

[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: Wills Overlook
Tax Parcel Identification No.: 12 246006450377
Land Disturbance Permit No.: WRN23-075
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 20th day of November, 2024, between Waffle House, 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) 645 of the 1st District, 2nd Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

Wills Overlook - Sanitary Sewer Easement

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 11/20/24
day of November 20 24
in the presence of:



Witness



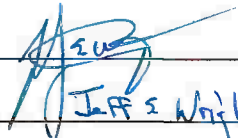
Notary Public

Comm Expires 11/20/26



[NOTARIAL SEAL]

GRANTOR: Waffle House, INC.
CORPORATE NAME

By: 

Print Name: Jeff S Wright

Title: VP of Property Management

By: _____
Print Name: _____
Title: _____

[CORPORATE SEAL]

EXHIBIT 1

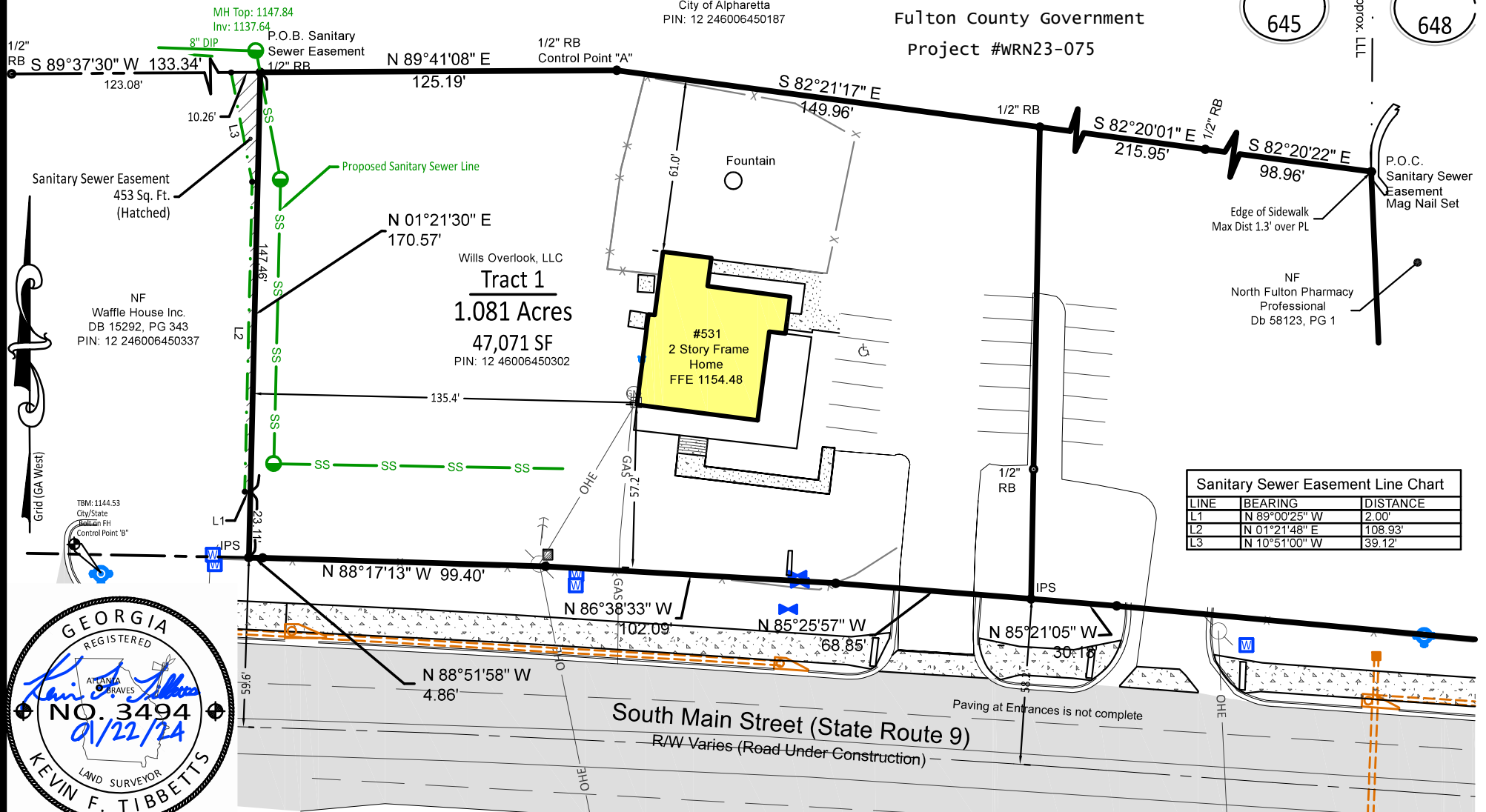
Signed SEWER LINE EASEMENT

0' 50' 100'
SCALE: 1"=50'

DS
BS
Brandon Scott
01/23/2024
Fulton County Government
Project #WRN23-075

LL
645

LL
648



Civil Engineering, Land Surveying,
Stream and Wetland Restoration

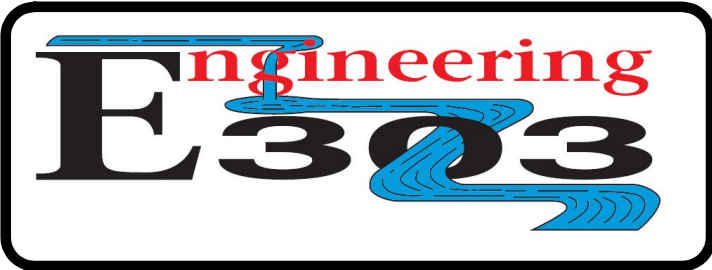
108 Allen Street, Cumming, Georgia. 30040
Phone: 770-442-0500 www.engineering303.com
Ga Cert. of Auth. LSF 1121

Sanitary Sewer Easement Exhibit

Waffle House Inc.

City of Alpharetta
Land Lot 645 1st Distict, 2nd Section Fulton County, GA

Date: 01/08/24 Job #: 21-4874 Page 1 of 2



PARCEL INFORMATION:

Parcel Id No.: 12 246006450302 (Tract 1)

Property is Zoned DT-MU, City of Alpharetta

Building setback lines are not shown hereon. Any setbacks and buffers shown are governed by the local jurisdiction and should be confirmed in writing prior to land planning or any construction activities.

FULTON COUNTY NOTES:

Please make sure to print names below signatures. Those signing on the behalf of a corporation, LLC, partnership, etc. should also provide their title.

Any corrections made to the document should be crossed out and initialed by those signing the document.

Please do not make any changes to the wording of the document without prior approval from the Land Division (404-730-7870). Any unauthorized changes to the form could delay the permitting process.

Projects often require the acquisition of property rights from neighboring property owners. An example of this situation would involve the need to acquire a sewer or water line easement across an abutting property so that a petitioner's (developer's) property could be connected to the nearest sewer or water line. In these situations, the petitioner **must** negotiate with the neighboring property owner(s) in an attempt to acquire the necessary easements. Please note the following:

Easement dedications will only be accepted if executed on forms approved by Fulton County. As noted above, please do not make any changes to the document language without prior approval from the Land Division (404-730-7870). Any stipulations or monetary agreements between the petitioner and the neighboring property owner should be included in a separate agreement between the two parties.

Petitioner must provide proof of ownership (copy of recorded deed) of the person or entity granting the easement to Fulton County. Please remember to obtain proof of authorization to sign for corporation, LLC, partnership, etc.

If the easement area required for the project has already been dedicated to Fulton County, please provide a copy of the recorded easement document, and/or plat.

Legal Description - Sanitary Sewer Easement

All that tract or parcel of land lying and being in Land Lot 645, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a mag nail set on the corner common to Land Lot 645, Land Lot 648, the lands now or formerly held by City of Alpharetta and the lands now or formerly held by North Fulton Pharmacy Professional; said mag nail being the POINT OF COMMENCEMENT;

Thence continuing along the line common to the lands now or formerly held by the City of Alpharetta the following courses and distances:

- N 82°20'22" W a distance of 98.96' to a ½" rebar;
- N 82°20'01" W a distance of 215.95' to a ½" rebar;
- N 82°21'17" W a distance of 149.96' to a ½" rebar;
- S 89°41'08" W a distance of 125.19' to a ½" rebar at the corner common to the lands now or formerly held by Waffle House Inc. (DB 15292, PG 343), said ½" rebar being the POINT OF BEGINNING;

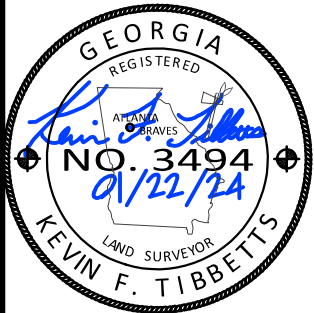
Thence continuing along the line common to the lands now or formerly held by Waffle House Inc. S 01°21'30" E a distance of 147.46' to a point;

Thence departing the line common to the lands now or formerly held by Waffle House Inc. and into the lands now or formerly held by Waffle House Inc. the following course and distances:

- N 89°00'25" W a distance of 2.00';
- N 01°21'48" E a distance of 108.93';
- N 10°51'00" W a distance of 39.12' to a point on the line common to the lands now or formerly held by Waffle House Inc. and the lands now or formerly held by the City of Alpharetta;

Thence continuing along the line common to the lands now or formerly held by Waffle House Inc. and the lands now or formerly held by the City of Alpharetta N 89°37'30" E a distance of 10.26' to a ½" rebar; said ½" rebar being the POINT OF BEGINNING;

Said Tract is shown as Sanitary Sewer Easement and contains 453 sq ft .



REFERENCES:

1. Quitclaim Deed to Morley Holdings-Coffee Plantation, LLC recorded in Deed Book 53048, Page 634.
2. Limity Warranty Deed to Morley Holdings-Coffee Plantation, LLC recorded in Deed Book 54052, Page 682.
3. Survey for James W. Green, prepared by Brumbelow Reese dated 6/08/1979.
4. Boundary, Topographic, and Tree Survey for Morley Holdings, LLC, dated 12/20/21 and last revised 03/08/23, prepared by Engineering 303, LLC.

Civil Engineering, Land Surveying,
Stream and Wetland Restoration

108 Allen Street, Cumming, Georgia. 30040
Phone: 770-442-0500 www.engineering303.com
Ga Cert. of Auth. LSF 1121

Sanitary Sewer Easement Exhibit

Will's Overlook, LLC

Land Lot 645	City of Alpharetta 1st Distict, 2nd Section	Fulton County, GA
Date: 01/22/24	Job #: 21-4874	Page 2 of 2



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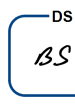
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Said Tract is shown as Sanitary Sewer Easement and contains 453 sq ft as shown on a Sanitary Sewer Easement Exhibit for Wills Overlook, prepared by Engineering303, dated 01/22/24.

 DS
01/23/2024
Brandon Scott

Fulton County Government

Project #WRN23-075