THIS DOCUMENT MAY BE RECORDED ONLY BY PERSONNEL OF THE FULTON COUNTY LAND DIVISION			
Return Recorded Document to: Project Name : Wills Overlook			
Fulton County Land Division Tax Parcel Identification No.: 12 246006450302, 12 246006450328 & 12 24600	6450146		
141 Pryor Street, S.W. – Suite 8021 Land Disturbance Permit No.: WRN23-075			
Atlanta, Georgia 30303 Zoning/Special Use Permit No.:			
(if applicable)			
For Fulton County Use Only			
Approval Date:			
Initials:			
CEWED I INC EACEMENT			
SEWER LINE EASEMENT (Corporate Form)			
STATE OF CEOPCIA			
STATE OF GEORGIA, COUNTY OF FULTON			
This indenture entered into this 17th day of November, 2023,	between		
WILLS OVERLOOK LLC , a corporation duly organiz	ed under		
the laws of the State of			
	ntor), and		
FULTON COUNTY, a Political Subdivision of the State of Georgia, party of the second part.			
MUTANECCETIL Aller Consulting and Consulting			
WITNESSETH, that for and in consideration of \$1.00 cash in hand paid, at and before the sealing and delivery of these	•		
the receipt whereof is hereby acknowledged and in consideration of the benefit which will accrue to the undersigned	d from the		
construction of a sewer line through subject property, and in consideration of the benefits which will accrue to t	he subject		
property from the construction of a sewer line through the subject property, said Grantor has granted, bargained			
conveyed and by these presents does grant, bargain, sell and convey to the party of the second part and to succ			
21.0			
assigns the right, title, and privilege of an easement on subject property located in land lot(s)	of the		
District, ———— Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:			
Wills Overlook - Sanitary Sewer Easement			
Project Name			
[See Exhibit "A" attached hereto and made a part hereof]			

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

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.

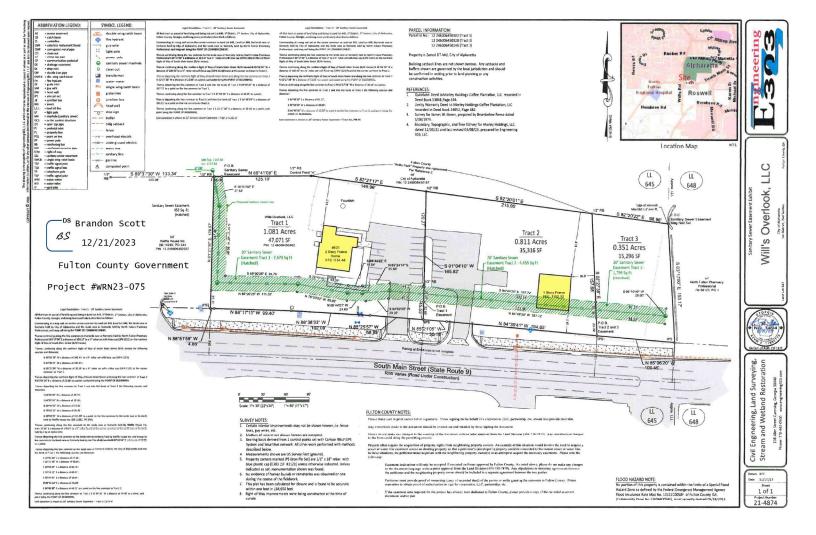
For the same consideration, Grantor(s) hereby convey and relinquish to FULTON COUNTY a right of access over Grantor's remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on said sewer line on both a routine and emergency basis.

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 17th day of 2023 in the presence of:	GRANTOR:	WILLS OVERLOOK, LLC CORPORATE NAME
Witness Witness	By: Print Name:	PAUL NOCHARLI
	Title:	Authorized Person
Notary Public No	By: Print Name:	
[NOTARIAL SEAL]	Title:	[CORPORATE SEAL]



Legal Description - Tract 1 - 20' Sanitary Sewer Easement

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 $03^{\circ}17'00''$ E a distance of 153.17' to a $\frac{1}{2}$ " 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:

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N 85°06'20" W a distance of 100.45' to a \frac{1}{2}" rebar set with blue cap (LSF# 1121);
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N 84°39'41" W a distance of 194.65';

N 85°21'05" W a distance of 30.18' to a $\frac{1}{2}$ " 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 22.68' 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:

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S 84°49'20" W a distance of 45.74';
S 84°02'35" W a distance of 29.35';
N 88°44'01" W a distance of 24.60';
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N 79°53'22" W a distance of 65.02';

N 89°00'25" W a distance of 111.30' to a point on the line common to the lands now or formerly held by Waffle House Inc. (DB 15292, PG 343);

Thence continuing along the line common to the lands now or formerly held by Waffle House Inc. N $01^{\circ}21'30''$ E a distance of 170.57' to a $\frac{1}{2}''$ rebar found at the corner common to the lands now or formerly held by City of Alpharetta;

Thence departing the line common to the lands now or formerly held by Waffle House Inc. and along the line common to the lands now or formerly held by the City of Alpharetta N 89°41'08" E a distance of 10.08' to a point;

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S 10°51'00" E a distance of 37.55';
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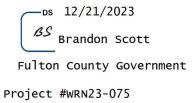
12/21/2023

Fulton County Government

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$ 01°21'48" W a distance of 90.94';
$ 89°00'25" E a distance of 94.76';
$ 79°53'22" E a distance of 65.07';
$ 88°44'01" E a distance of 18.04';
$ N 85°24'14" E a distance of 35.68';
$ 84°49'20" E a distance of 44.31' to a point on the line common to Tract 2;
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Thence continuing 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' Sanitary Sewer Easement – Tract 1 (7,673 SF



Legal Description - Tract 2 - 20' Sanitary Sewer Easement

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 $^{\circ}$ 06'20" W a distance of 100.45' to a $\frac{1}{2}$ " rebar set with blue cap (LSF# 1121) found at the corner common to Tract 3;

Thence departing the northern Right of Way of South Main Street and along the line common to Tract 3 N 02°27'38" W a distance of 23.09' to a point; said point being the POINT OF BEGINNING;

Thence departing the line common to Tract 3 and into the lands of Tract 2 N 84°49'20" W a distance of 357.72' 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°49'20" E a distance of 357.72' 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 20.18' to a point; said point being the POINT OF BEGINNING;

Said easement is shown as 20' Sanitary Sewer Easement – Tract 2 (4,455 SF

Legal Description – Tract 3 – 20' Sanitary Sewer Easement

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 $03^{\circ}17'00''$ E a distance of 153.17' to a $\frac{1}{2}$ " 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 23.09' 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 20.18' 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°49'20" E a distance of 91.27';

S 05°10'40" W a distance of 20.00';

N 84°49'20" W a distance of 88.59' to a point on the line common to Tract 2; said point being the POINT OF BEGINNING:

Said easement is shown as 20' Sanitary Sewer Easement – Tract 3 (1,799 SF)