

[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 : Whispering Woods Village
Tax Parcel Identification No.: 11 125004720035
Land Disturbance Permit No.: 19-0005WR
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 8th day of April, 20 21, between Lennar Georgia, 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 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) 472, _____ Section (if applicable) of District 1st, Fulton County, Georgia, and more particularly described as follows: To wit:

WHISPERING WOODS VILLAGE

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.

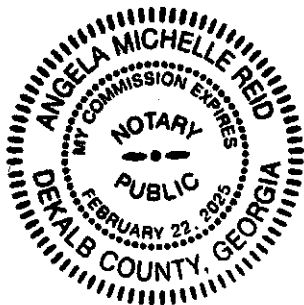
IN WITNESS HEREOF said party of the first part has hereunto affixed his/her hand and seal on the day and year first above written.

Signed, sealed and delivered this 8
day of APRIL, 20 21
in the presence of:

[Signature]
Witness

[Signature]
Notary Public

[NOTARIAL SEAL]

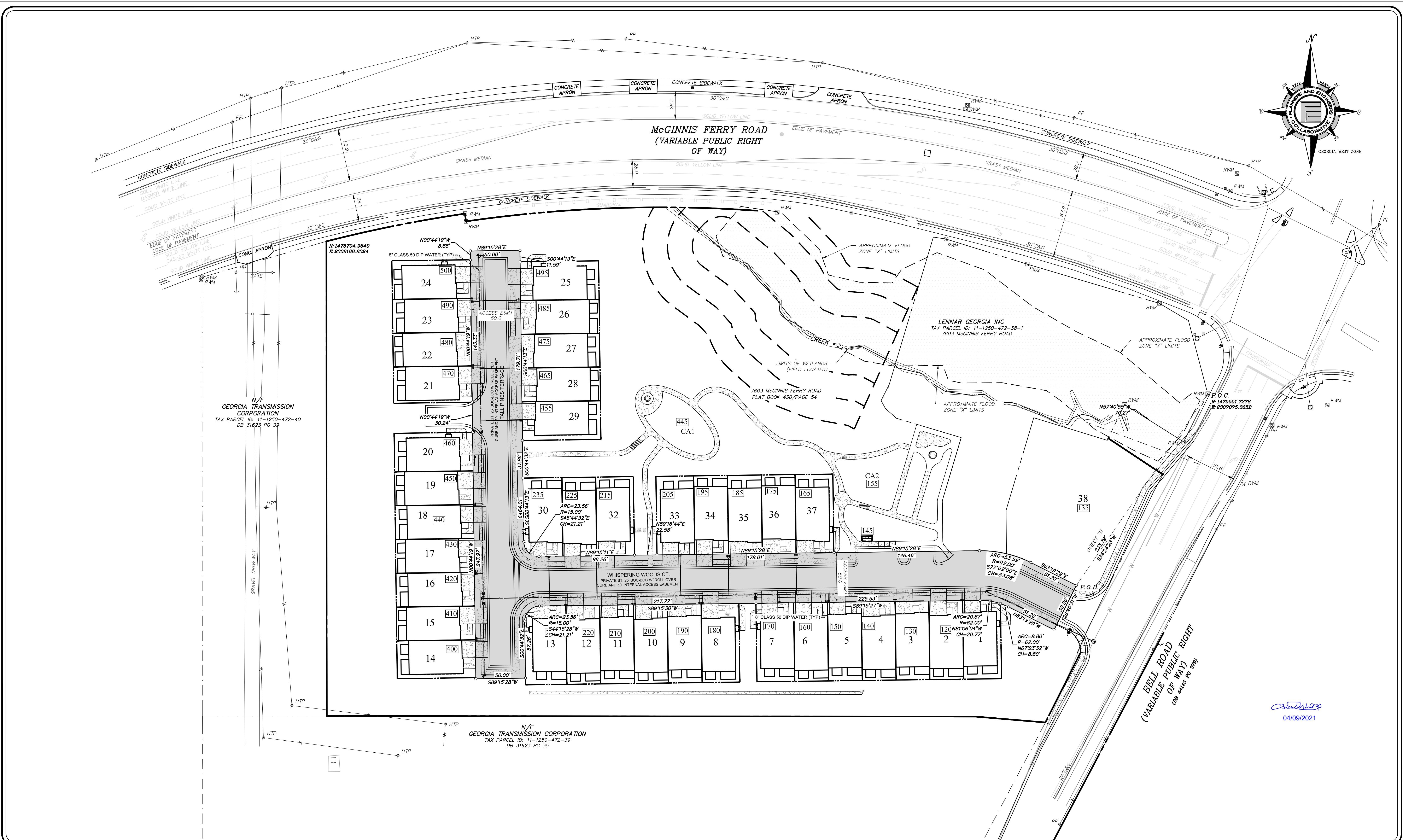


GRANTOR: Lennar Georgia, Inc.
CORPORATE NAME

By: [Signature]
Print Name: ANDREW CASSY HILL
Title: DEVELOPMENT PRESIDENT

By: _____
Print Name: _____
Title: _____





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REV	DATE	DESCRIPTION	BY	

WATER EASEMENT PLAT
OF 7603 MCGINNIS FERRY RD

WHISPERING WOODS VILLAGE

CITY OF JOHNS CREEK

LAND LOT(S) 472
DISTRICT 1st, 1st SECTION

FULTON COUNTY
GEORGIA



DRAWN BY: MCS
CHECKED BY: 04125.00
FILE NO.: 04125.00
DATE: DECEMBER 14, 2020
SCALE: 1" = 40'

DATE OF FIELD WORK: DECEMBER 11, 2020

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 472 of the 1st District of Fulton County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at a concrete monument found at the most southerly end of mitered intersection created by the westerly right of way line of Bell Road (variable right of way) and the southerly right of way line of McGinnis Ferry Road (variable right of way); thence along a direct tie, South 34 degrees 24 minutes 23 seconds West a distance of 233.79 feet to a point and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING as thus established; thence South 26 degrees 40 minutes 31 seconds West a distance of 50.00 feet to a point; thence North 63 degrees 19 minutes 20 seconds West a distance of 51.20 feet to a point; thence 8.80 feet along an arc of a curve to the left, said curve having a radius of 62.00 feet and a chord bearing and distance of North 67 degrees 23 minutes 32 seconds West 8.80 feet to a point; thence 20.87 feet along an arc of a curve to the left, said curve having a radius of 62.00 feet and a chord bearing and distance of North 81 degrees 6 minutes 4 seconds West 20.77 feet to a point; thence South 89 degrees 15 minutes 27 seconds West a distance of 225.53 feet to a point; thence South 89 degrees 15 minutes 30 seconds West a distance of 217.77 feet to a point; thence 23.56 feet along an arc of a curve to the left, said curve having a radius of 15.00 feet and a chord bearing and distance of South 44 degrees 15 minutes 28 seconds West 21.21 feet to a point; thence South 0 degrees 44 minutes 32 seconds East a distance of 57.26 feet to a point; thence South 89 degrees 15 minutes 28 seconds West a distance of 50.00 feet to a point; thence North 0 degrees 44 minutes 19 seconds West a distance of 247.97 feet to a point; thence continue Northerly along said line, a distance of 30.24 feet; thence continue Northerly along said line, a distance of 143.33 feet; thence continue Northerly along said line, a distance of 8.88 feet; thence North 89 degrees 15 minutes 28 seconds East a distance of 50.00 feet to a point; thence South 0 degrees 44 minutes 13 seconds East a distance of 11.59 feet to a point; thence continue Southerly along said line, a distance of 179.71 feet; thence continue Southerly along said line, a distance of 37.84 feet to a point; thence continue Southerly along said line, a distance of 64.01 feet to a point; thence 23.56 feet along an arc of a curve to the left, said curve having a radius of 15.00 feet and a chord bearing and distance of South 45 degrees 44 minutes 32 seconds East 21.21 feet to a point; thence North 89 degrees 15 minutes 11 seconds East a distance of 96.26 feet to a point; thence North 89 degrees 16 minutes 44 seconds East a distance of 22.58 feet to a point; thence North 89 degrees 15 minutes 28 seconds East a distance of 178.01 feet to a point; thence continue Easterly along said line, a distance of 146.46 feet; thence 53.59 feet along an arc of a curve to the right, said curve having a radius of 112.00 feet and a chord bearing and distance of South 77 degrees 2 minutes 0 seconds East 53.08 feet to a point; thence South 63 degrees 19 minutes 29 seconds East a distance of 51.20 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 1.129 acres (49,173 square feet).