

After recording return to:

Whitney S. Brown
PO Box 3280
Gainesville, GA 30501
Parcel 001B

Re: Deed Book 8426, Page 191, Hall County,
Georgia Deed Records

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

Project Name: Friendship Road Sewer Corridor Extension

WHEREAS, on February 13, 2020, that certain Access, Construction, and Maintenance Easement: Hall County Board of Commissioners from We-Flip LLC ("Grantor") to HALL COUNTY, GEORGIA (the "Grantee") was filed and recorded in Deed Book 8426, page 191 of the Hall County, Georgia Deed Records, a copy of which is attached as **Exhibit "A"** and made a part hereof by reference (the "Original Easement"); and

WHEREAS, due to a miscommunication between the Grantee and its contractor, CDM Smith, the temporary construction easement granted by Grantor as a portion of the Original Easement is located in an incorrect location; and

WHEREAS, Grantor and Grantee now desire to amend the Original Easement to release the temporary construction easement granted pursuant thereto and provide for the grant of a new temporary construction easement in the correct location; and

Now, therefore, for and in consideration of One Dollar (\$1.00) in hand paid, the Original Easement is hereby amended as follows:

-1-

The 10' wide temporary construction easement depicted on Exhibit "A" to the Original Easement is hereby released, and Grantee shall no longer have any interest in said temporary construction easement.

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

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

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

This _____ day of _____, 20____.

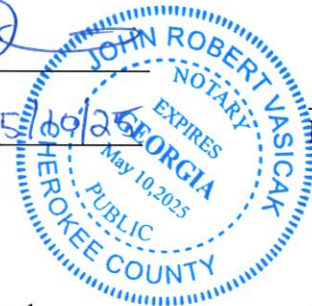
Signed, sealed and delivered
in the presence of:

GRANTOR:
We-Flip LLC

Sam E Meier
Unofficial Witness

We-Flip LLC (SEAL)
Name: _____

[Signature]
Notary Public
My Commission Expires: _____
(Notary Seal)



Wayne McLaughlin (SEAL)
Name: _____

Signed, sealed and delivered
in the presence of:

GRANTEE:

HALL COUNTY, GEORGIA

Unofficial Witness

By: _____
Chairman, Board of Commissioners
of Hall County

Notary Public
My Commission Expires: _____
(Notary Seal)

Attest: _____
Clerk, Board of Commissioners
of Hall County

FILED & RECORDED
DATE: 2/13/2020
TIME: 3:45PM
DEED BOOK: 8426
PAGES: 191-194
FILING FEES: \$25.00
Recorded By: MT
Charles Baker, C.S.C.
Hall County, GA

EXHIBIT "A"

File
→ Return to:
J. Randall Frost
Stewart, Melvin & Frost, LLP
P. O. Box 3280
Gainesville, GA 30503

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

Project Name: Friendship Road Corridor Sewer Extension

THIS EASEMENT CONVEYANCE made and executed February 13, 2020,

WITNESSETH that **WE FLIP, LLC**, a Georgia limited liability company, hereinafter referred to as GRANTOR, is the owner of a tract of land in Hall County adjacent to a project consisting of the placement and maintenance of sanitary sewer lines (the "Project"). The Project has been laid out by parties acting for the Hall County Board of Commissioners, Hall County, Georgia.

NOW, therefore, for and in consideration of one (\$1.00) dollar in hand paid, receipt of which is acknowledged, the GRANTOR does hereby grant and convey to **HALL COUNTY, GEORGIA**, hereinafter referred to as GRANTEE, an easement over, through, across and under the real property shown on Exhibit "A" and described on Exhibit "B", both of the Exhibits are attached hereto and made a part hereof.

CONDITIONS/RESERVATIONS/SPECIAL PROVISIONS

The Grantee shall have the right of ingress and egress on the property of the GRANTOR for the purpose of constructing, installing, laying and maintaining said sanitary sewer line and shall exercise reasonable diligence in doing necessary work in connection herewith so as to avoid unnecessarily damaging the property of the GRANTOR.

EXHIBIT "A"

- 1) A temporary Access and Construction Easement through the property of the GRANTOR above described of Grantor as shown on the attached Easement Exhibit. The temporary easement will allow for clearing of trees, brush and excavations within the easement necessary for installation of the sewer lines. The temporary easement will expire at the completion of project.
- 2) A perpetual Access and Maintenance Easement will extend a distance of fifteen (15) feet on either side of the completed sewer line on GRANTOR'S property. GRANTEE shall have the right to construct, maintain, operate, repair, replace, patrol, and remove sewer lines, manholes, gravel access driveways and appurtenances thereto, within the Access and Maintenance Easement area and through the above described property of the GRANTOR. GRANTEE shall have the right to clear and keep clear all trees, undergrowth and other obstructions from the easement herein granted. GRANTOR agrees not to build, construct, or create, nor permit others to build, construct, or create, any buildings or other structures on the herein granted easement. GRANTOR further agrees not to do any grading or filling within the easement area without prior written approval of the GRANTEE.
- 3) This Easement provides for access on Grantor's property by GRANTEE and/or GRANTEE'S employees, subcontractors and/or designated representatives, and includes all vehicles, equipment, tools, and materials necessary for completion of the project. All disturbed areas related to the project will be stabilized using Best Management Practices for control of soil erosion and sedimentation.

In exercising the rights herein granted, GRANTEE shall restore all easement and construction areas to as near as reasonably possible their original condition and contour, prior to said activities.

The terms and conditions hereof shall be binding upon and inure to the benefit of the heirs, executors, administrators, devisees, successors, trustees or assigns of the parties hereto.

The undersigned does not convey any land, but merely grants the rights, privileges, and easements herein before set out.

The above description of the project and special provisions were inserted before the execution hereof by the Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day above written.

Signed, sealed and delivered
in the presence of:

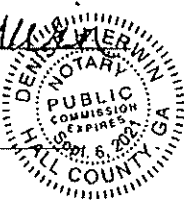
WE FLIP, LLC

J. Randall Frost
Official Witness

By: Wayne McLeroy

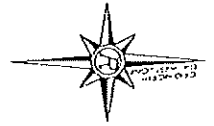
Wayne McLeroy, Manager

Dorise McEwen
Notary Public
[NOTARIAL SEAL]
Commission Expires: _____



Property PIN #: 08154 000022

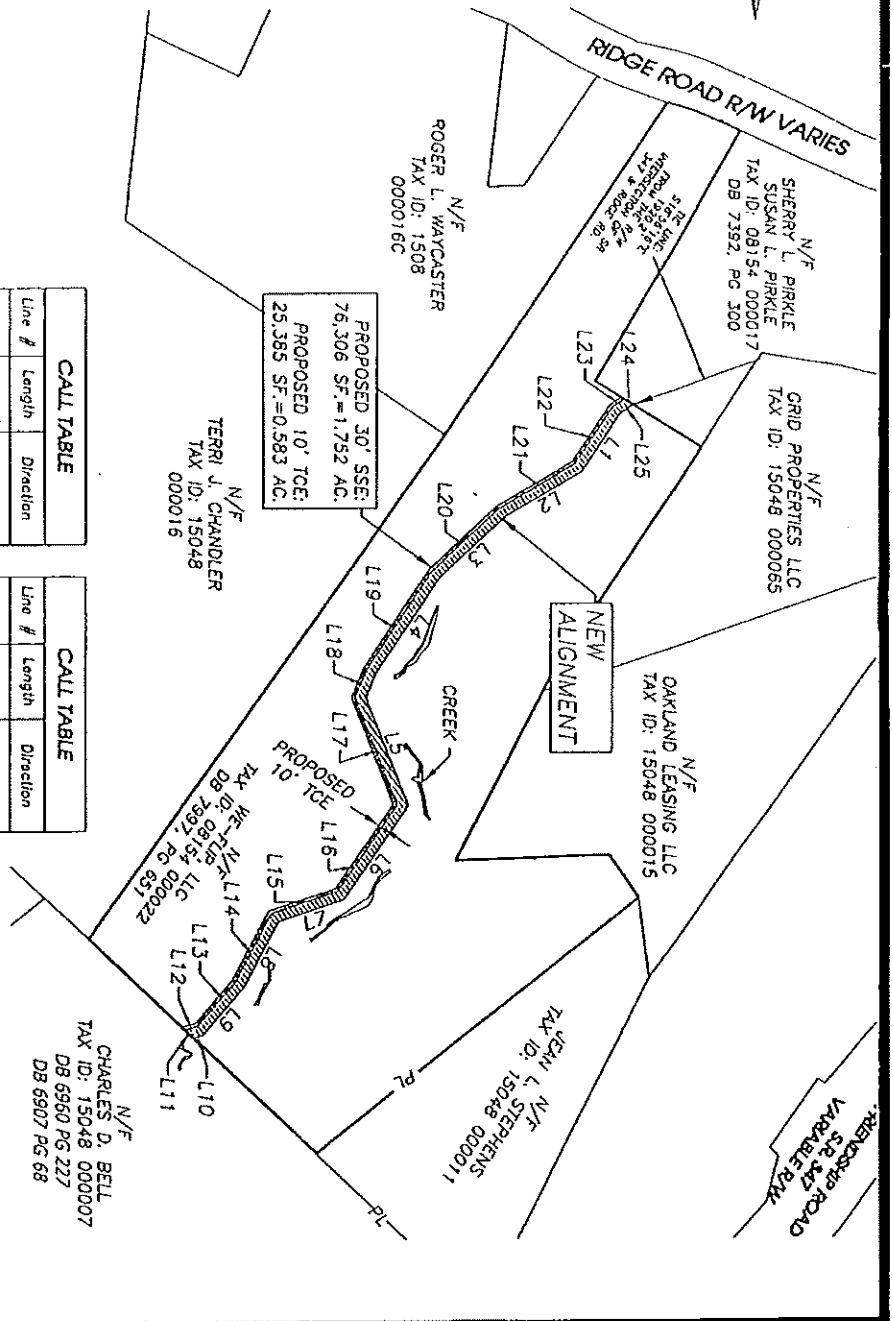
EXHIBIT 'A'



Line #	Length	Direction
L1	205.16'	S57°07'27"E
L2	264.23'	S30°39'08"E
L3	268.92'	S43°36'21"E
L4	345.98'	S56°44'24"E
L5	351.64'	N88°37'03"E
L6	343.35'	S55°42'39"E
L7	205.37'	S18°35'56"E
L8	223.03'	S82°59'58"E
L9	188.32'	S49°56'22"E
L10	27.57'	S14°1'59"E
L11	35.25'	S44°07'06"W
L12	36.42'	N14°1'59"W
L13	175.21'	N49°56'22"W

Line #	Length	Direction
L14	231.84'	N62°59'58"W
L15	207.54'	N18°35'56"W
L16	317.43'	N55°42'39"W
L17	347.64'	S68°37'03"W
L18	92.46'	N68°17'20"W
L19	352.47'	N56°44'24"W
L20	276.78'	N43°36'21"W
L21	260.58'	N30°39'08"W
L22	203.78'	N57°07'27"W
L23	44.21'	N35°47'22"W
L24	32.32'	N32°21'51"E
L25	50.59'	S35°47'22"E

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



REV. #1(LJG): 5/18/18; NEW ALIGNMENT

SHEET 1 OF 1

DATE: 5/15/17
 SCALE: 1"=500'
 JOB NO.: 6216094.COM
 DRAWN BY: MED
 FILE NO. ESMNT

SANITARY SEWER EASEMENT EXHIBIT FOR:

WE-FLIP, LLC

RIDGE RD., BUFORD, GA 30519
 FRIENDSHIP C.M.D. (1419)
 HALL COUNTY, GEORGIA
 PARCEL #1B

Rochester & Associates, Inc.

425 Oak Street N.W.
 Gainesville, Georgia 30501
 (770)718.0600 (770)718.9090 Fax
 www.rochester-assoc.com

REV. #1(LJG): 5/31/17; ADDED TEMP. CONST. ESMNT (TCE)~REV. #2(LJG): 2/22/18; NEW ALIGN.~REV. #3(LJG): 6/7/18; NEW ALIGN.

EXHIBIT "A"

EXHIBIT "B"

All that tract or parcel of land lying and being in Friendship G.M.D. (1419), Hall County, Georgia, and being shown as Parcel 1B on a Sanitary Sewer Easement Exhibit, dated May 15, 2017, last revised June 18, 2018, prepared by Rochester & Associates, Georgia Registered Land Surveyors, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at the right-of-way intersection of SR 347 and Ridge Road; run thence South $18^{\circ}56'16''$ East 1920.2 feet to the TRUE POINT OF BEGINNING; thence South $35^{\circ}47'22''$ East 50.59 feet to a point; thence South $57^{\circ}07'27''$ East 205.16 feet to a point; thence South $30^{\circ}39'08''$ East 264.23 feet to a point; thence South $43^{\circ}36'21''$ East 269.92 feet to a point; thence South $56^{\circ}44'24''$ East 345.98 feet to a point; thence North $68^{\circ}37'03''$ East 351.64 feet to a point; thence South $55^{\circ}42'39''$ East 343.35 feet to a point; thence South $18^{\circ}35'56''$ East 205.37 feet to a point; thence South $62^{\circ}59'58''$ East 223.03 feet to a point; thence South $49^{\circ}56'22''$ East 188.32 feet to a point; thence South $14^{\circ}11'59''$ East 27.57 feet to a point; thence South $44^{\circ}07'08''$ West 35.25 feet to a point; thence North $14^{\circ}11'59''$ West 36.42 feet to a point; thence North $49^{\circ}56'22''$ West 175.21 feet to a point; thence North $62^{\circ}59'58''$ West 231.84 feet to a point; thence North $18^{\circ}35'56''$ West 207.54 feet to a point; thence North $55^{\circ}42'39''$ West 317.43 feet to a point; thence South $68^{\circ}37'03''$ West 347.64 feet to a point; thence North $68^{\circ}17'20''$ West 92.46 feet to a point; thence North $56^{\circ}44'24''$ West 352.47 feet to a point; thence North $43^{\circ}36'21''$ West 276.78 feet to a point; thence North $30^{\circ}39'08''$ West 260.58 feet to a point; thence North $57^{\circ}07'27''$ West 203.76 feet to a point; thence North $35^{\circ}47'22''$ West 44.21 feet to a point; thence North $32^{\circ}21'51''$ East 32.32 feet to the TRUE POINT OF BEGINNING.

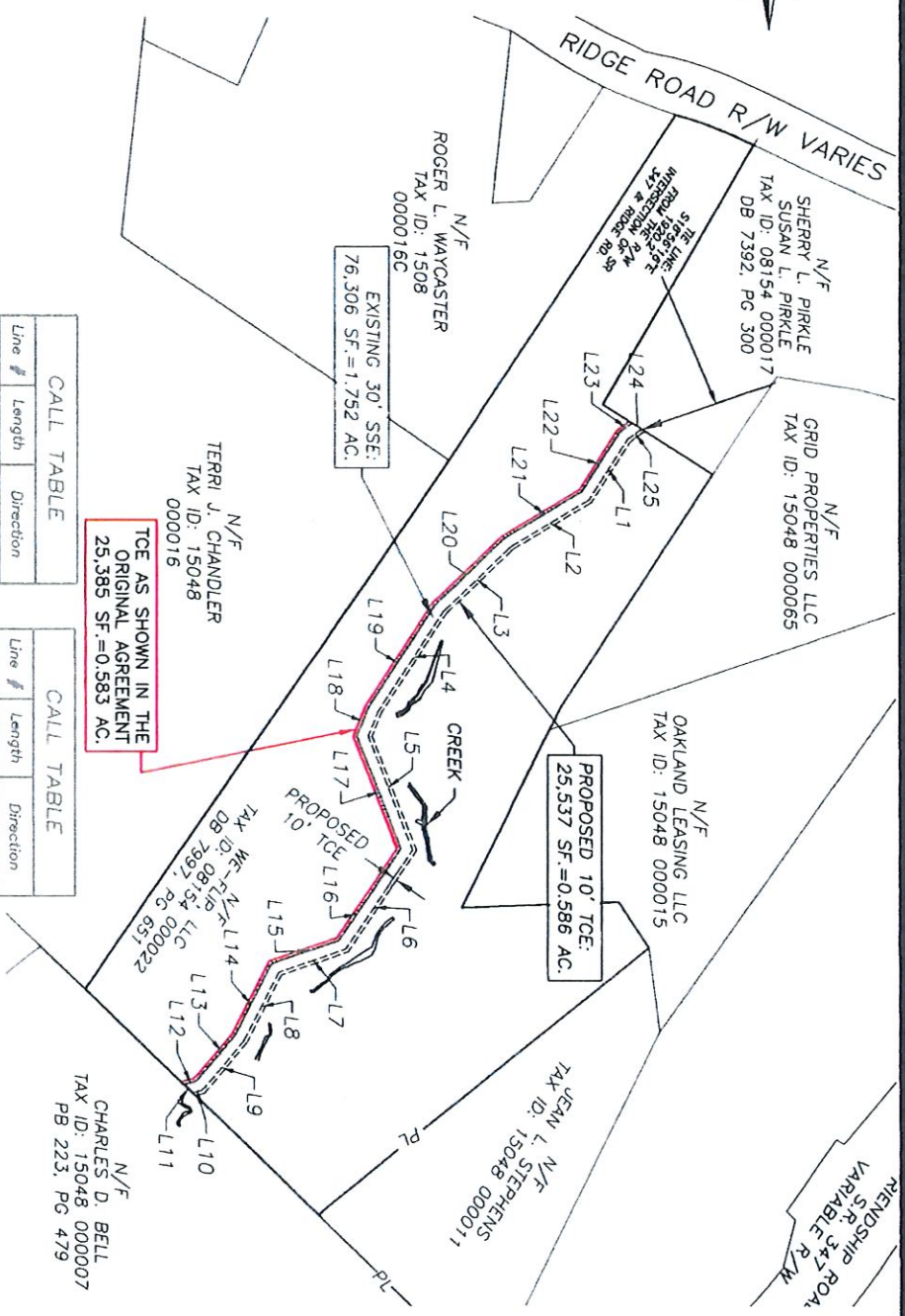
EXHIBIT "B"



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L25	50.59'	S35°47'22"E

TCE AS SHOWN IN THE ORIGINAL AGREEMENT 25,385 SF.=0.583 AC.



- LEGEND**
- AC ACRES
 - DB,PG DEED BOOK, PAGE
 - LL LAND LOT
 - LL LAND LOT
 - N/F NOW OR FORMERLY
 - PL POINT OF BEGINNING
 - 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
 - TEMP. TEMPORARY CONST. EASEMENT

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

SHEET **1** OF **1**

DATE: 5/15/17
 SCALE: 1"=500'
 JOB NO.: G216094.CDM
 DRAWN BY: MED
 FILE NO. ESMNT

SANITARY SEWER EASEMENT EXHIBIT FOR:

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 HALL COUNTY, GEORGIA
 PARCEL #1B

Rochester

DCCM

Rochester and Associates, LLC
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 770.718.0600 p | 770.718.9090 f
 www.rochester-assoc.com