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Fulton County Land Division
141 Pryor Street, S.W. – Suite 8021
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: _____

**SEWER 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.

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) 645 of the 1st District, 2nd 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]

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 November 2023
in the presence of:

GRANTOR: WILLS OVERLOOK, LLC
CORPORATE NAME

[Signature]
Witness

By: P. Nocharli
Print Name: PAUL NOCHARLI
Title: Authorized Person

[Signature]
Notary Public

By: _____
Print Name: _____
Title: _____

[NOTARIAL SEAL]



[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°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 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:

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';

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°21'30" E a distance of 170.57' to a ½" 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;

Thence departing the line common to the lands now or formerly held by the City of Alpharetta and into the lands of Tract 1 the following courses and distances:

S 10°51'00" E a distance of 37.55';

ds Brandon Scott
BS 12/21/2023

S 01°21'48" W a distance of 90.94';

S 89°00'25" E a distance of 94.76';

S 79°53'22" E a distance of 65.07';

S 88°44'01" E a distance of 18.04';

N 85°24'14" E a distance of 35.68';

S 84°49'20" E a distance of 44.31' to a point on the line common to Tract 2;

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

ds 12/21/2023
BS
Brandon Scott

Fulton County Government

Project #WRN23-075

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°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 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°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 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)