



EASEMENT DEDICATION INFORMATION SUMMARY

Fulton County Land Division
141 Pryor Street, Suite 8021
Atlanta, Georgia 30303
404-612-7870
404-730-7877 (fax)

FOR FULTON COUNTY USE ONLY

Project Name: The Gathering LDP Number: 22-013WR
Development Type: Mixed Use Zoning/Special Use Number: _____
Easement Width (in Feet) 20
Easement Type (circle one) Sewer Water Vault **Water Line**
Approval Date & Initials 5/1/2024 AM

PETITIONER INFORMATION

(** Please attach business card if available **)

Developer Name: B.B. MORRISON PARK, LLC
Name of Entity or Person Dedicating Property:
(if different than above) _____
Contact Person: Adam Brock
Contact Company (if different than above): _____
Contact Phone Number: (404) 557-2523
Contact E-mail Address: adambrock@brockbuilt.com

SITE INFORMATION (TO BE COMPLETED BY PETITIONER)

District Number: 1st Section Number*: 2nd Land Lot(s): 745 & 746
*(if applicable)

Tax Parcel Identification Number(s) of the parcel(s) from
which the easement is being dedicated (Please note if
property is a parent parcel to be subdivided): 12 271007450325

Parent parcel PIN number

If the property to be developed was purchased within past
three years, please provide the following information:

Sales price: \$10,250,000
Sales date: 2-9-2022
Total acreage: 24.75

Do you anticipate that ownership of the parcel(s) from
which the easement is being dedicated will change within
the next 60 days? (If yes, please provide date) No

***** THESE DOCUMENTS MAY ONLY BE RECORDED BY A REPRESENTATIVE OF THE LAND DIVISION.
PLEASE DO NOT ATTEMPT TO RECORD THEM ON YOUR OWN. THANK YOU.*****

[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 : The Gathering
Tax Parcel Identification No.: 12 271007450325
Land Disturbance Permit No.: 22-013WR
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only

Approval Date: 5/1/2024
Initials: AM

**WATER LINE EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 29th day of February, 2024, between _____
B.B. MORRISON PARK, 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) 745 & 746, 2nd Section (if applicable) of District 1st, Fulton County, Georgia, and more particularly described as follows: To wit:

THE GATHERING

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 29
day of February, 20 24
in the presence of:

[Signature]
Witness

[Signature]
Notary Public

GRANTOR: BB Morrison Park, LLC
CORPORATE NAME

By: [Signature]

Print Name: Adam Brock

Title: Manager

By: _____

Print Name: _____

Title: _____

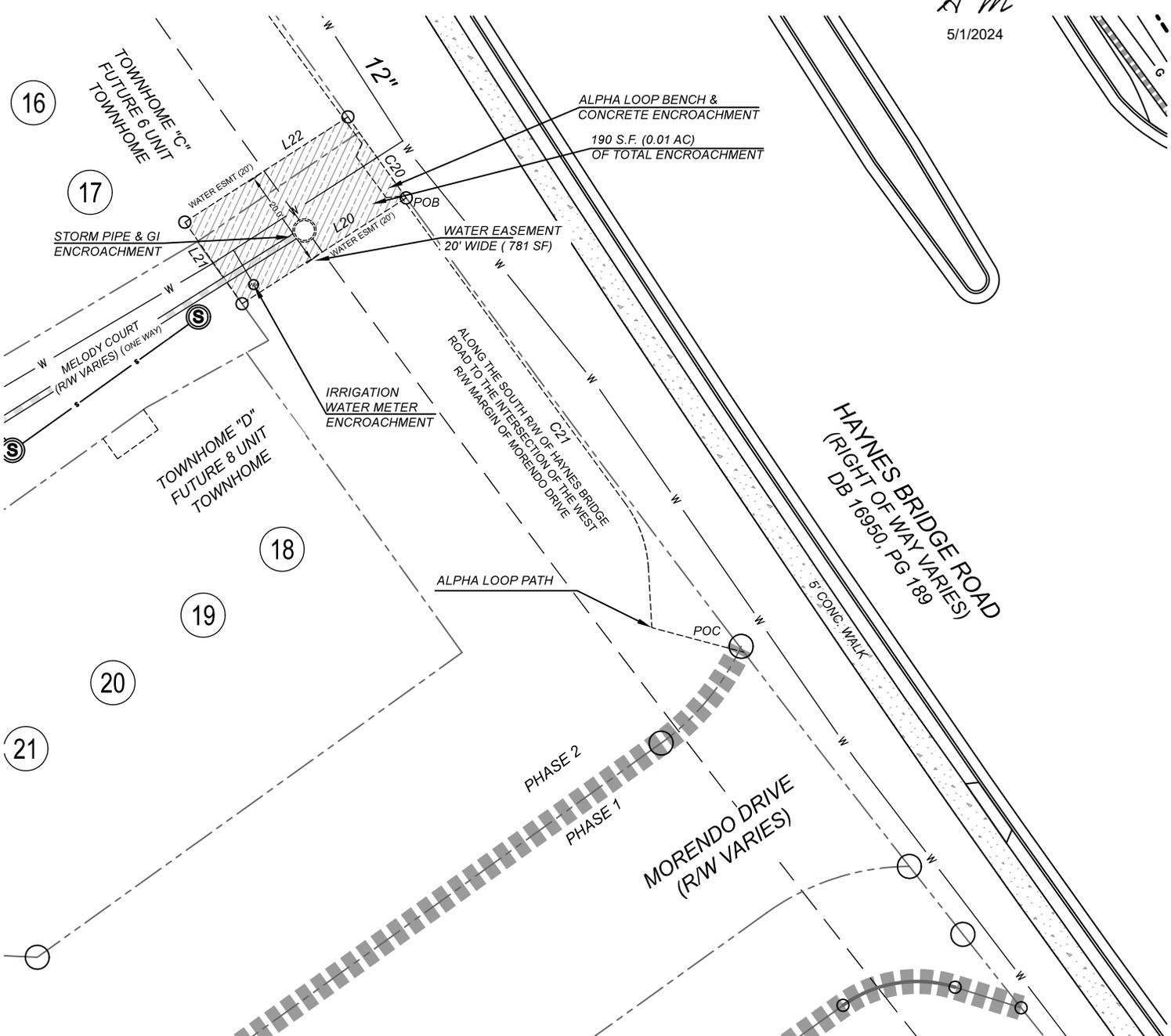
[NOTARIAL SEAL]

[CORPORATE SEAL]

RACHAEL N DUPREL
NOTARY PUBLIC
Cherokee County
State of Georgia
My Commission Expires June 21, 2026

AM

5/1/2024

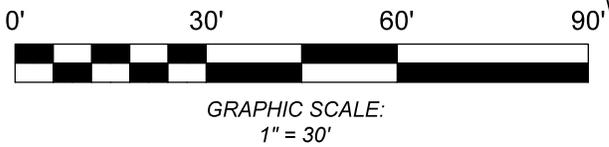


CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C20	20.03'	4368.09'	S 35°42'23" E	20.03'	0°15'46"
C21	112.43'	4368.09'	N 36°34'30" W	112.43'	1°28'29"

LINE	BEARING	DISTANCE
L20	S 57°09'27" W	39.17'
L21	N 35°01'15" W	20.01'
L22	N 57°09'27" E	38.93'

OWNER

B.B. MORRISON PARK, LLC
 280 INTERSTATE NORTH CIRCLE,
 SUITE 400
 ATLANTA, GEORGIA 30339
 404-351-7555



DATE: FEB 23, 2024
SCALE: 1" = 30'
ACREAGE: 0.018 ACRES 781 S.F.
LAND LOT(S): 746
DISTRICT: 1st / 2nd SECTION
CITY: ALPHARETTA
COUNTY: FULTON STATE: GEORGIA
SURVEYED: DRAWN: WGH
CHECKED: APPROVED: CAM
PROJECT #: 20-221

WATER EASEMENT EXHIBIT A FOR:
THE GATHERING

FULTON COUNTY PROJECT NUMBER: 22-013WR
 PARCEL NUMBER: 12 271007450325
 LAND LOT 745, 1st DISTRICT 2nd SECTION
 FULTON COUNTY, CITY OF ALPHARETTA GEORGIA

GA
 LAND SURVEYOR
404-384-9577
 GA LAND SURVEYOR, LLC
 3355 ANNANDALE LANE, STE 1
 SUWANEE, GA 30024
 LSF: 1101

SHEET
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 OF
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LEGAL DESCRIPTION

EASEMENT #4 - WATER

ALL THAT LOT, TRACT OR PARCEL OF LAND CONTAINING 0.018 ACRES (781 S.F.) LYING AND BEING IN LAND LOTS 746 OF THE 1ST DISTRICT, 2ND SECTION, IN THE CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY MARGIN OF MORENDO AND THE WEST RIGHT OF WAY OF HAYNES BRIDGE ROAD; THENCE ALONG SAID RIGHT OF WAY MARGIN OF HAYNES BRIDGE ROAD ALONG SAID RIGHT OF WAY MARGIN AND ALONG A CURVE TO THE RIGHT A DISTANCE OF 112.43 FEET WITH A RADIUS OF 4368.09 FEET AND BEING SUBTENDED BY A CHORD WITH A BEARING OF NORTH 36 DEGREES 34 MINUTES 30 SECONDS WEST AND A DISTANCE OF 112.43 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 57 DEGREES 09 MINUTES 27 SECONDS WEST A DISTANCE OF 39.17 FEET TO A POINT ON THE EAST RIGHT OF WAY MARGIN OF MELODY COURT;
THENCE ALONG A PORTION OF SAID RIGHT OF WAY MARGIN NORTH 35 DEGREES 01 MINUTES 15 SECONDS WEST A DISTANCE OF 20.01 FEET TO A POINT;
THENCE NORTH 57 DEGREES 09 MINUTES 27 SECONDS EAST A DISTANCE OF 38.93 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY MARGIN OF HAYNES BRIDGE ROAD;
THENCE ALONG SAID RIGHT OF WAY MARGIN AND ALONG A CURVE TO THE LEFT A DISTANCE OF 20.03 FEET WITH A RADIUS OF 4368.09 FEET AND BEING SUBTENDED BY A CHORD WITH A BEARING OF SOUTH 35 DEGREES 42 MINUTES 23 SECONDS EAST AND A DISTANCE OF 20.03 FEET TO A POINT, SAID REBAR BEING THE POINT OF BEGINNING.