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

Project Name : Canton on Mayfield
Tax Parcel Identification No.: 22-4822-1252-016-1; 22-4814-1197-086-2; 22-4822-1252-103-7
Land Disturbance Permit No.: WRN24-072
Zoning/Special Use Permit No.: CLUP-21-03/Z-21-04/V-21-09
(if applicable)

For Fulton County Use Only

Approval Date: _____

Initials: _____

WATER VAULT EASEMENT (Corporate Form)

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 30th day of March, 20 26, between Mayfield Canton Development Group, LLC, a Georgia limited liability company, 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.

WITNESSETH, that for and in consideration of \$1.00 cash in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and in consideration of the benefit which will accrue to the undersigned from the installation of a water vault, water meter, and appurtenances on subject property, and in consideration of the benefits which will accrue to the subject property from the installation of a water vault, water meter, and appurtenances on the subject property, said Grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey to the party of the second part and to successors and assigns the right, title, and privilege of an easement on subject property located in land lot(s) 1252 of the 2nd District, 2nd Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

Canton on Mayfield - Lot 10

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, installation, access, maintenance and upgrade of a water vault, water meter and appurtenances according to the location and size of said water vault, water meter and appurtenances

appurtenances as shown on the map 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 vault, water meter and appurtenances within the aforesaid boundaries of the above-described easement.

For the same consideration, Grantor(s) hereby convey and relinquish to FULTON COUNTY a right of access over Grantor's remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on the water vault structure, water meter and appurtenances on both a routine and emergency basis.

Grantor hereby warrants that it has the right to sell and convey this 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 vault 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 installation, access, upgrade or maintenance of said water vault, water meter and appurtenances for the use of the property as herein agreed.

IN WITNESS HEREOF said party of the first part has hereunto affixed its hand and seal on the day and year first above written.

Signed, sealed and delivered this 30th
day of March, 20 26
in the presence of:

Christy Bennett
Witness



GRANTOR: Mayfield Canton Development Group, LLC
CORPORATE NAME

By: Chris Davis

Print Name: Chris Davis

Title: Manager

By: _____

Print Name: _____

Title: _____

[CORPORATE SEAL]

Exhibit "A"
LEGAL DESCRIPTION
Canton on Mayfield
Water Easement – Lot 10

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 1252 of the 2nd District, 2nd Section, lying in the City of Alpharetta, of Fulton County, Georgia and being more particularly described as follows:

COMMENCING at an iron pin set at the intersection of the southerly right of way of Mayfield Road and the easterly right of way of Canton Street; from said point, following South 12 degrees 53 minutes 32 seconds West a distance of 227.83 feet to a point at the easterly right of way of Canton Street; and said point being the true POINT OF BEGINNING;

From said point as thus established;

Thence, leaving the right of way of Canton Street;

North 83 degrees 12 minutes 54 seconds East, a distance of 9.70 feet to a point;

Thence, South 2 degrees 17 minutes 56 seconds East, a distance of 8.10 feet to a point;

Thence, South 89 degrees 14 minutes 58 seconds West, a distance of 9.78 feet to a point;

Thence, following along the right of way of Canton Street;

North 01 degree 23 minutes 15 seconds West, a distance of 7.08 feet to a point;

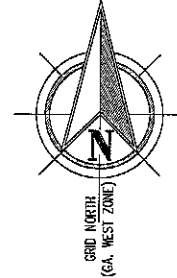
Said point being the TRUE POINT OF BEGINNING.

The described water easement contains approximately 74 square feet, or 0.002 acres.

Exhibit "A-1"

Line Table		
Line #	Length	Direction
L1	9.70	S83°12'54"W
L2	8.10	S02°17'56"E
L3	9.78	S89°14'58"W
L4	7.08	N01°23'15"W

LEGEND	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
DB/PG	DEED BOOK/PAGE



POC: AN IRON PIN SET AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF MAYFIELD ROAD AND THE EASTERLY RIGHT OF WAY OF CANTON STREET.

BS

Fulton County Government

CANTON STREET

N/F
MAYFIELD CANTON
DEVELOPMENT GROUP LLC
PARCEL ID 22 482212520161
DB 68553 PG 357

9

10



SCALE: 1"=20'

GRAPHIC SCALE - IN FEET



CLIENT: KBD DEVELOPMENT & CONSTRUCTION

DESIGNED BY:
LAR

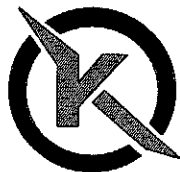
SHEET NUMBER:
1 of 1

FILE NAME:
CANTON MAYFIELD ESMT

JOB NUMBER:
FP-282

DATE:
03/16/2026

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KEYSTONE LAND SURVEYING, INC.

262 WEST CROGAN STREET
LAWRENCEVILLE, GEORGIA 30046
770.545.8700

www.keystonelandsurveying.com

**WATER EASEMENT
EXHIBIT FOR**

**CANTON ON MAYFIELD - LOT 10
ALPHARETTA, GEORGIA 30009
TAX PARCEL ID - 22 482212520161**

LAND LOT 1252 - 2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

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2		
3		
4		
5		