

[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 : Bellmoore POD B
Tax Parcel Identification No.: 11 113004180020
Land Disturbance Permit No.: 21-004WR
Zoning/Special Use Permit No.: RZ-13-003
(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 15 day of December, 2021, between Johns Creek 206, 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) 385, 386, 387 & 395, 1st Section (if applicable) of District 1st, Fulton County, Georgia, and more particularly described as follows: To wit:

Bellmoore POD B

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 15
day of December, 2021
in the presence of:

GRANTOR: Johns Creek 206, LLC
CORPORATE NAME

[Signature]
Witness

By: [Signature]

Print Name: Richard Costello

Title: President

[Signature]
Notary Public

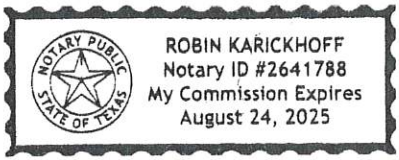
By: _____

Print Name: _____

Title: _____

[NOTARIAL SEAL]

[CORPORATE SEAL]



DESCRIPTION OF

Bellmoore Park - Pod B Water Easement

All that tract or parcel of land lying and being in Land Lots 385, 386, 387, & 395 of the 1 District, 1st Section, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at a 1/2" rebar found at the corner common to Land Lots 385, 386, 394 and 395, THENCE running along the easterly line of Land Lot 386, THENCE South 84 degrees 34 minutes 59 seconds West a distance of 306.89 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

THENCE from said **TRUE POINT OF BEGINNING** along a curve to the left with a radius of 15.00 feet and an arc length of 21.07 feet, said curve having a chord bearing of South 11 degrees 15 minutes 10 seconds East and a chord distance of 19.38 feet to a point; THENCE South 51 degrees 29 minutes 57 seconds East a distance of 126.90 feet to a point; THENCE along a curve to the right with a radius of 222.00 feet and an arc length of 196.28 feet, said curve having a chord bearing of South 26 degrees 10 minutes 12 seconds East and a chord distance of 189.95 feet to a point; THENCE South 00 degrees 50 minutes 28 seconds East a distance of 186.91 feet to a point; THENCE along a curve to the left with a radius of 978.00 feet and an arc length of 74.35 feet, said curve having a chord bearing of South 03 degrees 01 minutes 08 seconds East and a chord distance of 74.33 feet to a point; THENCE South 05 degrees 11 minutes 49 seconds East a distance of 220.33 feet to a point; THENCE along a curve to the right with a radius of 162.00 feet and an arc length of 143.93 feet, said curve having a chord bearing of South 20 degrees 15 minutes 18 seconds West and a chord distance of 139.24 feet to a point; THENCE South 45 degrees 42 minutes 26 seconds West a distance of 65.94 feet to a point; THENCE along a curve to the left with a radius of 15.00 feet and an arc length of 23.56 feet, said curve having a chord bearing of South 00 degrees 42 minutes 26 seconds West and a chord distance of 21.21 feet to a point; THENCE South 44 degrees 17 minutes 34 seconds East a distance of 135.00 feet to a point; THENCE South 45 degrees 42 minutes 26 seconds West a distance of 44.00 feet to a point; THENCE North 44 degrees 17 minutes 34 seconds West a distance of 282.13 feet to a point; THENCE along a curve to the right with a radius of 1022.00 feet and an arc length of 91.17 feet, said curve having a chord bearing of North 41 degrees 44 minutes 15 seconds West and a chord distance of 91.13 feet to a point; THENCE North 39 degrees 10 minutes 55 seconds West a distance of 396.57 feet to a point; THENCE North 50 degrees 49 minutes 53 seconds East a distance of 546.74 feet to a point; THENCE along a curve to the left with a radius of 178.00 feet and an arc length of 28.12 feet, said curve having a chord bearing of North 46 degrees 58 minutes 23 seconds West and a chord distance of 28.09 feet to a point; THENCE North 51 degrees 29 minutes 57 seconds West a distance of 115.93 feet to a point; THENCE along a curve to the left with a radius of 15.00 feet and an arc length of 23.12 feet, said curve having a chord bearing of South 84 degrees 20 minutes 30 seconds West and a chord

distance of 20.90 feet to a point; THENCE South 36 degrees 34 minutes 21 seconds West a distance of 3.67 feet to a point; THENCE along a curve to the left with a radius of 110.00 feet and an arc length of 16.34 feet, said curve having a chord bearing of North 32 degrees 19 minutes 05 seconds East and a chord distance of 16.32 feet to a point; THENCE North 29 degrees 37 minutes 13 seconds East a distance of 59.24 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 268,786 square feet or 6.17 acres.

LESS AND EXCEPT PARCELS 1-3:

PARCEL 1

All that tract or parcel of land lying and being in Land Lots 386 of the 1 District, 1st Section, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at a 1/2" rebar found at the corner common to Land Lots 385, 386, 394 and 395, THENCE running along a tie line South 41 degrees 29 minutes 58 seconds West a distance of 281.92 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

THENCE from said **TRUE POINT OF BEGINNING** along a curve to the right with a radius of 178.00 feet and an arc length of 94.95 feet, said curve having a chord bearing of South 14 degrees 55 minutes 56 seconds East and a chord distance of 93.83 feet to a point; THENCE along a curve to the right with a radius of 15.00 feet and an arc length of 13.21 feet, said curve having a chord bearing of South 25 degrees 35 minutes 01 seconds West and a chord distance of 12.79 feet to a point; THENCE South 50 degrees 49 minutes 05 seconds West a distance of 435.74 feet to a point; THENCE along a curve to the right with a radius of 15.00 feet and an arc length of 23.56 feet, said curve having a chord bearing of North 84 degrees 10 minutes 55 seconds West and a chord distance of 21.21 feet to a point; THENCE North 39 degrees 10 minutes 55 seconds West a distance of 61.00 feet to a point; THENCE along a curve to the right with a radius of 15.00 feet and an arc length of 23.56 feet, said curve having a chord bearing of North 05 degrees 49 minutes 05 seconds East and a chord distance of 21.21 feet to a point; THENCE North 50 degrees 49 minutes 05 seconds East a distance of 485.85 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 43,995 square feet or 1.01 acres.

PARCEL 2

All that tract or parcel of land lying and being in Land Lots 386 of the 1 District, 1st Section, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at a 1/2" rebar found at the corner common to Land Lots 385, 386, 394 and 395, THENCE running along a tie line THENCE South 31 degrees 31 minutes 46 seconds West a distance of 592.29 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

THENCE from said **TRUE POINT OF BEGINNING** South 39 degrees 10 minutes 55 seconds East a distance of 260.30 feet to a point; THENCE along a curve to the right with a radius of 15.00 feet and an arc length of 8.90 feet, said curve having a chord bearing of South 22 degrees 11 minutes 22 seconds East and a chord distance of 8.77 feet to a point; THENCE South 05 degrees 11 minutes 49 seconds East a distance of 67.52 feet to a point; THENCE along a curve to the right with a radius of 118.00 feet and an arc length of 55.35 feet, said curve having a chord bearing of South 08 degrees 14 minutes 24 seconds West and a chord distance of 54.84 feet to a point; THENCE North 44 degrees 17 minutes 34 seconds West a distance of 77.82 feet to a point; THENCE along a curve to the right with a radius of 850.00 feet and an arc length of 75.82 feet, said curve having a chord bearing of North 41 degrees 44 minutes 15 seconds West and a chord distance of 75.80 feet to a point; THENCE North 39 degrees 10 minutes 55 seconds West a distance of 223.55 feet to a point; THENCE North 50 degrees 49 minutes 05 seconds East a distance of 76.00 feet to a point; THENCE along a curve to the right with a radius of 15.00 feet and an arc length of 23.56 feet, said curve having a chord bearing of South 84 degrees 10 minutes 55 seconds East and a chord distance of 21.21 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 30,290 square feet or 0.70 acres.

PARCEL 3

All that tract or parcel of land lying and being in Land Lots 386 of the 1 District, 1st Section, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:

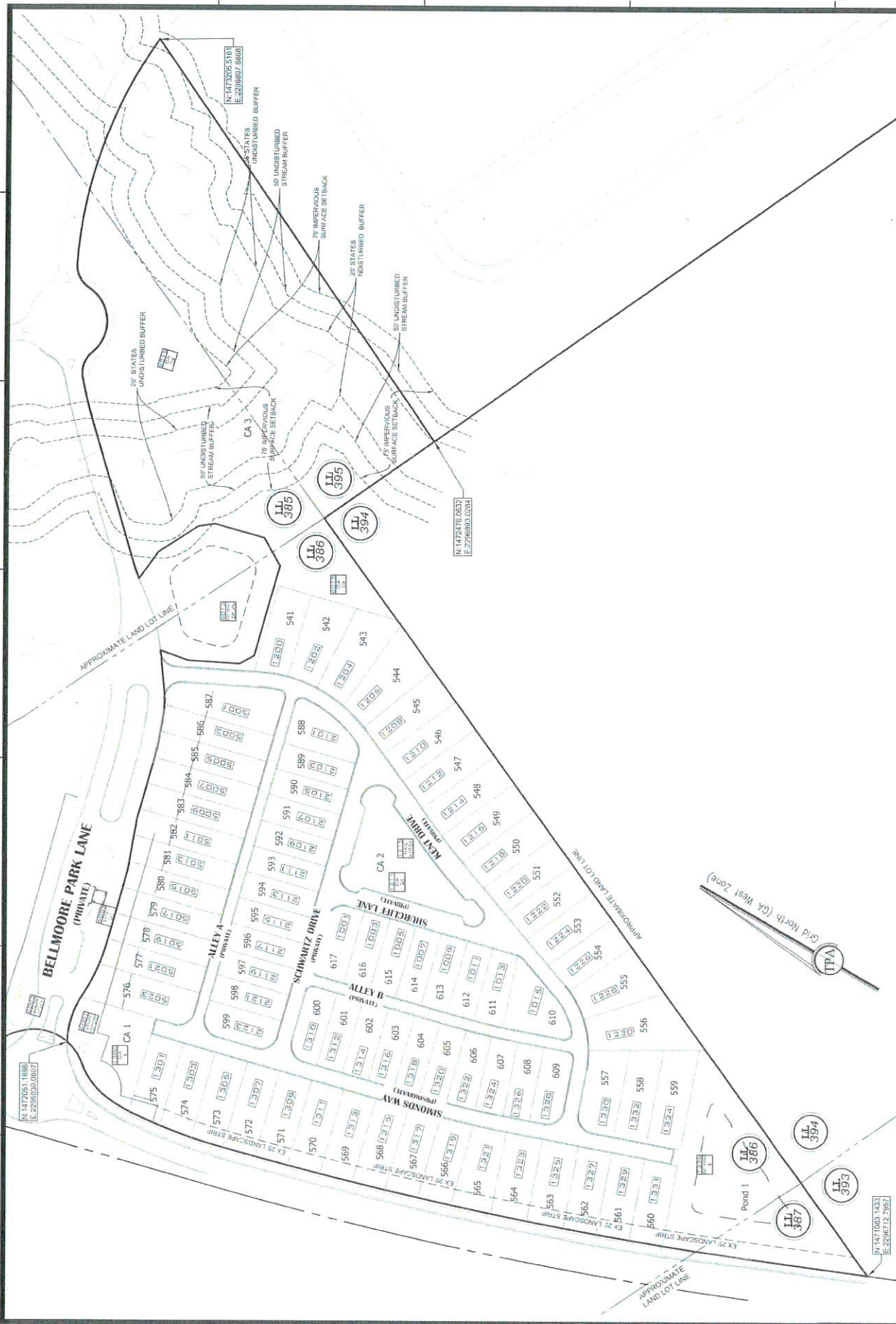
COMMENCING at a 1/2" rebar found at the corner common to Land Lots 385, 386, 394 and 395, THENCE running along a tie line THENCE South 36 degrees 06 minutes 25 seconds West a distance of 711.37 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

THENCE from said **TRUE POINT OF BEGINNING** South 39 degrees 10 minutes 55 seconds East a distance of 223.55 feet to a point; THENCE along a curve to the left with a radius of 888.00 feet and an arc length of 79.21 feet, said curve having a chord bearing of South 41 degrees 44 minutes 15 seconds East and a chord distance of 79.19 feet to a point; THENCE South 44 degrees 16 minutes 09 seconds East a distance of 87.62 feet to a point; THENCE along a curve to the right with a radius of 118.00 feet and an arc length of 10.03 feet, said curve having a chord bearing of South 43 degrees 16 minutes 21 seconds West and a chord distance of 10.02 feet to a point; THENCE South 45 degrees 42 minutes 26 seconds West a distance of 65.94 feet to a point; THENCE along a curve to the right with a radius of 15.00 feet and an arc length of

23.56 feet, said curve having a chord bearing of North 89 degrees 17 minutes 34 seconds West and a chord distance of 21.21 feet to a point; THENCE North 44 degrees 17 minutes 34 seconds West a distance of 73.13 feet to a point; THENCE along a curve to the right with a radius of 978.40 feet and an arc length of 87.24 feet, said curve having a chord bearing of North 41 degrees 44 minutes 15 seconds West and a chord distance of 87.21 feet to a point; THENCE North 39 degrees 10 minutes 55 seconds West a distance of 208.55 feet to a point; THENCE along a curve to the right with a radius of 15.00 feet and an arc length of 23.56 feet, said curve having a chord bearing of North 05 degrees 49 minutes 05 seconds East and a chord distance of 21.21 feet to a point; THENCE North 50 degrees 49 minutes 05 seconds East a distance of 76.00 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 35,827 square feet or 0.82 acres.

Leaving a remainder of the easement tract containing 158,674 square feet or 3.64 acres.



DATE: 11/01/2021
 SCALE: 1" = 100'
 LSV: OVERALL SITE PLAN
 CNI: 200220FP_B
 JN: 200270
 FNI: 116-C-3137
 SHEET 5 OF 11

Overall Site Plan
BELLMOORE PARK - POD B
 MEADOWVIEW AT BELLMOORE PARK
 10880 BELL ROAD REAR, JOHNS CREEK, GA 30097
 City of Johns Creek - Land Lots 385, 386, 387, & 393 - 1st District - 1st Section - Fulton County - Georgia

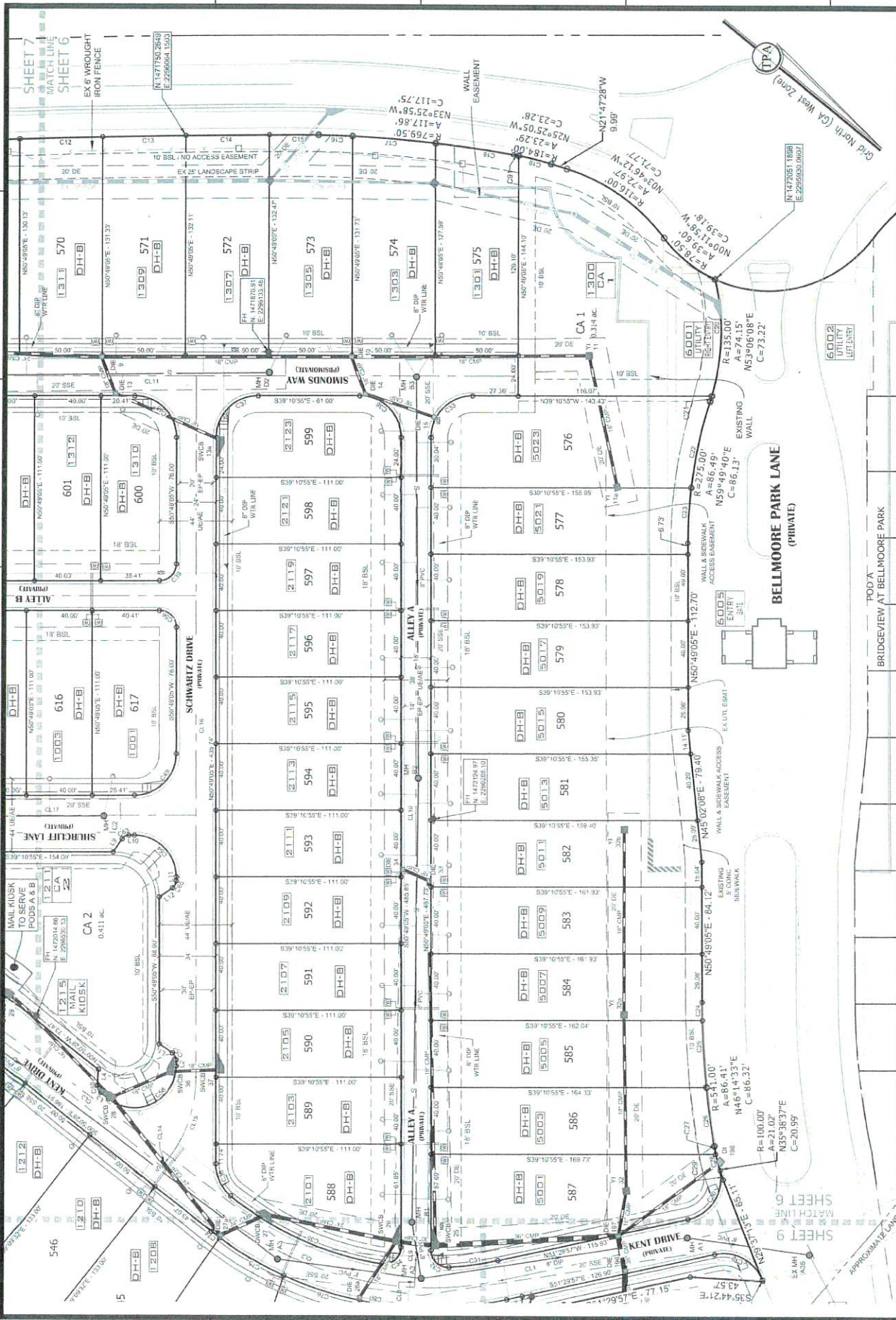


For The Firm
 Travis Pruitt & Associates, Inc.
 4317 Park Drive, Suite 400
 Norcross, Georgia 30093
 Phone: (770) 416-7511
 Fax: (770) 416-6759
 www.travispruit.com

Contact Person: John Merler
 Certificate of Authorization Number 013

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REVISIONS



DATE: 11/01/2021
 SCALE: 1"=40'
 LSV: FINAL PLAT
 CNI: 200270FP_B
 JNJ: 200270
 FNI: 116-C-3137
 SHEET 6 OF 11

Final Plat
BELLMORE PARK - POD B
 MEADOWVIEW AT BELLMORE PARK
 10880 BELL ROAD REAR, JOHNS CREEK, GA 30097
 City of Johns Creek - Land Lots 385, 386, 387, & 395 - 1st District - 1st Section - Fulton County - Georgia

Professional Engineer
 Travis Pruitt
 No. 7800
 11/21/22

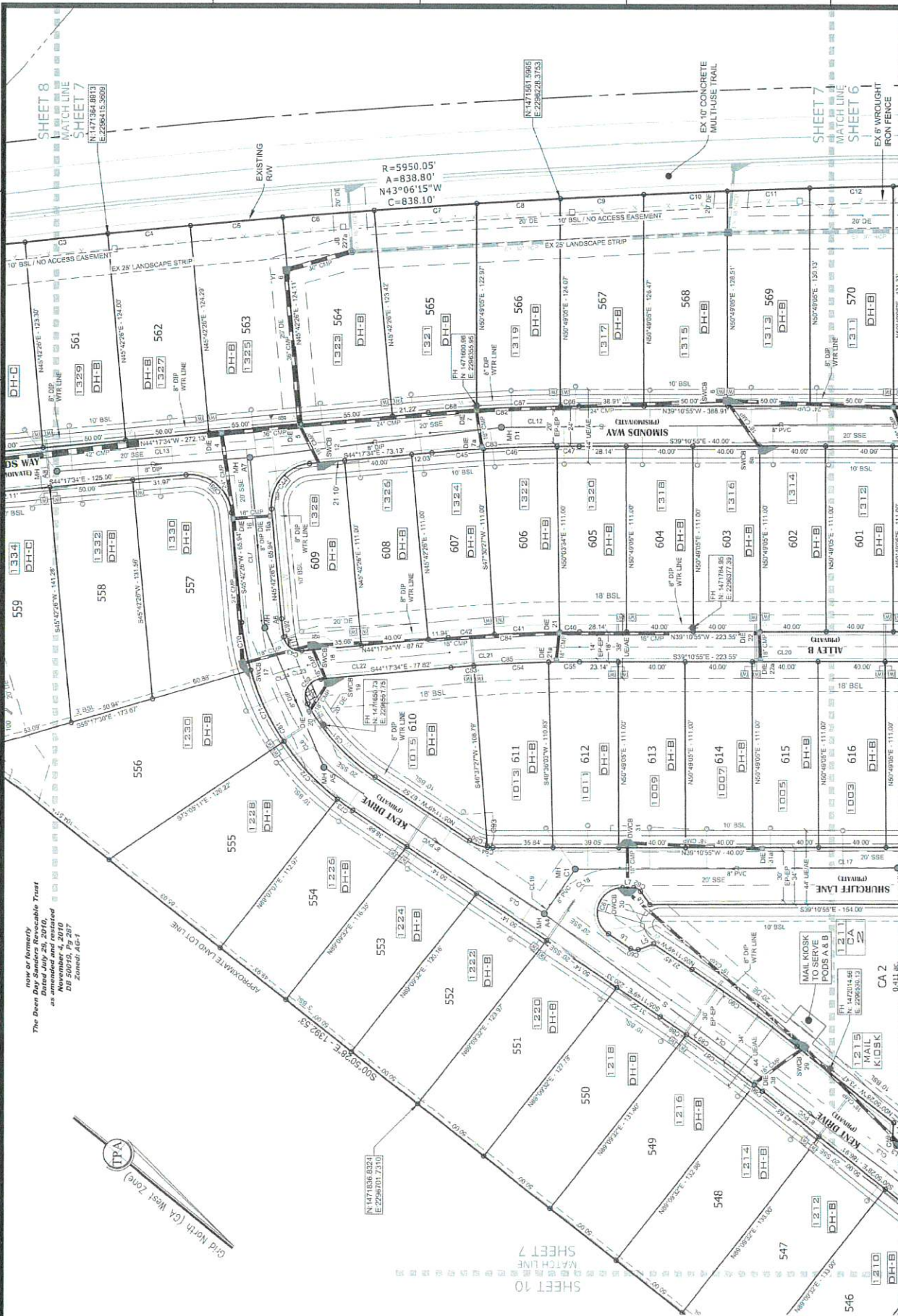
For The Firm
 Travis Pruitt & Associates, Inc.

4317 Park Drive, Suite 400
 Norcross, Georgia 30093
 Phone: (770) 416-7511
 Fax: (770) 416-6759
 www.travispruitt.com

Contact Person: John Melder
 Certificate of Authorization Number 613

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REVISIONS



The Deen Bay Subdivisible Tract as amended and restated November 4, 2010

DATE: 11/01/2021
 SCALE: 1" = 40'
 LSV: FINAL PLAT
 CNI: 200220FP B
 JN: 200270
 FN: 116-0-3137
 SHEET 7 OF 11

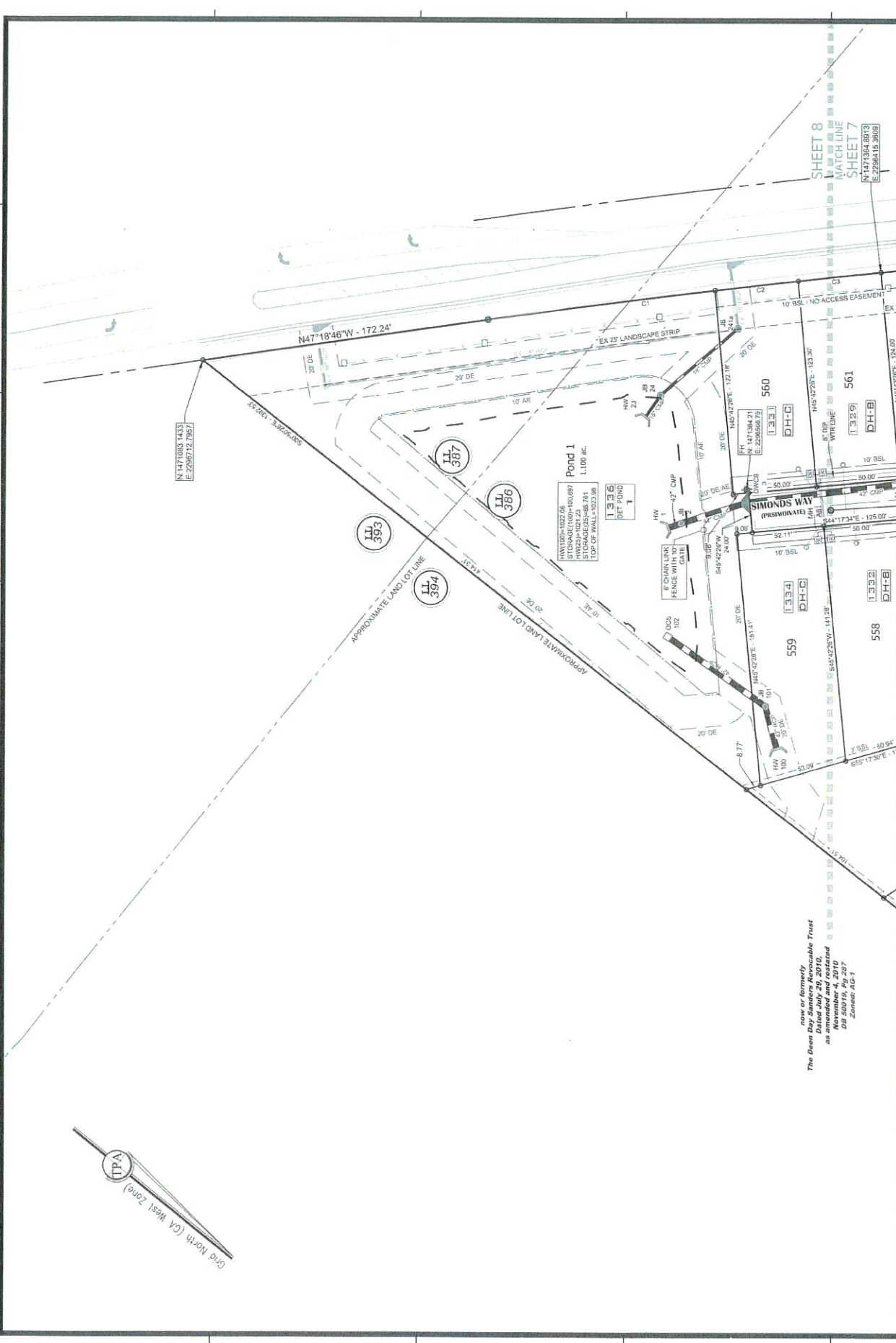
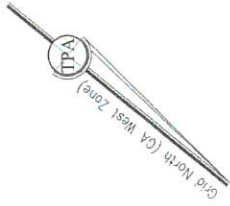
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REVISIONS



now or formerly
 The Dean Day Sanders Revocable Trust
 as amended and restated
 November 4, 2010
 DB 50035 10-20
 Sheet No. 1

DATE: 11/01/2021
 SCALE: 1" = 40'
 LSV: FINAL PLAT
 CNI: 200270FP B
 JN: 200270
 FN: 116-0-3137
 SHEET 8 OF 11

Final Plat
BELLMOORE PARK - POD B
MEADOWVIEW AT BELLMOORE PARK
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 City of Johns Creek - Land Lots 385, 386, 387, & 393 - 1st District - 1st Section - Fulton County - Georgia

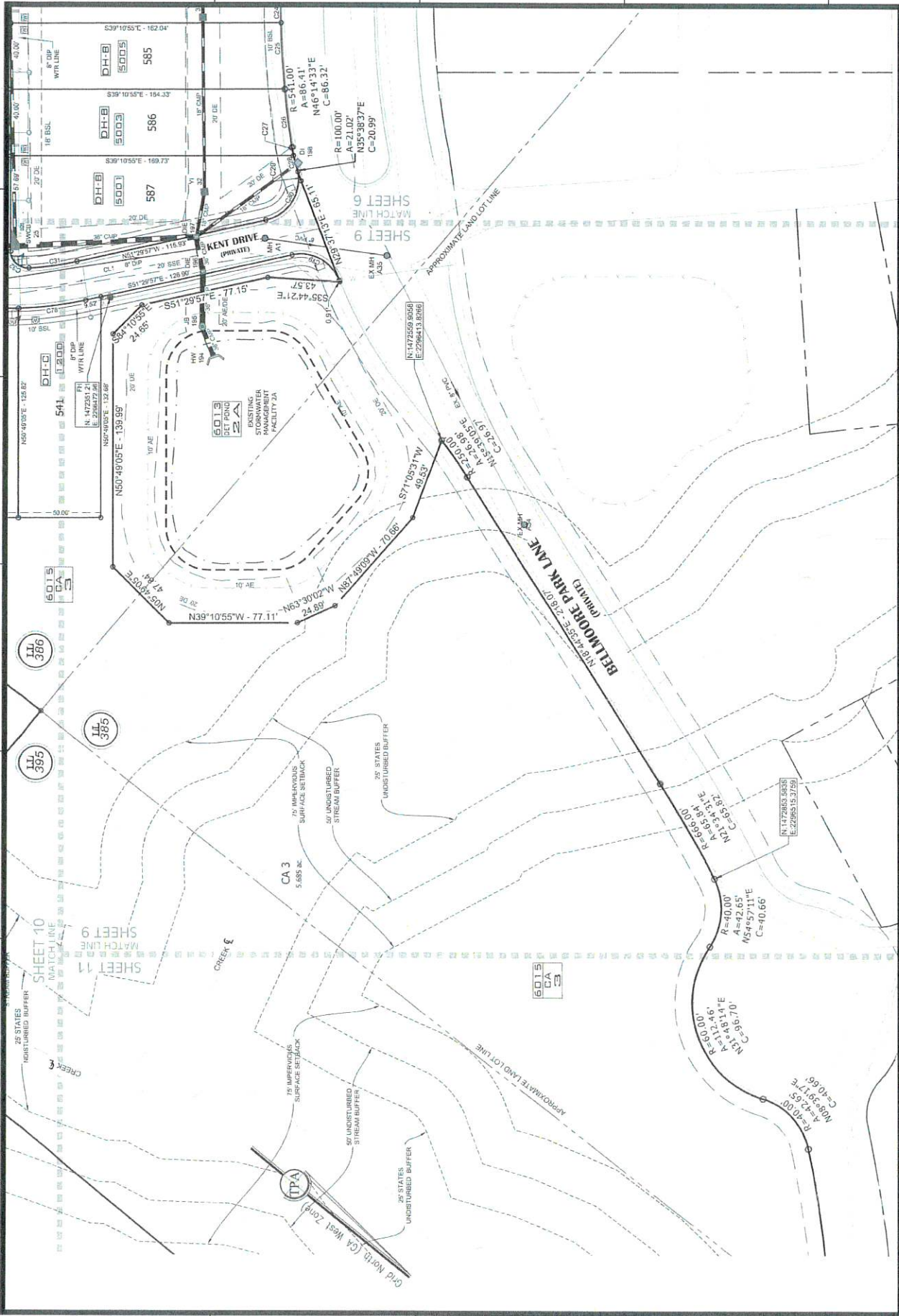
For The Firm
 Travis Pruitt & Associates, Inc.
 11/28/22

4317 Park Drive, Suite 400
 Norcross, Georgia 30093
 Phone: (770) 416-7511
 Fax: (770) 416-6759
 www.travispruit.com

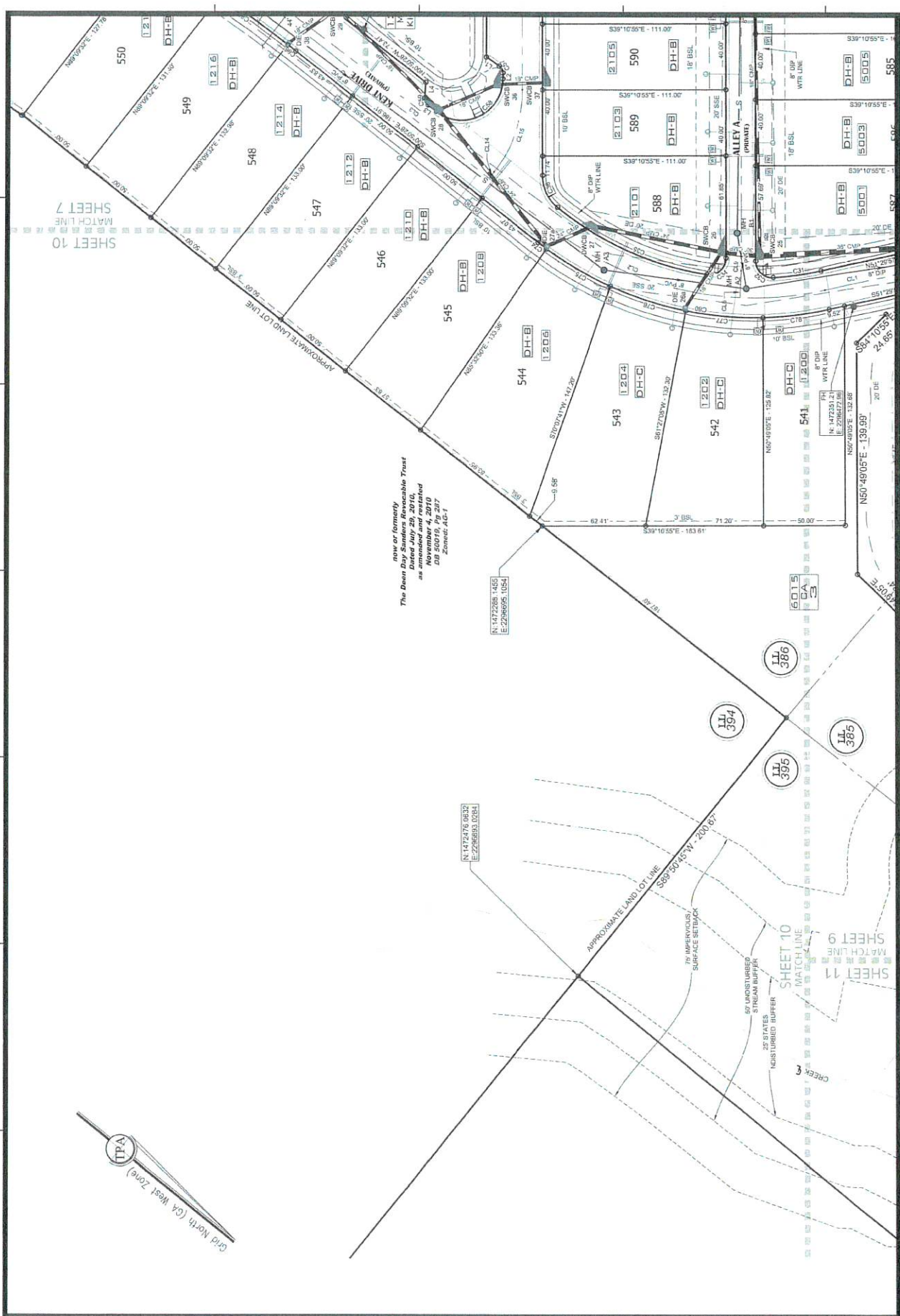
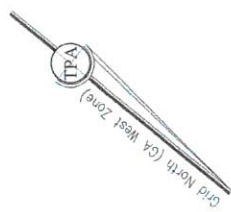
Contact Person: John Merder
 Certificate of Authorization Number 613

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REVISIONS



	DATE: 11/01/2021	SCALE: 1" = 40'	LSV: FINAL PLAT CN: 200270FF.B JN: 2002270 FN: 11.6-C-3137 SHEET 9 OF 11																																				
<p>BELLMOORE PARK - POD B MEADOWVIEW AT BELLMOORE PARK 10880 BELL ROAD REAR, JOHNS CREEK, GA 30097</p> <p>City of Johns Creek - Land Lots 385, 386, 387, & 395 - 1st District - 1st Section - Fulton County - Georgia</p>																																							
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<p>Contact Person: John Mender Certificate of Authorization Number 613</p>																																							
<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 45%;">DATE</th> <th style="width: 30%;">DESCRIPTION</th> <th style="width: 20%;">BY</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td><td></td></tr> </tbody> </table>				NO.	DATE	DESCRIPTION	BY	1				2				3				4				5				6				7				8			
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Not of Record
 The Deen Day Sanders Revocable Trust
 Dated July 29, 2010,
 as amended and restated
 DB 50019, PG 207
 Zone: AG-1

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REVISIONS

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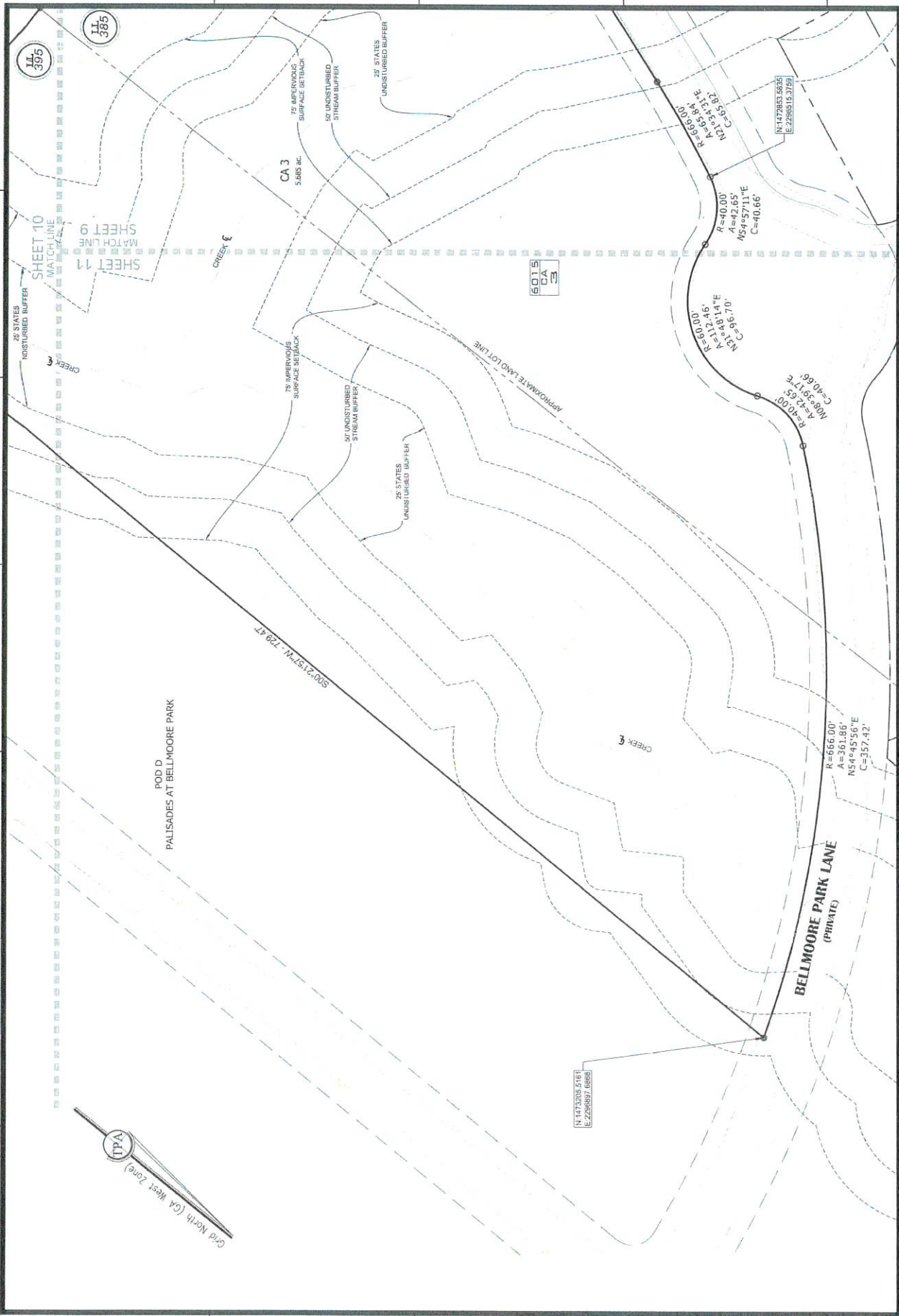
Contact Person: John Merder
 Certificate of Authorization Number 613

GEORGIA PROFESSIONAL SURVEYORS
 TRAVIS PRUITT ASSOCIATES, INC.
 No. 2809
 1/28/12

GEORGIA REGISTERED PROFESSIONAL ENGINEER
 TRAVIS PRUITT ASSOCIATES, INC.
 No. 2809
 1/28/12

Final Plat
BELLMOORE PARK - POD B
MEADOWVIEW AT BELLMOORE PARK
 10880 BELL ROAD REAR, JOHNS CREEK, GA 30097
 City of Johns Creek - Land Lots 585, 586, 587, & 595 - 1st District - 1st Section - Fulton County - Georgia

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 SCALE: 1" = 40'
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 JN: 200270
 FN: 116-C-3137
 SHEET 10 OF 11



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REVISIONS

Travis Pruitt
 Associates, Inc.
 4317 Park Drive, Suite 400
 Norcross, Georgia 30093
 Phone: (770) 416-7511
 Fax: (770) 416-6759
 www.travispruitt.com

Contact Person: John Meeder
 Certificate of Authorization Number 613

For The Firm
 Travis Pruitt & Associates, Inc.
 1/18/12

Final Plat
BELLMOORE PARK - POD B
MEADOWVIEW AT BELLMOORE PARK
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 SHEET 11 OF 11