

[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 : Chick-fil-A FSR #00686
Tax Parcel Identification No.: 11 026001201435
Land Disturbance Permit No.: WRN24-069
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only

Approval Date: _____
Initials: _____

**WATER VAULT EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 12th day of December, 2024, between **CHICK-FIL-A, 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 installation of a water vault and appurtenances on the subject property, and in consideration of the benefits which will accrue to the subject property from the installation of a water vault and appurtenances on 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 an easement on the subject property located in land lot(s) 120 and 129 of the 1st District, 1st Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit:

Chick-fil-A, FSR #00686

Project Name

See Exhibit "A" attached hereto and made a part hereof.

This right and easement herein granted being to use such above described water vault easement for the construction, installation, access, maintenance and upgrade of a water vault and appurtenances according to the location and size of said water vault and appurtenances as shown on the map 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 vault and appurtenances within the aforesaid boundaries of the above-described easement.

Water Vault Easement – Corporation
Revised 08/20/2007

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 the water vault structure and appurtenances on both a routine and emergency basis.

Grantor hereby warrants that it has the right to sell and convey this 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 vault 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 installation, access, upgrade or maintenance of said water vault and appurtenances for the use of the property as herein agreed. Notwithstanding the foregoing, after any construction, repair, replacement or maintenance as to which easement rights are granted, FULTON COUNTY shall make a reasonable effort to restore the property to the condition existing prior to such construction, repair, replacement or maintenance.

[Remainder of Page Intentionally Left Blank; Signature Follows on Next Page]

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 12th
day of December, 2024
in the presence of:

Maddie Hol
Witness
Lisa J. Lyon
Notary Public

GRANTOR: **CHICK-FIL-A, INC.**, a Georgia
corporation

By:

Print Name:

Title:

[Signature]
Bill McPeters
Director, Strategic
Reinvestment

[CORPORATE SEAL]

[NOTARY SEAL]



SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY

DESCRIPTION: (WATER VAULT EASEMENT AREA)

ALL THAT TRACT OF LAND LYING AND BEING IN LAND LOT 120 OF THE 1ST DISTRICT, 1ST SECTION OF FULTON COUNTY, GEORGIA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST CORNER OF LANDS DESCRIBED IN DEED BOOK 22852, PAGE 330 OF THE OFFICE OF THE CLERK OF SUPERIOR COURT OF FULTON COUNTY, GEORGIA; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE BRIDGE ROAD (GEORGIA HIGHWAY 120) RUN NORTH 30 DEGREES 28 MINUTES 44 SECONDS WEST, A DISTANCE OF 32.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1074.92 FEET, A CHORD BEARING OF NORTH 33 DEGREES 19 MINUTES 07 SECONDS WEST AND A CHORD DISTANCE OF 106.50 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05 DEGREES 40 MINUTES 44 SECONDS FOR AN ARC LENGTH OF 106.54 FEET TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE RUN SOUTH 59 DEGREES 28 MINUTES 04 SECONDS WEST, A DISTANCE OF 11.76 FEET; THENCE RUN NORTH 30 DEGREES 31 MINUTES 56 SECONDS WEST, A DISTANCE OF 19.13 FEET; THENCE RUN NORTH 59 DEGREES 28 MINUTES 04 SECONDS EAST, A DISTANCE OF 9.71 FEET TO A POINT LYING ON AFORESAID SOUTHERLY RIGHT-OF-WAY LINE, ALSO BEING A POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1074.92 FEET, A CHORD BEARING OF SOUTH 36 DEGREES 40 MINUTES 14 SECONDS EAST AND A CHORD DISTANCE OF 19.24 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01 DEGREES 01 MINUTES 32 SECONDS FOR AN ARC LENGTH OF 19.24 FEET TO THE POINT OF BEGINNING.

ENCOMPASSING 206 SQUARE FEET MORE OR LESS.

DS Brandon Scott
BS 12/16/2024 | 10:44 AM EST
Fulton County Government

Project #WRN24-069

INDEX OF SURVEY SHEETS

VG-101 DESCRIPTION (COVER SHEET)
V-101 SKETCH (SHEET 2)

SURVEYOR'S NOTES:

- COPIES OF THIS SKETCH AND DESCRIPTION ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A GEORGIA LAND SURVEYOR.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) GEORGIA WEST ZONE.
- THE "DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR PER THE CLIENT'S REQUEST.
- THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED.
- THIS IS NOT A BOUNDARY SURVEY, THIS SKETCH AND DESCRIPTION WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR, NO FIELD SURVEY WAS PERFORMED TO DEFINE OWNERSHIP.
- SEE SHEET NO. V-101 FOR SURVEYOR'S SIGNATURE AND SEAL.



CHICK-FIL-A, INC.
4285 STATE BRIDGE ROAD
LAND LOTS 120 & 129, 1ST DISTRICT, 1ST SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

Field Crew: L. Stoffel
Drawn By: J. Bach
Checked By: T. Galloway
Approved By: P. Ferran
Job No.: C29161_REV3
Date: 12/13/2024 © 2024

SKETCH AND DESCRIPTION
OF WATER VAULT EASEMENT

EXHIBIT A
LAND LOT 120,
1ST DISTRICT, 1ST SECTION
FULTON COUNTY, GEORGIA

PROJECT NO.:
WRN24-069

Sheet No.
VG-101

SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY

SURVEYOR'S CERTIFICATION:

Certified to: Chick-fil-A, Inc.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for the 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.

For the Firm By: Pablo Ferrari
Georgia Land Surveyor No. 2820

PARCEL ID #11 026001200361
OWNER: AMREIT ALPHARETTA COMMONS LP
ADDRESS: 4305 STATE BRIDGE ROAD REAR
ALPHARETTA, GA 30022
DEED BOOK 50263, PAGE 305

NORTHWESTERLY LINE OF
DEED BOOK 22852,
PAGE 330

PARCEL ID #11 026001201435
OWNER: CHICK FIL A INC
ADDRESS: 4285 STATE BRIDGE ROAD
ALPHARETTA, GA 30022
DEED BOOK 22852, PAGE 330

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 59°28'04" W	11.76'
L2	N 30°31'56" W	19.13'
L3	N 59°28'04" E	9.71'

DS Brandon Scott

12/16/2024 | 10:44 AM EST

Fulton County Government

WATER VAULT EASEMENT AREA
ENCOMPASSING 206 SQ FT +/-

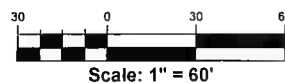
DELTA = 5°40'44"
RADIUS = 1074.92'
CHORD = 106.50'
ARC LENGTH = 106.54'
CHORD BEARING = N 33°19'07" W

POINT OF
COMMENCEMENT

EAST CORNER OF
DEED BOOK 22852,
PAGE 330

APPROXIMATE LINE OF LAND LOT 120
(PER DEED BOOK 20756, PAGE 191)
APPROXIMATE LINE OF LAND LOT 129
(PER DEED BOOK 20756, PAGE 191)

PARCEL ID #11 026001191511
OWNER: KER CAR LLC
ADDRESS: 11300 STATE BRIDGE ROAD
ALPHARETTA, GA 30022



Project #WRN24-069

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	1°01'32"	19.24'	1,074.92'	19.24'	S 36°40'14" E



CHICK-FIL-A, INC.
4285 STATE BRIDGE ROAD
LAND LOTS 120 & 129, 1ST DISTRICT, 1ST SECTION
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EXHIBIT A
LAND LOT 120,
1ST DISTRICT, 1ST SECTION
FULTON COUNTY, GEORGIA

PROJECT NO.:
WRN24-069

Sheet No.
V-101