

[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 Bridges
Tax Parcel Identification No.: 11 034001250519 & 11 034001250527
Land Disturbance Permit No.: WRN22-034 City of Alpharetta = D22042
Zoning/Special Use Permit No.: R, PH-22-04/Z-2-04/
(if applicable) The Bridges/Webb Bridge Road

For Fulton County Use Only

Approval Date: _____
Initials: _____

**SEWER EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 5th day of December, 2024, between Bridges Alpharetta, 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) 125, 1st Section (if applicable) of District 1st, Fulton County, Georgia, and more particularly described as follows: To wit:

The Bridges

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 5th
day of December, 2024
in the presence of:

[Signature]
Witness

[Signature]
Notary Public

GRANTOR: Bridges Alpharetta, LLC
CORPORATE NAME

By: [Signature]
Print Name: Tori Young
Title: Manager

By: _____
Print Name: _____
Title: _____

[CORPORATE SEAL]

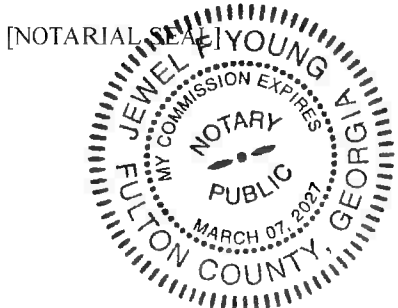


Exhibit "A"

SEWER EASEMENT:
THE BRIDGES
PROPERTY OF:
BRIDGES ALPHARETTA, LLC

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LAND LOT 125,
1ST DISTRICT, 1ST SECTION IN THE CITY OF ALPHARETTA, FULTON
COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT A FOUND 5/8" REBAR AT THE NORTHEAST CORNER OF
LAND LOT 125 OF SAID DISTRICT AND SECTION, THENCE S 27°07'48" W
FOR A DISTANCE OF 487.37' TO A POINT, SAID POINT BEING THE POINT OF
BEGINNING FOR THE PARCEL HEREIN DESCRIBED;

THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF
27.16', WITH A RADIUS OF 59.97', WITH A CHORD BEARING OF S 43°07'57"
W, WITH A CHORD LENGTH OF 26.93' TO A POINT;
THENCE N 88°54'23" W A DISTANCE OF 206.01' TO A POINT;
THENCE N 01°05'37" E A DISTANCE OF 20.00' TO A POINT;
THENCE S 88°54'23" E A DISTANCE OF 224.04' TO A POINT;
WHICH IS THE POINT OF BEGINNING,
HAVING AN AREA OF SQUARE FEET, 0.099 ACRES

SAID PARCEL CONTAINS 4328 SQUARE FEET, 0.099 ACRES.

EASEMENT
ENCROACHMENT
3,691 SQ.FT.
(PERVIOUS PAVERS)

BRIDGE WAY
(50' PRIVATE ROAD)

TIE: N 27°07'48" E 487.37'
TO 5/8" RBF @ NE CORNER
OF LAND LOT 125

5

1.00 ACRES

10' AE/DE
PAVE DRAIN & TANK

N 78°30'54" W 211.32'

20' SSE
4328 Sq. Feet
0.099 Acres

N 89°32'35" W 122.47'

N 89°36'18" W 117.08'

1/2" RB FND

1/2" RB FND

LINE	BEARING	DISTANCE
L1	N 88°54'23" W	206.01'
L2	N 01°05'37" E	20.00'
L3	S 88°54'23" E	224.04'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	59.97'	27.16'	26.93'	S 43°07'57" W

TAX PARCEL ID: 11 034001250519, 11 034001250527

SEWER EASEMENT EXHIBIT FOR:

THE BRIDGES

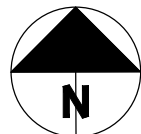
PROPERTY OF:

BRIDGES ALPHARETTA, LLC

LAND LOT 125 * 1ST DISTRICT * 1ST SECTION
CITY OF ALPHARETTA - FULTON COUNTY, GEORGIA

CLARK LAND
CONSULTANTS

Chris W. Clark, PLS ~ GA: LS003004 - LSF:001420
11 Belmore Manor Drive, Suwanee, Georgia 30024
Phone: 678.727.6985
Email: Chris@Chriswclark.com



GRID NORTH-GA WEST



EXISTING MANHOLE
EX B

6

N/F

AMANDA R. BRALLEY
AND KRISHAN BRALLEY
DB 66700/349

A B
11/20/24

S 01°01'56" W 110.11'

APPROXIMATE LAND LOT LINE

N 01°01'56" E 158.70'

1/2" RB FND
(ON-LINE)

N 00°18'52" E 219.73'

1/2" RB FND

N 89°40'11" W
53.95'

N 89°40'11" W 93.07'