

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

THIS DOCUMENT MAY BE RECORDED ONLY 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 Park - POD G2
Tax Parcel Identification No.: 11 113004180020
Land Disturbance Permit No.: 20-023 WZ
Zoning/Special Use Permit No.: _____
(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 14th day of June, 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.

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 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 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) 417 & 418 of the 1st District, 1st Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit:

Bellmore Park POD G2

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(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 said sewer line on both a routine and emergency basis.

Grantor hereby warrants that it has the right to sell and convey said sewer 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 its hand and seal on the day and year first above written.

Signed, sealed and delivered this 14th
day of June, 20 21
in the presence of:

Vernard Edmuns
Witness

Kathryn Odom
Notary Public

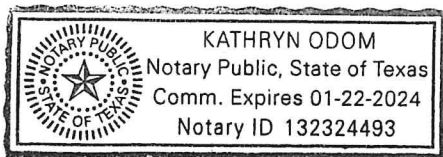
GRANTOR: Johns Creek 206, LLC
CORPORATE NAME

By: 
Print Name: Richard Costello
Title: President

By: _____
Print Name: _____
Title: _____

[NOTARIAL SEAL]

[CORPORATE SEAL]



DESCRIPTION OF
Bellmoore Park - Pod G2 Sanitary Sewer Easement

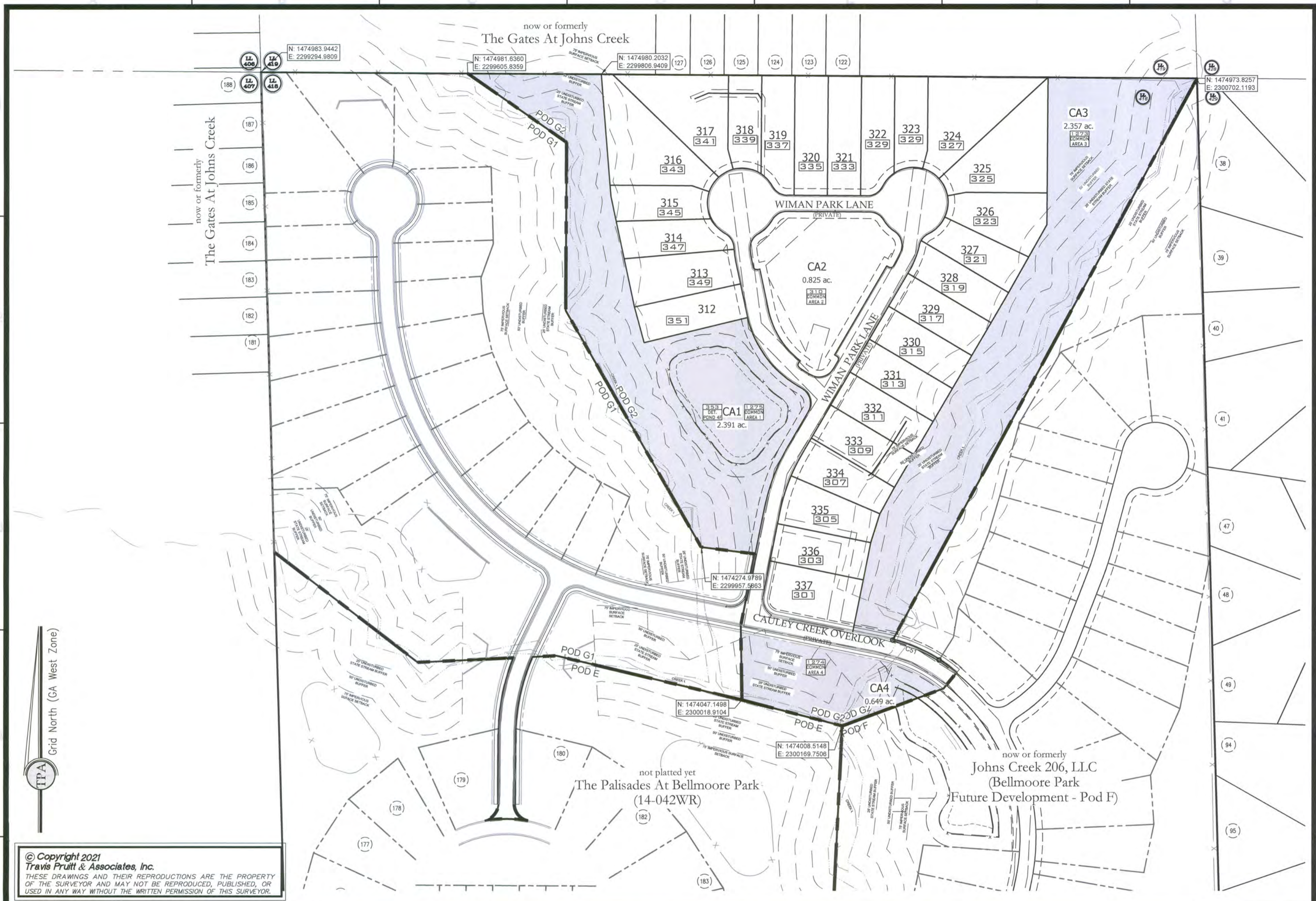
All that tract or parcel of land lying and being in Land Lots 417 and 418 of the 1st District, 1st Section, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at a point at the corner common to Land Lots 406, 407, 418, and 419; THENCE leaving said corner common to Land Lots 406, 407, 418, and 419 along a tie line South 77 degrees 43 minutes 00 seconds East a distance of 720.26 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

THENCE from said **TRUE POINT OF BEGINNING** North 82 degrees 37 minutes 50 seconds East a distance of 20.00 feet to a point; THENCE South 07 degrees 22 minutes 10 seconds East a distance of 225.54 feet to a point; THENCE South 44 degrees 38 minutes 37 seconds East a distance of 135.35 feet to a point; THENCE North 29 degrees 41 minutes 41 seconds East a distance of 236.55 feet to a point; THENCE North 07 degrees 35 minutes 06 seconds East a distance of 122.51 feet to a point; THENCE South 82 degrees 24 minutes 54 seconds East a distance of 20.00 feet to a point; THENCE South 07 degrees 35 minutes 06 seconds West a distance of 126.42 feet to a point; THENCE South 29 degrees 41 minutes 41 seconds West a distance of 253.83 feet to a point; THENCE South 31 degrees 47 minutes 01 seconds West a distance of 127.00 feet to a point; THENCE South 11 degrees 40 minutes 07 seconds West a distance of 136.22 feet to a point; THENCE South 10 degrees 15 minutes 32 seconds West a distance of 78.72 feet to a point; THENCE South 79 degrees 23 minutes 36 seconds East a distance of 182.04 feet to a point; THENCE South 73 degrees 34 minutes 21 seconds East a distance of 60.82 feet to a point; THENCE South 57 degrees 50 minutes 21 seconds East a distance of 72.29 feet to a point; THENCE South 42 degrees 55 minutes 19 seconds East a distance of 90.63 feet to a point; THENCE South 22 degrees 25 minutes 07 seconds East a distance of 128.52 feet to a point; THENCE South 02 degrees 42 minutes 29 seconds West a distance of 113.96 feet to a point; THENCE South 11 degrees 51 minutes 51 seconds West a distance of 305.06 feet to a point; THENCE South 00 degrees 47 minutes 07 seconds East a distance of 111.62 feet to a point; THENCE South 02 degrees 54 minutes 17 seconds East a distance of 45.51 feet to a point; THENCE South 22 degrees 03 minutes 21 seconds East a distance of 399.29 feet to a point; THENCE South 67 degrees 25 minutes 13 seconds West a distance of 143.57 feet to a point; THENCE North 28 degrees 00 minutes 46 seconds West a distance of 266.93 feet to a point; THENCE North 76 degrees 30 minutes 01 seconds West a distance of 22.73 feet to a point; THENCE North 45 degrees 36 minutes 34 seconds West a distance of 69.49 feet to a point; THENCE North 02 degrees 50 minutes 54 seconds West a distance of 143.99 feet to a point; THENCE North 24 degrees 58 minutes 13 seconds East a distance of 58.68 feet to a point; THENCE North 26 degrees 47 minutes 29 seconds West a distance of 88.59 feet to a point; THENCE North 77 degrees 03 minutes 44 seconds East a

distance of 20.60 feet to a point; THENCE South 26 degrees 47 minutes 29 seconds East a distance of 93.36 feet to a point; THENCE South 24 degrees 58 minutes 13 seconds West a distance of 63.43 feet to a point; THENCE South 02 degrees 50 minutes 54 seconds East a distance of 131.21 feet to a point; THENCE South 45 degrees 36 minutes 34 seconds East a distance of 56.14 feet to a point; THENCE South 76 degrees 30 minutes 01 seconds East a distance of 26.21 feet to a point; THENCE South 28 degrees 00 minutes 46 seconds East a distance of 257.75 feet to a point; THENCE North 67 degrees 25 minutes 13 seconds East a distance of 105.56 feet to a point; THENCE North 22 degrees 03 minutes 21 seconds West a distance of 382.85 feet to a point; THENCE North 02 degrees 54 minutes 17 seconds West a distance of 49.25 feet to a point; THENCE North 00 degrees 47 minutes 07 seconds West a distance of 114.21 feet to a point; THENCE North 11 degrees 51 minutes 51 seconds East a distance of 305.68 feet to a point; THENCE North 02 degrees 42 minutes 29 seconds East a distance of 107.90 feet to a point; THENCE North 22 degrees 25 minutes 07 seconds West a distance of 120.45 feet to a point; THENCE North 42 degrees 55 minutes 19 seconds West a distance of 84.40 feet to a point; THENCE North 57 degrees 50 minutes 21 seconds West a distance of 66.91 feet to a point; THENCE North 73 degrees 34 minutes 21 seconds West a distance of 57.04 feet to a point; THENCE North 79 degrees 23 minutes 36 seconds West a distance of 200.91 feet to a point; THENCE North 10 degrees 15 minutes 32 seconds East a distance of 98.84 feet to a point; THENCE North 11 degrees 40 minutes 07 seconds East a distance of 140.02 feet to a point; THENCE North 31 degrees 47 minutes 01 seconds East a distance of 122.49 feet to a point; THENCE North 44 degrees 38 minutes 37 seconds West a distance of 147.42 feet to a point; THENCE North 07 degrees 22 minutes 10 seconds West a distance of 232.28 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 67,320 square feet or 1.55 acres.



NO.	DATE	DESCRIPTION	BY
1	06/03/2021	ADDED AB SEWER OUTFALL	KK
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4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruitt.com

Contact Person: MICHAEL HANNA
Certificate of Authorization Number 613

For The Firm
Travis Pruitt & Associates, Inc.

Overall Site Plan

BELLMOORE PARK - POD G2

TWIN CREEKS AT BELLMOORE PARK

10777 BELL ROAD REAR, JOHNS CREEK, GA 30097

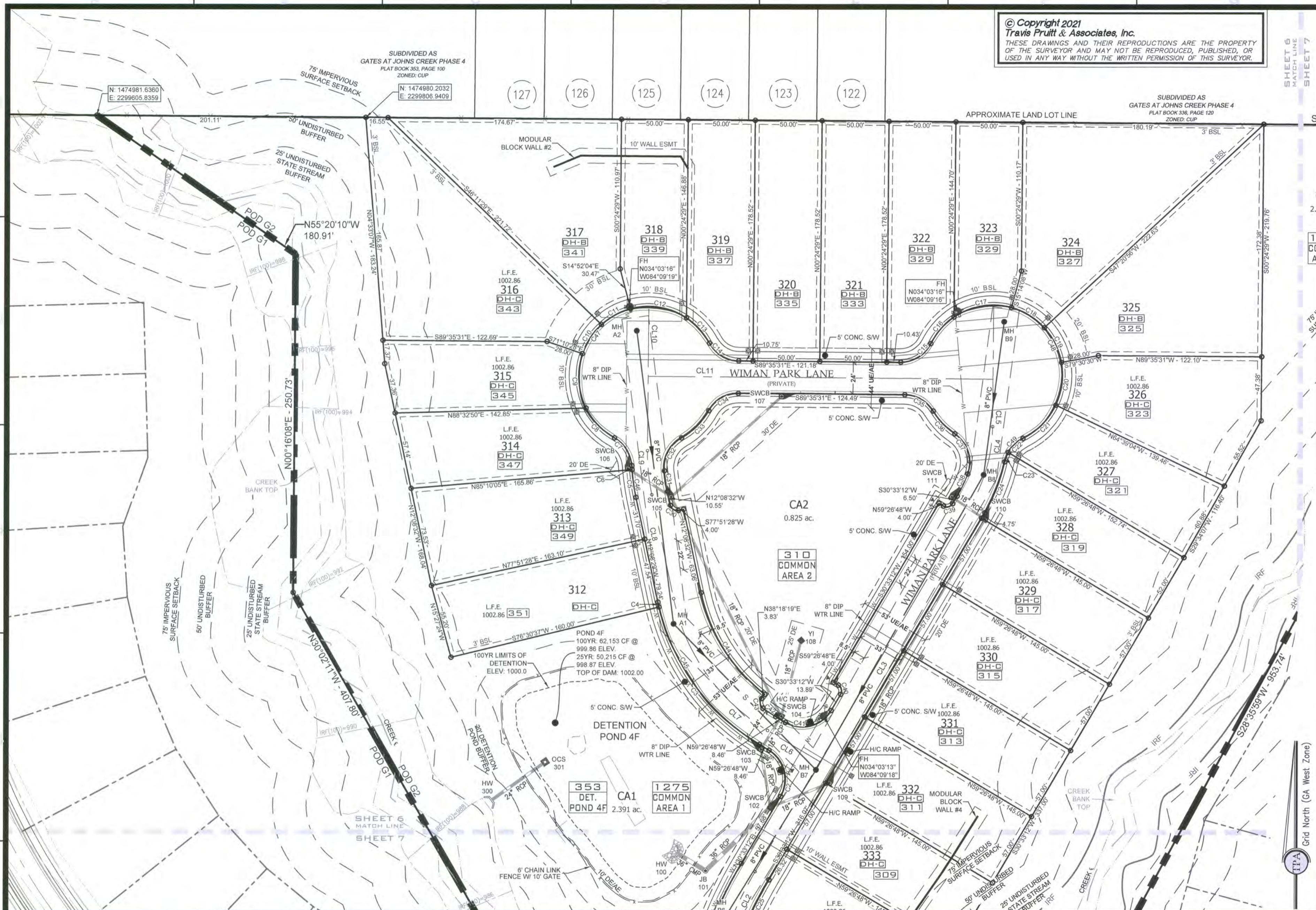
City of Johns Creek - Land Lots 417 & 418 - 1st District - 1st Section - Fulton County - Georgia

GRAPHIC SCALE - IN FEET

DATE: 05/04/2021
SCALE: 1" = 100'
LSV: OVERALL SITE PLAN
CN: 200024FP G2
JN: 200024
FN: 116-C-3129
SHEET 5 OF 9

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SHEET 6
MATCH LINE
SHEET 7



NO.	DATE	DESCRIPTION	BY
1	06/03/2021	ADDED AB SEWER OUTFALL	KK
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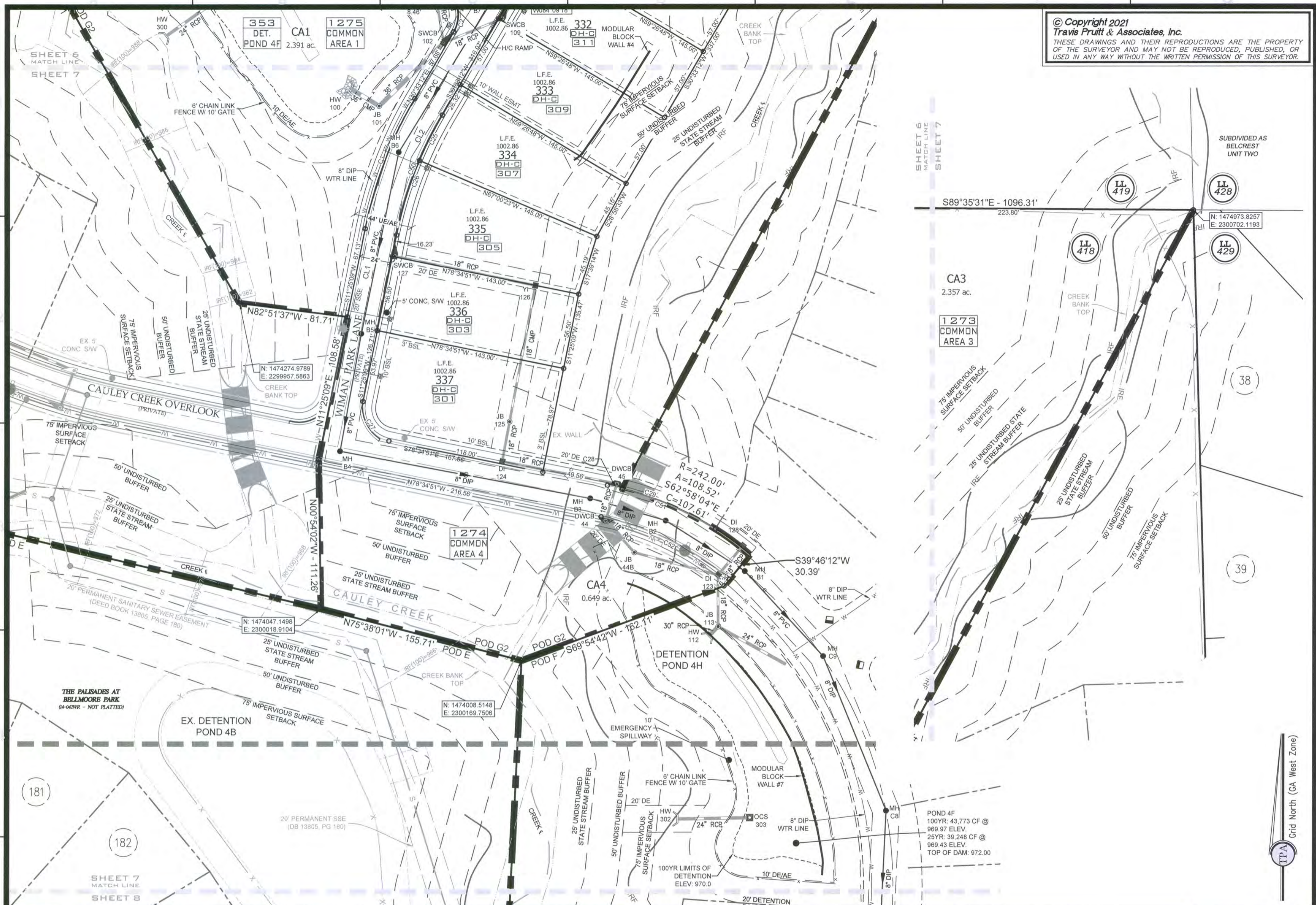
For The Firm
Travis Pruitt & Associates, Inc.

Final Plat
BELLMOORE PARK - POD G2
TWIN CREEKS AT BELLMOORE PARK
10777 BELL ROAD REAR, JOHNS CREEK, GA 30097
City of Johns Creek - Land Lots 417 & 418 - 1st District - 1st Section - Fulton County - Georgia

GRAPHIC SCALE - IN FEET
25 0 50 100 150 200

DATE: 05/04/2021
SCALE: 1" = 50'
LSV: FINAL PLAT
CN: 200024FP G2
JN: 200024
FN: 116-C-3129
SHEET 6 OF 9

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For The Firm
Travis Pruitt & Associates, Inc.

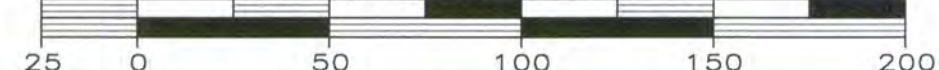


Final Plat

BELLMOORE PARK - POD G2 TWIN CREEKS AT BELLMOORE PARK 10777 BELL ROAD REAR, JOHNS CREEK, GA 30097

City of Johns Creek - Land Lots 417 & 418 - 1st District - 1st Section - Fulton County - Georgia

GRAPHIC SCALE - IN FEET



DATE: 05/04/2021
SCALE: 1"=50'
LSV: FINAL PLAT
CN: 200024FP_G2
JN: 200024
FN: 116-C-3129
SHEET 7 OF 9



NO.	DATE	DESCRIPTION	BY
1	06/03/2021	ADDED AB SEWER OUTFALL	KK
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ENGINEERS • SURVEYORS • ENVIRONMENTAL SCIENTISTS

Travis Pruitt & Associates, Inc.

LANDSCAPE ARCHITECTS

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Norcross, Georgia 30093
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Contact Person: MICHAEL HANNA
Certificate of Authorization Number 613

GEORGIA PROFESSIONAL SURVEYOR No. 2809 TRAVIS N. PRUITT, JR.

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 04114 MICHAEL W. HANNA, JR.

For The Firm
Travis Pruitt & Associates, Inc.

Final Plat

BELLMOORE PARK - POD G2

TWIN CREEKS AT BELLMOORE PARK

10777 BELL ROAD REAR, JOHNS CREEK, GA 30097

City of Johns Creek - Land Lots 417 & 418 - 1st District - 1st Section - Fulton County - Georgia

GRAPHIC SCALE - IN FEET

25 0 50 100 150 200

DATE: 05/04/2021
SCALE: 1"=50'
LSV: FINAL PLAT
CN: 200024FP G2
JN: 200024
FN: 116-C-3129
SHEET 8 OF 9

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SHEET 8
MATCH LINE
SHEET 9

SUBDIVIDED AS DEVONHALL
PLAT BOOK 190, PAGE 61
ZONED: R-4A

APPROXIMATE LAND LOT LINE

(92)

(93)

(94)

(95)

(96)

Grid North (GA West Zone)

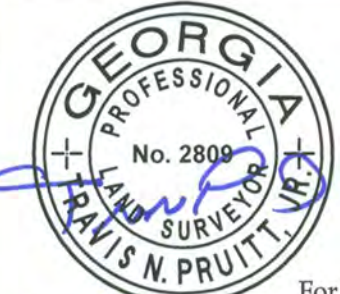
NO.	DATE	DESCRIPTION	BY
1	06/03/2021	ADDED AB SEWER OUTFALL	KK
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REVISIONS



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Contact Person: MICHAEL HANNA
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6/13/21

For The Firm
Travis Pruitt & Associates, Inc.

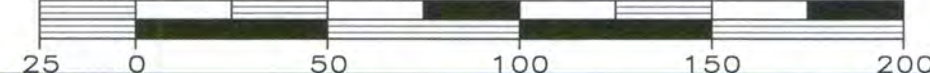


Final Plat

BELLMORE PARK - POD G2
TWIN CREEKS AT BELLMORE PARK
10777 BELL ROAD REAR, JOHNS CREEK, GA 30097

City of Johns Creek - Land Lots 417 & 418 - 1st District - 1st Section - Fulton County - Georgia

GRAPHIC SCALE - IN FEET



DATE: 05/04/2021

SCALE: 1"=50'

LSV: FINAL PLAT

CN: 200024FP_G2

JN: 200024

FN: 116-C-3129

SHEET 9 OF 9