

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 65030, Page 127  
Deed Book 68710, Page 183

### INDEMNIFICATION, MAINTENANCE AND LAND USE AGREEMENT FOR PRIVATE IMPROVEMENT

THIS AGREEMENT, made this 7th day of May, 2025, between Bridges Alpharetta, LLC as citizen within Fulton County, Georgia, his successors, affiliates and assigns, as Indemnitor ( "Owner"), and FULTON COUNTY, a political subdivision of the State of Georgia (the "County").

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

1. 68710      183  
Owner warrants that he is the full and true owner and has clear title to that certain property known as 4430 Webb Bridge Rd., Alpharetta, GA 30005 (enter address), and as more fully described in that certain conveyance recorded in Deed Book     , Page      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. 68710      183  
Previously, Fulton County was granted a sanitary sewer easement, as referenced in and recorded at Plat Book/Deed Book (circle one)     , Page      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 it, 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, its 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: Fulton County  
County Attorney  
Office of the County Attorney  
141 Pryor Street, SW, Suite 4038  
Atlanta, GA 30303

OWNER: Tori Young w/Bridges Alpharetta, LLC  
11770 Haynes Bridge Road  
Alpharetta, GA 30009

District 1, Section 1, Land Lot(s) 125

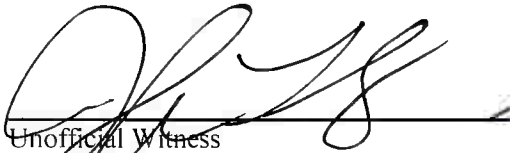
11 034001250519

Parcel Number: 11 034001250527

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

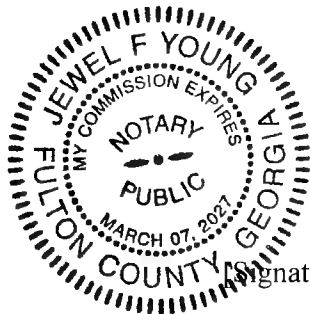
Signatures:

Signed sealed and delivered in the presence of OWNER Bridges Alpharetta, LLC

  
Unofficial Witness

  
Notary Public  
My Commission Expires: 3-7-27

(Notary Seal)



  
Signature (Authorized Party to Bind Owner  
Entity)

Tori Young - manager  
Signatory's Name and Title (printed)

Owner's Address: \_\_\_\_\_

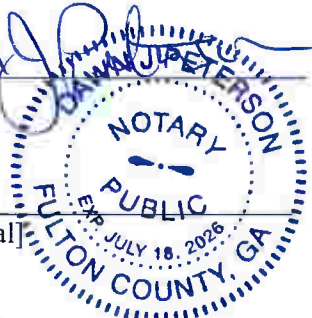
11770 Haynes Bridge Rd.  
Alpharetta, GA 30009

[Signatures continued on next page.]

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

Dawn J. Pitts  
Witness

[Notarial Seal]



APPROVED AS TO FORM:

Y. Soo Jo / kJB  
Y. Soo Jo, County Attorney

APPROVED AS TO CONTENT:

Terry Peters 5/8/2025  
Terry Peters, Acting Director  
Department of Public Works

FULTON COUNTY, GEORGIA a political  
subdivision of the State of Georgia

Robert L. Pitts  
Robert L. Pitts, Chairman  
Fulton County Board of Commissioners

ATTEST:

Tonya R. Grier  
Tonya R. Grier  
Clerk to the Board of Commissioners



ITEM # 25-088 SRM 4 / 16 / 25  
SECOND REGULAR MEETING

EXHIBIT “A”

**Exhibit "A"**

All that tract or parcel of land lying and being in Land Lot 125 of the 1st District, 1st Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

**BEGINNING** at a 5/8 inch rebar found at the common Land Lot Corner of Land Lots 125, 160, 1250 and 1251, **THENCE** leaving said Land Lot Corner and proceed along the common Land Lot Line of Land Lots 125 and 160 South 01 degrees 01 minutes 56 seconds West a distance of 726.51 feet to a 1/2 inch rebar found; **THENCE** leaving said Land Lot Line North 89 degrees 40 minutes 11 seconds West a distance of 147.05 feet to a 1/2 inch rebar found; **THENCE** North 00 degrees 18 minutes 52 seconds East a distance of 219.73 feet to a 1/2 inch rebar found; **THENCE** North 89 degrees 36 minutes 18 seconds West a distance of 117.08 feet to a 1/2 inch rebar found; **THENCE** North 00 degrees 21 minutes 05 seconds East a distance of 250.03 feet to a 1/2 inch rebar found; **THENCE** North 89 degrees 33 minutes 13 seconds West a distance of 434.29 feet to a 1/2 inch rebar found at the northeastern right of way line of Webb Bridge Road (60' public right of way); **THENCE** leaving said right of way line North 49 degrees 24 minutes 24 seconds East a distance of 182.36 feet to a point; **THENCE** North 31 degrees 32 minutes 12 seconds East a distance of 159.50 feet to a point on the common Land Lot Line of Land Lots 125 and 1250; **THENCE** proceeding along said common Land Lot Line South 89 degrees 38 minutes 48 seconds East a distance of 35.64 feet to a 2 inch aluminum disk found; **THENCE** South 89 degrees 40 minutes 33 seconds East a distance of 24.39 feet to a 5/8 inch rebar found; **THENCE** South 89 degrees 38 minutes 42 seconds East a distance of 426.83 feet to a 5/8 inch rebar found, said rebar being the **TRUE POINT OF BEGINNING**.

Said tract contains 248,040 square feet or 5.69 acres.

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**And also including:**

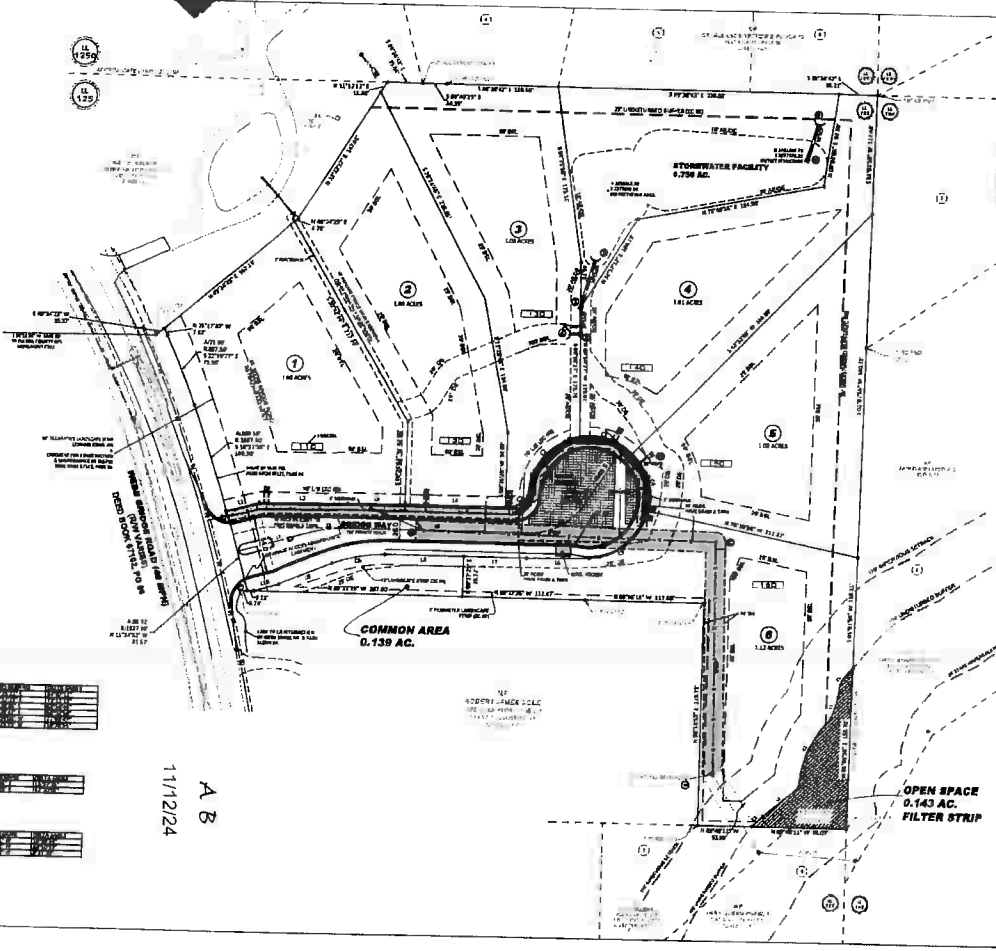
All that tract or parcel of land lying and being in Land Lot 125, 1st District, 1st Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows: Beginning at an Iron pin set located on the easterly right of way line of Webb Bridge Road, 60 foot right of way, said Iron pin set being located 320.77 feet southeasterly from the point of intersection of the easterly right of way line of Webb Bridge Road with the north land lot line of Land Lot 125 as measured along the easterly right of way line of Webb Bridge Road and following the curvature thereof; running thence north 89 degrees 00 minutes 14 seconds east a distance of 434.25 feet to an iron pin set; running thence south 00 degrees 59 minutes 59 seconds east a distance of 250.01 feet to an iron pin set; running thence south 89 degrees 00 minutes 01 seconds west a distance of 342.93 feet to an iron pin set located on the easterly right of way line of Webb Bridge Road; running thence northwesterly along the easterly right of way line of Webb Bridge Road and following the curvature thereof the following courses and distances: north 15 degrees 33 minutes 20 seconds west a distance of 47.33 feet, north 17 degrees 55 minutes 24 seconds west a distance of 52.61 feet, north 20 degrees 51 minutes 00 seconds west a distance of 48.54 feet, north 23 degrees 13 minutes 24 seconds west a distance of 55.93 feet, thence north 26 degrees 07 minutes 12 seconds west a distance of 62.36 feet to an iron pin set located on the easterly right of way line of Webb Bridge Road and being the point of beginning. Being a tract of 2.220 acres as shown on plat of survey for Clarence H. Shirley dated June 30, 1995, by Brumbelow-Reese and Associates, Inc. (Rodney H. Reese, R.L.S.).

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[illegible]

A B  
11/12/24



**SHEET 2 OF 3**  
**FINAL PLAT FOR:**  
**THE BRIDGES**  
4430, 4470 WEBB BRIDGE ROAD - ALPHARETTA GA  
LAND LOT 125 \* 1ST DISTRICT \* 1ST SECTION  
CITY OF ALPHARETTA  
FULTON COUNTY, GEORGIA

**CLARK LAND**  
~ CONSULTANTS

Chris W. Clark, PLS ~ 64; 13603cpd ~ 13F-001420  
11 Solonore Manor Drive, Rossmore, Georgia 30024  
Phone: 478.727.6985  
Email: Chris@Chriswclark.com



EASEMENT  
ENCROACHMENT  
3,691 SQ.FT.  
(PERVIOUS PAVERS)

BRIDGE WAY  
(50' PRIVATE ROAD)

TIE: N 27°07'48" E 487.37'  
TO 5/8"RBF @ NE CORNER  
OF LAND LOT 125

5

1.00 ACRES

20' SSE  
4328 Sq. Feet  
0.099 Acres

6

N/F

AMANDA R. BRALLEY  
AND KRISHAN BRALLEY  
DB 66700/349

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 88°54'23" W | 206.01'  |
| L2   | N 01°05'37" E | 20.00'   |
| L3   | S 88°54'23" E | 224.04'  |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|--------|------------|--------------|---------------|
| C1    | 59.97' | 27.16'     | 26.93'       | S 43°07'57" W |

TAX PARCEL ID: 11 034001250519, 11 034001250527

SEWER EASEMENT EXHIBIT FOR:

THE BRIDGES

PROPERTY OF:

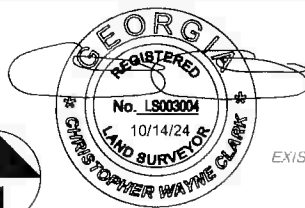
BRIDGES ALPHARETTA, LLC  
LAND LOT 125 \* 1ST DISTRICT \* 1ST SECTION  
CITY OF ALPHARETTA - FULTON COUNTY, GEORGIA

**CLARK LAND**  
CONSULTANTS

Chris W. Clark, PLS ~ GA: LS003004 - LSF:001420  
11 Belmore Manor Drive, Suwanee, Georgia 30024  
Phone: 678.727.6985  
Email: Chris@Chriswclark.com



GRID NORTH-GA WEST



EXISTING MANHOLE

APPROXIMATE AND LOT LINE