

[BLANK SPACE ABOVE THIS LINE IS FOR THE SOLE USE OF THE CLERK OF SUPERIOR COURT]

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Return Recorded Document to:
Fulton County Land Division
141 Pryor Street, S.W. – Suite 8021
Atlanta, Georgia 30303

Project Name : Shake Shack
Tax Parcel Identification No.: 12 258406951086
Land Disturbance Permit No.: 21-040 WR
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 15th day of June, 2021, between
VRE Alpharetta, 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 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) 695,
2nd Section (if applicable) of District 1st, Fulton County, Georgia, and more particularly described as follows: To wit:

Shake Shack

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.

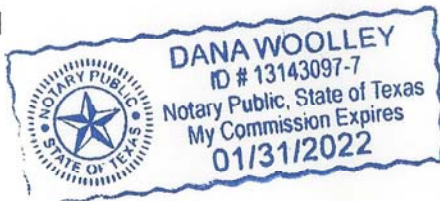
IN WITNESS HEREOF said party of the first part has hereunto affixed his/her hand and seal on the day and year first above written.

Signed, sealed and delivered this 15th
day of June, 2021
in the presence of:

Andrew Richards
Witness Andrew Richards

Dana Woolley
Notary Public Dana Woolley

[NOTARIAL SEAL]



GRANTOR: VRE Alpharetta, LLC
CORPORATE NAME

By: [Signature]
Print Name: Jason Keen
Title: Manager

By: _____
Print Name: _____
Title: _____

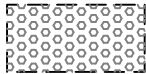
[CORPORATE SEAL]

EXHIBIT "A"

0 30' 45' 60'



SCALE: 1"=30'



20-FT WATER LINE
EASEMENT = 996 SF

N/F
ALPHARETTA BK VENTURE LLC
PID:12 258406951078
DB:55947 PG:0008
11790 HAYNES BRIDGE ROAD

IPF
#4RB:

IPF
X MARK
IN CURB

92.25' TO THE
MITERED RIGHT OF
WAY OF OLD
MILTON PARKWAY
(A/K/A GA HWY
120) (R/W VARIES)

HAYNES BRIDGE ROAD
(A/K/A NORCROSS STREET)
VARIABLE PUBLIC R/W

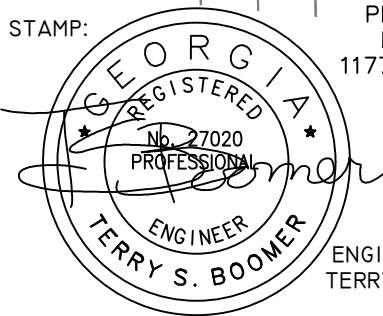
N/F
VRE ALPHARETTA, LLC.
PID:12 258406951086
DB:62980 PG:313
11780 HAYNES BRIDGE RD

SHAKE SHACK
3,280 SF, 752 SF PATIO
F.F.E=1097.71

12'x18'
WATER VAULT
EASEMENT

20' WATER LINE EASEMENT

STAMP:



N/F
DALTEX ALPHARETTA LLC
PID:12 258406951052
DB:54807 PG:0008
11770 HAYNES BRIDGE RD

06/09/21
ENGINEER OF RECORD
TERRY S. BOOMER, P.E.
NO. 27020

N62° 27' 22"W
6.42'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.00'	S00° 48' 36"E
L2	39.92'	S89° 10' 32"W
L3	6.50'	N62° 27' 22"W
L4	3.51'	N90° 00' 00"W
L5	20.00'	N00° 00' 00"E
L6	8.41'	N90° 00' 00"E
L7	6.34'	S62° 27' 22"E
L8	34.87'	N89° 10' 32"E



PROJECT NAME:
SHAKE SHACK HAYNES BRIDGE RD
PROJECT ADDRESS:
11780 HAYNES BRIDGE ROAD ALPHARETTA, GA 30009
CLIENT NAME:
VRE ALPHARETTA, LLC.
CLIENT ADDRESS:
1211 S. WHITE CHAPEL BLVD., SOUTHLAKE, TX, 76092

DRAWING SCALE:
1" = 30'
PROJECT NUMBER:
2020-051
FILE NAME:
SHAKE SHACK
DATE:
06/09/2021

Easement Description
20-ft Water Line Easement
11780 Haynes Bridge Road

All that tract or parcel of land lying and being in Land Lot 695 of the 1st District 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at the mitered right of way or Old Milton Parkway (aka GA HWY 120) (variable right-of-way) and Hynes Bridge Road (variable right-of-way); Thence, south along the western right of way of Haynes Bridge Rd for a distance of 92.25 feet to a "x" scribe in the curb; Thence, on a bearing of South 00 degrees 48 minutes 36 seconds East for a distance of 133.46 feet to a point; Said point also being the POINT OF BEGINNING.

THENCE, from the POINT OF BEGINNING along said right of way on a bearing of South 00 degrees 48 minutes 36 seconds East for a distance of 20.00 feet to a point;

Thence, leaving the said right of way on a bearing of South 89 degrees 10 minutes 32 seconds West for a distance of 39.92 feet to a point;

Thence, on a bearing North 62 degrees 27 minutes 22 seconds West for a distance of 6.50 feet to a point;

Thence, on a bearing North 90 degrees 00 minutes 00 seconds West for a distance of 3.51 feet to a point;

Thence, on a bearing of North 00 degrees 00 minutes 00 seconds East for a distance of 20.00 feet to a point;

Thence, on a bearing of North 90 degrees 00 minutes 00 seconds East for a distance of 8.41 feet to a point;

Thence, on a bearing of South 62 degrees 27 minutes 22 seconds East for a distance of 6.34 feet to a point;

Thence, on a bearing of North 89 degrees 10 minutes 32 seconds East for a distance of 34.87 feet to a point, said point being the POINT OF BEGINNING.

The herein described water line easement contains 996 square feet or 0.02 acre of land more or less.