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Atlanta, Georgia 30303

Project Name : Wills Overlook
Tax Parcel Identification No.: 12 246006450302, 12 246006450328 & 12 246006450146
Land Disturbance Permit No.: WRN23-075
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 17th day of November, 2023, between Wills Overlook, 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) 645, 2nd Section (if applicable) of District 1, Fulton County, Georgia, and more particularly described as follows: To wit:

Wills Overlook - Water Line Easement
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 17th
day of November, 2023
in the presence of:

[Signature]
Witness

[Signature]
Notary Public

[NOTARIAL SEAL]



GRANTOR: WILLS OVERLOOK, LLC
Corporate Name

By: [Signature]
Print Name: PAUL NOCHARLI
Title: Authorized Person

By: _____
Print Name: _____
Title: _____

[CORPORATE SEAL]

Legal Description– 20' Waterline Easement 1- Tract 1

All that tract or parcel of land lying and being in Land Lot 645, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a mag nail set on the corner common to Land Lot 645, Land Lot 648, the lands now or formerly held by City of Alpharetta and the lands now or formerly held by North Fulton Pharmacy Professional; said mag nail being the POINT OF COMMENCEMENT;

Thence continuing along the line common to the lands now or formerly held by North Fulton Pharmacy Professional S 03°17'00" E a distance of 153.17' to a ½" rebar set with blue cap (LSF# 1121) on the northern Right of Way of South Main Street (R/W Varies);

Thence continuing along the northern Right of Way of South Main Street (R/W Varies) the following courses and distances:

N 85°06'20" W a distance of 100.45' to a ½" rebar set with blue cap (LSF# 1121);

N 84°39'41" W a distance of 194.65';

N 85°21'05" W a distance of 30.18' to a ½" rebar set with a blue cap (LSF# 1121) at the corner common to Tract 2;

Thence departing the northern Right of Way of South Main Street and along the line common to Tract 2 N 01°04'10" E a distance of 39.48' to a point; said point being the POINT OF BEGINNING;

Thence departing the line common to Tract 2 and into the lands of Tract 1 the following courses and distances:

N 84°39'44" W a distance of 39.28';

N 05°20'16" E a distance of 20.00';

S 84°39'44" E a distance of 37.78' to a point on the line common to Tract 2;

Thence along the line common to Tract 2 S 01°04'10" W a distance of 20.05' to a point; said point being the POINT OF BEGINNING;

Said easement is shown as 20' Waterline Easement 1 – Tract 1 (771 SF)

Brandon Scott

Fulton County Government

Project #WRN23-075

Legal Description – 20' Waterline Easement 2-Tract 1

All that tract or parcel of land lying and being in Land Lot 645, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a mag nail set on the corner common to Land Lot 645, Land Lot 648, the lands now or formerly held by City of Alpharetta and the lands now or formerly held by North Fulton Pharmacy Professional; said mag nail being the POINT OF COMMENCEMENT;

Thence continuing along the line common to the lands now or formerly held by North Fulton Pharmacy Professional S 03°17'00" E a distance of 153.17' to a ½" rebar set with blue cap (LSF# 1121) on the northern Right of Way of South Main Street (R/W Varies);

Thence continuing along the northern Right of Way of South Main Street (R/W Varies) the following courses and distances:

N 85°06'20" W a distance of 100.45' to a ½" rebar set with blue cap (LSF# 1121);

N 84°39'41" W a distance of 194.65';

N 85°21'05" W a distance of 30.18' to a ½" rebar set with a blue cap (LSF# 1121) at the corner common to Tract 2;

N 85°25'57" W a distance of 68.85';

N 86°38'33" W a distance of 73.42' to a point; said point being the POINT OF BEGINNING;

Thence continuing along the northern Right of Way of South Main Street N 86°38'33" W a distance of 20.00' to a point;

Thence departing the northern Right of Way of South Main Street and into the lands of Tract 1 the following courses and distances:

N 02°23'32" E a distance of 37.62';

N 88°53'29" W a distance of 94.31';

N 01°06'31" E a distance of 20.00';

S 88°53'29" E a distance of 114.77';

S 02°23'32" W a distance of 58.41' to a point on the northern Right of Way of South Main Street; said point being the POINT OF BEGINNING;

Said easement is shown as 20' Waterline Easement 2 – Tract 1 (3,051 SF)

Brandon Scott

Fulton County Government

Project #WRN23-075

Legal Description – 20' Waterline Easement 1-Tract 2

All that tract or parcel of land lying and being in Land Lot 645, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a mag nail set on the corner common to Land Lot 645, Land Lot 648, the lands now or formerly held by City of Alpharetta and the lands now or formerly held by North Fulton Pharmacy Professional; said mag nail being the POINT OF COMMENCEMENT;

Thence continuing along the line common to the lands now or formerly held by North Fulton Pharmacy Professional S 03°17'00" E a distance of 153.17' to a ½" rebar set with blue cap (LSF# 1121) on the northern Right of Way of South Main Street (R/W Varies);

Thence continuing along the northern Right of Way of South Main Street (R/W Varies) the following courses and distances:

N 85°06'20" W a distance of 100.45' to a ½" rebar set with blue cap (LSF# 1121);

N 84°39'41" W a distance of 76.14' feet to a point; said point being the POINT OF BEGINNING;

Thence continuing along the northern Right of Way of South Main Street N 84°39'41" W a distance of 20.01' to a point;

Thence departing the northern Right of Way of South Main Street and into the lands of Tract 2 the following courses and distances:

N 03°51'26" E a distance of 39.02';

N 84°39'44" W a distance of 169.89' to a point on the line common to Tract 1;

Thence continuing along the line common to Tract 1 N 01°04'10" E a distance of 20.05' to a point;

Thence departing the line common to Tract 1 and into the lands of Tract 2 S 84°39'44" E a distance of 221.18' to a point on the line common to Tract 3;

Thence continuing along the line common to Tract 3 S 02°27'38" E a distance of 20.19' to a point;

Thence departing the line common to Tract 3 and into the lands of Tract 2 the following courses and distances:

N 84°39'44" W a distance of 71.80';

S 03°51'26" W a distance of 39.02' feet to a point on the northern Right of Way of South Main Street; said point being the POINT OF BEGINNING;

Said easement is shown as 20' Waterline Easement 1 – Tract 2 (6,845 SF).

Brandon Scott

Fulton County Government

Project #WRN23-075

Legal Description – 20' Waterline Easement 1-Tract 3

All that tract or parcel of land lying and being in Land Lot 645, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a mag nail set on the corner common to Land Lot 645, Land Lot 648, the lands now or formerly held by City of Alpharetta and the lands now or formerly held by North Fulton Pharmacy Professional; said mag nail being the POINT OF COMMENCEMENT;

Thence continuing along the line common to the lands now or formerly held by North Fulton Pharmacy Professional S 03°17'00" E a distance of 153.17' to a ½" rebar set with blue cap (LSF# 1121) on the northern Right of Way of South Main Street (R/W Varies);

Thence continuing along the northern Right of Way of South Main Street (R/W Varies) N 85°06'20" W a distance of 100.45' to a ½" rebar set with blue cap (LSF# 1121) found at the corner common to Tract 2;

Thence departing the northern Right of Way of South Main Street and along the line common to Tract 2 N 02°27'38" W a distance of 39.38' to a point; said point being the POINT OF BEGINNING;

Thence continuing along the line common to Tract 2 N 02°27'38" W a distance of 20.19' to a point;

Thence departing the line common to Tract 2 and into the lands of Tract 3 the following courses and distances:

S 84°39'44" E a distance of 82.78';

S 05°20'16" W a distance of 20.00';

N 84°39'44" W a distance of 80.04' to a point on the line common to Tract 2; said point being the POINT OF BEGINNING;

Said easement is shown as 20' Waterline Easement 1 – Tract 3 (1,628 SF).

Brandon Scott

Fulton County Government

Project #WRN23-075