

FILED  
HALL CO., GA.

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CHARLES BAKER, CLERK  
SUPERIOR-STATE COURT

BY: ER

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STATE OF GEORGIA,  
COUNTY OF HALL.  
The Law Office of  
Russell C. Petersen LLC  
P. O. Box 6499  
Gainesville, Georgia 30504  
*(JC)*

024643

**EASEMENT**

THIS AGREEMENT, made this 19<sup>th</sup> day of November, 2015,  
between **OK LAKE LANIER, LLLP** party of the first part, and **FEDERAL INVESTMENTS, LLC**, party of the second part,

**WITNESSETH:**

For and in consideration of the sum of Ten Dollars (\$10.00) in hand paid, and other good and valuable consideration, the parties of the first part grant a perpetual exclusive easement for the purposes and uses hereinafter set forth, over, through and across the following lands, to wit:

**See Exhibit "A" which is attached hereto and by reference made a part hereof.**

Said property is adjacent to the northwesterly side of the property owned by or to be owned by **FEDERAL INVESTMENTS, LLC**, the party of the second part, and this easement is granted as appurtenant thereto, for the following purposes and uses, to wit: that the easement shall be used to go in, upon, along, and across that tract of land described in Exhibit "A" in order to install, hook up and maintain a sewer line across said property, together with the right and privilege of entering upon said premises for the purpose of inspecting said sewer line, making repairs, renewals, alterations and extensions. This easement shall be limited in the Grantee shall not exceed the pump capacity. The easement herein granted shall bind the heirs and assigns of the undersigned parties, and shall inure to the benefit of the successors in title of the grantee, **FEDERAL INVESTMENTS, LLC**.

This is an exclusive easement and Grantor covenants that they shall not grant any other sewer easements to the subject property (as shown in Exhibit "A" attached hereto and made a part hereof for reference) except for the those lots in Cresswind at Lake Lanier Phase IIIB. *35 11-19-15*

IN WITNESS WHEREOF, said parties have hereunto set its hand(s) and seal(s), this 19<sup>th</sup> day of November, 2015.

Sworn to and subscribed before me this 19 day of November, 2015.

*Charles Childress*  
\_\_\_\_\_  
Witness

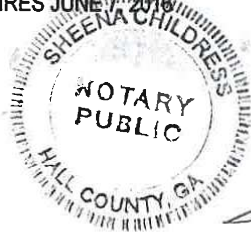
*Sheena Childress*  
\_\_\_\_\_  
Notary Public

NOTARY PUBLIC, HALL COUNTY, GEORGIA  
MY COMMISSION EXPIRES JUNE 7, 2018

**OK LAKE LANIER, LLLP**

BY: *[Signature]*  
TITLE: Agent/President  
ATTEST: *[Signature]*

(AFFIX SEAL)



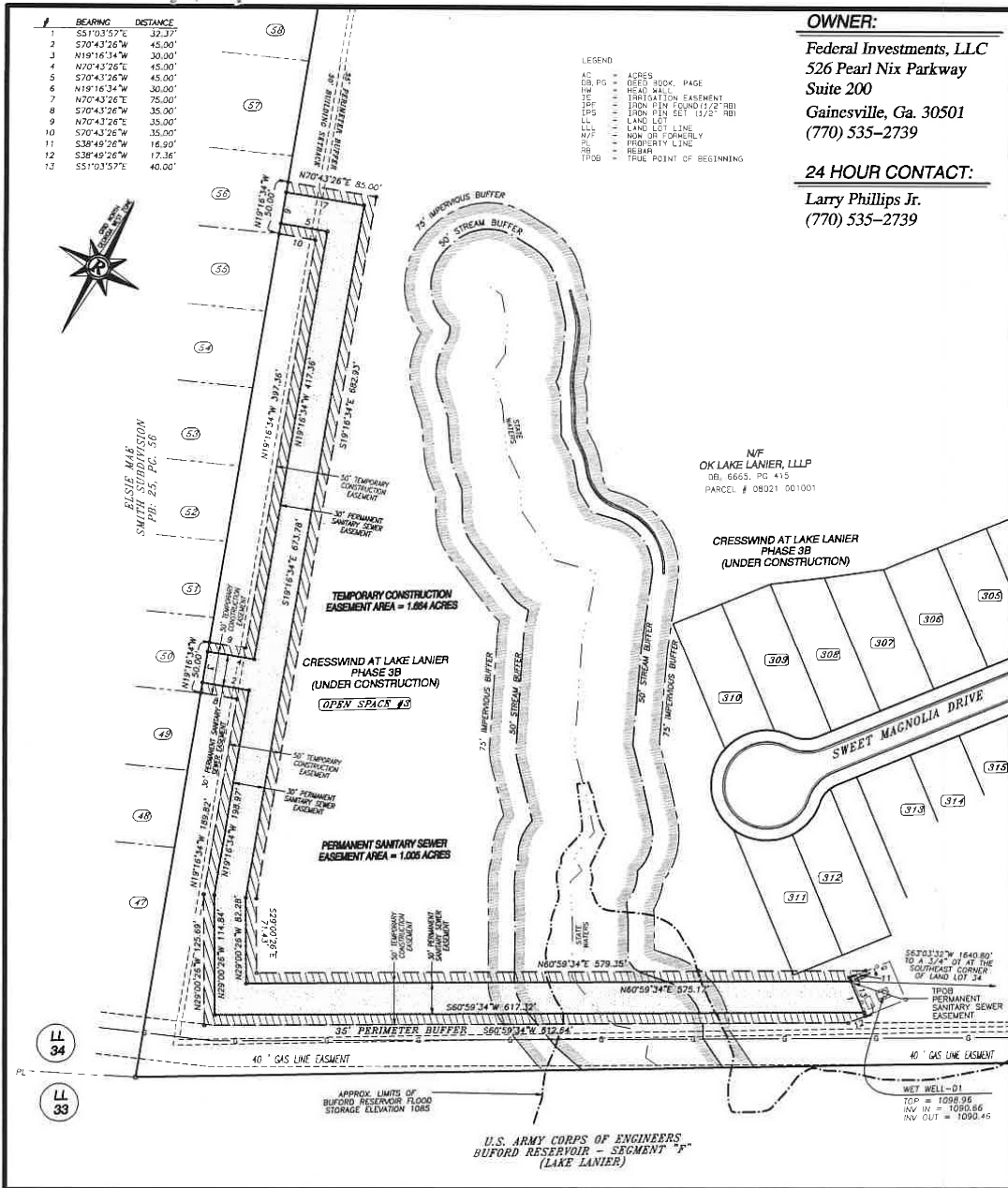
*[Signature]*  
Federal Investments

**EXHIBIT "A"**

All that tract or parcel of land lying and being in Land 34, 8<sup>th</sup> District, City of Gainesville, Hall County, Georgia and being more particularly described as follows:

**Beginning** at a  $\frac{3}{4}$ " open top pipe found at the southeast corner of Land Lot 34, aforementioned district; thence into the property now or formerly belonging to OK Lake Lanier, LLLP South  $3^{\circ}03'32''$  West, a distance of 1640.80' to a point on a proposed permanent sanitary sewer easement and the **True Point of Beginning**; thence South  $51^{\circ}03'57''$  East, a distance of 32.37 feet to a point; thence South  $60^{\circ}59'34''$  West, a distance of 617.32 feet to a point; thence North  $29^{\circ}00'26''$  West, a distance of 114.84 feet to a point; thence North  $19^{\circ}16'34''$  West, a distance of 198.97 feet to a point; thence South  $70^{\circ}43'26''$  West, a distance of 45.00 feet to a point; thence along the property now or formerly being Elsie Mae Smith Subdivision North  $19^{\circ}16'34''$  West, a distance of 30.00 feet to a point; thence into the property now or formerly belonging to OK Lake Lanier, LLLP North  $70^{\circ}43'26''$  East, a distance of 45.00 feet to a point; North  $19^{\circ}16'34''$  West, a distance of 417.36 feet to a point; thence South  $70^{\circ}43'26''$  West, a distance of 45.00 feet to a point; thence along the property now or formerly being Elsie Mae Smith Subdivision North  $19^{\circ}16'34''$  West, a distance of 30.00 feet to a point; thence into the property now or formerly belonging to OK Lake Lanier, LLLP North  $70^{\circ}43'26''$  East, a distance of 75.00 feet to a point; thence South  $19^{\circ}16'34''$  East, a distance of 673.78 feet to a point; thence South  $29^{\circ}00'26''$  East, a distance of 82.28 feet to a point; thence North  $60^{\circ}59'34''$  East, a distance of 575.17 feet to the **True Point of Beginning**.

Said tract contains 1.005 acres.



#	BEARING	DISTANCE
1	S51°03'57"E	32.37'
2	S70°43'26"W	45.00'
3	N19°16'34"W	30.00'
4	N70°43'26"E	45.00'
5	S70°43'26"W	45.00'
6	N19°16'34"W	30.00'
7	N70°43'26"E	75.00'
8	S70°43'26"W	35.00'
9	N70°43'26"E	35.00'
10	S70°43'26"W	35.00'
11	S38°40'26"W	16.50'
12	S38°40'26"W	17.36'
13	S51°03'57"E	40.00'

LEGEND

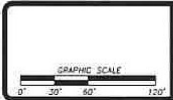
AC	PG	ADRES
EB	PG	DEED BOOK, PAGE
HW	PG	HEAD WALL
IE	PG	IRREGULAR EASEMENT
EP	PG	IRON PIN FOUND (1/2" RD)
EL	PG	IRON PIN SET (1/2" RD)
LL	PG	LAND LOT
N/L	PG	NON-DE FORMERLY
N/P	PG	PERIPHERY LINE
RE	PG	REBAR
TP	PG	TRUE POINT OF BEGINNING

**OWNER:**  
**Federal Investments, LLC**  
 526 Pearl Nix Parkway  
 Suite 200  
 Gainesville, Ga. 30501  
 (770) 535-2739

**24 HOUR CONTACT:**  
 Larry Phillips Jr.  
 (770) 535-2739

SHEET OF  
**1 1**

DATE: 11/17/15  
 SCALE: 1" = 40'  
 FILE # 23E-EX01  
 JOB # 200509.P03  
 DRAWN BY: REM



NO.	DATE	DESCRIPTION

SANITARY SEWER EASEMENT EXHIBIT FOR  
**FEDERAL INVESTMENTS, LLC**

LOCATED IN  
 LAND LOT 34  
 8th DISTRICT  
 CITY OF GAINESVILLE  
 HALL COUNTY, GEORGIA

**Rochester & Associates, Inc.**

425 Oak Street N.W., Gainesville, Georgia 30501  
 (770) 718-9000 (770) 718-9000 Fax • www.rochester-assoc.com

U.S. ARMY CORPS OF ENGINEERS  
 BUFORD RESERVOIR - SEGMENT "F"  
 (LAKE LANIER)