

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

THIS DOCUMENT MUST ONLY BE RECORDED 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 : The Gathering
Tax Parcel Identification No.: 12 271007450325
Land Disturbance Permit No.: 22-013WR
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only

Approval Date: 5/1/2024
Initials: AM

**SEWER EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this _____ day of _____, 20 24, between _____
B.B. MORRISON PARK, 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 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 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) 745 & 746,
2nd Section (if applicable) of District 1st, Fulton County, Georgia, and more particularly described as follows: To wit:

THE GATHERING

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 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 sewer line on both a routine and emergency basis.

Said Grantor hereby warrants that it has the right to sell and convey said sewer 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 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 his/her hand and seal on the day and year first above written.

Signed, sealed and delivered this 29
day of February, 2021
in the presence of:

[Signature]
Witness

[Signature]
Notary Public

GRANTOR: B.B. Morrison Park, LLC
CORPORATE NAME

By: [Signature]

Print Name: Adam Brock

Title: Manager

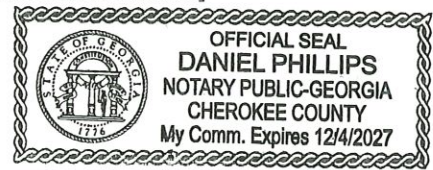
By: _____

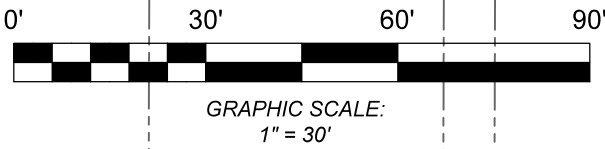
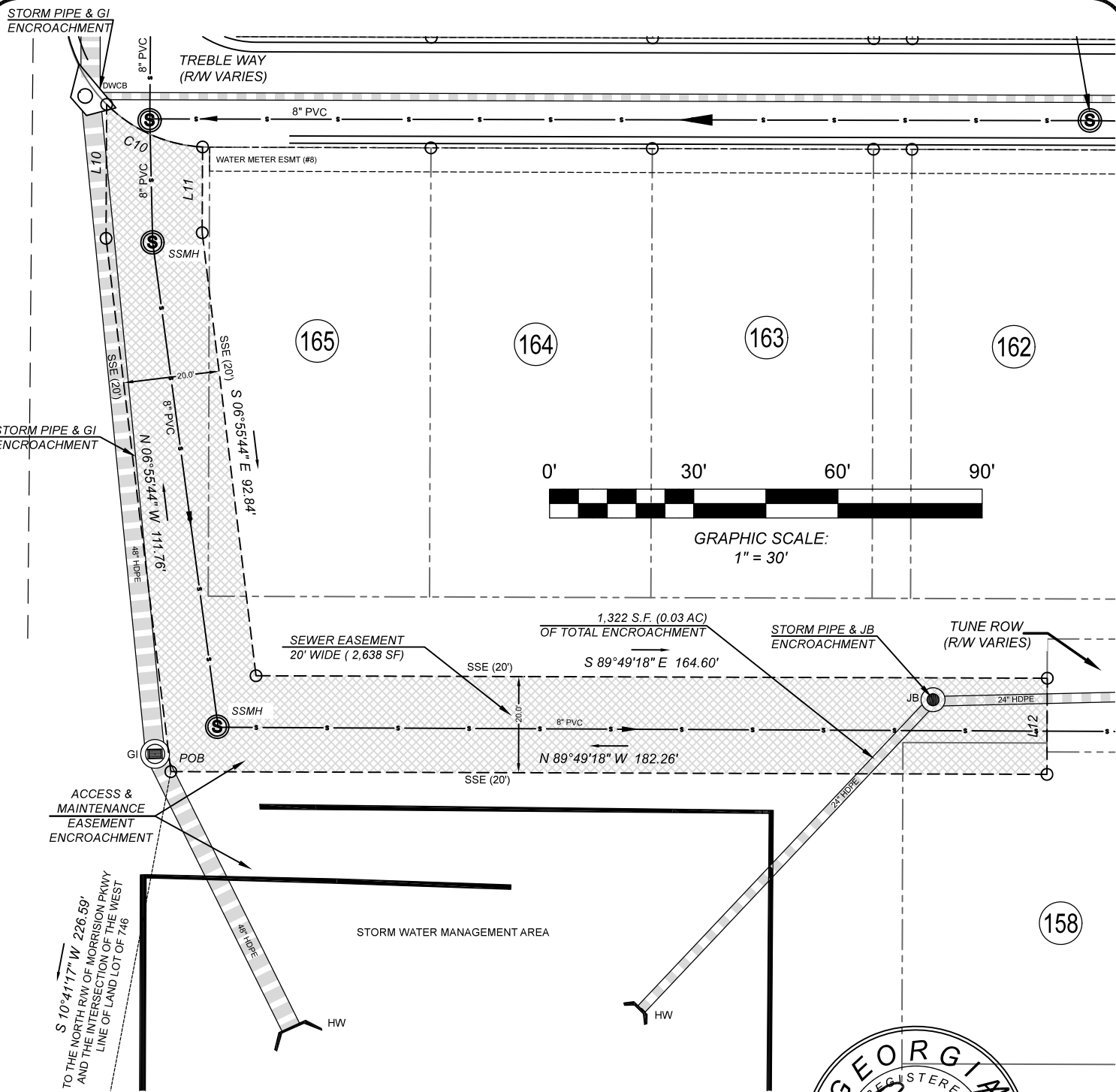
Print Name: _____

Title: _____

[CORPORATE SEAL]

[NOTARIAL SEAL]





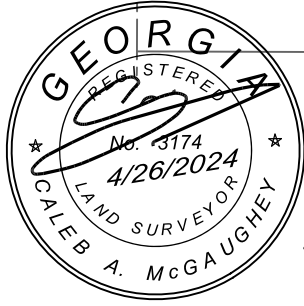
S 10°41'17" W 226.59'
TO THE NORTH R/W OF MORRISON PKWY
AND THE INTERSECTION OF THE WEST
LINE OF LAND LOT OF 746

OWNER

B.B. MORRISON PARK, LLC
280 INTERSTATE NORTH CIRCLE,
SUITE 400
ATLANTA, GEORGIA 30339
404-351-7555

LINE	BEARING	DISTANCE
L10	N 00°15'23" E	27.86'
L11	S 00°15'23" W	17.84'
L12	S 00°10'42" W	20.00'

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C10	22.34'	30.46'	S 66°03'53" E	21.84'	42°00'35"



AM
5/1/2024

DATE: APRIL 26, 2024
SCALE: 1" = 30'
ACREAGE: 0.136 ACRES 5,942 S.F.
LAND LOT(S): 745
DISTRICT: 1st / 2nd SECTION
CITY: ALPHARETTA
COUNTY: FULTON STATE: GEORGIA
SURVEYED: DRAWN: WGH
CHECKED: APPROVED: CAM
PROJECT #: 20-221

**SEWER EASEMENT EXHIBIT A FOR:
THE GATHERING**

FULTON COUNTY PROJECT NUMBER: 22-013WR
PARCEL NUMBER: 12 271007450325
LAND LOT 745, 1st DISTRICT 2nd SECTION
FULTON COUNTY, CITY OF ALPHARETTA GEORGIA

GA
LAND SURVEYOR
404-384-9577
GA LAND SURVEYOR, LLC
3355 ANNANDALE LANE, STE 1
SUWANEE, GA 30024
LSF: 1101

SHEET
1
OF
1

LEGAL DESCRIPTION

EASEMENT #3 - SEWER

ALL THAT LOT, TRACT OR PARCEL OF LAND CONTAINING 0.136 ACRES (5,942 S.F.) LYING AND BEING IN LAND LOTS 745 OF THE 1ST DISTRICT, 2ND SECTION, IN THE CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF LAND LOT LINE 745 AND THE NORTH RIGHT OF WAY OF MORRISON PARKWAY; THENCE LEAVING SAID RIGHT OF WAY MARGIN NORTH 10 DEGREES 41 MINUTES 17 SECONDS EAST A DISTANCE OF 226.59 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 06 DEGREES 55 MINUTES 44 SECONDS WEST A DISTANCE OF 111.76 FEET TO A POINT;
THENCE NORTH 00 DEGREES 15 MINUTES 23 SECONDS EAST A DISTANCE OF 27.86 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY MARGIN OF TREBLE WAY;
THENCE ALONG SAID RIGHT OF WAY MARGIN AND ALONG A CURVE TO THE LEFT A DISTANCE OF 22.34 FEET WITH A RADIUS OF 30.46 FEET AND BEING SUBTENDED BY A CHORD WITH A BEARING OF SOUTH 66 DEGREES 03 MINUTES 53 SECONDS EAST AND A DISTANCE OF 21.84 FEET TO A POINT;
THENCE LEAVING SAID RIGHT OF WAY SOUTH 00 DEGREES 15 MINUTES 23 SECONDS WEST A DISTANCE OF 17.84 FEET TO A POINT;
THENCE SOUTH 06 DEGREES 55 MINUTES 44 SECONDS EAST A DISTANCE OF 92.84 FEET TO A POINT;
THENCE SOUTH 89 DEGREES 49 MINUTES 18 SECONDS EAST A DISTANCE OF 164.60 FEET TO A POINT ON THE WEST RIGHT OF WAY MARGIN OF TUNE ROW;
THENCE ALONG SAID RIGHT OF WAY MARGIN SOUTH 00 DEGREES 10 MINUTES 42 SECONDS WEST A DISTANCE OF 20.00 FEET TO A POINT;
THENCE NORTH 89 DEGREES 49 MINUTES 18 SECONDS WEST A DISTANCE OF 182.26 FEET TO A POINT;
SAID REBAR BEING THE POINT OF BEGINNING.