

After recording return to:
Whitney S. Brown
PO Box 3280
Gainesville, GA
30601
Parcel 003

Re: Deed Book 8324, Page 324, 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 August 28, 2019, that certain Access, Construction, and Maintenance Easement: Hall County Board of Commissioners from Estate of Edgar F Williams, Jr (“Grantor”) to HALL COUNTY, GEORGIA (the “Grantee”) was filed and recorded in Deed Book 8324, page 324 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:
Estate of Edgar F Williams, Jr



Unofficial Witness



Name: DAVID E. Williams (SEAL)



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



Name: Joan Williams (SEAL)

Signed, sealed and delivered
in the presence of:

GRANTEE:

Unofficial Witness

HALL COUNTY, GEORGIA

By: _____
Chairman, Board of Commissioners
of Hall County

Notary Public
My Commission Expires: _____
(Notary Seal)

Attest: _____
Clerk, Board of Commissioners
of Hall County

EXHIBIT "A"

FILED & RECORDED
DATE: 8/28/2019
TIME: 3:37PM
DEED BOOK: 8324
PAGES: 324-328
FILING FEES: \$18.00
Recorded By: NB
Charles Baker, C.S.C.
Hall County, GA

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 August 28, 2019,

WITNESSETH that **DAVID E. WILLIAMS** and **JOAN WILLIAMS** as Co-Executors of the Estate of **Edgar F. Williams, Jr.** and the Estate of **Helen Deaton Williams**, and **WILLIAMS FAMILY HOLDINGS, LLLP**, hereinafter collectively 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.

- 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

EXHIBIT "A"

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.

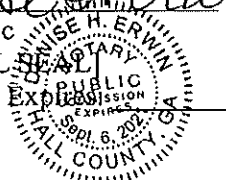
The above description of the project and special provisions were inserted before the execution hereof by the Grantor.

IN WITNESS WHEREOF, we have hereunto set our hands and seals the day above written.

Signed, sealed and delivered
in the presence of:

J. Brandon Faust
Unofficial Witness

Denise H. Erwin
Notary Public
[NOTARIAL SEAL]
Commission Expires



David E. Williams (Seal)
DAVID E. WILLIAMS, Co-Executor
for the Estate of Edgar F. Williams, Jr.
and the Estate of Helen Deaton Williams

Jean Williams (SEAL)
JEAN WILLIAMS, Co-Executor for the
Estate of Edgar F. Williams, Jr. and the
Estate of Helen Deaton Williams

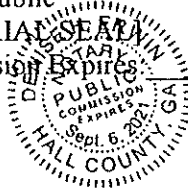
EXHIBIT "A"

Signed, sealed and delivered
in the presence of

J. Randolph Frost
Unofficial Witness

Denise St. Eriva
Notary Public

[NOTARIAL SEAL]
Commission Expires

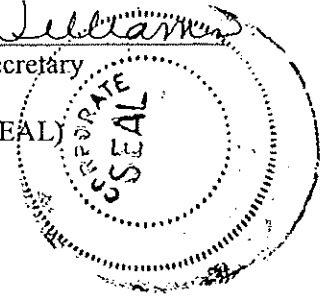


By: WILLIAMS FAMILY HOLDINGS, LLLP
Williams Management Services, Inc., its
General Partner

By: David E. Williams
David E. Williams, President

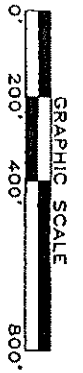
Attest: Joan Williams
Joan Williams, Secretary

(CORPORATE SEAL)



Property PIN #: 15048 000008

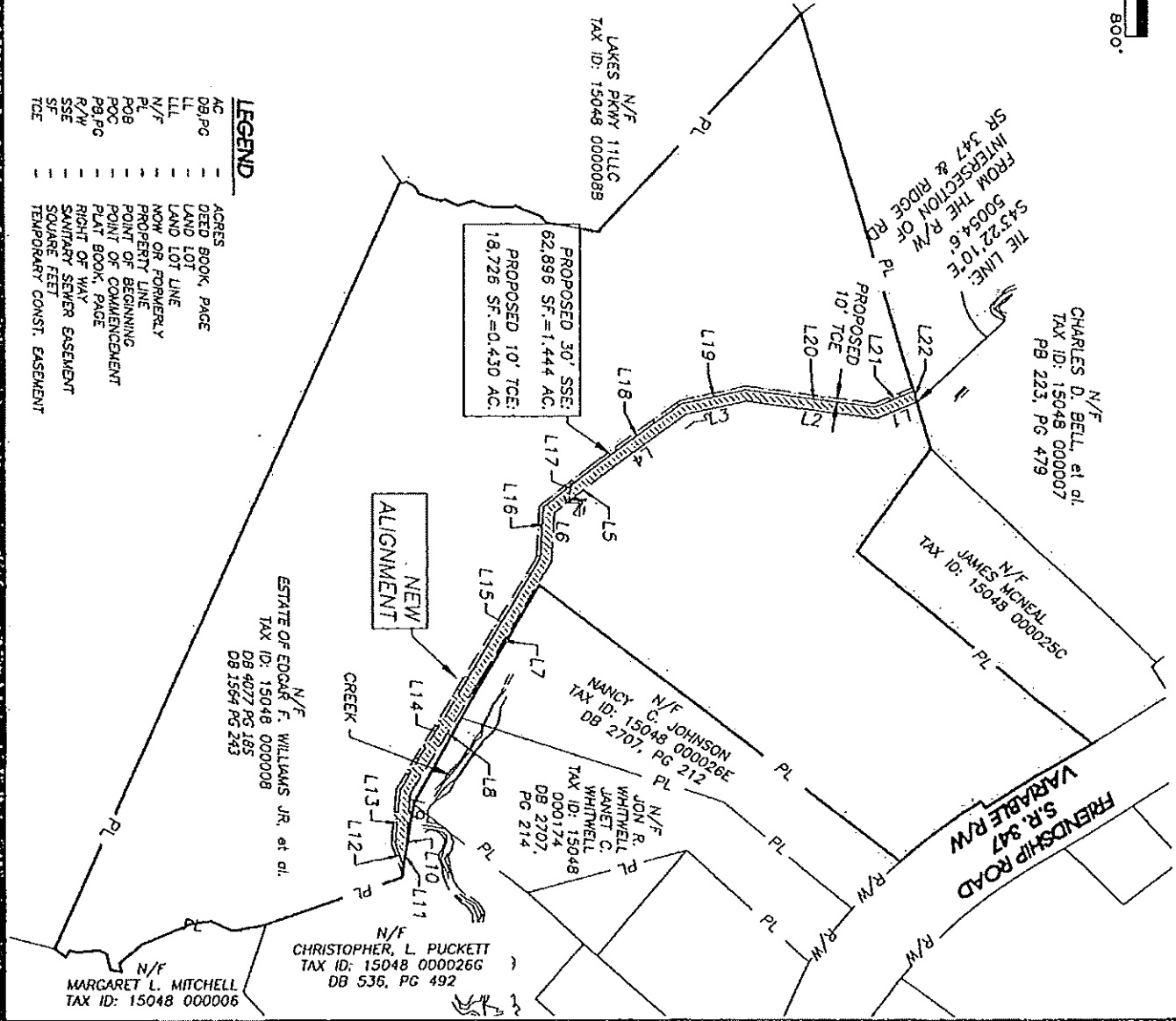
EXHIBIT "A"



CALL TABLE	
Line #	Direction
L1	S22°27'43"E
L2	S7°35'10"W
L3	S17°25'59"E
L4	S38°28'00"E
L5	S38°16'08"E
L6	S86°39'22"E
L7	S58°43'05"E
L8	S58°22'00"E
L9	S85°05'22"E
L10	N70°23'09"E
L11	S80°32'31"E
L12	S70°23'09"W
L13	N85°09'58"W
L14	N58°22'00"W
L15	N58°43'05"W
L16	N86°39'22"W
L17	N38°16'09"W
L18	N36°28'00"W
L19	N12°25'59"W
L20	N7°35'10"E
L21	N22°27'43"W
L22	N73°45'00"E

LEGEND

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



SHEET 1 OF 1

DATE: 5/15/17
SCALE: 1"=400'
JOB NO.: G216094.CDM
DRAWN BY: MED
FILE NO. ESMNT

SANITARY SEWER EASEMENT EXHIBIT FOR:
EDGAR F. WILLIAMS, JR., et al.
3654 FRIENDSHIP RD, BUFORD, GA. 30519

FRIENDSHIP G.M.D. (1419)
HALL COUNTY, GEORGIA
PARCEL #3

Rochester & Associates, Inc.

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(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 shown as a 30" Sanitary Sewer Easement and 10" Temporary Construction Easement on a survey entitled "Sanitary Sewer Easement Exhibit for Edgar F. Williams, Jr., et al.", dated May 15, 2017, last revised June 18, 2018, prepared by Rochester & Associates, Inc., Georgia Registered Land Surveyors, and being more particularly described as follows:

Begin at a point located South 43°22'10" East 50054.6 feet from the right of way intersection of SR 347 and Ridge Road; thence South 22°27'43" East 115.48 feet to a point; thence South 7°35'10" West 349.45 feet to a point; thence South 12°25'59" East 164.10 feet to a point; thence South 36°28'00" East 283.82 feet to a point; thence South 38°16'08" East 155.25 feet to a point; thence South 86°39'22" East 129.34 feet to a point; thence South 58°43'05" East 372.79 feet to a point; thence South 58°22'00" East 354.98 feet to a point; thence South 85°05'22" East 127.35 feet to a point; thence North 70°23'09" East 5.51 feet to a point; thence South 80°32'31" East 61.74 feet to a point; thence South 70°23'09" West 65.55 feet to a point; thence North 85°09'58" West 141.39 feet to a point; thence North 58°22'00" West 362.44 feet to a point; North 58°43'05" West 364.82 feet to a point; thence North 86°39'22" West 135.36 feet to a point; thence North 38°16'08" West 169.20 feet to a point; thence North 36°28'00" West 290.68 feet to a point; thence North 12°25'59" West 175.78 feet to a point; thence North 7°35'10" East 346.70 feet to a point; thence North 22°27'43" West 110.69 feet to a point; thence North 73°45'00" East 30.18 feet to the point of beginning.

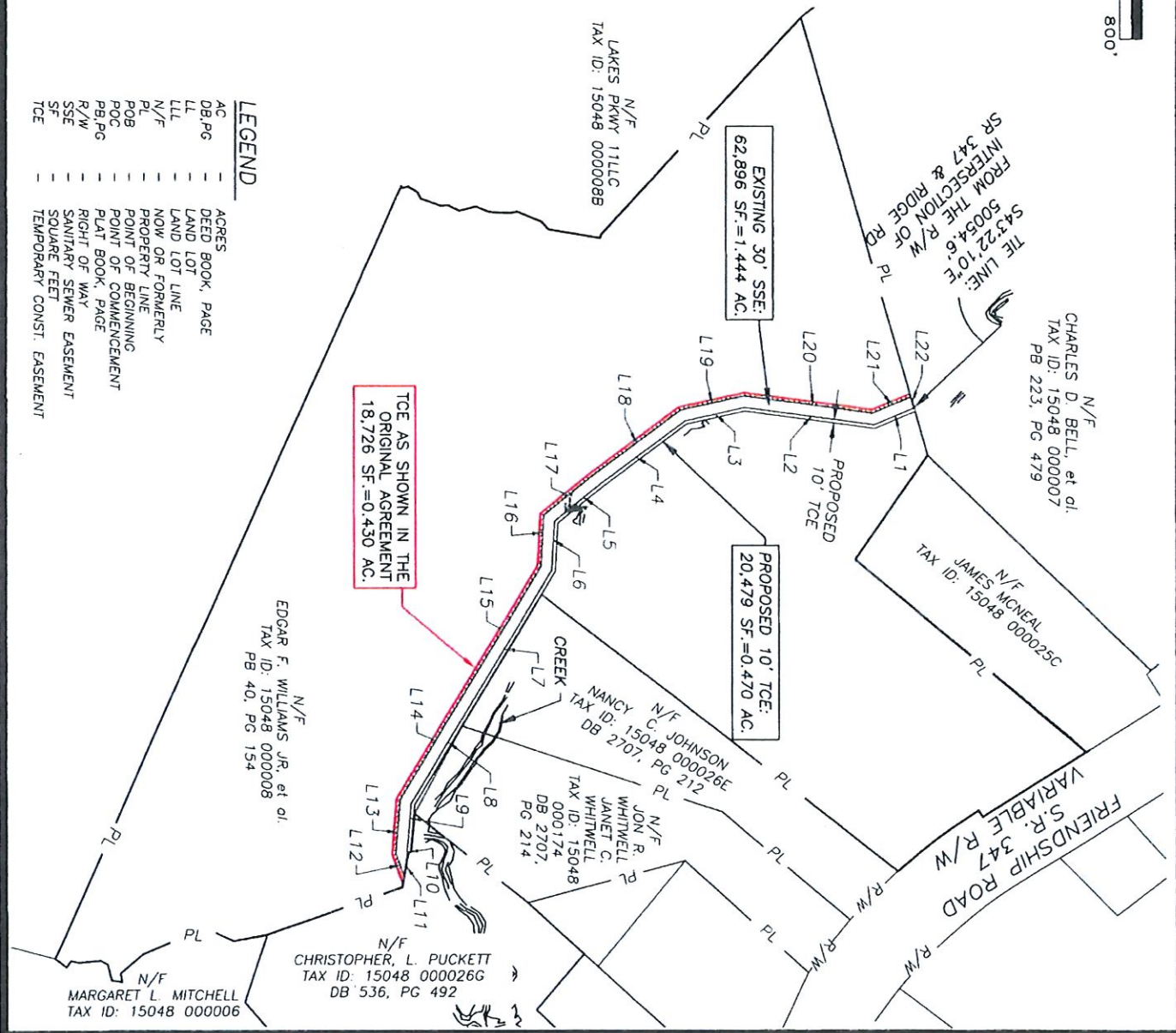
EXHIBIT "B"



Line #	Length	Direction
L1	115.48'	S22°27'43"E
L2	349.45'	S7°35'10"W
L3	184.10'	S12°25'59"E
L4	283.82'	S36°28'00"E
L5	155.25'	S38°16'08"E
L6	129.34'	S86°39'22"E
L7	372.79'	S58°43'05"E
L8	364.98'	S58°22'00"E
L9	127.35'	S85°05'22"E
L10	5.51'	N70°23'09"E
L11	61.74'	S80°32'31"E
L12	65.55'	S70°23'09"W
L13	141.39'	N85°09'58"W
L14	362.44'	N58°22'00"W
L15	364.82'	N58°43'05"W
L16	135.36'	N86°39'22"W
L17	169.20'	N58°16'08"W
L18	290.68'	N56°28'00"W
L19	175.78'	N12°25'59"W
L20	346.70'	N7°35'10"E
L21	110.69'	N22°27'43"W
L22	30.18'	N73°45'00"E

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



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"=400'
 JOB NO.: G216094.CDM
 DRAWN BY: MED
 FILE NO. ESMNT

SANITARY SEWER EASEMENT EXHIBIT FOR:

EDGAR F. WILLIAMS, JR., et al.

3654 FRIENDSHIP RD, BUFORD, GA. 30519

FRIENDSHIP G.M.D. (1419)
 HALL COUNTY, GEORGIA
 PARCEL #3

Rochester

DCCM

Rochester and Associates, LLC
 425 Oak St NW, Gainesville, GA 30501
 770.718.0600 p | 770.718.9090 f
 www.rochester-assoc.com