

After recording return to:
Michael Graham, Land Administrator
Fulton County Land Division
141 Pryor Street, SW, Suite 8021
Atlanta, GA 30303

Cross Reference

Deed/Plat Book 48528, Page 513
Deed Book 148, Page 37

INDEMNIFICATION, MAINTENANCE AND LAND USE AGREEMENT FOR PRIVATE IMPROVEMENT

THIS AGREEMENT, made this ____ day of _____, 20__, between Margaret M. Strain, Revocable Trust as citizen within Fulton County, Georgia, his successors, affiliates and assigns, as Indemnitor (hereinafter, as “Owner”), and FULTON COUNTY, a political subdivision of the State of Georgia (hereinafter, “the County”).

For good and valuable consideration, receipt of which is hereby acknowledged, it is hereby agreed as follows:

1.

Owner warrants that he is the full and true owner and has clear title to that certain property known as 1665 Spinnaker Drive, Alpharetta, GA 30005 (enter address), and as more fully described in that certain conveyance recorded in Deed Book 48528 Page 513 of Fulton County, Georgia records, on which Owner desires to install certain private improvements (the “Private Improvements”) as more fully described in Exhibit “A”, attached hereto and incorporated herein by reference.

2.

Previously, Fulton County was granted a sanitary sewer easement, as referenced in and recorded at Plat Book/Deed Book (circle one) 148, Page 37 of Fulton County, Georgia records, and hereby grants Owner, a License to enter within a portion of its sanitary sewer easement to construct, repair and replace, from time to time as may be needed certain private improvements at his sole cost and responsibility, said private improvements as same are more fully described in Exhibit “A” (the Private Improvements”).

3.

With respect to this License, Owner shall install and construct the Private Improvements in a good and workmanlike manner and in compliance with all state, local, and Fulton County laws and regulations, including but not limited to, all current state, local and Fulton County laws and regulations governing soil erosion and sedimentation control. Owner will at all times adhere to best management

practice procedures to protect the environment in connection with the construction, repair and/or maintenance of the Private Improvements.

4.

This License shall commence on the date of execution hereof and shall continue in full force and effect unless and until it is terminated at the will of the County.

5.

Owner may terminate this License and Agreement by written notice to the County and shall remove the Private Improvement at his sole costs and return the area to its natural vegetative state. If during the term of this License, the area containing the Private Improvements is condemned by the County or its assign, Owner shall make no claim in the condemnation proceedings for compensation for the Private Improvements.

6.

Fulton County personnel and /or agents shall have free access to and across the Private Improvements to perform routine maintenance and any emergency repairs to the existing public improvements.

7.

Owner shall be solely responsible for the maintenance, repair and replacement of the Private Improvements and the County grants Owner a right of access in order to carry out these obligations.

8.

Notwithstanding any other provisions, in the case of an emergency, Fulton County may immediately suspend or revoke the License without notice in order to protect the health, safety, and welfare of the public. In non-emergency situations, after providing at least 10 days' notice to Owner, Fulton County may suspend or revoke the License in order to carry out any necessary governmental function. In the event of the suspension or revocation of the License, Owner must cure all defects specified by the County in its notice and within the time reasonably specified by the County. Failure on the part of Owner to cure any defects within the allotted time will be grounds for the County to terminate the License. Alternately, the County may, but shall not be required to, cure any such defect at the sole cost and expense of Owner. The County may elect to terminate the License at will and remove the Private Improvements without liability for loss or damage for such removal. Fulton County shall remove the Private Improvements so as not to damage other portions of Owner's property and is granted a right of entry by Owner on the other portions of Owner's property to effectuate the repair, if necessary.

9.

Owner hereby agrees to indemnify Fulton County and hold Fulton County harmless from any and all damages which Fulton County may suffer and from any and all liability, claims, penalties, forfeitures, suits, and costs and expenses incident to the granting of the License and this Agreement (including cost of defense, settlement, and reasonable attorney's fees), which it may hereafter incur, become responsible for, or pay out as a result of the death or bodily injuries to any person, destruction or damage to any property, contamination of or adverse effects on the environment, or any violations of governmental laws, regulations, or orders caused in whole or in

part by the negligent act, negligent omission or willful misconduct of Owner, his employees, subcontractors, or assigns in the performance of this License or Agreement.

10.

Owner agrees to repair or replace in a manner acceptable to the County and/or the owner thereof any public utilities damaged by its employees or subcontractors during performance of this License and Agreement or resulting from the failure of the Private Improvements. At its election the County may repair or replace the damaged utility and assess all costs against Owner.

11.

The License conveyed to Owner by this Agreement shall be binding upon Owner, his assigns, affiliates, and successors. This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia. If any provision of this agreement is held to be unenforceable for any reason, the unenforceability thereof shall not affect the remainder of the Agreement, which shall remain in full force and effect, and enforceable in accordance with its terms.

12.

The License conveyed to Owner by this Agreement shall constitute a covenant running with the land and shall be recorded in the real property records of Fulton County, Georgia and shall be binding upon all subsequent transferees of said property.

13.

All notices, consents, request, demands or other communications to or upon the respective party shall be in writing and shall be effective for all purposes upon receipt, including, but not limited to, in the case of (i) personal delivery; (ii) delivery by messenger, express or air courier or similar courier; or (iii) delivery by United States first class certified or registered mail, postage prepaid and addressed as follows:

COUNTY: Fulton County
Director of Public Works
141 Pryor Street, SW, 6Th. Floor
Atlanta, GA. 30303

with a copy to: County Attorney
Office of the County Attorney
141 Pryor Street, SW, Suite 4038
Atlanta, GA. 30303

OWNER: Margaret M. Strain, Revocable Trust
1665 Spinnaker Drive
Alpharetta, GA 30005

Re: 2nd District 1st Section, Land Lot(s) 1183 and 1238

Parcel Number: 21 559212380183

IN WITNESS WHEREOF, the parties have executed this Agreement at Atlanta, Georgia, as of the day and year first above written.

Signatures:

OWNER Margaret M. Strain, Revocable Trust

Signed sealed and delivered in the presence of

[Signature]
Unofficial Witness

Margaret M. Strain
Signature (Authorized Party to Bind Owner Entity)

up J2
Notary Public
My Commission Expires: 04/01/2026

Margaret M. Strain, Revocable Trust, Owner
Signatory's Name and Title (printed)

(Notary Seal)

Owner's Address: _____

(Notary Stamp)



1665 Spinnaker Drive

Alpharetta, GA 30005

Attest:

FULTON COUNTY, GEORGIA

Clerk of Commission

By: _____
Chairman, Board of Commissioners

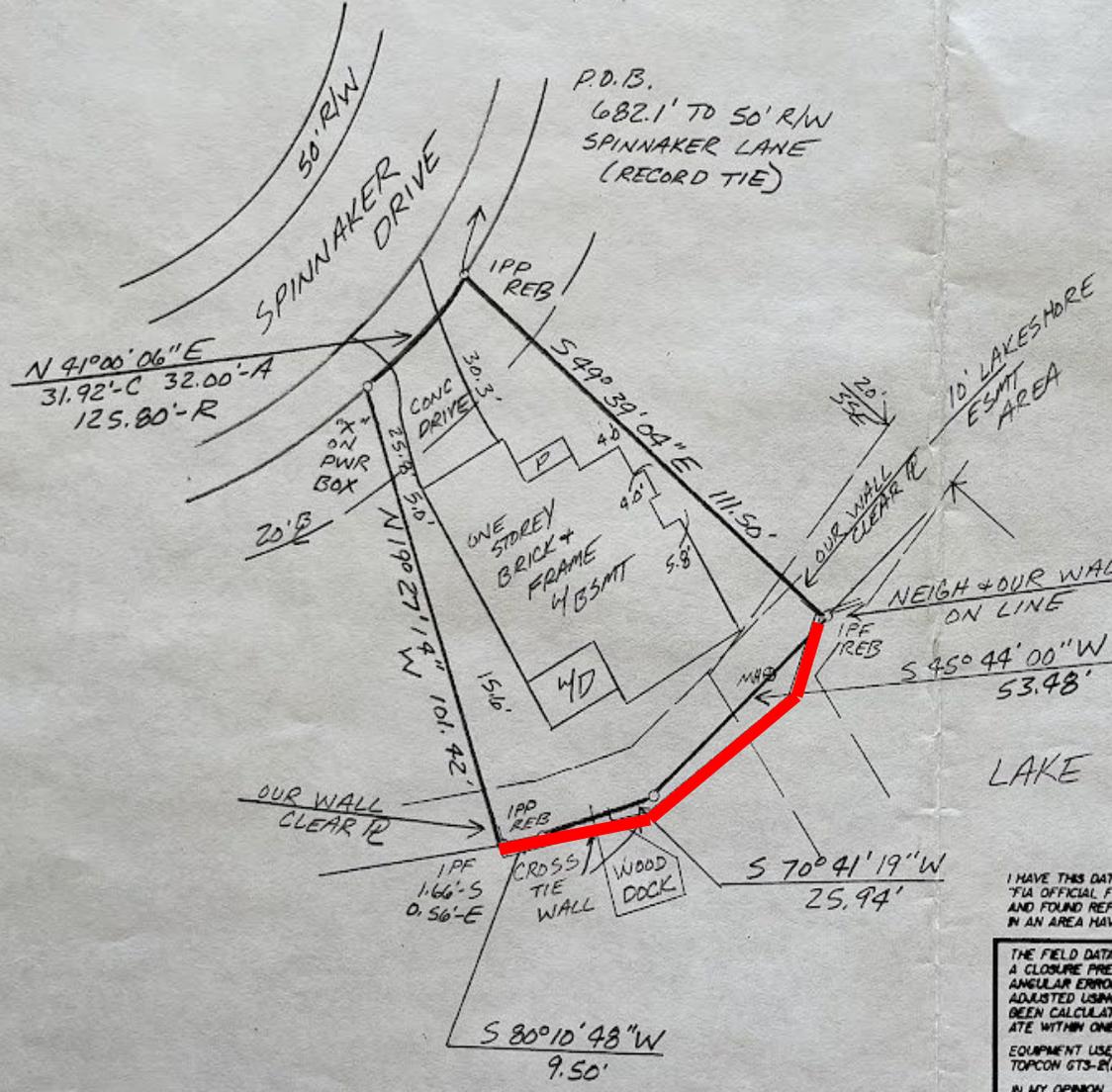
APPROVED AS TO CONTENT:

APPROVED AS TO FORM:

David E. Clark, Director
Department of Public Works

Y. Soo Jo, County Attorney

89' Long x 24" high x 6" deep
 Not shown on



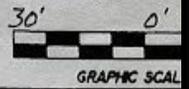
AB
 09/18/24

The Dwelling Located On
 The Property Is Not Subject To
 Flooding. However The Property
 Is Partially Located In An
 Identified Flood Area.

HOUSE IN
 ZONE "X"
 LOT IN
 ZONE "AE"
 AREA = 0.1484
 #1665 SPINNAKER

I HAVE THIS DATE, EXAMINED THE
 "FIA OFFICIAL FLOOD HAZARD MAP"
 AND FOUND REFERENCED HOUSE "NOT"
 IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL NO. 1312ICD078E
 LOCATION FULTON
 ZONE



THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS
 A CLOSURE PRECISION OF ONE FOOT IN 100,000 FEET AND AN
 ANGULAR ERROR OF 1 SECOND PER ANGLE POINT, AND WAS
 ADJUSTED USING COMPASS RULE. THIS MAP OR PLAT HAS
 BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCU-
 RATE WITHIN ONE FOOT IN 20,000 FEET.
 EQUIPMENT USED:
 TOPCON GTS-10(B) & TRANSIT W/200' STEEL TAPE.
 IN MY OPINION, THIS PLAT IS A CORRECT
 REPRESENTATION OF THE LAND PLATTED AND
 HAS BEEN PREPARED IN CONFORMITY WITH
 THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

James A. Evans, Jr.
J.A. EVANS
 SURVEYING CO., INC.
 POWDER SPRINGS, GEORGIA
 PH. 770-943-0000

SURVEY FOR:	
BERNARD A. STRAIN MARGARET M. STRAIN	
LOT 5 BLK. "C" UNIT THE SPINNAKERS	
LAND LOT 1238	
DISTRICT 2 SECTION 1	
FULTON COUNTY, GEORGIA	
PLAT BOOK 148 PAGE 37	
DATE: 2-28-08 SCALE: 1" =	

Existing and new seawall: 89' long x 24" high x 6" deep
 Encroachment: 20' long x 24" high x 6" deep
 The seawall is 6 feet from the manhole and will NOT require any footings.
 It will have only fiber cloth and gravel.