



EASEMENT DEDICATION INFORMATION SUMMARY

Fulton County Land Division
141 Pryor Street, Suite 8021
Atlanta, Georgia 30303
404-612-7870
404-730-7877 (fax)

FOR FULTON COUNTY USE ONLY

Project Name: The Gathering LDP Number: 22-013WR
Development Type: Mixed Use Zoning/Special Use Number:
Easement Width (in Feet) 20
Easement Type (circle one) Sewer Water Vault Water Line
Approval Date & Initials 5/1/2024 AM

PETITIONER INFORMATION

(** Please attach business card if available **)

Developer Name: B.B. MORRISON PARK, LLC
Name of Entity or Person Dedicating Property:
Contact Person: Adam Brock
Contact Company (if different than above):
Contact Phone Number: (404) 557-2523
Contact E-mail Address: adambrock@brockbuilt.com

SITE INFORMATION (TO BE COMPLETED BY PETITIONER)

District Number: 1st Section Number*: 2nd Land Lot(s): 745 & 746
Tax Parcel Identification Number(s) of the parcel(s) from which the easement is being dedicated: 12 271007450325
Parent parcel PIN number
If the property to be developed was purchased within past three years, please provide the following information:
Sales price: \$10,250,000
Sales date: 2-9-2022
Total acreage: 24.75
Do you anticipate that ownership of the parcel(s) from which the easement is being dedicated will change within the next 60 days? (If yes, please provide date) NO

*** THESE DOCUMENTS MAY ONLY BE RECORDED BY A REPRESENTATIVE OF THE LAND DIVISION. PLEASE DO NOT ATTEMPT TO RECORD THEM ON YOUR OWN. THANK YOU.***

[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 : The Gathering
Tax Parcel Identification No.: 12 271007450325
Land Disturbance Permit No.: 22-013WR
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only
Approval Date: 5/1/2024
Initials: AM

**SEWER EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 29th day of February, 20 24, between _____
B.B. MORRISON PARK, 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) 745 & 746,
2nd Section (if applicable) of District 1st, Fulton County, Georgia, and more particularly described as follows: To wit:

THE GATHERING

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 29
day of February, 20 24
in the presence of:

[Signature]
Witness

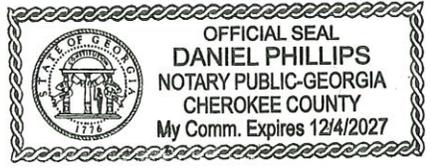
[Signature]
Notary Public

GRANTOR: BB Morrison Park, LLC
CORPORATE NAME

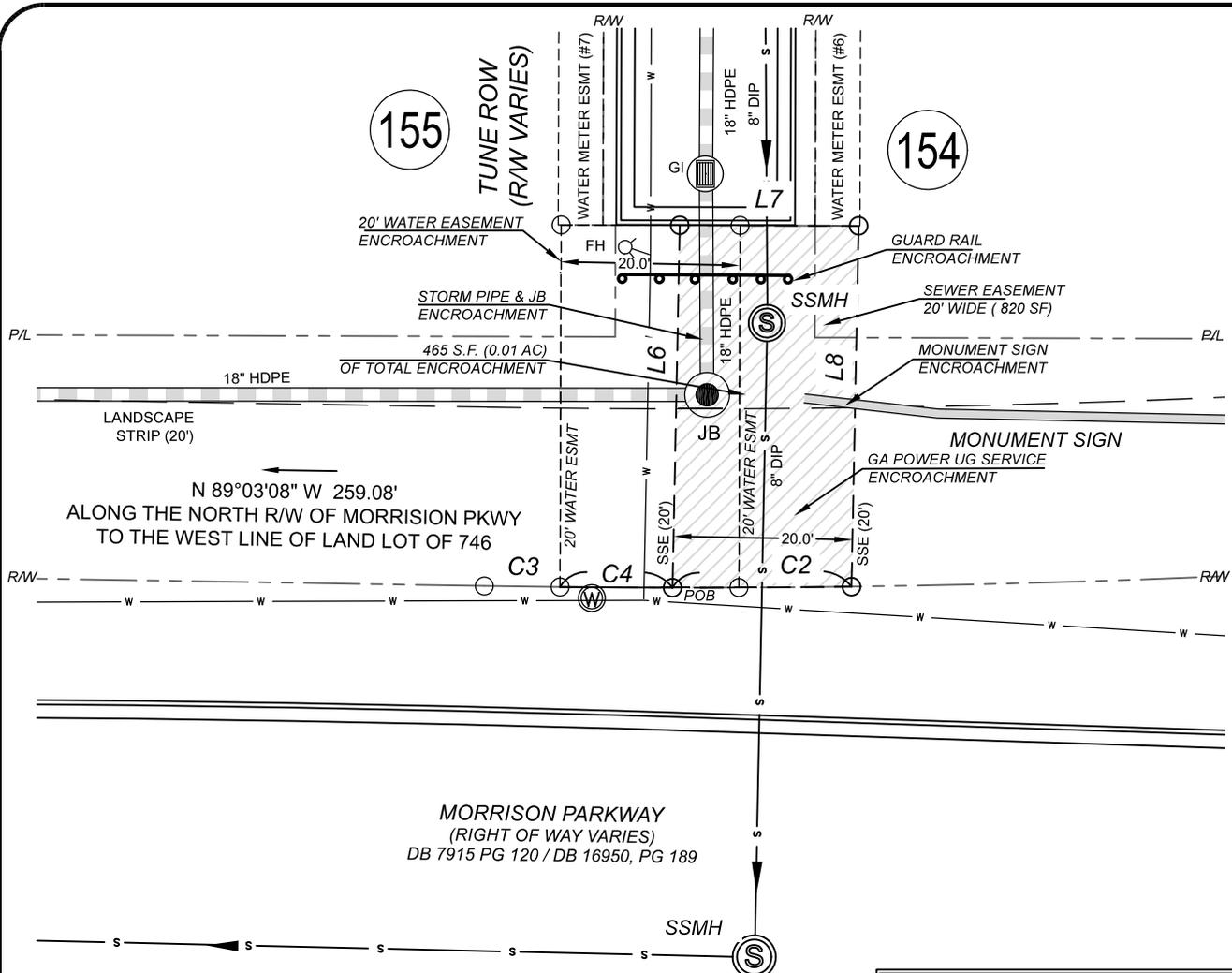
By: [Signature]
Print Name: ADAM BROCK
Title: Manager

By: _____
Print Name: _____
Title: _____

[NOTARIAL SEAL]



[CORPORATE SEAL]



OWNER

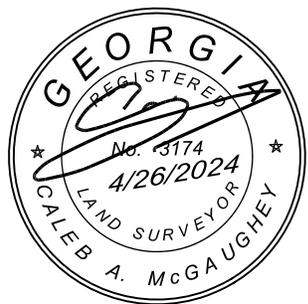
B.B. MORRISON PARK, LLC
280 INTERSTATE NORTH CIRCLE,
SUITE 400
ATLANTA, GEORGIA 30339
404-351-7555

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C2	20.01'	1389.20'	S 89°40'02" W	20.00'	0°49'31"
C3	8.46'	1389.20'	N 89°13'36" W	8.46'	0°20'57"
C4	12.58'	1389.20'	N 89°39'39" W	12.58'	0°31'08"



GRAPHIC SCALE:
1" = 20'

LINE	BEARING	DISTANCE
L6	N 01°08'10" E	40.55'
L7	S 89°49'18" E	20.00'
L8	S 01°08'10" W	40.37'



DATE: APRIL 26, 2024
SCALE: 1" = 20'
ACREAGE: 0.019 ACRES 810 S.F.
LAND LOT(S): 745
DISTRICT: 1st / 2nd SECTION
CITY: ALPHARETTA
COUNTY: FULTON STATE: GEORGIA
SURVEYED: DRAWN: WGH
CHECKED: APPROVED: CAM
PROJECT #: 20-221

**SEWER EASEMENT EXHIBIT A FOR:
THE GATHERING**

FULTON COUNTY PROJECT NUMBER: 22-013WR
PARCEL NUMBER: 12 271007450325
LAND LOT 745, 1st DISTRICT 2nd SECTION
FULTON COUNTY, CITY OF ALPHARETTA GEORGIA

GA
LAND SURVEYOR
404-384-9577
GA LAND SURVEYOR, LLC
3355 ANNANDALE LANE, STE 1
SUWANEE, GA 30024
LSF: 1101

SHEET
1
OF
1

LEGAL DESCRIPTION

EASEMENT #2 - SEWER

ALL THAT LOT, TRACT OR PARCEL OF LAND CONTAINING 0.019 ACRES (810 S.F.) LYING AND BEING IN LAND LOTS 745 OF THE 1ST DISTRICT, 2ND SECTION, IN THE CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF LAND LOT LINE 745 AND THE NORTH RIGHT OF WAY OF MORRISON PARKWAY; THENCE ALONG SAID RIGHT OF WAY MARGIN SOUTH 89 DEGREES 03 MINUTES 08 SECONDS EAST A DISTANCE OF 259.08 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY MARGIN AND ALONG A CURVE TO THE LEFT A DISTANCE OF 8.46 FEET WITH A RADIUS OF 1389.20 FEET AND BEING SUBTENDED BY A CHORD WITH A BEARING OF SOUTH 89 DEGREES 13 MINUTES 36 SECONDS EAST AND A DISTANCE OF 8.46 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY MARGIN AND ALONG A CURVE TO THE LEFT A DISTANCE OF 12.58 FEET WITH A RADIUS OF 1389.20 FEET AND BEING SUBTENDED BY A CHORD WITH A BEARING OF SOUTH 89 DEGREES 39 MINUTES 39 SECONDS EAST AND A DISTANCE OF 12.58 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT OF WAY MARGIN NORTH 01 DEGREES 08 MINUTES 10 SECONDS EAST A DISTANCE OF 40.55 FEET TO A POINT;

THENCE AND ALONG A PORTION OF THE SOUTH RIGHT OF WAY MARGIN OF TUNE ROW SOUTH 89 DEGREES 49 MINUTES 18 SECONDS EAST A DISTANCE OF 20.00 FEET TO POINT;

THENCE SOUTH 01 DEGREES 08 MINUTES 10 SECONDS WEST A DISTANCE OF 40.37 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY MARGIN OF MORRISON PARKWAY;

THENCE ALONG SAID RIGHT OF WAY MARGIN AND ALONG A CURVE TO THE RIGHT A DISTANCE OF 20.00 FEET WITH A RADIUS OF 1389.20 FEET AND BEING SUBTENDED BY A CHORD WITH A BEARING OF SOUTH 89 DEGREES 40 MINUTES 02 SECONDS WEST AND A DISTANCE OF 20.00 FEET TO A POINT, SAID REBAR BEING THE POINT OF BEGINNING.