

[BLANK SPACE ABOVE THIS LINE IS FOR THE SOLE USE OF THE CLERK OF SUPERIOR COURT]

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Return Recorded Document to:  
Fulton County Land Division  
141 Pryor Street, S.W. – Suite 8021  
Atlanta, Georgia 30303

Project Name : Northwinds Summit  
Tax Parcel Identification No.: 12-285007520697  
Land Disturbance Permit No.: \_\_\_\_\_  
Zoning/Special Use Permit No.: \_\_\_\_\_  
(if applicable)

*For Fulton County Use Only*

Approval Date: \_\_\_\_\_  
Initials: \_\_\_\_\_

**WATER VAULT EASEMENT  
(Corporate Form)**

STATE OF GEORGIA,  
COUNTY OF FULTON

This indenture entered into this 22nd day of February, 2021, between Worthing Northwinds 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.

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 installation of a water vault, water meter, and appurtenances on subject property, and in consideration of the benefits which will accrue to the subject property from the installation of a water vault, water meter, and appurtenances on 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) 753, 799 of the 1 District, 2 Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit:

Northwinds Summit

*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, installation, access, maintenance and upgrade of a water vault, water meter and appurtenances according to the location and size of said water vault, water meter and appurtenances as shown on the map 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 water vault, water meter and appurtenances 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 the water vault structure, water meter and appurtenances on both a routine and emergency basis.

Grantor hereby warrants that it has the right to sell and convey this 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 water vault 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 installation, access, upgrade or maintenance of said water vault, water meter and appurtenances 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 22  
day of February, 20 21  
in the presence of:

Kenn Castanheira  
Witness

Traci Leonard  
Notary Public

[NOTARIAL SEAL]



GRANTOR: Worthing Northwinds LLC  
CORPORATE NAME

By: [Signature]

Print Name: Darin W. Collier

Title: Vice President, Exec. V. McC. Pres.

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

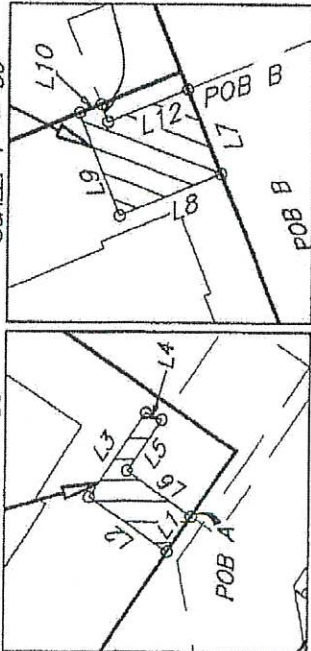
Print Name: \_\_\_\_\_

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

[CORPORATE SEAL]

Exhibit "A"

WATER EASEMENT #1 DETAIL WATER EASEMENT #2 DETAIL  
SCALE: 1" = 30'

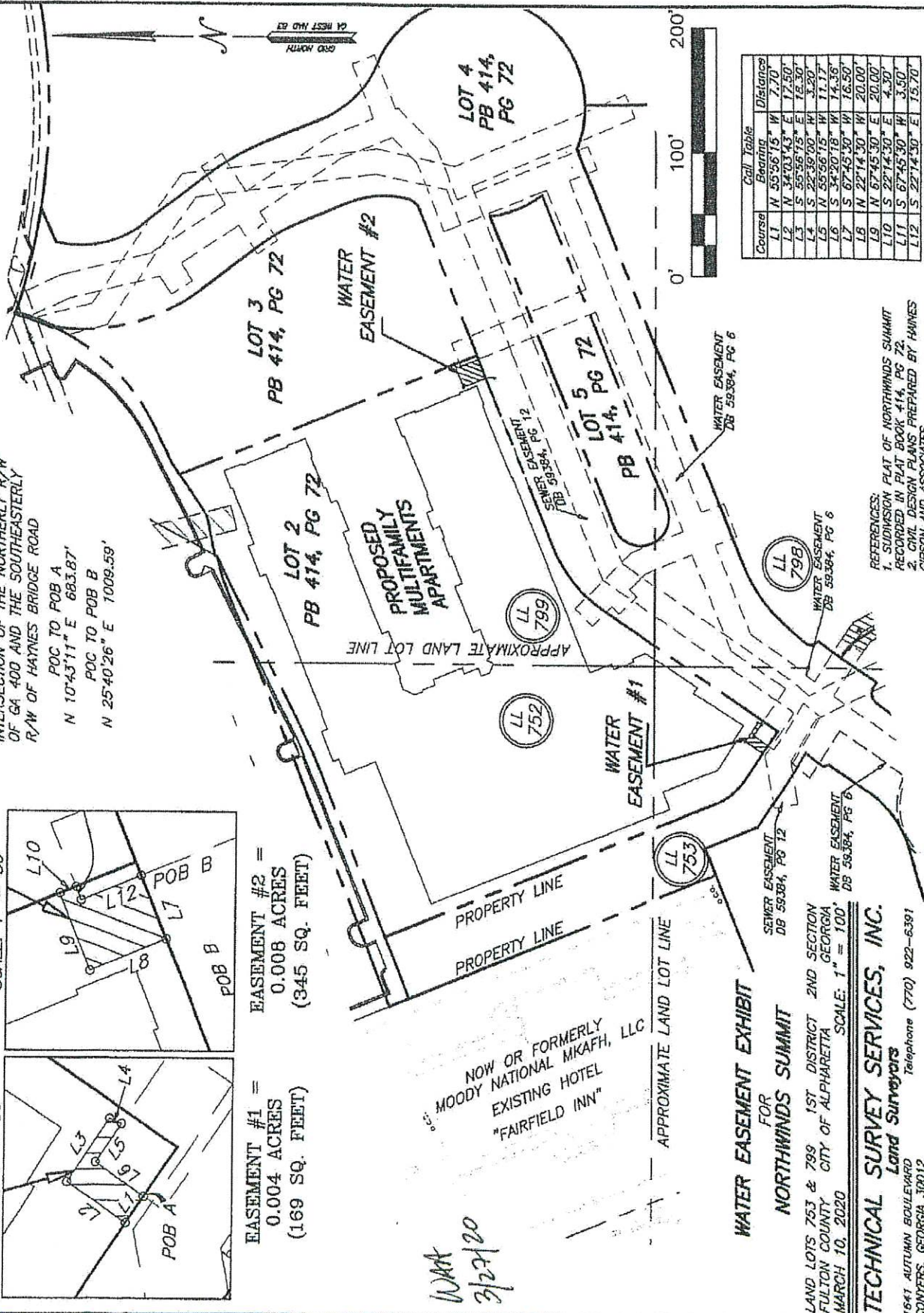


EASEMENT #1 =  
0.004 ACRES  
(169 SQ. FEET)

EASEMENT #2 =  
0.008 ACRES  
(345 SQ. FEET)

POC IS CONCRETE MONUMENT AT THE  
INTERSECTION OF THE NORTHERLY R/W  
OF GA 400 AND THE SOUTHEASTERLY  
R/W OF HAYNES BRIDGE ROAD

POC TO POB A  
N 10°43'11" E 883.87'  
POC TO POB B  
N 25°40'26" E 1009.59'



Course	Bearing	Distance
L1	N 55°56'15" W	7.70'
L2	N 34°03'43" E	12.50'
L3	S 55°56'15" E	18.30'
L4	S 22°39'00" W	3.20'
L5	N 55°56'15" W	11.17'
L6	S 34°20'18" W	14.36'
L7	S 67°45'30" W	16.50'
L8	N 27°14'30" W	20.00'
L9	N 67°45'30" E	20.00'
L10	S 22°14'30" E	4.50'
L11	S 67°45'30" W	3.50'
L12	S 22°14'30" E	15.70'

REFERENCES:  
1. SUBDIVISION PLAT OF NORTHWINDS SUMMIT  
RECORDED IN PLAT BOOK 414, PG 72.  
2. CIVIL DESIGN PLANS PREPARED BY HAINES  
GIPSON AND ASSOCIATES.

NOW OR FORMERLY  
MOODY NATIONAL MKAFH, LLC  
EXISTING HOTEL  
"FAIRFIELD INN"

WATER EASEMENT EXHIBIT  
FOR  
NORTHWINDS SUMMIT  
LAND LOTS 753 & 799 1ST DISTRICT 2ND SECTION  
FULTON COUNTY CITY OF ALPHARETTA GEORGIA  
MARCH 10, 2020  
SCALE: 1" = 100'

TECHNICAL SURVEY SERVICES, INC.  
Land Surveyors  
1541 AUTUMN BOULEVARD  
CONYERS, GEORGIA 30012  
Telephone (770) 922-6391



Exhibit "A"

Legal Description  
Water Easement #1

All that tract or parcel of land lying and being in Land Lot 753 of the 1<sup>st</sup> District, 2<sup>nd</sup> Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING commence at a concrete monument found at the intersection of northerly Right of Way of Georgia Highway 400 (Variable R/W) and the southeasterly Right of Way of Haynes Bridge Road (Variable R/W); thence running along a tie line North 10° 43' 11" East a distance of 683.87 feet to the TRUE POINT OF BEGINNING, from point thus established thence North 55° 56' 15" West a distance of 7.70 feet to a point; thence North 34° 03' 43" East a distance of 17.50 feet to a point; thence South 55° 56' 15" East a distance of 18.30 feet to a point; thence South 22° 39' 00" West a distance of 3.20 feet to a point; thence North 55° 56' 15" West a distance of 11.17 feet to a point; thence South 34° 20' 18" West a distance of 14.36 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.004 Acres (169 Square Feet).

Legal Description  
Water Easement #2

All that tract or parcel of land lying and being in Land Lot 753 of the 1<sup>st</sup> District, 2<sup>nd</sup> Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING commence at a concrete monument found at the intersection of northerly Right of Way of Georgia Highway 400 (Variable R/W) and the southeasterly Right of Way of Haynes Bridge Road (Variable R/W); thence running along a tie line North 25° 40' 26" East a distance of 1009.59 feet to the TRUE POINT OF BEGINNING, from point thus established thence South 67° 45' 30" West a distance of 16.50 feet to a point; thence North 22° 14' 30" West a distance of 20.00 feet to a point; thence North 67° 45' 30" East a distance of 20.00 feet to a point; thence South 22° 14' 30" East a distance of 4.30 feet to a point; thence South 67° 45' 30" West a distance of 3.50 feet to a point; thence South 22° 14' 30" East a distance of 15.70 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.008 Acres (345 Square Feet).