

[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.: 19 872087440795, 19 272007440787, 19 271007620719, 19 205007630611, 12 266007630629, 12 272087440778, 12 272007440855
Land Disturbance Permit No.: 21-042WR & 22-028WR
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only
Approval Date: _____
Initials: _____

**WATER LINE EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 7th day of February, 20 23, 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 water line through subject property, and in consideration of the benefits which will accrue to the subject property from the construction of a water 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:

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 water line through my property according to the location and size of said

water 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 water 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 water line on both a routine and emergency basis.

Said Grantor hereby warrants that it has the right to sell and convey said water 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 water 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 water line for the use of the property as herein agreed, including specifically for any damage caused to roads existing above said water line. The Grantor understands that the County is responsible only for the repair of its water infrastructure, stabilization and backfill of any required excavation and a concrete cap finished at the roadway subgrade level.

This water 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).

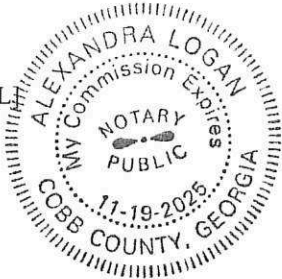
IN WITNESS HEREOF said party of the first part has hereunto affixed his/her hand and seal on the day and year first above written.

Signed, sealed and delivered this 7th
day of FEBRUARY, 20 23
in the presence of:

[Signature]
Witness

[Signature]
Notary Public

[NOTARIAL SEAL]



GRANTOR: LWV TPA GA 400, LLC
CORPORATE NAME

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

By: _____
Print Name: _____
Title: _____

[CORPORATE SEAL]

THIS WATER 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.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,021,425 FEET.

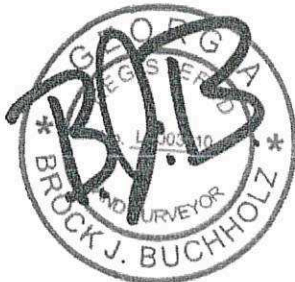
A LEICA TS06+ TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

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 9

WATER 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

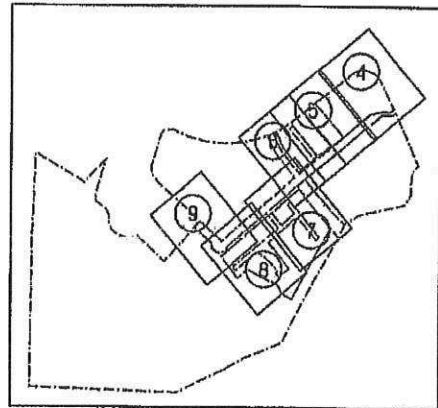
1) FINAL SUBDIVISION PLAT: OF LOT 4D - GEORGIA 400 CENTER, PREPARED FOR LWW TPA GA 400, LLC, LOCATED IN LAND LOTS 744, 746, 762, & 763, 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA, PREPARED BY WATTS AND BROWNING ENGINEERS INC., DRAFTED MAY 15, 2020, LAST REVISED AUGUST 24, 2022, 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. 15-6-67.
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.

| LINE | ARC | CHORD BEARING | RADIUS | CHORD |
|------|--------|---------------|---------|--------|
| C1 | 16.06' | N88°49'46"W | 53.50' | 16.00' |
| C2 | 4.62' | N82°04'46"W | 71.50' | 4.62' |
| C3 | 20.00' | N66°52'30"E | 706.65' | 20.00' |

**WATER
EASEMENT
AREA
1.82169 AC
79,353 SF**



| LINE | DIST | BEARING |
|------|---------|-------------|
| L1 | 20.58' | S26°23'58"E |
| L2 | 50.60' | S49°55'19"W |
| L3 | 51.76' | S40°04'41"E |
| L4 | 7.57' | N80°13'43"W |
| L5 | 32.00' | N40°04'41"W |
| L6 | 239.05' | S49°55'19"W |
| L7 | 29.72' | S40°04'41"E |
| L8 | 20.00' | S49°55'19"W |
| L9 | 29.72' | N40°04'41"W |
| L10 | 367.54' | S49°55'19"W |
| L11 | 28.63' | S40°04'41"E |
| L12 | 20.00' | S49°55'19"W |
| L13 | 28.63' | N40°04'41"W |
| L14 | 183.94' | S49°55'19"W |
| L15 | 126.25' | S39°54'23"E |
| L16 | 14.45' | N49°57'02"E |
| L17 | 17.07' | N38°30'55"W |
| L18 | 26.08' | N52°58'29"E |
| L19 | 18.69' | S40°02'58"E |
| L20 | 3.81' | N49°57'02"E |
| L21 | 15.22' | N40°02'58"W |
| L22 | 20.00' | N49°57'02"E |
| L23 | 15.22' | S40°02'58"E |
| L24 | 3.28' | N49°57'02"E |
| L25 | 15.07' | N40°02'58"W |
| L26 | 20.00' | N49°57'02"E |
| L27 | 15.07' | S40°02'58"E |
| L28 | 28.43' | N49°57'02"E |
| L29 | 75.42' | N39°45'23"W |
| L30 | 20.00' | N50°14'37"E |
| L31 | 85.37' | S39°45'23"E |
| L32 | 185.30' | S40°16'36"E |
| L33 | 20.00' | S49°43'40"W |
| L34 | 7.10' | N40°16'20"W |
| L35 | 22.20' | S49°43'40"W |
| L36 | 20.00' | N40°16'20"W |
| L37 | 22.20' | N49°43'40"E |
| L38 | 20.69' | N40°16'20"W |
| L39 | 22.01' | S49°43'40"W |
| L40 | 20.00' | N40°16'20"W |
| L41 | 22.01' | N49°43'40"E |
| L42 | 3.90' | N40°16'20"W |
| L43 | 22.12' | S49°43'40"W |
| L44 | 20.00' | N40°16'20"W |
| L45 | 22.12' | N49°43'40"E |
| L46 | 12.26' | N40°16'20"W |
| L47 | 21.98' | S49°43'40"W |
| L48 | 20.00' | N40°16'20"W |
| L49 | 21.98' | N49°43'40"E |
| L50 | 4.43' | N40°16'20"W |
| L51 | 21.47' | S49°43'40"W |
| L52 | 20.00' | N40°16'20"W |
| L53 | 21.47' | N49°43'40"E |
| L54 | 3.75' | N40°16'20"W |
| L55 | 22.30' | S49°43'40"W |
| L56 | 20.00' | N40°16'20"W |
| L57 | 22.30' | N49°43'40"E |
| L58 | 3.30' | N40°16'20"W |
| L59 | 219.15' | S49°57'02"W |
| L60 | 178.45' | S40°00'17"E |
| L61 | 17.60' | S06°21'45"W |
| L62 | 58.86' | S49°47'20"W |
| L63 | 19.32' | S54°57'30"W |
| L64 | 20.00' | N35°02'30"W |
| L65 | 18.42' | N54°57'30"E |

| LINE | DIST | BEARING |
|------|---------|-------------|
| L66 | 11.68' | N49°47'20"E |
| L67 | 77.04' | N38°59'38"W |
| L68 | 19.56' | S37°57'47"W |
| L69 | 20.00' | N52°02'13"W |
| L70 | 19.60' | N37°57'47"E |
| L71 | 3.43' | N52°02'13"W |
| L72 | 18.45' | S37°57'47"W |
| L73 | 20.00' | N52°02'13"W |
| L74 | 18.45' | N37°57'47"E |
| L75 | 4.85' | N52°02'13"W |
| L76 | 18.98' | S37°57'47"W |
| L77 | 20.00' | N52°02'13"W |
| L78 | 18.98' | N37°57'47"E |
| L79 | 4.37' | N52°02'13"W |
| L80 | 18.18' | S37°57'47"W |
| L81 | 20.00' | N52°02'13"W |
| L82 | 19.83' | N37°57'47"E |
| L83 | 2.71' | N40°41'10"W |
| L84 | 160.09' | S49°57'02"W |
| L85 | 17.44' | S48°09'33"W |
| L86 | 20.00' | N41°50'27"W |
| L87 | 3.86' | N48°09'33"E |
| L88 | 15.91' | N41°50'27"W |
| L89 | 20.00' | N48°09'33"E |
| L90 | 16.10' | S41°50'27"E |
| L91 | 4.48' | N49°57'02"E |
| L92 | 16.16' | N40°02'58"W |
| L93 | 20.00' | N49°57'02"E |
| L94 | 16.16' | S40°02'58"E |
| L95 | 4.17' | N49°57'02"E |
| L96 | 15.72' | N40°02'58"W |
| L97 | 20.00' | N49°57'02"E |
| L98 | 15.72' | S40°02'58"E |
| L99 | 15.56' | N49°57'02"E |
| L100 | 15.84' | N40°02'58"W |
| L101 | 20.00' | N49°57'02"E |
| L102 | 15.84' | S40°02'58"E |
| L103 | 3.90' | N49°57'02"E |
| L104 | 15.66' | N40°02'58"W |
| L105 | 20.00' | N49°57'02"E |
| L106 | 15.66' | S40°02'58"E |
| L107 | 3.20' | N49°57'02"E |
| L108 | 15.75' | N40°02'58"W |
| L109 | 20.00' | N49°57'02"E |
| L110 | 15.75' | S40°02'58"E |
| L111 | 15.90' | N49°57'02"E |
| L112 | 15.83' | N40°02'58"W |
| L113 | 20.00' | N49°57'02"E |
| L114 | 15.83' | S40°02'58"E |
| L115 | 4.95' | N49°57'02"E |
| L116 | 15.88' | N40°02'58"W |
| L117 | 20.00' | N49°57'02"E |
| L118 | 15.88' | S40°02'58"E |
| L119 | 3.15' | N49°57'02"E |
| L120 | 15.31' | N40°02'58"W |
| L121 | 20.00' | N49°57'02"E |
| L122 | 15.31' | S40°02'58"E |
| L123 | 16.51' | N49°57'02"E |
| L124 | 15.87' | N40°02'58"W |
| L125 | 20.00' | N49°57'02"E |
| L126 | 15.87' | S40°02'58"E |
| L127 | 2.97' | N49°57'02"E |
| L128 | 15.95' | N40°02'58"W |
| L129 | 20.00' | N49°57'02"E |
| L130 | 15.96' | S40°02'58"E |

| LINE | DIST | BEARING |
|------|---------|-------------|
| L131 | 5.04' | N49°57'02"E |
| L132 | 16.27' | N40°02'58"W |
| L133 | 20.00' | N49°57'02"E |
| L134 | 16.27' | S40°02'58"E |
| L135 | 12.56' | N49°57'02"E |
| L136 | 126.24' | N39°54'23"W |
| L137 | 289.97' | S49°55'19"W |
| L138 | 39.26' | N83°30'24"W |
| L139 | 33.51' | N48°07'09"W |
| L140 | 23.02' | S41°52'51"W |
| L141 | 20.00' | N48°07'09"W |
| L142 | 23.02' | N41°52'51"E |
| L143 | 72.59' | N48°07'09"W |
| L144 | 32.13' | N02°11'54"W |
| L145 | 29.43' | N47°57'06"W |
| L146 | 20.00' | N41°48'57"E |
| L147 | 31.95' | S47°57'06"E |
| L148 | 32.10' | S02°11'54"E |
| L149 | 111.25' | N48°07'09"W |
| L150 | 24.27' | S83°30'24"E |
| L151 | 546.25' | N49°55'19"E |
| L152 | 184.13' | N40°00'04"W |
| L153 | 97.53' | N23°02'41"W |
| L154 | 94.58' | S23°02'41"E |
| L155 | 181.12' | S40°00'04"E |
| L156 | 124.22' | N49°55'19"E |
| L157 | 10.05' | N40°08'20"W |
| L158 | 21.65' | S49°51'40"W |
| L159 | 20.00' | N40°08'20"W |
| L160 | 21.65' | N49°51'40"E |
| L161 | 3.92' | N40°08'20"W |
| L162 | 21.57' | S49°51'40"W |
| L163 | 20.00' | N40°08'20"W |
| L164 | 21.57' | N49°51'40"E |
| L165 | 3.48' | N40°08'20"W |
| L166 | 21.36' | S49°51'40"W |
| L167 | 20.00' | N40°08'20"W |
| L168 | 21.36' | N49°51'40"E |
| L169 | 3.16' | N40°08'20"W |
| L170 | 22.14' | S49°51'40"W |
| L171 | 20.00' | N40°08'20"W |
| L172 | 22.14' | N49°51'40"E |
| L173 | 4.21' | N40°08'20"W |
| L174 | 23.23' | S49°51'40"W |
| L175 | 20.00' | N40°08'20"W |
| L176 | 23.23' | N49°51'40"E |
| L177 | 41.65' | N40°08'20"W |
| L178 | 21.81' | S49°51'40"W |
| L179 | 20.00' | N40°08'20"W |
| L180 | 21.81' | N49°51'40"E |
| L181 | 3.87' | N40°08'20"W |
| L182 | 21.87' | S49°51'40"W |
| L183 | 25.97' | N40°53'23"W |
| L184 | 22.21' | N49°37'41"E |
| L185 | 20.17' | N40°08'20"W |
| L186 | 20.00' | N49°51'40"E |
| L187 | 236.59' | S40°08'20"E |
| L188 | 496.90' | N49°55'19"E |
| L189 | 169.87' | S40°00'17"E |
| L190 | 1.07' | S06°21'45"W |
| L191 | 18.31' | S49°47'20"W |
| L192 | 79.09' | N38°59'38"W |
| L193 | 84.54' | N52°02'13"W |
| L194 | 8.89' | N40°41'10"W |
| L195 | 35.42' | N49°57'02"E |
| L196 | 20.00' | S49°57'02"W |

1" = 50'
CRD NORTH-NEST ZONE

LOT 4D-6
PID: 12272007440787

LOT 4D-5
PID 12271007520697

TIE
A=126.87'
S27°32'15"E
LC=126.86'
R=3711.94'

TIE
A=165.33'
S80°04'15"E
LC=147.14'
R=100.00'

42.102'

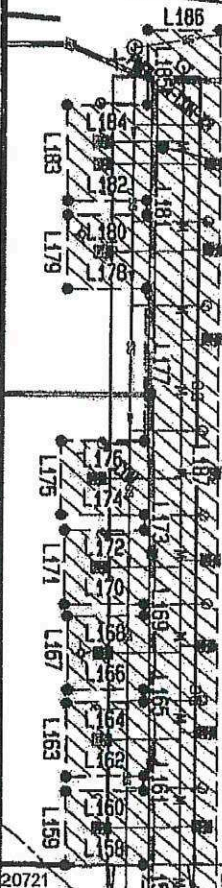
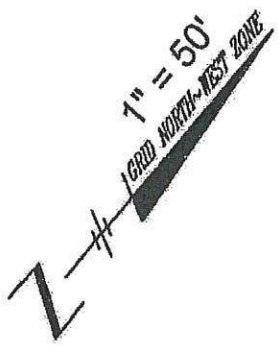
HAYNES BRIDGE ROAD
PUBLIC VARIABLE RW
DB16950/P.664

LAKE STREET

POB

A8
02/07/2023

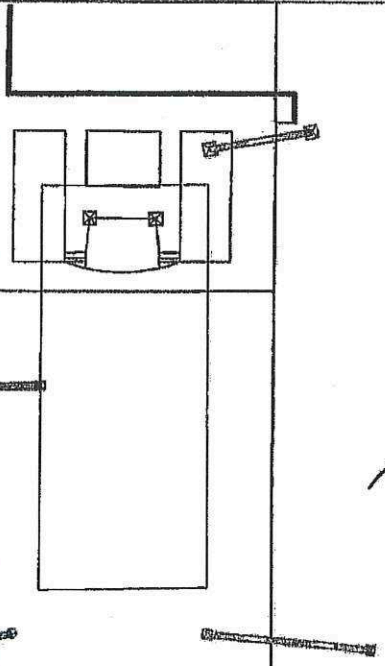
LAKEVIEW PARKWAY
100' BC PUBLIC VARIABLE R/W
PB209/PG41



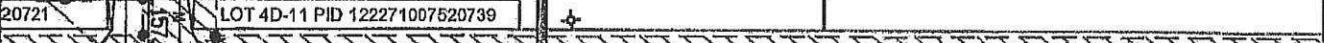
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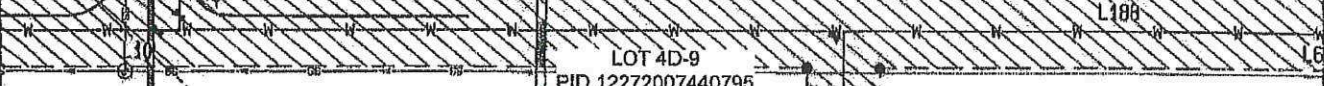
LAKE STREET
PUBLIC ACCESS - PRIVATELY MAINTAINED



LOT 4D-7
PID 12271007520705



LOT 4D-11 PID 122271007520739



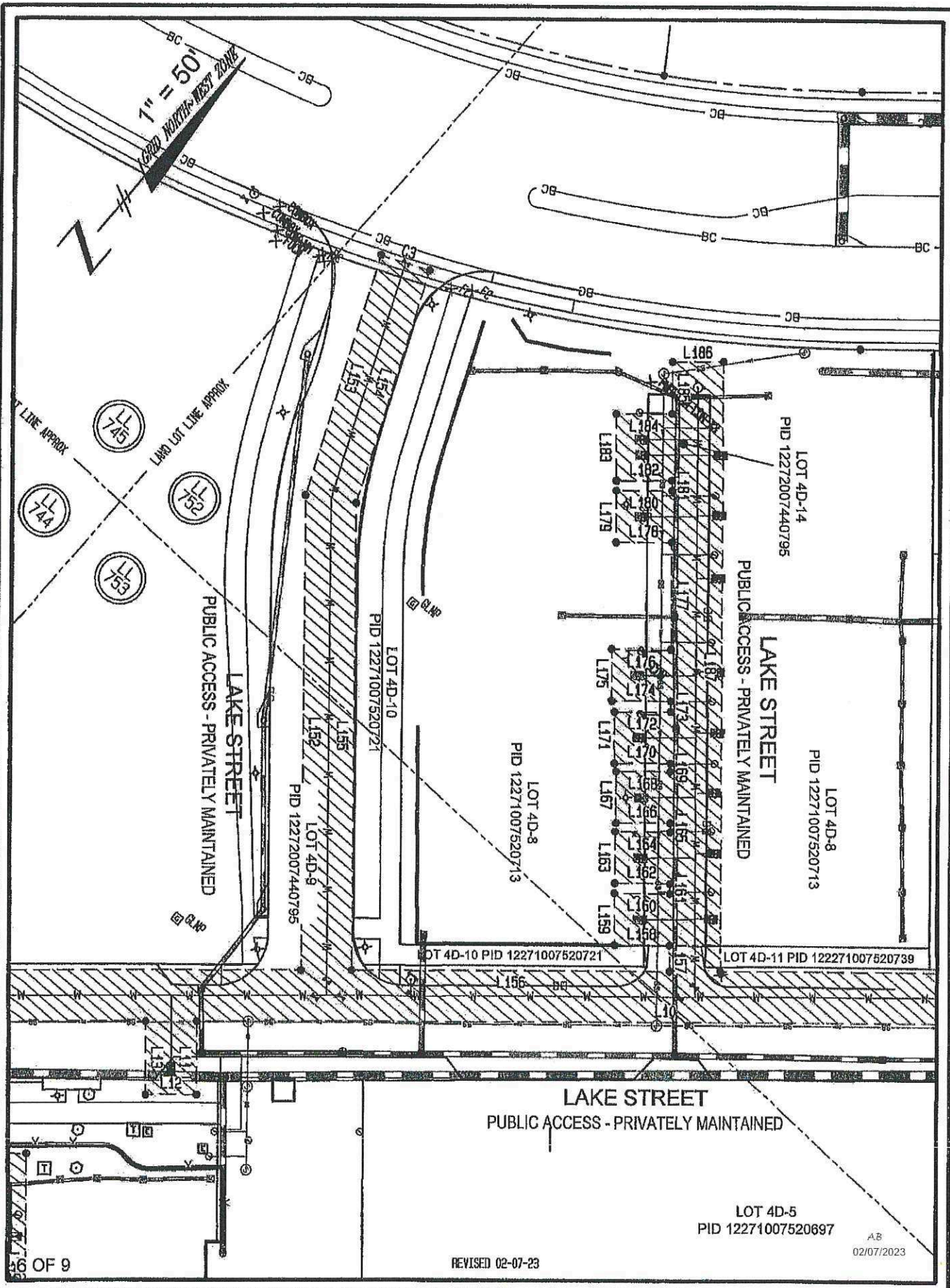
LOT 4D-9
PID 12272007440795

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



LOT LINE APPROX

LAND LOT LINE APPROX

LL 745

LL 744

LL 752

LL 753

LAKE STREET
PUBLIC ACCESS - PRIVATELY MAINTAINED

LOT 4D-10
PID 12271007520721

LOT 4D-8
PID 12272007440795

LOT 4D-8
PID 12271007520713

LOT 4D-10 PID 12271007520721

LAKE STREET
PUBLIC ACCESS - PRIVATELY MAINTAINED

LOT 4D-14
PID 12272007440795

LAKE STREET
PUBLIC ACCESS - PRIVATELY MAINTAINED

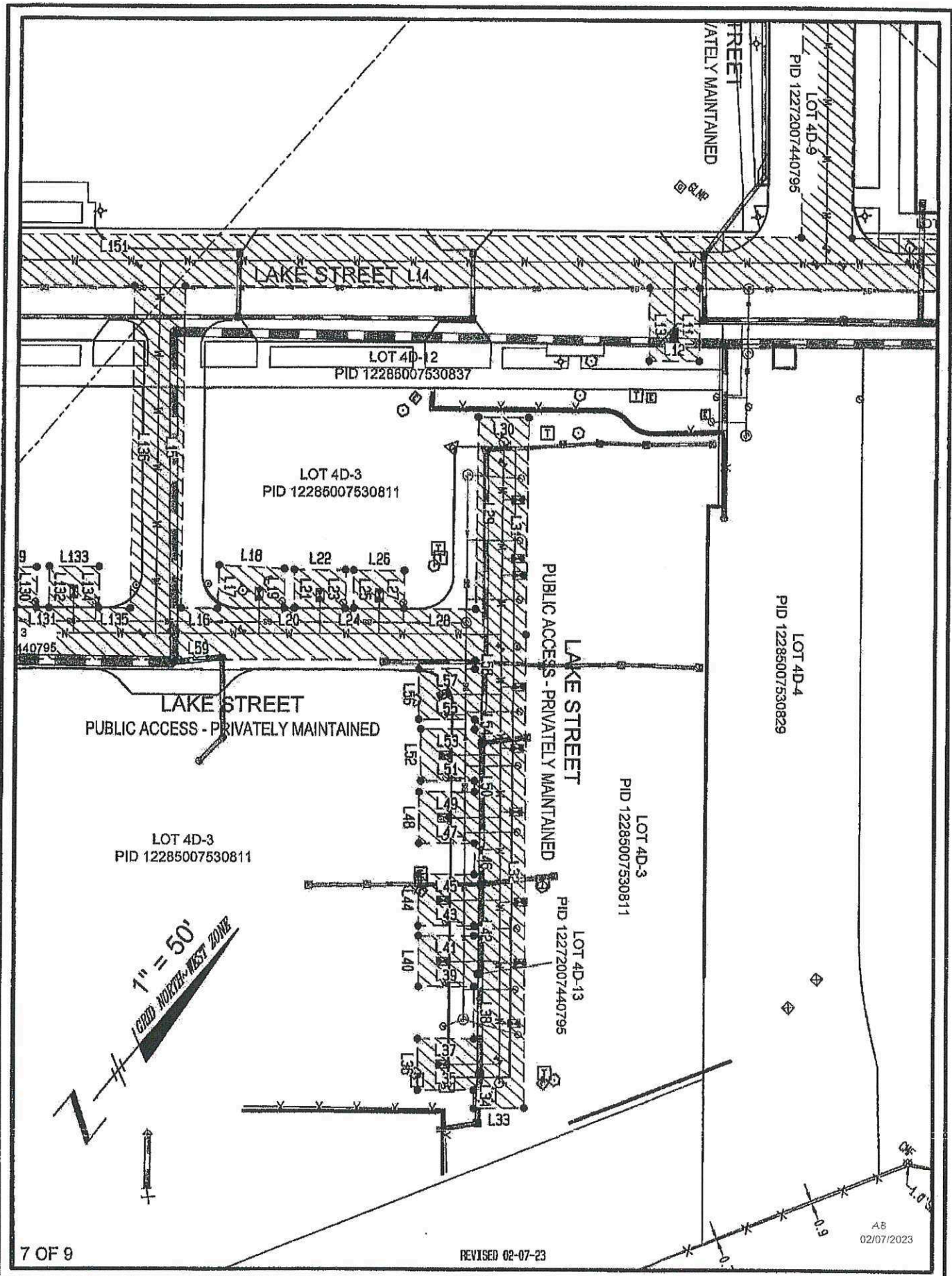
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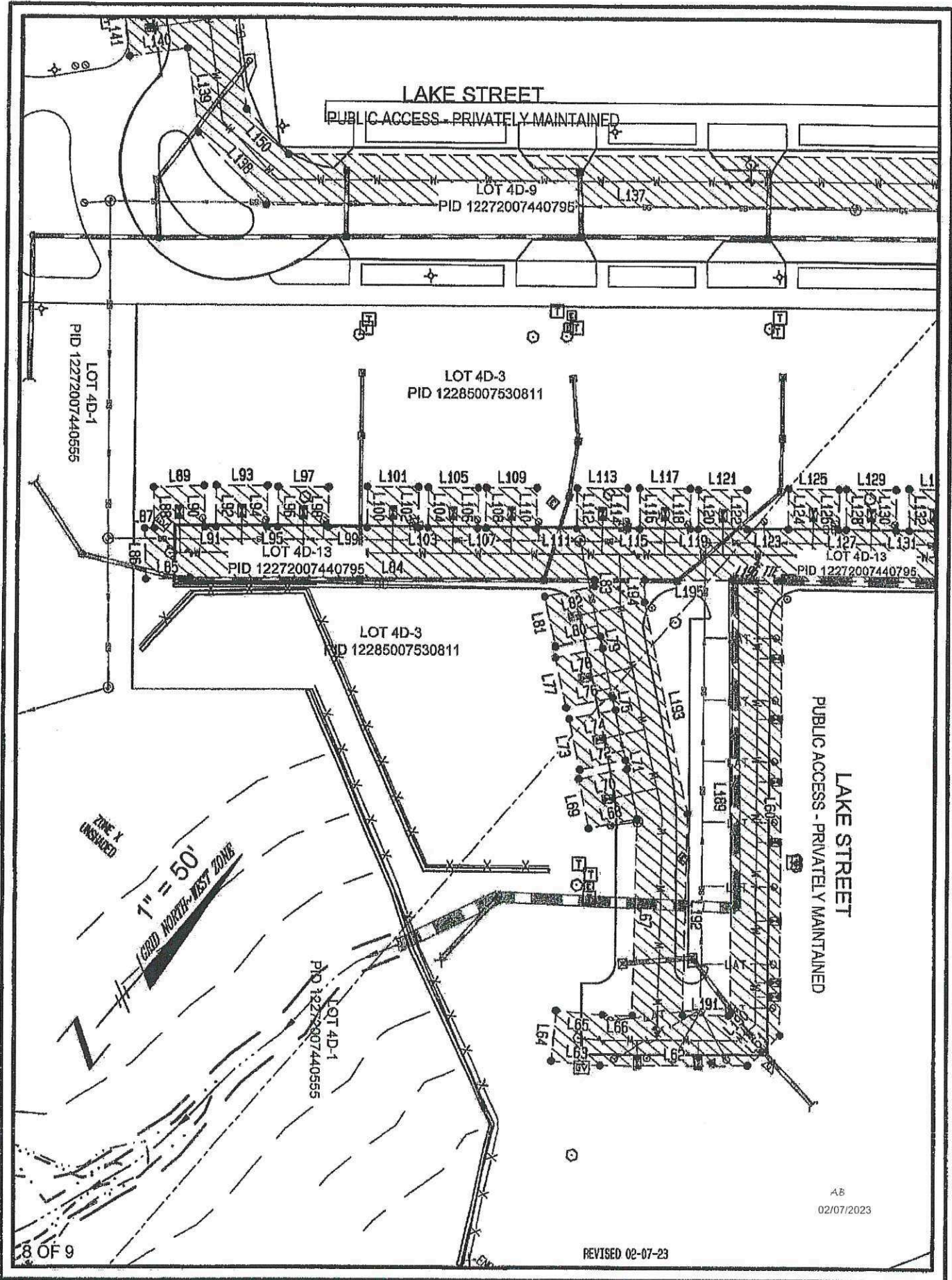
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LAKE STREET
PUBLIC ACCESS - PRIVATELY MAINTAINED

LOT 4D-5
PID 12271007520697

AB
02/07/2023





AB
02/07/2023

1" = 50'
GRID NORTH - WEST ZONE

EXISTING WATER LINE EASEMENT

AS SHOWN CENTER
R/S 14

IPP 1/2" FEEDER W/CP

1/2" FEEDER W/CP

5/8"

LAKE STREET

PUBLIC ACCESS - PRIVATELY MAINTAINED

LOT 4D-9

PID 12272007440795

L137

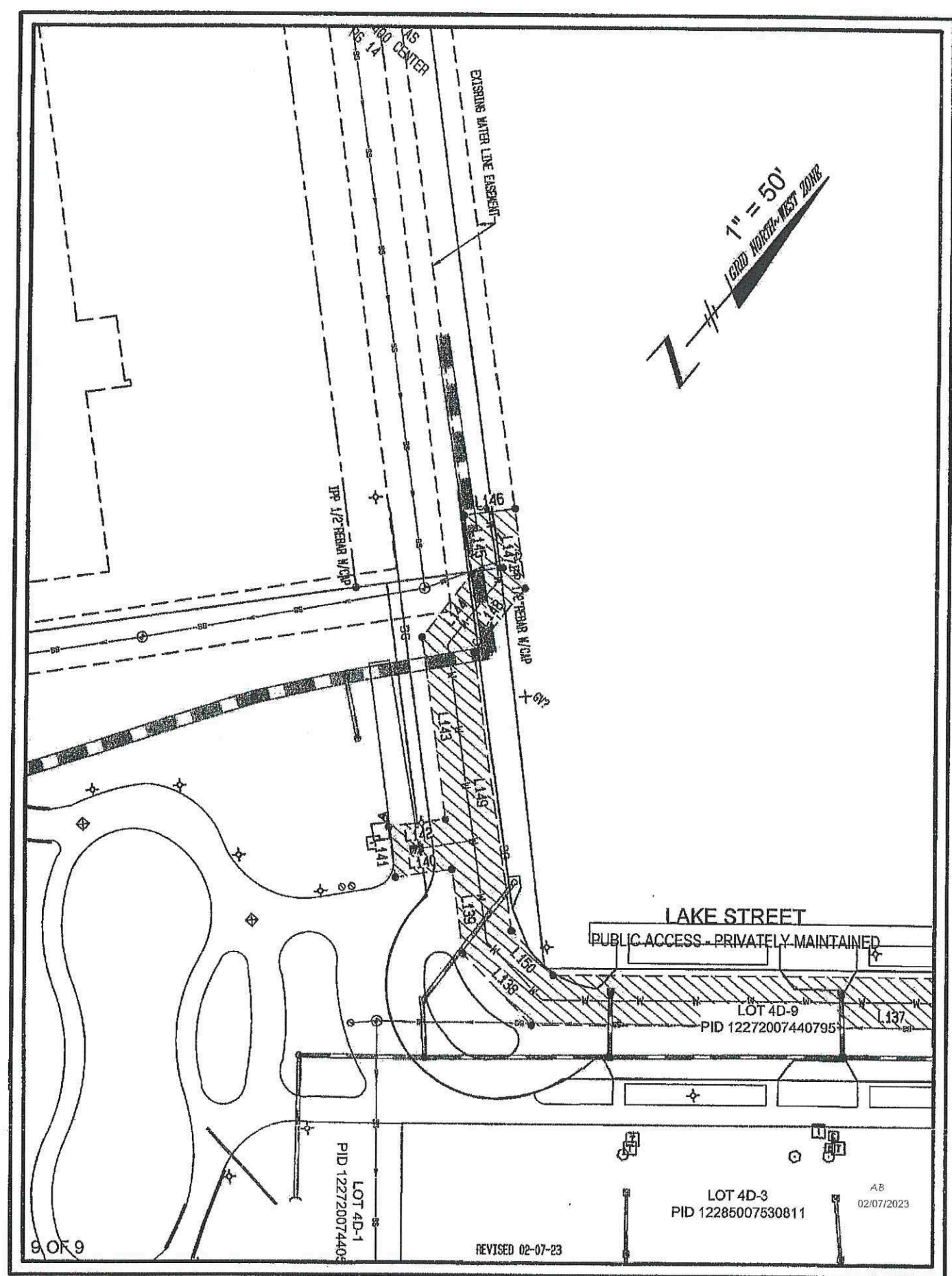
LOT 4D-1
PID 122720074403

LOT 4D-3
PID 12285007530811

AB
02/07/2023

REVISED 02-07-23

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

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 126.87 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 3711.94 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 27°32'15" EAST, 126.86 FEET TO THE **POINT OF BEGINNING**.

FROM THE **POINT OF BEGINNING** THUS ESTABLISHED; THENCE SOUTH 26°23'58" EAST, A DISTANCE OF 20.58 FEET TO A POINT; THENCE SOUTH 49°55'19" WEST FOR A DISTANCE OF 50.60 FEET TO A POINT; THENCE SOUTH 40°04'41" EAST FOR A DISTANCE OF 51.76 FEET TO A POINT; THENCE 16.06 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 53.50 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 88°49'46" WEST, 16.00 FEET TO A POINT; THENCE NORTH 80°13'43" WEST FOR A DISTANCE OF 7.57 FEET TO A POINT; THENCE 4.62 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 71.50 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 82°04'46" WEST, 4.62 FEET TO A POINT; THENCE NORTH 40°04'41" WEST FOR A DISTANCE OF 32.00 FEET TO A POINT; THENCE SOUTH 49°55'19" WEST FOR A DISTANCE OF 239.05 FEET TO A POINT; THENCE SOUTH 40°04'41" EAST FOR A DISTANCE OF 29.72 FEET TO A POINT; THENCE SOUTH 49°55'19" WEST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 40°04'41" WEST FOR A DISTANCE OF 29.72 FEET TO A POINT; THENCE SOUTH 49°55'19" WEST FOR A DISTANCE OF 367.54 FEET TO A POINT; THENCE SOUTH 40°04'41" EAST FOR A DISTANCE OF 28.63 FEET TO A POINT; THENCE SOUTH 49°55'19" WEST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 40°04'41" WEST FOR A DISTANCE OF 28.63 FEET TO A POINT; THENCE SOUTH 49°55'19" WEST FOR A DISTANCE OF 183.94 FEET TO A POINT; THENCE SOUTH 39°54'23" EAST FOR A DISTANCE OF 126.25 FEET TO A POINT; THENCE NORTH 49°57'02" EAST FOR A DISTANCE OF 14.45 FEET TO A POINT; THENCE NORTH 38°30'55" WEST FOR A DISTANCE OF 17.07 FEET TO A POINT; THENCE NORTH 52°58'29" EAST FOR A DISTANCE OF 26.08 FEET TO A POINT; THENCE SOUTH 40°02'58" EAST FOR A DISTANCE OF 15.69 FEET TO A POINT; THENCE NORTH 49°57'02" EAST FOR A DISTANCE OF 3.81 FEET TO A POINT; THENCE NORTH 40°02'58" WEST FOR A DISTANCE OF 15.22 FEET TO A POINT; THENCE NORTH 49°57'02" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 40°02'58" EAST FOR A DISTANCE OF 15.22 FEET TO A POINT; THENCE NORTH 49°57'02" EAST FOR A DISTANCE OF 3.28 FEET TO A POINT; THENCE NORTH 40°02'58" WEST FOR A DISTANCE OF 15.07 FEET TO A POINT; THENCE NORTH 49°57'02" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 40°02'58" EAST FOR A DISTANCE OF 15.07 FEET TO A POINT; THENCE NORTH 49°57'02" EAST FOR A DISTANCE OF 28.43 FEET TO A POINT; THENCE NORTH 39°45'23" WEST FOR A DISTANCE OF 75.42 FEET TO A POINT; THENCE NORTH 50°14'37" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 39°45'23" EAST FOR A DISTANCE OF 85.37 FEET TO A POINT; THENCE SOUTH 40°16'36" EAST FOR A DISTANCE OF 185.30 FEET TO

A POINT; THENCE SOUTH 49°43'40" WEST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 40°16'20" WEST FOR A DISTANCE OF 7.10 FEET TO A POINT; THENCE SOUTH 49°43'40" WEST FOR A DISTANCE OF 22.20 FEET TO A POINT; THENCE NORTH 40°16'20" WEST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 49°43'40" EAST FOR A DISTANCE OF 22.20 FEET TO A POINT; THENCE NORTH 40°16'20" WEST FOR A DISTANCE OF 20.69 FEET TO A POINT; THENCE SOUTH 49°43'40" WEST FOR A DISTANCE OF 22.01 FEET TO A POINT; THENCE NORTH 40°16'20" WEST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 49°43'40" EAST FOR A DISTANCE OF 22.01 FEET TO A POINT; THENCE NORTH 40°16'20" WEST FOR A DISTANCE OF 3.90 FEET TO A POINT; THENCE SOUTH 49°43'40" WEST FOR A DISTANCE OF 22.12 FEET TO A POINT; THENCE NORTH 40°16'20" WEST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 49°43'40" EAST FOR A DISTANCE OF 22.12 FEET TO A POINT; THENCE NORTH 40°16'20" WEST FOR A DISTANCE OF 12.26 FEET TO A POINT; THENCE SOUTH 49°43'40" WEST FOR A DISTANCE OF 21.98 FEET TO A POINT; THENCE NORTH 40°16'20" WEST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 49°43'40" EAST FOR A DISTANCE OF 21.98 FEET TO A POINT; THENCE NORTH 40°16'20" WEST FOR A DISTANCE OF 4.43 FEET TO A POINT; THENCE SOUTH 49°43'40" WEST FOR A DISTANCE OF 21.47 FEET TO A POINT; THENCE NORTH 40°16'20" WEST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 49°43'40" EAST FOR A DISTANCE OF 21.47 FEET TO A POINT; THENCE NORTH 40°16'20" WEST FOR A DISTANCE OF 3.75 FEET TO A POINT; THENCE SOUTH 49°43'40" WEST FOR A DISTANCE OF 22.30 FEET TO A POINT; THENCE NORTH 40°16'20" WEST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 49°43'40" EAST FOR A DISTANCE OF 22.30 FEET TO A POINT; THENCE NORTH 40°16'20" WEST FOR A DISTANCE OF 3.30 FEET TO A POINT; THENCE SOUTH 49°57'02" WEST FOR A DISTANCE OF 219.15 FEET TO A POINT; THENCE SOUTH 40°00'17" EAST FOR A DISTANCE OF 178.45 FEET TO A POINT; THENCE SOUTH 06°21'45" WEST FOR A DISTANCE OF 17.60 FEET TO A POINT; THENCE SOUTH 49°47'20" WEST FOR A DISTANCE OF 58.86 FEET TO A POINT; THENCE SOUTH 54°57'30" WEST FOR A DISTANCE OF 19.32 FEET TO A POINT; THENCE NORTH 35°02'30" WEST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 54°57'30" EAST FOR A DISTANCE OF 18.42 FEET TO A POINT; THENCE NORTH 49°47'20" EAST FOR A DISTANCE OF 11.68 FEET TO A POINT; THENCE NORTH 38°59'38" WEST FOR A DISTANCE OF 77.04 FEET TO A POINT; THENCE SOUTH 37°57'47" WEST FOR A DISTANCE OF 19.56 FEET TO A POINT; THENCE NORTH 52°02'13" WEST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 37°57'47" EAST FOR A DISTANCE OF 19.60 FEET TO A POINT; THENCE NORTH 52°02'13" WEST FOR A DISTANCE OF 3.43 FEET TO A POINT; THENCE SOUTH 37°57'47" WEST FOR A DISTANCE OF 18.45 FEET TO A POINT; THENCE NORTH 52°02'13" WEST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 37°57'47" EAST FOR A DISTANCE OF 18.45 FEET TO A POINT; THENCE NORTH 52°02'13" WEST FOR A DISTANCE OF 4.85 FEET TO A POINT; THENCE SOUTH 37°57'47" WEST FOR A DISTANCE OF 18.98 FEET TO A POINT; THENCE NORTH 52°02'13" WEST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 37°57'47" EAST FOR A DISTANCE OF 18.98 FEET TO A POINT; THENCE NORTH 52°02'13" WEST FOR A DISTANCE OF 4.37 FEET TO A POINT; THENCE SOUTH 37°57'47" WEST FOR A DISTANCE OF 18.18 FEET TO A POINT; THENCE NORTH 52°02'13" WEST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 37°57'47" EAST FOR A DISTANCE OF 19.83 FEET TO A POINT; THENCE NORTH 40°41'10" WEST FOR A DISTANCE OF 2.71 FEET TO A POINT; THENCE SOUTH 49°57'02" WEST FOR A DISTANCE OF 160.09 FEET TO A POINT; THENCE SOUTH 48°09'33" WEST FOR A DISTANCE OF 17.44 FEET TO A POINT; THENCE NORTH 41°50'27" WEST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 48°09'33" EAST FOR A DISTANCE OF 3.86 FEET TO A POINT; THENCE NORTH 41°50'27" WEST FOR A DISTANCE OF 15.91 FEET TO A POINT; THENCE NORTH 48°09'33" EAST FOR A DISTANCE

EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 47°57'06" EAST FOR A DISTANCE OF 31.95 FEET TO A POINT; THENCE SOUTH 02°11'54" EAST FOR A DISTANCE OF 32.10 FEET TO A POINT; THENCE SOUTH 48°07'09" EAST FOR A DISTANCE OF 111.25 FEET TO A POINT; THENCE SOUTH 83°30'24" EAST FOR A DISTANCE OF 24.27 FEET TO A POINT; THENCE NORTH 49°55'19" EAST FOR A DISTANCE OF 546.25 FEET TO A POINT; THENCE NORTH 40°00'04" WEST FOR A DISTANCE OF 184.13 FEET TO A POINT; THENCE NORTH 23°02'41" WEST FOR A DISTANCE OF 97.53 FEET TO A POINT; THENCE 20.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 706.65 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 66°52'30" EAST, 20.00 FEET TO A POINT; THENCE SOUTH 23°02'41" EAST FOR A DISTANCE OF 94.58 FEET TO A POINT; THENCE SOUTH 40°00'04" EAST FOR A DISTANCE OF 181.12 FEET TO A POINT; THENCE NORTH 49°55'19" EAST FOR A DISTANCE OF 124.22 FEET TO A POINT; THENCE NORTH 40°08'20" WEST FOR A DISTANCE OF 10.05 FEET TO A POINT; THENCE SOUTH 49°51'40" WEST FOR A DISTANCE OF 21.65 FEET TO A POINT; THENCE NORTH 40°08'20" WEST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 49°51'40" EAST FOR A DISTANCE OF 21.65 FEET TO A POINT; THENCE NORTH 40°08'20" WEST FOR A DISTANCE OF 3.92 FEET TO A POINT; THENCE SOUTH 49°51'40" WEST FOR A DISTANCE OF 21.57 FEET TO A POINT; THENCE NORTH 40°08'20" WEST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 49°51'40" EAST FOR A DISTANCE OF 21.57 FEET TO A POINT; THENCE NORTH 40°08'20" WEST FOR A DISTANCE OF 3.48 FEET TO A POINT; THENCE SOUTH 49°51'40" WEST FOR A DISTANCE OF 21.36 FEET TO A POINT; THENCE NORTH 40°08'20" WEST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 49°51'40" EAST FOR A DISTANCE OF 21.36 FEET TO A POINT; THENCE NORTH 40°08'20" WEST FOR A DISTANCE OF 3.16 FEET TO A POINT; THENCE SOUTH 49°51'40" WEST FOR A DISTANCE OF 22.14 FEET TO A POINT; THENCE NORTH 40°08'20" WEST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 49°51'40" EAST FOR A DISTANCE OF 22.14 FEET TO A POINT; THENCE NORTH 40°08'20" WEST FOR A DISTANCE OF 4.21 FEET TO A POINT; THENCE SOUTH 49°51'40" WEST FOR A DISTANCE OF 23.23 FEET TO A POINT; THENCE NORTH 40°08'20" WEST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 49°51'40" EAST FOR A DISTANCE OF 23.23 FEET TO A POINT; THENCE NORTH 40°08'20" WEST FOR A DISTANCE OF 41.65 FEET TO A POINT; THENCE SOUTH 49°51'40" WEST FOR A DISTANCE OF 21.81 FEET TO A POINT; THENCE NORTH 40°08'20" WEST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 49°51'40" EAST FOR A DISTANCE OF 21.81 FEET TO A POINT; THENCE NORTH 40°08'20" WEST FOR A DISTANCE OF 3.87 FEET TO A POINT; THENCE SOUTH 49°51'40" WEST FOR A DISTANCE OF 21.87 FEET TO A POINT; THENCE NORTH 40°53'23" WEST FOR A DISTANCE OF 25.97 FEET TO A POINT; THENCE NORTH 49°37'41" EAST FOR A DISTANCE OF 22.21 FEET TO A POINT; THENCE NORTH 40°08'20" WEST FOR A DISTANCE OF 20.17 FEET TO A POINT; THENCE NORTH 49°51'40" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 40°08'20" EAST FOR A DISTANCE OF 236.59 FEET TO A POINT; THENCE NORTH 49°55'19" EAST FOR A DISTANCE OF 496.90 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 1.91258 ACRES, OR 83,312 SQUARE FEET.

LESS AND EXCEPT THE FOLLOWING DESCRIPTION OF PROPERTY:

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 SOUTH 34°34'24" WEST, A DISTANCE OF 1095.70 FEET TO THE **POINT OF BEGINNING**.

FROM THE **POINT OF BEGINNING** THUS ESTABLISHED THENCE SOUTH 40°00'17" EAST, A DISTANCE OF 169.87 FEET TO A POINT; THENCE SOUTH 06°21'45" WEST FOR A DISTANCE OF 1.07 FEET TO A POINT; THENCE SOUTH 49°47'20" WEST FOR A DISTANCE OF 18.31 FEET TO A POINT; THENCE NORTH 38°59'38" WEST FOR A DISTANCE OF 79.09 FEET TO A POINT; THENCE NORTH 52°02'13" WEST FOR A DISTANCE OF 84.54 FEET TO A POINT; THENCE NORTH 40°41'10" WEST FOR A DISTANCE OF 8.89 FEET TO A POINT; THENCE NORTH 49°57'02" EAST FOR A DISTANCE OF 35.42 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 0.09089 ACRES, OR 3,959 SQUARE FEET.

AB
02/07/2023