

[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 : Wards Crossing Phase 2  
Tax Parcel Identification No.: 11 070002580116 and others – see attached  
Land Disturbance Permit No.: 22-020WR  
Zoning/Special Use Permit No.: RZ-21-004  
(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 12<sup>th</sup> day of October, 2023, 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) 258, 259, 285, 286, of the 1<sup>st</sup> Section (if applicable) of District 1, Fulton County, Georgia, and more particularly described as follows: To wit:

Wards Crossing Phase 2

*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  
day of October, 2012  
in the presence of:

GRANTOR: JBGL Atlanta Development 2014, LLC  
CORPORATE NAME

[Signature]  
Witness

By: [Signature]

Print Name: Bobby Samuel

Title: Vice President

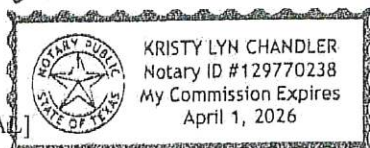
[Signature]  
Notary Public

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

[NOTARIAL SEAL]



[CORPORATE SEAL]

State Bridge Road Tract

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 258 OF THE 1ST DISTRICT, 1ST SECTION, CITY OF JOHNS CREEK, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS DISK FULTON COUNTY GPS MONUMENT #F343 FOUND (N:1460540.54, E:2289021.11) AND PROCEEDING ALONG A TIE-LINE NORTH 28°33'32" WEST 3304.02 FEET TO A HALF INCH REBAR FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD (VARIABLE RIGHT-OF-WAY) AND THE POINT OF BEGINNING.

THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES:

THENCE NORTH 36 DEGREES 24 MINUTES 12 SECONDS WEST A DISTANCE OF 216.76 FEET TO AN IRON PIN SET; THENCE NORTH 36 DEGREES 24 MINUTES 12 SECONDS WEST A DISTANCE OF 49.20 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 973.68 FEET AND AN ARC LENGTH OF 160.03 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 41 DEGREES 13 MINUTES 01 SECONDS WEST AND A CHORD DISTANCE OF 159.85 FEET TO AN IRON PIN SET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 973.68 FEET AND AN ARC LENGTH OF 199.06 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 51 DEGREES 46 MINUTES 55 SECONDS WEST AND A CHORD DISTANCE OF 198.71 FEET TO AN IRON PIN SET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 973.68 FEET AND AN ARC LENGTH OF 150.12 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 62 DEGREES 03 MINUTES 20 SECONDS WEST AND A CHORD DISTANCE OF 149.97 FEET TO AN IRON PIN SET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 973.69 FEET AND AN ARC LENGTH OF 115.49 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 59 DEGREES 51 MINUTES 37 SECONDS WEST AND A CHORD DISTANCE OF 115.42 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE NORTH 62 DEGREES 03 MINUTES 34 SECONDS WEST A DISTANCE OF 61.70 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE NORTH 12 DEGREES 32 MINUTES 16 SECONDS WEST A DISTANCE OF 57.06 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE SOUTH 73 DEGREES 56 MINUTES 56 SECONDS WEST A DISTANCE OF 22.18 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE SOUTH 27 DEGREES 56 MINUTES 26 SECONDS WEST A DISTANCE OF 28.00 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE NORTH 62 DEGREES 03 MINUTES 34 SECONDS WEST A DISTANCE OF 161.28 FEET TO AN IRON PIN SET; THENCE NORTH 62 DEGREES 03 MINUTES 34 SECONDS WEST A DISTANCE OF 144.97 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1074.92 FEET AND AN ARC LENGTH OF 230.54 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 55 DEGREES 54 MINUTES 52 SECONDS WEST AND A CHORD DISTANCE OF 230.10 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE NORTH 40 DEGREES 13 MINUTES 47 SECONDS EAST A DISTANCE OF 24.00 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE NORTH 49 DEGREES 01 MINUTES 13 SECONDS WEST A DISTANCE OF 27.51 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE SOUTH 41 DEGREES 43 MINUTES 47 SECONDS WEST A DISTANCE OF 24.00 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1074.92 FEET AND AN ARC LENGTH OF 122.98 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 44 DEGREES 59 MINUTES 34 SECONDS WEST AND A CHORD DISTANCE OF 122.92 FEET TO AN IRON PIN SET;

AB

04/13/23

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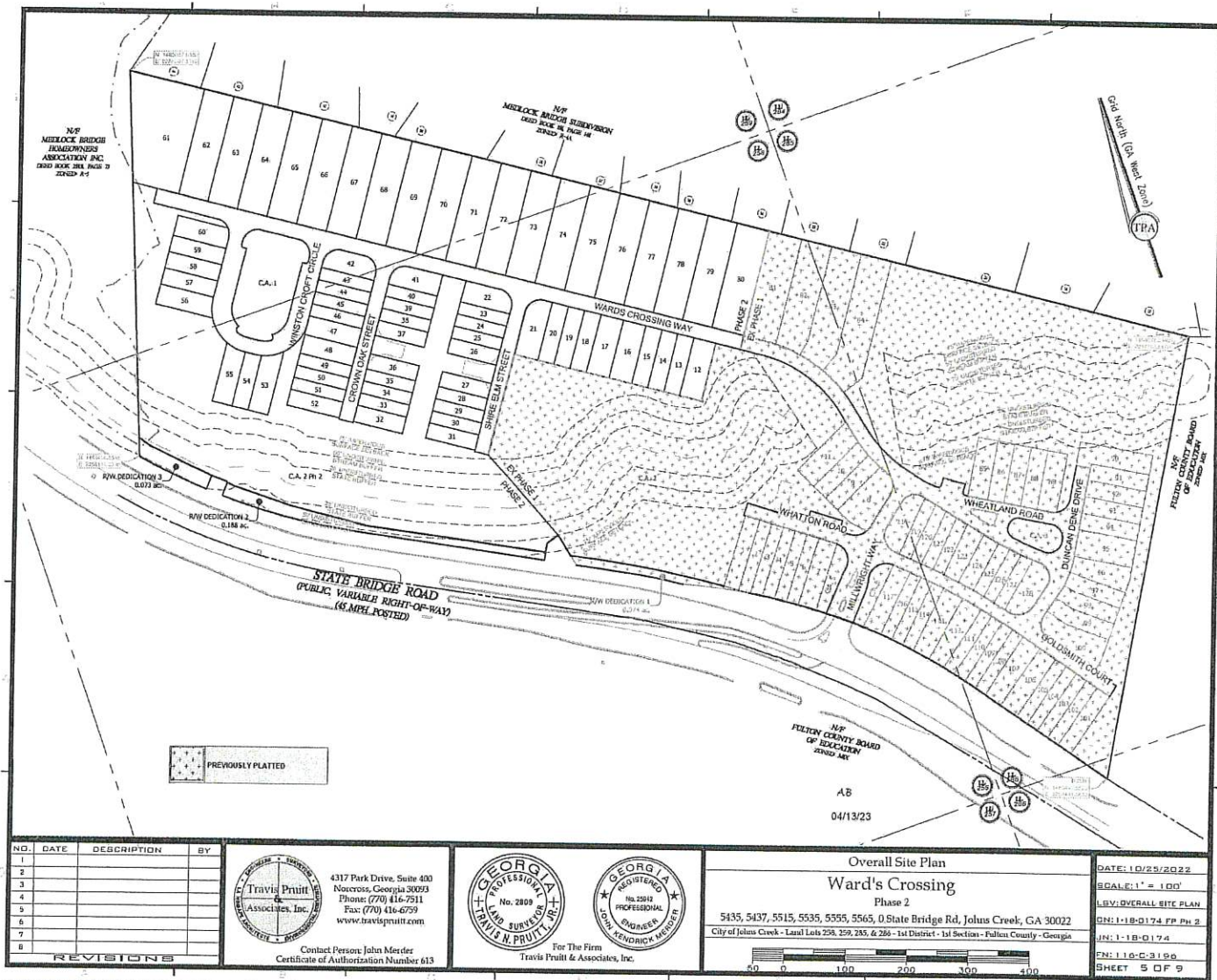


THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 17 DEGREES 26 MINUTES 56 SECONDS EAST A DISTANCE OF 626.91 FEET TO A CRIMPED TOP PIPE FOUND; THENCE SOUTH 56 DEGREES 54 MINUTES 02 SECONDS EAST A DISTANCE OF 387.84 FEET TO A CRIMPED TOP PIPE FOUND; THENCE SOUTH 56 DEGREES 28 MINUTES 56 SECONDS EAST A DISTANCE OF 60.01 FEET TO A HALF INCH REBAR FOUND; THENCE SOUTH 56 DEGREES 46 MINUTES 56 SECONDS EAST A DISTANCE OF 1340.64 FEET TO A CRIMPED TOP PIPE FOUND; THENCE SOUTH 29 DEGREES 40 MINUTES 42 SECONDS WEST A DISTANCE OF 731.73 FEET TO A HALF INCH REBAR FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD (VARIABLE RIGHT-OF-WAY) AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1,066,085 SQUARE FEET OR 24.474 ACRES.

AB

04/13/23



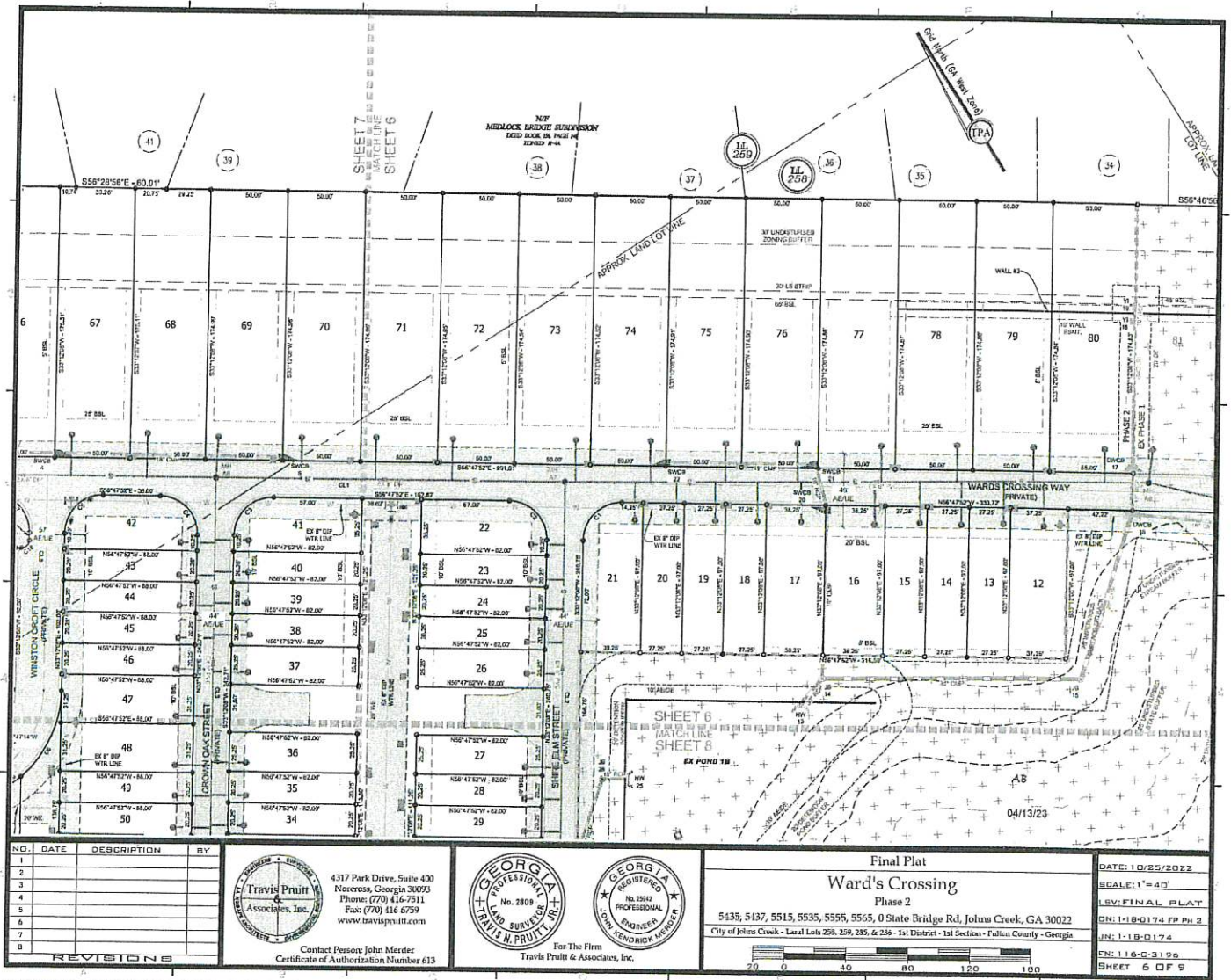
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**Travis Pruitt & Associates, Inc.**  
 4317 Park Drive, Suite 400  
 Norcross, Georgia 30093  
 Phone: (770) 416-7911  
 Fax: (770) 416-6759  
 www.travispruitt.com

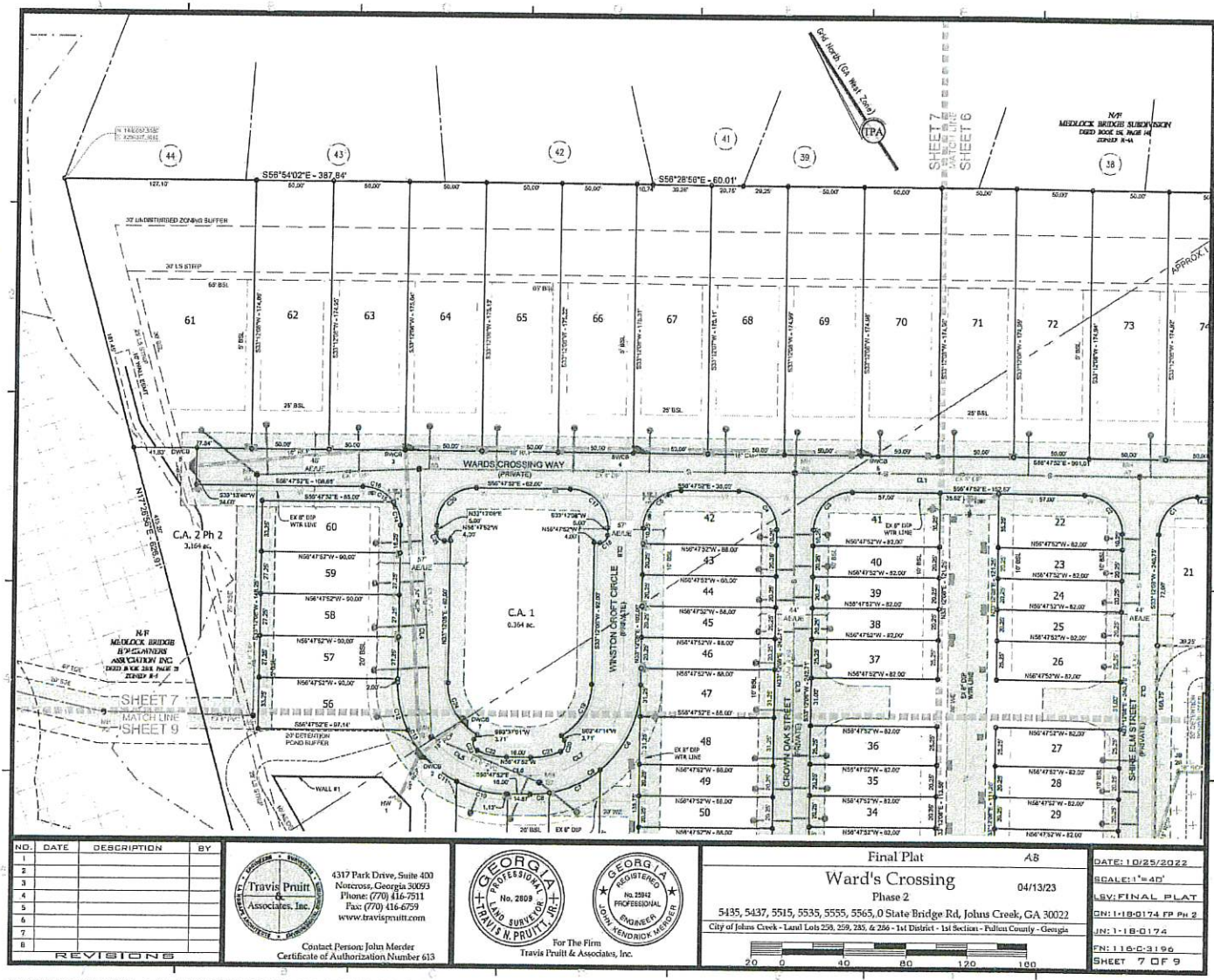
Contact Person: John Merder  
 Certificate of Authorization Number 613



For The Firm  
 Travis Pruitt & Associates, Inc.





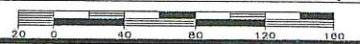




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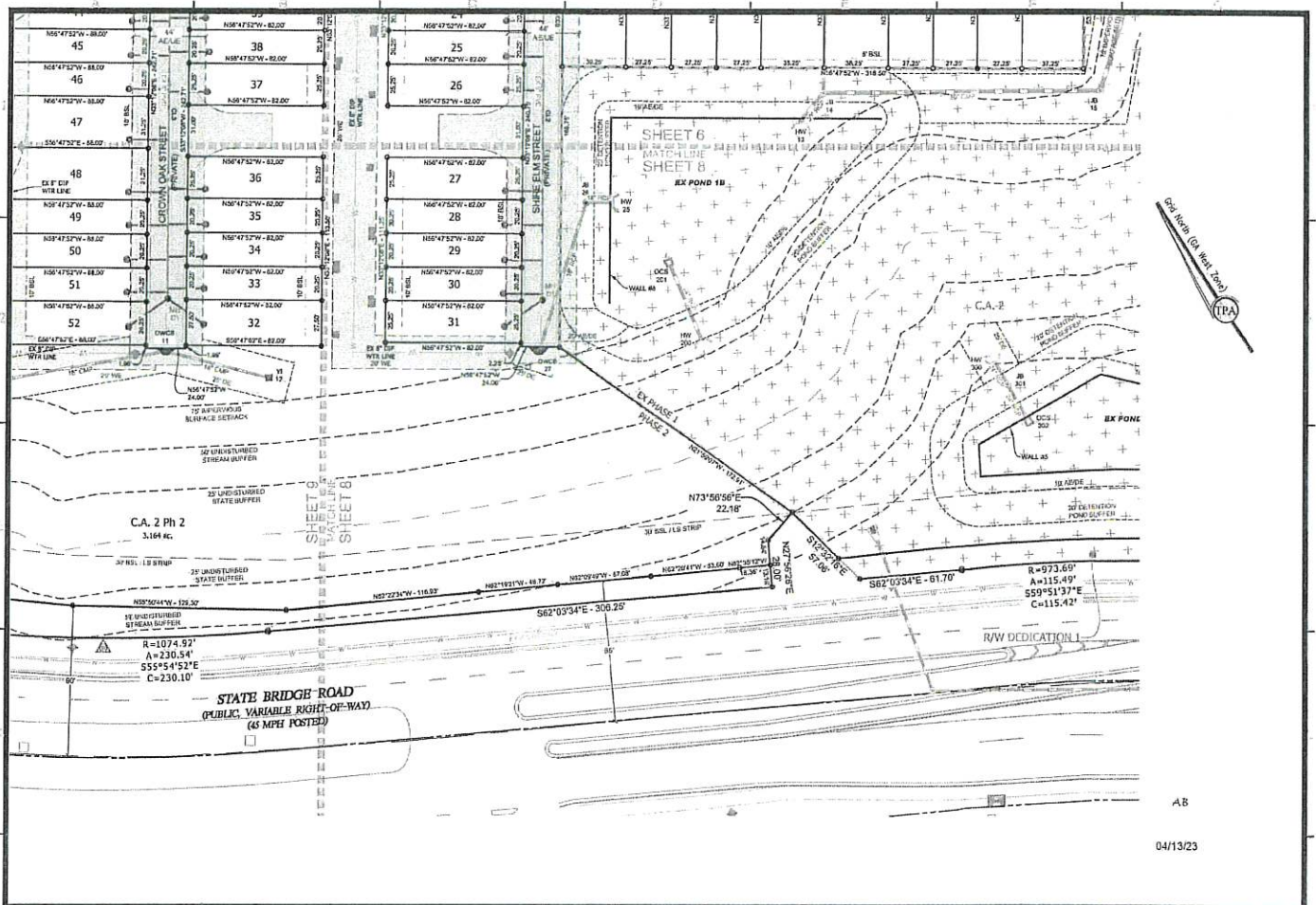

 4317 Park Drive, Suite 400  
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 Fax: (770) 416-6759  
 www.travispruitt.com  
 Contact Person: John Merder  
 Certificate of Authorization Number 613


  
 For The Firm  
 Travis Pruitt & Associates, Inc.

Final Plat A8  
 Ward's Crossing  
 Phase 2 04/13/23  
 5435, 5437, 5515, 5535, 5555, 5565, 0 State Bridge Rd, Johns Creek, GA 30022  
 City of Johns Creek - Land Lots 258, 259, 285, & 286 - 1st District - 1st Section - Fulton County - Georgia  


DATE: 10/25/2022  
 SCALE: 1"=40'  
 LSV: FINAL PLAT  
 CNI: 11B-0174 FP Ph 2  
 JIN: 1-1B-0174  
 FN: 11B-03196  
 SHEET 7 OF 9

W:\2018\1017\Final Plats\AutoCAD Drawings\Phase 2\11B-0174 FP Ph 2.dwg, 7 Final Plat, shunkin, Apr. 12, 23-10:48:30 AM, 1:73.19



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**Travis Pruitt**  
Associates, Inc.  
4317 Park Drive, Suite 400  
Norcross, Georgia 30093  
Phone: (770) 416-7911  
Fax: (770) 416-6739  
www.travispruitt.com

Contact Person: John Merder  
Certificate of Authorization Number 613

**GEORGIA PROFESSIONAL SURVEYORS**  
No. 2893  
For The Firm  
Travis Pruitt & Associates, Inc.

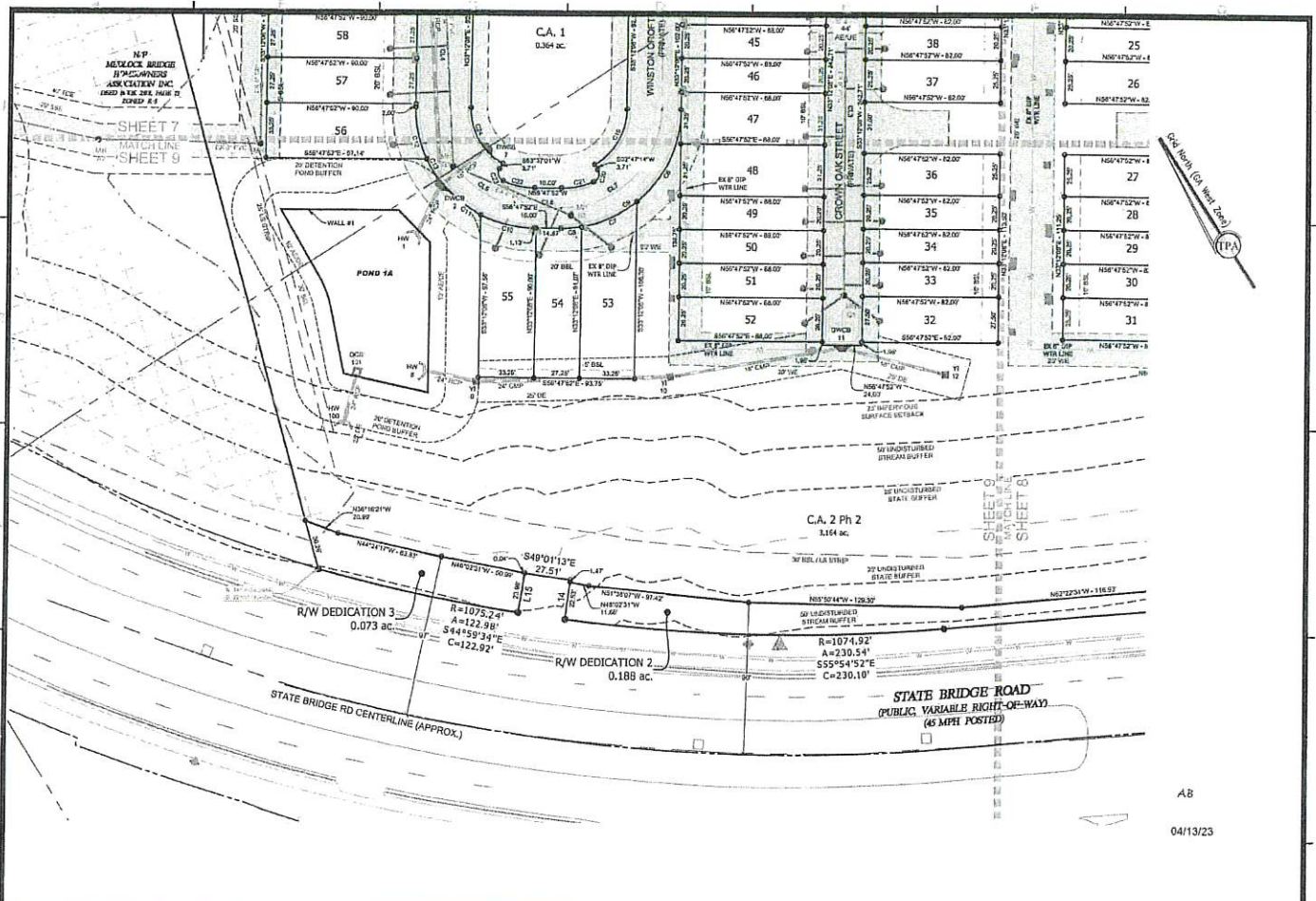
**GEORGIA PROFESSIONAL ENGINEER**  
No. 25942  
JOHN KENDRICK WILDER

**Final Plat**  
**Ward's Crossing**  
Phase 2  
5435, 5437, 5515, 5535, 5555, 5565, 0 State Bridge Rd, Johns Creek, GA 30022  
City of Johns Creek - Land Lots 258, 259, 285, & 286 - 1st District - 1st Section - Polk County - Georgia

Scale: 1" = 40'  
Date: 10/25/2022  
Sheet: 8 of 9

DATE: 10/25/2022  
SCALE: 1" = 40'  
BY: FINAL PLAT  
DN: 1-18-0174 PP Ph 2  
IN: 1-18-0174  
PN: 1-18-0-3196  
SHEET 8 OF 9





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4317 Park Drive, Suite 400  
 Norcross, Georgia 30093  
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 Fax: (770) 416-6759  
 www.travispruitt.com

Contact Person: John Merder  
 Certificate of Authorization Number 613



For The Firm  
 Travis Pruitt & Associates, Inc.

Final Plat  
 Ward's Crossing  
 Phase 2  
 5435, 5437, 5515, 5535, 5555, 5565, 0 State Bridge Rd, Johns Creek, GA 30022  
 City of Johns Creek - Land Lots 258, 259, 285, & 286 - 1st Section - Fulton County - Georgia

DATE: 10/25/2022  
 SCALE: 1"=40'  
 REVISIONS  
 SHEET 9 OF 9