

After recording return to:

Whitney S. Brown
PO Box 3280
Gainesville, GA 30601
Parcel 002

Re: Deed Book 8222, Page 231, 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 21, 2019, that certain Access, Construction, and Maintenance Easement: Hall County Board of Commissioners from Charles D Bell, Alice Bell Pruett, Brenda Bell Williams & Sandra Bell Dowdy (“Grantor”) to HALL COUNTY, GEORGIA (the “Grantee”) was filed and recorded in Deed Book 8222, page 231 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:

[Signature]
Unofficial Witness

[Signature]
Notary Public
My Commission Expires: 5/10/2025
(Notary Seal)


Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public
My Commission Expires: _____
(Notary Seal)

GRANTOR:

[Signature] (SEAL)
Name: Charles D Bell

[Signature] (SEAL)
Name: Alice Bell Pruett

[Signature] (SEAL)
Name: Brenda Bell Williams

[Signature] (SEAL)
Name: Sandra Bell Dowdy

GRANTEE:

HALL COUNTY, GEORGIA

By: _____
Chairman, Board of Commissioners
of Hall County

Attest: _____
Clerk, Board of Commissioners
of Hall County

EXHIBIT "A"

FILED & RECORDED
DATE: 2/21/2019
TIME: 12:37PM
DEED BOOK: 8222
PAGES: 231-237
FILING FEES: \$22.00
PT61: 0692019001105
TRANSFER TAX: \$0.00
Recorded By: NT
Charles Baker, C.S.C.
Hall County, GA

Return to: ✓
Hall County Public Works
P.O. Box 1435
Gainesville, Georgia 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 9-25-18, 2018, WITNESSETH that **Charles D. Bell, Alice Bell Pruett, Brenda Bell Williams and Sandra Bell Dowdy**, hereinafter referred to as GRANTOR, is the owner of a tract of land in said County adjacent to a project consisting of the placement and maintenance of sanitary sewer lines. Said 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 undersigned does hereby grant and convey to **HALL COUNTY, GEORGIA**, hereinafter referred to as GRANTEE, an easement on so much land in the 15th Land District of Hall County and Friendship GMD 1419. Said terms include and bind the heirs, executors, administrators, successors, and assigns of the parties hereto.

CONDITIONS/RESERVATIONS/SPECIAL PROVISIONS

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

- 1) A temporary Access and Construction Easement through the 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.

EXHIBIT "A"

- 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 said easement 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.

Said easement being more particularly shown in the approximate location on the drawing marked Exhibit "A", attached hereto and made a part hereof.

In exercising the rights herein granted, Grantee shall restore all easement and construction areas to as near as 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.

[Signature on the following page]

EXHIBIT "A"

EASEMENT SIGNED IN COUNTERPARTS

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

Signed, sealed and delivered in the presence of:

Leri W. Arment
(Unofficial Witness)

Wendy A. Arment
(Notary Public)

Sandra Bell Dowdy (Seal)
Grantor:
Sandra Bell Dowdy

[NOTARIAL SEAL] Commission Expires: 10/10/21

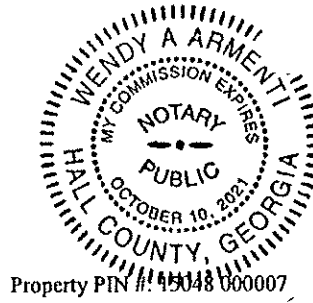


EXHIBIT "A"

EASEMENT SIGNED IN COUNTERPARTS

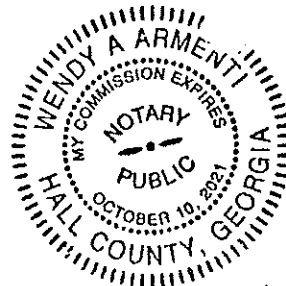
IN WITNESS WHEREOF, I have hereunto set my hand and seal the day above written.

Signed, sealed and delivered in the presence of:

Jeri W Arment
(Unofficial Witness)
Wendy Arment
(Notary Public)

Alice Bell Pruett (Seal)
Grantor:
Alice Bell Pruett

[NOTARIAL SEAL]
Commission Expires: 10/10/21



Property PIN #: 15048 000007

EXHIBIT "A"

EASEMENT SIGNED IN COUNTERPARTS

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

Signed, sealed and delivered in the presence of:

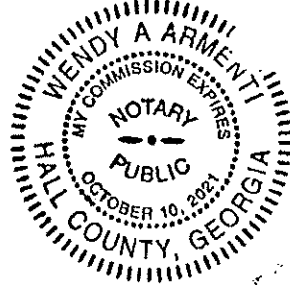
Bill Williams
(Unofficial Witness)

Wendy Arment
(Notary Public)

Charles D. Bell (seal)

Grantor:
Charles D. Bell

[NOTARIAL SEAL]
Commission Expires: 10/10/21



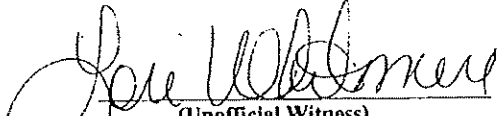
Property PIN #: 15048 000007

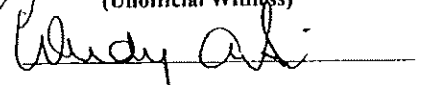
EXHIBIT "A"

EASEMENT SIGNED IN COUNTERPARTS


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

Signed, sealed and delivered in the presence of:



(Unofficial Witness)


(Notary Public)



Grantor:
Brenda Bell Williams

[NOTARIAL SEAL]
Commission Expires: 10/10/21

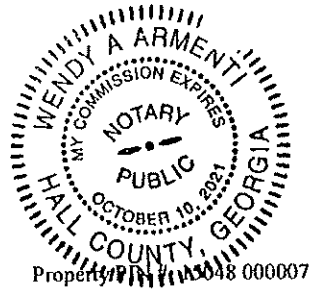
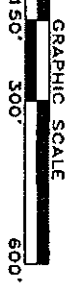


EXHIBIT 'A'



LEGEND

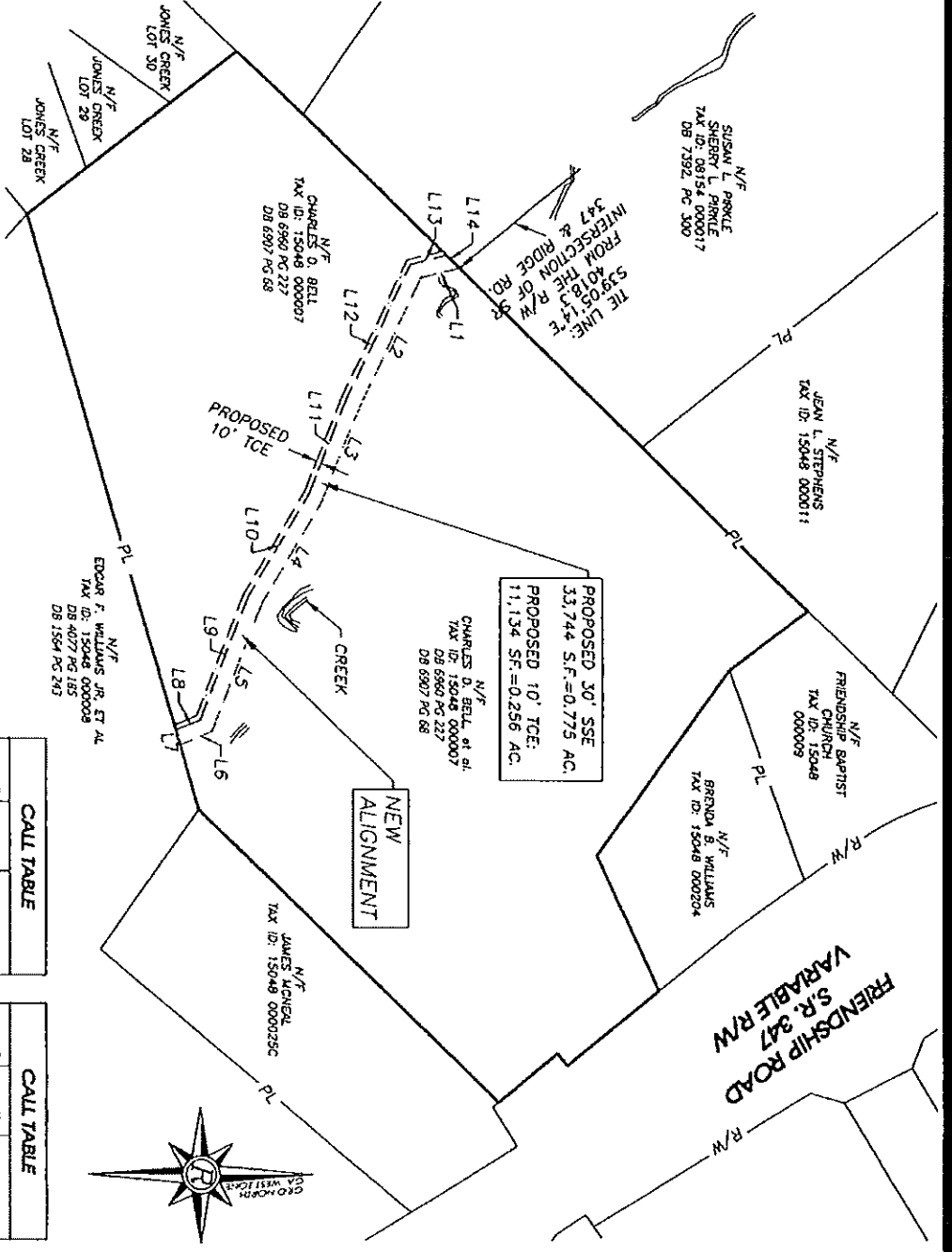
- AC ACRES
- DB/PG DEED BOOK, PAGE
- LL LAND LOT
- LL.L LAND LOT LINE
- N/F NOW OR FORMERLY
- PL PROPERTY LINE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- P8/PG PLAT BOOK, PAGE
- R/W RIGHT OF WAY
- SSE SANITARY SEWER EASEMENT
- SF SQUARE FEET
- TCE TEMPORARY CONST. EASEMENT

CALL TABLE

Line #	Length	Direction
L1	77.92'	S14°11'59"E
L2	277.02'	S84°27'01"E
L3	202.29'	S67°36'03"E
L4	234.40'	S58°58'27"E
L5	272.91'	S88°42'24"E
L6	68.78'	S22°27'43"E
L7	30.18'	S73°44'54"W

CALL TABLE

Line #	Length	Direction
L8	52.70'	N22°27'43"W
L9	262.66'	N66°42'24"W
L10	234.69'	N58°58'27"W
L11	200.85'	N67°36'03"W
L12	291.92'	N64°27'01"W
L13	73.47'	N14°11'59"W
L14	35.25'	N44°07'08"E



REV. #4(LUG): 6/18/18: NEW ALIGNMENT

SHEET 1 OF 1

DATE: 5/15/17
 SCALE: 1"=300'
 JOB NO.: G216094.CDM
 DRAWN BY: MED
 FILE NO. ESMNT

SANITARY SEWER EASEMENT EXHIBIT FOR:
CHARLES D. BELL, et al.
 3780 FRIENDSHIP RD, BUFORD, GA 30518

FRIENDSHIP G.M.D. (1419)
 HALL COUNTY, GEORGIA
 PARCEL #2

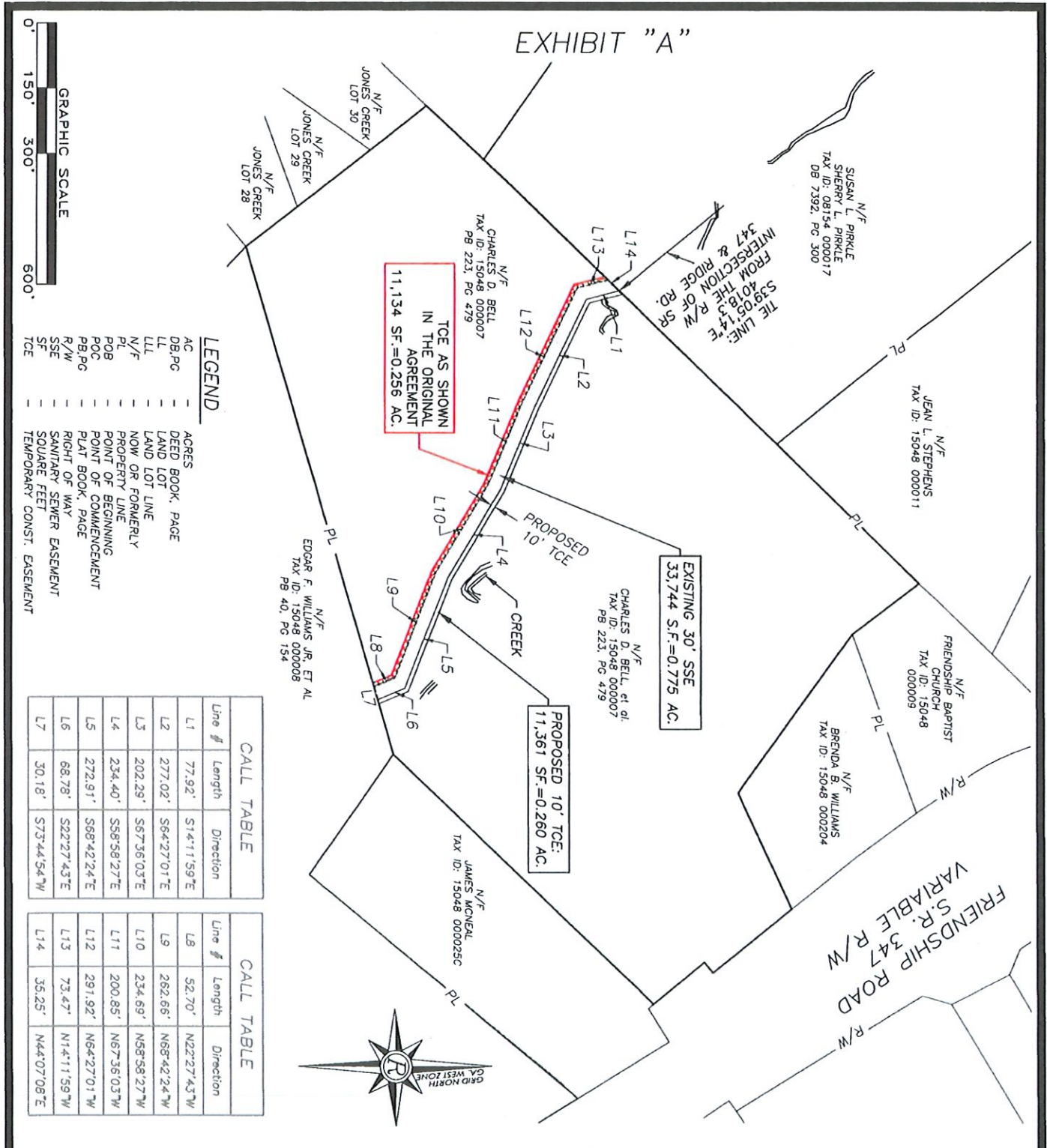


425 Oak Street N.W.
 Gainesville, Georgia 30501
 (770)718.0600 (770)718.9090 Fax
 www.rochester-assoc.com

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

EXHIBIT "B"

EXHIBIT "A"



LEGEND

AC	ACRES
DB/Pg	DEED BOOK, PAGE
LL	LAND LOT
LLL	LAND LOT LINE
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

CALL TABLE

Line #	Length	Direction
L1	77.92'	S14°11'59"E
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L13	73.47'	N14°11'59"W
L14	35.25'	N44°07'08"E

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

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

DATE: 5/15/17
 SCALE: 1"=300'
 JOB NO.: G216094.CDM
 DRAWN BY: MED
 FILE NO. ESMNT

SANITARY SEWER EASEMENT EXHIBIT FOR:

CHARLES D. BELL, et al.

3760 FRIENDSHIP RD, BUFORD, GA 30519

FRIENDSHIP G.M.D. (1419)
 HALL COUNTY, GEORGIA
 PARCEL #2

Rochester

DCCM

Rochester and Associates, LLC
 425 Oak St NW, Gainesville, GA 30501
 770.718.0600 p | 770.718.0090 f
 www.rochester-assoc.com