

[BLANK SPACE ABOVE THIS LINE IS FOR THE SOLE USE OF THE CLERK OF SUPERIOR COURT]

THIS DOCUMENT MAY BE RECORDED ONLY BY PERSONNEL OF THE FULTON COUNTY LAND DIVISION

Return Recorded Document to:
Fulton County Land Division
141 Pryor Street, S.W. – Suite 8021
Atlanta, Georgia 30303

Project Name : The Grove at Sweet Apple
Tax Parcel Identification No.: 22 343010160263
Land Disturbance Permit No.: 19MLT-RLDP00010 / 19-116WR
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only

Approval Date: _____
Initials: _____

**WATER LINE EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 27th day of January, 2021, between BW Land LLC, a corporation duly organized under the laws of the State of Georgia, party of the first part (hereinafter referred to as Grantor) and **FULTON COUNTY**, a Political Subdivision of the State of Georgia, party of the second part and Grantee.

WITNESSETH, that for and in consideration of \$1.00 in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and in consideration of the benefits which will accrue to the undersigned from the construction of a water line through subject property, and in consideration of the benefits which will accrue to the subject property from the construction of a water line through the subject property, said Grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey to FULTON COUNTY and to successors and assigns the right, title, and privilege of easements through subject property located in Land Lot(s) 1073, 2nd Section (if applicable) of District 2, Fulton County, Georgia, and more particularly described as follows: To wit:

The Grove at Sweet Apple

Project Name

[See Exhibit "A" attached hereto and made a part hereof]

This right and easement herein granted being to occupy such portion of my property as would be sufficient for the construction, access, maintenance and upgrade of a water line through my property according to the location and size of said

water line as shown on the map and profile now on file in the office of the Public Works Department of Fulton County, and which size and location may be modified from time to time including in the future after the date of this document to accommodate said water line within the aforesaid boundaries of the above-described easement.

For the same consideration, Grantor hereby conveys and relinquishes to FULTON COUNTY a right of access over Grantor's remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on said water line on both a routine and emergency basis.

Said Grantor hereby warrants that it has the right to sell and convey said water line easement and right of access and binds itself, its successors and assigns forever to warrant and defend the right and title to the above described water line easement unto the said FULTON COUNTY, its successors and assigns against the claims of all persons whomever by virtue of these presents.

Said Grantor hereby waives for itself, its successors and assigns all rights to any further compensation or claim to damages on account of the construction, access, upgrade or maintenance of said water line for the use of the property as herein agreed.

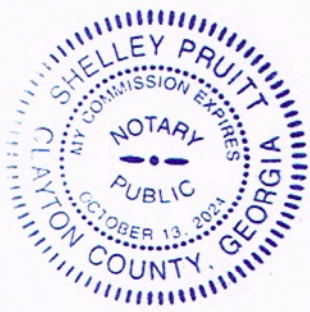
IN WITNESS HEREOF said party of the first part has hereunto affixed his/her hand and seal on the day and year first above written.

Signed, sealed and delivered this 28
day of January, 20 21
in the presence of:

[Signature]
Witness

[Signature]
Notary Public

[NOTARIAL SEAL]



GRANTOR: BW Land LLC
CORPORATE NAME

By: [Signature]
Print Name: Joe Ferguson
Title: VP Operations

By: _____
Print Name: _____
Title: _____

[CORPORATE SEAL]

SURVEY NOTES:

TRAVERSE CLOSURE - 1:40,569
ANGULAR ERROR - 0.14 SEC's/STA.
ADJUSTMENT - COMPASS RULE
EQUIPMENT - TOPCON 303 TOTAL STATION
PLAT CLOSURE - 1:207,339
ALL MATTERS OF TITLE EXCEPTED.
DATE OF FIELD WORK: AUG. 5, 2014

ACCESS & UTILITY EASEMENT AREA:

0.787 ACRES
34,266 SQ.FT.

FLOOD NOTE:

THIS PROPERTY IS NOT LOCATED WITHIN A
FEMA 100 YEAR FLOOD ZONE ACCORDING
TO FULTON COUNTY, FEMA MAP
#13121C0032G, DATED: JUNE 19, 2020.

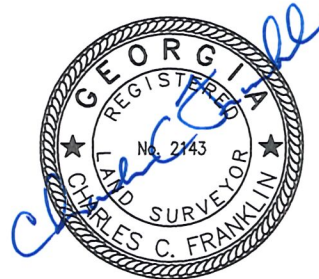
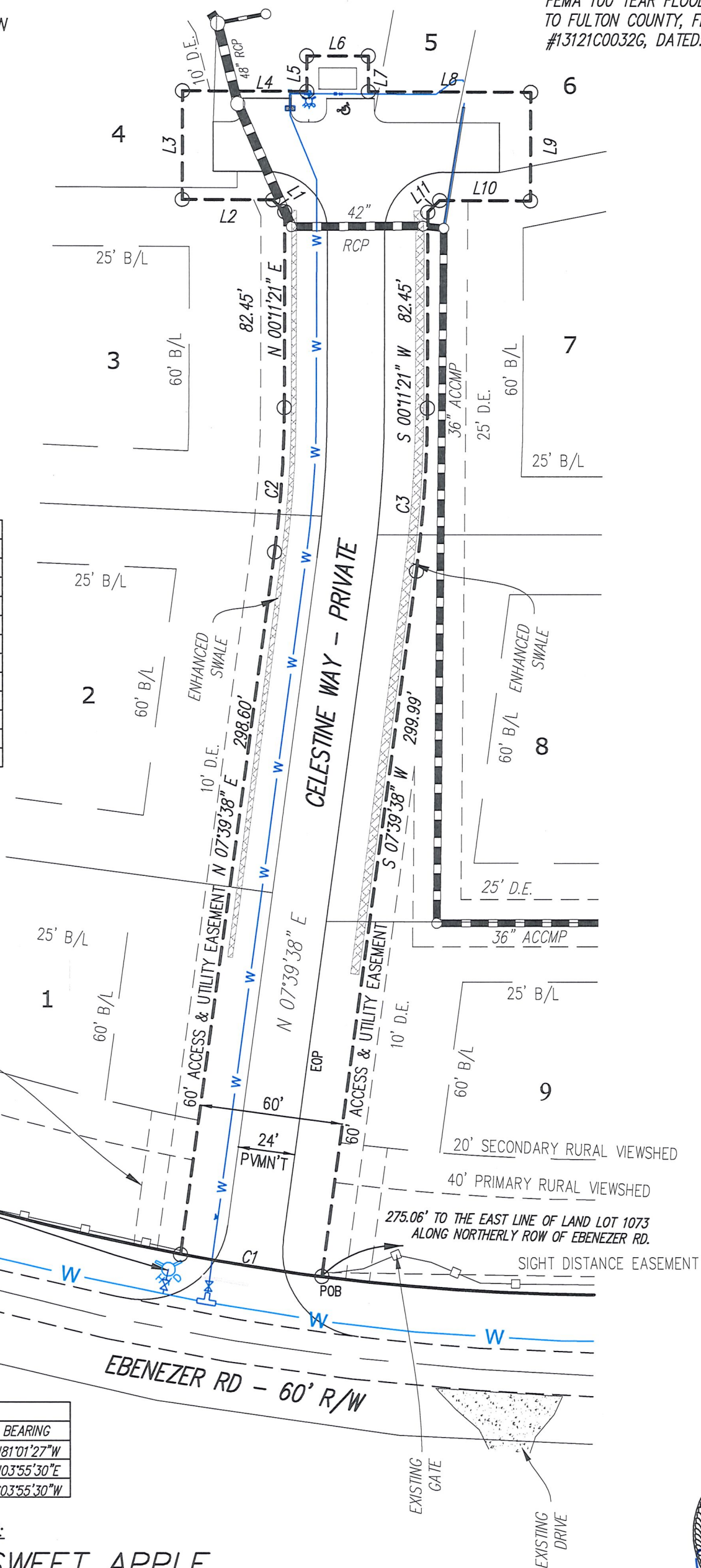
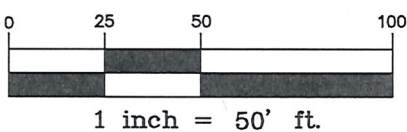
LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N44°48'39"W	7.07'
L2	N89°48'39"W	38.00'
L3	N00°11'21"E	46.00'
L4	S89°48'39"E	52.18'
L5	N00°00'00"E	15.05'
L6	S90°00'00"E	25.85'
L7	S00°00'00"E	15.13'
L8	S89°48'39"E	67.97'
L9	S00°11'21"W	46.00'
L10	N89°48'39"W	38.00'
L11	S45°11'21"W	7.07'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	993.56'	60.03'	60.02'	N81°01'27"W
C2	470.00'	61.29'	61.25'	N03°55'30"E
C3	530.00'	69.11'	69.06'	S03°55'30"W

ACCESS & UTILITY EASEMENT PLAT FOR:

THE GROVE AT SWEET APPLE

LOCATED IN LAND LOT 1073
IN THE 2ND DISTRICT, 2ND SECTION
IN THE CITY OF MILTON
FULTON COUNTY, GEORGIA
SCALE: 1" = 50' DATE: JANUARY 27, 2021



centerline

Surveying and Land Planning, Inc.
1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
PHONE: (770) 424-0028 FAX: (770) 424-2399

LSF#001298

419030-AEUE

LEGAL DESCRIPTION**ACCESS & UTILITY EASEMENT****THE GROVE AT SWEET APPLE**

All that tract or parcel of land lying and being in Land Lot 1073 of the 2nd District, 2nd Section, in the City of Milton, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a point located at the intersection of the northerly right-of-way of Ebenezer Road (60' right-of-way) and the easterly side of a proposed 60-foot-wide Access & Utility Easement; said point being located 275.06 feet from the intersection of the said northerly right-of-way of Ebenezer Road and the easterly line of Land Lot 1073 of the said 2nd District as measured in a westerly direction along and following the said northerly right-of-way of Ebenezer Road; having thus established the **TRUE POINT OF BEGINNING** leaving said point and running in a westerly direction along the northerly right-of-way of said Ebenezer Road and following the curvature thereof along a curve to the right for an arc length of 60.03 feet (said arc being subtended by a chord of N81°01'27"W – 60.02 feet and having a radius of 993.56 feet to a point located on the westerly side of said proposed 60 foot wide Access & Utility Easement; thence leaving said right-of-way and running along the westerly, northerly and easterly sides of the said 60 feet Access & Utility Easement for the following courses and distances; running N07°39'38"E for a distance of 298.60 feet to a point; thence running in a northerly direction along a curve to the left for an arc length of 61.29 feet (said arc being subtended by a chord of N03°55'30"E – 61.25 feet and having a radius of 470.00 feet) to a point; thence running N00°11'21"E for a distance of 82.45 feet to a point; thence running N44°48'39"W for a distance of 7.07 feet to a point; thence running N89°48'39"W for a distance of 38.00 feet to a point; thence running N00°11'21"E for a distance of 46.00 feet to a point; thence running S89°48'39"E for a distance of 52.18 feet to a point; thence running N00°00'00"E for a distance of 15.05 feet to a point; thence running S90°00'00"E for a distance 25.85 feet to a point; thence running S00°00'00"E for a distance of 15.13 feet to a point; thence running S89°48'39"W for a distance of 67.97

*feet to a point; thence running S00°11'21"W for a distance of 46.00 feet to a point; thence running N89°48'39"W for a distance of 38.00 feet to a point; thence running S45°11'21"W for a distance of 7.07 feet to a point; thence running S00°11'21"W for a distance of 82.45 feet to a point; thence running in a southerly direction along a curve to the right for an arc length of 69.11 feet (said arc being subtended by a chord of S03°55'30"W – 69.06 feet and having a radius of 530.00 feet) to a point; thence running S07°39'38"W for a distance of 299.99 feet to a point located on the northerly right-of way of said Ebenezer Road which is the **TRUE POINT OF BEGINNING**. Said Easement contains 0.787 acres (34,266 sq. ft.).*