

After recording return to:
Michael Graham, Land Administrator
Fulton County Land Division
141 Pryor Street, SW, Suite 8021
Atlanta, GA 30303

Cross Reference

Plat Book 67864, Page 284
Deed Book 69917, Page 12

INDEMNIFICATION, MAINTENANCE AND LAND USE AGREEMENT FOR PRIVATE IMPROVEMENT

THIS AGREEMENT, made this ___ day of _____, 2026, between Mayfield Development LLC as citizen within Fulton County, Georgia, his successors, affiliates and assigns, as Indemnitor (hereinafter, as “Owner”), and FULTON COUNTY, a political subdivision of the State of Georgia (hereinafter, “the County”).

For good and valuable consideration, receipt of which is hereby acknowledged, it is hereby agreed as follows:

1.

Fulton County grants Owner, “the License” to enter within a portions of its water main easement as referenced in and recorded at Plat Book 69917 page 12 of Fulton County, Georgia records, as more fully described in Exhibit “A” which is attached hereto and incorporated herein, to construct, repair and replace, from time to time as may be needed certain private improvements at his sole cost and responsibility private improvements as same is more fully described in Exhibit “A”.

2.

With respect to this License, Owner shall install and construct the Private Improvements in a manner which complies with all state, local, and Fulton County laws and regulations, including but not limited to, all current state, local and Fulton County laws and regulations governing soil erosion and sedimentation control. Owner will at all times adhere to best management practice procedures to protect the environment in connection with the construction, repair and/or maintenance of the Private Improvements.

3.

This License shall commence on the date of execution hereof and shall continue in full force and effect unless and until it is terminated at the will of the County.

4.

Owner may terminate this License and Agreement by written notice to the County and shall remove the Private Improvement at his sole costs and return the area to its natural vegetative state. If during the term of this License, the area containing the Private Improvements is condemned by the County or its assign, Owner shall make no claim in the condemnation proceedings for compensation for the Private Improvements.

5.

Owner shall perform all work on the Private Improvements in a good and workmanlike manner and in compliance with all applicable governmental, laws, ordinances, and regulations.

6.

Fulton County personnel and /or agents shall have free access to and across the Private Improvements to perform routine maintenance and any emergency repairs to the existing public Standard Water Indemnification Agreement 08.2024

improvements when needed to protect the health, safety and general welfare of the public.

7.

Owner shall be solely responsible for the maintenance, repair and replacement of the Private Improvements and the County grants Owner a right of access in order to carry out these obligations.

8.

Notwithstanding any other provisions, in the case of an emergency, Fulton County may immediately suspend or revoke the License without notice in order to protect the health, safety, and welfare of the public. In non-emergency situations, after providing at least 10 days' notice, Fulton County may suspend or revoke the License in order to carry out any necessary governmental function. In the event of the suspension or revocation of the License, Owner must cure all defects specified by the County in its notice and within the time reasonably specified by the County. Failure on the part of Owner to cure any defects within the allotted time will be grounds for the County to terminate the License. Alternately, the County may, but shall not be required to, cure any such defect at the sole cost and expense of Owner. The County may elect to terminate the License at will and remove the Private Improvements without liability for loss or damage for such removal. Fulton County shall remove the Private Improvements so as not to damage other portions of Owner's property and is granted a right of entry by Owner on the other portions of Owner's property to effectuate the repair, if necessary.

9.

Owner hereby agrees to indemnify Fulton County and hold Fulton County harmless from any and all damages which Fulton County may suffer and from any and all liability, claims, penalties, forfeitures, suits, and costs and expenses incident to the granting of the License and this Agreement (including cost of defense, settlement, and reasonable attorney's fees), which it may hereafter incur, become responsible for, or pay out as a result of the death or bodily injuries to any person, destruction or damage to any property, contamination of or adverse effects on the environment, or any violations of governmental laws, regulations, or orders caused solely by the negligent act, negligent omission or willful misconduct of Owner, his employees, subcontractors, or assigns in the performance of this License or Agreement. Owner, further warrants that he is the full and true owner and has clear title to the property in which the Private Improvements will be made, as is defined in Exhibit "A", attached hereto and incorporated herein by reference.

10.

Owner agrees to repair or replace in a manner acceptable to the County and/or the owner thereof any public utilities damaged by its employees or subcontractors during performance of this License and Agreement or resulting from the failure of the Private Improvements. At its election the County may repair or replace the damaged utility and assess all costs against Owner.

11.

This License and Agreement shall be binding upon Owner, his assigns, affiliates, and successors and to the extent allowed by law, upon Fulton County. This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia. If any provisions of this agreement is held to be unenforceable for any reason, the unenforceability thereof shall not affect the remainder of the Agreement, which shall remain in full force and effect, and enforceable in accordance with its terms.

12.

This License and Agreement shall constitute a covenant running with the land and shall be recorded in the real property records of Fulton County, Georgia and shall be binding upon all subsequent transferees of said property.

13.

All notices, consents, request, demands or other communications to or upon the respective party shall be in writing and shall be effective for all purposes upon receipt, including, but not limited to, in the case of (I) personal delivery; (ii) delivery by messenger, express or air courier or similar courier; or (iii) delivery by United States first class certified or registered mail, postage prepaid and addressed as follows:

COUNTY: Fulton County
Director of Public Works
141 Pryor Street, SW, 6th Floor
Atlanta, GA. 30303

with a copy to: County Attorney
Office of the County Attorney
141 Pryor Street, SW, Suite 4038
Atlanta, GA. 30303

OWNER: Mayfield Development LLC
1740 Grassland Parkway – Unit 401
Alpharetta, GA 30004


District 2 Section 2, Land Lot(s) 1057 & 1104

Parcel Number: 22 448011040867 and 22 447010570197

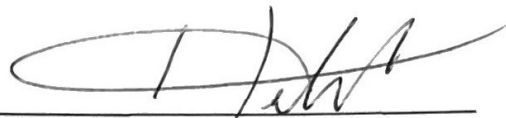
IN WITNESS WHEREOF, the parties have executed this Agreement at Atlanta, Georgia, as of the day and year first above written.


Signatures:

Signed sealed and delivered in the presence of


Unofficial Witness

OWNER Mayfield Development, LLC


Signature (Authorized Party to Bind Owner Entity)


Notary Public
My Commission Expires: Jun 11 2028

(Notary Seal)

(Notary Stamp)



KAMRAN JALALI, Manager
Signatory's Name and Title (printed)

Owner's Address: 1740 Grassland Pkwy
Unit 401
Alpharetta, GA 30004

[Signatures continued on next page.]

Signed, sealed and delivered this ____ day of _____, 20__ in the presence of:

FULTON COUNTY, GEORGIA a political subdivision of the State of Georgia

Witness

Robert L. Pitts, Chairman
Fulton County Board of Commissioners

[Notarial Seal]

APPROVED AS TO FORM

ATTEST:

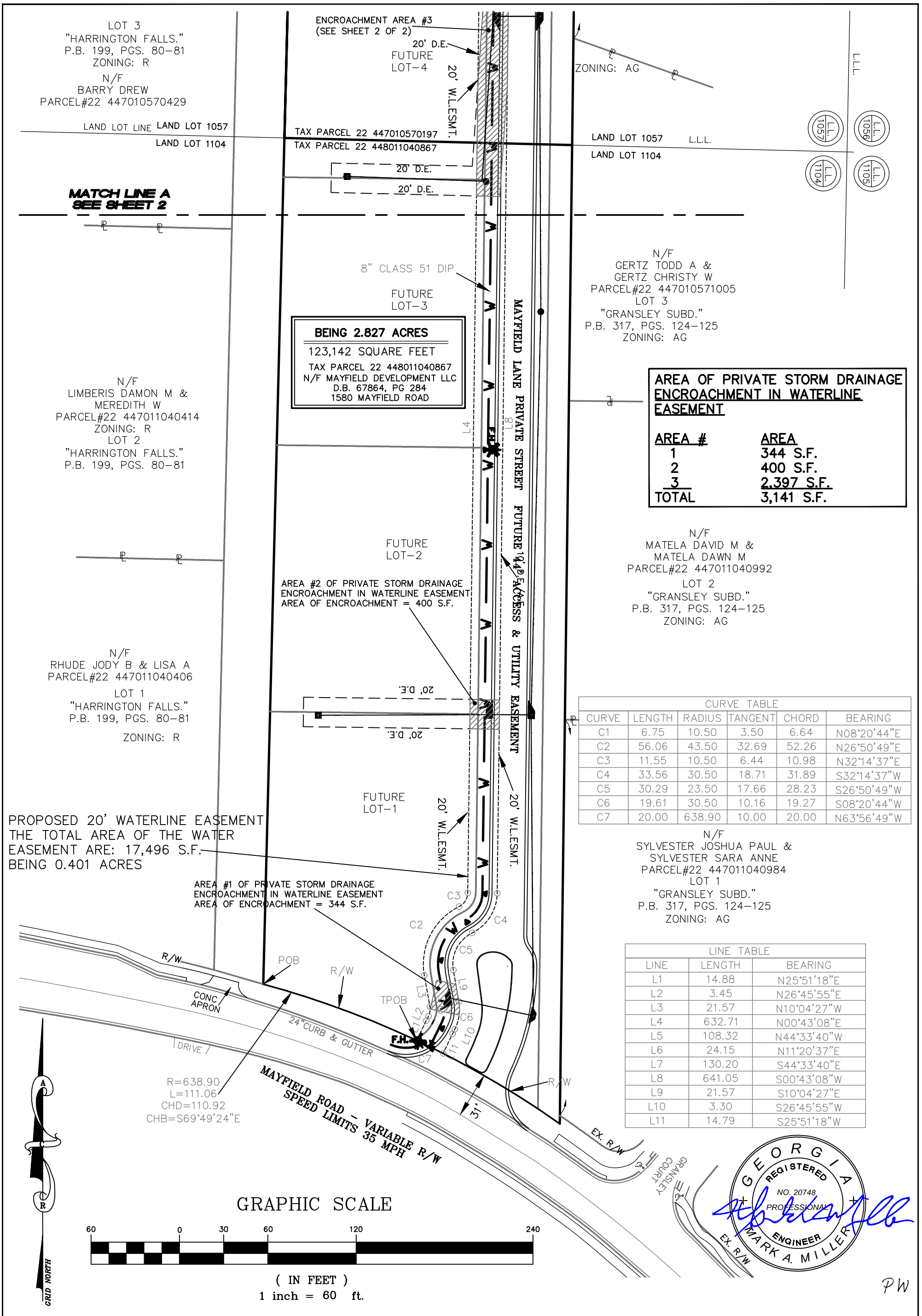
Y. Soo Jo, County Attorney

Tonya R. Grier
Clerk to the Commission

APPROVED AS TO CONTENT:

David E. Clark, Director
Department of Public Works

EXHIBIT “A



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

LAND LOT LINE LAND LOT 1057
 LAND LOT 1104

**MATCH LINE A
 SEE SHEET 2**

N/F
 LIMBERIS DAMON M &
 MEREDITH W
 PARCEL#22 447011040414
 ZONING: R
 LOT 2
 "HARRINGTON FALLS."
 P.B. 199, PGS. 80-81

N/F
 RHUDE JODY B & LISA A
 PARCEL#22 447011040406
 LOT 1
 "HARRINGTON FALLS."
 P.B. 199, PGS. 80-81
 ZONING: R

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

AREA #1 OF PRIVATE STORM DRAINAGE
 ENCROACHMENT IN WATERLINE EASEMENT
 AREA OF ENCROACHMENT = 344 S.F.

AREA #2 OF PRIVATE STORM DRAINAGE
 ENCROACHMENT IN WATERLINE EASEMENT
 AREA OF ENCROACHMENT = 400 S.F.

AREA #3 OF PRIVATE STORM DRAINAGE
 ENCROACHMENT IN WATERLINE EASEMENT
 AREA OF ENCROACHMENT = 311 S.F.

ENCROACHMENT AREA #3
 (SEE SHEET 2 OF 2)
 20' D.E.
 FUTURE LOT-4
 20' W.L.E.S.M.T.

20' D.E.
 20' D.E.

8" CLASS 51 DIP
 FUTURE LOT-3

BEING 2.827 ACRES
 123,142 SQUARE FEET
 TAX PARCEL 22 448011040867
 N/F MAYFIELD DEVELOPMENT LLC
 D.B. 67864, PG 284
 1580 MAYFIELD ROAD

FUTURE LOT-2

FUTURE LOT-1

20' W.L.E.S.M.T.
 20' W.L.E.S.M.T.

20' D.E.
 20' D.E.

20' W.L.E.S.M.T.
 20' W.L.E.S.M.T.

20' W.L.E.S.M.T.
 20' W.L.E.S.M.T.

20' W.L.E.S.M.T.
 20' W.L.E.S.M.T.

ZONING: AG

LAND LOT 1057 L.L.L.
 LAND LOT 1104

LAND LOT 1057
 LAND LOT 1104

N/F
 GERTZ TODD A &
 GERTZ CHRISTY W
 PARCEL#22 447010571005
 LOT 3
 "GRANSLEY SUBD."
 P.B. 317, PGS. 124-125
 ZONING: AG

AREA OF PRIVATE STORM DRAINAGE ENCROACHMENT IN WATERLINE EASEMENT

AREA #	AREA
1	344 S.F.
2	400 S.F.
3	2,397 S.F.
TOTAL	3,141 S.F.

N/F
 MATELA DAVID M &
 MATELA DAWN M
 PARCEL#22 447011040992
 LOT 2
 "GRANSLEY SUBD."
 P.B. 317, PGS. 124-125
 ZONING: AG

N/F
 SYLVESTER JOSHUA PAUL &
 SYLVESTER SARA ANNE
 PARCEL#22 447011040984
 LOT 1
 "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	56.06	43.50	32.69	52.26	N26°50'49"E
C3	11.55	10.50	6.44	10.98	N32°14'37"E
C4	33.56	30.50	18.71	31.89	S32°14'37"W
C5	30.29	23.50	17.66	28.23	S26°50'49"W
C6	19.61	30.50	10.16	19.27	S08°20'44"W
C7	20.00	638.90	10.00	20.00	N63°56'49"W

N/F
 SYLVESTER JOSHUA PAUL &
 SYLVESTER SARA ANNE
 PARCEL#22 447011040984
 LOT 1
 "GRANSLEY SUBD."
 P.B. 317, PGS. 124-125
 ZONING: AG

LINE TABLE

LINE	LENGTH	BEARING
L1	14.88	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

R=638.90
 L=111.06
 CHD=110.92
 CHB=S69°49'24"E

24" CURB & GUTTER

MAYFIELD ROAD - VARIABLE SPEED LIMITS 35 MPH

CONC APRON

DRIVE

EX. R/W

GRANSLEY COURT

REGISTERED PROFESSIONAL ENGINEER
 NO. 20748
 MARK A. MILLER

PW

SHEET	OF
1	2
SHEET 1 OF 2	
DWG.	
WATER & SEWER ESMT.	
PROJECT NO. 220085	
FILE NO.	

DATE:	JANUARY 27, 2026
SCALE:	HORIZ. 1"=60 VERT. N/A
LAND LOT(S):	1057 & 1104
DISTRICT:	2ND
SECTION:	2ND
COUNTY:	FULTON STATE: GEORGIA
DESIGNED:	DRAWN: JL
CHECKED:	APPROVED: MM

EXHIBIT "A"
INDEMNIFICATION AGREEMENT
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) 291-0000
 FAX: (678) 291-6887

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	56.06	43.50	32.69	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	28.23	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	14.88	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

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
 JACKIE W. SMITH
 P.B. 156, PGS. 63

FUTURE
 LOT-5

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

AREA #3 OF PRIVATE STORM DRAINAGE
 ENCROACHMENT IN WATERLINE EASEMENT
 AREA OF ENCROACHMENT = 2,397 S.F.

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

LAND LOT LINE

TAX PARCEL 22 447010570197
 TAX PARCEL 22 448011040867

PRIVATE STREET
 MAYFIELD LANE
 44' ACCESS & UTILITY EASEMENT
 FUTURE
 LOT-4
 20' D.E.
 20' W.LESMT.
 8" CLASS 51 DIP

MATCH LINE A
 SEE SHEET 1

GRAPHIC SCALE



(IN FEET)
 1 inch = 60 ft.



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

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

ACR Engineering, inc.
 ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
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 TEL: (678) 291-0000
 FAX: (678) 291-6887