

STATE OF GEORGIA        )  
  )  
COUNTY OF CHATHAM    )

**EASEMENT**

In consideration of One (\$1.00) Dollar and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, DEAN FOREST PARTNERS, LP F/K/A DEAN FORREST PARTNERS, LP, a Georgia limited partnership (GRANTOR), hereby grants unto THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH (GRANTEE), its successors and assigns, a ten (10) foot wide perpetual and non-exclusive easement, across, over, under, and through a portion of the property situated in the City of Savannah, Chatham County, Georgia legally described on Exhibit A attached hereto and made a part hereof (“Grantor’s Property”), for the purposes of construction, operation, maintenance, repair, upgrades, and other modifications to a water line, together with all necessary appurtenances thereto, and the right of pedestrian and vehicular access over and across the easement area for those purposes. Notwithstanding anything contained herein to the contrary, the easement area for the easement granted herein shall only be within that 6,341 S.F./0.146 AC. portion of Grantor’s Property identified as the “UTILITY EASEMENT” (“Easement Area”) on the plat attached hereto as Exhibit B and made a part hereof.



The GRANTOR reserves the right to use and improve the Easement Area for any purpose that does not unreasonably interfere with GRANTEE'S permitted use of the Easement Area, such as, without limitation, for entrance drives/drive lanes, curbing, landscaping, irrigation, and other similar types of non-structural improvements, but not buildings, retaining walls or other structures with a permanent foundation that would impair the maintenance or use of the water line and appurtenances placed thereon.

Upon the GRANTEE's completion of any construction, installation, maintenance, repair or other work on Grantor's Property, the GRANTEE shall restore any damage to Grantor's Property caused by such work and shall restore the surface of Grantor's Property to as near as its prior condition as reasonably possible.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, **DEAN FOREST PARTNERS, LP** f/k/a DEAN FORREST PARTNERS, LP, a Georgia limited partnership, and **THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH**, each caused these presents to be executed by its duly authorized agent as of this 29 day of June, 2017

Signed, sealed and delivered  
in the presence of:



  
\_\_\_\_\_  
Unofficial Witness  
  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 09/03/19  
(NOTARIAL SEAL)

**GRANTOR:**

**DEAN FOREST PARTNERS, LP**  
f/k/a DEAN FORREST PARTNERS, LP,  
a Georgia limited partnership

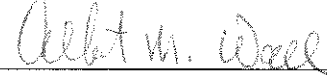
By:  (SEAL)  
Mildred W. Tuck, General Partner

Signed, sealed and delivered  
in the presence of:

  
\_\_\_\_\_  
Unofficial Witness  
  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 09/03/19  
(NOTARIAL SEAL)

**GRANTOR:**

**DEAN FOREST PARTNERS, LP**  
f/k/a DEAN FORREST PARTNERS, LP,  
a Georgia limited partnership


By:  (SEAL)  
Albert M. Wall, General Partner


(SIGNATURES CONTINUE ON FOLLOWING PAGE)

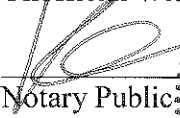
Signed, sealed and delivered  
in the presence of:

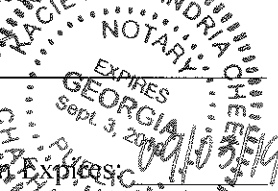
**GRANTOR:**

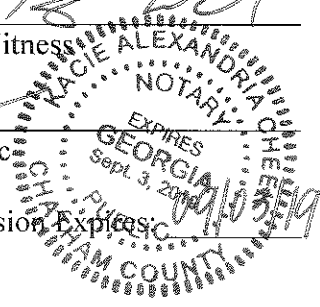
**DEAN FOREST PARTNERS, LP,**  
f/k/a DEAN FORREST PARTNERS, LP  
a Georgia limited partnership

  
\_\_\_\_\_  
Unofficial Witness

By:  (SEAL)  
Ben B. Wall, Sr., General Partner

  
\_\_\_\_\_  
Notary Public

  
\_\_\_\_\_  
My Commission Expires



(NOTARIAL SEAL)

(GRANTEE'S SIGNATURE ON FOLLOWING PAGE)

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_  
Unofficial Witness

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

(NOTARIAL SEAL)

**GRANTEE:**

**THE MAYOR AND ALDERMEN OF  
THE CITY OF SAVANNAH**

By: \_\_\_\_\_(SEAL)

Print name: Roberto Hernandez

Print title: City Manager

## EXHIBIT A

### Legal Description of Grantor's Property

#### PROPERTY DESCRIPTION

#### 7.922 ACRES

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 7th G.M.D., CITY OF POOLER, CHATHAM COUNTY, STATE OF GEORGIA, BEING LOCATED AT THE SOUTHWEST INTERSECTION OF PINE MEADOW DRIVE AND DEAN FOREST ROAD, BEING A PORTION OF THE LANDS OF DEAN FOREST PARTNERS, LP F/K/A DEAN FORREST PARTNERS, LP, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AND BEGINNING AT A 3/4" IRON PIPE LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF PINE MEADOW DRIVE (VARIABLE RIGHT OF WAY) AND THE WESTERLY RIGHT OF WAY LINE OF DEAN FOREST ROAD/S.R. #307 (VARIABLE RIGHT OF WAY); THENCE CONTINUING ALONG THE RIGHT OF WAY LINE OF DEAN FOREST ROAD 88.36 FEET ALONG THE ARC OF A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 2801.76 FEET, A CHORD BEARING OF S 42°00'45" W AND A CHORD DISTANCE OF 88.35 FEET TO A 3/4" IRON PIPE; THENCE S 42°54'58" W A DISTANCE OF 442.28 FEET TO A 3/4" IRON PIPE; THENCE S 47°05'02" E A DISTANCE OF 13.00 FEET TO A 3/4" IRON PIPE; THENCE S 42°54'58" W A DISTANCE OF 96.82 FEET TO A 3/4" IRON REBAR; THENCE LEAVING THE AFORESAID RIGHT OF WAY LINE N 47°09'00" W A DISTANCE OF 399.33 FEET TO A 3/4" IRON REBAR; THENCE N 52°02'31" W A DISTANCE OF 47.80 FEET TO A 3/4" IRON REBAR; THENCE S 42°51'00" W A DISTANCE OF 286.04 FEET TO A 3/4" IRON REBAR; THENCE N 75°38'05" W A DISTANCE OF 22.75 FEET TO A 3/4" IRON REBAR; THENCE N 42°51'00" E A DISTANCE OF 295.18 FEET TO A 3/4" IRON REBAR; THENCE N 52°02'31" W A DISTANCE OF 35.68 FEET TO A 3/4" IRON REBAR; THENCE N 42°39'24" E A DISTANCE OF 682.86 FEET TO A 3/4" IRON REBAR LYING AND BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF PINE MEADOW DRIVE; THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY LINE 62.95 FEET ALONG THE ARC OF A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 676.25 FEET, A CHORD BEARING OF S 54°11'18" E AND A CHORD DISTANCE OF 62.93 FEET TO A 3/4" IRON REBAR; THENCE S 51°31'17" E A DISTANCE OF 338.95 FEET TO A 3/4" IRON REBAR; THENCE S 05°42'27" E A DISTANCE OF 121.04 FEET TO A 3/4" IRON PIPE ALSO BEING THE POINT OF BEGINNING, HAVING AN AREA OF 345,069 SQUARE FEET OR 7.922 ACRES OF LAND.

**EXHIBIT B**

**Easement Plat**

**[SEE ATTACHED]**

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

IT IS HEREBY CERTIFIED THAT I AM THE AGENY THE OWNERS OF THE PROPERTY SHOWN ON THIS MAP AND I HAVE THE AUTHORITY TO DEDICATE ALL EASEMENTS AND ANY OTHER PUBLIC USES AS NOTED ON THIS PLAT FOR THE USES INTENDED.

OWNER/AGENT: DEAN FORREST PARTNERS, L.P. DATE: \_\_\_\_\_

LEASING AGENT: DRAYTON-PARKER COMPANIES, LLC DATE: \_\_\_\_\_

THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

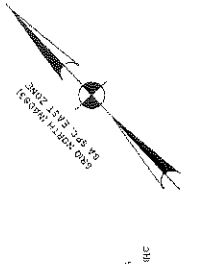
V/E  
DEAN FORREST PARTNERS, L.P.  
PORTION OF PIN 2-0884-04-027  
DEED BOOK 704, PAGE 533

- NOTES**
1. FIELD EQUIPMENT USED FOR THIS SURVEY: 5" TOTAL STATION
  2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CIRCULAR ERROR OF 1 IN 100,000. THE ANGULAR ERROR OF 4" PER ANGLE POINT, AND WAS ADJUSTED BY THE METHOD OF LEAST SQUARES.
  3. ALL CORNERS MARKED WITH 3/4" IRON PIPES 24" LONG WITH CAP STAMPS, 10" UNLESS OTHERWISE NOTED.
  4. THIS PLAT HAS A PRECISION OF ONE FOOT IN 145,885 FEET.
  5. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83) EAST ZONE.
  6. THIS IS A BASIC PLANE, CURVE, BEYOND SEPTEMBER 08, 2008.
  7. THE SUBJECT AREA SHOWN ON THIS PLAT LIES WITHIN SPECIAL FLOOD HAZARD AREA AE (BASE FLOOD E.L. 11).
  8. WETLANDS THAT MAY EXIST ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS. A PRELIMINARY WETLAND Delineation SURVEY WAS CONDUCTED WHICH DETERMINED THAT THE DEVELOPER ARE SUBJECT TO FEDERAL REGULATIONS WHICH REQUIRE THE DEVELOPER TO OBTAIN A PERMIT FROM THE CORPS OF ENGINEERS BEFORE ANY CONSTRUCTION OF THE PROJECT.
  9. THE LOCATION OF ANY UNDERGROUND UTILITIES SHOWN HEREON OR ANY OTHER UTILITIES THAT MAY EXIST, IS BASED ON THE BEST AVAILABLE INFORMATION AND IS NOT GUARANTEED BY THE SURVEYOR. THE LOCATION OF ANY UNDERGROUND UTILITIES SHOWN HEREON OR ANY OTHER UTILITIES THAT MAY EXIST, IS BASED ON THE BEST AVAILABLE INFORMATION AND IS NOT GUARANTEED BY THE SURVEYOR.
  10. THE CERTIFICATION AS SHOWN HEREON IS PUBLICLY OBTAINABLE OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON THE BEST AVAILABLE EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

**REFERENCES**

1. UTILITY EASEMENT FROM PMP, INC. TO DEPARTMENT OF TRANSPORTATION, DATED APRIL 14, 2003, RECORDED MAY 5, 2003, RECORDED IN DEED BOOK 2507, PAGE 166.
2. A RIGHT OF WAY DONATION PLAT OF 6157 ACRES BEING A PORTION OF THE LANDS OF DEAN FORREST PARTNERS, L.P., PREPARED FOR THE GEORGIA DEPARTMENT OF TRANSPORTATION, BY THOMAS & HUTTON ENGINEERING CO., DATED SEPTEMBER 24, 2003.
3. A BELLARD SURVEY OF A PORTION OF TRACT 2 OF THE AN W&B DARY TRACT PREPARED FOR DEAN FORREST PARTNERS, L.P., BY THOMAS & HUTTON ENGINEERING CO., DATED APRIL 16, 2004.
4. A BELLARD SURVEY OF A PORTION OF THE LANDS OF DEAN FORREST PARTNERS, L.P., PREPARED FOR THE GEORGIA DEPARTMENT OF TRANSPORTATION, BY THOMAS & HUTTON ENGINEERING CO., RECORDED IN SUBDIVISION MAP BOOK 24-5, PAGE 3, CHATHAM COUNTY RECORDS.

- LEGEND**
- BOUNDARY POINT (NO MONUMENT)
  - ⊗ IRON PIPE (FOUND)
  - ⊗ WATER VALVE
  - ⊗ WATER METER
  - ⊗ CHECK VALVE
  - SUBJECT EASEMENT AREA
  - UTILITY EASEMENT LEASTURE
  - ADJOINING LANDS
  - WATER LINE



**VICINITY MAP** not to scale

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**CITY OF SAVANNAH APPROVAL**  
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:  
APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH

JACQUELYNNE WALKER, P.E.  
CITY ENGINEER

DATE: \_\_\_\_\_

ACCEPTED BY THE CITY MANAGER, CITY OF SAVANNAH

KOBERTYCH HERMANOWICZ  
CITY MANAGER

DATE: \_\_\_\_\_

**EASEMENT PLAT OF A  
0.146 ACRE  
CITY OF SAVANNAH  
UTILITY EASEMENT  
CROSSING THE LANDS OF  
DEAN FORREST PARTNERS, L.P.**

716 G.M. DISTRICT, CITY OF FOOLER,  
CHATHAM COUNTY, GEORGIA

prepared by  
**MAYOR & ALDERMEN OF SAVANNAH**

No. (Revision)	01	DATE

**THOMAS & HUTTON**  
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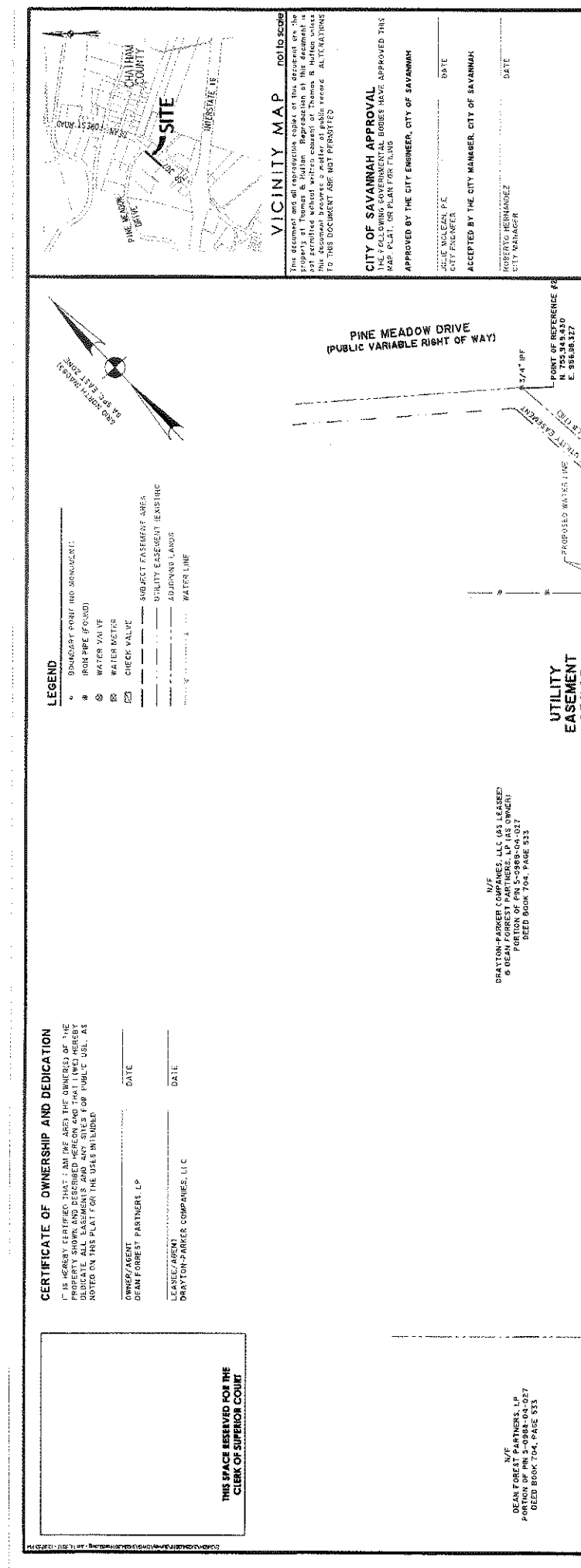
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plot  
down  
36/11/2017  
MDJ

field  
MDJ  
03/15/2017  
BL

job 24234.0019

SHEET 1 OF 1



**UTILITY EASEMENT  
6,341 SF.  
0.146 AC.**

DRAYTON-PARKER COMPANIES, LLC (AS LESSEE)  
6000 WOODBURN AVENUE  
PORTION OF PIN 2-0884-04-027  
DEED BOOK 704, PAGE 533

**DEAN FOREST ROAD/SR. 307  
(PUBLIC VARIABLE RIGHT OF WAY)**

**SURVEYOR'S CERTIFICATION**

AS REQUIRED BY SUBSECTION 06 OF O.C.G.A. SECTION 46-6-47, THIS PLAT HAS BEEN PREPARED BY A LICENSED SURVEYOR AND THE SURVEYOR HAS CONDUCTED A REASONABLE INVESTIGATION AND RECORDING HAS BEEN MADE BY APPROVAL OF THE SURVEYOR. APPROVALS BY AFFIDAVITS SHOULD BE COMPLETED WITHIN THE TIME FRAME SPECIFIED BY THE SURVEYOR. THE USER OF THIS PLAT AS TO ANY PARCEL, FURTHERMORE, THE UNDERMINED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MAIN TECHNICAL REQUIREMENTS OF THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF SURVEYORS AND PROFESSIONAL ENGINEERS AND LAND SURVEYORS, 400 AS SET FORTH IN O.C.G.A. SECTION 46-6-57.



MATTHEW D. JONES  
GEORGIA PROFESSIONAL ENGINEER AND LAND SURVEYOR  
No. 3318  
DATE: 03/15/2017

**LINE TABLE**

LINE	BEARING	LENGTH
1	N 47° 05' 00" E	15.00
2	N 77° 05' 00" E	3.00
3	S 77° 05' 00" E	3.00
4	S 77° 05' 00" E	3.00
5	S 77° 05' 00" E	3.00
6	S 77° 05' 00" E	3.00
7	S 77° 05' 00" E	3.00
8	S 77° 05' 00" E	3.00
9	S 77° 05' 00" E	3.00
10	S 77° 05' 00" E	3.00

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	2785.76	43.07	S 42° 43' 54" E	31.00	97.0033
C2	2785.76	43.07	N 47° 46' 00" E	31.02	217.035
C3	2785.76	43.07	S 42° 43' 54" E	31.02	97.0033
C4	2785.76	43.07	S 42° 43' 54" E	31.02	97.0033
C5	2785.76	43.07	S 42° 43' 54" E	31.02	97.0033