

[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 : BYERS PARK
Tax Parcel Identification No.: 12 270307480230, 12 270307480560
Land Disturbance Permit No.: WRN23-111
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 27th day of January, 2025, between
JBGL Atlanta Development 2014, 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 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) 748,
2nd Section (if applicable) of District 1, Fulton County, Georgia, and more particularly described as follows: To wit:

BYERS PARK

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, 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 27
day of January, 20 25
in the presence of:

GRANTOR: JBGL Atlanta Development 2014, LLC
CORPORATE NAME

[Signature]
Witness

By:

Print Name:

Title:

[Signature]
Veronica Edwards
Authorized Representative

By:

Print Name:

Title:

Notary Public

[NOTARIAL SEAL]



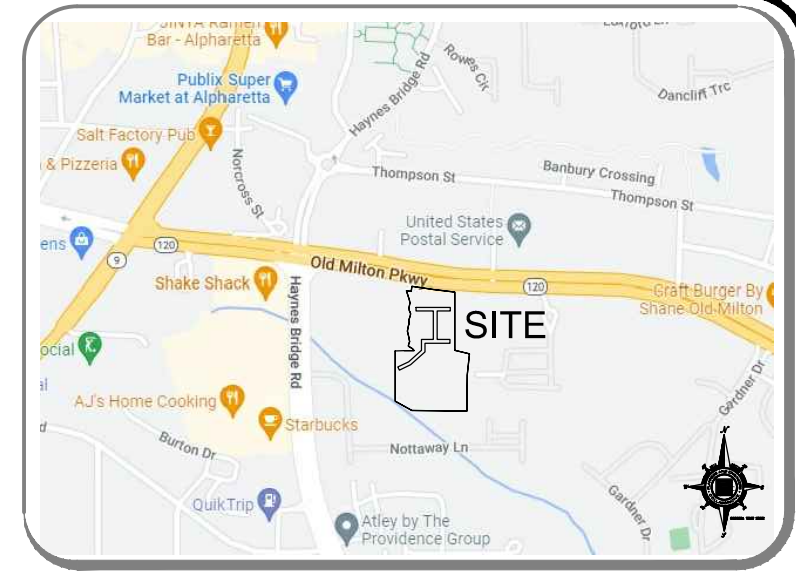
[CORPORATE SEAL]

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 EAST 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 EAST 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

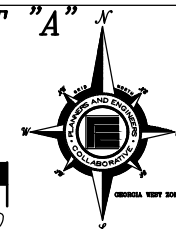
STORMWATER PIPE:	128 SQ-FT
WATER PIPE:	229 SQ-FT
TOTAL:	357 SQ-FT



PEC+ Planners & Engineers Collaborative+
LAND PLANNING • SURVEYING & CONSTRUCTION • CIVIL ENGINEERING •
ARBORISTS • 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

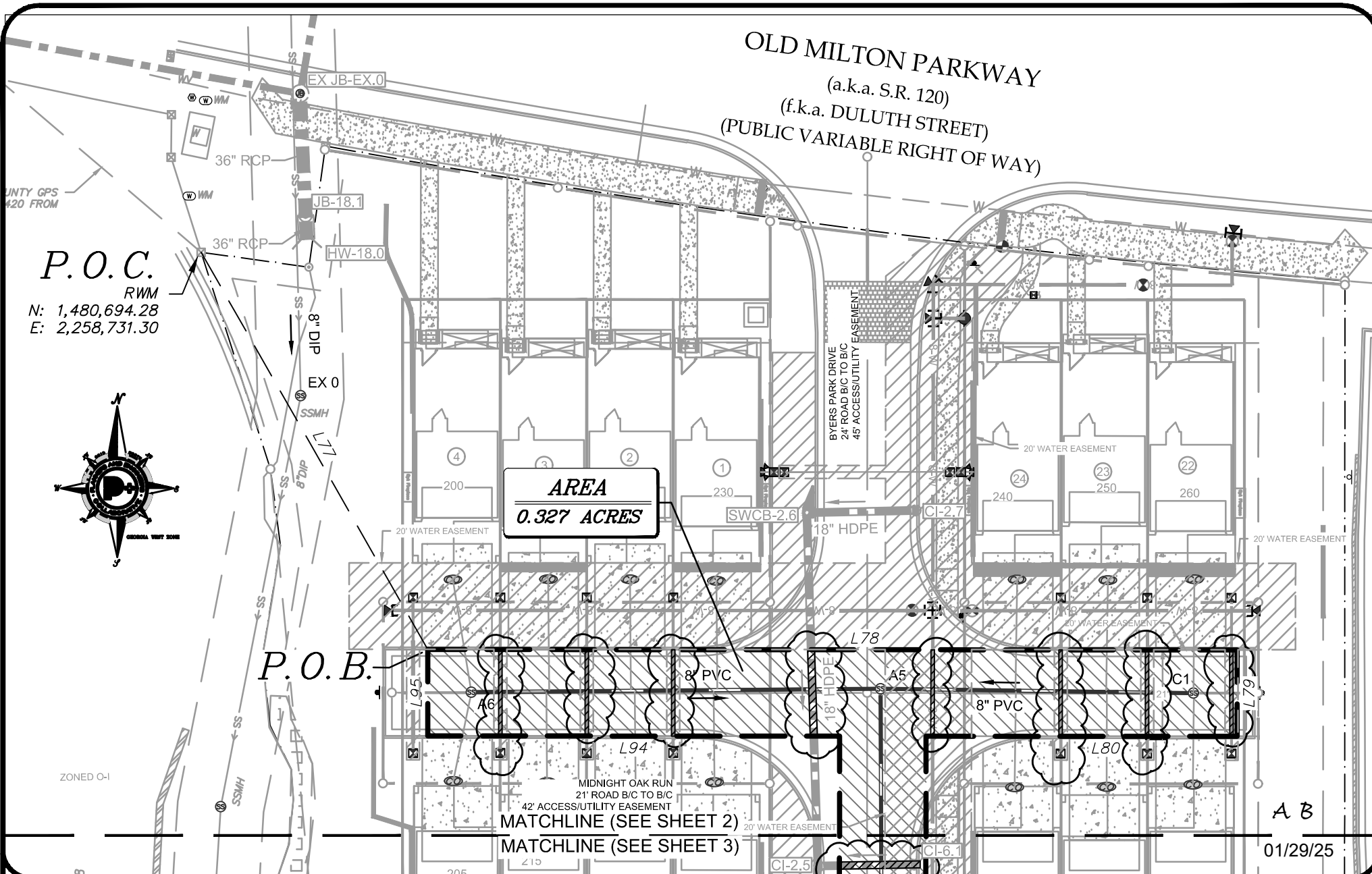
OF
BYERS PARK



SHEET 1 OF 4

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

J:\2015\1531501\SubDrawings\15315.01 - ENCROACH EXHIBIT.dwg - FAYALA - 1/23/2025 5:26 PM



Planners & Engineers Collaborative+
LAND PLANNING • SURVEYING & CONSTRUCTION • CIVIL ENGINEERING •
ARBORISTS • 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

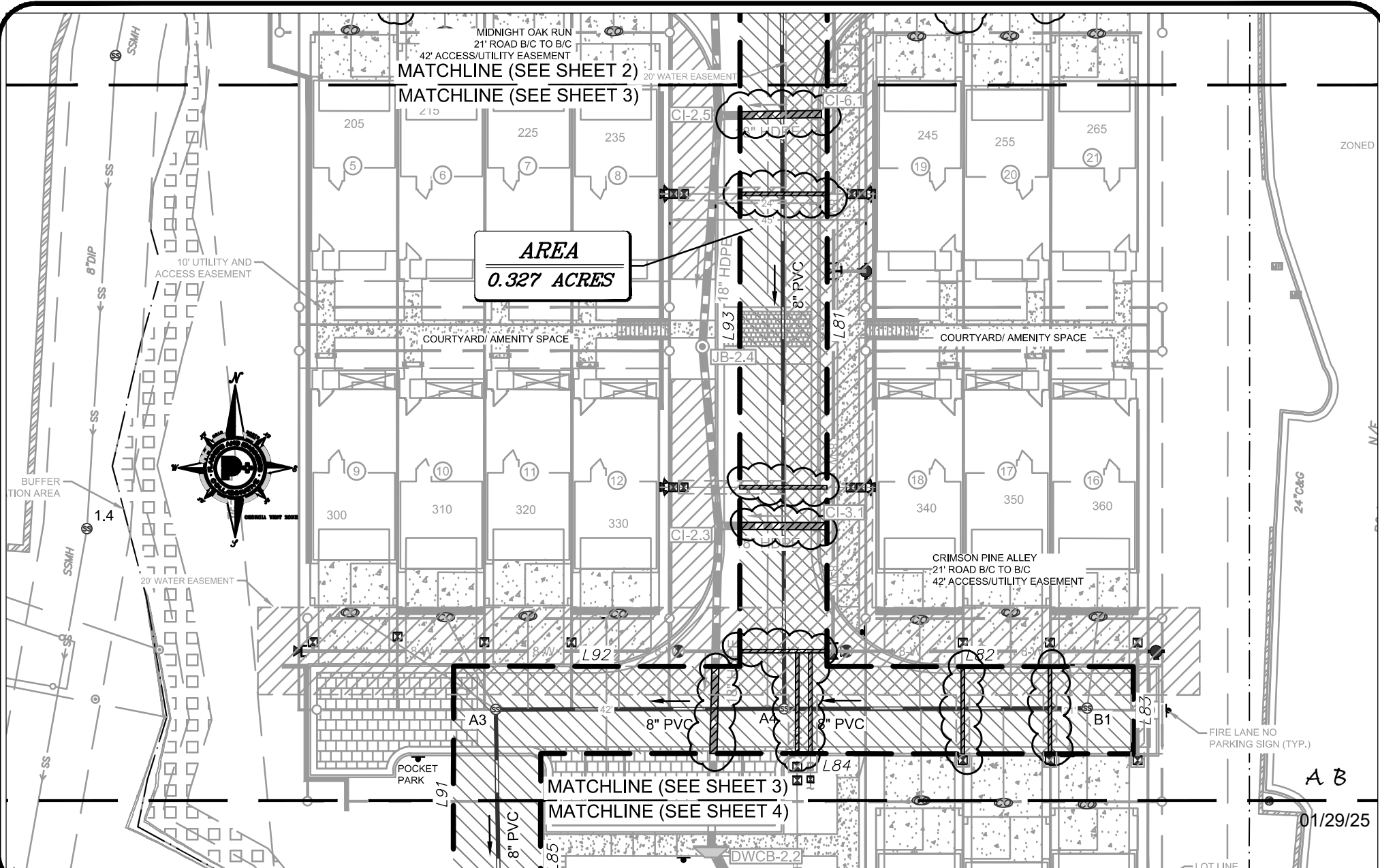
OF
BYERS PARK



SHEET 2 OF 4

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

J:\2015\1531501\Drawings\15315.01 - ENCROACH EXHIBIT.dwg - Fayala - 1/23/2025 5:27 PM



PEC+ Planners & Engineers Collaborative+
LAND PLANNING • SURVEYING & CONSTRUCTION • CIVIL ENGINEERING •
ARBORISTS • LANDSCAPE ARCHITECTURE • WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)451-2741 WWW.PEC.PLUS
C.O.A.-LSF000004

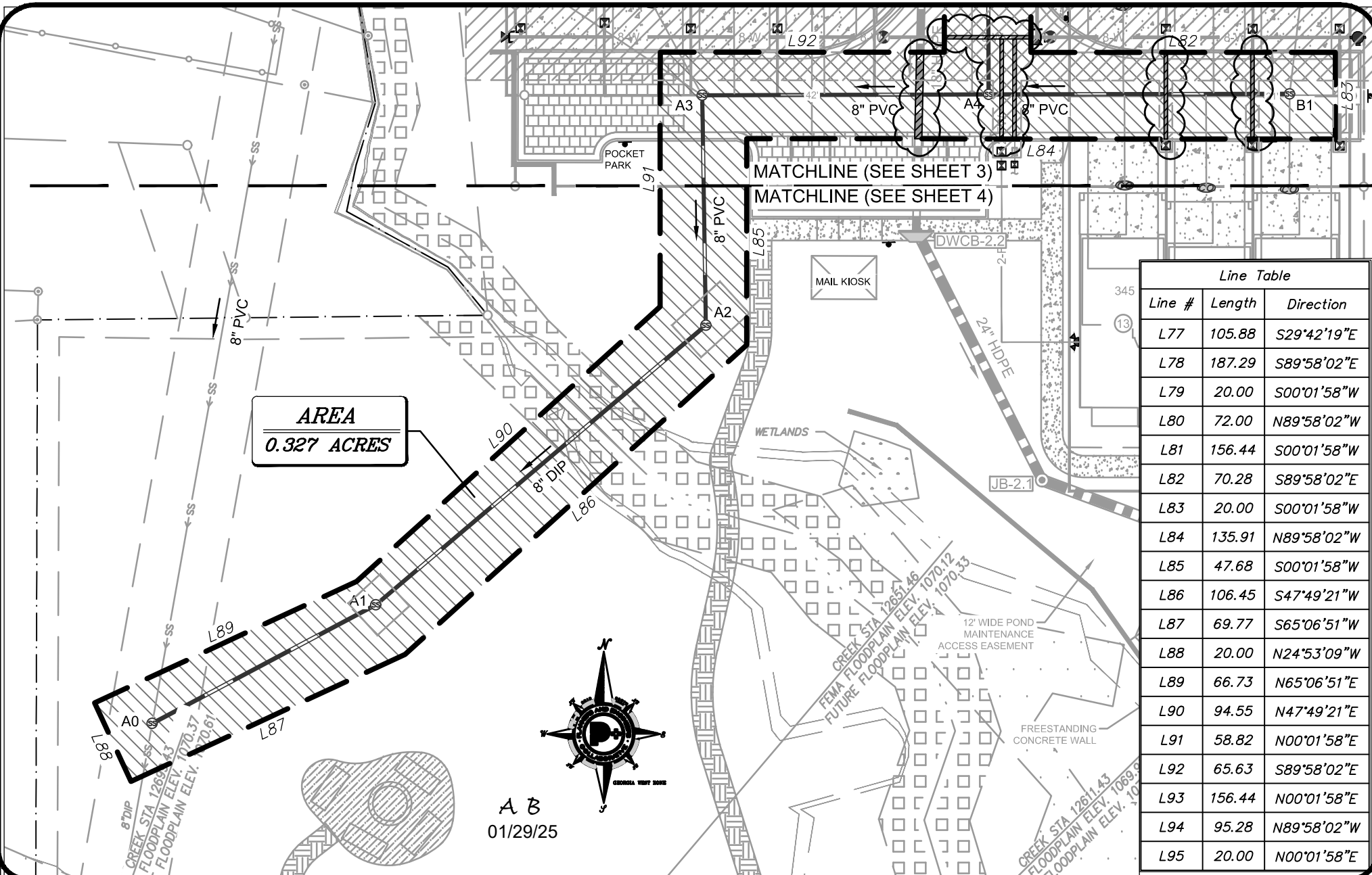
FULTON CO. PROJECT: **SEWER EASEMENT EXHIBIT "A"**
WRN23-111
COUNTY FULTON
STATE OF GEORGIA
CITY OF ALPHARETTA
LAND LOT(S) 748
DISTRICT 1st SECTION 2nd



SHEET 3 OF 4

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

J:\2015\1531501\Drawings\15315.01 - ENCROACH EXHIBIT.dwg - FAYALA - 1/23/2025 5:28 PM



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



Planners & Engineers Collaborative+
LAND PLANNING • SURVEYING & CONSTRUCTION • CIVIL ENGINEERING •
ARBORISTS • 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

OF
BYERS PARK



SHEET 4 OF 4

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