

After recording return to:  
Whitney S. Brown  
PO Box 3280  
Gainesville, GA  
30501  
Parcel 016

Re: Deed Book 8507, pages 44-85,  
Hall County, Georgia Deed Records

**ACCESS, CONSTRUCTION, AND MAINTENANCE EASEMENT  
HALL COUNTY BOARD OF COMMISSIONERS**

Project Name: Friendship Road Sewer Corridor Extension

WHEREAS, on May 9, 2019, HALL COUNTY, GEORGIA (the "Grantee") filed its Petition for Condemnation and Declaration of Taking in the Superior Court of Hall County (Civil Action Number: 2019CV1032C); and

WHEREAS, on May 28, 2020, that certain Order to Disburse Registry Funds was entered by the court awarding the condemnation proceeds and resolving the condemnation in favor of the Grantee having obtained title to the Original Easement by the use of its eminent domain powers; and

WHEREAS, the Petition for Condemnation, Declaration of Taking, and Order to Disperse Registry Funds was filed and recorded in Deed Book 8507, pages 44-85 of the Hall County, Georgia Deed Records (the "Original Easement"); and

WHEREAS, Hall County has determined that it is necessary to relocate the Original Easement; and

WHEREAS, FRIENDSHIP FARM HOMEOWNERS ASSOCIATION, INC. (the "Grantor") and Grantee now desire to release the Original Easement and provide for the grant of a new easement in the new location; and

WHEREAS, the new easement shall be reduced in size and have a lower impact on the Grantor's property; and

Now, therefore, for and in consideration of One Dollar (\$1.00) in hand paid, the parties agree as follows:

-1-

The permanent sewer easement and temporary construction easement depicted on Exhibit "A-3" and described in Exhibit "A-4" of the Declaration of Taking are hereby released by Grantee, and Grantee shall no longer have any interest in said easements.

-2-

The new permanent sewer easement and temporary construction easement as depicted in **Exhibit "A"** hereto, which is incorporated herein by reference, is hereby granted and conveyed by Grantor to Grantee (the "New Easement").

-3-

The New Easement shall be subject to those terms and conditions as described in the Original Easement.

-4-

Except as expressly amended hereby, the Original Easement is in all respects ratified and affirmed.

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Signed, sealed and delivered  
in the presence of:

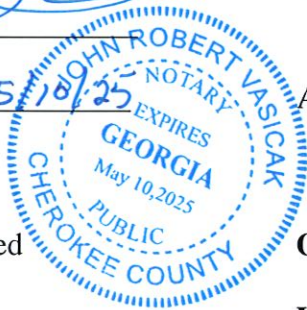
Paul E Meier

Unofficial Witness

[Signature]

Notary Public

My Commission Expires: 5/10/25  
(Notary Seal)



**GRANTOR:**

**FRIENDSHIP FARM HOMEOWNERS  
ASSOCIATION, INC.**

By: [Signature]  
President

Attest: \_\_\_\_\_  
Secretary

Signed, sealed and delivered  
in the presence of:

Unofficial Witness

Notary Public

My Commission Expires: \_\_\_\_\_  
(Notary Seal)

**GRANTEE:**

**HALL COUNTY, GEORGIA**

By: \_\_\_\_\_  
Chairman, Board of Commissioners  
of Hall County

Attest: \_\_\_\_\_  
Clerk, Board of Commissioners  
of Hall County

**EXHIBIT "A-3"**

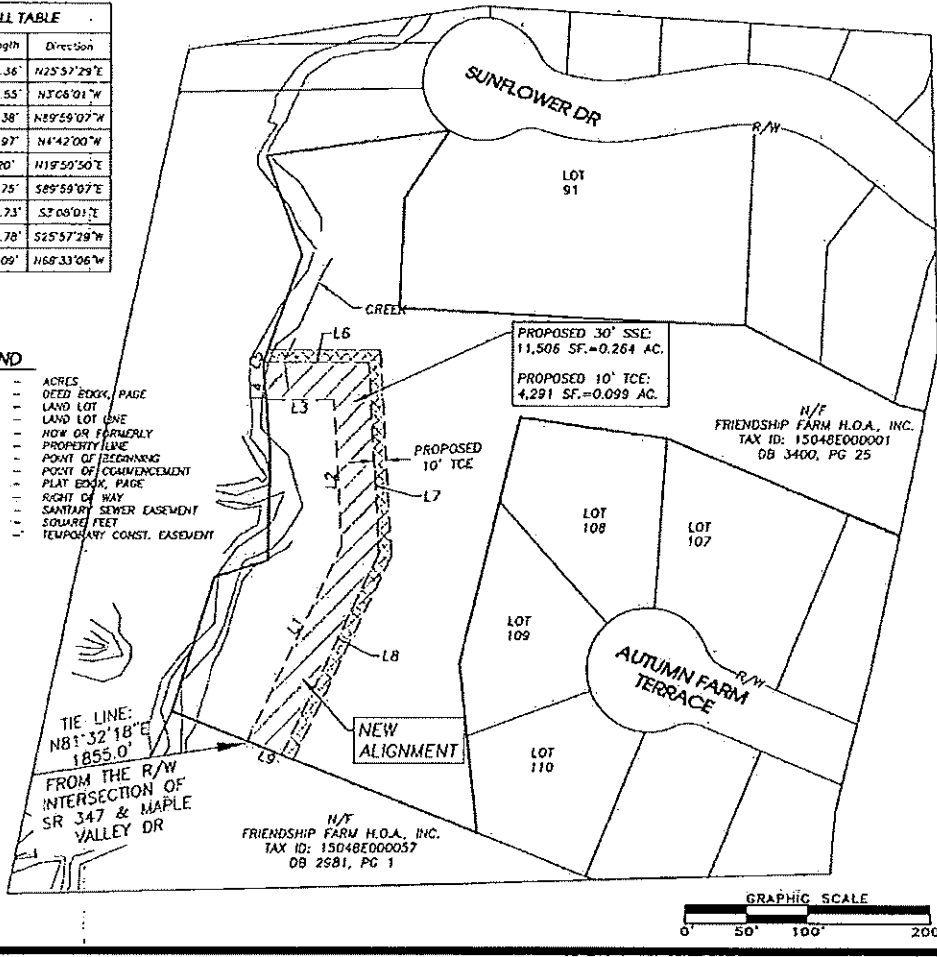
**PLANS DEPICTING  
PERPETUAL SANITARY SEWER EASEMENT  
AND TEMPORARY CONSTRUCTION EASEMENT**

Line #	Length	Direction
L1	175.36'	N25°57'29"E
L2	116.55'	N7°06'01"W
L3	55.38'	N89°59'07"W
L4	28.97'	N4°42'00"W
L5	1.20'	N19°50'50"E
L6	85.75'	S89°59'07"E
L7	152.73'	S2°08'01"E
L8	180.78'	S25°57'29"W
L9	30.09'	N68°33'06"W

**LEGEND**

- AC ACRES
- DB, PG DEED BOOK, PAGE
- LL LAND LOT
- LLL LAND LOT LINE
- N/F HOW OR FORMERLY
- PL PROPERTY LINE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PLAT BOOK, PAGE
- R/W RIGHT OF WAY
- S/S SANITARY SEWER EASEMENT
- SF SQUARE FEET
- TCE TEMPORARY CONST. EASEMENT

EXHIBIT 'A'-3



**Rochester & Associates, Inc.**  
 425 Oak Street N.W.  
 Gainesville, Georgia 30501  
 (770)718.0600 (770)718.9090 Fax  
 www.rochester-associates.com

SANITARY SEWER EASEMENT EXHIBIT FOR:  
**FRIENDSHIP FARM HOA, INC.**  
 FRIENDSHIP C.M.D. (1419)  
 HALL COUNTY, GEORGIA  
 EXHIBIT 'A'

DATE: 5/19/17  
 SCALE: 1"=100'  
 JOB NO.: C216094.CDW  
 DRAWN BY: MED  
 FILE NO.: ESMNT

REV. #1(LCC): 5/31/17; ADDED TEMP. CONST. ESMNT (TCE)-REV. #2(LUG): 2/22/18; NEW ALIGN.-REV. #3(LCC): 5/7/18; NEW ALIGN.

EXHIBIT "A-4"

LEGAL DESCRIPTION OF  
PERPETUAL SANITARY SEWER EASEMENT  
AND TEMPORARY CONSTRUCTION EASEMENT

30' PERMANENT SANITARY SEWER EASEMENT  
Friendship Farm Homeowners Association, Inc. ~ Parcel 16

All that tract or parcel of land lying and being in Georgia Militia District 1419 (Friendship), Hall County, Georgia and being more particularly described as follows:

Commencing at the intersection of the northeastern right of way of State Route 347, aka Friendship Road, said right of way varies in width, with the southeastern right of way of Maple Valley Road, said right of way being 50 feet in width; thence North 81 degrees 32 minutes 18 seconds East a calculated distance of 1,855.0 feet to the TRUE POINT OF BEGINNING;

From the TRUE POINT OF BEGINNING thus established and proceeding through the property now or formerly of Friendship Farm Homeowners Association, Inc. the following courses and distances: North 25 degrees 57 minutes 29 seconds East a distance of 175.36 feet to a point; North 03 degrees 08 minutes 01 seconds West a distance of 116.55 feet to a point; and North 89 degrees 59 minutes 07 seconds West a distance of 55.38 feet to a point in the centerline of a stream; thence proceeding along said stream and the property now or formerly of Timothy A. Jenkins the following courses and distances: North 04 degrees 42 minutes 00 seconds West a distance of 28.97 feet to a point; and North 19 degrees 50 minutes 50 seconds East a distance of 1.20 feet to a point; thence proceeding through the property now or formerly of Friendship Farm Homeowners Association, Inc. the following courses and distances: South 89 degrees 59 minutes 07 seconds East a distance of 85.75 feet to a point; South 03 degrees 08 minutes 01 seconds East a distance of 152.73 feet to a point; and South 25 degrees 57 minutes 29 seconds West a distance of 180.78 feet to a point; thence proceeding along other property now or formerly of Friendship Farm Homeowners Association, Inc. North 68 degrees 33 minutes 06 seconds West a distance of 30.09 feet to the TRUE POINT OF BEGINNING.

Said tract contains 0.264 acre or 11,506 square feet.

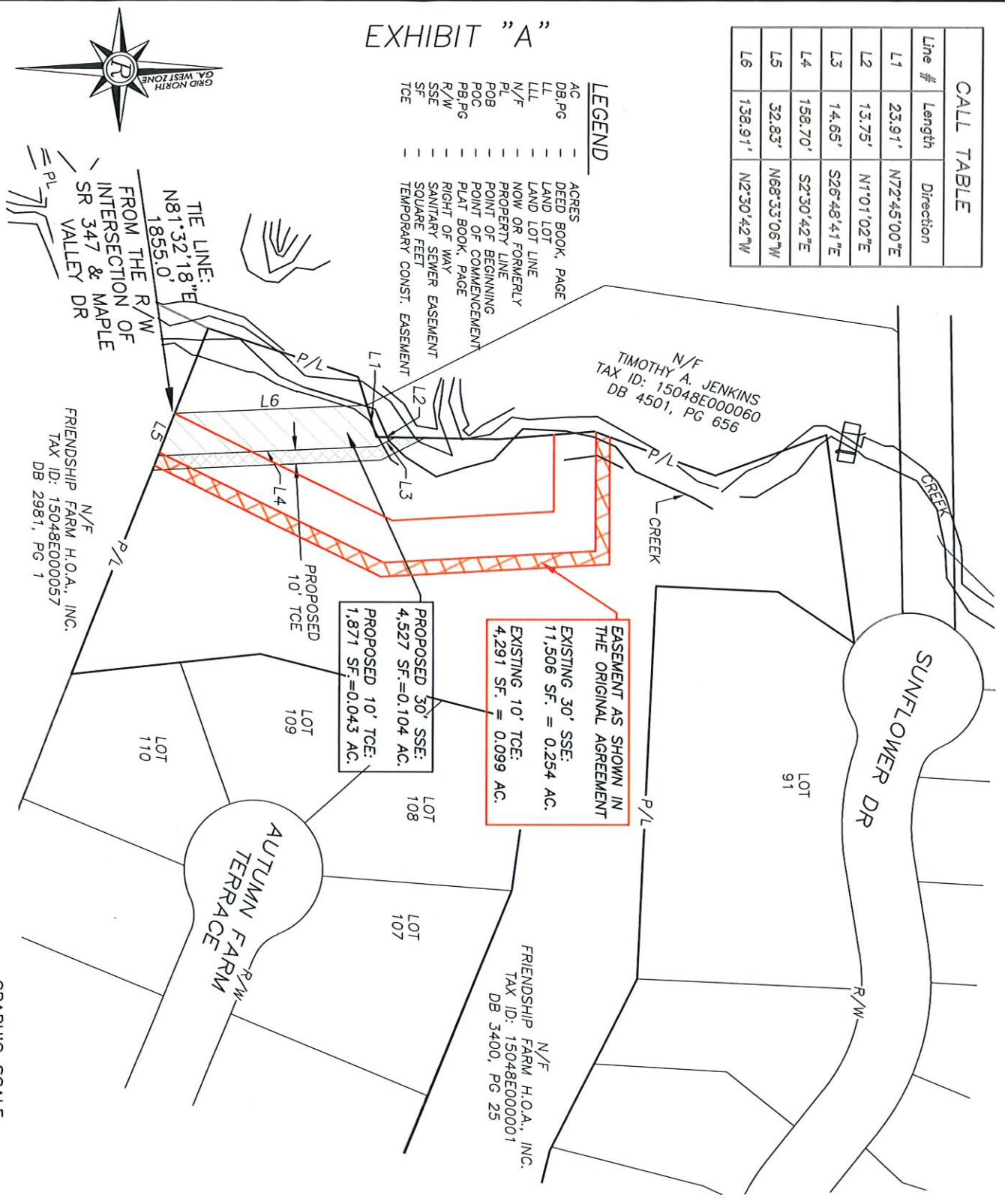
Together with a Temporary Construction Easement 10 feet in width adjacent to and contiguous with the southeastern Permanent Easement boundary. Said Temporary Construction Easement shall be set to expire upon completion of the project.



# EXHIBIT "A"

CALL TABLE		
Line #	Length	Direction
L1	23.91'	N72°45'00"E
L2	13.75'	N1°01'02"E
L3	14.65'	S26°48'41"E
L4	158.70'	S2°30'42"E
L5	32.83'	N68°33'06"W
L6	138.91'	N2°30'42"W

LEGEND	
AC	ACRES
DB/PG	DEED BOOK, PAGE
LL	LAND LOT
N/F	NOW OR FORMERLY
PL	PROPERTY LINE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PB/PG	PLAT BOOK, PAGE
R/W	RIGHT OF WAY
SSE	SANITARY SEWER EASEMENT
SF	SQUARE FEET
TCE	TEMPORARY CONST. EASEMENT



REV. #4(LJG): 6/18/18; NEW ALIGNMENT~REV. #5(AJA): 6/9/2023; EDIT SSE & TCE

SHEET 1 OF 1

DATE: 5/15/17  
SCALE: 1"=100'  
JOB NO.: G216094.CDM  
DRAWN BY: MED  
FILE NO. ESMNT

SANITARY SEWER EASEMENT EXHIBIT FOR:  
**FRIENDSHIP FARM HOA, INC.**

FRIENDSHIP G.M.D. (1419)  
HALL COUNTY, GEORGIA  
PARCEL #16

**Rochester**  
**DCCM**  
Rochester and Associates, LLC  
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