

[BLANK SPACE ABOVE THIS LINE IS FOR THE SOLE USE OF THE CLERK OF SUPERIOR COURT]

THIS DOCUMENT MUST ONLY BE RECORDED 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 : Cauley Creek Park Site Improvements
Tax Parcel Identification No.: 11 120004350701
Land Disturbance Permit No.: 21-026WR
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only
Approval Date: _____
Initials: _____

**SEWER EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 10 day of December, 2021, between City of Johns Creek, 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 sewer line through subject property, and in consideration of the benefits which will accrue to the subject property from the construction of a sewer line through 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) 434, 435 & 436, _____ Section (if applicable) of District 1, Fulton County, Georgia, and more particularly described as follows: To wit:

Cauley Creek Park Site Improvements – Sewer Easements 1 & 2

Project Name

[See Exhibit “A” and Exhibit “B” 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 sewer line through my property according to the location and size of said sewer 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 sewer 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 sewer line on both a routine and emergency basis.

Said Grantor hereby warrants that it has the right to sell and convey said sewer 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 sewer 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 sewer 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 10th day of December, 2021 in the presence of:

GRANTOR: City of Johns Creek
CORPORATE NAME

Kimberly Green
Witness

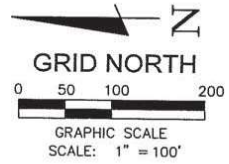
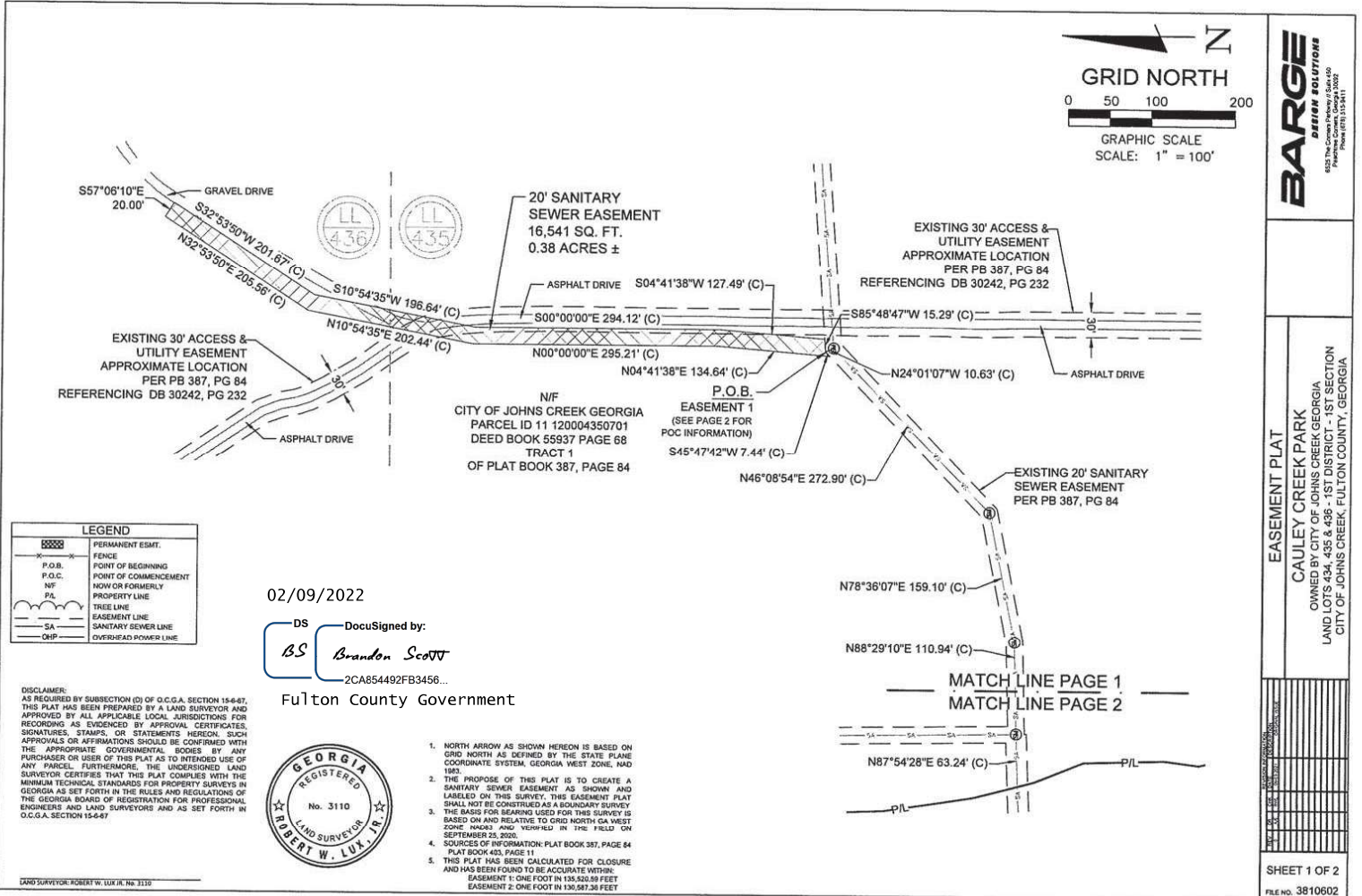
By: [Signature]
Print Name: Michael Bodker
Title: Mayor

Tanya M Connolly Walsh
Notary Public

By: Allison Tarpley
Print Name: Allison Tarpley
Title: City Clerk
CORPORATE SEAL]



Exhibit A



LEGEND	
	PERMANENT ESMT.
	FENCE
	P.O.B. POINT OF BEGINNING
	P.O.C. POINT OF COMMENCEMENT
	N/F NOW OR FORMERLY
	P.L. PROPERTY LINE
	TREE LINE
	EASEMENT LINE
	SA SANITARY SEWER LINE
	OHP OVERHEAD POWER LINE

02/09/2022
 DS DocuSigned by:
 BS *Brandon Scott*
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- NORTH ARROW AS SHOWN HEREON IS BASED ON GRID NORTH AS DEFINED BY THE STATE PLANE COORDINATE SYSTEM, GEORGIA WEST ZONE, NAD 1983.
- THE PROPOSE OF THIS PLAT IS TO CREATE A SANITARY SEWER EASEMENT AS SHOWN AND LABELED ON THIS SURVEY. THIS EASEMENT PLAT SHALL NOT BE CONSTRUED AS A BOUNDARY SURVEY.
- THE BASIS FOR BEARING USED FOR THIS SURVEY IS BASED ON AND RELATIVE TO GRID NORTH GA WEST ZONE, NAD83 AND HEREIN IN THE FIELD ON SEPTEMBER 25, 2020.
- SOURCES OF INFORMATION: PLAT BOOK 387, PAGE 64 PLAT BOOK 403, PAGE 11
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN: EASEMENT 1: ONE FOOT IN 135,820.59 FEET EASEMENT 2: ONE FOOT IN 130,867.28 FEET

DISCLAIMER:
 AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-4-47, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-4-47.

BARGE DESIGN SOLUTIONS
 1435 Peachtree Dunwoody Road, Suite 500
 Atlanta, Georgia 30329
 Phone: (770) 515-5111

EASEMENT PLAT
 CAULEY CREEK PARK
 OWNED BY CITY OF JOHNS CREEK GEORGIA
 LAND LOTS 434, 435 & 498 - 1ST DISTRICT - 1ST SECTION
 CITY OF JOHNS CREEK, FULTON COUNTY, GEORGIA

SHEET 1 OF 2
 FILE NO. 3810602

EASEMENT 1

20' SANITARY SEWER EASEMENT

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN LAND LOTS 436 & 435 1ST DISTRICT, 1ST SECTION, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST PROPERTY LINE OF TRACT 2 AS RECORDED IN PLAT BOOK 403, PAGE 11 AND ALSO MARKING THE COMMON LAND LOT CORNER OF 413, 434, F46 & F47. THENCE TRAVELING NORTH ALONG THE COMMON LAND LOT LINE OF 413 & 434 AND SAID WEST LINE OF TRACT 2, NORTH 00 DEGREES 14 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 577.12 FEET TO A POINT ON SAID LINE MARKING THE INTERSECTION THE SOUTH PROPERTY LINE OF QUAIL HOLLOW ESTATES PHASE ONE-B AS RECORDED IN PLAT BOOK 207, PAGE 92. THENCE LEAVING SAID LAND LOT LINE AND FOLLOWING SAID SOUTH LINE SOUTH 89 DEGREES 29 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 392.76 FEET TO A 1/2 INCH REBAR WITH A CAP. THENCE FOLLOWING SAID QUAIL HOLLOW ESTATES NORTH 35 DEGREES 34 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 12.48 FEET TO A POINT WHERE THE EXISTING SEWER LINE INTERSECTS SAID LINE. THENCE TRAVELING ALONG SAID SEWER LINE SOUTH 89 DEGREES 05 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 421.21 FEET TO A MANHOLE. THENCE CONTINUING ALONG SAID SEWER LINE SOUTH 89 DEGREES 13 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 445.17 FEET TO A MANHOLE. THENCE NORTH 87 DEGREES 54 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 287.87 FEET TO A POINT WHERE THE SEWER LINE INTERSECTS THE EAST PROPERTY LINE OF SAID TRACT 2 AND TRACT 1 AS RECORDED PLAT BOOK 387, PAGE 84. THENCE CONTINUING ALONG SAID SEWER LINE NORTH 87 DEGREES 54 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 63.24 FEET TO A MANHOLE. THENCE NORTH 88 DEGREES 29 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 110.94 FEET TO A MANHOLE. THENCE NORTH 78 DEGREES 36 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 159.10 FEET TO A MANHOLE. THENCE NORTH 46 DEGREES 08 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 272.90 FEET TO A MANHOLE. THENCE LEAVING SAID SEWER LINE NORTH 24 DEGREES 01 MINUTE 07 SECONDS WEST FOR A DISTANCE OF 10.63 FEET TO A POINT WHICH IS KNOWN AS THE POINT OF BEGINNING.

THENCE TRAVELING SOUTH 45 DEGREES 47 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 7.44 FEET TO A POINT. THENCE TRAVELING NORTH 04 DEGREES 41 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 134.64 FEET TO A POINT. THENCE TRAVELING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 295.21 FEET TO A POINT. THENCE TRAVELING NORTH 10 DEGREES 54 MINUTES 35 SECONDS EAST A DISTANCE OF 202.44 FEET TO A POINT. THENCE TRAVELING NORTH 32 DEGREES 53 MINUTES 50 SECONDS EAST A DISTANCE OF 205.56 FEET TO A POINT. THENCE TRAVELING SOUTH 57 DEGREES 06 MINUTES 10 SECONDS EAST A DISTANCE OF 20.00 FEET TO A POINT. THENCE TRAVELING SOUTH 32 DEGREES 53 MINUTES 50 SECONDS WEST A DISTANCE OF 201.67 FEET TO A POINT. THENCE TRAVELING SOUTH 10 DEGREES 54 MINUTES 35 SECONDS WEST A DISTANCE OF 196.64 FEET TO A POINT. THENCE TRAVELING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 294.12 FEET TO A POINT. THENCE TRAVELING SOUTH 04 DEGREES 41 MINUTES 38 SECONDS WEST A DISTANCE

02/09/2022

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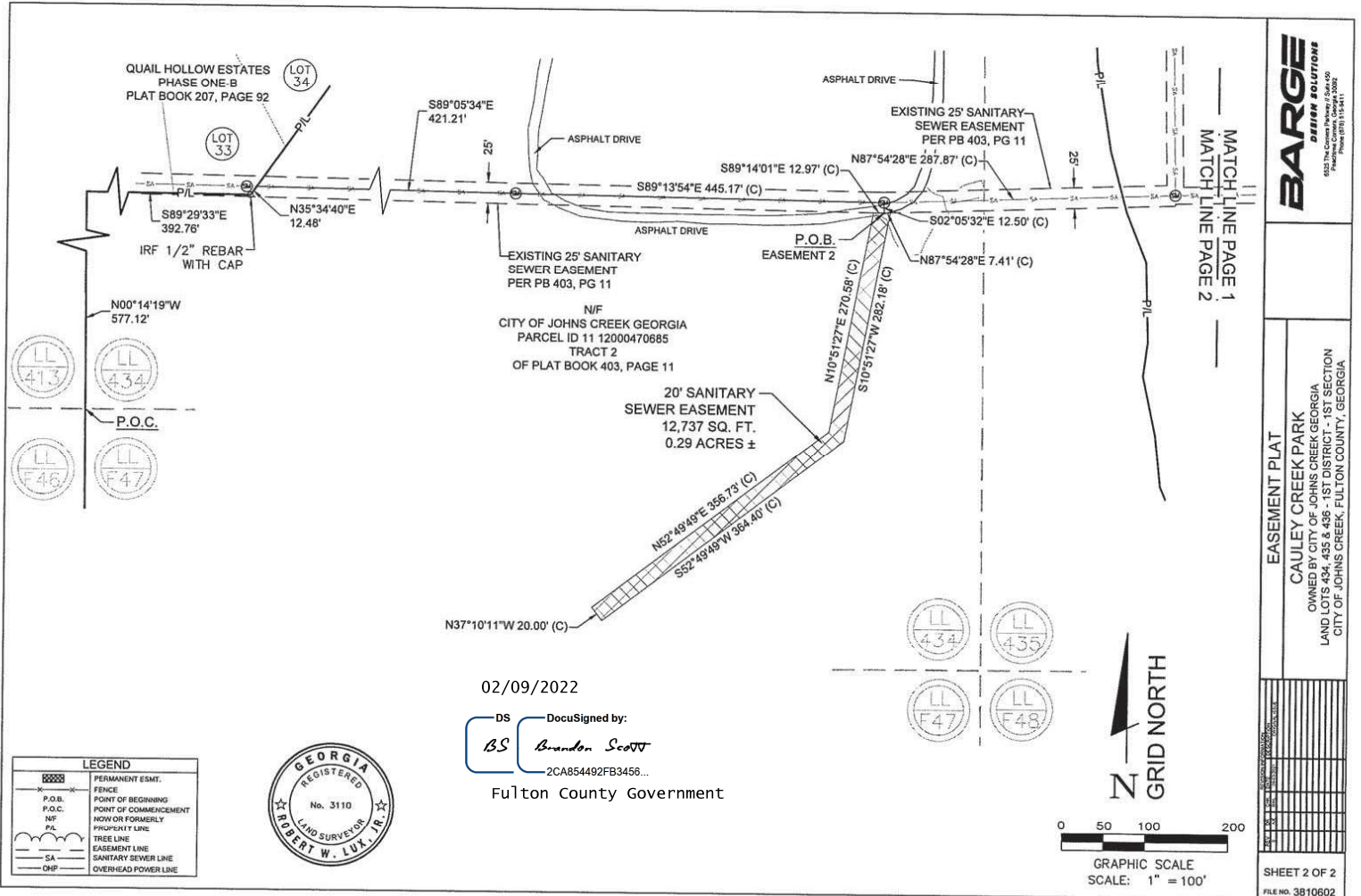
OF 127.49 FEET TO A POINT. THENCE TRAVELING SOUTH 85 DEGREES 48 MINUTES 47 SECONDS WEST A DISTANCE OF 15.29 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 0.38 ACRES OR 16,541 SQUARE FEET MORE OR LESS

02/09/2022

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Exhibit B



EASEMENT 2

20' SANITARY SEWER EASEMENT

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN LAND LOTS 434, 1ST DISTRICT, 1ST SECTION, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST PROPERTY LINE OF TRACT 2 AS RECORDED IN PLAT BOOK 403, PAGE 11 AND ALSO MARKING THE COMMON LAND LOT CORNER OF 413, 434, F46 & F47. THENCE TRAVELING NORTH ALONG THE COMMON LAND LOT LINE OF 413 & 434 AND SAID WEST LINE OF TRACT 2, NORTH 00 DEGREES 14 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 577.12 FEET TO A POINT ON SAID LINE MARKING THE INTERSECTION THE SOUTH PROPERTY LINE OF QUAIL HOLLOW ESTATES PHASE ONE-B AS RECORDED IN PLAT BOOK 207, PAGE 92. THENCE LEAVING SAID LAND LOT LINE AND FOLLOWING SAID SOUTH LINE SOUTH 89 DEGREES 29 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 392.76 FEET TO A 1/2 INCH REBAR WITH A CAP. THENCE FOLLOWING SAID QUAIL HOLLOW ESTATES NORTH 35 DEGREES 34 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 12.48 FEET TO A POINT WHERE THE EXISTING SEWER LINE INTERSECTS SAID LINE. THENCE TRAVELING ALONG SAID SEWER LINE SOUTH 89 DEGREES 05 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 421.21 FEET TO A MANHOLE. THENCE CONTINUING ALONG SAID SEWER LINE SOUTH 89 DEGREES 13 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 445.17 FEET TO A MANHOLE. THENCE LEAVING SAID SEWER LINE SOUTH 02 DEGREES 05 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 12.50 FEET TO A POINT WHICH IS KNOWN AS THE POINT OF BEGINNING.

THENCE TRAVELING NORTH 87 DEGREES 54 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 7.41 FEET TO A POINT. THENCE TRAVELING SOUTH 10 DEGREES 51 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 282.18 FEET TO A POINT. THENCE TRAVELING SOUTH 52 DEGREES 49 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 364.40 FEET TO A POINT. THENCE TRAVELING NORTH 37 DEGREES 10 MINUTES 11 SECONDS WEST A DISTANCE OF 20.00 FEET TO A POINT. THENCE TRAVELING NORTH 52 DEGREES 49 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 356.73 FEET TO A POINT. THENCE TRAVELING NORTH 10 DEGREES 51 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 270.58 FEET TO A POINT. THENCE TRAVELING SOUTH 89 DEGREES 14 MINUTES 01 SECOND EAST FOR A DISTANCE OF 12.97 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 0.29 ACRES OR 12,737 SQUARE FEET MORE OR LESS

02/09/2022

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