

[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 : Park Walke
Tax Parcel Identification No.: 12-270307480685 & 12-270307480693
Land Disturbance Permit No.: WRN23-058
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only

Approval Date: 7/1/2024
Initials: AM

**SEWER EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 4th day of June, 2024, between JBGL Atlanta Development 2014, LLC, 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) 247 of the 1st District, 2nd Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit:

Park Walke

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.

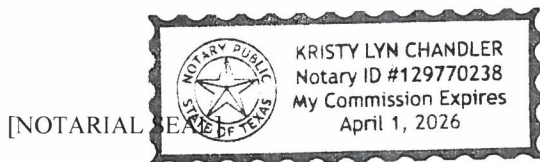
Said Grantor hereby waives for itself, its successors and assigns all rights to any further compensation or claim to damages on account of the construction, access, upgrade or maintenance of said sewer line for the use of the property as herein agreed.

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
day of June, 2024
in the presence of:

[Signature]
Witness

[Signature]
Notary Public



GRANTOR: JBGL Atlanta Development 2014, LLC
CORPORATE NAME

By: [Signature] (SEAL)

Print Name: Veronica Edwards

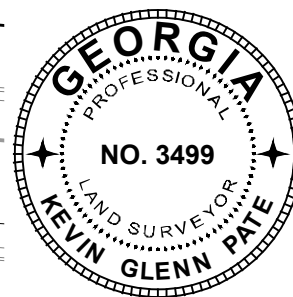
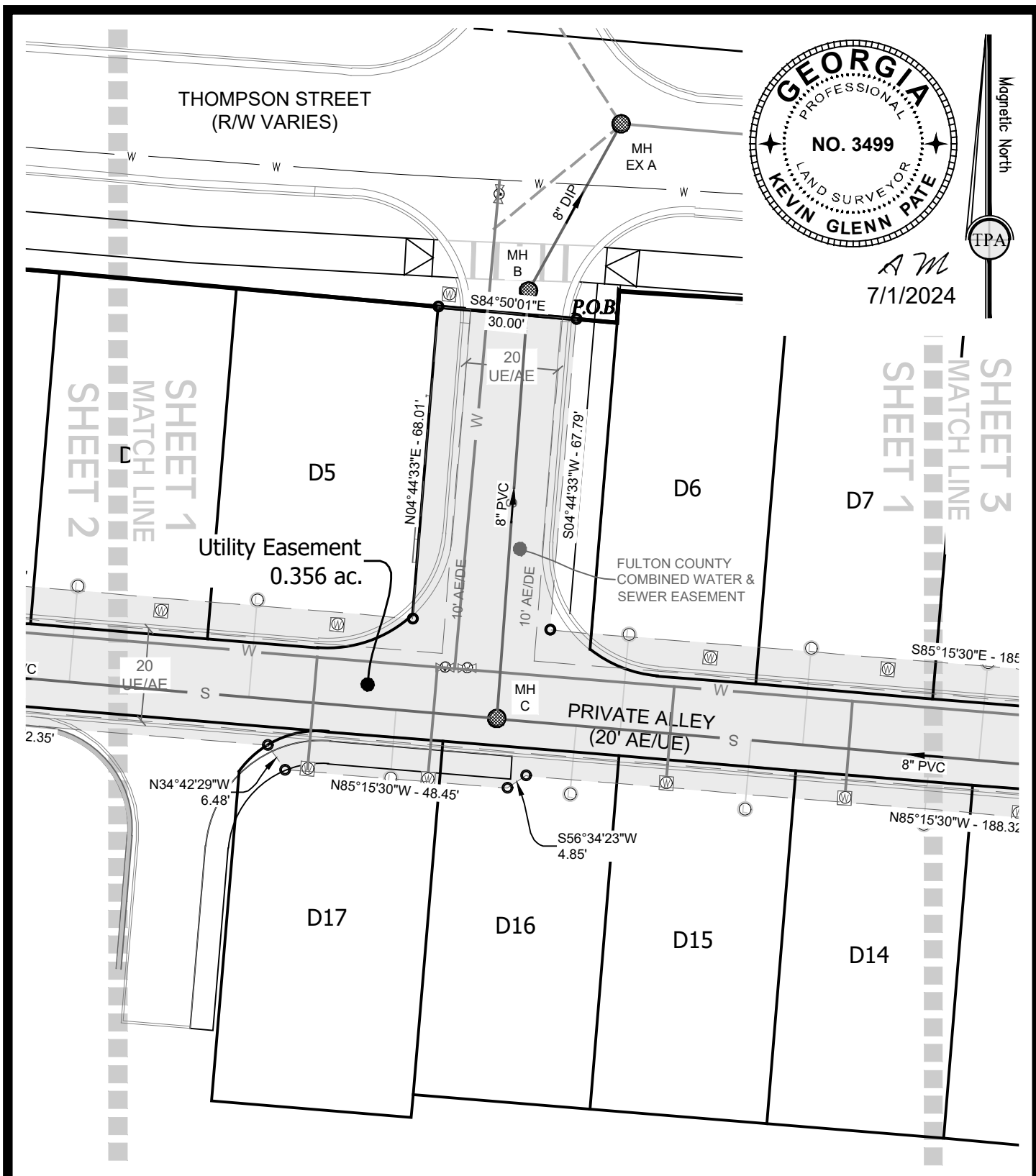
Title: Authorized Representative

By: _____

Print Name: _____

Title: _____

~~{CORPORATE SEAL}~~



A M
7/1/2024



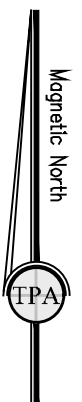
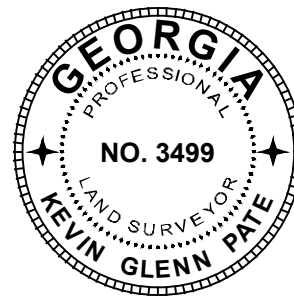
Travis Pruitt & Associates, Inc.
ENGINEERS • SURVEYORS • ENVIRONMENTAL SCIENTISTS • LANDSCAPE ARCHITECTS

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

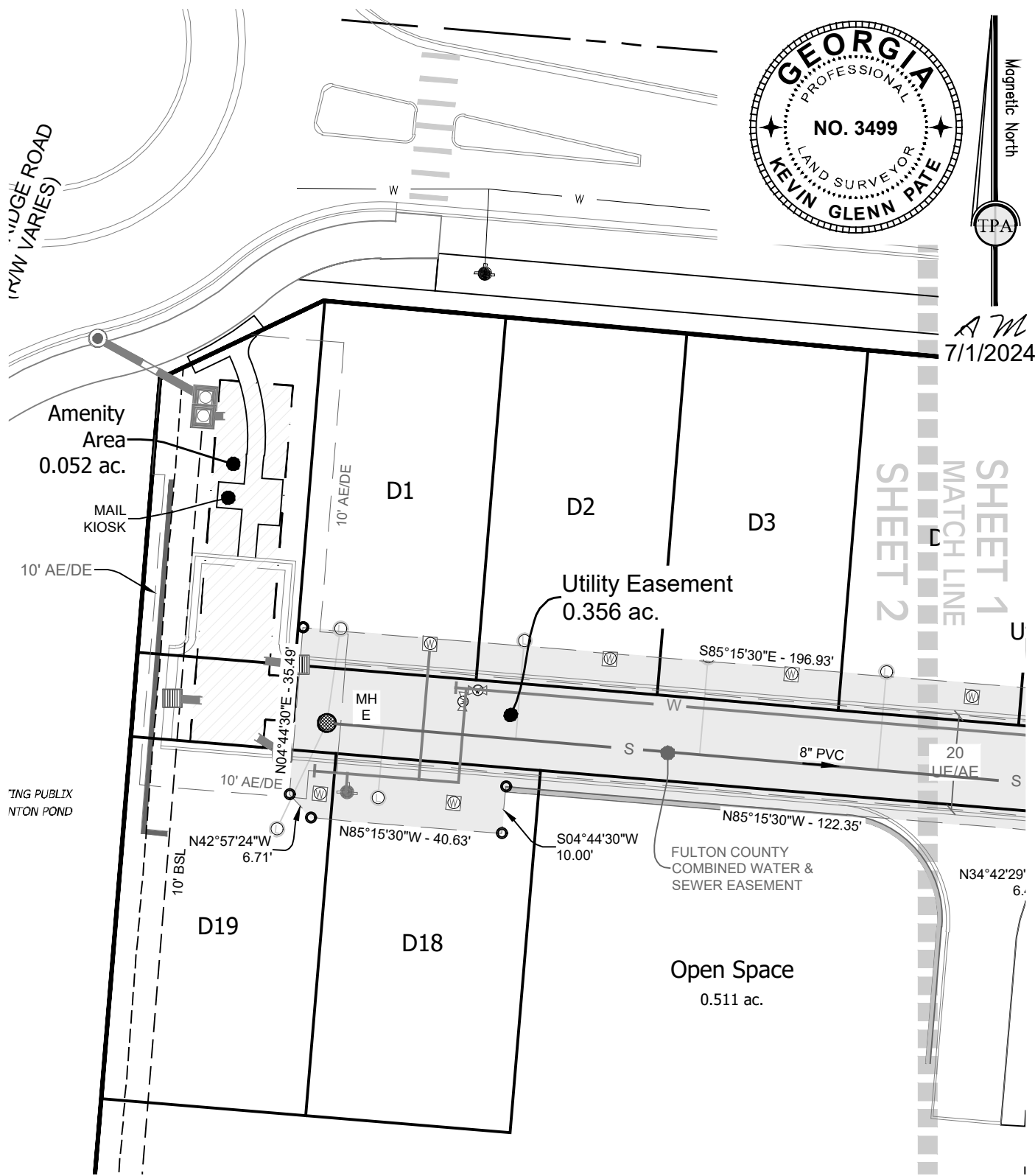
Certificate of
Authorization Number 613

UTILITY EASEMENT EXHIBIT	
PARKE WALKER	
AUTHORIZED BY: JBGL Atlanta Group Development 2014, LLC	
LAND LOT 247 • 1st DISTRICT • 2nd SECTION CITY OF ALPHARETTA • FULTON COUNTY • GEORGIA	
GRAPHIC SCALE - IN FEET	

PLAT DATE: 06/13/2024
FIELD DATE:
SCALE: 1" = 30'
JN: 1-23-0368
FN: 101-A-2526
DRAWN BY: SH
SHEET NO: 1 of 4



A M
7/1/2024



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Norcross, Georgia 30093
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UTILITY EASEMENT EXHIBIT

PARKE WALKER

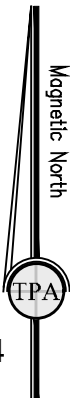
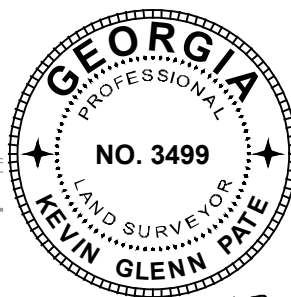
AUTHORIZED BY: JBGL Atlanta Group Development 2014, LLC

LAND LOT 247 • 1st DISTRICT • 2nd SECTION
CITY OF ALPHARETTA • FULTON COUNTY • GEORGIA

GRAPHIC SCALE - IN FEET

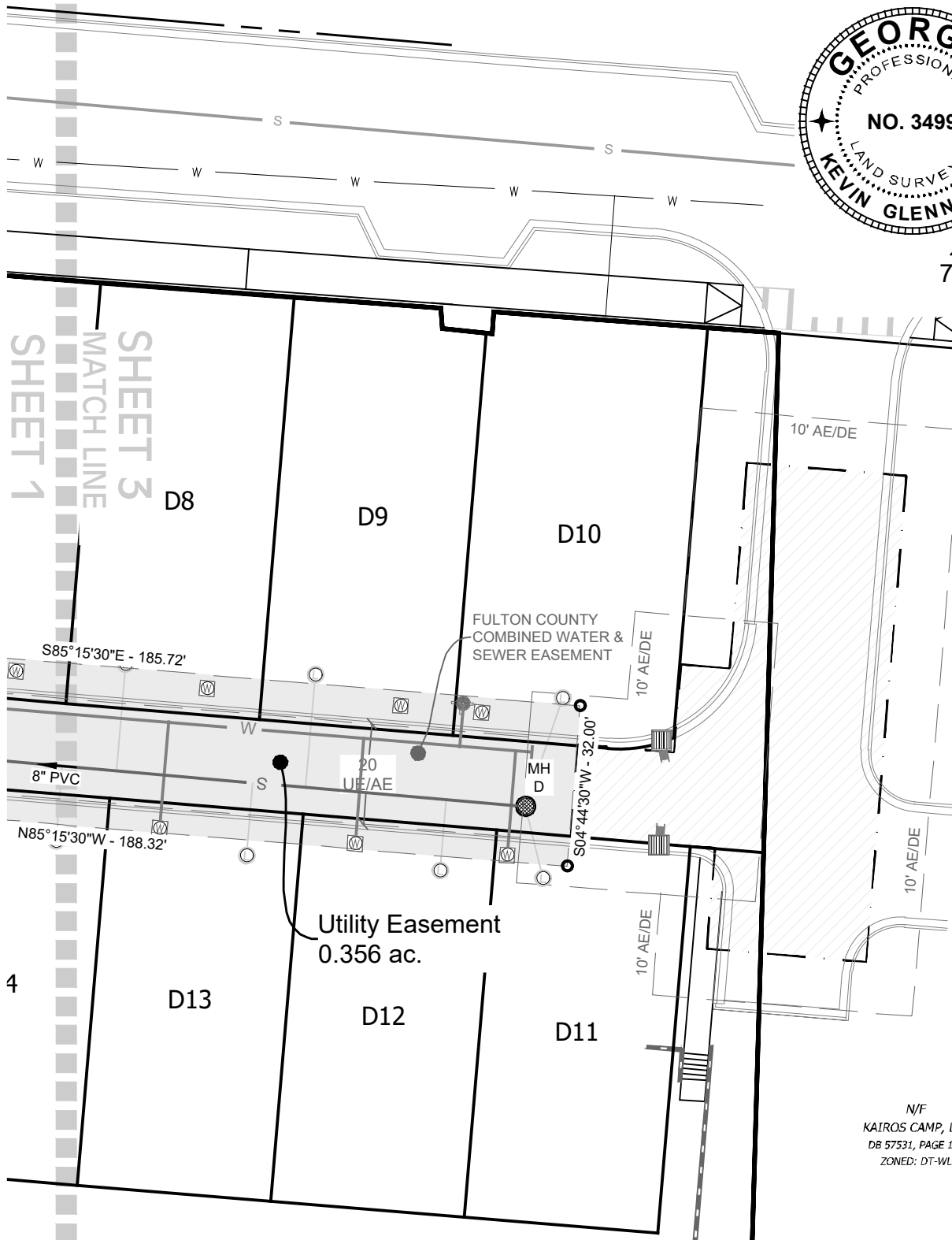


PLAT DATE: 06/13/2024
FIELD DATE:
SCALE: 1" = 30'
JN: 1-23-0368
FN: 101-A-2526
DRAWN BY: SH
SHEET NO: 2 of 4



A M
7/1/2024

SHEET 3
MATCH LINE
SHEET 1



N/F
KAIROS CAMP, LLC
DB 57531, PAGE 163
ZONED: DT-WL



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Certificate of
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UTILITY EASEMENT EXHIBIT

PARKE WALKER

AUTHORIZED BY: JBGL Atlanta Group Development 2014, LLC

LAND LOT 247 • 1st DISTRICT • 2nd SECTION
CITY OF ALPHARETTA • FULTON COUNTY • GEORGIA

GRAPHIC SCALE - IN FEET



PLAT DATE: 06/13/2024

FIELD DATE:

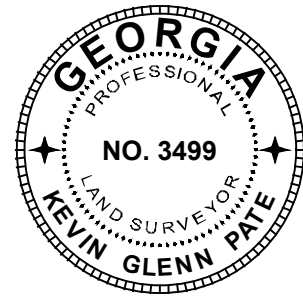
SCALE: 1" = 30'

JN: 1-23-0368

FN: 101-A-2526

DRAWN BY: SH

SHEET NO: 3 of 4



DESCRIPTION OF
Park Walke Utility Easement

All that tract or parcel of land lying and being in Land Lot 247 of the 1st District, 2nd Section, Fulton County, and being more particularly described as follows:

BEGINNING at a point, THENCE South 04 degrees 44 minutes 33 seconds West a distance of 67.79 feet to a point; THENCE South 85 degrees 15 minutes 30 seconds East a distance of 185.72 feet to a point; THENCE South 04 degrees 44 minutes 30 seconds West a distance of 32.00 feet to a point; THENCE North 85 degrees 15 minutes 30 seconds West a distance of 188.32 feet to a point; THENCE South 56 degrees 34 minutes 23 seconds West a distance of 4.85 feet to a point; THENCE North 85 degrees 15 minutes 30 seconds West a distance of 48.45 feet to a point; THENCE North 34 degrees 42 minutes 29 seconds West a distance of 6.48 feet to a point; THENCE North 85 degrees 15 minutes 30 seconds West a distance of 122.35 feet to a point; THENCE South 04 degrees 44 minutes 30 seconds West a distance of 10.00 feet to a point; THENCE North 85 degrees 15 minutes 30 seconds West a distance of 40.63 feet to a point; THENCE North 42 degrees 57 minutes 24 seconds West a distance of 6.71 feet to a point; THENCE North 04 degrees 44 minutes 30 seconds East a distance of 35.49 feet to a point; THENCE South 85 degrees 15 minutes 30 seconds East a distance of 196.93 feet to a point; THENCE North 04 degrees 44 minutes 33 seconds East a distance of 68.01 feet to a point; THENCE South 84 degrees 50 minutes 01 seconds East a distance of 30.00 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 15,505 square feet or 0.36 acres.



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UTILITY EASEMENT EXHIBIT

PARKE WALKE

AUTHORIZED BY: JBGL Alanta Group Development 2014, LLC

LAND LOT 247 • 1st DISTRICT • 2nd SECTION
CITY OF ALPHARETTA • FULTON COUNTY • GEORGIA

PLAT DATE: 06/13/2024

FIELD DATE:

SCALE: N/A

JN: 1-23-0368

FN: 101-A-2526

DRAWN BY: SH

SHEET NO: 4 of 4