

[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 : Mayfield Estates
Tax Parcel Identification No.: 22 448011040867 and 22 447010570197
Land Disturbance Permit No.: WRN23-074
Zoning/Special Use Permit No.: N/A
(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 28th day of January, 2026, between Mayfield Development 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) 1057 & 1104, 2nd Section (if applicable) of District 2, Fulton County, Georgia, and more particularly described as follows: To wit:

Mayfield Estates
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 Jan, 20 26
in the presence of:

[Signature]
Witness

[Signature]
Notary Public

[NOTARIAL SEAL]



GRANTOR: Mayfield Development LLC
Corporate Name

By: [Signature]

Print Name: KAMRAN JALALI

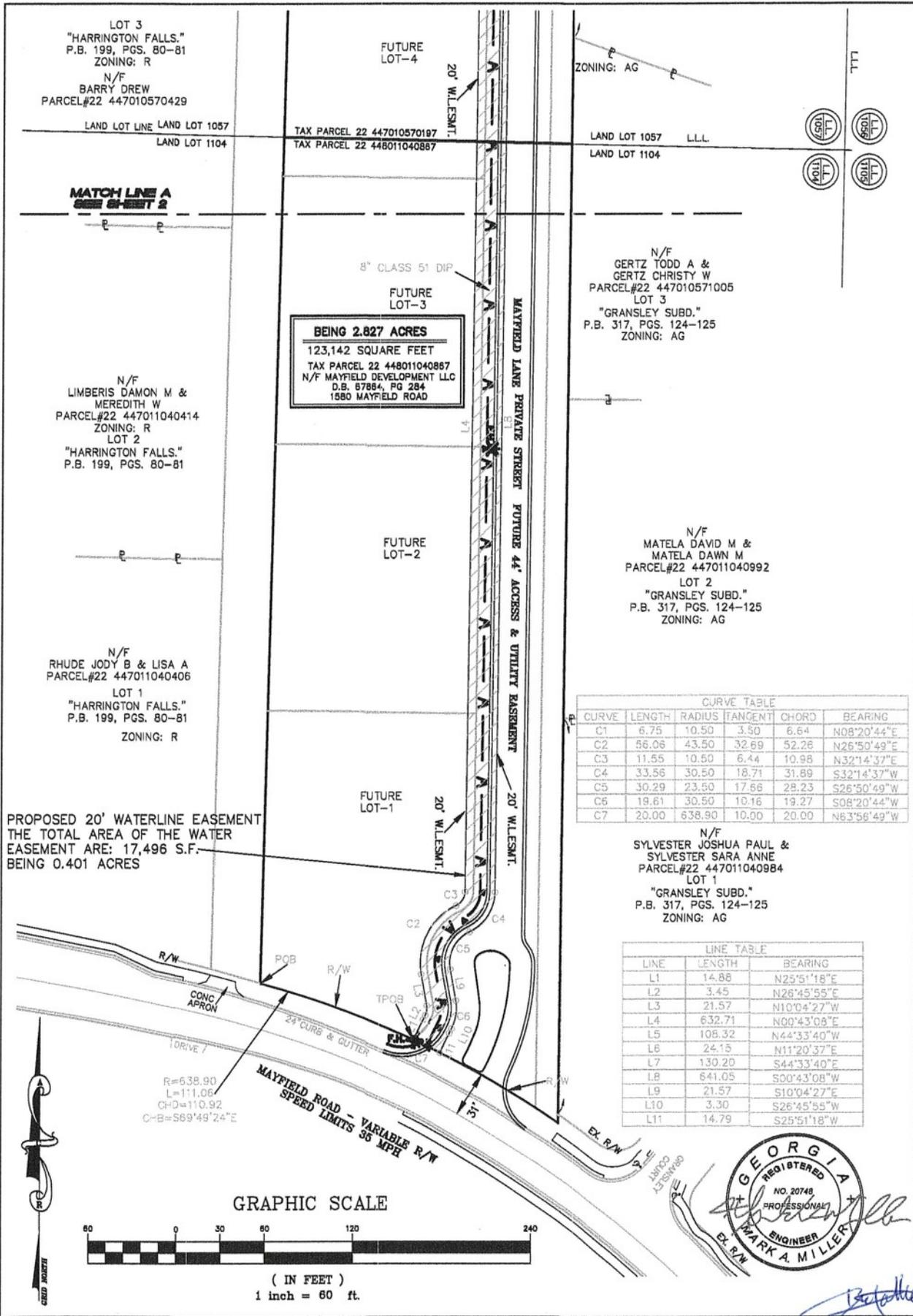
Title: Manager

By: _____

Print Name: _____

Title: _____

[CORPORATE SEAL]



SHEET 1 OF 2
 WATER & SEWER EST. PROJECT NO. 220088 FILE NO.

DATE:	JANUARY 27, 2028
SCALE:	HORIZ. 1"=60 VERT. N/A
LAND LOTS:	1057 & 1104
DISTRICT:	2ND
SECTION:	2ND
COUNTY:	FULTON STATE: GEORGIA
DESIGNED:	DRAWN: J.L.
CHECKED:	APPROVED: MM

EXHIBIT "A"
WATERLINE EASEMENT
 GRANTOR: MAYFIELD DEVELOPMENT LLC
 MAYFIELD ESTATES
 CITY OF ALPHARETTA
 FULTON COUNTY, GEORGIA

ACR Engineering, inc.
 ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
 600 PINNACLE COURT
 SUITE 685
 NORCROSS, GA 30071
 TEL: (678) 231-0000
 FAX: (678) 231-8887



N/F
XIE LIN & CHAN SIOW DING
12874 GRANSLEY CT.
ALPHARETTA, GA 30009
PARCEL#22 447010571047

LOT 7
"GRANSLEY SUBD."
P.B. 317, PGS. 124-125
ZONING: AG

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING
C1	6.75	10.50	3.50	6.64	N08°20'44"E
C2	58.06	43.50	32.89	52.26	S26°50'49"W
C3	11.55	10.50	6.44	10.98	N32°14'37"E
C4	33.56	30.50	18.71	31.89	N32°14'37"E
C5	30.29	23.50	17.66	26.23	S26°50'49"W
C6	19.61	30.50	10.16	19.27	N08°20'44"E
C7	20.00	638.90	10.00	20.00	N63°56'49"W

LOT 5
"HARRINGTON FALLS."
P.B. 199, PGS. 80-81
ZONING: R
N/F
MANTELLA BROCK & MAGGIE
PARCEL#22 447010570445

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.85	N25°51'18"E
L2	3.45	N26°45'55"E
L3	21.57	N10°04'27"W
L4	632.71	N00°43'08"E
L5	108.32	N44°33'40"W
L6	24.15	N11°20'37"E
L7	130.20	S44°33'40"E
L8	641.05	S00°43'08"W
L9	21.57	S10°04'27"E
L10	3.30	S26°45'55"W
L11	14.79	S25°51'18"W

FUTURE
DETENTION POND

BEING 2.831 ACRES
123,315 SQUARE FEET
TAX PARCEL 22 447010570197
N/F MAYFIELD DEVELOPMENT LLC
D.B. 67864, PG 284
1580 MAYFIELD ROAD

N/F
MANNHEIMER FREDERIC J &
MANNHEIMER SUSAN M
PARCEL#22 447010571039
LOT 6
"GRANSLEY SUBD."
P.B. 317, PGS. 124-125
ZONING: AG

LOT 4
"HARRINGTON FALLS."
P.B. 199, PGS. 80-81
ZONING: R
N/F
HUFFSTUTLER MERRIC & JESSICA
PARCEL#22 447010570437

N/F
MALDONADO DANIEL E &
BERRIOS ALEXANDRA
PARCEL#22 447010571021

LOT 5
"GRANSLEY SUBD."
P.B. 317, PGS. 124-125
ZONING: AG

N/F
GUDIVADA JOSEPH U &
AMBATI SWETA
PARCEL#22 447010571013
LOT 4
"GRANSLEY SUBD."
P.B. 317, PGS. 124-125
ZONING: AG

PROPOSED 20' WATERLINE EASEMENT
THE TOTAL AREA OF THE WATER
EASEMENT ARE: 17,496 S.F.
BEING 0.401 ACRES

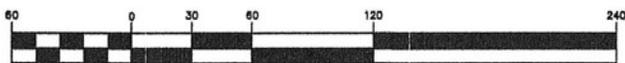
LOT 3
"HARRINGTON FALLS."
P.B. 199, PGS. 80-81
ZONING: R
N/F
BARRY DREW
PARCEL#22 447010570429

FUTURE
LOT-4

TAX PARCEL 22 447010870197
TAX PARCEL 22 448011040887

MATCH LINE A
SEE SHEET 1

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



SHEET 2 OF 2
SHEET # OF 2
DWG.
WATER & SEWER EXHIBIT
PROJECT NO. 220085
FILE NO.

DATE: JANUARY 27, 2028
SCALE: HORIZ. 1"=60 VERT. N/A
DESCRIPTION
DATE
LAND LOT(S): 1057 & 1104
DISTRICT: 2ND
SECTION: 2ND
COUNTY: FULTON STATE: GEORGIA
DESIGNED: DRAWN: J.L.
CHECKED: AM APPROVED: MM

EXHIBIT "A"
WATERLINE EASEMENT
GRANTOR: MAYFIELD DEVELOPMENT LLC
MAYFIELD ESTATES
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

ACR Engineering, inc.
ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
600 PINNACLE COURT
SUITE 885
NORCROSS, GA 30071
TEL: (678) 291-0000
FAX: (678) 291-8887

EXHIBIT "A"
TRACT DESCRIPTION
FOR
WATER EASEMENT
MAYFIELD ESTATES

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1057 AND LAND LOT 1104 OF THE 2nd DISTRICT, 2nd SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR FOUND LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF MAYFIELD ROAD (HAVING A VARIABLE RIGHT-OF-WAY WIDTH) SAID POINT OF BEGINNING HAVING A NORTHING OF 1489447.32' AND AN EASTING OF 2251669.16' IN GEORGIA STATE PLANE WEST ZONE, NORTH AMERICAN DATUM 83;

THENCE FROM THE POINT OF BEGINNING AS THUS ESTABLISHED SAID RIGHT-OF-WAY OF MAYFIELD ROAD RUNNING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 638.90 FEET SUBTENDED BY A CHORD BEARING OF SOUTH 69 DEGREES 49 MINUTES 24 SECONDS EAST A CHORD DISTANCE OF 110.92 FEET ALONG SAID ARC A DISTANCE OF 111.06 FEET TO THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT-OF-WAY AT THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED NORTH 25 DEGREES 51 MINUTES 18 SECONDS EAST A DISTANCE OF 14.88 FEET TO A POINT;

THENCE NORTH 26 DEGREES 45 MINUTES 55 SECONDS EAST A DISTANCE OF 3.45 FEET TO A POINT;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 10.50 FEET SUBTENDED BY A CHORD BEARING OF NORTH 08 DEGREES 20 MINUTES 44 SECONDS EAST A CHORD DISTANCE OF 6.64 FEET ALONG SAID ARC A DISTANCE OF 6.75 FEET TO A POINT;

THENCE NORTH 10 DEGREES 04 MINUTES 27 SECONDS WEST A DISTANCE OF 21.57 FEET TO A POINT;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 43.50 FEET SUBTENDED BY A CHORD BEARING OF NORTH 26 DEGREES 50 MINUTES 49 SECONDS EAST A CHORD DISTANCE 52.26 FEET ALONG SAID ARC A DISTANCE OF 56.06 FEET TO A POINT;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 10.50 FEET SUBTENDED BY A CHORD BEARING OF NORTH 32 DEGREES 14 MINUTES 37 SECONDS EAST A CHORD DISTANCE 10.98 FEET ALONG SAID ARC A DISTANCE OF 11.55 FEET TO A POINT;

THENCE NORTH 00 DEGREES 43 MINUTES 08 SECONDS EAST A DISTANCE OF 632.71 FEET TO A POINT;

THENCE NORTH 44 DEGREES 33 MINUTES 40 SECONDS WEST A DISTANCE OF 108.32 FEET TO A POINT;

THENCE NORTH 11 DEGREES 20 MINUTES 37 SECONDS EAST A DISTANCE OF 24.15 FEET TO A POINT;

THENCE SOUTH 44 DEGREES 33 MINUTES 40 SECONDS EAST A DISTANCE OF 130.20 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 43 MINUTES 08 SECONDS WEST A DISTANCE OF 641.05 FEET TO A POINT;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.50 FEET SUBTENDED BY A CHORD BEARING OF SOUTH 32 DEGREES 14 MINUTES 37 SECONDS WEST A CHORD DISTANCE 31.89 FEET ALONG SAID ARC A DISTANCE OF 33.56 FEET TO A POINT;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 23.50 FEET SUBTENDED BY A CHORD BEARING OF SOUTH 26 DEGREES 50 MINUTES 49 SECONDS WEST A CHORD DISTANCE 28.23 FEET ALONG SAID ARC A DISTANCE OF 30.29 FEET TO A POINT;

THENCE SOUTH 10 DEGREES 04 MINUTES 27 SECONDS EAST A DISTANCE OF 21.57 FEET TO A POINT;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.50 FEET SUBTENDED BY A CHORD BEARING OF SOUTH 08 DEGREES 20 MINUTES 44 SECONDS WEST A CHORD DISTANCE 19.27 FEET ALONG SAID ARC A DISTANCE OF 19.61 FEET TO A POINT;

THENCE SOUTH 26 DEGREES 45 MINUTES 55 SECONDS WEST A DISTANCE OF 3.30 FEET TO A POINT;

THENCE SOUTH 25 DEGREES 51 MINUTES 18 SECONDS WEST A DISTANCE OF 14.79 FEET TO A POINT;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 638.90 FEET SUBTENDED BY A CHORD BEARING OF NORTH 63 DEGREES 56 MINUTES 49 SECONDS WEST A CHORD DISTANCE 20.00 FEET ALONG SAID ARC A DISTANCE OF 20.00 FEET TO SAID TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 17,496 SQUARE FEET, BEING 0.401 ACRES.