISTANCE OF 32.07 FEET TO A POINT; THENCE NORTH 49°57'59" EAST FOR A DISTANCE OF 120.46 FEET TO A POINT; THENCE NORTH 49°59'20" EAST FOR A DISTANCE OF 240.97 FEET TO A POINT; THENCE NORTH 39°15'43" WEST FOR A DISTANCE OF 12.99 FEET TO A POINT; THENCE NORTH 40°06'02" WEST FOR A DISTANCE OF 36.11 FEET TO A POINT; THENCE NORTH 49°53'58" EAST FOR A DISTANCE OF 10.00 FEET TO A POINT; THENCE NORTH 49°53'58" EAST FOR A DISTANCE OF 10.00 FEET TO A POINT; THENCE SOUTH 40°06'02" EAST FOR A DISTANCE OF 36.25 FEET TO A POINT; THENCE SOUTH 39°15'43" EAST FOR A DISTANCE OF 19.71 FEET TO A POINT; THENCE SOUTH 75°43'28" EAST FOR A DISTANCE OF 36.33 FEET TO A POINT; THENCE SOUTH 14°16'32" WEST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 75°43'28" WEST FOR A DISTANCE OF 34.50 FEET TO A POINT; THENCE SOUTH 49°59'20" WEST FOR A DISTANCE OF 245.71 FEET TO A POINT; THENCE SOUTH 49°57'59" WEST FOR A DISTANCE OF 130.52 FEET TO A POINT; THENCE SOUTH 50°17'24" WEST FOR A DISTANCE OF 150.33 FEET TO A POINT; THENCE SOUTH 39°33'20" EAST FOR A DISTANCE OF 15.29 FEET TO A POINT; THENCE SOUTH 39°28'33" EAST FOR A DISTANCE OF 42.10 FEET TO A POINT; THENCE SOUTH 50°31'27" WEST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 39°28'33" WEST FOR A DISTANCE OF 5.21 FEET TO A POINT; THENCE SOUTH 53°10'28" WEST FOR A DISTANCE OF 14.44 FEET TO A POINT; THENCE NORTH 35°38'47" WEST FOR A DISTANCE OF 29.61 FEET TO A POINT; THENCE NORTH 53°35'41" EAST FOR A DISTANCE OF 12.47 FEET TO A POINT; THENCE NORTH 39°28'33" WEST FOR A DISTANCE OF 7.33 FEET TO A POINT; THENCE NORTH 39°33'20" WEST FOR A DISTANCE OF 15.14 FEET TO A POINT; THENCE SOUTH 49°48'50" WEST FOR A DISTANCE OF 288.96 FEET TO A POINT; THENCE SOUTH 50°19'31" WEST FOR A DISTANCE OF 286.29 FEET TO A POINT; THENCE SOUTH 40°16'38" EAST FOR A DISTANCE OF 112.03 FEET TO A POINT; THENCE NORTH 49°59'37" EAST FOR A DISTANCE OF 176.65 FEET TO A POINT; THENCE NORTH 50°20'21" EAST FOR A DISTANCE OF 50.08 FEET TO A POINT; THENCE NORTH 50°00'25" EAST FOR A DISTANCE OF 236.56 FEET TO A POINT; THENCE NORTH 39°52'35" WEST FOR A DISTANCE OF 58.65 FEET TO A POINT; THENCE NORTH 53°15'04" EAST FOR A DISTANCE OF 41.74 FEET TO A POINT; THENCE SOUTH 36°44'56" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 53°15'04" WEST FOR A DISTANCE OF 20.62 FEET TO A POINT; THENCE SOUTH 39°52'35" EAST FOR A DISTANCE OF 4.88 FEET TO A POINT; THENCE NORTH 50°07'25" EAST FOR A DISTANCE OF 20.83 FEET TO A POINT; THENCE SOUTH 39°52'35" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 50°07'25" WEST FOR A DISTANCE OF 20.83 FEET TO A POINT; THENCE SOUTH 39°52'35" EAST FOR A DISTANCE OF 3.24 FEET TO A POINT; THENCE NORTH 50°07'25" EAST FOR A DISTANCE OF 21.19 FEET TO A POINT; THENCE SOUTH 39°52'35" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 50°07'25" WEST FOR A DISTANCE OF 21.19 FEET TO A POINT; THENCE SOUTH 40°07'59"

EAST FOR A DISTANCE OF 24.12 FEET TO A POINT; THENCE NORTH 49°52'01" EAST FOR A DISTANCE OF 21.65 FEET TO A POINT; THENCE SOUTH 40°07'59" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 49°52'01" WEST FOR A DISTANCE OF 21.65 FEET TO A POINT; THENCE SOUTH 40°07'59" EAST FOR A DISTANCE OF 1.13 FEET TO A POINT; THENCE NORTH 49°52'01" EAST FOR A DISTANCE OF 21.04 FEET TO A POINT; THENCE SOUTH 40°07'59" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 49°52'01" WEST FOR A DISTANCE OF 21.04 FEET TO A POINT; THENCE SOUTH 40°07'59" EAST FOR A DISTANCE OF 5.95 FEET TO A POINT; THENCE NORTH 49°52'01" EAST FOR A DISTANCE OF 20.89 FEET TO A POINT; THENCE SOUTH 40°07'59" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 49°52'01" WEST FOR A DISTANCE OF 20.89 FEET TO A POINT; THENCE SOUTH 40°07'59" EAST FOR A DISTANCE OF 17.65 FEET TO A POINT; THENCE NORTH 49°52'01" EAST FOR A DISTANCE OF 20.97 FEET TO A POINT; THENCE SOUTH 40°07'59" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 49°52'01" WEST FOR A DISTANCE OF 20.97 FEET TO A POINT; THENCE SOUTH 40°07'59" EAST FOR A DISTANCE OF 3.80 FEET TO A POINT; THENCE NORTH 49°52'01" EAST FOR A DISTANCE OF 20.47 FEET TO A POINT; THENCE SOUTH 52°33'51" EAST FOR A DISTANCE OF 18.89 FEET TO A POINT; THENCE SOUTH 24°50'10" EAST FOR A DISTANCE OF 22.47 FEET TO A POINT; THENCE SOUTH 65°09'50" WEST FOR A DISTANCE OF 40.03 FEET TO A POINT; THENCE NORTH 40°07'59" WEST FOR A DISTANCE OF 152.90 FEET TO A POINT; THENCE SOUTH 50°00'25" WEST FOR A DISTANCE OF 226.63 FEET TO A POINT; THENCE SOUTH 39°47'03" EAST FOR A DISTANCE OF 17.66 FEET TO A POINT; THENCE NORTH 50°12'57" EAST FOR A DISTANCE OF 29.30 FEET TO A POINT; THENCE SOUTH 39°47'03" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 50°12'57" WEST FOR A DISTANCE OF 29.30 FEET TO A POINT; THENCE SOUTH 39°47'03" EAST FOR A DISTANCE OF 4.30 FEET TO A POINT; THENCE NORTH 50°12'57" EAST FOR A DISTANCE OF 28.97 FEET TO A POINT; THENCE SOUTH 39°47'03" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 50°12'57" WEST FOR A DISTANCE OF 28.97 FEET TO A POINT; THENCE SOUTH 39°47'03" EAST FOR A DISTANCE OF 4.00 FEET TO A POINT; THENCE NORTH 50°12'57" EAST FOR A DISTANCE OF 28.82 FEET TO A POINT; THENCE SOUTH 39°47'03" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 50°12'57" WEST FOR A DISTANCE OF 28.82 FEET TO A POINT; THENCE SOUTH 39°47'03" EAST FOR A DISTANCE OF 3.71 FEET TO A POINT; THENCE NORTH 50°12'57" EAST FOR A DISTANCE OF 29.00 FEET TO A POINT; THENCE SOUTH 39°47'03" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 50°12'57" WEST FOR A DISTANCE OF 29.00 FEET TO A POINT; THENCE SOUTH 39°47'03" EAST FOR A DISTANCE OF 5.11 FEET TO A POINT; THENCE NORTH 50°12'57" EAST FOR A DISTANCE OF 29.09 FEET TO A POINT; THENCE SOUTH 39°47'03" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 50°12'57" WEST FOR A DISTANCE OF 29.09 FEET TO A POINT; THENCE SOUTH 39°47'03" EAST FOR A DISTANCE OF 10.27 FEET TO A POINT; THENCE NORTH 50°19'46" EAST FOR A DISTANCE OF 29.10 FEET TO A POINT; THENCE SOUTH 39°20'22" EAST FOR A DISTANCE OF 30.94 FEET TO A POINT; THENCE SOUTH 01°41'21" WEST FOR A DISTANCE OF 35.97 FEET TO A POINT; THENCE SOUTH 50°05'51" WEST FOR A DISTANCE OF 58.07 FEET TO A POINT; THENCE NORTH 46°34'15" WEST FOR A DISTANCE OF 34.15 FEET TO A POINT; THENCE NORTH 42°31'49" EAST FOR A DISTANCE OF 37.40 FEET TO A POINT; THENCE NORTH 39°47'03" WEST FOR A DISTANCE OF 164.20 FEET TO A POINT; THENCE SOUTH 50°20'21" WEST FOR A DISTANCE OF 27.62 FEET TO A POINT; THENCE SOUTH 52°15'42" EAST FOR A DISTANCE OF 109.88 FEET TO A POINT; THENCE SOUTH 37°44'18" WEST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 52°15'42" WEST FOR A DISTANCE OF 114.30 FEET TO A POINT; THENCE SOUTH 49°59'37" WEST FOR A DISTANCE OF 168.41 FEET TO A POINT; THENCE SOUTH 40°35'22" EAST FOR A DISTANCE OF 56.09 FEET TO A POINT; THENCE

SOUTH 33°31'54" WEST FOR A DISTANCE OF 198.85 FEET TO A POINT; THENCE SOUTH 08°43'59" WEST FOR A DISTANCE OF 99.89 FEET TO A POINT; THENCE NORTH 81°16'01" WEST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 08°43'59" EAST FOR A DISTANCE OF 104.29 FEET TO A POINT; THENCE NORTH 33°31'54" EAST FOR A DISTANCE OF 188.15 FEET TO A POINT; THENCE NORTH 40°35'22" WEST FOR A DISTANCE OF 51.12 FEET TO A POINT; THENCE NORTH 40°16'38" WEST FOR A DISTANCE OF 142.22 FEET TO A POINT; THENCE NORTH 50°19'31" EAST FOR A DISTANCE OF 306.41 FEET TO A POINT; THENCE NORTH 49°48'50" EAST FOR A DISTANCE OF 299.02 FEET TO A POINT; THENCE NORTH 50°17'24" EAST FOR A DISTANCE OF 150.29 FEET TO A POINT; THENCE NORTH 39°49'32" WEST FOR A DISTANCE OF 251.66 FEET TO A POINT; THENCE NORTH 41°14'23" EAST FOR A DISTANCE OF 28.72 FEET TO A POINT; THENCE 47.63 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 632.50 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 53°13'58" EAST, 47.62 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 1.71294 ACRES, OR 74616 SQUARE FEET.

TRACT 2:

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 744, 745, 752 & 753 OF THE 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN PLACED (1/2" REBAR) LOCATED AT THE MOST SOUTHERLY MARGIN OF THE CURVED INTERSECTION FORMED BY THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LAKEVIEW PARKWAY (100' R/W; PLAT BOOK 209, PAGE 41) WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HAYNES BRIDGE ROAD (VARIABLE R/W; PLAT BOOK 453, PAGE 70), THENCE DEPART THE SAID CURVED RIGHT OF WAY INTERSECTION AND PROCEED SOUTH 51°37'10" WEST, A DISTANCE OF 1238.72 FEET TO THE **POINT OF BEGINNING**.

FROM THE **POINT OF BEGINNING** THUS ESTABLISHED; THENCE SOUTH 29°32'14" WEST, A DISTANCE OF 41.19 FEET TO A POINT; THENCE NORTH 47°50'31" WEST FOR A DISTANCE OF 20.50 FEET TO A POINT; THENCE NORTH 29°32'14" EAST FOR A DISTANCE OF 36.72 FEET TO A POINT; THENCE SOUTH 60°27'46" EAST FOR A DISTANCE OF 20.00 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 0.01789 ACRES, OR 779 SQUARE FEET.