

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 67880, Page 448  
Deed Book 68710, Page 192

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

THIS AGREEMENT, made this 17<sup>th</sup> day of September, 2025, between JBGL Atlanta Development 2014, 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. 67880      448  
Owner warrants that he is the full and true owner and has clear title to that certain property known as 2325 Old Milton Parkway, Alpharetta, GA 30005 (enter address), and as more fully described in that certain conveyance recorded in Deed Book 67880, Page 448 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      192  
Previously, Fulton County was granted a sanitary sewer easement, as referenced in and recorded at Plat Book/Deed Book (circle one) 68710, Page 192 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: JBGL Atlanta Development 2014, LLC  
5501 Headquarters Dr, Suite 300W  
Plano, TX 75024

District 1, Section 2, Land Lot(s) 748

Parcel Number: 12 270307480230, 12 270307480560


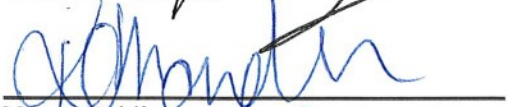


IN WITNESS WHEREOF, the parties have executed this Agreement at Atlanta, Georgia, as of the day and year first above written.

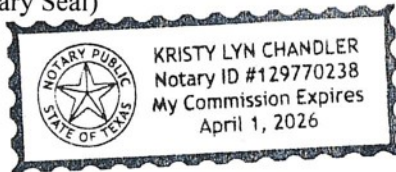
Signatures:

Signed sealed and delivered in the presence of

OWNER JBGL Atlanta Development 2014, LLC

  
Unofficial Witness  
  
Notary Public  
My Commission Expires: April 1, 2026

(Notary Seal)



  
Signature (Authorized Party to Bind Owner Entity)

Veronica Edwards, Authorized Representative  
Signatory's Name and Title (printed)

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

5501 Headquarters Dr, Suite 300W

Plano, TX 75024

[Signatures continued on next page.]

Signed, sealed and delivered this \_\_\_\_ day  
of \_\_\_\_\_, 2024 in the  
presence of:

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

Adrian Adams

Witness

Dawn J. Peterson

[Notarial Seal]



APPROVED AS TO FORM

Y. Soo Jo  
Y. Soo Jo, County Attorney

APPROVED AS TO CONTENT:

David E. Clark  
David E. Clark, Director  
Department of Public Works

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

ATTEST:

Tonya R. Grier  
Tonya R. Grier  
Clerk to the Commission



ITEM # 25-0673 SRM 9 / 17 / 25  
SECOND REGULAR MEETING

EXHIBIT “A”

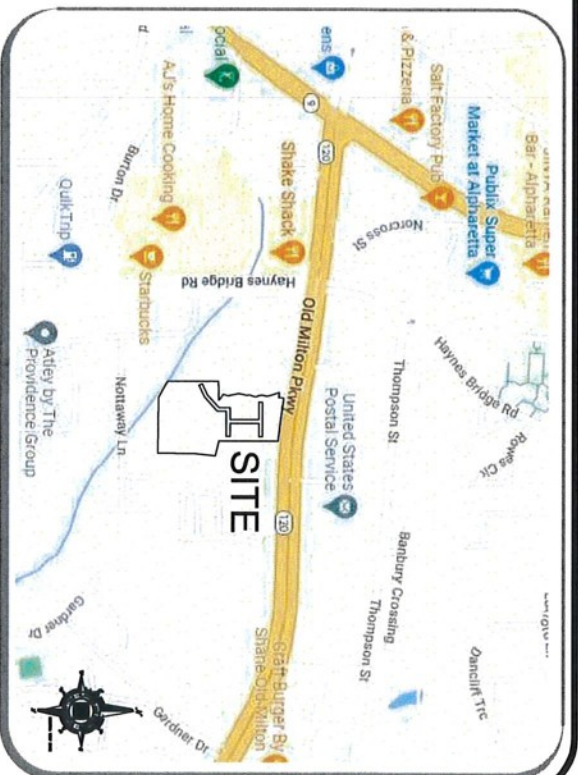


# LEGAL DESCRIPTION - 20' SEWER EASEMENT

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE LAND LOT 748 OF THE 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE FOUND RIGHT OF WAY MONUMENT, SAID MONUMENT COORDINATES OF NORTH: 1,480,694.28 AND EAST: 2,258,731.30. COORDINATES BASED ON NAD83 STATE PLANE COORDINATE SYSTEM, GEORGIA WEST ZONE, SAID MONUMENT LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF OLD MILTON PARKWAY (A.K.A. S.R. 120) (F.K.A. DULUTH STREET) (PUBLIC VARIABLE RIGHT OF WAY), THENCE SOUTH 29 DEGREES 42 MINUTES 19 SECONDS EAST A DISTANCE OF 105.88 FEET TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, THENCE SOUTH 89 DEGREES 58 MINUTES 02 SECONDS EAST A DISTANCE OF 187.29 FEET TO A POINT; THENCE SOUTH 00 DEGREES 01 MINUTES 58 SECONDS WEST A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 02 SECONDS WEST A DISTANCE OF 72.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 01 MINUTES 58 SECONDS WEST A DISTANCE OF 156.44 FEET TO A POINT; THENCE SOUTH 89 DEGREES 58 MINUTES 02 SECONDS EAST A DISTANCE OF 70.28 FEET TO A POINT; THENCE SOUTH 00 DEGREES 01 MINUTES 58 SECONDS WEST A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 02 SECONDS WEST A DISTANCE OF 135.91 FEET TO A POINT; THENCE SOUTH 00 DEGREES 01 MINUTES 58 SECONDS WEST A DISTANCE OF 47.68 FEET TO A POINT; THENCE SOUTH 47 DEGREES 49 MINUTES 21 SECONDS WEST A DISTANCE OF 106.45 FEET TO A POINT; THENCE SOUTH 65 DEGREES 06 MINUTES 51 SECONDS WEST A DISTANCE OF 69.77 FEET TO A POINT; THENCE NORTH 24 DEGREES 53 MINUTES 09 SECONDS WEST A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 65 DEGREES 06 MINUTES 51 SECONDS WEST A DISTANCE OF 66.73 FEET TO A POINT; THENCE NORTH 47 DEGREES 49 MINUTES 21 SECONDS EAST A DISTANCE OF 94.55 FEET TO A POINT; THENCE NORTH 00 DEGREES 01 MINUTES 58 SECONDS EAST A DISTANCE OF 58.82 FEET TO A POINT; THENCE SOUTH 89 DEGREES 58 MINUTES 02 SECONDS EAST A DISTANCE OF 65.63 FEET TO A POINT; THENCE NORTH 00 DEGREES 01 MINUTES 58 SECONDS WEST A DISTANCE OF 156.44 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 02 SECONDS WEST A DISTANCE OF 95.28 FEET TO A POINT; THENCE NORTH 00 DEGREES 01 MINUTES 58 SECONDS EAST A DISTANCE OF 20.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 0.327 ACRES



SITE MAP (NTS)

## SITE DATA

ADDRESS: 2325 OLD MILTON PARKWAY,  
ALPHARETTA, GA. 30005  
PARCEL ID: • 12 270307480230  
• 12 270307480560  
SITE AREA: 4.882 AC  
ZONING: DT-LW

## LEGEND

SEWER EASEMENT  
WATER & STORM PIPES  
ENTERING EASEMENT

## CONTACT INFORMATION:

OWNER: CLINT WATERS  
THE PROVIDENCE GROUP  
ADDRESS: 11340 LAKEFIELD DRIVE  
SUITE 140  
JOHNS CREEK, GA. 30097  
PHONE: 404-274-4492

## ENCROACHMENT TABLE

STORMWATER PIPE: 128 SQ-FT  
WATER PIPE: 229 SQ-FT  
TOTAL: 357 SQ-FT



LAND PLANNING • SURVEYING & CONSTRUCTION • CIVIL ENGINEERING •  
AGRICULTURE • LANDSCAPE ARCHITECTURE • WATER RESOURCES

350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092  
(770)451-2741 WWW.PEC.PLUS  
C.O.A.-LSF000004

FULTON CO. PROJECT: SEWER EASEMENT EXHIBIT "A"  
WRN23-111

COUNTY FULTON  
STATE OF GEORGIA  
CITY OF ALPHARETTA  
LAND LOT(S) 748  
DISTRICT 1st SECTION 2nd

BYERS PARK

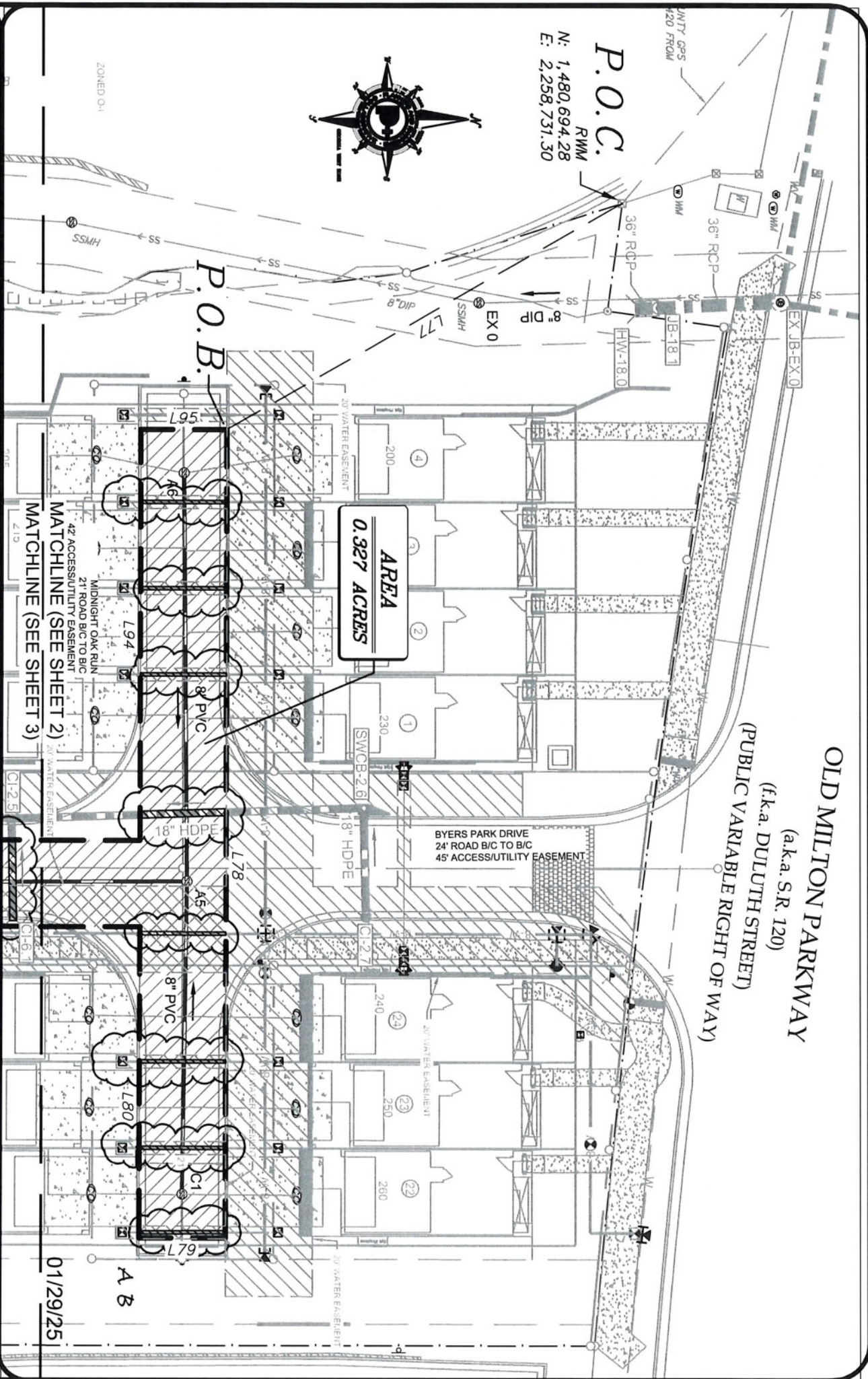


SHEET 1 OF 4  
DRAWN BY: MCS  
CHECKED BY: MCS  
FILE NO.: 15315.01  
DATE: 01/22/25  
SCALE: 1"=30'



OLD MILTON PARKWAY  
(a.k.a. S.R. 120)  
(f.k.a. DULUTH STREET)  
(PUBLIC VARIABLE RIGHT OF WAY)

P.O.C.  
RMM  
N: 1,480,694.28  
E: 2,258,731.30



**Planners & Engineers Collaborative+**  
LAND PLANNING • SURVEYING & CONSTRUCTION • CIVIL ENGINEERING  
AGRICULTURE • LANDSCAPE ARCHITECTURE • WATER RESOURCES

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C.O.A.-LSF000004

FULTON CO. PROJECT: **SEWER EASEMENT EXHIBIT "A"** SHEET 2 OF 4  
WRN23-111

COUNTY OF FULTON  
STATE OF GEORGIA  
CITY OF ALPHARETTA  
LAND LOT(S) 748  
DISTRICT 1st SECTION 2nd

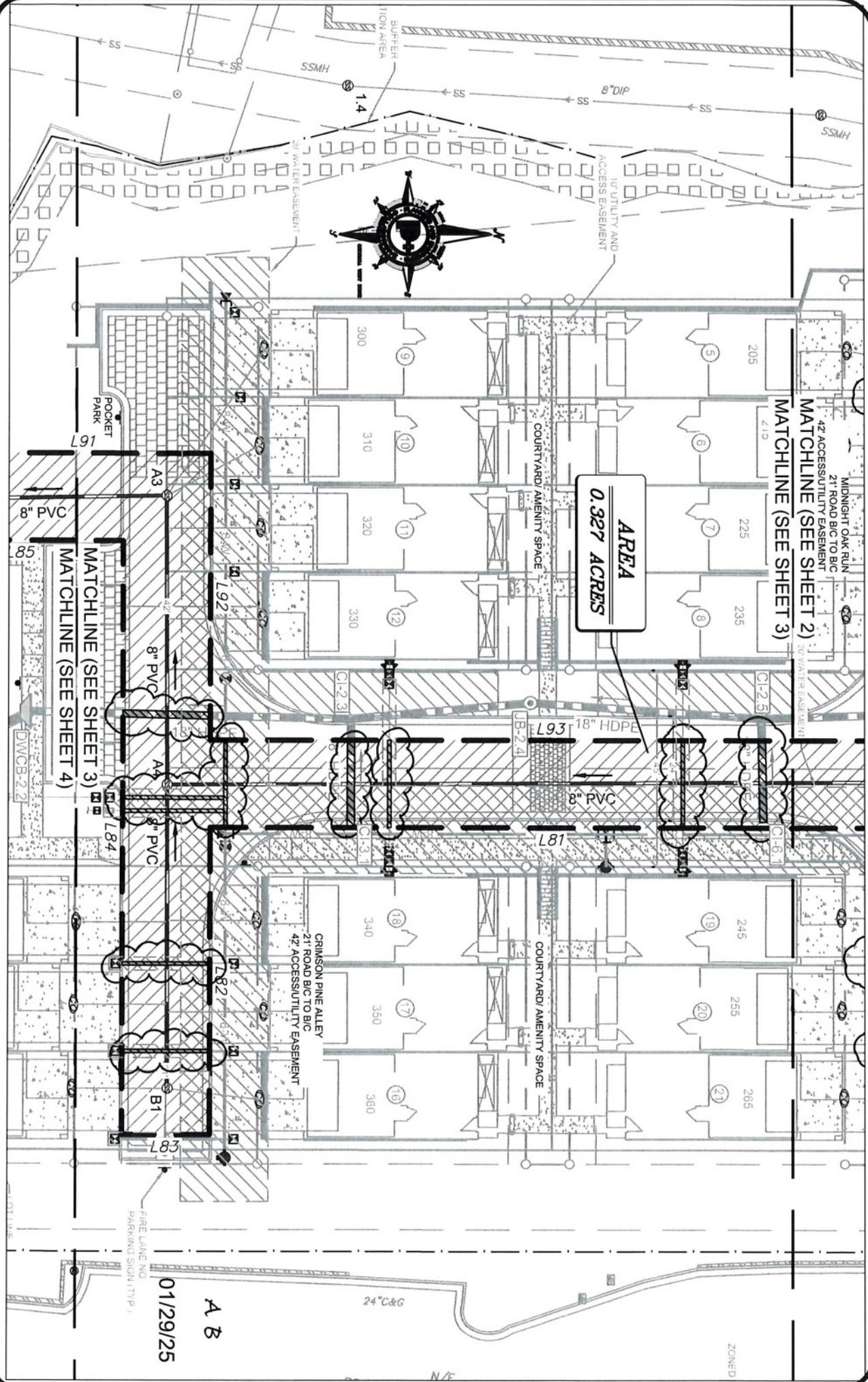
BYERS PARK



DRAWN BY: MCS  
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FILE NO.: 15315.01  
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SCALE: 1"=30'

01/29/25





MIDNIGHT OAK RUN  
21' ROAD B/C TO B/C  
42' ACCESS/UTILITY EASEMENT  
MATCHLINE (SEE SHEET 2)  
MATCHLINE (SEE SHEET 3)

A B

01/29/25

FULTON CO. PROJECT: **SEWER EASEMENT EXHIBIT "A"** SHEET 3 OF 4  
 WRN23-111  
 COUNTY FULTON  
 STATE OF GEORGIA  
 CITY OF ALPHARETTA  
 LAND LOT(S) 748  
 DISTRICT 1st SECTION 2nd

**BYERS PARK**

0 15 30 60

DRAWN BY: MCS  
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 SCALE: 1"=30'





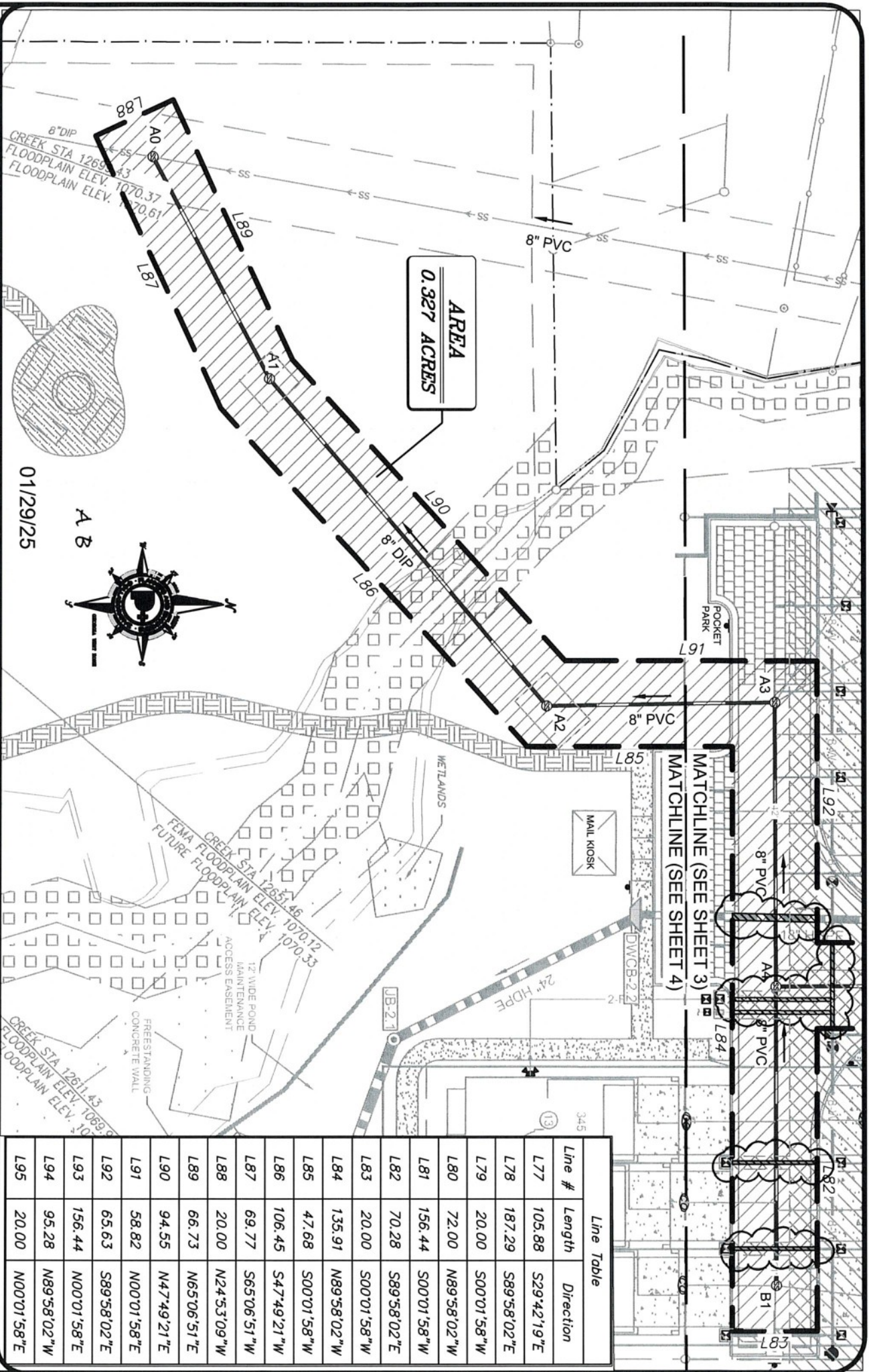
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092  
(770)451-2741 WWW.PEC.PLUS  
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FULTON CO. PROJECT: **SEWER EASEMENT EXHIBIT "A"**  SHEET 4 OF 4  
WRN23-111  
OF

BYERS PARK



DRAWN BY: MCS  
CHECKED BY: MCS  
FILE NO.: 15315.01  
DATE: 01/22/25  
SCALE: 1"=30'



Line Table		
Line #	Length	Direction
L77	105.88	S29°42'19"E
L78	187.29	S89°58'02"E
L79	20.00	S00°01'58"W
L80	72.00	N89°58'02"W
L81	156.44	S00°01'58"W
L82	70.28	S89°58'02"E
L83	20.00	S00°01'58"W
L84	135.91	N89°58'02"W
L85	47.68	S00°01'58"W
L86	106.45	S47°49'21"W
L87	69.77	S65°06'51"W
L88	20.00	N24°53'09"W
L89	66.73	N65°06'51"E
L90	94.55	N47°49'21"E
L91	58.82	N00°01'58"E
L92	65.63	S89°58'02"E
L93	156.44	N00°01'58"E
L94	95.28	N89°58'02"W
L95	20.00	N00°01'58"E