

[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 : Embry
Tax Parcel Identification No.: 11107003970142
Land Disturbance Permit No.: LDP22-0014
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 18th day of April, 2023, between PULTE HOME COMPANY, LLC, a corporation duly organized under the laws of the State of Michigan, 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 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 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) 397 and 398 of the 1st District, 1st Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 397 and 398 of the 1st District, 1st Section, Fulton County, Georgia and being more particularly described as follows:

[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(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 said sewer line on both a routine and emergency basis.

Grantor hereby warrants that it has the right to sell and convey said sewer 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.

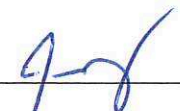
IN WITNESS HEREOF said party of the first part has hereunto affixed its hand and seal on the day and year first above written.

Signed, sealed and delivered this 18th
day of April 2023
in the presence of:

GRANTOR: PULTE HOME COMPANY, LLC
CORPORATE NAME

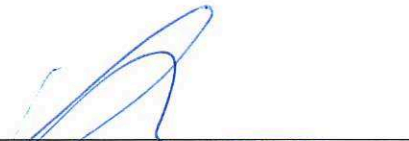


Witness

By: 

Print Name: Jason Garrett

Title: VP Land Development



Notary Public

By: _____

Print Name: _____

Title: _____

[NOTARIAL SEAL]



[CORPORATE SEAL]



EMBRY LEGAL DESCRIPTION TRACT 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 397 and 398 of the 1st District, 1st Section, Fulton County, Georgia and being more particularly described as follows:

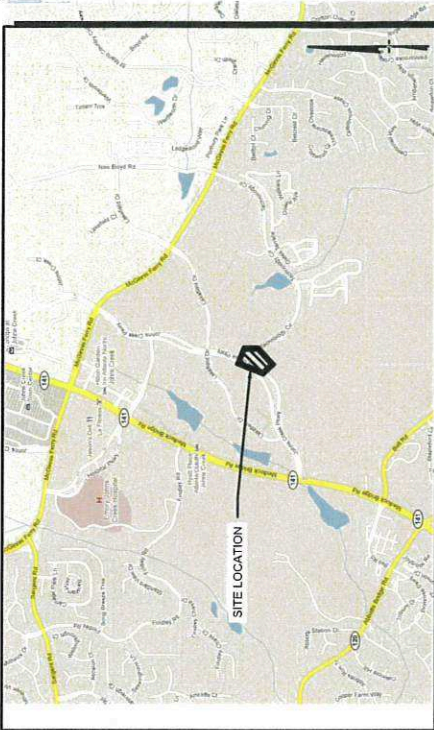
To find the true point of beginning, commence at an iron pin with cap found at the southeasterly end of a curve, at the intersection of the easterly right of way line of Johns Creek Parkway (variable R/W) and the northerly right of way line of Technology Circle (70' R/W), thence following said right of way line of Technology Circle, South 62 degrees 45 minutes 05 seconds East a distance of 142.78 feet to an iron pin with cap found, thence 351.68 feet along a curve to the right, said curve having a radius of 746.20 feet and a chord bearing and distance of South 49 degrees 13 minutes 56 seconds East, 348.43 feet to an iron pin with cap found, being the TRUE POINT OF BEGINNING; thence leaving said right of way line North 17 degrees 18 minutes 25 seconds East a distance of 535.92 feet to an iron pin with cap found; thence South 65 degrees 36 minutes 46 seconds East a distance of 48.12 feet to an iron pin with cap found; thence South 65 degrees 44 minutes 21 seconds East a distance of 261.84 feet to an iron pin with cap found; thence South 71 degrees 05 minutes 37 seconds East a distance of 8.93 feet to an iron pin with cap found; thence South 24 degrees 15 minutes 49 seconds West a distance of 59.10 feet to an iron pin with cap found; thence South 06 degrees 16 minutes 28 seconds East a distance of 214.88 feet to an iron pin with cap found; thence South 27 degrees 07 minutes 41 seconds West a distance of 77.16 feet to an iron pin with cap found; thence South 50 degrees 38 minutes 28 seconds West a distance of 75.89 feet to an iron pin with cap found; thence South 83 degrees 46 minutes 10 seconds West a distance of 30.54 feet to an iron pin with cap found ; thence South 49 degrees 26 minutes 11 seconds West a distance of 261.48 feet to a point on the northerly right of way line of Technology Circle; thence along said right of way line North 35 degrees 42 minutes 52 seconds West a distance of 217.16 feet to an iron pin with cap found and the TRUE POINT OF BEGINNING.

Said tract containing 4.421 acres.

Line Table		
Line #	Length	Direction
L8	44.00	S49°26'11"W
L9	54.95	N40°33'49"W
L10	89.85	N35°42'52"W
L11	17.50	N54°17'08"E
L12	367.79	N17°18'25"E
L13	44.00	S72°41'35"E
L14	79.58	S17°18'25"W
L15	88.18	S72°41'35"E
L16	44.00	S17°18'25"W
L17	17.68	N72°41'35"W
L18	14.50	S17°18'25"W
L19	88.50	N72°41'35"W
L20	92.62	S17°18'25"W
L21	93.12	S72°41'35"E
L22	44.00	S17°18'25"W
L23	93.12	N72°41'35"W
L24	64.74	S17°18'25"W
L25	51.79	S35°42'52"E
L26	54.95	S40°33'49"E

Curve Table				
Curve #	Length	Radius	Direction	Chord
C3	11.60	137.00	N38°08'21"W	11.59
C4	36.91	23.50	N9°17'08"E	33.23
C5	3.23	5.00	N35°47'47"E	3.17
C6	28.27	18.00	S27°41'35"E	25.46
C7	28.27	18.00	S27°41'35"E	25.46
C8	28.27	18.00	S62°18'25"W	25.46
C9	13.88	15.00	S9°12'13"E	13.39
C10	7.87	93.00	S38°08'21"E	7.87

SITE DATA
 ADDRESS: 11354 TECHNOLOGY CIRCLE
 JOHNS CREEK, GA 30097
 PARCEL ID: 11 107003970142
 SITE AREA: 4.42 AC
 ZONING: TR-TOWNHOUSE



SITE LOCATION MAP
 NOT TO SCALE

OWNER OF RECORD /SUBDIVIDER
 STEVEN GRESHAM
 PULTE HOME COMPANY, LLC

ADDRESS: 2475 NORTHWINDS PKWY
 SUITE 600
 ALPHARETTA, GA 30022

PHONE: 404-569-2011



SHEET 1 OF 4

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

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

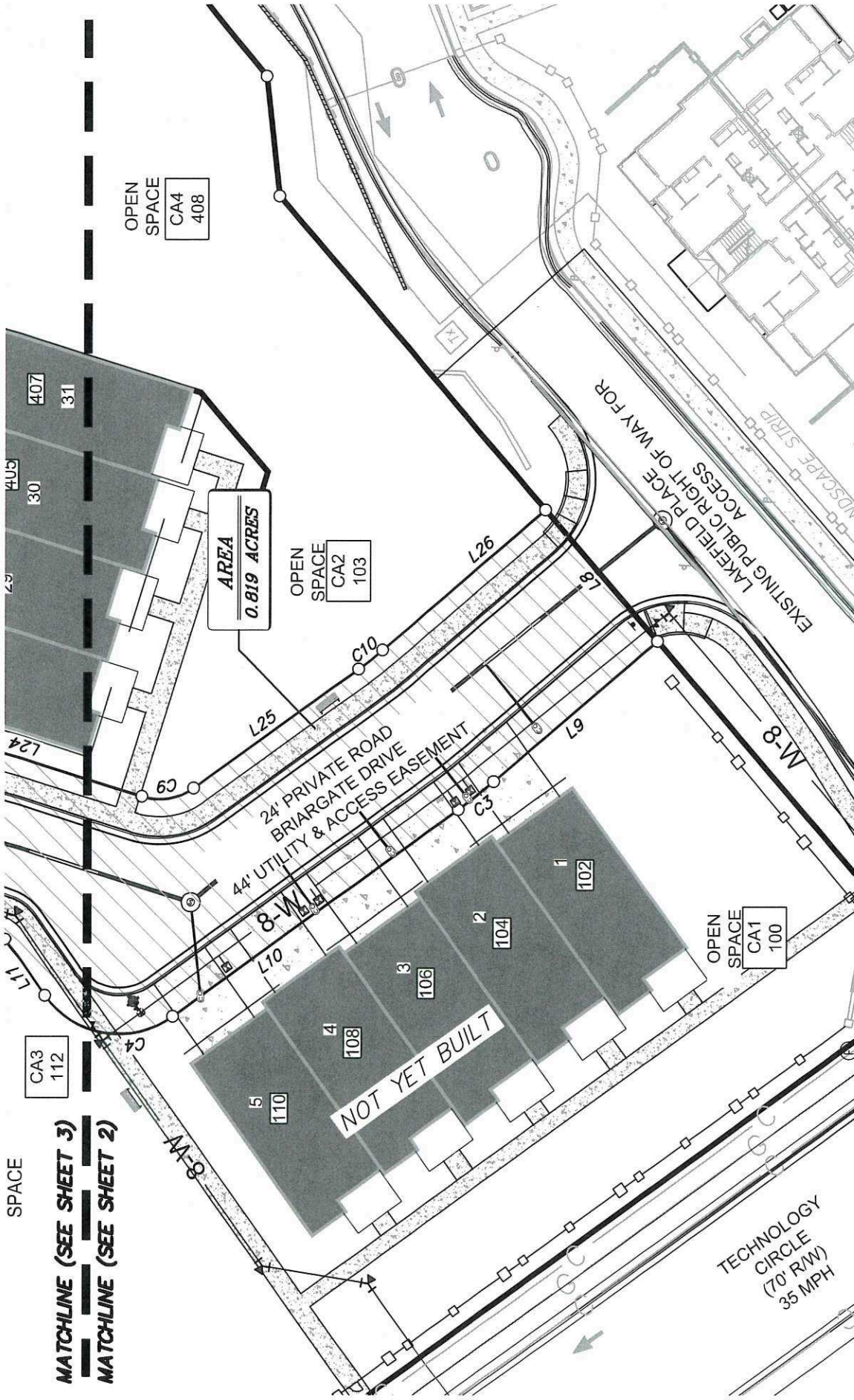
LDP NUMBER: 22-024-WR **SEWER EASEMENT EXHIBIT**

FOR:
EMBRY

COUNTY FULTON
 STATE OF GEORGIA
 CITY OF JOHNS CREEK
 LAND LOT(S) 397 & 398
 DISTRICT 1st



DRAWN BY: MCS
 CHECKED BY: MCS
 FILE NO.: 18024.00
 DATE: 03/27/23
 SCALE: 1"=40'



SHEET 2 OF 4

MATCHLINE (SEE SHEET 3)
MATCHLINE (SEE SHEET 2)

LDP NUMBER: 22-024-WR SEWER EASEMENT EXHIBIT

FOR:
EMBRY

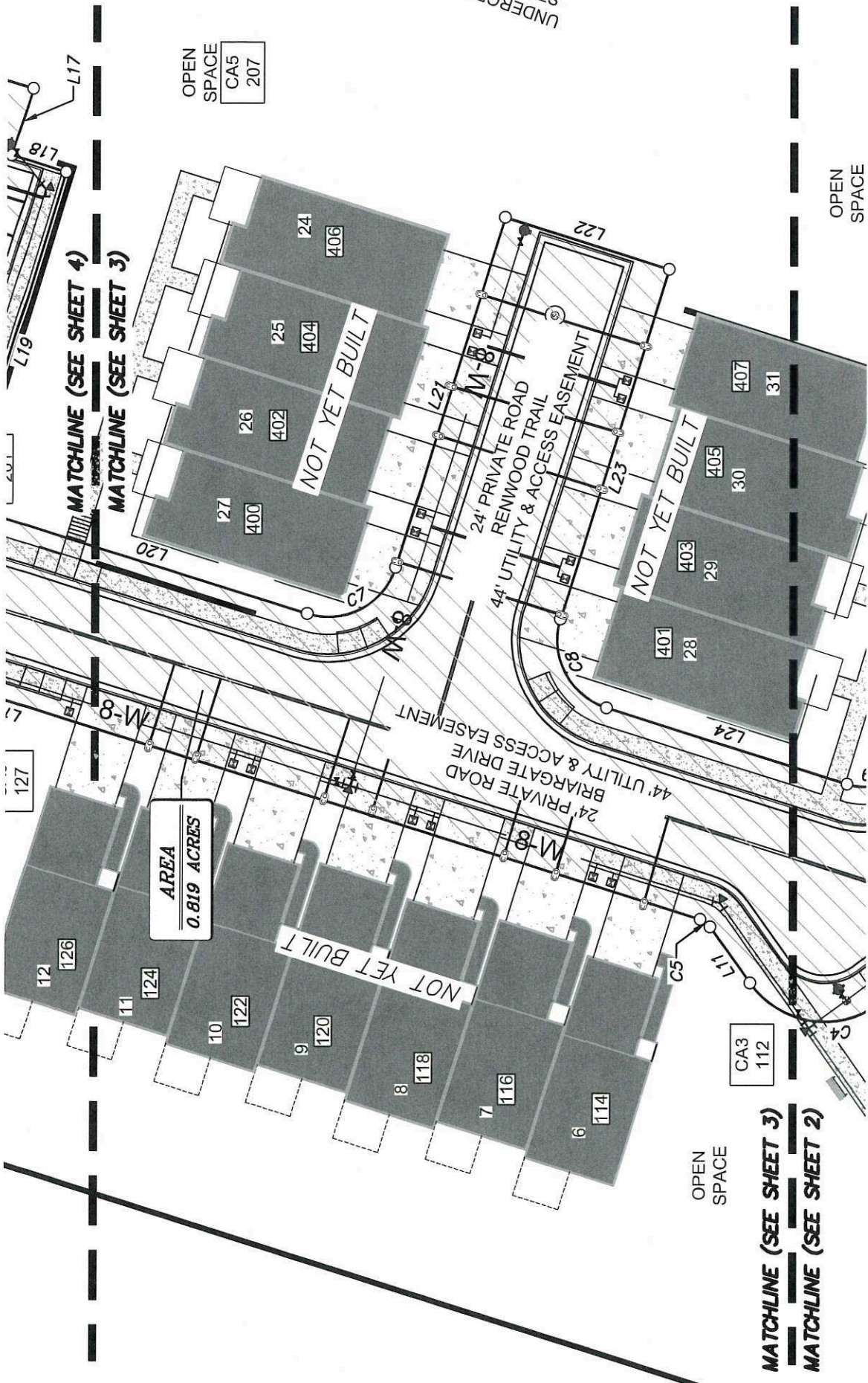
COUNTY FULTON
STATE OF GEORGIA
CITY OF JOHN'S CREEK
LAND LOT(S) 397 & 398
DISTRICT 1st



DRAWN BY: MCS
CHECKED BY: MCS
FILE NO.: 18024.00
DATE: 03/27/23
SCALE: 1"=40'

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

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



SHEET 3 OF 4

LDP NUMBER: 22-024-WR SEWER EASEMENT EXHIBIT

FOR: EMBRY

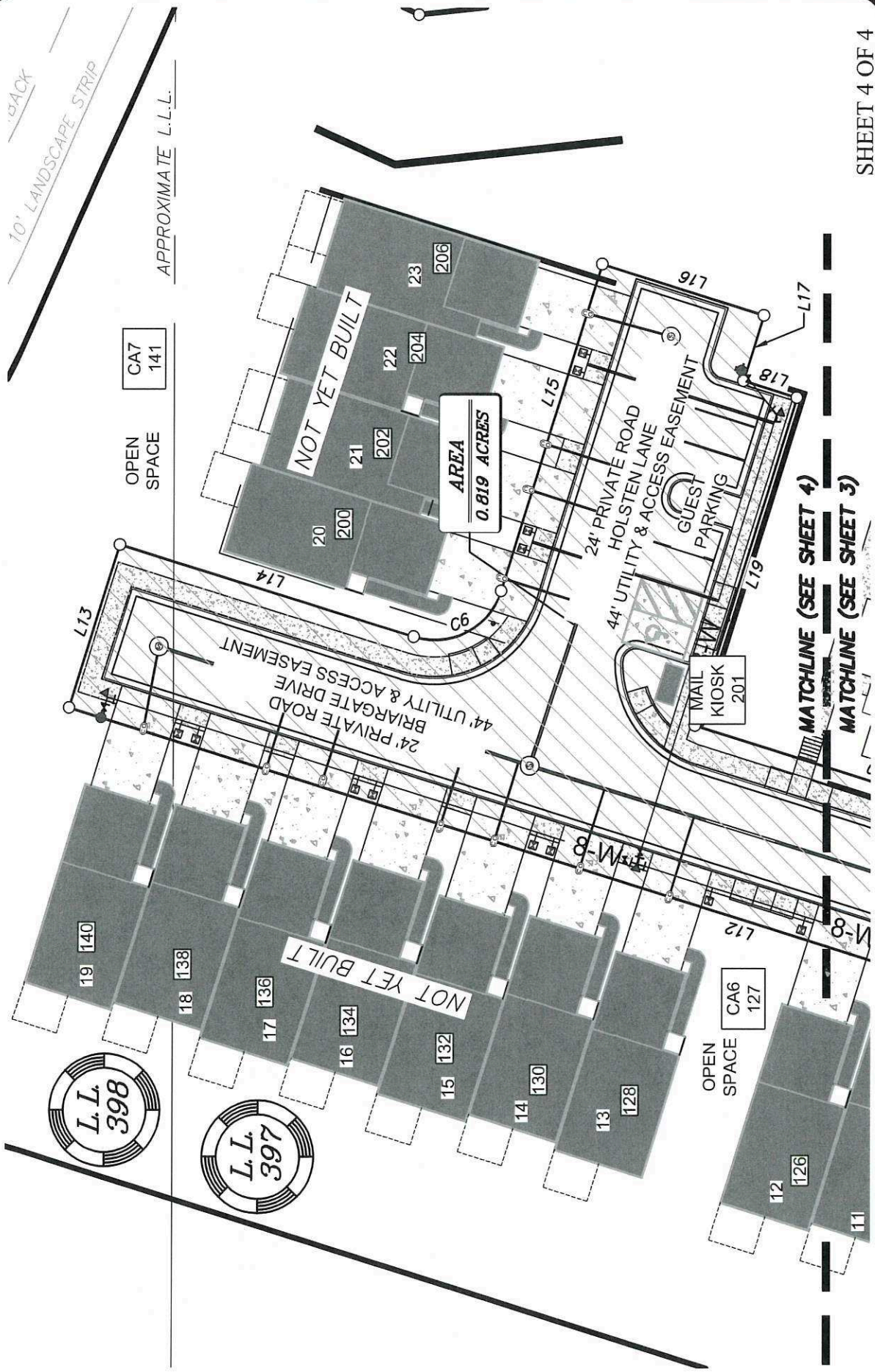
COUNTY FULTON
STATE OF STATE
CITY OF JOHNS CREEK
LAND LOT(S) 397 & 398
DISTRICT 1st



PEC+ Planners & Engineers Collaborative+
 LAND PLANNING - SURVEYING & CONSTRUCTION - CIVIL ENGINEERING -
 ARCHITECTS - LANDSCAPE ARCHITECTURE - WATER RESOURCES

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

DRAWN BY: MCS
CHECKED BY: MCS
FILE NO.: 18024.00
DATE: 03/27/23
SCALE: 1"=40'

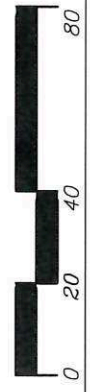


SHEET 4 OF 4

LDP NUMBER: 22-024-WR SEWER EASEMENT EXHIBIT

FOR: EMBRY

COUNTY: FULTON
 STATE OF: GEORGIA
 CITY OF: JOHN'S CREEK
 LAND LOT(S): 397 & 398
 DISTRICT: 1st



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

DRAWN BY: MCS
 CHECKED BY: MCS
 FILE NO.: 18024.00
 DATE: 03/27/23
 SCALE: 1"=40'