

[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 : Ivy Kids of Johns Creek  
Tax Parcel Identification No.: 11 082003010415  
Land Disturbance Permit No.: 21-088WR  
Zoning/Special Use Permit No.: O-I  
(if applicable)

For Fulton County Use Only

Approval Date: \_\_\_\_\_  
Initials: \_\_\_\_\_

**WATER VAULT EASEMENT  
(Corporate Form)**

STATE OF GEORGIA,  
COUNTY OF FULTON

This indenture entered into this 6th day of December, 2021, between Ivy Real Estate Holdings, 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.

WITNESSETH, that for and in consideration of \$1.00 cash in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and in consideration of the benefit which will accrue to the undersigned from the installation of a water vault, water meter, and appurtenances on subject property, and in consideration of the benefits which will accrue to the subject property from the installation of a water vault, water meter, and appurtenances on the subject property, said Grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey to the party of the second part and to successors and assigns the right, title, and privilege of an easement on subject property located in land lot(s) 301 of the 1st District, 1st Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

Ivy Kids Early Learning Center

*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, installation, access, maintenance and upgrade of a water vault, water meter and appurtenances according to the location and size of said water vault, water meter and appurtenances as shown on the map 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 vault, water meter and appurtenances within the aforesaid boundaries of the above-described easement.

For the same consideration, Grantor(s) hereby convey and relinquish to FULTON COUNTY a right of access over Grantor's remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on the water vault structure, water meter and appurtenances on both a routine and emergency basis.

Grantor hereby warrants that it has the right to sell and convey this 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 vault 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 installation, access, upgrade or maintenance of said water vault, water meter and appurtenances for the use of the property as herein agreed.

**IN WITNESS HEREOF** said party of the first part has hereunto affixed its hand and seal on the day and year first above written.

Signed, sealed and delivered this 6<sup>th</sup>  
day of Dec, 20 21  
in the presence of:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Notary Public



[NOTARIAL SEAL]

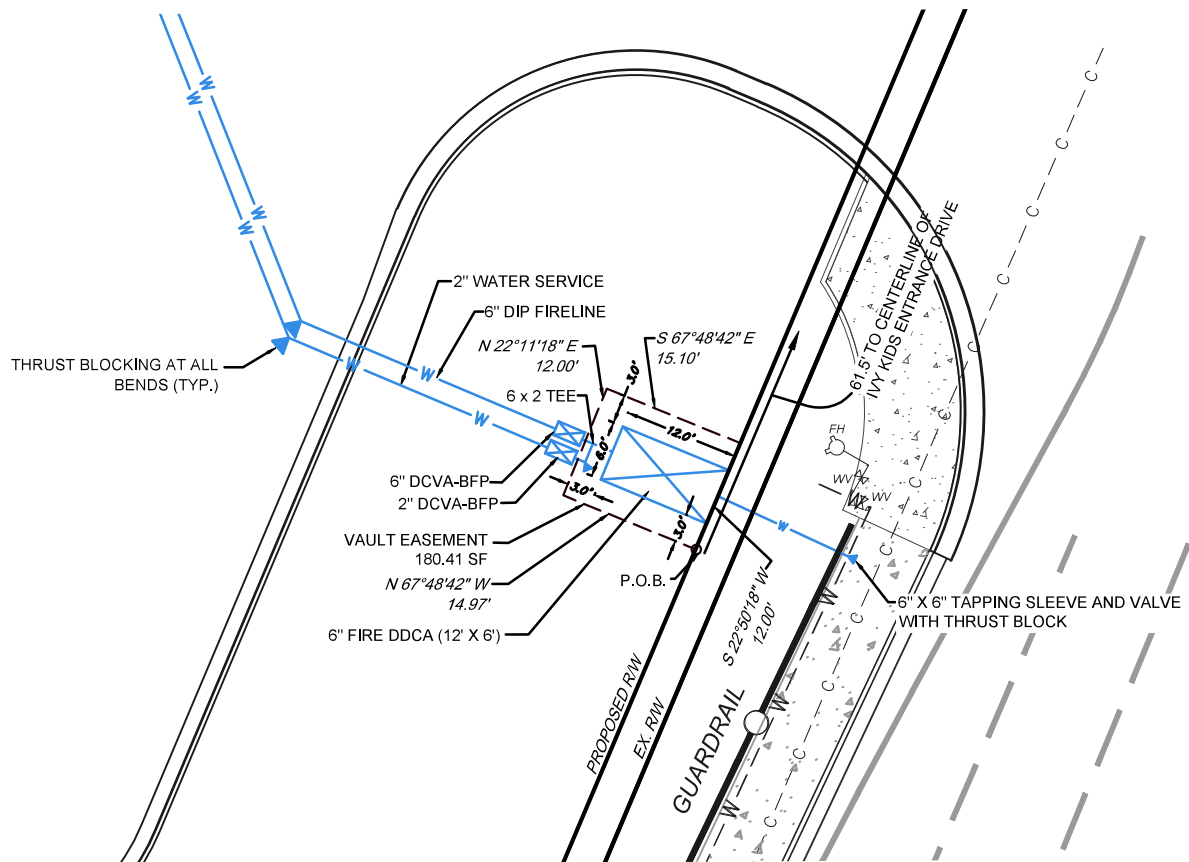
GRANTOR: Ivy Kids Real Estate  
CORPORATE NAME

By: \_\_\_\_\_  
Print Name: Zain Attawala

Title: Member

By: \_\_\_\_\_  
Print Name: Shirez Attawala

Title: Director  
[CORPORATE SEAL]



#### EASEMENT NOTES

- PROJECT NAME: IVY KIDS EARLY LEARNING CENTER
- PARCEL NUMBERS IMPACTED: 11 082003010415 (SUBJECT TRACT)
- SITE ADDRESS:  
9970 MEDLOCK BRIDGE RD.  
JOHNS CREEK, GA 30097
- OWNER:  
IVY REAL ESTATE HOLDINGS, LLC  
1943 PLEASANT HILL ROAD  
DULUTH, GA 30096

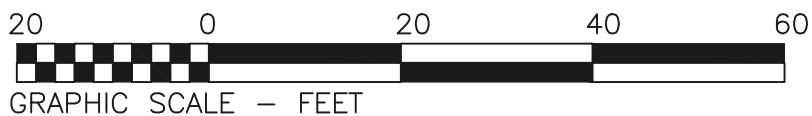


EXHIBIT "A"  
WATER VAULT EASEMENT PLAT  
FOR  
IVY KIDS EARLY LEARNING CENTER  
GRANTOR: IVY REAL ESTATE HOLDINGS, LLC  
9970 MEDLOCK BRIDGE RD. JOHNS CREEK, GA 30097  
LAND LOT 301, 1ST DISTRICT, 1ST SECTION  
CITY OF JOHNS CREEK, FULTON COUNTY, GEORGIA



#### Exhibit "A"

All of exhibit "A" lying in and being part of the Land Lot 301, 1<sup>st</sup> District, 1<sup>st</sup> Section, Fulton County, Georgia, containing 2.715 acres shown as tract 1 per plat by Traditions Surveying LLC dated November 18, 2021.

Beginning at a point being the southernmost corner of easement Exhibit "A"; run thence away from the Right of way of Medlock Bridge Road North 67 degrees 48 minutes 42 seconds West 14.97 feet to a point; run thence North 22 degrees 11 minutes 18 seconds East 12.00 feet to a point; run thence toward the Right of way of Medlock Bridge Road South 67 degrees 48 minutes 42 seconds East 15.10 feet to a point; run thence along the Right of way of Medlock Bridge Road South 22 degrees 50 minutes 18 seconds West 12.00 feet back to the POINT OF BEGINNING of Exhibit "A". Said easement contains 0.004 Acres (180.41 Square Feet)