

[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 : Bellwyn
Tax Parcel Identification No.: 11 054001970205
Land Disturbance Permit No.: WRN25-065
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 7th day of April, 2026, between
JBGL Atlanta Development 2014, 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) 197,
1st Section (if applicable) of District 1st, Fulton County, Georgia, and more particularly described as follows: To wit:

Bellwyn

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 7th day of April, 20 21 in the presence of:

[Signature]
Witness

[Signature]
Notary Public

GRANTOR: JBGL Atlanta Development 2014, LLC
CORPORATE NAME

By: [Signature]

Print Name: Nathan Fish

Title: Authorized Signer

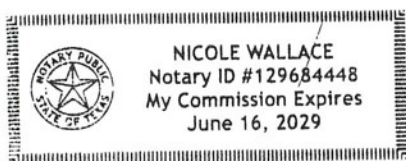
By: _____

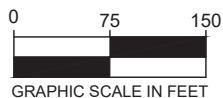
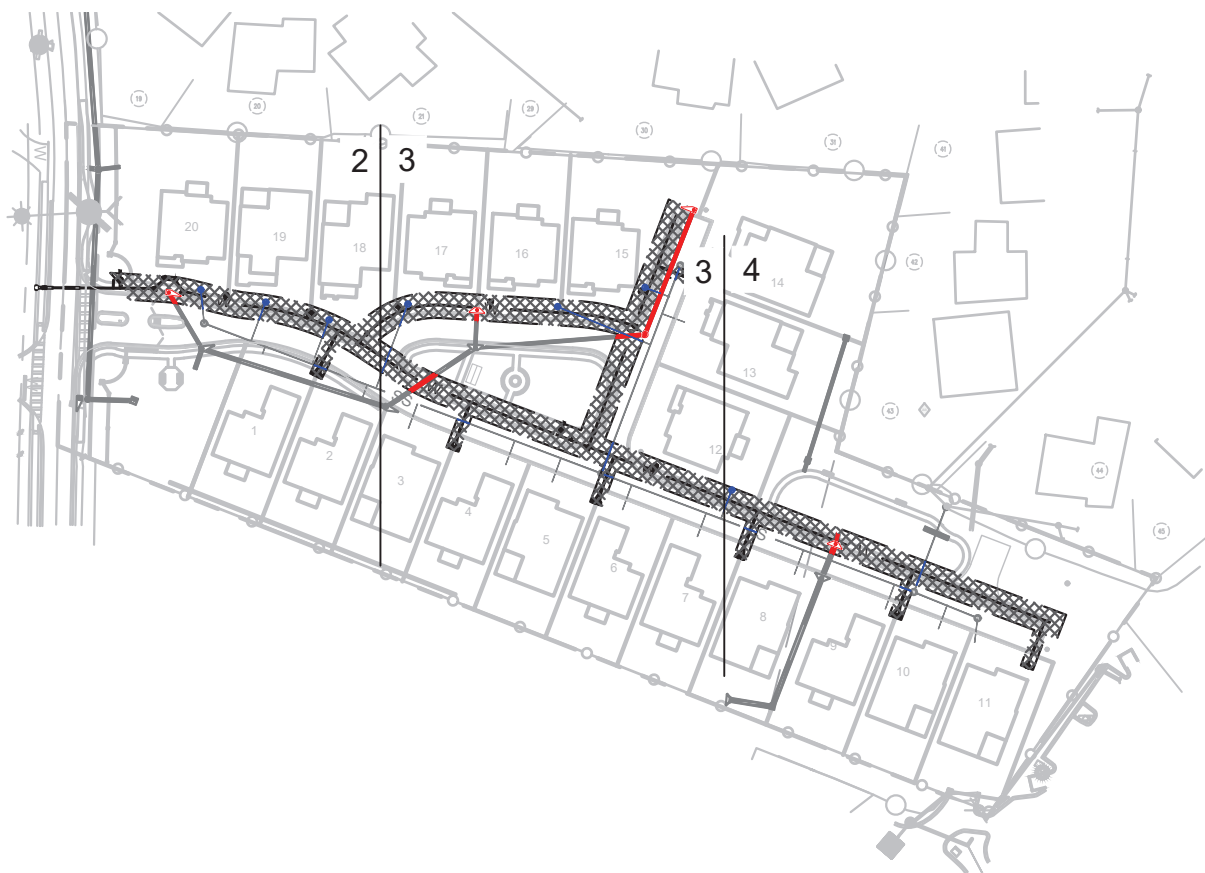
Print Name: _____

Title: _____

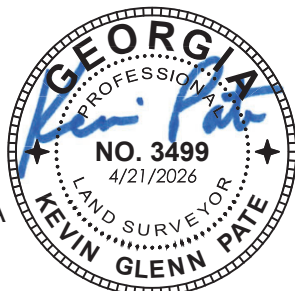
[NOTARIAL SEAL]

[CORPORATE SEAL]





KEVIN PATE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 3499
3930 EAST JONES BRIDGE,
SUITE 350
PEACHTREE CORNERS, GEORGIA
PH.(470)-579-5064
KEVIN.PATE@kimley-horn.com



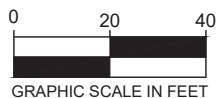
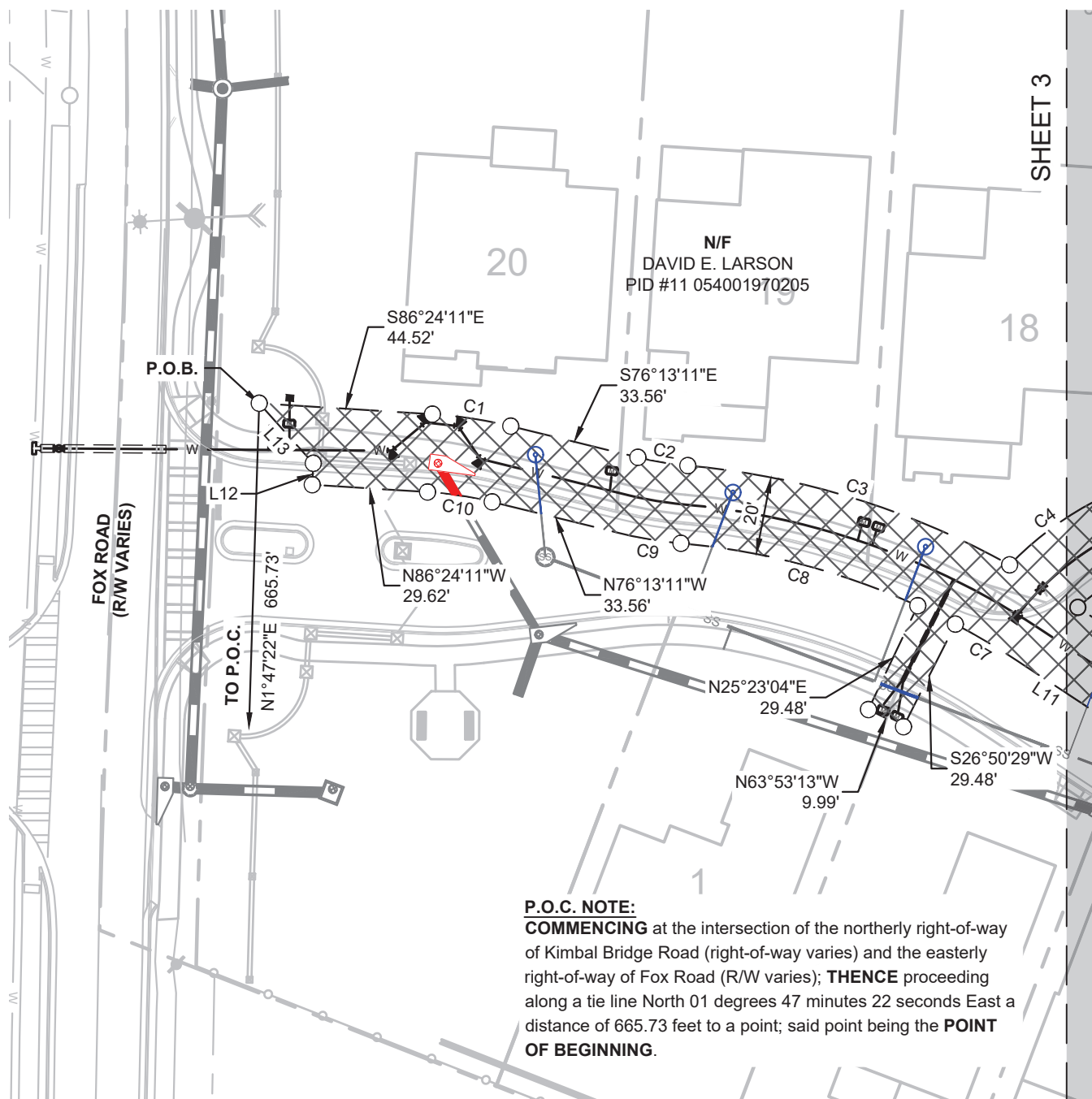
WATER EASEMENT EXHIBIT
FOR BELLWYN
LAND LOT 197, 1ST DISTRICT
1ST SECTION, CITY OF JOHNS CREEK
FULTON COUNTY, GEORGIA PW

Kimley»Horn

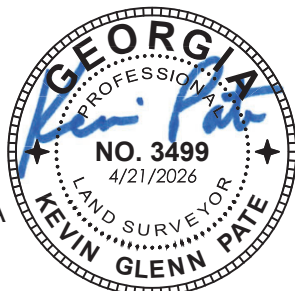
3930 East Jones Bridge Rd, Suite 350
Peachtree Corners, GA 30092 COA #1412

Tel. No. (770) 825-0744
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	SRR	BDP	4/21/2026	019913037	1 OF 7



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1" = 40'	SRR	BDP	4/21/2026	019913037	2 OF 7

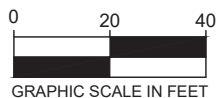
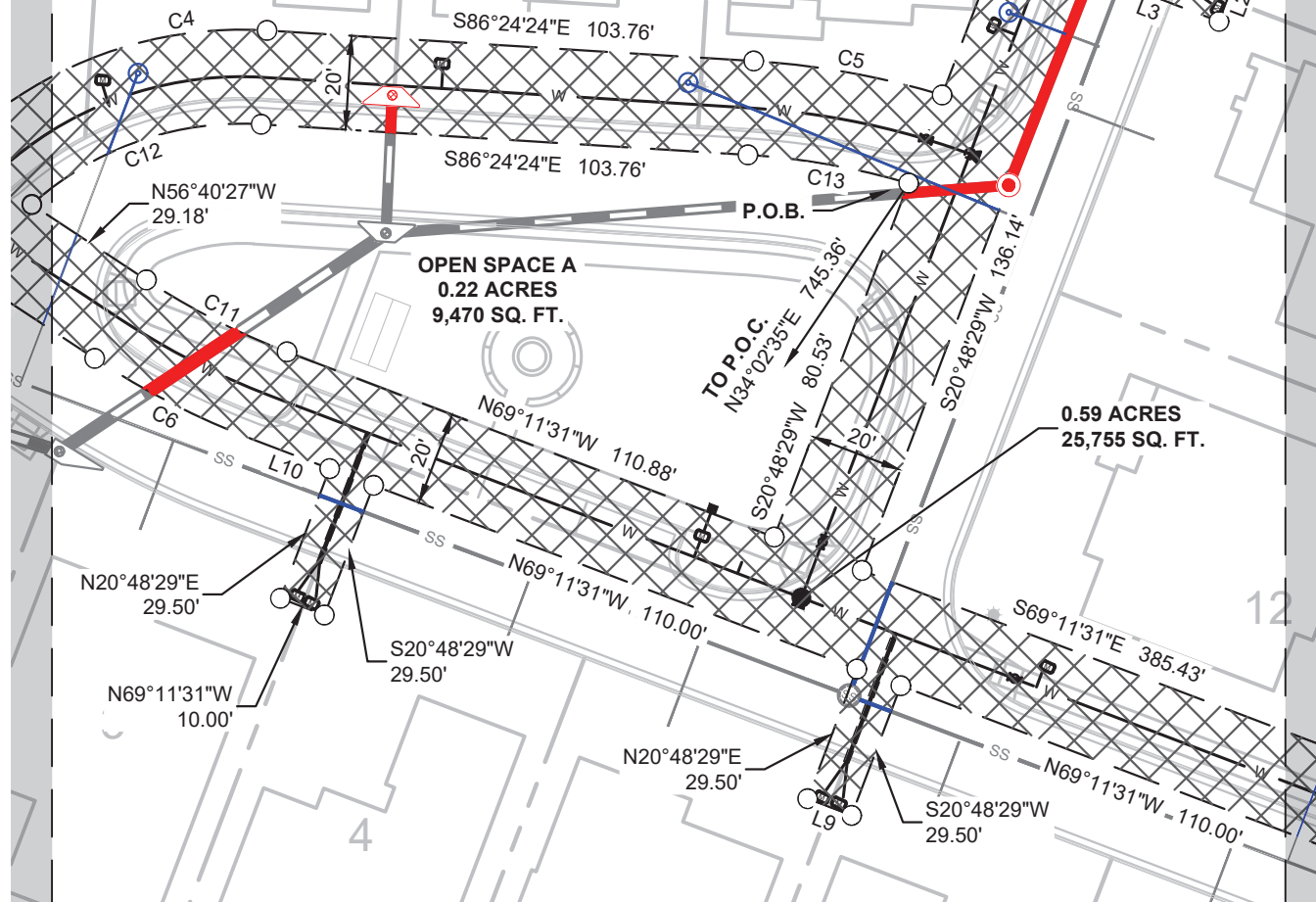
SHEET 2

SHEET 4

N/F
DAVID E. LARSON
PID #11 054001970205

P.O.C. NOTE (OPEN SPACE A):

COMMENCING at the intersection of the northerly right-of-way of Kimbal Bridge Road (right-of-way varies) and the easterly right-of-way of Fox Road (R/W varies); **THENCE** proceeding along a tie line North 34 degrees 02 minutes 35 seconds East a distance of 745.36 feet to a point; said point being the **POINT OF BEGINNING**.



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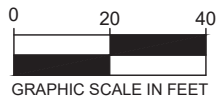
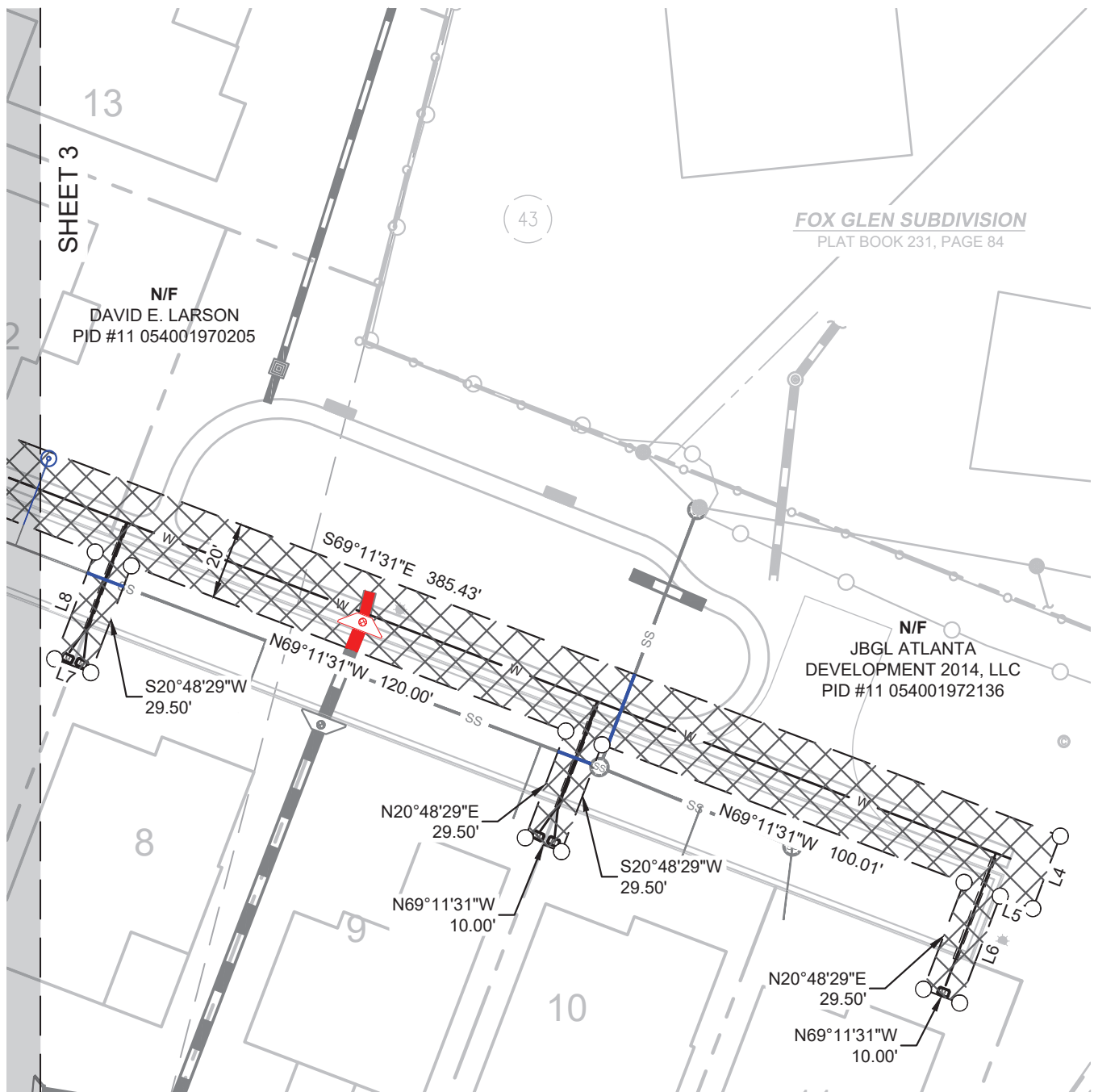
WATER EASEMENT EXHIBIT
FOR BELLWYN
LAND LOT 197, 1ST DISTRICT
1ST SECTION, CITY OF JOHNS CREEK
FULTON COUNTY, GEORGIA

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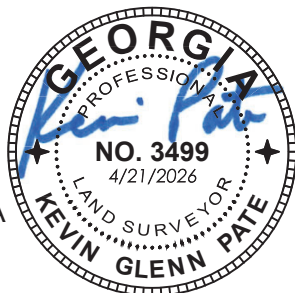
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**WATER EASEMENT EXHIBIT
FOR BELLWYN
LAND LOT 197, 1ST DISTRICT
1ST SECTION, CITY OF JOHNS CREEK
FULTON COUNTY, GEORGIA**

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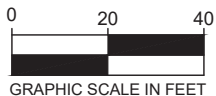
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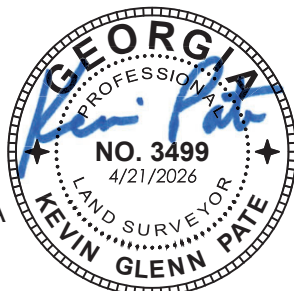
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	SRR	BDP	4/21/2026	019913037	4 OF 7

LINE TABLE		
NO.	BEARING	LENGTH
L1	S69°11'31"E	29.50'
L2	S20°48'29"W	10.00'
L3	N69°11'31"W	29.50'
L4	S20°48'29"W	20.00'
L5	N69°11'31"W	9.00'
L6	S20°48'29"W	29.50'
L7	N69°11'31"W	10.00'
L8	N20°48'29"E	29.50'
L9	N69°11'31"W	10.00'
L10	N69°11'31"W	17.31'
L11	N56°37'19"W	34.79'
L12	N02°45'17"E	5.50'
L13	N42°01'36"W	20.73'

CURVE TABLE				
NO.	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	114.50'	20.33'	S81°18'26"E	20.31'
C2	85.50'	12.99'	S80°34'21"E	12.98'
C3	206.50'	87.01'	S72°51'17"E	86.36'
C4	86.50'	74.71'	N68°51'01"E	72.41'
C5	176.50'	40.82'	S79°46'55"E	40.72'
C6	173.50'	38.06'	N62°54'25"W	37.99'
C7	186.50'	18.28'	N59°25'46"W	18.27'
C8	186.50'	63.11'	N75°13'52"W	62.81'
C9	105.50'	16.03'	N80°34'21"W	16.01'
C10	94.50'	16.78'	N81°18'26"W	16.76'
C11	153.50'	33.68'	N62°54'25"W	33.61'
C12	66.50'	53.09'	N70°43'23"E	51.69'
C13	156.50'	34.80'	S80°02'08"E	34.73'



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WATER EASEMENT EXHIBIT
FOR BELLWYN
LAND LOT 197, 1ST DISTRICT
1ST SECTION, CITY OF JOHNS CREEK
FULTON COUNTY, GEORGIA

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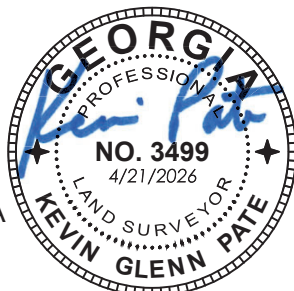
PROPERTY DESCRIPTION OF FOX ROAD WATER EASEMENT EXHIBIT

All that tract or parcel of land lying and being in Land Lot 197 of the 1st District, 1st Section, City of Johns Creek, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at the intersection of the northerly right-of-way of Kimbal Bridge Road (right-of-way varies) and the easterly right-of-way of Fox Road (R/W varies); **THENCE** proceeding along a tie line North 01 degrees 47 minutes 22 seconds East a distance of 665.73 feet to a point; said point being the **POINT OF BEGINNING**.

THENCE South 86 degrees 24 minutes 11 seconds East a distance of 44.52 feet to a point; **THENCE** along a curve to the right with a radius of 114.50 feet and an arc length of 20.33 feet, said curve having a chord bearing of South 81 degrees 18 minutes 26 seconds East and a chord distance of 20.31 feet to a point; **THENCE** South 76 degrees 13 minutes 11 seconds East a distance of 33.56 feet to a point; **THENCE** along a curve to the left with a radius of 85.50 feet and an arc length of 12.99 feet, said curve having a chord bearing of South 80 degrees 34 minutes 21 seconds East and a chord distance of 12.98 feet to a point; **THENCE** along a curve to the right with a radius of 206.50 feet and an arc length of 87.01 feet, said curve having a chord bearing of South 72 degrees 51 minutes 17 seconds East and a chord distance of 86.36 feet to a point; **THENCE** along a curve to the right with a radius of 86.50 feet and an arc length of 74.71 feet, said curve having a chord bearing of North 68 degrees 51 minutes 01 seconds East and a chord distance of 72.41 feet to a point; **THENCE** South 86 degrees 24 minutes 24 seconds East a distance of 103.76 feet to a point; **THENCE** along a curve to the right with a radius of 176.50 feet and an arc length of 40.82 feet, said curve having a chord bearing of South 79 degrees 46 minutes 55 seconds East and a chord distance of 40.72 feet to a point; **THENCE** North 20 degrees 48 minutes 29 seconds East a distance of 92.36 feet to a point; **THENCE** South 69 degrees 11 minutes 31 seconds East a distance of 20.00 feet to a point; **THENCE** South 20 degrees 48 minutes 29 seconds West a distance of 46.80 feet to a point; **THENCE** South 69 degrees 11 minutes 31 seconds East a distance of 29.50 feet to a point; **THENCE** South 20 degrees 48 minutes 29 seconds West a distance of 10.00 feet to a point; **THENCE** North 69 degrees 11 minutes 31 seconds West a distance of 29.50 feet to a point; **THENCE** South 20 degrees 48 minutes 29 seconds West a distance of 136.14 feet to a point; **THENCE** South 69 degrees 11 minutes 31 seconds East a distance of 385.43 feet to a point; **THENCE** South 20 degrees 48 minutes 29 seconds West a distance of 20.00 feet to a point; **THENCE** North 69 degrees 11 minutes 31 seconds West a distance of 9.00 feet to a point; **THENCE** South 20 degrees 48 minutes 29 seconds West a distance of 29.50 feet to a point; **THENCE** North 69 degrees 11 minutes 31 seconds West a distance of 10.00 feet to a point; **THENCE** North 20 degrees 48 minutes 29 seconds East a distance of 29.50 feet to a point; **THENCE** North 69 degrees 11 minutes 31 seconds West a distance of 100.01 feet to a point; **THENCE** South 20 degrees 48 minutes 29 seconds West a distance of 29.50 feet to a point; **THENCE** North 69 degrees 11 minutes 31 seconds West a distance of 10.00 feet to a point; **THENCE** North 20 degrees 48 minutes 29 seconds East a distance of 29.50 feet to a point; **THENCE** North 69 degrees 11 minutes 31 seconds West a distance of 120.00 feet to a point; **THENCE** South 20 degrees 48 minutes 29 seconds West a distance of 29.50 feet to a point; **THENCE** North 69 degrees 11 minutes 31 seconds West a distance of 10.00 feet to a point; **THENCE** North 20 degrees 48 minutes 29 seconds East a distance of 29.50 feet to a point; **THENCE** North 69 degrees 11 minutes 31 seconds West a distance of 50.00 feet to a point; **THENCE** North 69 degrees 11 minutes 31 seconds West a distance of 60.00 feet to a point; **THENCE** South 20 degrees 48 minutes 29 seconds West a distance of 29.50 feet to a point; **THENCE** North 69 degrees 11 minutes 31 seconds West a distance of 10.00 feet to a point; **THENCE** North 20 degrees 48 minutes 29 seconds East a distance of 29.50 feet to a point; **THENCE** North 69 degrees 11 minutes 31 seconds West a distance of 110.00 feet to a point; **THENCE** South 20 degrees 48 minutes 29 seconds West a distance of 29.50 feet to a point; **THENCE** North 69 degrees 11 minutes 31 seconds West a distance of 10.00 feet to a point; **THENCE** North 20 degrees 48 minutes 29 seconds East a distance of 29.50 feet to a point; **THENCE** North 69 degrees 11 minutes 31 seconds West a distance of 17.31 feet to a point; **THENCE** along a curve to the right with a radius of 173.50 feet and an arc length of 38.06 feet, said curve having a chord bearing of North 62 degrees 54 minutes 25 seconds West and a chord distance of 37.99 feet to a point; **THENCE** North 56 degrees 37 minutes 19 seconds West a distance of 34.79 feet to a point; **THENCE** along a curve to the left with a radius of 186.50 feet and an arc length of 18.28 feet, said curve having a chord bearing of North 59 degrees 25

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WATER EASEMENT EXHIBIT
FOR BELLWYN
LAND LOT 197, 1ST DISTRICT
1ST SECTION, CITY OF JOHNS CREEK
FULTON COUNTY, GEORGIA

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N/A	SRR	BDP	4/21/2026	019913037	6 OF 7

minutes 46 seconds West and a chord distance of 18.27 feet to a point; **THENCE** South 26 degrees 50 minutes 29 seconds West a distance of 29.48 feet to a point; **THENCE** North 63 degrees 53 minutes 13 seconds West a distance of 9.99 feet to a point; **THENCE** North 25 degrees 23 minutes 04 seconds East a distance of 29.48 feet to a point; **THENCE** along a curve to the left with a radius of 186.50 feet and an arc length of 63.11 feet, said curve having a chord bearing of North 75 degrees 13 minutes 52 seconds West and a chord distance of 62.81 feet to a point; **THENCE** along a curve to the right with a radius of 105.50 feet and an arc length of 16.03 feet, said curve having a chord bearing of North 80 degrees 34 minutes 21 seconds West and a chord distance of 16.01 feet to a point; **THENCE** North 76 degrees 13 minutes 11 seconds West a distance of 33.56 feet to a point; **THENCE** along a curve to the left with a radius of 94.50 feet and an arc length of 16.78 feet, said curve having a chord bearing of North 81 degrees 18 minutes 26 seconds West and a chord distance of 16.76 feet to a point; **THENCE** North 86 degrees 24 minutes 11 seconds West a distance of 29.62 feet to a point; **THENCE** North 02 degrees 45 minutes 17 seconds East a distance of 5.50 feet to a point; **THENCE** North 42 degrees 01 minutes 36 seconds West a distance of 20.73 feet to a point; said point being the **POINT OF BEGINNING**.

Said tract or parcel contains 35,225 square feet or 0.81 acre.

LESS AND EXCEPT PARCEL

PROPERTY DESCRIPTION OF FOX ROAD WATER EASEMENT EXHIBIT OPEN SPACE A

All that tract or parcel of land lying and being in Land Lot 197 of the 1st District, 1st Section, City of Johns Creek, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at the intersection of the northerly right-of-way of Kimbal Bridge Road (right-of-way varies) and the easterly right-of-way of Fox Road (R/W varies); **THENCE** proceeding along a tie line North 34 degrees 02 minutes 35 seconds East a distance of 745.36 feet to a point; said point being the **POINT OF BEGINNING**.

THENCE from said **POINT OF BEGINNING** South 20 degrees 48 minutes 29 seconds West a distance of 80.53 feet to a point; **THENCE** North 69 degrees 11 minutes 31 seconds West a distance of 110.88 feet to a point; **THENCE** along a curve to the right with a radius of 153.50 feet and an arc length of 33.68 feet, said curve having a chord bearing of North 62 degrees 54 minutes 25 seconds West and a chord distance of 33.61 feet to a point; **THENCE** North 56 degrees 40 minutes 27 seconds West a distance of 29.18 feet to a point; **THENCE** along a curve to the right with a radius of 66.50 feet and an arc length of 53.09 feet, said curve having a chord bearing of North 70 degrees 43 minutes 23 seconds East and a chord distance of 51.69 feet to a point; **THENCE** South 86 degrees 24 minutes 24 seconds East a distance of 103.76 feet to a point; **THENCE** along a curve to the right with a radius of 156.50 feet and an arc length of 34.80 feet, said curve having a chord bearing of South 80 degrees 02 minutes 08 seconds East and a chord distance of 34.73 feet to a point; said point being the **POINT OF BEGINNING**.

Said tract or parcel contains 9,470 square feet or 0.22 acre.

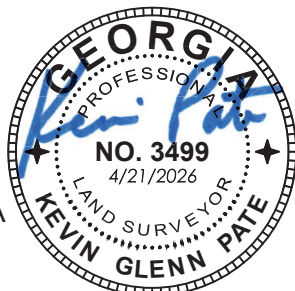
LEGEND

SEWER ENTERING EASEMENT	
STORM ENTERING EASEMENT	

ENCROACHMENT TABLE

SANITARY SEWER PIPE: 127 SQ. FT.
STORMWATER PIPE: 274 SQ. FT.
TOTAL: 401 SQ. FT.

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