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\*\*\*THIS DOCUMENT MUST ONLY BE RECORDED 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 : Hawthorn Subdivision  
Tax Parcel Identification No.: 11 027000930073  
Land Disturbance Permit No.: D220033 / WRN22-021  
Zoning/Special Use Permit No.: Z-22-03  
(if applicable)

*For Fulton County Use Only*  
Approval Date: \_\_\_\_\_  
Initials: \_\_\_\_\_

**SEWER EASEMENT  
(Corporate Form)**

STATE OF GEORGIA,  
COUNTY OF FULTON

This indenture entered into this 4th day of December, 20 24, between Toll Southeast LP Company, Inc., 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 sewer line through subject property, and in consideration of the benefits which will accrue to the subject property from the construction of a sewer line through 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) 93, 1 Section (if applicable) of District 1, Fulton County, Georgia, and more particularly described as follows: To wit:

Hawthorn Subdivision

*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 sewer line through my property according to the location and size of said sewer 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 sewer 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 sewer line on both a routine and emergency basis.

Said Grantor hereby warrants that it has the right to sell and convey said sewer 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 sewer 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 sewer 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 4th day of December, 2024 in the presence of:

[Signature]  
Witness

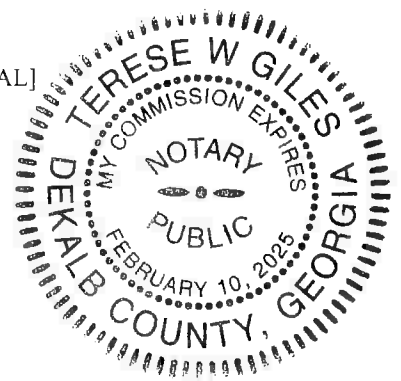
Terese W. Giles  
Notary Public

GRANTOR: Toll Southeast LP Company, Inc.  
CORPORATE NAME

By: [Signature]  
Print Name: Adam Guercio  
Title: VP

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

[NOTARIAL SEAL]



[CORPORATE SEAL]

**Exhibit "A"**

LOCATION MAP - NOT TO SCALE



ENCROACHMENT TABLE

STORMWATER PIPE -	456 LF
WATER PIPE -	130 LF

AREA NOTE

20' SANITARY SEWER EASEMENT HAS A TOTAL OF 56,215.27 SQUARE FEET (1.291 ACRES)

EASEMENT NOTE

20' SANITARY SEWER EASEMENT IS CENTERED ON SEWER MAIN (10' EACH SIDE). BEARINGS ON THE SEWER MAIN ARE THE SAME AS THE EASEMENT LINES.

OWNER / DEVELOPER

TOLL SOUTHEAST LP COMPANY, INC  
4080 MCGINNIS FERRY ROAD  
ALPHARETTA, GA 30005  
PHONE: 678.699.1403  
CONTACT: J.R. CROWE  
EMAIL: JCROWE1@TOLLBROTHERS.COM

CONTRACTOR

A.L. GRADING CONTRACTORS  
110 PEACHTREE INDUSTRIAL BLVD  
SUGAR HILL, GA 30518  
PHONE: 770.945.5059  
CONTACTS: BLAKE WOOD / DAVID ARMENTA  
EMAILS: BLAKE@ALGC.NET / DAVID@ALGC.NET

ENGINEER

McFARLAND-DYER & ASSOCIATES, INC.  
4174 SILVER PEAK PARKWAY  
SUWANEE, GA 30024  
PHONE: 770.932.6550  
CONTACT: JOHN E. NAGY  
EMAIL: JNAGY@BOWMAN.COM

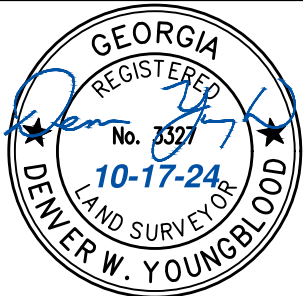
SURVEYOR

MAXWELL-REDDICK AND ASSOCIATES, INC  
NORTHWINDS III  
2500 NORTHWINDS PKWY, SUITE 360  
ALPHARETTA, GA 30009  
PHONE: 404.693.1618  
CONTACT: DENVER YOUNGBLOOD  
EMAIL: DYOUNGBLOOD@MAXRED.COM

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°55'21"E	112.82'
L2	N 89°55'21"E	27.02'
L3	S 00°19'34"E	11.41'
L4	N 89°40'26"E	121.99'
L5	S 00°03'33"E	151.71'
L6	S 14°19'51"E	11.29'
L7	N 79°21'38"E	110.45'
L8	N 89°50'27"E	375.51'
L9	S 85°07'49"E	99.41'
L10	S 56°18'25"E	82.36'
L11	S 31°21'37"E	277.62'
L12	N 57°55'11"E	59.77'
L13	N 33°39'32"E	86.41'
L14	S 56°20'28"E	20.00'
L15	S 33°39'32"W	90.71'
L16	S 57°55'11"W	74.25'
L17	S 58°31'00"W	44.92'
L18	S 66°00'16"W	220.67'
L19	S 72°31'19"W	192.06'
L20	N 17°28'41"W	20.00'
L21	N 72°31'19"E	190.92'
L22	N 66°00'16"E	218.22'
L23	N 58°31'00"E	33.59'
L24	N 31°21'37"W	273.34'
L25	N 56°18'25"W	72.80'
L26	N 85°07'49"W	93.40'
L27	S 89°50'27"W	372.80'
L28	S 79°21'38"W	115.44'
L29	S 50°42'10"W	80.35'
L30	S 27°56'34"W	68.02'
L31	S 00°55'19"E	120.10'
L32	S 25°39'46"E	258.15'
L33	N 87°44'53"E	183.15'
L34	N 76°09'17"E	55.34'
L35	N 13°44'10"W	125.95'
L36	N 76°15'50"E	20.00'
L37	S 13°44'10"E	145.91'
L38	S 76°09'17"W	77.33'
L39	S 87°44'53"W	198.31'
L40	N 25°39'46"W	275.68'
L41	N 00°55'19"W	129.64'
L42	N 27°56'34"E	77.20'
L43	N 50°42'10"E	80.56'
L44	N 14°19'51"W	16.79'
L45	N 00°03'33"W	134.12'
L46	S 89°40'26"W	128.91'
L47	N 00°19'39"W	31.53'

CERTIFICATE OF AUTHORIZATION # LSF000953



SITE DATA

ADDRESS 4030 KIMBALL BRIDGE ROAD  
ALPHARETTA, GA 30005  
  
TAX PARCEL ID # 11 027000930073  
CITY OF ALPHARETTA LDP # D220033  
CITY OF ALPHARETTA FINAL PLAT CASE # FP240003



MAXWELL-REDDICK AND ASSOCIATES  
ENGINEERING • LAND SURVEYING

40 JOE KENNEDY BLVD STATESBORO, GA 30458 (912) 489-7112 OFFICE  
2500 NORTHWINDS PKWY SUITE 360 ALPHARETTA, GA 30009 (404) 693-1618 OFFICE

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DRAWN BY: JTD

DATE: 10-17-2024

JOB NO.: 2023-180

SCALE: N/A

SHEET 1 OF 7

**SANITARY SEWER EASEMENT EXHIBIT**  
**FOR HAWTHORN SUBDIVISION**  
**PREPARED FOR**  
**TOLL SOUTHEAST LP COMPANY, INC**  
**AND FULTON COUNTY**  
LOCATED IN LAND LOT 93, 1ST DISTRICT, 1ST SECTION  
CITY OF ALPHARETTA, FULTON COUNTY, GA

**LEGAL DESCRIPTION - HAWTHORN SUBDIVISION - 20' SANITARY SEWER EASEMENT**

ALL THAT CERTAIN AREA OF LAND LYING AND BEING IN LAND LOT 93 OF THE 1ST LAND DISTRICT, 1ST SECTION OF FULTON COUNTY, CITY OF ALPHARETTA, GEORGIA, CONTAINING 56,215.27 SQUARE FEET (1.291 AC) AND BEING MORE PARTICULARLY DESCRIBED AS "20' SANITARY SEWER EASEMENT" ON A SANITARY SEWER EASEMENT EXHIBIT FOR HAWTHORN SUBDIVISION, PREPARED FOR TOLL SOUTHEAST LP COMPANY, INC. AND FULTON COUNTY, PREPARED BY MAXWELL-REDDICK AND ASSOCIATES, DATED 10-17-24 WHICH READS AS FOLLOWS:

COMMENCING AT A ONE-INCH OPEN TOP PIPE FOUND (1"OTPF) LOCATED AT THE INTERSECTION OF THE LAND LOT LINES COMMON TO LAND LOTS 80, 81, 92, AND 93; THENCE ALONG THE LAND LOT LINE COMMON TO LAND LOTS 92 AND 93 NORTH 89°55'21" EAST A DISTANCE OF 112.82' TO A POINT, WHICH IS THE POINT OF BEGINNING.

BEGINNING AT A POINT LOCATED ON THE LAND LOT LINE COMMON TO LAND LOTS 92 AND 93; THENCE CONTINUING ALONG THE LAND LOT LINE COMMON TO LAND LOTS 92 AND 93 NORTH 89°55'21" EAST A DISTANCE OF 27.02' TO A POINT; THENCE LEAVING THE LAND LOT LINE COMMON TO LAND LOTS 92 AND 93 SOUTH 00°19'34" EAST A DISTANCE OF 11.41' TO A POINT; THENCE NORTH 89°40'26" EAST A DISTANCE OF 121.99' TO A POINT; THENCE SOUTH 00°03'33" EAST A DISTANCE OF 151.71' TO A POINT; THENCE SOUTH 14°19'51" EAST A DISTANCE OF 11.29' TO A POINT; THENCE NORTH 79°21'38" EAST A DISTANCE OF 110.45' TO A POINT; THENCE NORTH 89°50'27" EAST A DISTANCE OF 375.51' TO A POINT; THENCE SOUTH 85°07'49" EAST A DISTANCE OF 99.41' TO A POINT; THENCE SOUTH 56°18'25" EAST A DISTANCE OF 82.36' TO A POINT; THENCE SOUTH 31°21'37" EAST A DISTANCE OF 277.62' TO A POINT; THENCE NORTH 57°55'11" EAST A DISTANCE OF 59.77' TO A POINT; THENCE NORTH 33°39'32" EAST A DISTANCE OF 86.41' TO A POINT; THENCE SOUTH 56°20'28" EAST A DISTANCE OF 20.00' TO A POINT; THENCE SOUTH 33°39'32" WEST A DISTANCE OF 90.71' TO A POINT; THENCE SOUTH 57°55'11" WEST A DISTANCE OF 74.25' TO A POINT; THENCE SOUTH 58°31'00" WEST A DISTANCE OF 44.92' TO A POINT; THENCE SOUTH 66°00'16" WEST A DISTANCE OF 220.67' TO A POINT; THENCE SOUTH 72°31'19" WEST A DISTANCE OF 192.06' TO A POINT; THENCE NORTH 17°28'41" WEST A DISTANCE OF 20.00' TO A POINT; THENCE NORTH 72°31'19" EAST A DISTANCE OF 190.92' TO A POINT; THENCE NORTH 66°00'16" EAST A DISTANCE OF 218.22' TO A POINT; THENCE NORTH 58°31'00" EAST A DISTANCE OF 33.59' TO A POINT; THENCE NORTH 31°21'37" WEST A DISTANCE OF 273.34' TO A POINT; THENCE NORTH 56°18'25" WEST A DISTANCE OF 72.80' TO A POINT; THENCE NORTH 85°07'49" WEST A DISTANCE OF 93.40' TO A POINT; THENCE SOUTH 89°50'27" WEST A DISTANCE OF 372.80' TO A POINT; THENCE SOUTH 79°21'38" WEST A DISTANCE OF 115.44' TO A POINT; THENCE SOUTH 50°42'10" WEST A DISTANCE OF 80.35' TO A POINT; THENCE SOUTH 27°56'34" WEST A DISTANCE OF 68.02' TO A POINT; THENCE SOUTH 00°55'19" EAST A DISTANCE OF 120.10' TO A POINT; THENCE SOUTH 25°39'46" EAST A DISTANCE OF 258.15' TO A POINT; THENCE NORTH 87°44'53" EAST A DISTANCE OF 183.15' TO A POINT; THENCE NORTH 76°09'17" EAST A DISTANCE OF 55.34' TO A POINT; THENCE NORTH 13°44'10" WEST A DISTANCE OF 125.95' TO A POINT; THENCE NORTH 76°15'50" EAST A DISTANCE OF 20.00' TO A POINT; THENCE SOUTH 13°44'10" EAST A DISTANCE OF 145.91' TO A POINT; THENCE SOUTH 76°09'17" WEST A DISTANCE OF 77.33' TO A POINT; THENCE SOUTH 87°44'53" WEST A DISTANCE OF 198.31' TO A POINT; THENCE NORTH 25°39'46" WEST A DISTANCE OF 275.68' TO A POINT; THENCE NORTH 00°55'19" WEST A DISTANCE OF 129.64' TO A POINT; THENCE NORTH 27°56'34" EAST A DISTANCE OF 77.20' TO A POINT; THENCE NORTH 50°42'10" EAST A DISTANCE OF 80.56' TO A POINT; THENCE NORTH 14°19'51" WEST A DISTANCE OF 16.79' TO A POINT; THENCE NORTH 00°03'33" WEST A DISTANCE OF 134.12' TO A POINT; THENCE SOUTH 89°40'26" WEST A DISTANCE OF 128.91' TO A POINT; THENCE NORTH 00°19'39" WEST A DISTANCE OF 31.53' TO A POINT LOCATED ON THE LAND LOT LINE COMMON TO LAND LOTS 92 AND 93, WHICH IS THE POINT OF BEGINNING.

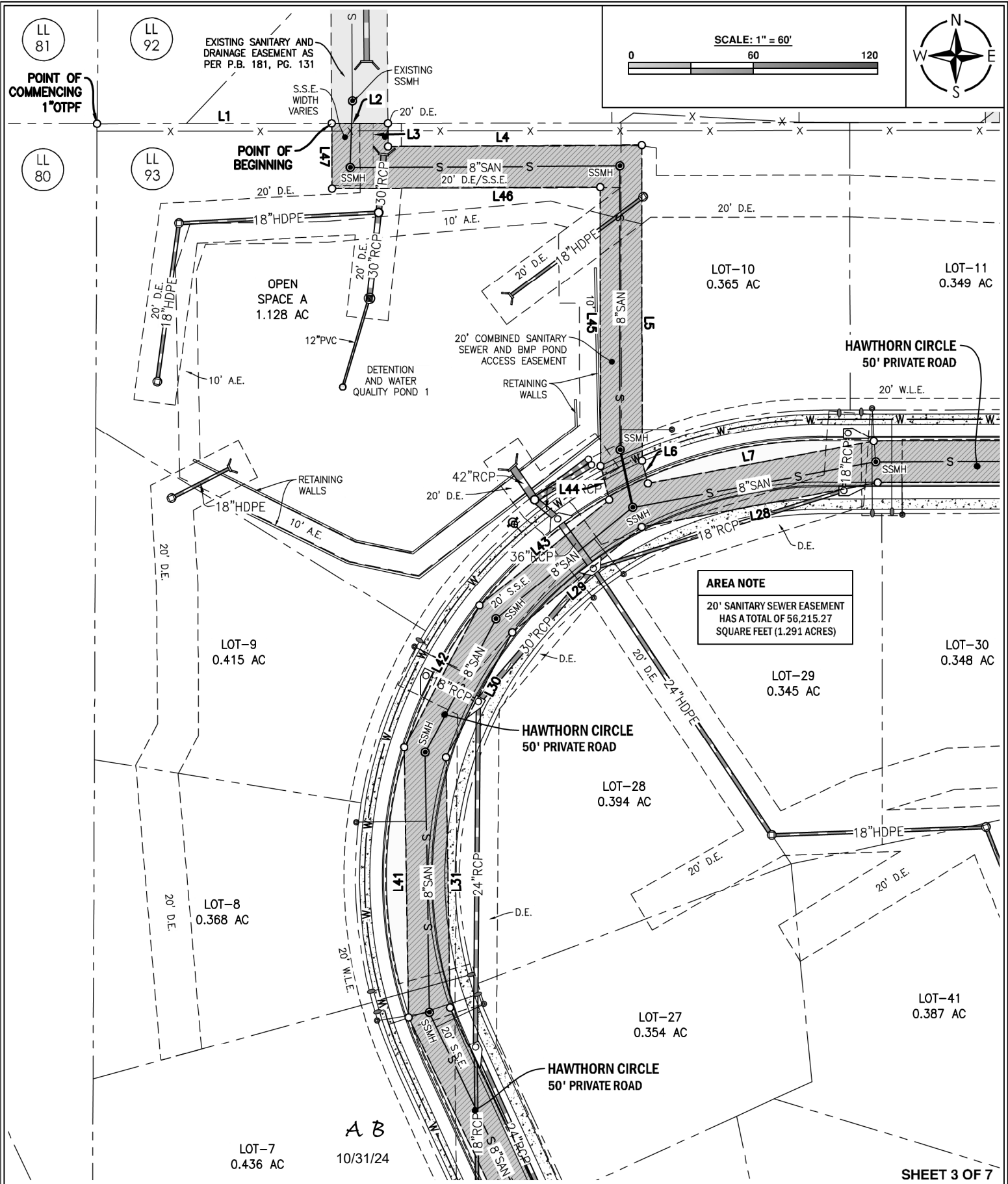


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SCALE: N/A

**SANITARY SEWER EASEMENT EXHIBIT**  
**FOR HAWTHORN SUBDIVISION**  
**PREPARED FOR**  
**TOLL SOUTHEAST LP COMPANY, INC**  
**AND FULTON COUNTY**  
LOCATED IN LAND LOT 93, 1ST DISTRICT, 1ST SECTION  
CITY OF ALPHARETTA, FULTON COUNTY, GA



**AREA NOTE**  
 20' SANITARY SEWER EASEMENT  
 HAS A TOTAL OF 56,215.27  
 SQUARE FEET (1.291 ACRES)

A B  
 10/31/24

SHEET 3 OF 7



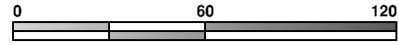
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 SCALE: 1" = 60'

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SCALE: 1" = 60'



LOT-11  
0.349 AC

LOT-12  
0.346 AC

LOT-13  
0.345 AC

LOT-14  
0.360 AC

HAWTHORN CIRCLE  
50' PRIVATE ROAD

HAWTHORN CIRCLE  
50' PRIVATE ROAD

**AREA NOTE**

20' SANITARY SEWER EASEMENT  
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LOT-30  
0.348 AC

LOT-31  
0.346 AC

LOT-32  
0.427 AC

LOT-33  
0.443 AC

LOT-40  
0.364 AC

LOT-41  
0.387 AC

LOT-39  
0.397 AC

LOT-37  
0.395 AC

A B  
10/31/24

SHEET 4 OF 7



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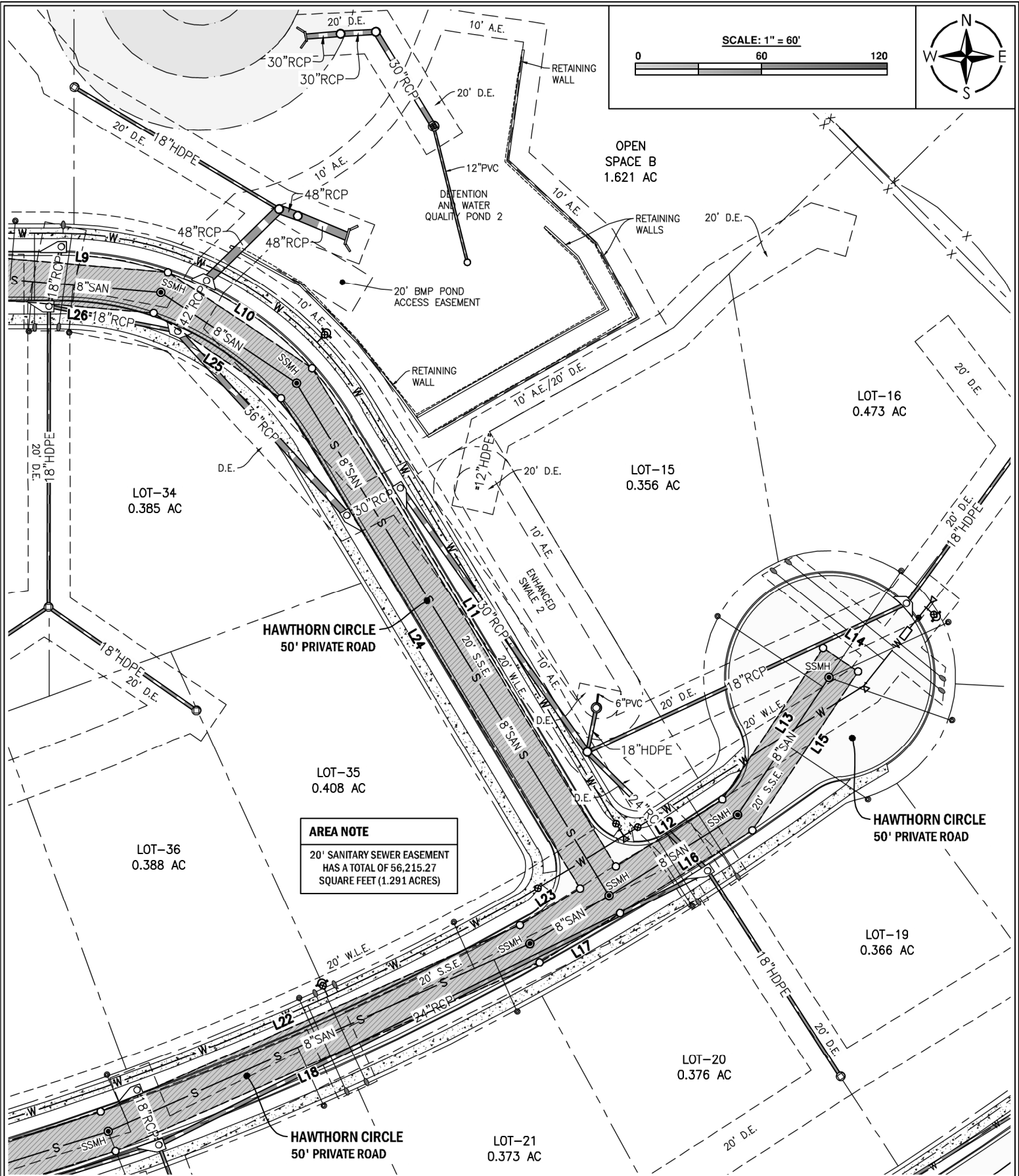
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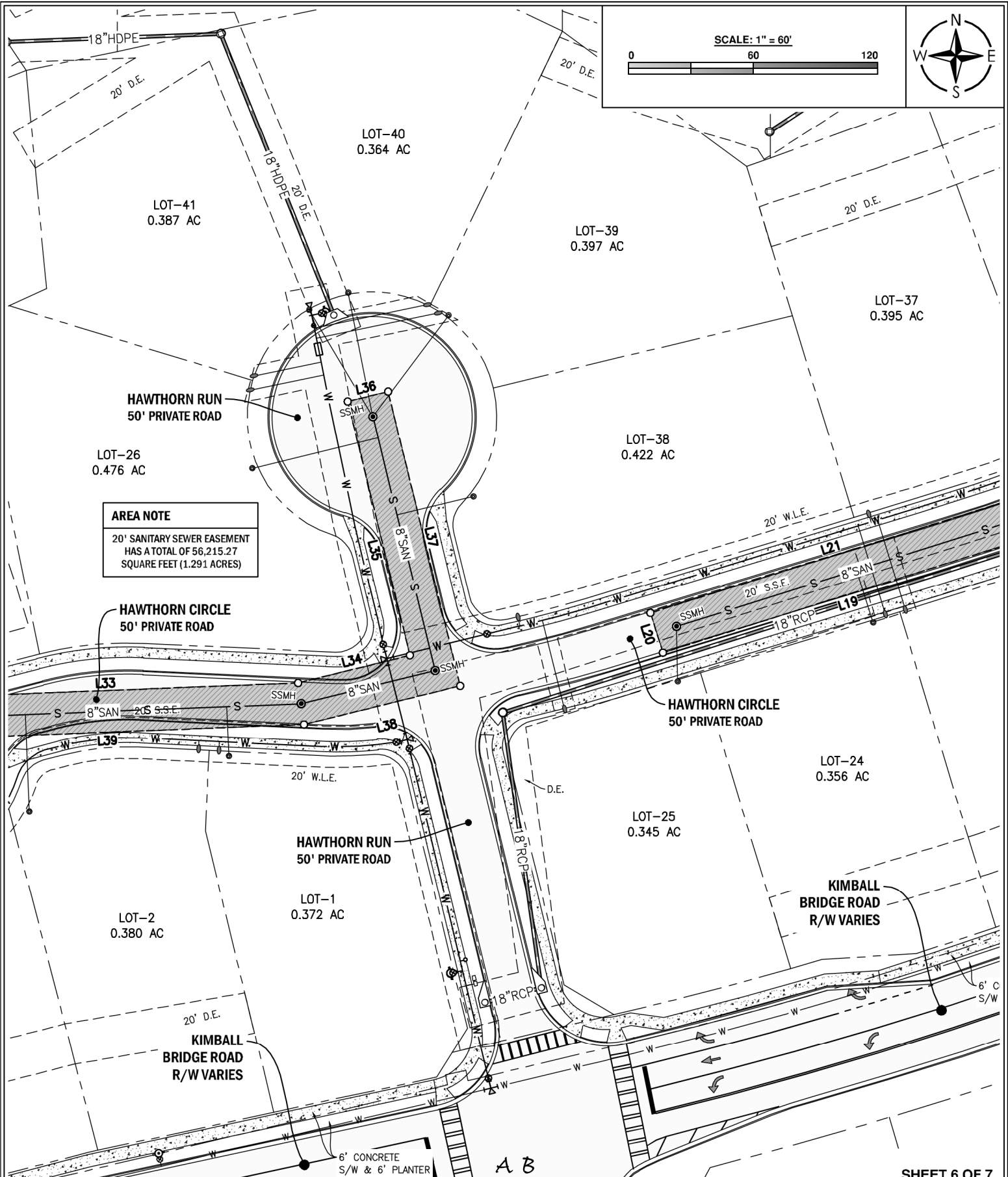
MAXWELL-REDDICK  
 AND ASSOCIATES  
 a Pope-Dawson Company

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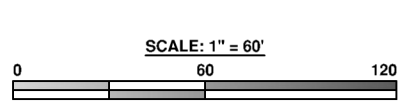
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SHEET 6 OF 7



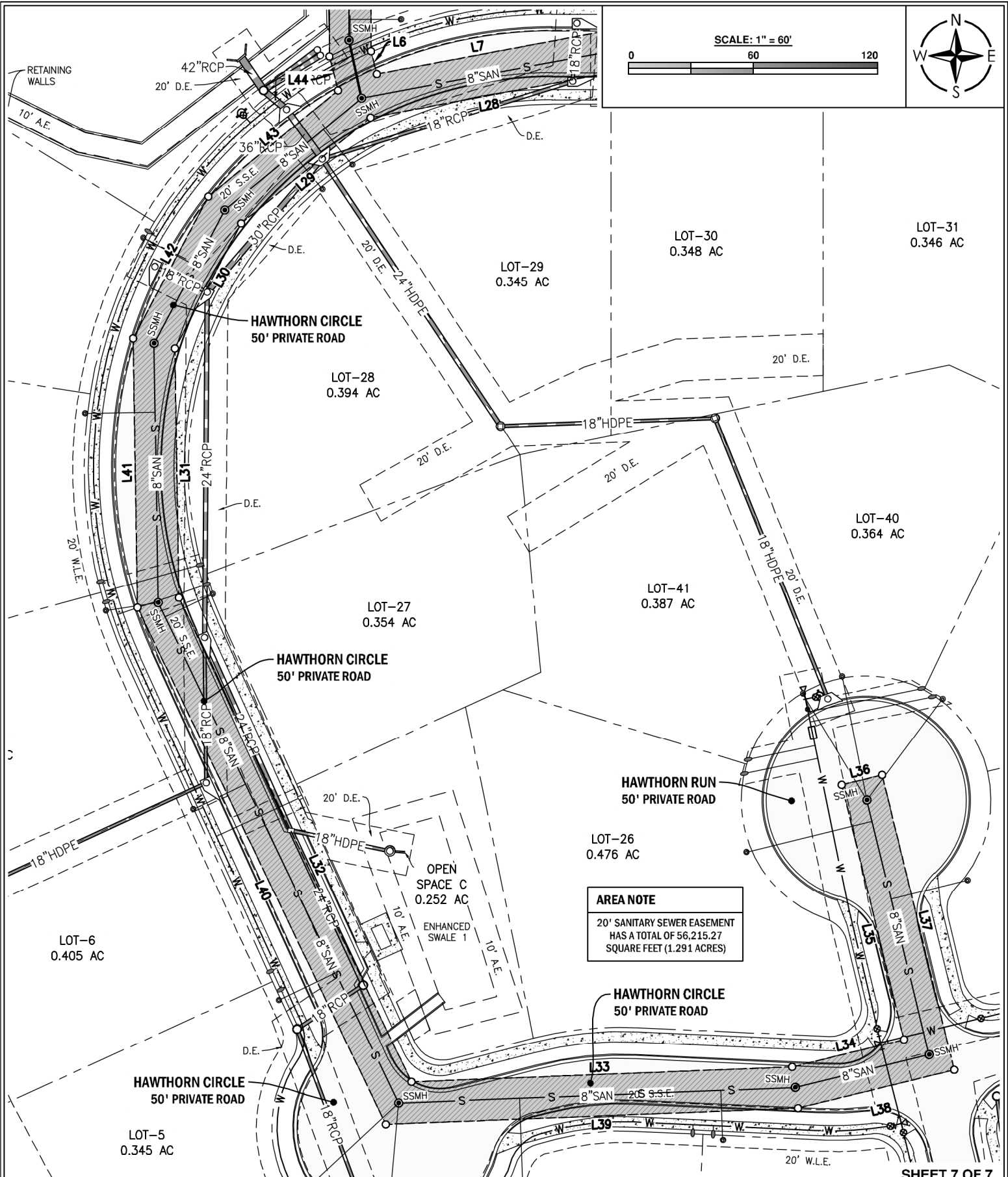
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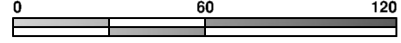
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SHEET 7 OF 7



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AB  
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