

[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: Puppy Haven
Tax Parcel Identification No.: 11-1120-2420-014-3
Land Disturbance Permit No.: 19-117WR
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 _____ day of _____, 20____, between
Creek Doggy Development, 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) _____ of the _____ District, _____ Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

Puppy Haven
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 6th
day of January 20 21
in the presence of:

Christina Dailey
Witness

Sophie Michelle Sirzyk
Notary Public

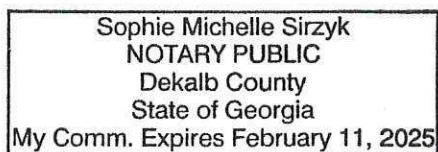
GRANTOR: Creek Doggy Development, LLC
CORPORATE NAME

By: Michael Derner
Print Name: Michael Derner
Title: President

By: Laura L. Bryant
Print Name: Laura Bryant
Title: VP

[NOTARIAL SEAL]

[CORPORATE SEAL]



DESCRIPTION
PROPOSED FULTON COUNTY WATERLINE/VAULT EASEMENT

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DISTRICT 420, 1ST DISTRICT, 1ST SECTION, FULTON COUNTY, GEORGIA CAN BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY R/W OF LAKEFIELD DRIVE (VARIABLE R/W) AND A POINT FORMED BY THE SOUTHWESTERLY RIGHT-OF-WAY OF MCGINNIS FERRY ROAD (VARIABLE RIGHT-OF-WAY);

THENCE EASTERLY ALONG THE SOUTHWESTERLY R/W OF MCGINNIS FERRY ROAD 660.01 FEET TO AN IPF (1/2" REBAR) AT THE INTERSECTION OF THE SOUTHWESTERLY R/W OF MCGINNIS FERRY ROAD AND THE NORTHEASTERLY LINE OF HEMINGFORD WAY (PRIVATE DRIVE & COMMON AREA OF KEMPSTON PLACE-PHASE1), SAID POINT BEING THE POINT OF BEGINNING;

THENCE; CONTINUE EASTERLY ALONG THE SOUTHWESTERLY R/W OF MCGINNIS FERRY ROAD AND EASEMENT LINE, SOUTH 58 DEGREES 6 MINUTES 32 SECONDS EAST A DISTANCE OF 20.00' TO A POINT; THENCE; SOUTH 31 DEGREES 52 MINUTES 23 SECONDS WEST A DISTANCE OF 13.00' TO A POINT; THENCE; NORTH 58 DEGREES 6 MINUTES 32 SECONDS WEST A DISTANCE OF 20.00' TO A POINT, ON THE NORTHEASTERLY LINE OF HEMINGFORD WAY AND SAID COMMON AREA. THENCE; ALONG THE NORTHEASTERLY LINE OF HEMINGFORD WAY & SAID COMMON AREA, NORTH 31 DEGREES 52 MINUTES 23 SECONDS EAST A DISTANCE OF 13.00' TO A POINT, BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINING 260 SQUARE FEET, MORE OR LESS.


Wayne Allick Jr.

04/14/2021

Fulton County Government

19-117WRR

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PROPOSED WATERLINE/ VAULT EASEMENT

LAND LOT 420 ~ 1ST DIST. ~ 1ST SECT.
FULTON COUNTY ~ GEORGIA

Date:
2/8/21

Drawn by:
ETG

Project #:

Review by:
LJS



INTEGRATED
Science &
Engineering

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