

[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 : Ecco Park Phase 3
Tax Parcel Identification No.: 12-2720-0743-038-2
Land Disturbance Permit No.: 19-080WR
Zoning/Special Use Permit No.: CZ190037
(if applicable)

For Fulton County Use Only
Approval Date: _____
Initials: _____

**SEWER EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 13th day of July, 2023 between GRBK North Point, 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.

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) 743 & 754 of the 1st District, 2nd Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit:

Ecco Park Phase 3
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 13th
day of July, 20 23
in the presence of:

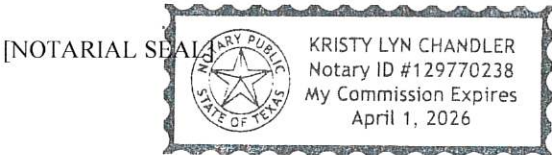
Tayla Ross
Witness

[Signature]
Notary Public

GRANTOR: GRBK North Point, LLC
CORPORATE NAME

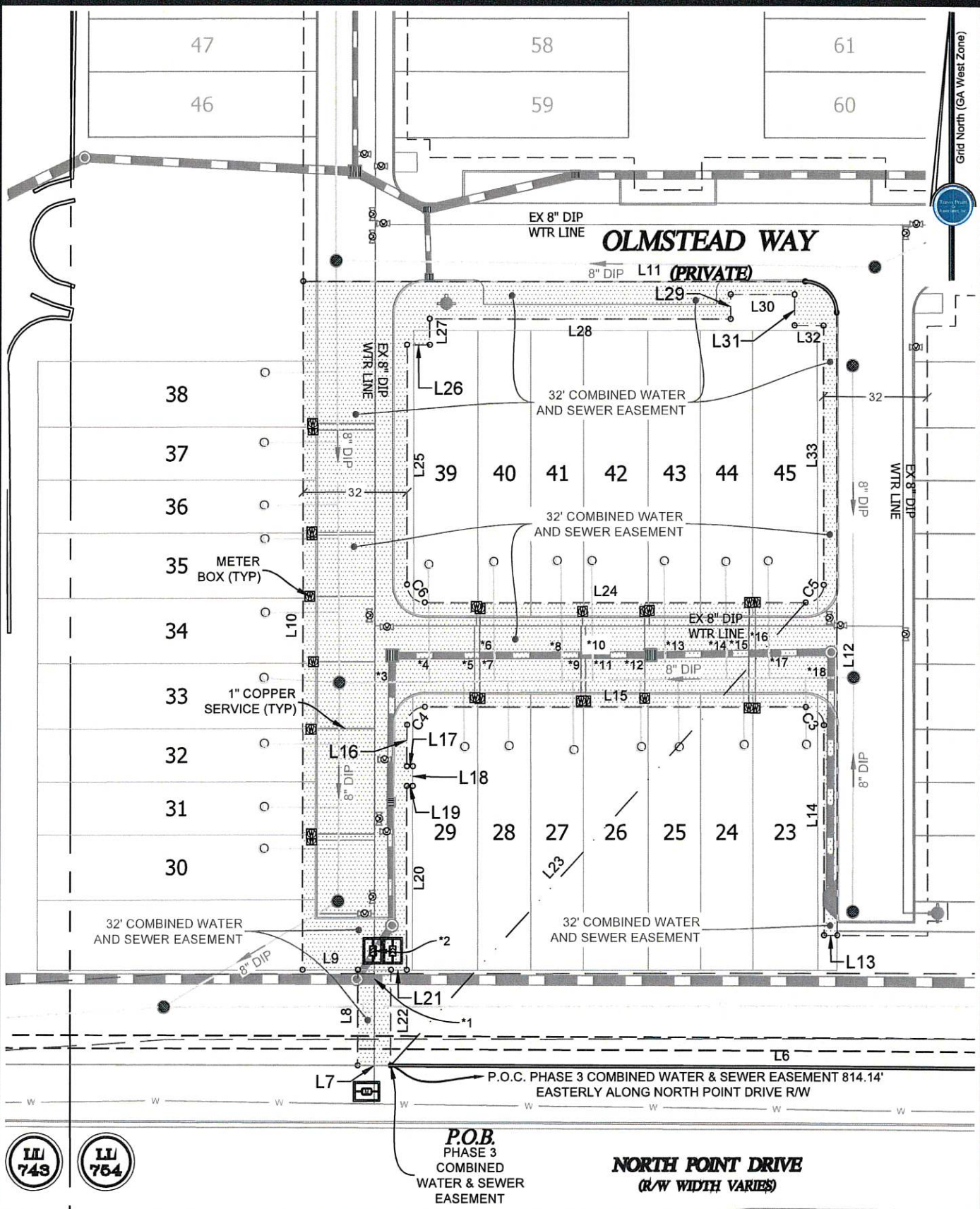
By: [Signature]
Print Name: Veronica Edwards
Title: Authorized Representative

By: _____
Print Name: _____
Title: _____



[CORPORATE SEAL]

Grid North (GA West Zone)



4317 Park Drive, Suite 400
 Norcross, Georgia 30093
 Phone: (770) 416-7511
 Fax: (770) 416-6759
 www.travispruitt.com

Certificate of
 Authorization Number 613

COMBINED WATER & SEWER EASEMENT EXHIBIT
ECCO PARK PHASE 3
 AUTHORIZED BY: THE PROVIDENCE GROUP
 LAND LOT 754 • 1ST DISTRICT • 2ND SECTION
 CITY OF ALPHARETTA • FULTON COUNTY • GEORGIA

GRAPHIC SCALE - IN FEET

PLAT DATE: 05/23/2023

SCALE: 1" = 40'

JN: 1-18-0082.660

FN: 101-A-2376

DRAWN BY: JW

SHEET NO: 1 of 3

STORM PIPE
ENCROACHMENTS

#	SQUARE FOOTAGE
1	2
2	2.4
3	1.3
4	1.3
5	0.17
6	0.17
7	1.3
8	1.3
9	0.17
10	0.17
11	1.3
12	0.17
13	1.3
14	1.3
15	0.17
16	0.17
17	1.3
18	1.3
TOTAL	15.99

Line & Curve Table				
Line #/Curve #	Radius	Length	Bearing	Distance
C3	5.500'	8.64'	N45°00'01"W	7.78'
C4	5.500'	8.64'	S45°00'00"W	7.78'
C5	5.500'	8.64'	N45°00'00"E	7.78'
C6	5.500'	8.64'	S45°00'00"E	7.78'
L7			N89°46'37"W	10.00
L8			N0°00'37"E	29.18
L9			N90°00'00"W	17.14
L10			N0°00'00"W	211.00
L11			N90°00'00"E	155.63
L12			S0°00'00"E	190.87
L13			N90°00'00"W	4.00
L14			N0°00'00"E	64.37
L15			N90°00'00"W	118.13
L16			S0°00'00"E	12.75
L17			N90°00'00"E	1.81
L18			S0°00'00"E	6.00
L19			S90°00'00"W	1.81
L20			S0°00'00"E	56.25
L21			N90°00'00"W	4.86
L22			S0°00'37"W	29.22
L23			N42°11'50"E	191.29
L24			S90°00'00"W	118.13
L25			N0°00'00"E	73.50
L26			N90°00'00"E	7.00
L27			N0°00'00"E	8.00
L28			N90°00'00"W	93.29
L29			S0°00'00"E	7.50
L30			N90°00'00"W	20.08
L31			N0°00'00"E	9.50
L32			N90°00'00"W	8.75
L33			N0°00'00"E	79.50



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COMBINED WATER & SEWER EASEMENT EXHIBIT

ECCO PARK PHASE 3

AUTHORIZED BY: THE PROVIDENCE GROUP

LAND LOT 754 • 1ST DISTRICT • 2ND SECTION
CITY OF ALPHARETTA • FULTON COUNTY • GEORGIA

PLAT DATE: 05/23/2023

JN: 1-18-0082.660

FN: 101-A-2376

DRAWN BY: JW

SHEET NO: 2 of 3

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 754 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at a 3/4" rebar found at the southwestern end of the mitered intersection of the northwestern right-of-way line of Haynes Bridge Road (right-of-way width varies) and the northern right-of-way line of North Point Drive (right-of-way width varies); THENCE proceeding along said right-of-way line of North Point Drive the following eight courses: THENCE North 73 degrees 40 minutes 07 seconds West a distance of 214.45 feet to a point; THENCE North 12 degrees 26 minutes 23 seconds East a distance of 7.00 feet to a point; THENCE along a curve to the left with a radius of 815.00 feet and an arc length of 173.78 feet, said curve having a chord bearing of North 83 degrees 40 minutes 07 seconds West and a chord distance of 173.45 feet to a point; THENCE North 89 degrees 46 minutes 37 seconds West a distance of 55.45 feet to a point; THENCE North 45 degrees 03 minutes 08 seconds West a distance of 55.42 feet to a point; THENCE North 89 degrees 46 minutes 37 seconds West a distance of 19.02 feet to a point; THENCE South 26 degrees 09 minutes 48 seconds West a distance of 45.59 feet to a point; THENCE North 89 degrees 46 minutes 37 seconds West a distance of 243.47 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

THENCE from said **TRUE POINT OF BEGINNING**, continuing along said right-of-way North 89 degrees 46 minutes 37 seconds West a distance of 10.00 feet to a point; THENCE leaving said right-of-way North 00 degrees 00 minutes 37 seconds East a distance of 29.18 feet to a point; THENCE South 90 degrees 00 minutes 00 seconds West a distance of 17.14 feet to a point; THENCE North 00 degrees 00 minutes 00 seconds West a distance of 211.00 feet to a point; THENCE North 90 degrees 00 minutes 00 seconds East a distance of 155.63 feet to a point; THENCE along a curve to the right with a radius of 9.50 feet and an arc length of 14.92 feet, said curve having a chord bearing of South 44 degrees 59 minutes 53 seconds East and a chord distance of 13.44 feet to a point; THENCE South 00 degrees 00 minutes 00 seconds East a distance of 190.87 feet to a point; THENCE South 90 degrees 00 minutes 00 seconds West a distance of 4.00 feet to a point; THENCE North 00 degrees 00 minutes 00 seconds East a distance of 64.37 feet to a point; THENCE along a curve to the left with a radius of 5.50 feet and an arc length of 8.64 feet, said curve having a chord bearing of North 45 degrees 00 minutes 01 seconds West and a chord distance of 7.78 feet to a point; THENCE South 90 degrees 00 minutes 00 seconds West a distance of 118.13 feet to a point; THENCE along a curve to the left with a radius of 5.50 feet and an arc length of 8.64 feet, said curve having a chord bearing of South 45 degrees 00 minutes 00 seconds West and a chord distance of 7.78 feet to a point; THENCE South 00 degrees 00 minutes 00 seconds East a distance of 12.75 feet to a point; THENCE North 90 degrees 00 minutes 00 seconds East a distance of 1.81 feet to a point; THENCE South 00 degrees 00 minutes 00 seconds East a distance of 6.00 feet to a point; THENCE South 90 degrees 00 minutes 00 seconds West a distance of 1.81 feet to a point; THENCE South 00 degrees 00 minutes 00 seconds East a distance of 56.25 feet to a point; THENCE South 90 degrees 00 minutes 00 seconds West a distance of 4.86 feet to a point; THENCE South 00 degrees 00 minutes 37 seconds West a distance of 29.22 feet to a point on the northerly right-of-way of North Point Drive, said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 24,702 square feet or 0.57 acres.

LESS AND EXCEPT

All that tract or parcel of land lying and being in Land Lot 754 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at a 3/4" rebar found at the southwestern end of the mitered intersection of the northwestern right-of-way line of Haynes Bridge Road (right-of-way width varies) and the northern right-of-way line of North Point Drive (right-of-way width varies); THENCE proceeding along said right-of-way line of North Point Drive the following eight courses: THENCE North 73 degrees 40 minutes 07 seconds West a distance of 214.45 feet to a point; THENCE North 12 degrees 26 minutes 23 seconds East a distance of 7.00 feet to a point; THENCE along a curve to the left with a radius of 815.00 feet and an arc length of 173.78 feet, said curve having a chord bearing of North 83 degrees 40 minutes 07 seconds West and a chord distance of 173.45 feet to a point; THENCE North 89 degrees 46 minutes 37 seconds West a distance of 55.45 feet to a point; THENCE North 45 degrees 03 minutes 08 seconds West a distance of 55.42 feet to a point; THENCE North 89 degrees 46 minutes 37 seconds West a distance of 19.02 feet to a point; THENCE South 26 degrees 09 minutes 48 seconds West a distance of 45.59 feet to a point; THENCE North 89 degrees 46 minutes 37 seconds West a distance of 243.47 feet to a point; THENCE leaving said right-of-way proceed along a tie-line North 42 degrees 11 minutes 50 seconds East a distance of 191.29 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

THENCE from said **TRUE POINT OF BEGINNING**, South 90 degrees 00 minutes 00 seconds West a distance of 118.13 feet to a point; THENCE along a curve to the right with a radius of 5.50 feet and an arc length of 8.64 feet, said curve having a chord bearing of North 45 degrees 00 minutes 00 seconds West and a chord distance of 7.78 feet to a point; THENCE North 00 degrees 00 minutes 00 seconds East a distance of 73.50 feet to a point; THENCE North 90 degrees 00 minutes 00 seconds East a distance of 7.00 feet to a point; THENCE North 00 degrees 00 minutes 00 seconds East a distance of 8.00 feet to a point; THENCE North 90 degrees 00 minutes 00 seconds East a distance of 93.29 feet to a point; THENCE North 00 degrees 00 minutes 00 seconds West a distance of 7.50 feet to a point; THENCE North 90 degrees 00 minutes 00 seconds East a distance of 20.08 feet to a point; THENCE South 00 degrees 00 minutes 00 seconds East a distance of 9.50 feet to a point; THENCE North 90 degrees 00 minutes 00 seconds East a distance of 8.75 feet to a point; THENCE South 00 degrees 00 minutes 00 seconds East a distance of 79.50 feet to a point; THENCE along a curve to the right with a radius of 5.50 feet and an arc length of 8.64 feet, said curve having a chord bearing of South 45 degrees 00 minutes 00 seconds West and a chord distance of 7.78 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 11,298 square feet or 0.26 acres.



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COMBINED WATER & SEWER EASEMENT EXHIBIT ECCO PARK PHASE 3 AUTHORIZED BY: THE PROVIDENCE GROUP LAND LOT 754 • 1ST DISTRICT • 2ND SECTION CITY OF ALPHARETTA • FULTON COUNTY • GEORGIA
PLAT DATE: 05/23/2023 JN: 1-18-0082.660 FN: 101-A-2376 DRAWN BY: JW SHEET NO: 3 OF 3