

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

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

Project Name : Blakely Manor S/D
Tax Parcel Identification No.: 22 439004550087 & 22 439004550152
Land Disturbance Permit No.: PRLD202400427, FC WRN24-038
Zoning/Special Use Permit No.: AG-1
(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 8th day of January, 2026, between Blakely Manor 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) 455 and 456, 2nd Section (if applicable) of District 2, Fulton County, Georgia, and more particularly described as follows: To wit:

BLAKELY MANOR S/D
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 8th day of January 2026 in the presence of:

GRANTOR: Blakely Manor Development, LLC
CORPORATE NAME

Milos [Signature]
Witness

By: [Signature]
Print Name: David Chatham
Title: Manager

Emily R. Adler
Notary Public

By: _____
Print Name: _____
Title: _____

[NOTARIAL SEAL]



[CORPORATE SEAL]

LEGAL DESCRIPTION
FULTON COUNTY WATER EASEMENT EXHIBIT FOR
BLAKELY MANOR S/D

All that tract or parcel of land lying and being located in Land Lot 455 & 456, District 2, Section 2, Fulton County, Georgia, within the City of Milton, and being more particularly described as follows;

To find the TRUE POINT OF BEGINNING, commence at an iron pin found (1/2" R/B) at the northeast corner of Land Lot 455, said corner being the common corner of Land Lots 409, 410, 455, and 456;

THENCE North 89 degrees 51 minutes 21 seconds West for a distance of 308.19 feet along the north line of Land Lot 455 to a point and the TRUE POINT OF BEGINNING;

THENCE South 10 degrees 35 minutes 48 seconds East for a distance of 216.56 feet to a point;

THENCE South 23 degrees 46 minutes 26 seconds East for a distance of 12.83 feet to a point;

THENCE along a curve to the right having a radius of 53.00 feet and an arc length of 66.60 feet, being subtended by a chord of South 61 degrees 16 minutes 29 seconds East for a distance of 62.30 feet to a point;

THENCE along a curve to the left having a radius of 11.50 feet and an arc length of 18.56 feet, being subtended by a chord of South 71 degrees 30 minutes 18 seconds East for a distance of 16.61 feet to a point;

THENCE along a curve to the right having a radius of 175.00 feet and an arc length of 93.78 feet, being subtended by a chord of North 77 degrees 37 minutes 12 seconds East for a distance of 92.66 feet to a point;

THENCE South 87 degrees 01 minutes 40 seconds East for a distance of 56.21 feet to a point;

THENCE along a curve to the left having a radius of 3475.00 feet and an arc length of 334.83 feet, being subtended by a chord of South 89 degrees 47 minutes 18 seconds East for a distance of 334.70 feet to a point;

THENCE North 87 degrees 27 minutes 05 seconds East for a distance of 98.05 feet to a point;

THENCE along a curve to the right having a radius of 775.00 feet and an arc length of 200.72 feet, being subtended by a chord of South 85 degrees 07 minutes 44 seconds East for a distance of 200.16 feet to a point;

THENCE South 77 degrees 42 minutes 33 seconds East for a distance of 53.27 feet to a point;

THENCE along a curve to the left having a radius of 725.00 feet and an arc length of 235.58 feet, being subtended by a chord of South 87 degrees 01 minutes 05 seconds East for a distance of 234.54 feet to a point;

THENCE North 83 degrees 40 minutes 24 seconds East for a distance of 82.73 feet to a point;

THENCE along a curve to the left having a radius of 17.00 feet and an arc length of 17.31 feet, being subtended by a chord of North 54 degrees 30 minutes 27 seconds East for a distance of 16.57 feet to a point;

THENCE along a curve to the right having a radius of 63.00 feet and an arc length of 326.20 feet, being subtended by a chord of South 06 degrees 19 minutes 36 seconds East for a distance of 66.15 feet to a point;

THENCE along a curve to the left having a radius of 17.00 feet and an arc length of 17.31 feet, being subtended by a chord of North 67 degrees 09 minutes 39 seconds West for a distance of 16.57 feet to a point;

THENCE South 83 degrees 40 minutes 24 seconds West for a distance of 82.73 feet to a point;

THENCE along a curve to the right having a radius of 775.00 feet and an arc length of 251.83 feet, being subtended by a chord of North 87 degrees 01 minutes 05 seconds West for a distance of 250.72 feet to a point;

THENCE North 77 degrees 42 minutes 33 seconds West for a distance of 53.27 feet to a point;

THENCE along a curve to the left having a radius of 725.00 feet and an arc length of 187.77 feet, being subtended by a chord of North 85 degrees 07 minutes 44 seconds West for a distance of 187.25 feet to a point;

THENCE South 87 degrees 27 minutes 05 seconds West for a distance of 98.05 feet to a point;

THENCE along a curve to the right having a radius of 3525.00 feet and an arc length of 339.65 feet, being subtended by a chord of North 89 degrees 47 minutes 18 seconds West for a distance of 339.52 feet to a point;

THENCE North 87 degrees 01 minutes 40 seconds West for a distance of 56.21 feet to a point;

THENCE along a curve to the left having a radius of 125.00 feet and an arc length of 221.19 feet, being subtended by a chord of South 42 degrees 16 minutes 49 seconds West for a distance of 193.44 feet to a point;

THENCE South 08 degrees 24 minutes 42 seconds East for a distance of 50.00 feet to a point;

THENCE along a curve to the right having a radius of 325.00 feet and an arc length of 108.80 feet, being subtended by a chord

of South 01 degrees 10 minutes 44 seconds West for a distance of 108.30 feet to a point;

THENCE South 10 degrees 46 minutes 11 seconds West for a distance of 83.70 feet to a point;

THENCE South 34 degrees 39 minutes 21 seconds East for a distance of 25.91 feet to a point;

THENCE South 80 degrees 10 minutes 12 seconds East for a distance of 138.16 feet to a point;

THENCE along a curve to the left having a radius of 475.00 feet and an arc length of 138.74 feet, being subtended by a chord of South 88 degrees 32 minutes 16 seconds East for a distance of 138.25 feet to a point;

THENCE North 83 degrees 05 minutes 39 seconds East for a distance of 50.13 feet to a point;

THENCE along a curve to the right having a radius of 1025.00 feet and an arc length of 343.42 feet, being subtended by a chord of South 87 degrees 18 minutes 27 seconds East for a distance of 341.82 feet to a point;

THENCE South 77 degrees 42 minutes 33 seconds East for a distance of 100.00 feet to a point;

THENCE along a curve to the left having a radius of 1100.00 feet and an arc length of 218.61 feet, being subtended by a chord of South 83 degrees 24 minutes 09 seconds East for a distance of 218.25 feet to a point;

THENCE South 89 degrees 05 minutes 45 seconds East for a distance of 68.20 feet to a point;

THENCE North 00 degrees 54 minutes 15 seconds West for a distance of 2.00 feet to a point;

THENCE along a curve to the right having a radius of 63.00 feet and an arc length of 288.79 feet, being subtended by a chord of South 42 degrees 13 minutes 26 seconds West for a distance of 94.63 feet to a point;

THENCE along a curve to the left having a radius of 22.00 feet and an arc length of 31.43 feet, being subtended by a chord of North 47 degrees 22 minutes 56 seconds West for a distance of 28.82 feet to a point;

THENCE along a curve to the right having a radius of 1150.00 feet and an arc length of 212.75 feet, being subtended by a chord of North 83 degrees 00 minutes 32 seconds West for a distance of 212.45 feet to a point;

THENCE North 77 degrees 42 minutes 33 seconds West for a distance of 100.00 feet to a point;

THENCE along a curve to the left having a radius of 975.00 feet and an arc length of 326.67 feet, being subtended by a chord of North 87 degrees 18 minutes 27 seconds West for a distance of 325.14 feet to a point;

THENCE South 83 degrees 05 minutes 39 seconds West for a distance of 50.13 feet to a point;

THENCE along a curve to the right having a radius of 525.00 feet and an arc length of 153.35 feet, being subtended by a chord of North 88 degrees 32 minutes 16 seconds West for a distance of 152.80 feet to a point;

THENCE North 80 degrees 10 minutes 12 seconds West for a distance of 170.18 feet to a point;

THENCE along a curve to the left having a radius of 157.00 feet and an arc length of 142.04 feet, being subtended by a chord of South 73 degrees 54 minutes 40 seconds West for a distance of 137.25 feet to a point;

THENCE South 47 degrees 59 minutes 33 seconds West for a distance of 98.16 feet to a point;

THENCE South 02 degrees 59 minutes 33 seconds West for a distance of 32.20 feet to a point;

THENCE North 41 degrees 47 minutes 21 seconds West for a distance of 102.30 feet to a point;

THENCE North 41 degrees 54 minutes 07 seconds West for a distance of 4.23 feet to a point;

THENCE South 87 degrees 08 minutes 18 seconds East for a distance of 28.00 feet to a point;

THENCE North 47 degrees 59 minutes 33 seconds East for a distance of 108.69 feet to a point;

THENCE along a curve to the right having a radius of 168.00 feet and an arc length of 134.34 feet, being subtended by a chord of North 70 degrees 54 minutes 04 seconds East for a distance of 130.79 feet to a point;

THENCE North 53 degrees 01 minutes 19 seconds East for a distance of 26.60 feet to a point;

THENCE North 10 degrees 46 minutes 11 seconds East for a distance of 84.50 feet to a point;

THENCE along a curve to the left having a radius of 275.00 feet and an arc length of 92.06 feet, being subtended by a chord of North 01 degrees 10 minutes 44 seconds East for a distance of 91.64 feet to a point;

THENCE North 08 degrees 24 minutes 42 seconds West for a distance of 50.00 feet to a point;

THENCE along a curve to the right having a radius of 175.00 feet and an arc length of 101.02 feet, being subtended by a chord of North 08 degrees 07 minutes 30 seconds East for a distance of 99.62 feet to a point;

THENCE along a curve to the left having a radius of 11.50 feet and an arc length of 18.56 feet, being subtended by a chord of North 21 degrees 33 minutes 56 seconds West for a distance of 16.61 feet to a point;

THENCE along a curve to the right having a radius of 53.00 feet and an arc length of 101.89 feet, being subtended by a chord of North 12 degrees 43 minutes 03 seconds West for a distance of 86.91 feet to a point;

THENCE North 23 degrees 46 minutes 26 seconds West for a distance of 19.40 feet to a point;

THENCE North 10 degrees 35 minutes 48 seconds West for a distance of 105.57 feet to a point;

THENCE along a curve to the left having a radius of 78.50 feet and an arc length of 31.23 feet, being subtended by a chord of North 21 degrees 59 minutes 38 seconds West for a distance of 31.03 feet to a point;

THENCE North 68 degrees 54 minutes 17 seconds West for a distance of 99.98 feet to a point;

THENCE North 89 degrees 51 minutes 21 seconds West for a distance of 30.07 feet to a point;

THENCE along a curve to the right having a radius of 123.50 feet and an arc length of 45.88 feet, being subtended by a chord of North 79 degrees 12 minutes 47 seconds West for a distance of 45.62 feet to a point;

THENCE North 68 degrees 34 minutes 12 seconds West for a distance of 15.69 feet to a point;

THENCE along a curve to the left having a radius of 71.50 feet and an arc length of 26.56 feet, being subtended by a chord of North 79 degrees 12 minutes 47 seconds West for a distance of 26.41 feet to a point;

THENCE North 89 degrees 51 minutes 21 seconds West for a distance of 442.19 feet to a point;

THENCE along a curve to the left having a radius of 128.50 feet and an arc length of 61.34 feet, being subtended by a chord of South 76 degrees 28 minutes 08 seconds West for a distance of 60.76 feet to a point;

THENCE South 62 degrees 47 minutes 37 seconds West for a distance of 110.60 feet to a point;

THENCE along a curve to the right having a radius of 1137.25 feet and an arc length of 36.53 feet, being subtended by a chord of North 29 degrees 34 minutes 24 seconds West for a distance of 36.53 feet to a point;

THENCE North 62 degrees 47 minutes 37 seconds East for a distance of 112.11 feet to a point;

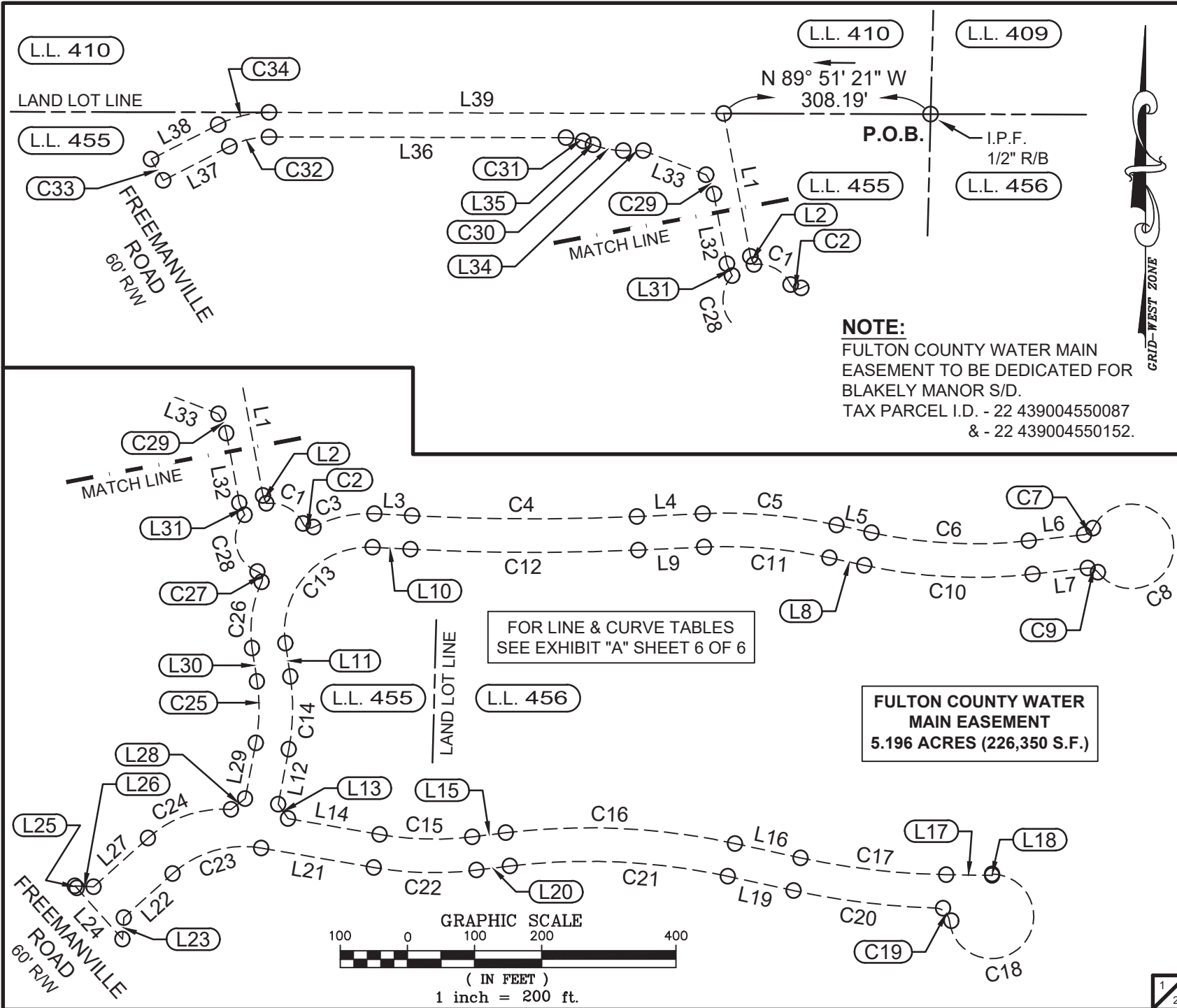
THENCE along a curve to the right having a radius of 165.00 feet and an arc length of 78.76 feet, being subtended by a chord of North 76 degrees 28 minutes 08 seconds East for a distance of 78.02 feet to a point on the north line of Land Lot 455;

THENCE South 89 degrees 51 minutes 21 seconds East for a

distance of 677.13 feet along said north line of Land Lot 455 to a point and the point of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said easement contains 5.196 acres (226,350 S.F.) and is more fully shown on a Fulton County Water Easement Exhibit for Blakely Manor S/D, by Brumbelow-Reese and Associates, Inc., dated November 25, 2025, bearing their job number 2023-099, and being identified as drawing BLMANOR-WE1.



NOTE:
 FULTON COUNTY WATER MAIN
 EASEMENT TO BE DEDICATED FOR
 BLAKELY MANOR S/D.
 TAX PARCEL I.D. - 22 439004550087
 & - 22 439004550152.

BRUMBELOW-REESE & ASSOC., INC.
 LAND SURVEYORS, LAND PLANNERS,
 DEVELOPMENT CONSULTANTS
 (GEORGIA LICENSE LSP000285) - EXPIRATION 6/30/2026

13685 HIGHWAY 9 N
 MILTON, GEORGIA 30004-3616
 PHONE: 770-475-6817
 FAX: 770-569-4948
 EMAIL: OFFICE@BRUMBELOW-REESE.COM



LOCATED IN:
 LAND LOT(S): 455, 456
 DISTRICT: 2, SECTION: 2
 CITY OF: MILTON
 COUNTY OF: FULTON
 STATE OF: GEORGIA

FULTON COUNTY WATER EASEMENT EXHIBIT FOR:

BLAKELY MANOR S/D
 FULTON COUNTY LDP #WRN24-038

DATE: NOVEMBER 25, 2025

DRAWN BY: MK
 DRAWING: BLMANOR-WE1
 JOB NO. 2023-099

CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	ARC
C1	S 61°16'29" E	62.30'	53.00'	66.60'
C2	S 71°30'18" E	16.61'	11.50'	18.56'
C3	N 77°37'12" E	92.66'	175.00'	93.78'
C4	S 89°47'18" E	334.70'	3475.00'	334.83'
C5	S 85°07'44" E	200.16'	775.00'	200.72'
C6	S 87°01'05" E	234.54'	725.00'	235.58'
C7	N 54°30'27" E	16.57'	17.00'	17.31'
C8	S 06°19'36" E	66.15'	63.00'	326.20'
C9	N 67°09'39" W	16.57'	17.00'	17.31'
C10	N 87°01'05" W	250.72'	775.00'	251.83'
C11	N 85°07'44" W	187.25'	725.00'	187.77'
C12	N 89°47'18" W	339.52'	3525.00'	339.65'
C13	S 42°16'49" W	193.44'	125.00'	221.19'
C14	S 01°10'44" W	108.30'	325.00'	108.80'
C15	S 88°32'16" E	138.25'	475.00'	138.74'
C16	S 87°18'27" E	341.82'	1025.00'	343.42'
C17	S 83°24'09" E	218.25'	1100.00'	218.61'
C18	S 42°13'26" W	94.63'	63.00'	288.79'
C19	N 47°22'57" W	28.82'	22.00'	31.43'
C20	N 83°00'32" W	212.45'	1150.00'	212.75'
C21	N 87°18'27" W	325.14'	975.00'	326.67'
C22	N 88°32'16" W	152.80'	525.00'	153.35'
C23	S 73°54'40" W	137.25'	157.00'	142.04'
C24	N 70°54'04" E	130.79'	168.00'	134.34'
C25	N 01°10'44" E	91.64'	275.00'	92.06'
C26	N 08°07'30" E	99.62'	175.00'	101.02'
C27	N 21°33'56" W	16.61'	11.50'	18.56'
C28	N 12°43'03" W	86.91'	53.00'	101.89'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 10°35'48" E	216.56'
L2	S 23°46'26" E	12.83'
L3	S 87°01'40" E	56.21'
L4	N 87°27'05" E	98.05'
L5	S 77°42'33" E	53.27'
L6	N 83°40'24" E	82.73'
L7	S 83°40'24" W	82.73'
L8	N 77°42'33" W	53.27'
L9	S 87°27'05" W	98.05'
L10	N 87°01'40" W	56.21'
L11	S 08°24'42" E	50.00'
L12	S 10°46'11" W	83.70'
L13	S 34°39'21" E	25.91'
L14	S 80°10'12" E	138.16'
L15	N 83°05'39" E	50.13'
L16	S 77°42'33" E	100.00'
L17	S 89°05'45" E	68.20'
L18	N 00°54'15" E	2.00'
L19	N 77°42'33" W	100.00'
L20	S 83°05'39" W	50.13'

CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	ARC
C29	N 21°59'38" W	31.03'	78.50'	31.23'
C30	N 79°12'47" W	45.62'	123.50'	45.88'
C31	N 79°12'47" W	26.41'	71.50'	26.56'
C32	S 76°28'08" W	60.76'	128.50'	61.34'
C33	N 29°34'24" W	36.53'	1137.25'	36.53'
C34	N 76°28'08" E	78.02'	165.00'	78.76'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	N 80°10'12" W	170.18'
L22	S 47°59'33" W	98.16'
L23	S 02°59'33" W	32.20'
L24	N 41°47'21" W	102.30'
L25	N 41°54'07" W	4.23'
L26	S 87°08'18" E	28.00'
L27	N 47°59'33" E	108.69'
L28	N 53°01'19" E	26.60'
L29	N 10°46'11" E	84.50'
L30	N 08°24'42" W	50.00'
L31	N 23°46'26" W	19.40'
L32	N 10°35'48" W	105.57'
L33	N 68°54'17" W	99.98'
L34	N 89°51'21" W	30.07'
L35	N 68°34'12" W	15.69'
L36	N 89°51'21" W	442.19'
L37	S 62°47'37" W	110.60'
L38	N 62°47'37" E	112.11'
L39	S 89°51'21" E	677.13'

FULTON COUNTY WATER EASEMENT EXHIBIT FOR:

BLAKELY MANOR S/D
FULTON COUNTY LDP #WRN24-038

DATE: NOVEMBER 25, 2025

DRAWN BY: MK

DRAWING: BLMANOR-WE1

JOB NO. 2023-099

2/2



BRUMBLOW-REESE & ASSOC., INC.
LAND SURVEYORS, LAND PLANNERS,
DEVELOPMENT CONSULTANTS
[GEORGIA LICENSE LSPF00285] - EXPIRATION 6/30/2028

13685 HIGHWAY 9 N
MILTON, GEORGIA 30004-3616
PHONE: 770-475-6817
FAX: 770-569-4846
EMAIL: OFFICE@BRUMBLOW-REESE.COM

GEORGIA R.L.S. # 2072
MEMBER OF S.A.M.S.O.G.

LOCATED IN:
LAND LOT(S): 455, 456
DISTRICT: 2, SECTION: 2
CITY OF: MILTON
COUNTY OF: FULTON
STATE OF GEORGIA