

[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 : Bellmore POD B
Tax Parcel Identification No.: 11 113004180020
Land Disturbance Permit No.: 21-004WR
Zoning/Special Use Permit No.: RZ-13-003
(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 15 day of December, 2021, between Johns Creek 206, 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) 385, 386, 387 & 395, 1st Section (if applicable) of District 1st, Fulton County, Georgia, and more particularly described as follows: To wit:

Bellmore POD B
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 15
day of December 20 21
in the presence of:

GRANTOR: Johns Creek 206, LLC
CORPORATE NAME

[Signature]
Witness

By: [Signature]

Print Name: Richard Costello

Title: President

[Signature]
Notary Public

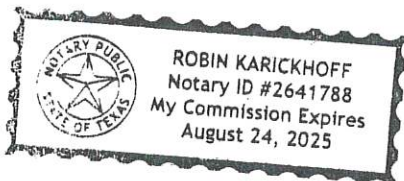
By: _____

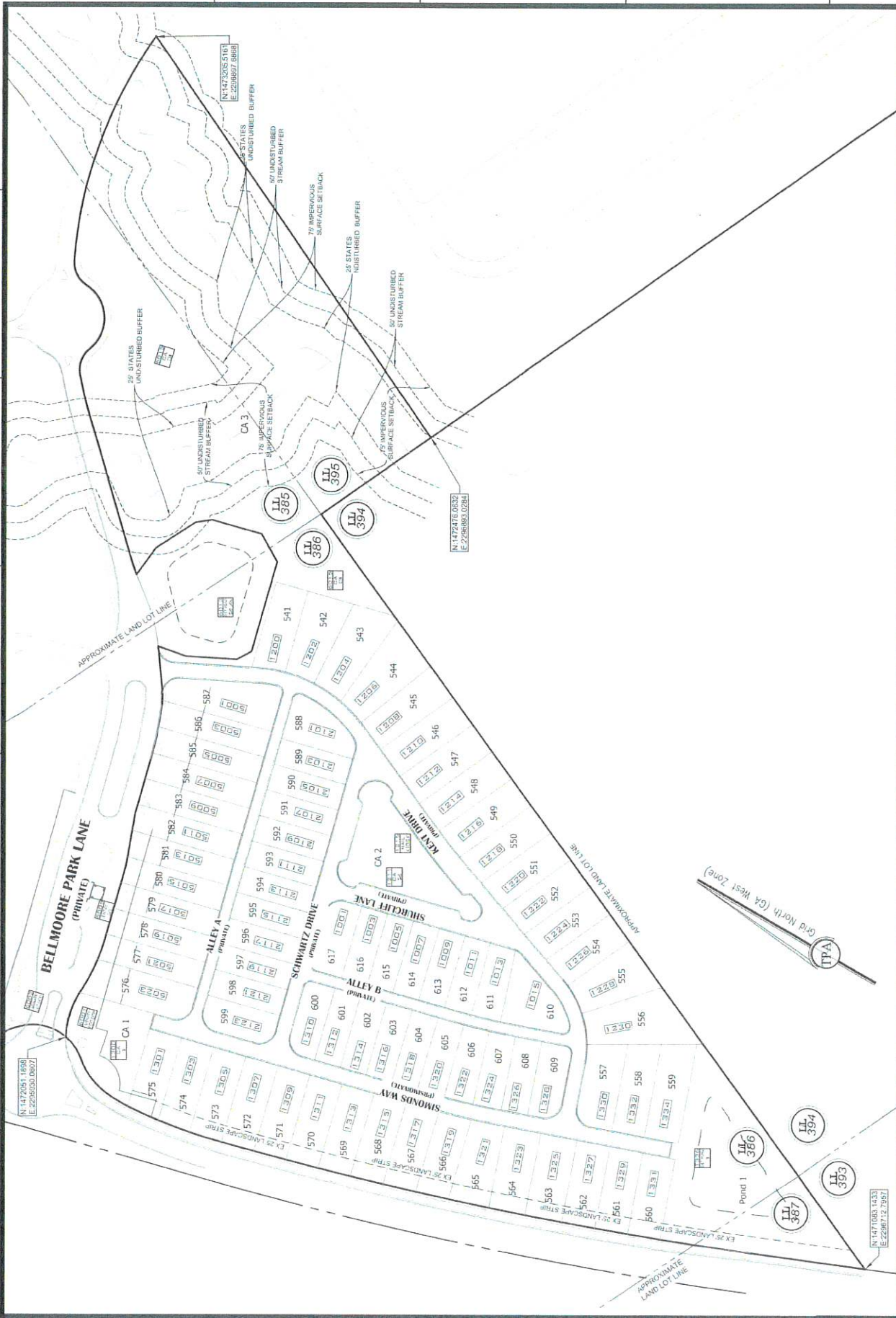
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Title: _____

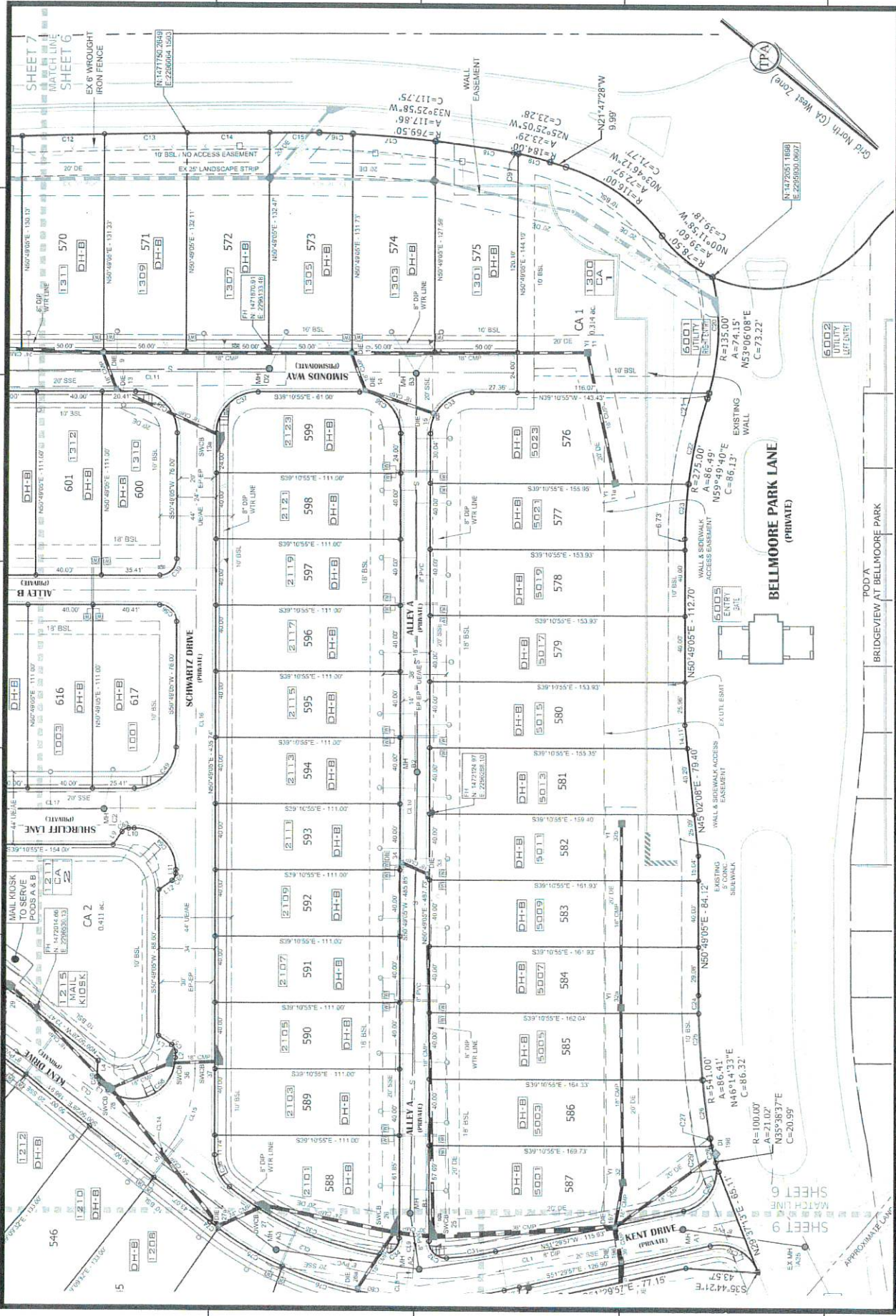
[NOTARIAL SEAL]

[CORPORATE SEAL]





REVISIONS NO. DATE DESCRIPTION BY		Overall Site Plan BELLMOORE PARK - POD B MEADOWVIEW AT BELLMOORE PARK 10880 BELL ROAD REAR, JOHNS CREEK, GA 30097 City of Johns Creek - Land Lots 385, 386, 387, & 395 - Int District - 1st Section - Fulton County - Georgia DATE: 11/01/2021 SCALE: 1" = 100' LEVEL: OVERALL SITE PLAN C/N: 200270FP_B J/N: 200270 F/N: 116-C-3137 SHEET 5 OF 11
4317 Park Drive, Suite 400 Norcross, Georgia 30093 Phone: (770) 416-7511 Fax: (770) 416-6759 www.travispruit.com		
Contact Person: John Merder Certificate of Authorization Number 613		
For The Firm Travis Pruitt & Associates, Inc. 1/29/22		



SHEET 7
 MATCH LINE
 SHEET 6
 EX 6" WROUGHT
 IRON FENCE

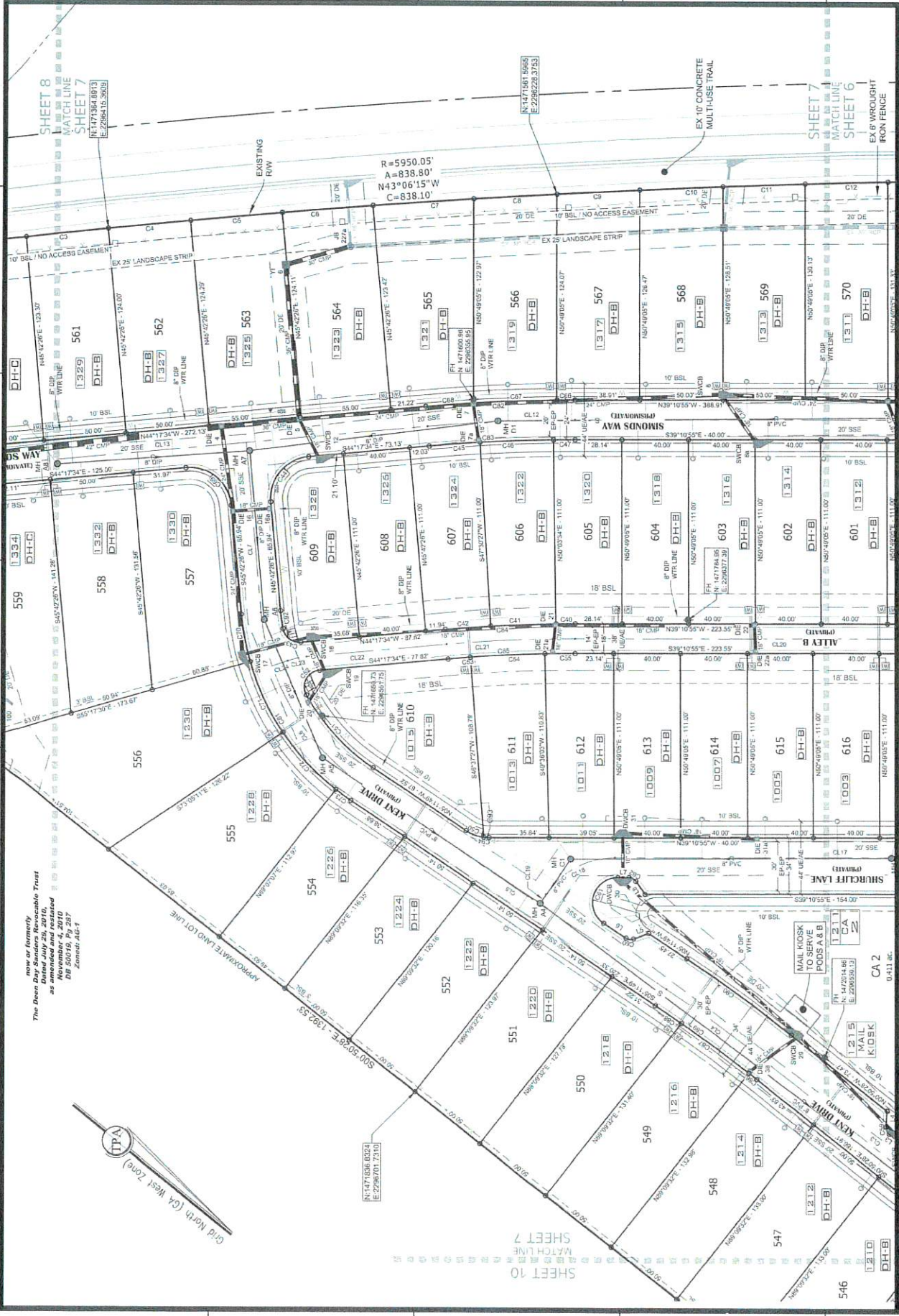
DATE: 11/01/2021
 SCALE: 1" = 40'
 LVL: FINAL PLAT
 DN: 200270FP B
 JN: 200270
 FN: 116-C-3137
 SHEET 6 OF 11

Final Plat
BELLMOORE PARK - POD B
MEADOWVIEW AT BELLMOORE PARK
 10880 BELL ROAD REAR, JOHNS CREEK, GA 30097
 City of Johns Creek - Land Lots 365, 367, & 395 - 1st District - 1st Section - Fulton County - Georgia



For The Firm
Travis Pruitt & Associates, Inc.
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 Norcross, Georgia 30093
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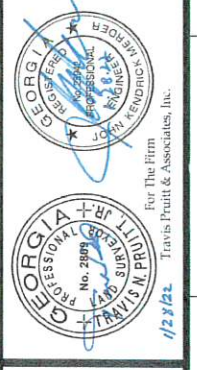
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The Plans are hereby
 now or heretofore
 as amended and restated
 DB 50016, Pg. 20V
 Exhibit A-B-7

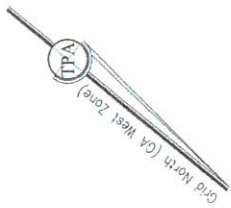
DATE: 11/01/2021
 SCALE: 1" = 40'
 LSV: FINAL PLAT
 DN: 200270FF B
 UN: 200270
 FN: 116-C-3137
 SHEET 7 OF 11

Final Plat
BELLMOORE PARK - POD B
 MEADOWVIEW AT BELLMOORE PARK
 10880 BELL ROAD REAR, JOHNS CREEK, GA 30097
 City of Johns Creek - Land Lots 365, 366, 367, & 395 - 1st District - 1st Section - Fulton County - Georgia



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NO.	DATE	DESCRIPTION	BY
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N 147°08'3 1/2" E 229'12 1/2"

N47°18'46"W - 172.24'

LL 393

LL 394

LL 386

LL 387

Pond 1
1.100 AC
HW(100)=1022.06
SW(100)=1009+100.697
STORAGE=25 P=88.761
TOP OF WALL=1023.95

1.33.5
DET POND

*now or formerly
The Deer Dam Subdivisible Trust
dated July 25, 2010,
as amended and restated
by Ordinance No. 2010-07
On 5/20/10, by AG-1
Zone: AG-1*

437 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruit.com



For The Firm
Travis Pruitt & Associates, Inc.
1/28/22

Contact Person: John Marder
Certificate of Authorization Number: 613

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REVISIONS



For The Firm
Travis Pruitt & Associates, Inc.
1/28/22

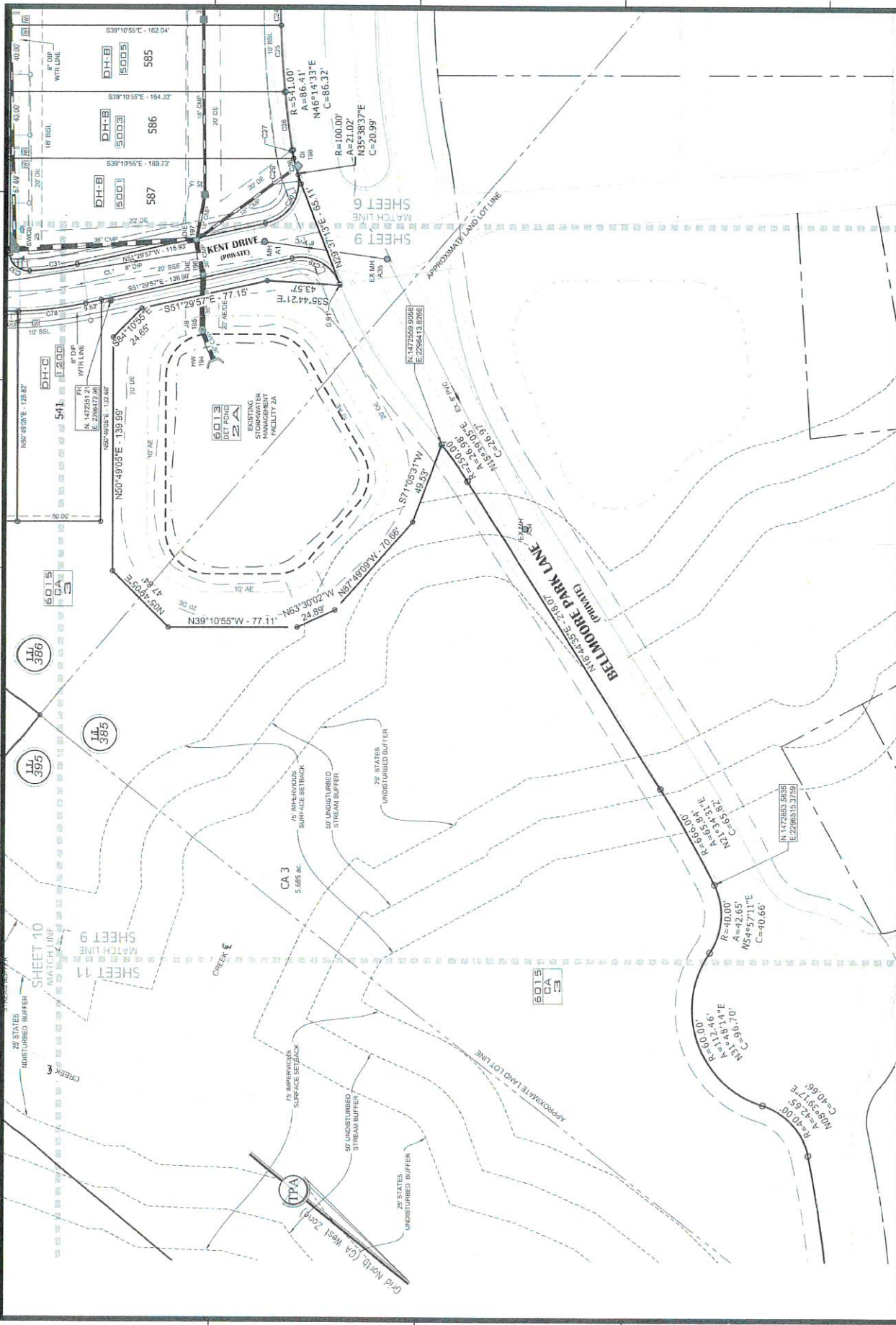
Contact Person: John Marder
Certificate of Authorization Number: 613

BELLMOORE PARK - POD B
MEADOWVIEW AT BELLMOORE PARK
10880 BELL ROAD REAR, JOHNS CREEK, GA 30097
City of Johns Creek - Land Lots 386, 387, & 395 - 1st District - 1st Section - Fulton County - Georgia

Final Plat

DATE: 1/01/2021
SCALE: 1"=40'
LSV: FINAL PLAT
CN: 200270FF B
JN: 200270
FN: 116-C-3137
SHEET 8 OF 11





NO.	DATE	DESCRIPTION	BY
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REVISIONS

Travis Pruitt & Associates, Inc.
 437 Park Drive, Suite 400
 Norcross, Georgia 30093
 Phone: (770) 416-7511
 Fax: (770) 416-6759
 www.travispruitt.com

Contact Person: John Moulder
 Certificate of Authorization Number 613

GEORGIA PROFESSIONAL SURVEYOR
 No. 2809
 Travis M. Pruitt, Jr.
 1/28/12

GEORGIA REGISTERED PROFESSIONAL ENGINEER
 No. 13333
 Travis M. Pruitt, Jr.
 1/28/12

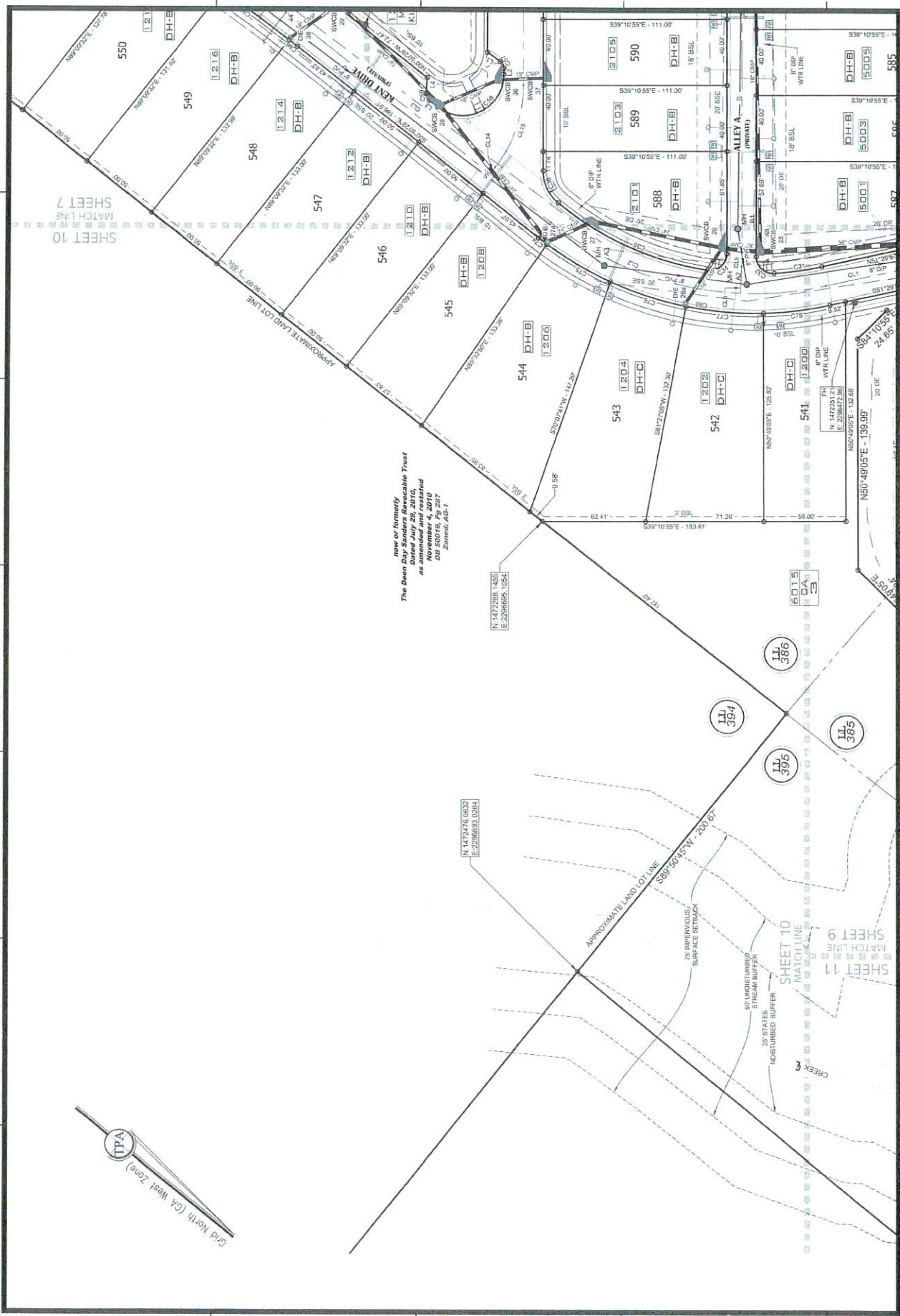
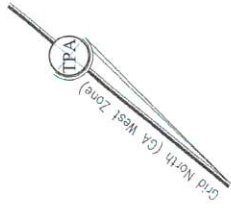
For The Firm
 Travis Pruitt & Associates, Inc.

Final Plat

BELLMORE PARK - POD B
MEADOWVIEW AT BELLMORE PARK
 10880 BELL ROAD REAR, JOHNS CREEK, GA 30097

City of Johns Creek - Land Lots 385, 386, 387, & 395 - 1st District - 1st Section - Fulton County - Georgia

DATE: 11/01/2021
 SCALE: 1"=40'
 LSV: FINAL PLAT
 GN: 200270FP B
 JN: 200270
 FN: 116-C-3137
 SHEET 9 OF 11



Map of Property
 The Deer Day Sundry Receivable Trust
 as amended and restated
 D/S 50019, Pt. 207
 Zoning: AG-1

DATE: 11/01/2021
 SCALE: 1"=40'
 LSV: FINAL PLAT
 SN: 200270FP B
 JN: 200270
 FN: 116-C-3137
 SHEET 10 OF 11

Final Plat
BELLMOORE PARK - POD B
MEADOWVIEW AT BELLMOORE PARK
 10880 BELL ROAD REAR, JOHNS CREEK, GA 30097
 City of Johns Creek - Land Lots 385, 386, 387, & 395 - 1st Section - 1st District - Fulton County - Georgia

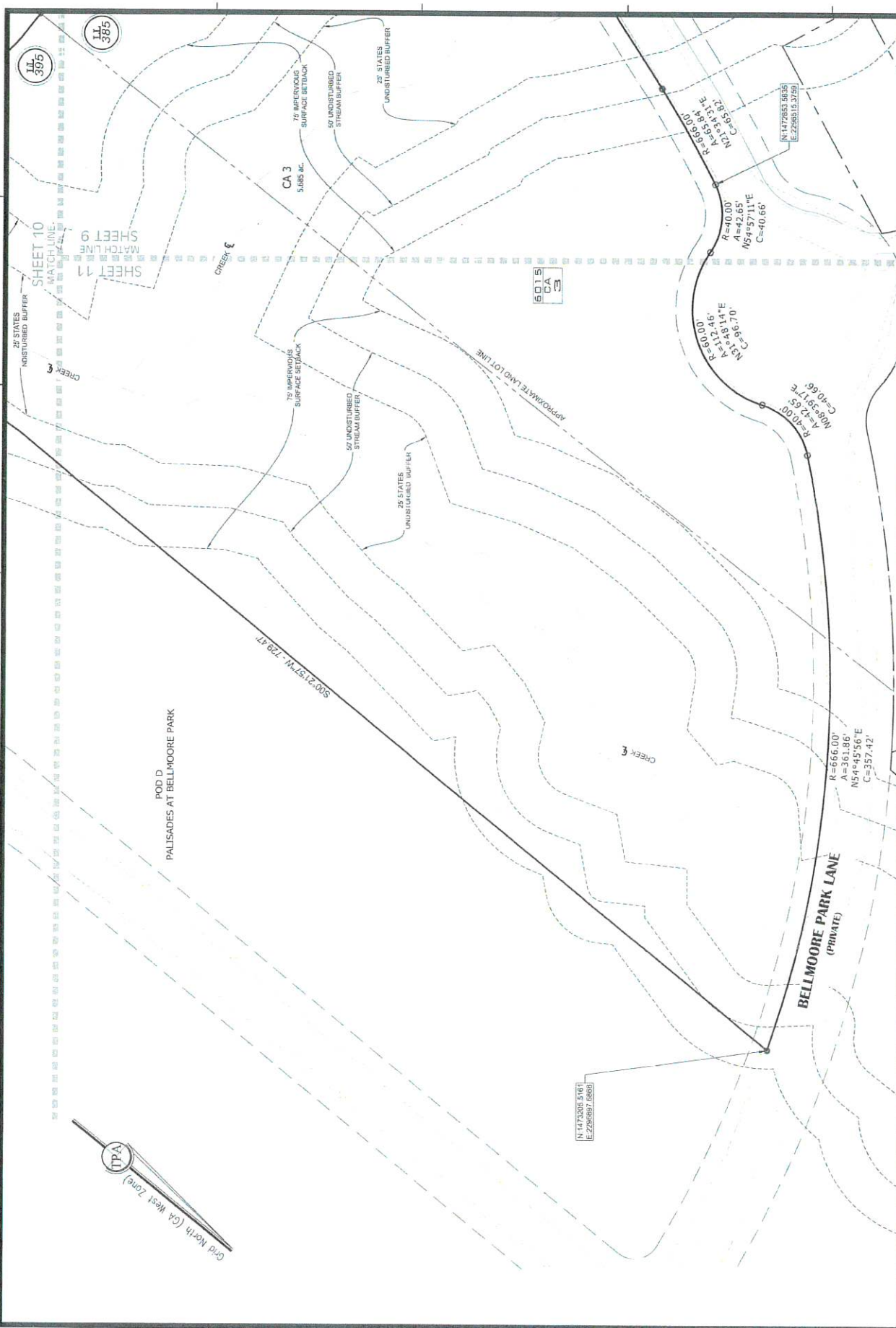
For The Firm
 Travis Pruitt & Associates, Inc.
 11/20/22

Contact Person: John Melder
 Certificate of Authorization Number 613

4317 Park Drive, Suite 480
 Norcross, Georgia 30093
 Phone: (770) 416-7511
 Fax: (770) 416-6759
 www.travispruit.com

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DATE: 11/01/2021
 SCALE: 1"=40'
 LSV: FINAL PLAT
 CN: 200270FP B
 JN: 200270
 FN: 116-C-31.37
 SHEET 11 OF 11

Final Plat
BELLMOORE PARK - POD B
MEADOWVIEW AT BELLMOORE PARK
 10880 BELL ROAD REAR, JOHNS CREEK, GA 30097
 City of Johns Creek - Land Lots 365, 366, 367 & 395 - 1st District - 1st Section - Fulton County - Georgia

For The Firm
 1/28/22 Travis Pruitt & Associates, Inc.

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NO.	DATE	DESCRIPTION	BY
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EXHIBIT A

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 385, 386, 387, & 395 of the 1 District, 1st Section, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at a 1/2" rebar found at the corner common to Land Lots 385, 386, 394 and 395, THENCE South 76 degrees 50 minutes 27 seconds West a distance of 304.61 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

THENCE from said **TRUE POINT OF BEGINNING** South 47 degrees 56 minutes 45 seconds East a distance of 159.06 feet to a point; THENCE South 31 degrees 33 minutes 47 seconds East a distance of 90.79 feet to a point; THENCE South 02 degrees 07 minutes 33 seconds East a distance of 398.03 feet to a point; THENCE South 05 degrees 30 minutes 11 seconds East a distance of 160.35 feet to a point; THENCE South 27 degrees 54 minutes 57 seconds West a distance of 95.11 feet to a point; THENCE South 45 degrees 46 minutes 00 seconds West a distance of 94.13 feet to a point; THENCE South 43 degrees 10 minutes 49 seconds East a distance of 115.77 feet to a point; THENCE South 46 degrees 49 minutes 11 seconds West a distance of 20.00 feet to a point; THENCE North 43 degrees 10 minutes 49 seconds West a distance of 125.34 feet to a point; THENCE North 46 degrees 01 minutes 19 seconds West a distance of 151.71 feet to a point; THENCE North 39 degrees 36 minutes 58 seconds West a distance of 346.09 feet to a point; THENCE North 50 degrees 23 minutes 02 seconds East a distance of 20.00 feet to a point; THENCE South 39 degrees 36 minutes 58 seconds East a distance of 344.97 feet to a point; THENCE South 46 degrees 01 minutes 19 seconds East a distance of 141.15 feet to a point; THENCE North 45 degrees 46 minutes 00 seconds East a distance of 91.11 feet to a point; THENCE North 27 degrees 54 minutes 57 seconds East a distance of 85.96 feet to a point; THENCE North 05 degrees 30 minutes 11 seconds West a distance of 144.79 feet to a point; THENCE South 85 degrees 18 minutes 54 seconds West a distance of 27.74 feet to a point; THENCE North 39 degrees 20 minutes 24 seconds West a distance of 208.24 feet to a point; THENCE North 50 degrees 39 minutes 36 seconds East a distance of 20.00 feet to a point; THENCE South 39 degrees 20 minutes 24 seconds East a distance of 197.75 feet to a point; THENCE North 85 degrees 18 minutes 54 seconds East a distance of 17.55 feet to a point; THENCE North 02 degrees 07 minutes 33 seconds West a distance of 383.51 feet to a point; THENCE North 31 degrees 33 minutes 47 seconds West a distance of 70.63 feet to a point; THENCE South 41 degrees 36 minutes 28 seconds West a distance of 21.53 feet to a point; THENCE South 51 degrees 39 minutes 19 seconds West a distance of 266.83 feet to a point; THENCE South 50 degrees 31 minutes 16 seconds West a distance of 251.00 feet to a point; THENCE North 39 degrees 28 minutes 44 seconds West a distance of 20.00 feet to a point; THENCE North 50 degrees 31 minutes 16 seconds East a distance of 251.20 feet to a point; THENCE North 51 degrees 39 minutes 19 seconds East a distance of 265.26 feet to a point; THENCE North 41 degrees 36 minutes 28 seconds East a distance of 23.32 feet to a point; THENCE North 47 degrees 56 minutes 45 seconds West a

distance of 146.03 feet to a point; THENCE North 59 degrees 28 minutes 52 seconds East a distance of 18.58 feet to a point; THENCE North 30 degrees 31 minutes 08 seconds West a distance of 7.58 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 47,296 square feet or 1.09 acres.

AB