

[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 : Bellmoore Park-POD G12
Tax Parcel Identification No.: 11 113004180020
Land Disturbance Permit No.: 20-023WR
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only

Approval Date: _____
Initials: _____

**WATER LINE 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 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 water line through subject property, and in consideration of the benefits which will accrue to the subject property from the construction of a water line through the 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) 417 & 418, 1st Section (if applicable) of District 1st, Fulton County, Georgia, and more particularly described as follows: To wit:

Bellmoore Park POD G12

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 water line through my property according to the location and size of said

water 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 water 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 water line on both a routine and emergency basis.

Said Grantor hereby warrants that it has the right to sell and convey said water 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 water 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 water 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 14th
day of June, 20 21
in the presence of:

William Edmund
Witness

Kathryn Odom
Notary Public

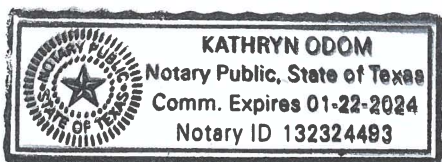
GRANTOR: Johns Creek 206, LLC
CORPORATE NAME

By: Richard Costello
Print Name: Richard Costello
Title: President

By: _____
Print Name: _____
Title: _____

[NOTARIAL SEAL]

[CORPORATE SEAL]



DESCRIPTION OF
Bellmoore Park - Pod G2 Water Line Easement

All that tract or parcel of land lying and being in Land Lot 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 35 minutes 12 seconds East a distance of 810.17 feet to a point, said point
being the **TRUE POINT OF BEGINNING**.

THENCE from said **TRUE POINT OF BEGINNING** South 89 degrees 35 minutes 31 seconds
East a distance of 121.18 feet to a point; THENCE along a curve to the left with a radius of 15.00
feet and an arc length of 16.71 feet, said curve having a chord bearing of North 58 degrees 29
minutes 25 seconds East and a chord distance of 15.86 feet to a point; THENCE along a curve to
the right with a radius of 62.00 feet and an arc length of 235.65 feet, said curve having a chord
bearing of South 44 degrees 30 minutes 53 seconds East and a chord distance of 117.33 feet to a
point; THENCE along a curve to the left with a radius of 15.00 feet and an arc length of 13.66
feet, said curve having a chord bearing of South 38 degrees 16 minutes 33 seconds West and a
chord distance of 13.20 feet to a point; THENCE along a curve to the right with a radius of
137.00 feet and an arc length of 43.93 feet, said curve having a chord bearing of South 21
degrees 22 minutes 05 seconds West and a chord distance of 43.74 feet to a point; THENCE
South 30 degrees 33 minutes 12 seconds West a distance of 316.07 feet to a point; THENCE
along a curve to the left with a radius of 278.00 feet and an arc length of 92.84 feet, said curve
having a chord bearing of South 20 degrees 59 minutes 11 seconds West and a chord distance of
92.41 feet to a point; THENCE South 11 degrees 25 minutes 09 seconds West a distance of
126.71 feet to a point; THENCE along a curve to the left with a radius of 15.00 feet and an arc
length of 23.56 feet, said curve having a chord bearing of South 33 degrees 34 minutes 51
seconds East and a chord distance of 21.21 feet to a point; THENCE South 78 degrees 34
minutes 51 seconds East a distance of 167.56 feet to a point; THENCE along a curve to the left
with a radius of 252.00 feet and an arc length of 14.73 feet, said curve having a chord bearing of
South 76 degrees 54 minutes 21 seconds East and a chord distance of 14.73 feet to a point;
THENCE South 28 degrees 35 minutes 59 seconds West a distance of 10.31 feet to a point;
THENCE along a curve to the right with a radius of 242.00 feet and an arc length of 108.52 feet,
said curve having a chord bearing of South 62 degrees 58 minutes 04 seconds East and a chord
distance of 107.61 feet to a point; THENCE South 39 degrees 46 minutes 12 seconds West a
distance of 30.39 feet to a point; THENCE South 69 degrees 54 minutes 42 seconds West a
distance of 4.19 feet to a point; THENCE along a curve to the left with a radius of 208.00 feet
and an arc length of 101.28 feet, said curve having a chord bearing of North 64 degrees 37
minutes 54 seconds West and a chord distance of 100.28 feet to a point; THENCE North 78
degrees 34 minutes 51 seconds West a distance of 214.37 feet to a point; THENCE North 00

degrees 54 minutes 02 seconds West a distance of 10.24 feet to a point; THENCE North 11 degrees 25 minutes 09 seconds East a distance of 108.58 feet to a point; THENCE North 82 degrees 51 minutes 37 seconds West a distance of 10.03 feet to a point; THENCE North 11 degrees 25 minutes 09 seconds East a distance of 67.88 feet to a point; THENCE along a curve to the right with a radius of 322.00 feet and an arc length of 107.53 feet, said curve having a chord bearing of North 20 degrees 59 minutes 11 seconds East and a chord distance of 107.03 feet to a point; THENCE North 30 degrees 33 minutes 12 seconds East a distance of 57.68 feet to a point; THENCE along a curve to the left with a radius of 15.00 feet and an arc length of 23.56 feet, said curve having a chord bearing of North 14 degrees 26 minutes 48 seconds West and a chord distance of 21.21 feet to a point; THENCE North 59 degrees 26 minutes 48 seconds West a distance of 8.46 feet to a point; THENCE along a curve to the right with a radius of 172.01 feet and an arc length of 142.01 feet, said curve having a chord bearing of North 35 degrees 47 minutes 42 seconds West and a chord distance of 138.01 feet to a point; THENCE North 12 degrees 08 minutes 29 seconds West a distance of 79.24 feet to a point; THENCE along a curve to the right with a radius of 175.45 feet and an arc length of 25.35 feet, said curve having a chord bearing of North 07 degrees 42 minutes 39 seconds West and a chord distance of 25.33 feet to a point; THENCE along a curve to the left with a radius of 15.00 feet and an arc length of 15.14 feet, said curve having a chord bearing of North 32 degrees 21 minutes 35 seconds West and a chord distance of 14.51 feet to a point; THENCE along a curve to the right with a radius of 62.00 feet and an arc length of 230.32 feet, said curve having a chord bearing of North 45 degrees 11 minutes 50 seconds East and a chord distance of 118.94 feet to a point; THENCE along a curve to the left with a radius of 15.00 feet and an arc length of 16.12 feet, said curve having a chord bearing of South 58 degrees 48 minutes 50 seconds East and a chord distance of 15.35 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 112,072 square feet or 2.57 acres.

LESS AND EXCEPT PARCEL 1:

PARCEL 1

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

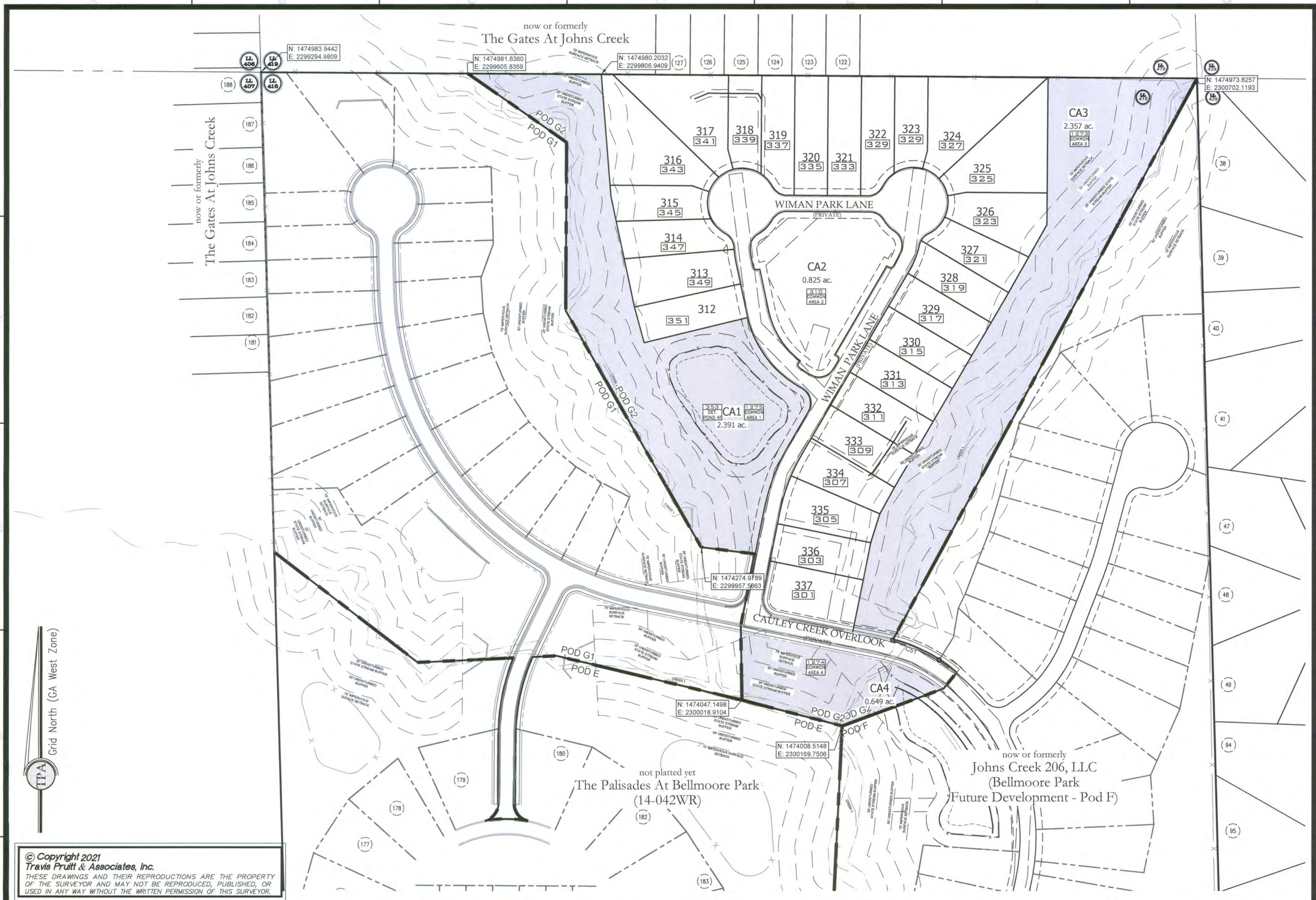
COMMENCING at a point at the corner common to Land Lots 406, 407, 418, and 419; THENCE leaving said corner common to Land Lots 406, 407, 418, and 419 along a tie line South 74 degrees 34 minutes 44 seconds East a distance of 820.44 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

THENCE from said **TRUE POINT OF BEGINNING** South 89 degrees 35 minutes 31 seconds East a distance of 124.49 feet to a point; THENCE along a curve to the right with a radius of 15.00 feet and an arc length of 15.37 feet, said curve having a chord bearing of South 60 degrees 14 minutes 24 seconds East and a chord distance of 14.71 feet to a point; THENCE along a curve

to the left with a radius of 62.85 feet and an arc length of 28.04 feet, said curve having a chord bearing of South 43 degrees 52 minutes 02 seconds East and a chord distance of 27.80 feet to a point; THENCE along a curve to the right with a radius of 15.00 feet and an arc length of 20.21 feet, said curve having a chord bearing of South 18 degrees 15 minutes 21 seconds East and a chord distance of 18.71 feet to a point; THENCE along a curve to the right with a radius of 93.00 feet and an arc length of 16.59 feet, said curve having a chord bearing of South 25 degrees 26 minutes 38 seconds West and a chord distance of 16.56 feet to a point; THENCE South 30 degrees 33 minutes 12 seconds West a distance of 1.50 feet to a point; THENCE North 59 degrees 26 minutes 48 seconds West a distance of 9.00 feet to a point; THENCE South 30 degrees 33 minutes 12 seconds West a distance of 174.00 feet to a point; THENCE South 59 degrees 26 minutes 48 seconds East a distance of 9.00 feet to a point; THENCE South 30 degrees 33 minutes 12 seconds West a distance of 8.89 feet to a point; THENCE along a curve to the right with a radius of 15.00 feet and an arc length of 23.56 feet, said curve having a chord bearing of South 75 degrees 33 minutes 12 seconds West and a chord distance of 21.21 feet to a point; THENCE North 59 degrees 26 minutes 48 seconds West a distance of 8.46 feet to a point; THENCE along a curve to the right with a radius of 128.00 feet and an arc length of 5.30 feet, said curve having a chord bearing of North 58 degrees 15 minutes 37 seconds West and a chord distance of 5.30 feet to a point; THENCE North 38 degrees 18 minutes 19 seconds East a distance of 9.04 feet to a point; THENCE along a curve to the right with a radius of 119.00 feet and an arc length of 94.17 feet, said curve having a chord bearing of North 34 degrees 48 minutes 44 seconds West and a chord distance of 91.73 feet to a point; THENCE North 12 degrees 08 minutes 32 seconds West a distance of 73.06 feet to a point; THENCE South 77 degrees 51 minutes 28 seconds West a distance of 9.00 feet to a point; THENCE North 12 degrees 08 minutes 32 seconds West a distance of 5.56 feet to a point; THENCE along a curve to the right with a radius of 124.56 feet and an arc length of 14.30 feet, said curve having a chord bearing of North 08 degrees 56 minutes 24 seconds West and a chord distance of 14.29 feet to a point; THENCE along a curve to the right with a radius of 15.00 feet and an arc length of 17.51 feet, said curve having a chord bearing of North 27 degrees 41 minutes 07 seconds East and a chord distance of 16.53 feet to a point; THENCE along a curve to the left with a radius of 62.00 feet and an arc length of 34.64 feet, said curve having a chord bearing of North 45 degrees 07 minutes 55 seconds East and a chord distance of 34.19 feet to a point; THENCE along a curve to the right with a radius of 15.00 feet and an arc length of 16.04 feet, said curve having a chord bearing of North 59 degrees 46 minutes 04 seconds East and a chord distance of 15.29 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said less and except tract contains 28,470 square feet or 0.65 acres.

Total tract contains 83,594 square feet or 1.92 acres.



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NO.	DATE	DESCRIPTION	BY
1	06/03/2021	ADDED AB SEWER OUTFALL	KK
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8			

REVISIONS



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



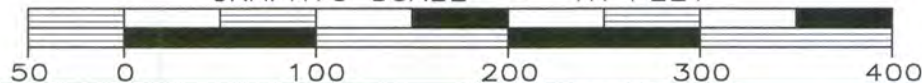
For The Firm
Travis Pruitt & Associates, Inc.

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

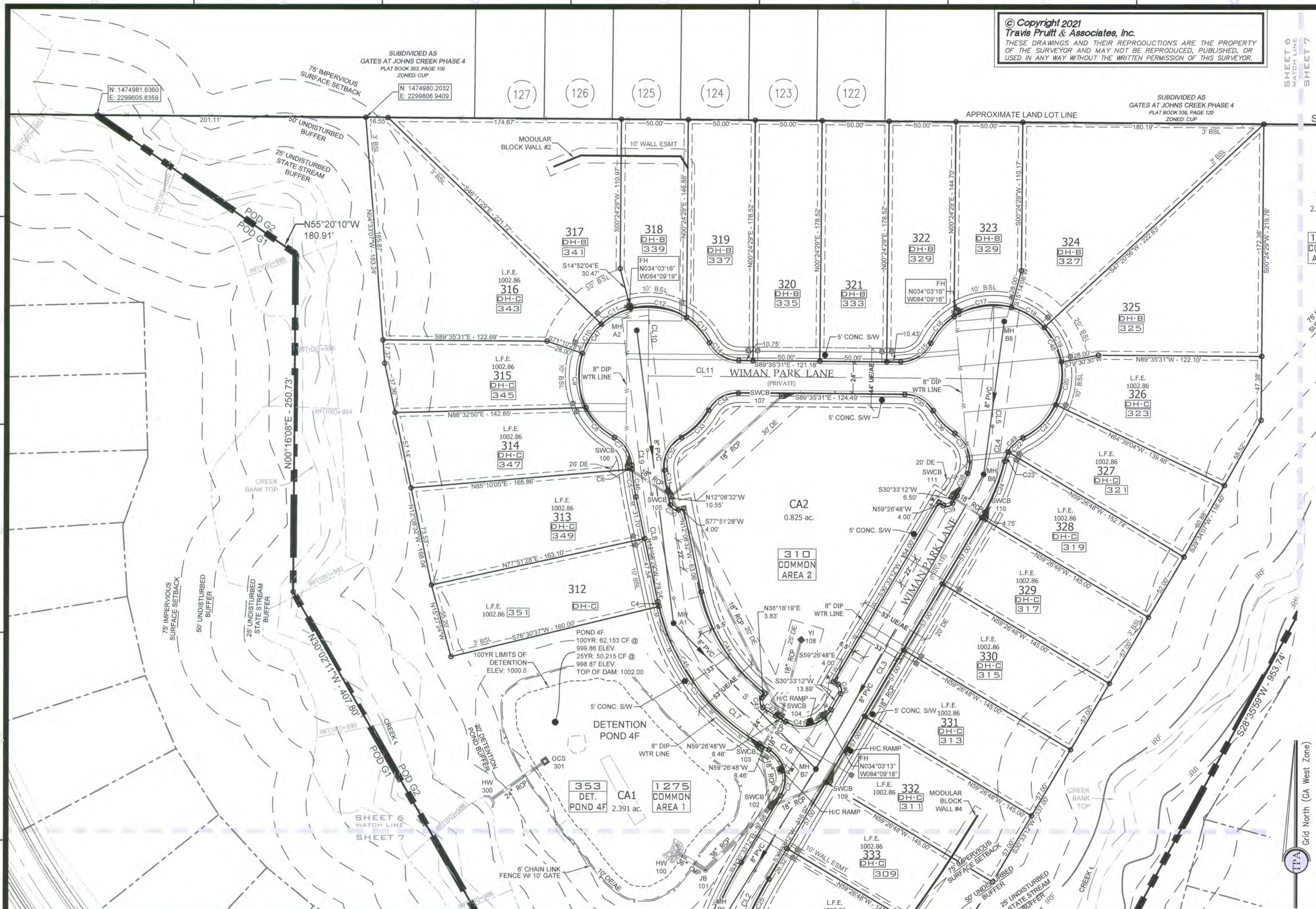
GRAPHIC SCALE - IN FEET



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



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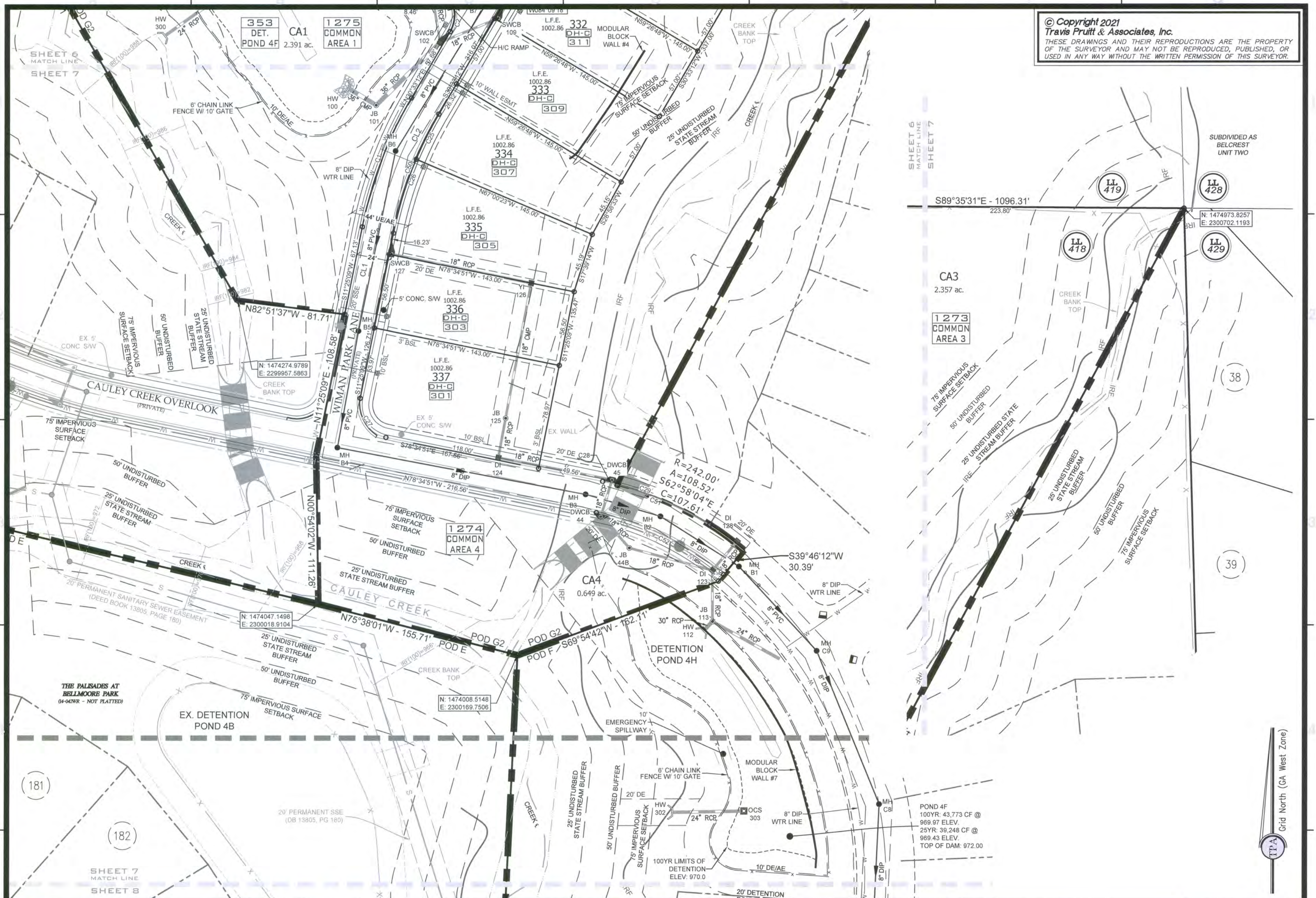
For The Firm
Travis Pruitt & Associates, Inc.

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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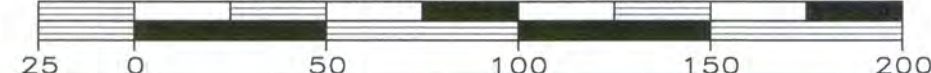


Final Plat

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
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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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Certificate of Authorization Number 613



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