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

Project Name : BERKDALE AT CRABAPPLE PHASE III  
Tax Parcel Identification No.: 22 387012810607  
Land Disturbance Permit No.: 36171  
Zoning/Special Use Permit No.: RZ 201500760  
(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 30TH day of JULY, 2021, between  
PULTE HOME COMPANY, 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)  
1281 AND 1282, 2ND Section (if applicable) of District 2, Fulton County,  
Georgia, and more particularly described as follows: To wit:

BERKDALE AT CRABAPPLE PHASE III

*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

Water Line Easement – Corporate  
Revised 08/20/2007

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 18th  
day of August, 20 21  
in the presence of:

[Signature]  
Witness

Nora Christina McKewen  
Notary Public

[NOTARIAL SEAL]



GRANTOR: Pulte Home Company, LLC  
Corporate Name

By: [Signature]  
Print Name: Jason Barrett

Title: Dir VP Land Plan & Development

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

[CORPORATE SEAL]

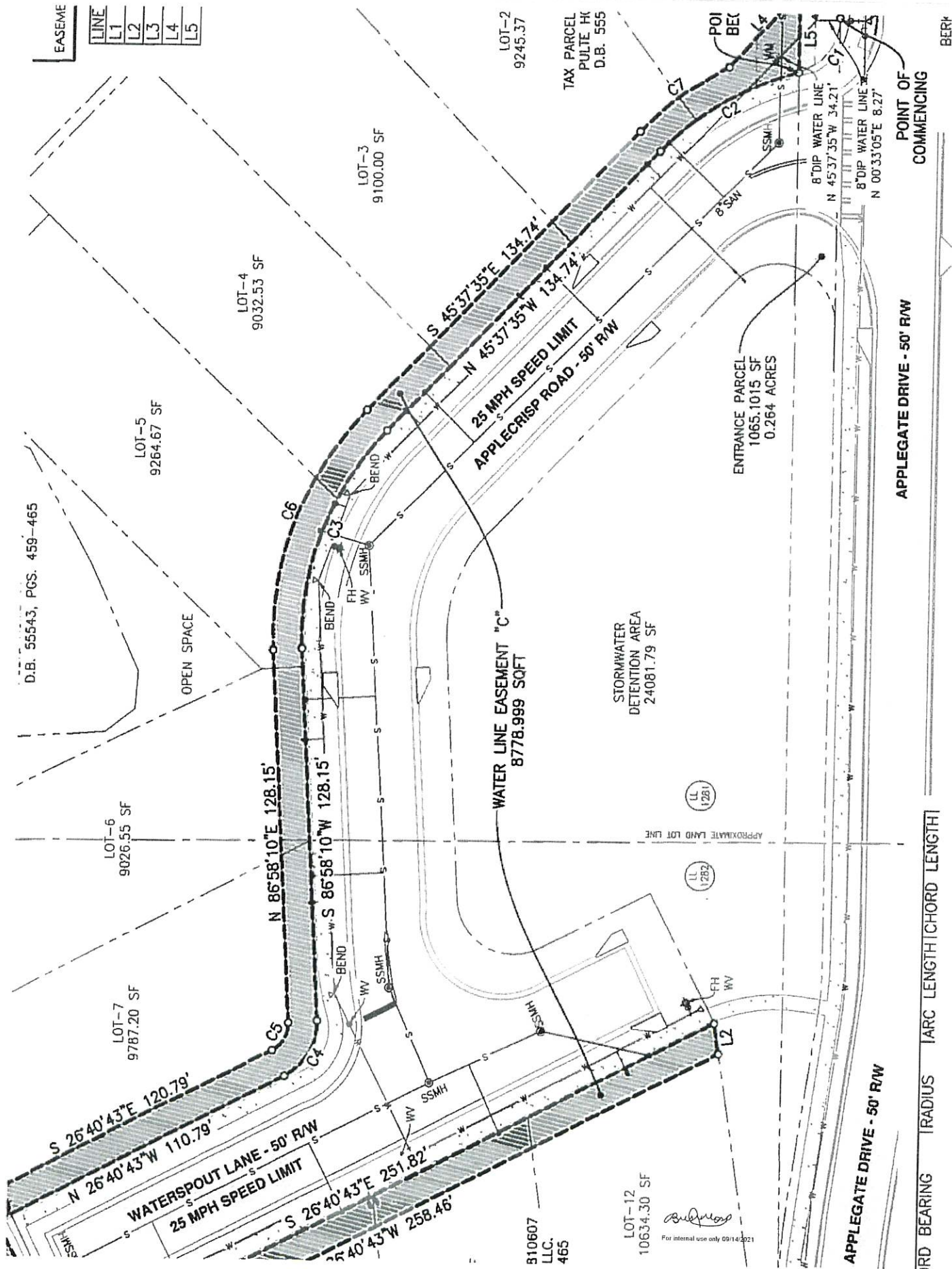
**EXHIBIT "A"**

**WATER EASEMENT PLAT EXHIBIT  
WATER EASEMENT LEGAL DESCRIPTION**



EASEMENT

LINE
L1
L2
L3
L4
L5



RD BEARING | RADIUS | ARC LENGTH | CHORD LENGTH |

**LEGAL DESCRIPTION – BERKDALE AT CRABAPPLE PHASE III**  
**WATER LINE EASEMENT – PULTE HOME COMPANY, LLC.**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1281 AND 1282 OF THE 2ND LAND DISTRICT, 2ND SECTION OF THE CITY OF ROSWELL, FULTON COUNTY, GEORGIA, CONTAINING A TOTAL OF 8778.999 SQUARE FEET AND BEING MORE PARTICULARLY DESCRIBED AS "WATER LINE EASEMENT" ON AN EASEMENT EXHIBIT PREPARED BY MAXWELL-REDDICK AND ASSOCIATES, DATED JULY 20TH, 2021 WHICH READS AS FOLLOWS:

COMMENCING AT A POINT AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF APPLGATE DRIVE (50' R/W) AND THE EASTERN RIGHT-OF-WAY OF APPLECRISP ROAD (50' R/W), THENCE ALONG THE RIGHT-OF-WAY OF APPLECRISP ROAD CLOCKWISE ALONG THE ARC OF A CURVE (ARC=25.05', RADIUS=20.20') WHICH SUBTENDS A CHORD OF NORTH 53°25'20" WEST A DISTANCE OF 23.47' TO A POINT, WHICH IS THE POINT OF BEGINNING.

BEGINNING AT A POINT ON THE EASTERN RIGHT-OF-WAY OF APPLECRISP ROAD, THENCE ALONG THE RIGHT-OF-WAY OF APPLECRISP ROAD COUNTERCLOCKWISE ALONG THE ARC OF A CURVE (ARC=55.60', RADIUS=100.71') WHICH SUBTENDS A CHORD OF NORTH 29°44'19" WEST A DISTANCE OF 54.89' TO A POINT; THENCE CONTINUING ALONG THE RIGHT-OF-WAY OF APPLECRISP ROAD NORTH 45°37'35" WEST A DISTANCE OF 134.74' TO A POINT; THENCE CONTINUING ALONG THE RIGHT-OF-WAY OF APPLECRISP ROAD COUNTERCLOCKWISE ALONG THE ARC OF A CURVE (ARC=82.74', RADIUS=100.00') WHICH SUBTENDS A CHORD OF NORTH 69°19'42" WEST A DISTANCE OF 80.40' TO A POINT; THENCE CONTINUING ALONG THE RIGHT-OF-WAY OF APPLECRISP ROAD SOUTH 86°58'10" WEST A DISTANCE OF 128.15' TO A POINT ON THE SOUTHEASTERN END OF THE MITERED INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF APPLECRISP ROAD (50' R/W) AND THE EASTERN RIGHT-OF-WAY OF WATERSPOUT LANE (50' R/W); THENCE ALONG THE MITERED INTERSECTION CLOCKWISE ALONG THE ARC OF A CURVE (ARC=23.16', RADIUS=20.00') WHICH SUBTENDS A CHORD OF NORTH 59°51'16" WEST A DISTANCE OF 21.89' TO A POINT ON THE NORTHWESTERN END OF THE MITERED INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF APPLECRISP ROAD AND THE EASTERN RIGHT-OF-WAY OF WATERSPOUT LANE; THENCE ALONG THE RIGHT-OF-WAY OF WATERSPOUT LANE NORTH 26°40'43" WEST A DISTANCE OF 110.79' TO A POINT; THENCE CONTINUING ALONG THE RIGHT-OF-WAY OF WATERSPOUT LANE SOUTH 63°19'17" WEST A DISTANCE OF 50.00' TO A POINT; THENCE CONTINUING ALONG THE RIGHT-OF-WAY OF WATERSPOUT LANE SOUTH 26°40'43" EAST A DISTANCE OF 251.82' TO A POINT; THENCE LEAVING THE RIGHT-OF-WAY OF WATERSPOUT LANE SOUTH 81°53'17" WEST A DISTANCE OF 10.55' TO A POINT; THENCE NORTH 26°40'43" WEST A DISTANCE OF 258.46' TO A POINT; THENCE NORTH 63°19'17" EAST A DISTANCE OF 70.00' TO A POINT; THENCE SOUTH 26°40'43" EAST A DISTANCE OF 120.79' TO A POINT; THENCE COUNTERCLOCKWISE ALONG THE ARC OF A CURVE (ARC=11.58', RADIUS=10.00') WHICH SUBTENDS A CHORD OF SOUTH 59°51'16" EAST A DISTANCE OF 10.94' TO A POINT; THENCE NORTH 86°58'10" EAST A DISTANCE OF 128.15' TO A POINT; THENCE CLOCKWISE ALONG THE ARC OF A CURVE (ARC=91.01', RADIUS=110.00') WHICH SUBTENDS A CHORD OF SOUTH 69°19'42" EAST A DISTANCE OF 88.44' TO A POINT; THENCE SOUTH 45°37'35" EAST A DISTANCE OF 134.74' TO A POINT; THENCE CLOCKWISE ALONG THE ARC OF A CURVE (ARC=38.00', RADIUS=110.71') WHICH SUBTENDS A CHORD OF SOUTH 35°43'40" EAST A DISTANCE OF 37.81' TO A POINT;

THENCE SOUTH 47°07'56" EAST A DISTANCE OF 35.80' TO A POINT; THENCE NORTH 89°30'37" WEST A DISTANCE OF 28.08' TO A POINT ON THE EASTERN RIGHT-OF-WAY OF APPLECRISP ROAD, WHICH IS THE POINT OF BEGINNING.

**8778.999 SQUARE FEET IN TAX PARCEL ID - 22 387012810607 – OWNER: PULTE HOME COMPANY, LLC.**