

[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: Wards Crossing Phase I
Tax Parcel Identification No.: 11 070002580116 and others - see next page
Land Disturbance Permit No.: 22- 020 WK
Zoning/Special Use Permit No.: RZ-21-004
(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 12th day of December, 2022, between JBGL Atlanta Development 2014, 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) 258,259,285,286 of the District, 1 Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

Wards Crossing Phase I

Project Name

[See Exhibit "A" attached hereto and made a part hereof]

Wards Crossing Phase 1 Tax Parcels:

- 11 070002580116
- 11 070002590206
- 11 070002580173
- 11 070002580249
- 11 070002580231
- 11 070002580132
- 11 070002580140
- 11 082002850175
- 11 082002850183

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.

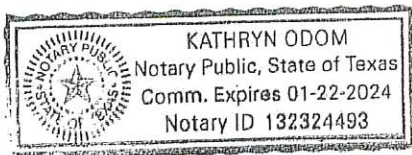
IN WITNESS HEREOF said party of the first part has hereunto affixed its hand and seal on the day and year first above written.

Signed, sealed and delivered this 12th
day of December, 20 22
in the presence of:

Taylor Roa
Witness

Kathryn Odom
Notary Public

[NOTARIAL SEAL]



GRANTOR: JBGL Atlanta Development 2014, LLC
CORPORATE NAME

By: Veronica Edwards
Print Name: Veronica Edwards
Title: Authorized Representative

By: _____
Print Name: _____
Title: _____

[CORPORATE SEAL]

State Bridge Road Tract

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 258 OF THE 1ST DISTRICT, 1ST SECTION, CITY OF JOHNS CREEK, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS DISK FULTON COUNTY GPS MONUMENT #F343 FOUND (N:1460540.54, E:2289021.11) AND PROCEEDING ALONG A TIE-LINE NORTH 28°33'32" WEST 3304.02 FEET TO A HALF INCH REBAR FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD (VARIABLE RIGHT-OF-WAY) AND THE POINT OF BEGINNING.

THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES:

THENCE NORTH 36 DEGREES 24 MINUTES 12 SECONDS WEST A DISTANCE OF 216.76 FEET TO AN IRON PIN SET; THENCE NORTH 36 DEGREES 24 MINUTES 12 SECONDS WEST A DISTANCE OF 49.20 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 973.68 FEET AND AN ARC LENGTH OF 160.03 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 41 DEGREES 13 MINUTES 01 SECONDS WEST AND A CHORD DISTANCE OF 159.85 FEET TO AN IRON PIN SET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 973.68 FEET AND AN ARC LENGTH OF 199.06 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 51 DEGREES 46 MINUTES 55 SECONDS WEST AND A CHORD DISTANCE OF 198.71 FEET TO AN IRON PIN SET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 973.68 FEET AND AN ARC LENGTH OF 150.12 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 62 DEGREES 03 MINUTES 20 SECONDS WEST AND A CHORD DISTANCE OF 149.97 FEET TO AN IRON PIN SET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 973.69 FEET AND AN ARC LENGTH OF 115.49 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 59 DEGREES 51 MINUTES 37 SECONDS WEST AND A CHORD DISTANCE OF 115.42 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE NORTH 62 DEGREES 03 MINUTES 34 SECONDS WEST A DISTANCE OF 61.70 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE NORTH 12 DEGREES 32 MINUTES 16 SECONDS WEST A DISTANCE OF 57.06 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE SOUTH 73 DEGREES 56 MINUTES 56 SECONDS WEST A DISTANCE OF 22.18 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE SOUTH 27 DEGREES 56 MINUTES 26 SECONDS WEST A DISTANCE OF 28.00 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE NORTH 62 DEGREES 03 MINUTES 34 SECONDS WEST A DISTANCE OF 161.28 FEET TO AN IRON PIN SET; THENCE NORTH 62 DEGREES 03 MINUTES 34 SECONDS WEST A DISTANCE OF 144.97 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1074.92 FEET AND AN ARC LENGTH OF 230.54 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 55 DEGREES 54 MINUTES 52 SECONDS WEST AND A CHORD DISTANCE OF 230.10 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE NORTH 40 DEGREES 13 MINUTES 47 SECONDS EAST A DISTANCE OF 24.00 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE NORTH 49 DEGREES 01 MINUTES 13 SECONDS WEST A DISTANCE OF 27.51 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE SOUTH 41 DEGREES 43 MINUTES 47 SECONDS WEST A DISTANCE OF 24.00 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1074.92 FEET AND AN ARC LENGTH OF 122.98 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 44 DEGREES 59 MINUTES 34 SECONDS WEST AND A CHORD DISTANCE OF 122.92 FEET TO AN IRON PIN SET;

AB

04/13/23

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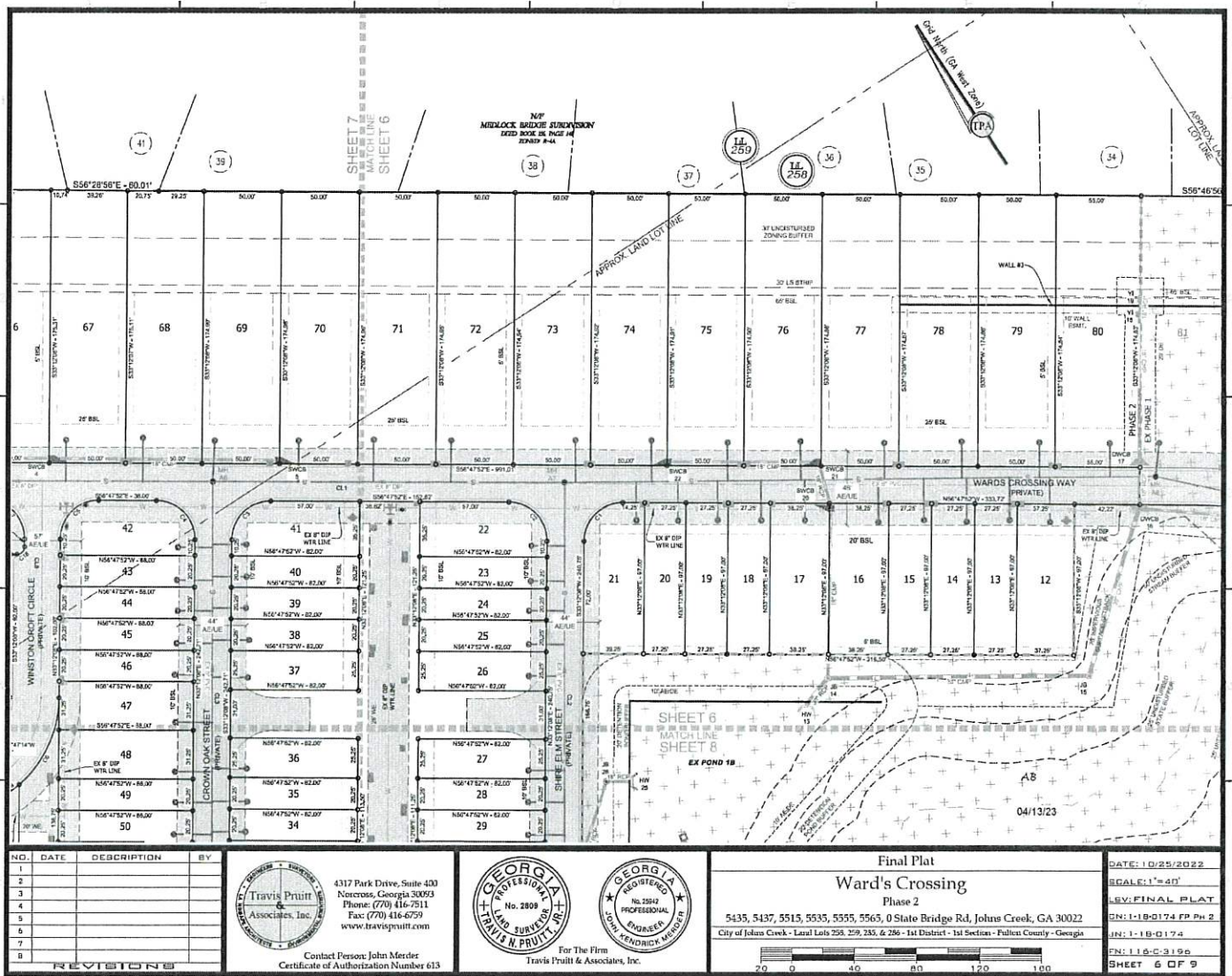
THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 17 DEGREES 26 MINUTES 56 SECONDS EAST A DISTANCE OF 626.91 FEET TO A CRIMPED TOP PIPE FOUND; THENCE SOUTH 56 DEGREES 54 MINUTES 02 SECONDS EAST A DISTANCE OF 387.84 FEET TO A CRIMPED TOP PIPE FOUND; THENCE SOUTH 56 DEGREES 28 MINUTES 56 SECONDS EAST A DISTANCE OF 60.01 FEET TO A HALF INCH REBAR FOUND; THENCE SOUTH 56 DEGREES 46 MINUTES 56 SECONDS EAST A DISTANCE OF 1340.64 FEET TO A CRIMPED TOP PIPE FOUND; THENCE SOUTH 29 DEGREES 40 MINUTES 42 SECONDS WEST A DISTANCE OF 731.73 FEET TO A HALF INCH REBAR FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD (VARIABLE RIGHT-OF-WAY) AND THE POINT OF BEGINNING.

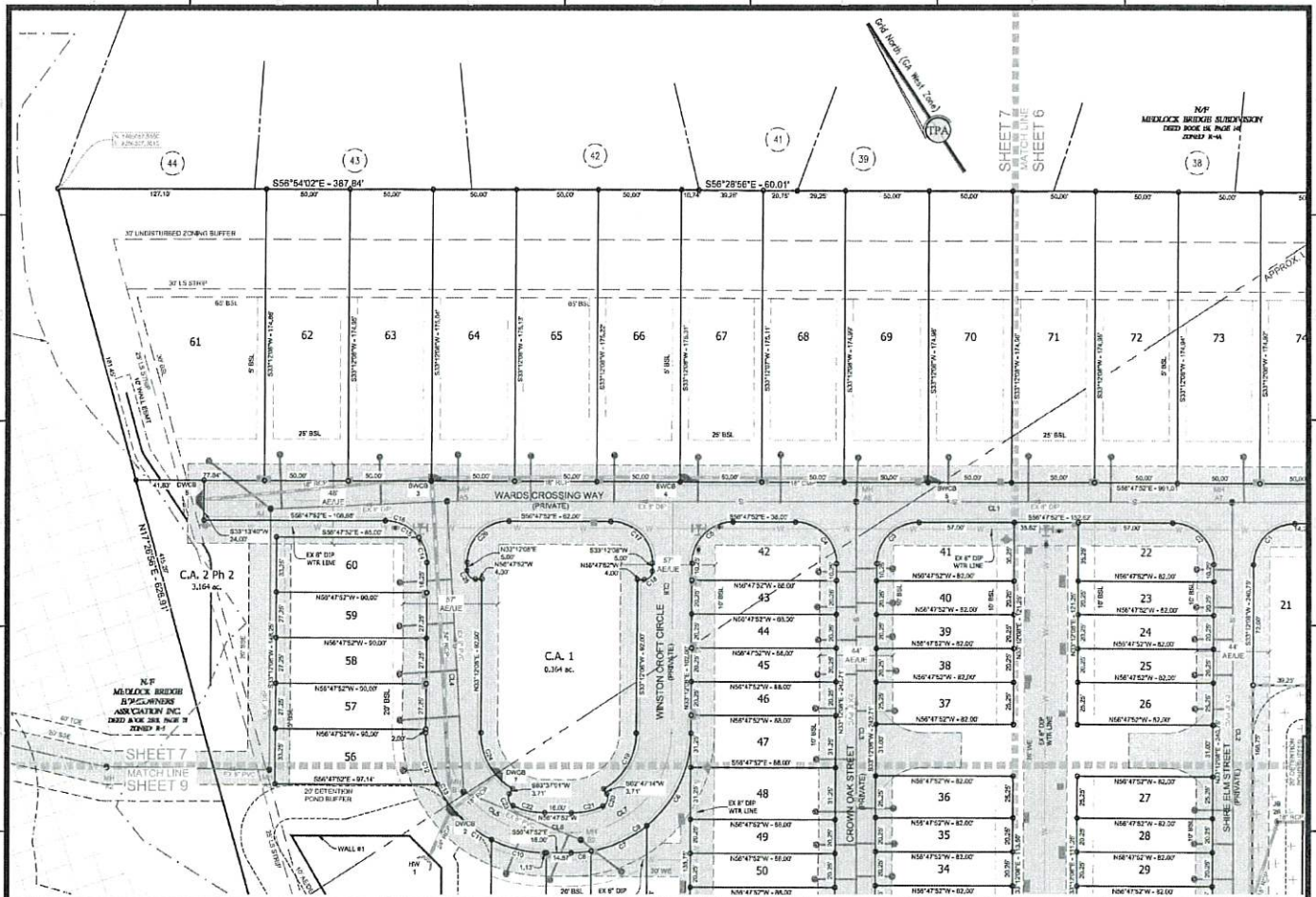
SAID TRACT CONTAINS 1,066,085 SQUARE FEET OR 24.474 ACRES.

AB

04/13/23








NO.	DATE	DESCRIPTION	BY
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2			
3			
4			
5			
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7			
8			


 4317 Park Drive, Suite 400
 Norcross, Georgia 30093
 Phone: (770) 416-7911
 Fax: (770) 416-0759
 www.travispruitt.com
 Contact Person: John Marder
 Certificate of Authorization Number 613



 For The Firm
 Travis Pruitt & Associates, Inc.

Final Plat
Ward's Crossing
 Phase 2
 5435, 5437, 5515, 5535, 5555, 5565, 0 State Bridge Rd, Johns Creek, GA 30022
 City of Johns Creek - Land Lots 258, 259, 285, & 286 - 1st District - 1st Section - Fulton County - Georgia


DATE: 10/25/2022
 SCALE: 1"=40'
 BY: FINAL PLAT
 GIN: 1-B-0174 FP Ph 2
 JIN: 1-B-0174
 PIN: 116-C-196
 SHEET 7 OF 9

