

[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 : WRN24-085
Tax Parcel Identification No.: 12 284008030343, 12 284008030350 and 12 284008030400
Land Disturbance Permit No.: WRN24-085
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 3rd day of April, 2025, between **GREENSTONE PARKWAY 400 LLLP**, a limited liability limited partnership duly organized under the laws of the State of Georgia (hereinafter, “Greenstone Owner”), and **NORTHWINDS PARKWAY OFFICE, LLC**, a limited liability company duly organized under the laws of the State of Georgia (hereinafter, “Northwinds Owner”), party of the first part and grantors, 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 owned by Greenstone Owner, said subject property being more particularly described in Exhibit “B” attached hereto and incorporated herein by reference (hereinafter, the “Greenstone Property”), and in consideration of the benefits which will accrue to the Greenstone Property from the construction of a water line through the Greenstone Property, Greenstone Owner 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 the Greenstone Property, located in Land Lot(s) 804, 2nd Section (if applicable) of District 1, Fulton County, Georgia, and more particularly described as follows: To wit:

WRN24-085

Project Name

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

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 owned by Northwinds Owner, said subject property being more particularly described in Exhibit "C" attached hereto and incorporated herein by reference (hereinafter, the "Northwinds Property"), and in consideration of the benefits which will accrue to the Northwinds Property from the construction of a water line through the Northwinds Property, Northwinds Owner 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 the Northwinds Property, located in Land Lot(s) 804, 2nd Section (if applicable) of District 1, Fulton County, Georgia, and more particularly described as follows: To wit:

WRN24-085

Project Name

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

This right and easement herein granted being to occupy such portion of the Greenstone Property and Northwinds Property as would be sufficient for the construction, access, maintenance and upgrade of a water line through the Greenstone property and through the Northwinds 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, Greenstone Owner hereby conveys and relinquishes to FULTON COUNTY a right of access over Greenstone Owner's remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on said water line on both a routine and emergency basis.

For the same consideration, Northwinds Owner hereby conveys and relinquishes to FULTON COUNTY a right of access over Northwind Owner'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 Greenstone Owner 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 located on the Greenstone Property unto the said FULTON COUNTY, its successors and assigns against the claims of all persons whomever by virtue of these presents.

Said Northwinds Owner 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 located on the Northwinds Property unto the said FULTON COUNTY, its successors and assigns against the claims of all persons whomever by virtue of these presents.

Said Grenstone Owner and Northwinds Owner hereby waive 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
day of April, 2025
in the presence of:

Hughette Hank
Witness

[Signature]
Notary Public



GREENSTONE
OWNER:

GREENSTONE PARKWAY 400, LLLP
a Georgia limited liability limited
partnership

CORPORATE NAME

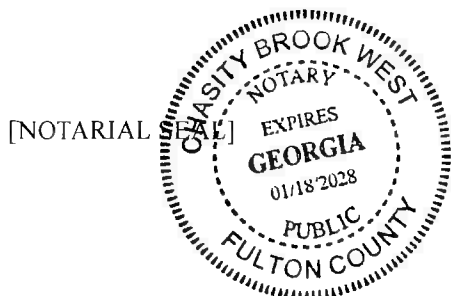
By: Greenstone Parkway 400 Manager, LLC
a Georgia limited liability company
its general partner

By: [Signature] [SEAL]
Name: Adams D. Little III
Title: Manager

Signed, sealed and delivered this
day of April, 2025
in the presence of:

Hughette Hank
Witness

[Signature]
Notary Public



NORTHWINDS
OWNER:

NORTHWINDS PARKWAY OFFICE,
LLC,
a Georgia limited liability company

CORPORATE NAME

By: R.T.E. Jr. [SEAL]
Name: Richard T. Evans, Jr.
Title: Manager

Exhibit “A”

Exhibit "B"
Greenstone Property

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ATLANTA, IN LAND LOT 804 OF THE 1ST DISTRICT, SECOND SECTION, FULTON COUNTY, GEORGIA, AND BEING TRACT B CONTAINING 6.60 ACRES AS SHOWN ON THAT CERTAIN MINOR SUBDIVISION PLAT FOR GREENSTONE PARKWAY 400 LLLP, RECORDED AUGUST 13, 2024, IN PLAT BOOK 468, PAGE 113, FULTON COUNTY, GEORGIA RECORDS.

Exhibit "C"
Northwinds Property

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ATLANTA, IN LAND LOT 804 OF THE 1ST DISTRICT, SECOND SECTION, FULTON COUNTY, GEORGIA, AND BEING TRACT A CONTAINING 5.84 ACRES AS SHOWN ON THAT CERTAIN MINOR SUBDIVISION PLAT FOR GREENSTONE PARKWAY 400 LLLP, RECORDED AUGUST 13, 2024, IN PLAT BOOK 468, PAGE 113, FULTON COUNTY, GEORGIA RECORDS.

AND

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ATLANTA, IN LAND LOT 804 OF THE 1ST DISTRICT, SECOND SECTION, FULTON COUNTY, GEORGIA, AND BEING TRACT C CONTAINING .77 ACRES AS SHOWN ON THAT CERTAIN MINOR SUBDIVISION PLAT FOR GREENSTONE PARKWAY 400 LLLP, RECORDED AUGUST 13, 2024, IN PLAT BOOK 468, PAGE 113, FULTON COUNTY, GEORGIA RECORDS.

Spicer Group, Inc.
514 West Maple St.
Suite 1202
Cumming, GA 30040
TEL (989) 284-8178
www.SpicerGroup.com



WATER EASEMENT EXHIBIT A

Project Number WRN24-085

DS 03/18/2025 | 2:55 PM EDT
BS Brandon Scott
Fulton County Government
Project #WRN24-085



SCALE: 1" = 70'

DWG. NO.: A-29966

SURVEYOR'S NOTES

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE REFERENCE STATION NETWORK DEVELOPED BY eGRS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 - STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN AREA A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

EQUIPMENT USED: LEICA GS16 GNSS RECEIVER.

Line Table		
Line #	Length	Direction
L1	72.00	N0° 22' 16"E
L2	41.83	N67° 31' 40"W
L3	53.83	N89° 58' 48"W
L4	20.00	N0° 01' 13"E
L5	57.80	S89° 58' 47"E
L6	41.83	S67° 31' 40"E
L7	20.00	S0° 21' 07"W
L8	23.05	N90° 00' 00"W
L9	11.22	N0° 00' 00"E
L10	23.08	N90° 00' 00"E
L11	13.22	S0° 06' 08"W

PARCEL #
12284008030350

PARCEL #
12284008030343

PARCEL #
12284008040391

PARCEL #
12 284008030400

PROPOSED 20' WATER MAIN EASEMENT LEGAL DESCRIPTION

Legal Description as Surveyed:

Proposed 20' Water Main Easement - 0.19 Acres 8252.74 SQ. FT.

Proposed 20' Water Main Easement being in Land Lot 804 of the 1st District, 2nd Section, Fulton County, Georgia, being more particularly described as follows:

Commencing at a Point located on the Westerly right-of-way of Northwinds Parkway; thence N00°-22'-16"E., 72.00 feet to the Point of Beginning; thence leaving said right-of-way S89°-59'-38"W., 316.94 feet; thence N67°-31'-40"W., 41.83 feet; thence N89°-58'-48"W., 53.83 feet; thence N00°-01'-13"E., 20.00 feet; thence S89°-58'-47"E., 57.80 feet; thence S67°-31'-40"E., 41.83 feet; thence N89°-59'-40"E., 313.09 feet to a point located on the Westerly right-of-way of Northwinds Parkway; thence S00°-21'-07"W., 20.00 feet to the Point of Beginning.

Said parcel of land contains 0.19 acres more or less of land.

PROPOSED WATER VAULT EASEMENT LEGAL DESCRIPTION

Legal Description as Surveyed:

Proposed Water Vault Easement - 0.007 Acres 304.86 SQ. FT.

Proposed Water Vault Easement being in Land Lot 804 of the 1st District, 2nd Section, Fulton County, Georgia, being more particularly described as follows:

Commencing at a Point located on the Westerly right-of-way of Northwinds Parkway; thence N00°-22'-16"E., 72.00 feet; thence N00°-21'-07"E., 20.00 feet; thence leaving said right-of-way S89°-59'-40"W., 237.13 feet; to the Point of Beginning; thence N90°-00'-00"W., 23.05 feet; thence N00°-00'-00"E., 11.22 feet; thence N90°-00'-00"E., 23.08 feet; thence S00°-06'-08"W., 13.22 feet to the Point of Beginning.

Said parcel of land contains 0.007 acres more or less of land.

LEGEND



WATER EASEMENT

136577SG2024 SURVEY FOR:

EASEMENT EXHIBIT FOR:

CLIENT

EVANS GENERAL CONTRACTORS

3050 NORTHWINDS PARKWAY, SUITE 200
ALPHARETTA, GA 30009

EASEMENT EXHIBIT OF:

LAND LOT 804 OF THE
1st DISTRICT - 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
DATE OF FIELD SURVEY: 05-09-2024

136577SG2024

A-29966

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in Georgia Plat Act O.C.G.A. 15-6-67. Authority O.C.G.A. Secs 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

PREPARED BY:
NATHAN G. SHEPHERD
PROFESSIONAL SURVEYOR No. LS003466
514 WEST MAPLE ST., SUITE 1202
CUMMING, GEORGIA 30040
TEL. 989-284-8178
DRAWN BY: JTS
DATE: 12-12-2024
JOB NUMBER: 136577SG2024
www.SpicerGroup.com



By: Nathan G. Shepherd Date: 01-10-2025

DRAWN BY: JTS
CHECKED BY: NGS

PLOT DATE: 01-10-2025
SHEET 1 OF 1

JOB#: 137577SG2024
DWG#: A-29966