

After recording return to:  
Michael Graham, Land Administrator  
Fulton County Land Division  
141 Pryor Street, SW, Suite 8021  
Atlanta, GA 30303

Cross Reference

Deed/Plat Book 66715, Page 700  
Deed Book \_\_\_\_\_, Page \_\_\_\_\_

### INDEMNIFICATION, MAINTENANCE AND LAND USE AGREEMENT FOR PRIVATE IMPROVEMENT

THIS AGREEMENT, made this 14th day of APRIL, 2023, between LWV TPA GA 400 LLC as citizen within Fulton County, Georgia, his successors, affiliates and assigns, as Indemnitor (hereinafter, as "Owner"), and FULTON COUNTY, a political subdivision of the State of Georgia (hereinafter, "the County").

For good and valuable consideration, receipt of which is hereby acknowledged, it is hereby agreed as follows:

1.

Owner warrants that he is the full and true owner and has clear title to that certain property known as Land Lots 744, 745, 752, 753 / 1<sup>st</sup> District / 2<sup>nd</sup> Section, and as more fully described in that certain conveyance recorded in Deed Book 55728, Page 461 of Fulton County, Georgia records, on which Owner desires to install certain private improvements (the "Private Improvements") as more fully described in Exhibit "A", attached hereto and incorporated herein by reference

2.

Previously, Fulton County was granted a sanitary sewer easement, as referenced in and recorded at Plat Book/Deed Book (circle one) 66715, Page 700 of Fulton County, Georgia records, and hereby grants Owner, a License to enter within a portion of its sanitary sewer easement to construct, repair and replace, from time to time as may be needed certain private improvements at his sole cost and responsibility, said private improvements as same are more fully described in Exhibit "A" (the "Private Improvements").

3.

With respect to this License, Owner shall install and construct the Private Improvements in a good and workmanlike manner and in compliance with all state, local, and Fulton County laws and regulations, including but not limited to, all current state, local and Fulton County laws and regulations governing soil erosion and sedimentation control. Owner will at all times adhere to best management

practice procedures to protect the environment in connection with the construction, repair and/or maintenance of the Private Improvements.

4.

This License shall commence on the date of execution hereof and shall continue in full force and effect unless and until it is terminated at the will of the County.

5.

Owner may terminate this License and Agreement by written notice to the County and shall remove the Private Improvement at his sole costs and return the area to its natural vegetative state. If during the term of this License, the area containing the Private Improvements is condemned by the County or its assign, Owner shall make no claim in the condemnation proceedings for compensation for the Private Improvements.

6.

Fulton County personnel and /or agents shall have free access to and across the Private Improvements to perform routine maintenance and any emergency repairs to the existing public improvements.

7.

Owner shall be solely responsible for the maintenance, repair and replacement of the Private Improvements and the County grants Owner a right of access in order to carry out these obligations.

8.

Notwithstanding any other provisions, in the case of an emergency, Fulton County may immediately suspend or revoke the License without notice in order to protect the health, safety, and welfare of the public. In non-emergency situations, after providing at least 10 days' notice to Owner, Fulton County may suspend or revoke the License in order to carry out any necessary governmental function. In the event of the suspension or revocation of the License, Owner must cure all defects specified by the County in its notice and within the time reasonably specified by the County. Failure on the part of Owner to cure any defects within the allotted time will be grounds for the County to terminate the License. Alternately, the County may, but shall not be required to, cure any such defect at the sole cost and expense of Owner. The County may elect to terminate the License at will and remove the Private Improvements without liability for loss or damage for such removal. Fulton County shall remove the Private Improvements so as not to damage other portions of Owner's property and is granted a right of entry by Owner on the other portions of Owner's property to effectuate the repair, if necessary.

9.

Owner hereby agrees to indemnify Fulton County and hold Fulton County harmless from any and all damages which Fulton County may suffer and from any and all liability, claims, penalties, forfeitures, suits, and costs and expenses incident to the granting of the License and this Agreement (including cost of defense, settlement, and reasonable attorney's fees), which it may hereafter incur, become responsible for, or pay out as a result of the death or bodily injuries to any person, destruction or damage to any property, contamination of or adverse effects on the environment, or any violations of governmental laws, regulations, or orders caused in whole or in

part by the negligent act, negligent omission or willful misconduct of Owner, his employees, subcontractors, or assigns in the performance of this License or Agreement.

10.

Owner agrees to repair or replace in a manner acceptable to the County and/or the owner thereof any public utilities damaged by its employees or subcontractors during performance of this License and Agreement or resulting from the failure of the Private Improvements. At its election the County may repair or replace the damaged utility and assess all costs against Owner.

11.

The License conveyed to Owner by this Agreement shall be binding upon Owner, his assigns, affiliates, and successors. This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia. If any provision of this agreement is held to be unenforceable for any reason, the unenforceability thereof shall not affect the remainder of the Agreement, which shall remain in full force and effect, and enforceable in accordance with its terms.

12.

The License conveyed to Owner by this Agreement shall constitute a covenant running with the land and shall be recorded in the real property records of Fulton County, Georgia and shall be binding upon all subsequent transferees of said property.

13.

All notices, consents, request, demands or other communications to or upon the respective party shall be in writing and shall be effective for all purposes upon receipt, including, but not limited to, in the case of (i) personal delivery; (ii) delivery by messenger, express or air courier or similar courier; or (iii) delivery by United States first class certified or registered mail, postage prepaid and addressed as follows:

COUNTY: Fulton County  
Director of Public Works  
141 Pryor Street, SW, 6Th. Floor  
Atlanta, GA. 30303

with a copy to: County Attorney  
Office of the County Attorney  
141 Pryor Street, SW, Suite 4038  
Atlanta, GA. 30303

OWNER: LWV TPA GA 400 LLC  
1776 Peachtree Street NW, Suite 100  
Atlanta, GA 30309

Re: Land Lots 744, 745, 752, 753 District 1 Section 2

Parcel Numbers: 12 272007440795, 12 272007440787, 12  
271007520713, 12 285007530811, 12 285007530829, 12 272007440779, 12  
272007440555

IN WITNESS WHEREOF, the parties have executed this Agreement at Atlanta, Georgia, as of the day and year first above written.

Signatures: \_\_\_\_\_

J Bradford Smith

Signed, sealed and delivered in

the presence of:

Unofficial Witness

Alexandra Logan  
Notary Public

My Commission Expires: 11/19/2025

(NOTARY SEAL)

(NOTARY STAMP)

Attest:



(Authorized Party to Bind Said Entity)

FULTON COUNTY, GEORGIA

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

Clerk of the Commission

Chairman, Board of Commissioners

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:

David E. Clark, Director  
Department of Public Works

County Attorney



THIS SEWER LINE EASEMENT IS SUBJECT TO (1) THAT CERTAIN DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS FOR 360 TECH VILLAGE DATED JUNE 2, 2020, BY LWV TPA GA 400 LLC (THE "MASTER DECLARATION"), (2) THAT CERTAIN INTERGOVERNMENTAL AGREEMENT BETWEEN FULTON COUNTY, GEORGIA AND CITY OF ALPHARETTA, GEORGIA FOR REPAIR OF ROADWAYS AND ENVIRONS AT THE LAKEVIEW DEVELOPMENT, DATED JANUARY 18, 2022 (THE "IGA"), (3) THAT CERTAIN PRIVATE DEVELOPMENT AGREEMENT DATED NOVEMBER 18, 2021, AMONG THE CITY OF ALPHARETTA, LWV TPA GA 400 LLC AND 360 TECH VILLAGE OWNERS ASSOCIATION, INC. (THE "ASSOCIATION") (THE "PDA"); AND (4) THAT CERTAIN WATER SYSTEM OWNERSHIP, OPERATION, MAINTENANCE AND REPAIR AGREEMENT TO BE EXECUTED BY AND AMONG LWV TPA GA 400 LLC AND FULTON COUNTY, GEORGIA, WHICH COLLECTIVELY PROVIDE THAT (A) THE ROADWAYS WITHIN 360 TECH VILLAGE (REFERRED TO IN THE IGA AS THE LAKEVIEW DEVELOPMENT) (THE "ROADWAYS") ARE PRIVATELY OWNED BY THE ASSOCIATION AND/OR THE CURRENT PRIVATE OWNER(S) OF THE LAND ON WHICH THE ROADWAYS ARE LOCATED (THE "ROADWAY LAND OWNER"), (B) THE ASSOCIATION AND/OR THE ROADWAY LAND OWNER ARE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE ROADWAYS AND ENVIRONS DUE TO ANY REQUIRED REPAIR OR MAINTENANCE TO THE PUBLIC WATER SYSTEM, SPECIFICALLY, AND AS AGREED UPON BY THE PARTIES IN THE IGA, THE COUNTY WILL ONLY BE RESPONSIBLE FOR REPAIR OF ITS WATER INFRASTRUCTURE, STABILIZATION AND BACKFILL OF ANY REQUIRED EXCAVATION AND A CONCRETE CAP FINISHED AT THE ROADWAY SUBGRADE LEVEL, (SEE SECTION 1 OF THE PDA AND SECTION 6.1(B) OF THE MASTER DECLARATION), AND (C) SUCH OWNERSHIP AND OBLIGATIONS OF THE ASSOCIATION AND/OR THE ROADWAY LAND OWNER SHALL BE BINDING UPON THE SUCCESSORS PARTIES OF THE ASSOCIATION AND THE ROADWAY LAND OWNERS (SEE SECTION 4(E) OF THE PDA AND SECTION 2.1 OF THE MASTER DECLARATION).

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 45,076 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS LEAST SQUARES ADJUSTED.

SEWER ESMT 1 - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 229,221 FEET.

SEWER ESMT 2 - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 11,468 FEET.

A LEICA TS06+ TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

#### SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

*Brock J. Buchholz*  
 BROCK J. BUCHHOLZ  
 GEORGIA REGISTERED LAND SURVEYOR NUMBER 3210

12/05/2022  
 DATE



REVISED 02-07-23

#### WATTS & BROWNING ENGINEERS, INC.

CIVIL ENGINEERS & LAND SURVEYORS  
 1349 OLD 41 HWY NW STE 225  
 MARIETTA, GEORGIA 30060

PHONE: (678) 324-6192  
 FAX: (770) 694-6870

WWW.WBENG.R.COM  
 LSF000429 - PEF000714

SEWER LINE EASEMENT DEDICATION OF  
 LOT 4D - GEORGIA 400 CENTER FOR  
 LWV TPA GA 400, LLC  
 LOCATED IN  
 LAND LOTS 744, 745, 752 & 753  
 1ST DISTRICT, 2ND SECTION  
 CITY OF ALPHARETTA  
 FULTON COUNTY, GEORGIA



#### REFERENCE MATERIALS

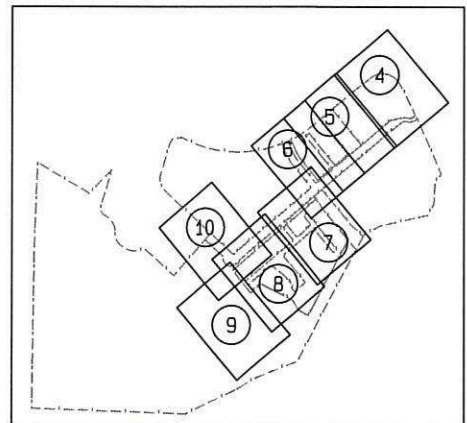
1) FINAL SUBDIVISION PLAT: OF LOT 4D - GEORGIA 400 CENTER, PREPARED FOR LWV TPA GA 400, LLC, LOCATED IN LAND LOTS 744, 745, 752, & 753, 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA, PREPARED BY WATTS AND BROWNING ENGINEERS INC., DRAFTED MAY 15, 2020, LAST REVISED AUGUST 24, 2022, FILED FOR RECORD SEPTEMBER 28, 2022 IN PLAT BOOK 453, PAGE 70 OF FULTON COUNTY RECORDS, GEORGIA.

#### SURVEYORS NOTES:

1. BOUNDARY LINES SHOWN HEREON ARE TAKEN FROM SURVEY REFERENCE ITEM NO. 1
2. THE DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
3. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.
4. ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. WATTS & BROWNING HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION FURNISHED BY OTHERS AND WATTS & BROWNING ENGINEERS IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.
5. ANY DEPICTION OF GROUNDWATER FEATURES (RIVERS, STREAMS, CREEKS, SPRINGS, DITCHES, PONDS, LAKES), NATURAL OR OTHERWISE, SHOWN ON THIS SURVEY ARE MERELY OBSERVATIONS AT THE TIME OF THE SURVEY AND NOT A STATEMENT AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY ENVIRONMENTAL CONDITION. WATTS & BROWNING ENGINEERS, INC. SURVEY PERSONNEL ARE NOT ENVIRONMENTAL PROFESSIONALS. WATTS & BROWNING ENGINEERS, INC. OFFERS NO CERTIFICATION AS TO EXISTENCE OR NON-EXISTENCE OF ANY GROUNDWATER FEATURE OR ENVIRONMENTALLY SENSITIVE AREAS ON OR NEAR THE SUBJECT PROPERTY AS MAY BE DEFINED BY FEDERAL, STATE OR LOCAL GOVERNMENTAL REGULATIONS. PRIOR TO PLANNING OR CONSTRUCTION, AN ENVIRONMENTAL PROFESSIONAL SHOULD BE CONSULTED TO DETERMINE HOW THE SUBJECT PROPERTY MAY, OR MAY NOT, BE AFFECTED BY ENVIRONMENTAL ISSUES.
6. BASIS OF BEARING SHOWN HEREON (GRID NORTH, WEST ZONE) WAS BASED ON FULTON COUNTY GPS MARTA MONUMENT # F 421 USING A LEICA GPS SYSTEM 500 ON OCTOBER 16, 2015. ALL DIMENSIONS SHOWN HEREON ARE AT GROUND LEVEL.

SEWER  
EASEMENT 1  
AREA  
1.71294 AC  
74,616 SF

SEWER  
EASEMENT 2  
AREA  
0.01789 AC  
779 SF





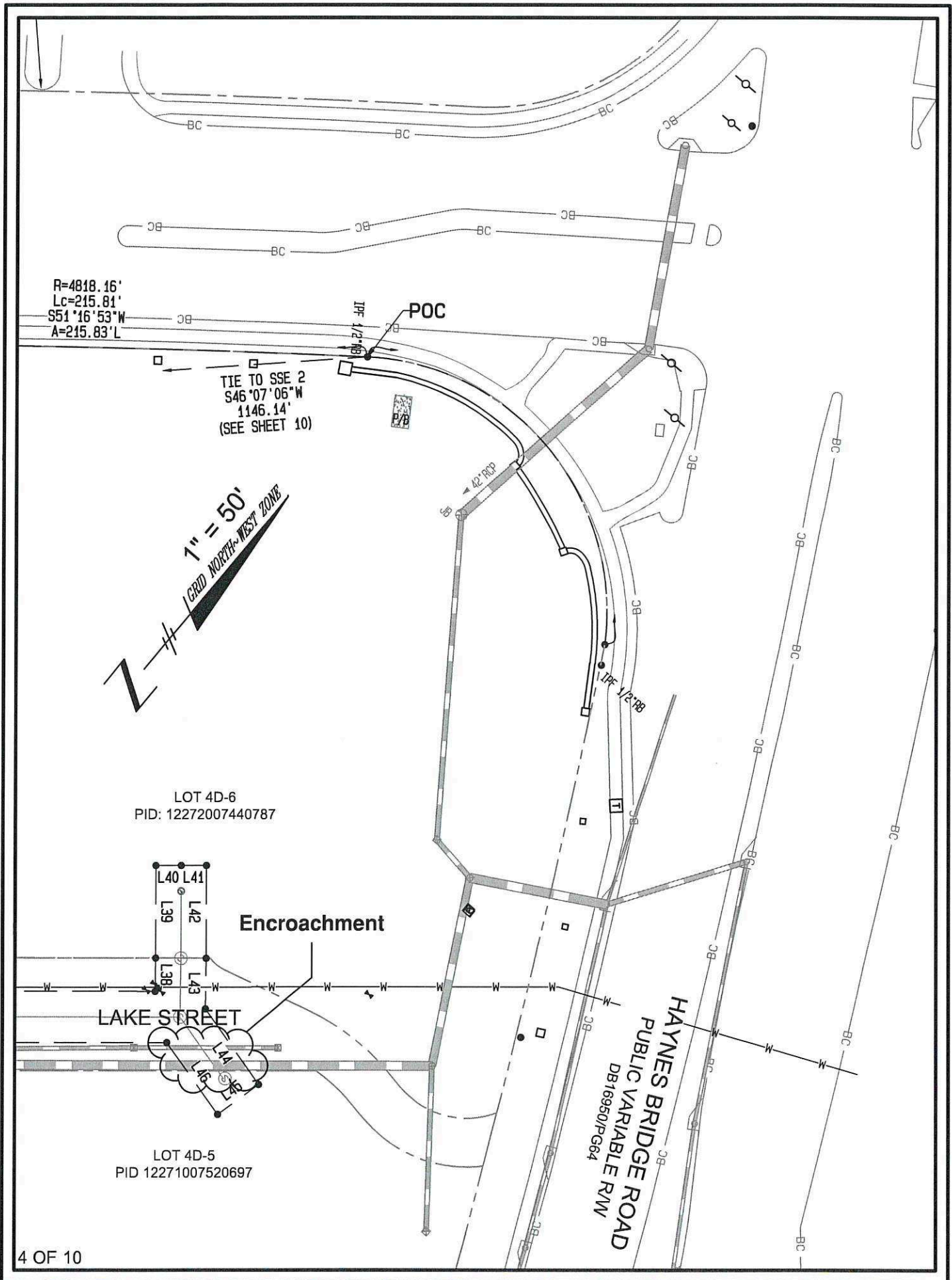
LINE	DIST	BEARING
L1	10.34'	S36°25'06"E
L2	55.98'	S41°14'23"W
L3	2.29'	S39°49'32"E
L4	19.87'	N50°10'28"E
L5	20.00'	S39°49'32"E
L6	19.87'	S50°10'28"W
L7	6.37'	S39°49'32"E
L8	20.82'	N50°10'28"E
L9	20.00'	S39°49'32"E
L10	20.82'	S50°10'28"W
L11	2.76'	S39°49'32"E
L12	20.71'	N50°10'28"E
L13	20.00'	S39°49'32"E
L14	20.71'	S50°10'28"W
L15	14.31'	S39°49'32"E
L16	20.02'	N50°10'28"E
L17	20.00'	S39°49'32"E
L18	20.02'	S50°10'28"W
L19	2.82'	S39°49'32"E
L20	20.63'	N50°10'28"E
L21	20.00'	S39°49'32"E
L22	20.63'	S50°10'28"W
L23	4.29'	S39°49'32"E
L24	21.68'	N50°10'28"E
L25	20.00'	S39°49'32"E
L26	21.68'	S50°10'28"W
L27	5.96'	S39°49'32"E
L28	20.59'	N50°10'28"E
L29	20.00'	S39°49'32"E
L30	20.59'	S50°10'28"W
L31	3.68'	S39°49'32"E
L32	20.89'	N50°10'28"E
L33	20.00'	S39°49'32"E
L34	20.89'	S50°10'28"W
L35	32.07'	S39°49'32"E
L36	120.46'	N49°57'59"E
L37	240.97'	N49°59'20"E
L38	12.99'	N39°15'43"W
L39	36.11'	N40°06'02"W
L40	10.00'	N49°53'58"E
L41	10.00'	N49°53'58"E
L42	36.25'	S40°06'02"E
L43	19.71'	S39°15'43"E
L44	36.33'	S75°43'28"E
L45	20.00'	S14°16'32"W
L46	34.50'	N75°43'28"W
L47	245.71'	S49°59'20"W
L48	130.52'	S49°57'59"W
L49	150.33'	S50°17'24"W
L50	15.29'	S39°33'20"E
L51	42.10'	S39°28'33"E
L52	20.00'	S50°31'27"W
L53	5.21'	N39°28'33"W
L54	14.44'	S53°10'28"W
L55	29.61'	N35°38'47"W
L56	12.47'	N53°35'41"E

LINE	DIST	BEARING
L57	7.33'	N39°28'33"W
L58	15.14'	N39°33'20"W
L59	288.96'	S49°48'50"W
L60	286.29'	S50°19'31"W
L61	112.03'	S40°16'38"E
L62	176.65'	N49°59'37"E
L63	50.08'	N50°20'21"E
L64	236.56'	N50°00'25"E
L65	58.65'	N39°52'35"W
L66	41.74'	N53°15'04"E
L67	20.00'	S36°44'56"E
L68	20.62'	S53°15'04"W
L69	4.88'	S39°52'35"E
L70	20.83'	N50°07'25"E
L71	20.00'	S39°52'35"E
L72	20.83'	S50°07'25"W
L73	3.24'	S39°52'35"E
L74	21.19'	N50°07'25"E
L75	20.00'	S39°52'35"E
L76	21.19'	S50°07'25"W
L77	24.12'	S40°07'59"E
L78	21.65'	N49°52'01"E
L79	20.00'	S40°07'59"E
L80	21.65'	S49°52'01"W
L81	1.13'	S40°07'59"E
L82	21.04'	N49°52'01"E
L83	20.00'	S40°07'59"E
L84	21.04'	S49°52'01"W
L85	5.95'	S40°07'59"E
L86	20.89'	N49°52'01"E
L87	20.00'	S40°07'59"E
L88	20.89'	S49°52'01"W
L89	17.65'	S40°07'59"E
L90	20.97'	N49°52'01"E
L91	20.00'	S40°07'59"E
L92	20.97'	S49°52'01"W
L93	3.80'	S40°07'59"E
L94	20.47'	N49°52'01"E
L95	18.89'	S52°33'51"E
L96	22.47'	S24°50'10"E
L97	40.03'	S65°09'50"W
L98	152.90'	N40°07'59"W
L99	226.63'	S50°00'25"W
L100	17.66'	S39°47'03"E
L101	29.30'	N50°12'57"E
L102	20.00'	S39°47'03"E
L103	29.30'	S50°12'57"W
L104	4.30'	S39°47'03"E
L105	28.97'	N50°12'57"E
L106	20.00'	S39°47'03"E
L107	28.97'	S50°12'57"W
L108	4.00'	S39°47'03"E
L109	28.82'	N50°12'57"E
L110	20.00'	S39°47'03"E
L111	28.82'	S50°12'57"W
L112	3.71'	S39°47'03"E

LINE	DIST	BEARING
L113	29.00'	N50°12'57"E
L114	20.00'	S39°47'03"E
L115	29.00'	S50°12'57"W
L116	5.11'	S39°47'03"E
L117	29.09'	N50°12'57"E
L118	20.00'	S39°47'03"E
L119	29.09'	S50°12'57"W
L120	10.27'	S39°47'03"E
L121	29.10'	N50°19'46"E
L122	30.94'	S39°20'22"E
L123	35.97'	S01°41'21"W
L124	58.07'	S50°05'51"W
L125	34.15'	N46°34'15"W
L126	37.40'	N42°31'49"E
L127	164.20'	N39°47'03"W
L128	27.62'	S50°20'21"W
L129	109.88'	S52°15'42"E
L130	20.00'	S37°44'18"W
L131	114.30'	N52°15'42"W
L132	168.41'	S49°59'37"W
L133	56.09'	S40°35'22"E
L134	198.85'	S33°31'54"W
L135	99.89'	S08°43'59"W
L136	20.00'	N81°16'01"W
L137	104.29'	N08°43'59"E
L138	188.15'	N33°31'54"E
L139	51.12'	N40°35'22"W
L140	142.22'	N40°16'38"W
L141	306.41'	N50°19'31"E
L142	299.02'	N49°48'50"E
L143	150.29'	N50°17'24"E
L144	251.66'	N39°49'32"W
L145	28.72'	N41°14'23"E
L146	41.19'	S29°32'14"W
L147	20.50'	N47°50'31"W
L148	36.72'	N29°32'14"E
L149	20.00'	S60°27'46"E

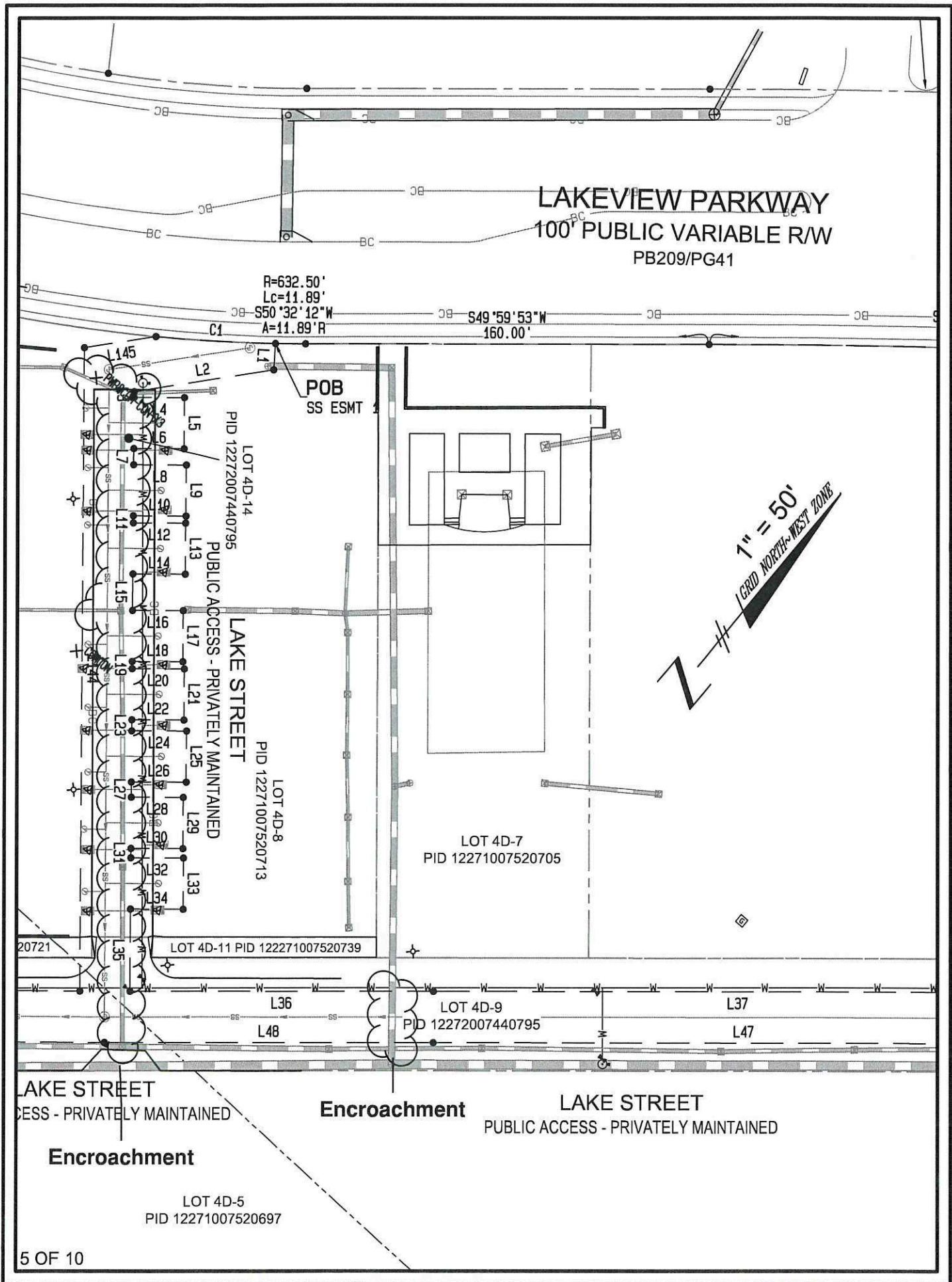
LINE	ARC	CHORD BEARING	RADIUS	CHORD
C1	47.63'	N53°13'58"E	632.50'	47.62'

Total Sewer Encroachment - Approximately 2,735 SF

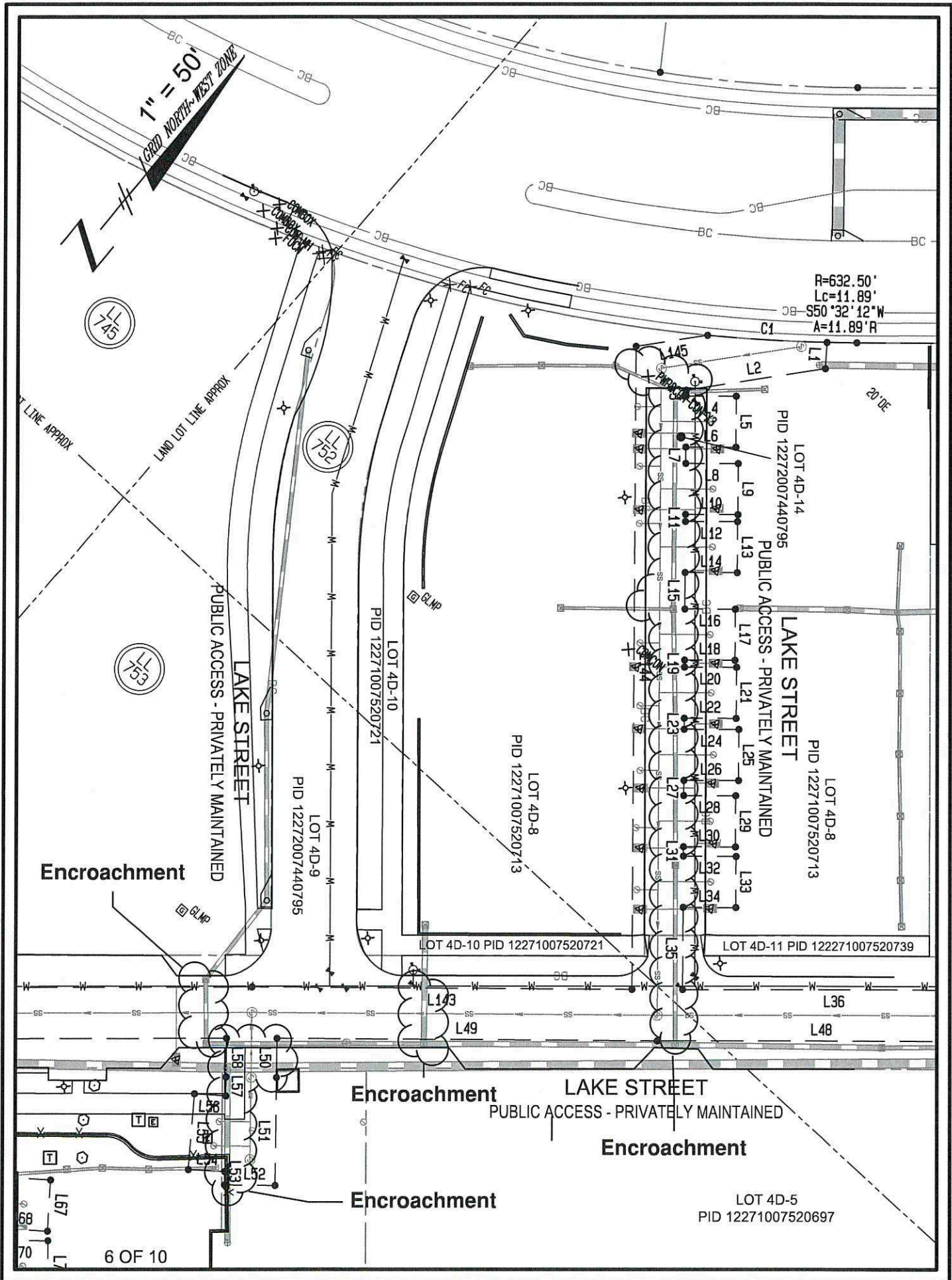




Total Sewer Encroachment - Approximately 2,735 SF

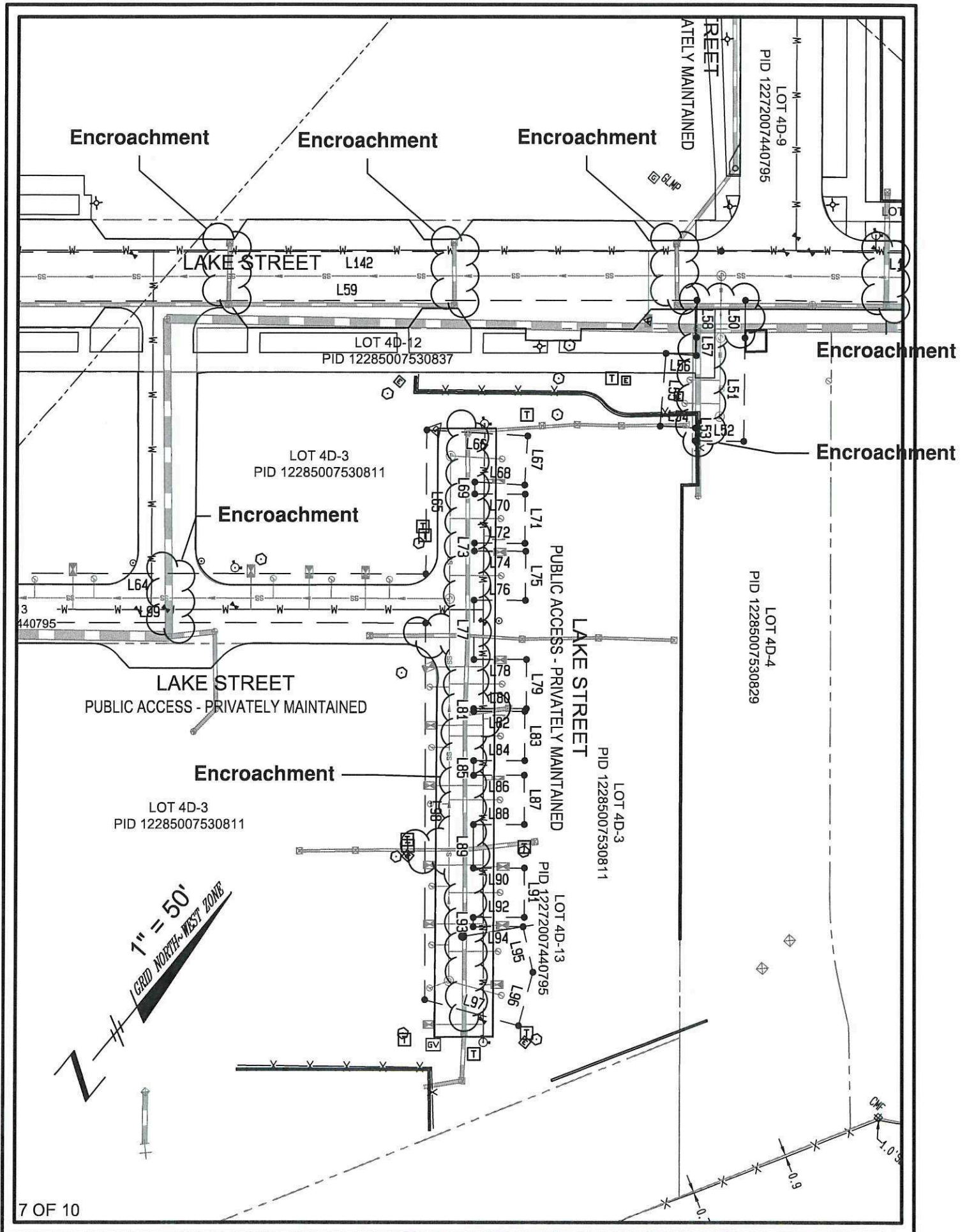


Total Sewer Encroachment - Approximately 2,735 SF

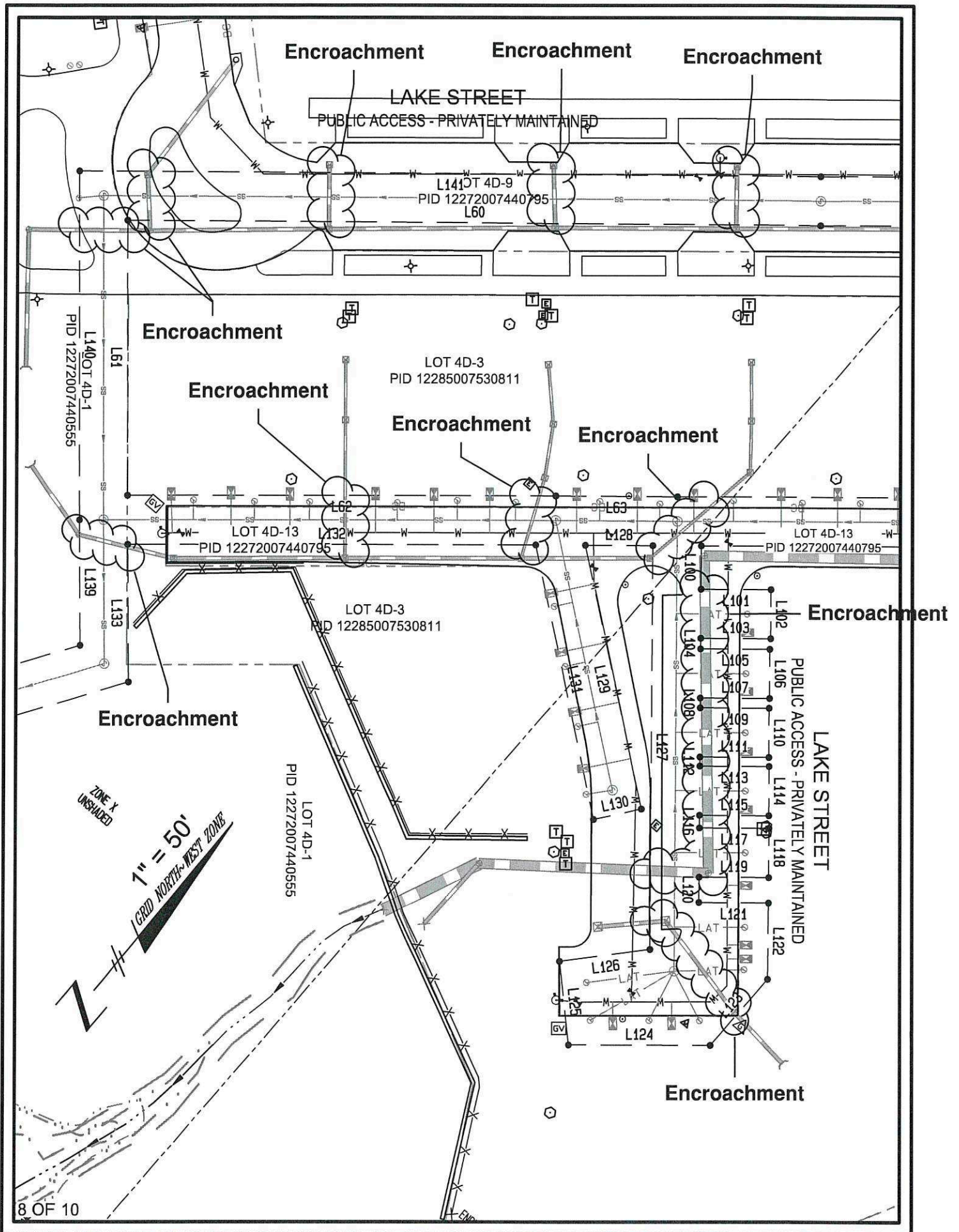




Total Sewer Encroachment - Approximately 2,735 SF

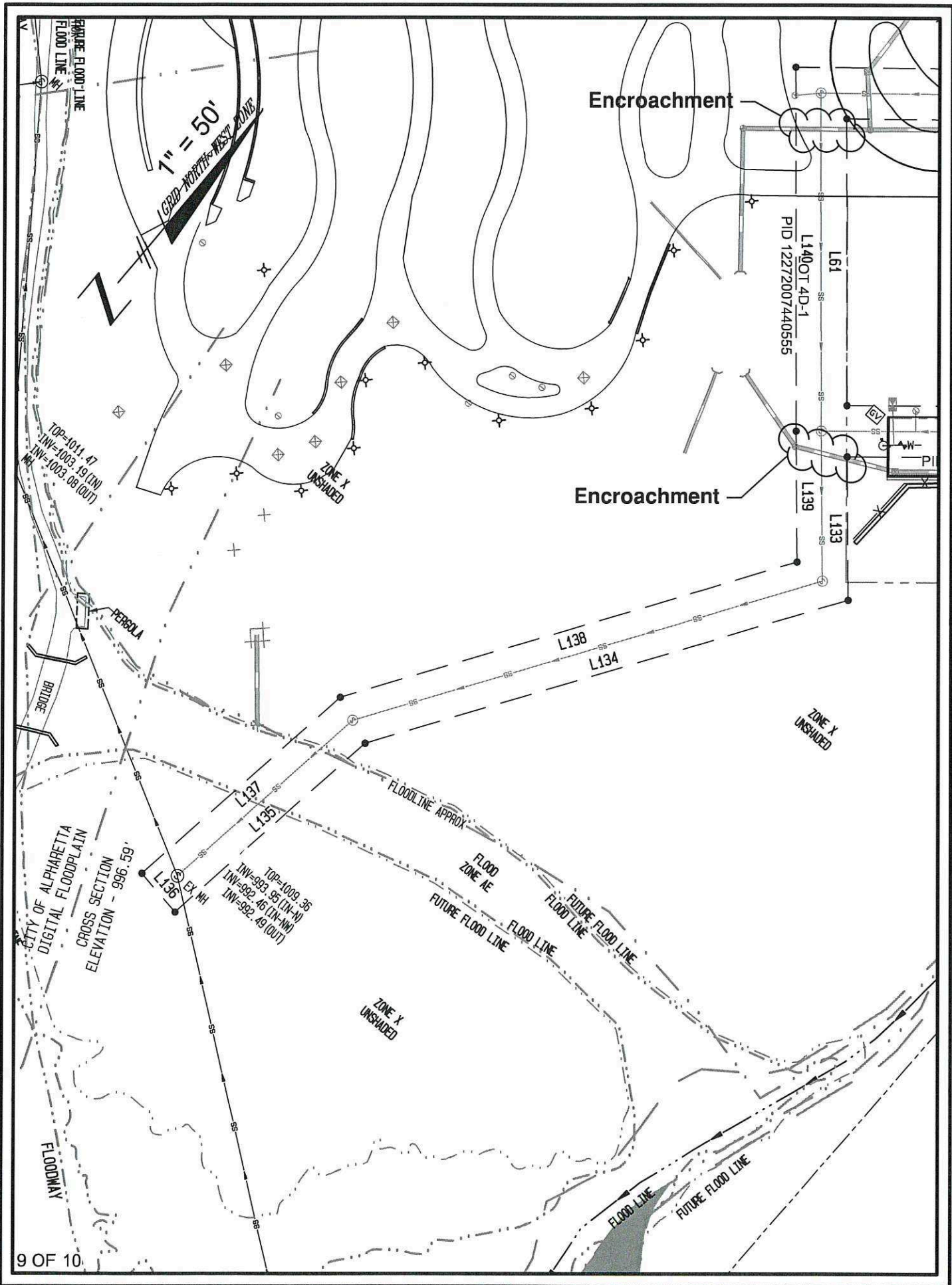


Total Sewer Encroachment - Approximately 2,735 SF





Total Sewer Encroachment - Approximately 2,735 SF



This engineering plan view illustrates a proposed street layout with various encroachments and easements. The drawing includes the following details:

- Scale and Orientation:** A scale of 1" = 50' is provided, along with a North arrow pointing towards the upper right, labeled "GRID NORTH - WEST ZONE".
- Encroachments:** Several areas are identified as encroachments, including:
  - An encroachment on the left side of the plan, near the "EXISTING WATER LINE EASEMENT".
  - An encroachment on the right side, near the "POB SS ESMT 2".
  - Encroachments along the bottom edge, near "LOT 4D-3" and "LOT 4D-1".
- Easements and Property Lines:**
  - An "EXISTING WATER LINE EASEMENT" is shown on the left side.
  - A "TIE TO POC S46°07'06"W 1146.14' (SEE SHEET 4)" is indicated near the top right.
  - Property boundaries are marked with "POB" (Point of Beginning) and "SS" (Survey Station) markers.
- Street and Lot Information:**
  - "LAKE STREET" is shown as a "PUBLIC ACCESS - PRIVATELY MAINTAINED" road.
  - Lot numbers include "LOT 4D-1", "LOT 4D-3", and "LOT 4D-9".
  - Property IDs (PID) are provided for several lots: PID 122720074403, PID 122720074405, PID 122720074409, and PID 12285007530811.
- Other Features:**
  - A "400' CENTER" line is shown near the top left.
  - A "1/2 REBAR W/CAP" is noted near the top center.
  - A "1/2 REBAR W/CAP" is noted near the bottom center.
  - A "1/2 REBAR W/CAP" is noted near the bottom right.



**DESCRIPTION OF PROPERTY  
GA 400 CENTER / LAKEVIEW PARK / TECH 360  
20' PERMANENT SEWER EASEMENT**

**TRACT1:**

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 744, 745, 752 & 753 OF THE 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT AN IRON PIN PLACED (1/2" REBAR) LOCATED AT THE MOST SOUTHERLY MARGIN OF THE CURVED INTERSECTION FORMED BY THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LAKEVIEW PARKWAY (100' R/W; PLAT BOOK 209, PAGE 41) WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HAYNES BRIDGE ROAD (VARIABLE R/W; PLAT BOOK 453, PAGE 70), THENCE PROCEED ALONG THE SAID CURVED INTERSECTION A 165.33 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 100.00 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 80°04'15" WEST, 147.14 FEET; THEN DEPART THE SAID CURVED INTERSECTION AND PROCEED ALONG THE SOUTHEASTERLY RIGHT OF WAY OF LAKEVIEW PARKWAY (100' R/W; PLAT BOOK 209, PAGE 41); THENCE PROCEED ALONG THE SOUTHEASTERLY RIGHT OF WAY OF LAKEVIEW PARKWAY (100' R/W; PLAT BOOK 209, PAGE 41) THE FOLLOWING COURSES AND DISTANCES:

- 1) THENCE 215.83 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 4818.16 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 51°16'53" WEST, 215.81 FEET TO A POINT;
- 2) THENCE SOUTH 49°59'53" WEST FOR A DISTANCE OF 160.00 FEET TO A POINT;
- 3) THENCE 11.89 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 632.50 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 50°32'12" WEST, 11.89 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS ESTABLISHED; THENCE DEPART THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF LAKEVIEW PARKWAY (100' R/W; PLAT BOOK 209, PAGE 41) SOUTH 36°25'06" EAST, A DISTANCE OF 10.34 FEET TO A POINT; THENCE SOUTH 41°14'23" WEST FOR A DISTANCE OF 55.98 FEET TO A POINT; THENCE SOUTH 39°49'32" EAST FOR A DISTANCE OF 2.29 FEET TO A POINT; THENCE NORTH 50°10'28" EAST FOR A DISTANCE OF 19.87 FEET TO A POINT; THENCE SOUTH 39°49'32" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 50°10'28" WEST FOR A DISTANCE OF 19.87 FEET TO A POINT; THENCE SOUTH 39°49'32" EAST FOR A DISTANCE OF 6.37 FEET TO A POINT; THENCE NORTH 50°10'28" EAST FOR A DISTANCE OF 20.82 FEET TO A POINT; THENCE SOUTH 39°49'32" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 50°10'28" WEST FOR A DISTANCE OF 20.82 FEET TO A POINT; THENCE SOUTH 39°49'32" EAST FOR A DISTANCE OF 2.76 FEET TO A POINT; THENCE NORTH 50°10'28" EAST FOR A DISTANCE OF 20.71 FEET TO A POINT; THENCE SOUTH 39°49'32" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 50°10'28" WEST FOR A DISTANCE OF 20.71 FEET TO A POINT; THENCE SOUTH 39°49'32" EAST FOR A DISTANCE OF 14.31 FEET TO A POINT; THENCE NORTH 50°10'28" EAST FOR A DISTANCE OF 20.02 FEET TO A POINT; THENCE SOUTH 39°49'32" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 50°10'28" WEST FOR A DISTANCE OF 20.02 FEET TO A POINT; THENCE SOUTH 39°49'32" EAST FOR A DISTANCE OF 2.82 FEET TO A POINT; THENCE NORTH 50°10'28" EAST FOR A DISTANCE OF 20.63 FEET TO A POINT;



THENCE SOUTH 39°49'32" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 50°10'28" WEST FOR A DISTANCE OF 20.63 FEET TO A POINT; THENCE SOUTH 39°49'32" EAST FOR A DISTANCE OF 4.29 FEET TO A POINT; THENCE NORTH 50°10'28" EAST FOR A DISTANCE OF 21.68 FEET TO A POINT; THENCE SOUTH 39°49'32" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 50°10'28" WEST FOR A DISTANCE OF 21.68 FEET TO A POINT; THENCE SOUTH 39°49'32" EAST FOR A DISTANCE OF 5.96 FEET TO A POINT; THENCE NORTH 50°10'28" EAST FOR A DISTANCE OF 20.59 FEET TO A POINT; THENCE SOUTH 39°49'32" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 50°10'28" WEST FOR A DISTANCE OF 20.59 FEET TO A POINT; THENCE SOUTH 39°49'32" EAST FOR A DISTANCE OF 3.68 FEET TO A POINT; THENCE NORTH 50°10'28" EAST FOR A DISTANCE OF 20.89 FEET TO A POINT; THENCE SOUTH 39°49'32" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 50°10'28" WEST FOR A DISTANCE OF 20.89 FEET TO A POINT; THENCE SOUTH 39°49'32" EAST FOR A DISTANCE OF 32.07 FEET TO A POINT; THENCE NORTH 49°57'59" EAST FOR A DISTANCE OF 120.46 FEET TO A POINT; THENCE NORTH 49°59'20" EAST FOR A DISTANCE OF 240.97 FEET TO A POINT; THENCE NORTH 39°15'43" WEST FOR A DISTANCE OF 12.99 FEET TO A POINT; THENCE NORTH 40°06'02" WEST FOR A DISTANCE OF 36.11 FEET TO A POINT; THENCE NORTH 49°53'58" EAST FOR A DISTANCE OF 10.00 FEET TO A POINT; THENCE NORTH 49°53'58" EAST FOR A DISTANCE OF 10.00 FEET TO A POINT; THENCE SOUTH 40°06'02" EAST FOR A DISTANCE OF 36.25 FEET TO A POINT; THENCE SOUTH 39°15'43" EAST FOR A DISTANCE OF 19.71 FEET TO A POINT; THENCE SOUTH 75°43'28" EAST FOR A DISTANCE OF 36.33 FEET TO A POINT; THENCE SOUTH 14°16'32" WEST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 75°43'28" WEST FOR A DISTANCE OF 34.50 FEET TO A POINT; THENCE SOUTH 49°59'20" WEST FOR A DISTANCE OF 245.71 FEET TO A POINT; THENCE SOUTH 49°57'59" WEST FOR A DISTANCE OF 130.52 FEET TO A POINT; THENCE SOUTH 50°17'24" WEST FOR A DISTANCE OF 150.33 FEET TO A POINT; THENCE SOUTH 39°33'20" EAST FOR A DISTANCE OF 15.29 FEET TO A POINT; THENCE SOUTH 39°28'33" EAST FOR A DISTANCE OF 42.10 FEET TO A POINT; THENCE SOUTH 50°31'27" WEST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 39°28'33" WEST FOR A DISTANCE OF 5.21 FEET TO A POINT; THENCE SOUTH 53°10'28" WEST FOR A DISTANCE OF 14.44 FEET TO A POINT; THENCE NORTH 35°38'47" WEST FOR A DISTANCE OF 29.61 FEET TO A POINT; THENCE NORTH 53°35'41" EAST FOR A DISTANCE OF 12.47 FEET TO A POINT; THENCE NORTH 39°28'33" WEST FOR A DISTANCE OF 7.33 FEET TO A POINT; THENCE NORTH 39°33'20" WEST FOR A DISTANCE OF 15.14 FEET TO A POINT; THENCE SOUTH 49°48'50" WEST FOR A DISTANCE OF 288.96 FEET TO A POINT; THENCE SOUTH 50°19'31" WEST FOR A DISTANCE OF 286.29 FEET TO A POINT; THENCE SOUTH 40°16'38" EAST FOR A DISTANCE OF 112.03 FEET TO A POINT; THENCE NORTH 49°59'37" EAST FOR A DISTANCE OF 176.65 FEET TO A POINT; THENCE NORTH 50°20'21" EAST FOR A DISTANCE OF 50.08 FEET TO A POINT; THENCE NORTH 50°00'25" EAST FOR A DISTANCE OF 236.56 FEET TO A POINT; THENCE NORTH 39°52'35" WEST FOR A DISTANCE OF 58.65 FEET TO A POINT; THENCE NORTH 53°15'04" EAST FOR A DISTANCE OF 41.74 FEET TO A POINT; THENCE SOUTH 36°44'56" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 53°15'04" WEST FOR A DISTANCE OF 20.62 FEET TO A POINT; THENCE SOUTH 39°52'35" EAST FOR A DISTANCE OF 4.88 FEET TO A POINT; THENCE NORTH 50°07'25" EAST FOR A DISTANCE OF 20.83 FEET TO A POINT; THENCE SOUTH 39°52'35" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 50°07'25" WEST FOR A DISTANCE OF 20.83 FEET TO A POINT; THENCE SOUTH 39°52'35" EAST FOR A DISTANCE OF 3.24 FEET TO A POINT; THENCE NORTH 50°07'25" EAST FOR A DISTANCE OF 21.19 FEET TO A POINT; THENCE SOUTH 39°52'35" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 50°07'25" WEST FOR A DISTANCE OF 21.19 FEET TO A POINT; THENCE SOUTH 40°07'59"



EAST FOR A DISTANCE OF 24.12 FEET TO A POINT; THENCE NORTH 49°52'01" EAST FOR A DISTANCE OF 21.65 FEET TO A POINT; THENCE SOUTH 40°07'59" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 49°52'01" WEST FOR A DISTANCE OF 21.65 FEET TO A POINT; THENCE SOUTH 40°07'59" EAST FOR A DISTANCE OF 1.13 FEET TO A POINT; THENCE NORTH 49°52'01" EAST FOR A DISTANCE OF 21.04 FEET TO A POINT; THENCE SOUTH 40°07'59" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 49°52'01" WEST FOR A DISTANCE OF 21.04 FEET TO A POINT; THENCE SOUTH 40°07'59" EAST FOR A DISTANCE OF 5.95 FEET TO A POINT; THENCE NORTH 49°52'01" EAST FOR A DISTANCE OF 20.89 FEET TO A POINT; THENCE SOUTH 40°07'59" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 49°52'01" WEST FOR A DISTANCE OF 20.89 FEET TO A POINT; THENCE SOUTH 40°07'59" EAST FOR A DISTANCE OF 17.65 FEET TO A POINT; THENCE NORTH 49°52'01" EAST FOR A DISTANCE OF 20.97 FEET TO A POINT; THENCE SOUTH 40°07'59" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 49°52'01" WEST FOR A DISTANCE OF 20.97 FEET TO A POINT; THENCE SOUTH 40°07'59" EAST FOR A DISTANCE OF 3.80 FEET TO A POINT; THENCE NORTH 49°52'01" EAST FOR A DISTANCE OF 20.47 FEET TO A POINT; THENCE SOUTH 52°33'51" EAST FOR A DISTANCE OF 18.89 FEET TO A POINT; THENCE SOUTH 24°50'10" EAST FOR A DISTANCE OF 22.47 FEET TO A POINT; THENCE SOUTH 65°09'50" WEST FOR A DISTANCE OF 40.03 FEET TO A POINT; THENCE NORTH 40°07'59" WEST FOR A DISTANCE OF 152.90 FEET TO A POINT; THENCE SOUTH 50°00'25" WEST FOR A DISTANCE OF 226.63 FEET TO A POINT; THENCE SOUTH 39°47'03" EAST FOR A DISTANCE OF 17.66 FEET TO A POINT; THENCE NORTH 50°12'57" EAST FOR A DISTANCE OF 29.30 FEET TO A POINT; THENCE SOUTH 39°47'03" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 50°12'57" WEST FOR A DISTANCE OF 29.30 FEET TO A POINT; THENCE SOUTH 39°47'03" EAST FOR A DISTANCE OF 4.30 FEET TO A POINT; THENCE NORTH 50°12'57" EAST FOR A DISTANCE OF 28.97 FEET TO A POINT; THENCE SOUTH 39°47'03" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 50°12'57" WEST FOR A DISTANCE OF 28.97 FEET TO A POINT; THENCE SOUTH 39°47'03" EAST FOR A DISTANCE OF 4.00 FEET TO A POINT; THENCE NORTH 50°12'57" EAST FOR A DISTANCE OF 28.82 FEET TO A POINT; THENCE SOUTH 39°47'03" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 50°12'57" WEST FOR A DISTANCE OF 28.82 FEET TO A POINT; THENCE SOUTH 39°47'03" EAST FOR A DISTANCE OF 3.71 FEET TO A POINT; THENCE NORTH 50°12'57" EAST FOR A DISTANCE OF 29.00 FEET TO A POINT; THENCE SOUTH 39°47'03" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 50°12'57" WEST FOR A DISTANCE OF 29.00 FEET TO A POINT; THENCE SOUTH 39°47'03" EAST FOR A DISTANCE OF 5.11 FEET TO A POINT; THENCE NORTH 50°12'57" EAST FOR A DISTANCE OF 29.09 FEET TO A POINT; THENCE SOUTH 39°47'03" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 50°12'57" WEST FOR A DISTANCE OF 29.09 FEET TO A POINT; THENCE SOUTH 39°47'03" EAST FOR A DISTANCE OF 10.27 FEET TO A POINT; THENCE NORTH 50°19'46" EAST FOR A DISTANCE OF 29.10 FEET TO A POINT; THENCE SOUTH 39°20'22" EAST FOR A DISTANCE OF 30.94 FEET TO A POINT; THENCE SOUTH 01°41'21" WEST FOR A DISTANCE OF 35.97 FEET TO A POINT; THENCE SOUTH 50°05'51" WEST FOR A DISTANCE OF 58.07 FEET TO A POINT; THENCE NORTH 46°34'15" WEST FOR A DISTANCE OF 34.15 FEET TO A POINT; THENCE NORTH 42°31'49" EAST FOR A DISTANCE OF 37.40 FEET TO A POINT; THENCE NORTH 39°47'03" WEST FOR A DISTANCE OF 164.20 FEET TO A POINT; THENCE SOUTH 50°20'21" WEST FOR A DISTANCE OF 27.62 FEET TO A POINT; THENCE SOUTH 52°15'42" EAST FOR A DISTANCE OF 109.88 FEET TO A POINT; THENCE SOUTH 37°44'18" WEST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 52°15'42" WEST FOR A DISTANCE OF 114.30 FEET TO A POINT; THENCE SOUTH 49°59'37" WEST FOR A DISTANCE OF 168.41 FEET TO A POINT; THENCE SOUTH 40°35'22" EAST FOR A DISTANCE OF 56.09 FEET TO A POINT; THENCE



SOUTH 33°31'54" WEST FOR A DISTANCE OF 198.85 FEET TO A POINT; THENCE SOUTH 08°43'59" WEST FOR A DISTANCE OF 99.89 FEET TO A POINT; THENCE NORTH 81°16'01" WEST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 08°43'59" EAST FOR A DISTANCE OF 104.29 FEET TO A POINT; THENCE NORTH 33°31'54" EAST FOR A DISTANCE OF 188.15 FEET TO A POINT; THENCE NORTH 40°35'22" WEST FOR A DISTANCE OF 51.12 FEET TO A POINT; THENCE NORTH 40°16'38" WEST FOR A DISTANCE OF 142.22 FEET TO A POINT; THENCE NORTH 50°19'31" EAST FOR A DISTANCE OF 306.41 FEET TO A POINT; THENCE NORTH 49°48'50" EAST FOR A DISTANCE OF 299.02 FEET TO A POINT; THENCE NORTH 50°17'24" EAST FOR A DISTANCE OF 150.29 FEET TO A POINT; THENCE NORTH 39°49'32" WEST FOR A DISTANCE OF 251.66 FEET TO A POINT; THENCE NORTH 41°14'23" EAST FOR A DISTANCE OF 28.72 FEET TO A POINT; THENCE 47.63 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 632.50 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 53°13'58" EAST, 47.62 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 1.71294 ACRES, OR 74616 SQUARE FEET.

**TRACT 2:**

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 744, 745, 752 & 753 OF THE 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN PLACED (1/2" REBAR) LOCATED AT THE MOST SOUTHERLY MARGIN OF THE CURVED INTERSECTION FORMED BY THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LAKEVIEW PARKWAY (100' R/W; PLAT BOOK 209, PAGE 41) WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HAYNES BRIDGE ROAD (VARIABLE R/W; PLAT BOOK 453, PAGE 70), THENCE DEPART THE SAID CURVED RIGHT OF WAY INTERSECTION AND PROCEED SOUTH 51°37'10" WEST, A DISTANCE OF 1238.72 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS ESTABLISHED; THENCE SOUTH 29°32'14" WEST, A DISTANCE OF 41.19 FEET TO A POINT; THENCE NORTH 47°50'31" WEST FOR A DISTANCE OF 20.50 FEET TO A POINT; THENCE NORTH 29°32'14" EAST FOR A DISTANCE OF 36.72 FEET TO A POINT; THENCE SOUTH 60°27'46" EAST FOR A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 0.01789 ACRES, OR 779 SQUARE FEET.