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

Project Name : Julio Jones Kia  
Tax Parcel Identification No.: 12-127005910214 12 237005910214  
Land Disturbance Permit No.: 21-044WR  
Zoning/Special Use Permit No.: L-1  
(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 6 day of August, 20 2021, between JJ/DB KROS Real Estate 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) 590 & 591 of the 1st District, 2nd Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit:

\_\_\_\_\_  
Julio Jones Kia

*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

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 6  
day of August, 20 21  
in the presence of:

[Signature]  
Witness

[Signature]  
Notary Public



GRANTOR: JJ/DB KROS Real Estate LLC  
CORPORATE NAME

By: [Signature]

Print Name: David Basha

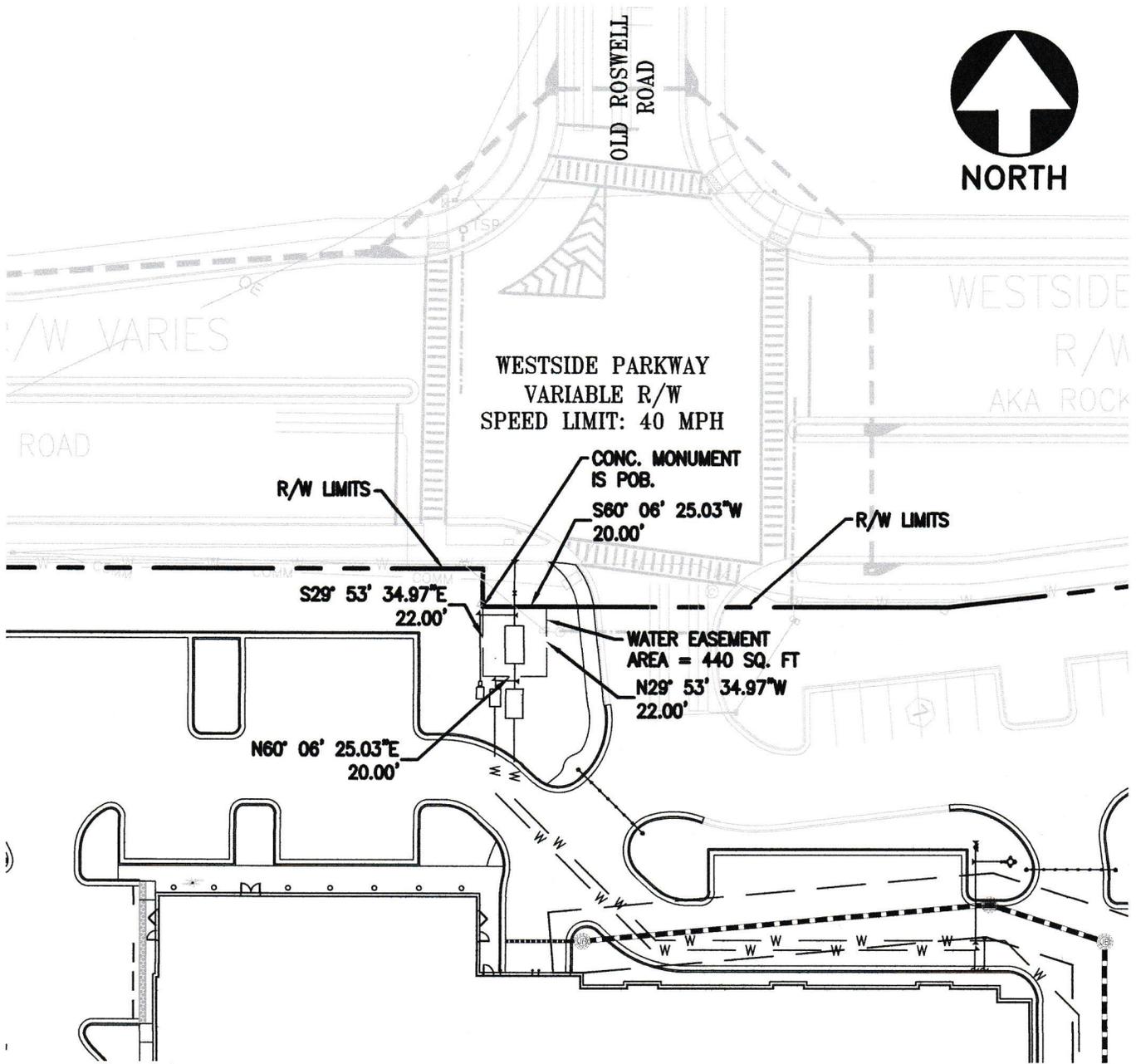
Title: Manager/Member

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

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

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

[CORPORATE SEAL]



NOTE: EASEMENT AREA EXISTING CONDITIONS IS A GRASSED SLOPE.

### GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.



OWNER  
**carriage**  
CARRIAGE  
AUTOMOTIVE GROUP  
2350 Browns Bridge Road  
Gainesville, GA 30504

GRANTOR  
PROJECT  
**Julio Jones Kia**  
Land Lots 590 & 591  
1st District, 2nd Section  
Alpharetta Fulton County, GA  
PARCEL ID #12 127005910214  
SDP PROJECT NO. C-2005-01

PROJECT  
**SITE DEVELOPMENT PARTNERS, LLC**  
4555 Mansell Road, Suite 300  
Alpharetta, GA 30022  
Phone 404-647-4006  
GA P.E. Firm PEF007277  
DATE July 21, 2021  
These drawings are instruments of service and are the exclusive property of Earth Engineering & Technologies, LLC (EET). Their use and publication shall be restricted to the project for which they were prepared. Reuse, reproduction, or publication by any method, in whole or in part, is prohibited except by written permission from EET.

DRAWING TITLE  
**EXHIBIT "A"  
WATER EASEMENT**  
DRAWING NUMBER  
1 of 2

EXHIBIT "A"  
(WATER VAULT)

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ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 591 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:

COMMENCING to a point at a concrete monument located along the southerly right-of-way of Westside Parkway at the southwest corner of the intersection of Old Roswell Road and Westside Parkway, said point being the TRUE POINT OF BEGINNING; thence South 29degrees 53 minutes 35 seconds East a distance of 22.00 feet to a point; thence North 60 degrees 06 minutes 25 seconds East a distance of 20.00 feet to a point; thence North 29 degrees 53 minutes 35 seconds West a distance of 22.00 feet to a point on the southerly right-of-way of Westside Parkway; thence along said right-of-way of Westside Parkway 20.00 feet to a point, said point being the TRUE POINT OF BEGINNING.