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\*\*\*THIS DOCUMENT MAY BE RECORDED ONLY 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 : Emberly Subdivision  
Tax Parcel Identification No.: 22 466012490253 & 22 450012480506  
Land Disturbance Permit No.: WRN24-024  
Zoning/Special Use Permit No.: \_\_\_\_\_  
(if applicable)

For Fulton County Use Only

Approval Date: \_\_\_\_\_  
Initials: \_\_\_\_\_

**SEWER LINE EASEMENT  
(Corporate Form)**

STATE OF GEORGIA,  
COUNTY OF FULTON

This indenture entered into this 10th day of September, 20 25, between  
Toll Southeast LP Company, Inc., a corporation duly organized under  
the laws of the State of Delaware, 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  
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 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) 1248 & 1249 of the  
District, 2nd Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

Emberly 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(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 said sewer line on both a routine and emergency basis.


Grantor hereby warrants that it has the right to sell and convey said sewer 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 its hand and seal on the day and year first above written.

Signed, sealed and delivered this 10<sup>th</sup>  
day of September 20 25  
in the presence of:

  
Witness JACOB PONTIUS

  
Notary Public


[NOTARIAL SEAL]



GRANTOR: Toll Southeast LP Company, Inc  
CORPORATE NAME

By:   
Print Name: J.R. CROWE

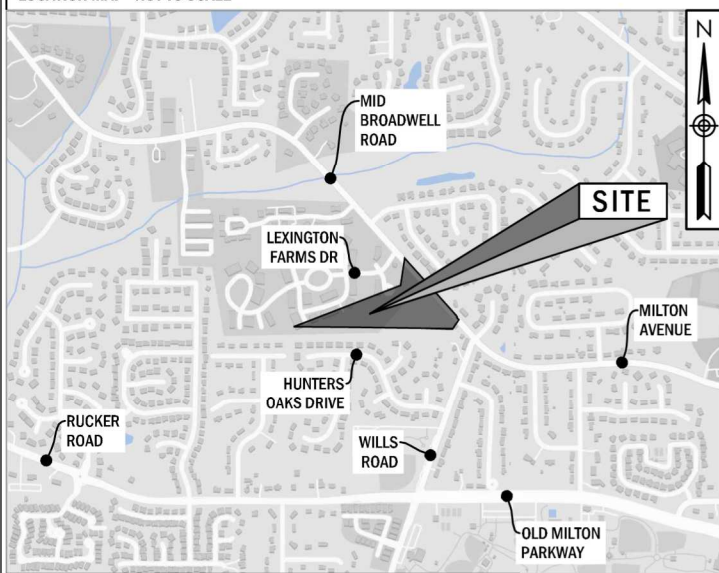
Title: VICE PRESIDENT

By:   
Print Name: ERIC WHITE

Title: Division President

[CORPORATE SEAL]

LOCATION MAP - NOT TO SCALE



**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

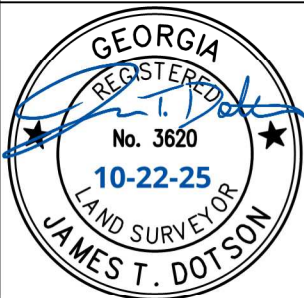
**ENGINEER**

KIMLEY HORN AND ASSOCIATES, INC  
1200 PEACHTREE STREET NE, SUITE 800  
ATLANTA, GA 30309  
PHONE: 404.419.8700  
CONTACT: BENJAMIN W. SKIDMORE  
EMAIL: BEN.SKIDMORE@KIMLEY-HORN.COM

**SURVEYOR**

PAPE-DAWSON GEORGIA, LLC  
NORTHWINDS III  
2500 NORTHWINDS PKWY, SUITE 360  
ALPHARETTA, GA 30009  
PHONE: 404.693.1618  
CONTACT: DENVER YOUNGBLOOD  
EMAIL: DENVER.YOUNGBLOOD@PAPE-DAWSON.COM

PAPE-DAWSON GEORGIA, LLC  
CERTIFICATE OF AUTHORIZATION # LSF000953



**PAPE-DAWSON**

2500 NORTHWINDS PKWY, STE 360 | ALPHARETTA, GA 30009 | 404.693.1618

DRAWN BY: JTD/KR

DATE: 10-22-2025

JOB NO.: 2024-151

SCALE: AS SHOWN

**ENCROACHMENT TABLE**

WATER PIPE -	108 LF
18" RCP STORM PIPE -	289 LF
24" RCP STORM PIPE -	54 LF
36" RCP STORM PIPE -	27 LF
48" RCP STORM PIPE -	27 LF
TOTAL STORM PIPE -	397 LF
DROP INLETS -	1
HOODED CATCH BASINS -	4

**SITE DATA**

ADDRESS: MID BROADWELL ROAD  
ALPHARETTA, GA 30005  
TAX PARCEL ID: 22 466012490253  
& 22 450012480506  
ALPHARETTA LDP #: D230012  
FINAL PLAT CASE #: FP250002

**SEWER EASEMENT AREA NOTE**

SANITARY SEWER EASEMENT HAS A TOTAL OF 52,704.6 SQUARE FEET (1.21 ACRES)

**CURVE TABLE**

CURVE	BEARING	RADIUS	ARC	CHORD
C1	N 24°24'22"E	113.50'	92.77'	90.21'
C2	S 69°24'22"W	113.50'	85.52'	83.51'
C3	N 24°24'22"E	86.50'	70.70'	68.75'
C4	S 69°24'22"W	86.50'	65.18'	63.64'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 31°59'34"W	31.08'
L2	N 00°59'30"E	27.00'
L3	N 10°48'02"W	33.57'
L4	N 11°23'57"E	26.47'
L5	N 10°48'02"W	65.78'
L6	N 00°23'05"E	114.02'
L7	N 68°51'07"E	21.50'
L8	S 00°23'05"W	119.95'
L9	S 10°48'02"E	63.82'
L10	S 33°00'01"E	26.47'
L11	S 10°48'02"E	41.92'
L12	N 00°59'30"E	76.70'
L13	N 42°10'45"W	136.50'
L14	N 47°49'15"E	20.00'
L15	S 42°10'45"E	102.83'
L16	S 42°10'45"E	91.33'
L17	S 47°49'15"W	20.00'
L18	S 89°00'30"E	27.00'
L19	N 00°59'30"E	76.70'
L20	S 89°00'30"E	40.86'

SHEET 1 OF 7

**SANITARY SEWER EASEMENT EXHIBIT**  
FOR EMBERLY SUBDIVISION - PREPARED FOR  
TOLL SOUTHEAST LP COMPANY, INC & FULTON COUNTY  
LOCATED IN LAND LOTS 1248 AND 1249, 2ND DISTRICT, 2ND SECTION  
CITY OF ALPHARETTA, FULTON COUNTY, GA

LEGAL DESCRIPTION - EMBERLY SUBDIVISION - SANITARY SEWER EASEMENT

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1248 AND 1249 OF THE 2ND LAND DISTRICT, 2ND SECTION OF FULTON COUNTY, THE CITY OF ALPHARETTA, GEORGIA, CONTAINING 1.21 ACRES (52,704.6 SF) AND BEING MORE PARTICULARLY DESCRIBED AS A "SANITARY SEWER EASEMENT" ON A SANITARY SEWER EASEMENT EXHIBIT FOR EMBERLY SUBDIVISION, PREPARED FOR TOLL SOUTHEAST LP COMPANY, INC AND FULTON COUNTY, PREPARED BY PAPE-DAWSON GEORGIA, LLC, DATED 10-22-2025, WHICH READS AS FOLLOWS:

COMMENCING AT A POINT LOCATED AT THE LAND LOT CORNER COMMON TO LAND LOTS 1248, 1249, 1272, AND 1273; THENCE NORTH 31°59'34" WEST ALONG A TIE LINE A DISTANCE OF 31.08' TO A POINT, WHICH IS THE POINT OF BEGINNING.

BEGINNING AT SAID POINT; THENCE NORTH 00°59'30" EAST A DISTANCE OF 27.00' TO A POINT; THENCE SOUTH 89°00'30" EAST A DISTANCE OF 210.16' TO A POINT; THENCE NORTH 10°48'02" WEST A DISTANCE OF 33.57' TO A POINT; THENCE NORTH 11°23'57" EAST A DISTANCE OF 26.47' TO A POINT; THENCE NORTH 10°48'02" WEST A DISTANCE OF 65.78' TO A POINT; THENCE NORTH 00°23'05" EAST A DISTANCE OF 114.02' TO A POINT LOCATED ON THE SOUTHERN EDGE OF AN EXISTING 20' SANITARY SEWER EASEMENT; THENCE ALONG THE SOUTHERN EDGE OF THE EXISTING EASEMENT NORTH 68°51'07" EAST A DISTANCE OF 21.50' TO A POINT; THENCE LEAVING THE SOUTHERN EDGE OF THE EXISTING EASEMENT SOUTH 00°23'05" WEST A DISTANCE OF 119.95' TO A POINT; THENCE SOUTH 10°48'02" EAST A DISTANCE OF 63.82' TO A POINT; THENCE SOUTH 33°00'01" EAST A DISTANCE OF 26.47' TO A POINT; THENCE SOUTH 10°48'02" EAST A DISTANCE OF 41.92' TO A POINT; THENCE SOUTH 89°00'30" EAST A DISTANCE OF 251.76' TO A POINT; THENCE NORTH 00°59'30" EAST A DISTANCE OF 76.70' TO A POINT; THENCE NORTH 24°24'22" EAST CLOCKWISE ALONG THE ARC OF A CURVE (ARC=92.77', RADIUS=113.50') WHICH SUBTENDS A CHORD DISTANCE OF 90.21' TO A POINT; THENCE NORTH 47°49'15" EAST A DISTANCE OF 225.50' TO A POINT; THENCE NORTH 42°10'45" WEST A DISTANCE OF 136.50' TO A POINT; THENCE NORTH 47°49'15" EAST A DISTANCE OF 20.00' TO A POINT; THENCE SOUTH 42°10'45" EAST A DISTANCE OF 102.83' TO A POINT; THENCE SOUTH 42°10'45" EAST A DISTANCE OF 91.33' TO A POINT; THENCE SOUTH 42°10'45" EAST A DISTANCE OF 368.61' TO A POINT; THENCE SOUTH 47°49'15" WEST A DISTANCE OF 20.00' TO A POINT; THENCE NORTH 42°10'45" WEST A DISTANCE OF 148.28' TO A POINT; THENCE SOUTH 47°49'15" WEST A DISTANCE OF 156.81' TO A POINT; THENCE SOUTH 69°24'22" WEST CLOCKWISE ALONG THE ARC OF A CURVE (ARC=85.52', RADIUS=113.50') WHICH SUBTENDS A CHORD DISTANCE OF 83.51' TO A POINT; THENCE NORTH 89°00'30" WEST A DISTANCE OF 701.27' TO A POINT, WHICH IS THE POINT OF BEGINNING. SAID TRACT OR PARCEL HAVING AN AREA OF 2.639 ACRES (114,969.41 SF)

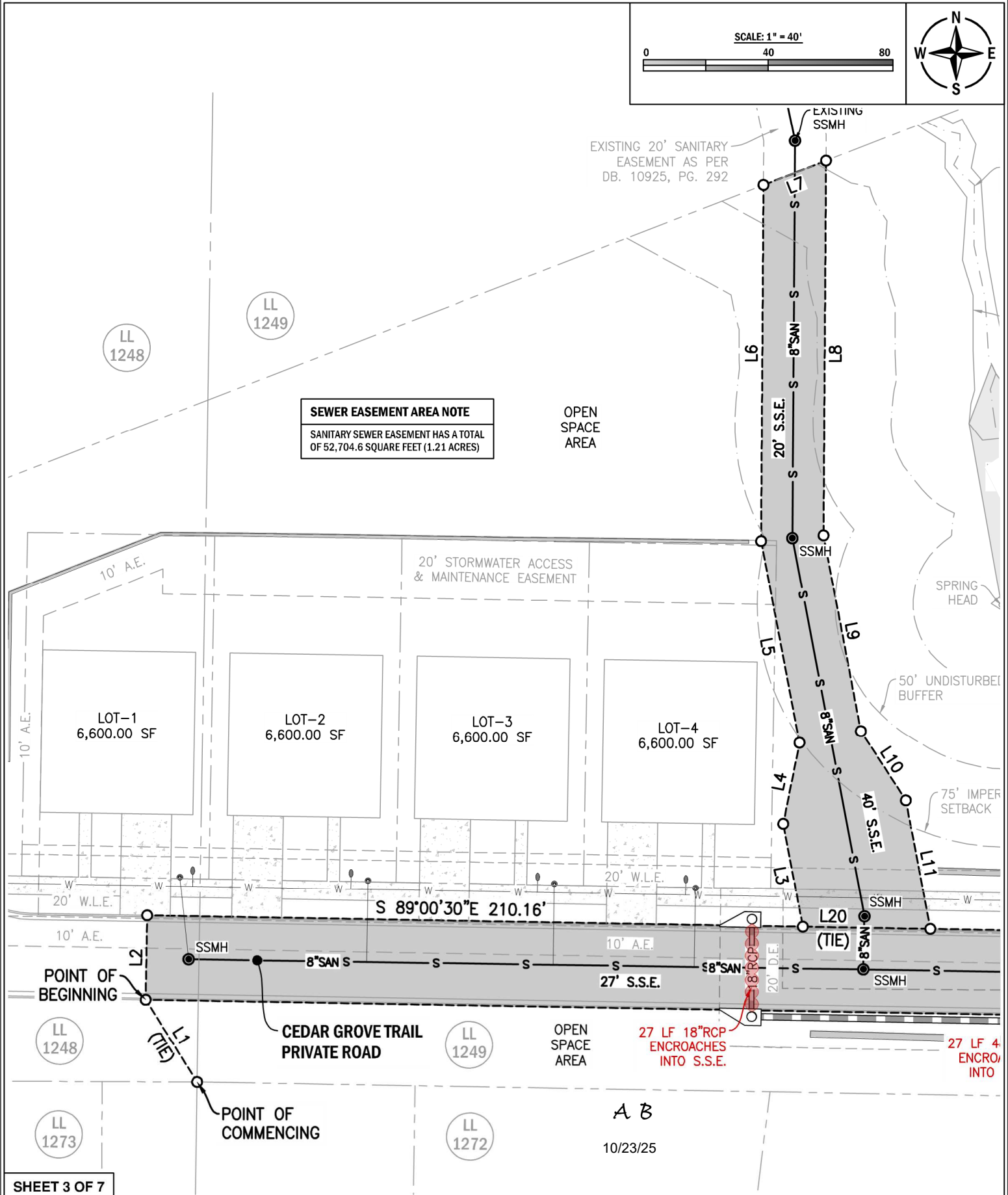
LESS AND EXCEPT THE FOLLOWING AREA CONTAINING 1.429 ACRES (62,264.83 SF)

COMMENCING AT A POINT LOCATED AT THE LAND LOT CORNER COMMON TO LAND LOTS 1248, 1249, 1272, AND 1273; THENCE NORTH 31°59'34" WEST ALONG A TIE LINE A DISTANCE OF 31.08' TO A POINT; THENCE NORTH 00°59'30" EAST A DISTANCE OF 27.00' TO A POINT; THENCE SOUTH 89°00'30" EAST A DISTANCE OF 210.16' TO A POINT; THENCE SOUTH 89°00'30" EAST ALONG A TIE LINE A DISTANCE OF 40.86' TO A POINT; THENCE SOUTH 89°00'30" EAST A DISTANCE OF 251.76' TO A POINT; THENCE SOUTH 89°00'30" EAST ALONG A TIE LINE A DISTANCE OF 27.00' TO A POINT, WHICH IS THE POINT OF BEGINNING. BEGINNING AT SAID POINT; THENCE NORTH 00°59'30" EAST A DISTANCE OF 76.70' TO A POINT; THENCE NORTH 24°24'22" EAST CLOCKWISE ALONG THE ARC OF A CURVE (ARC=70.70', RADIUS=86.50') WHICH SUBTENDS A CHORD DISTANCE OF 68.75' TO A POINT; THENCE NORTH 47°49'15" EAST A DISTANCE OF 225.50' TO A POINT; THENCE SOUTH 42°10'45" EAST A DISTANCE OF 224.00' TO A POINT; THENCE SOUTH 47°49'15" WEST A DISTANCE OF 156.81' TO A POINT; THENCE SOUTH 69°24'22" WEST CLOCKWISE ALONG THE ARC OF A CURVE (ARC=65.18', RADIUS=86.50') WHICH SUBTENDS A CHORD DISTANCE OF 63.64' TO A POINT; THENCE NORTH 89°00'30" WEST A DISTANCE OF 171.49' TO A POINT, WHICH IS THE POINT OF BEGINNING.

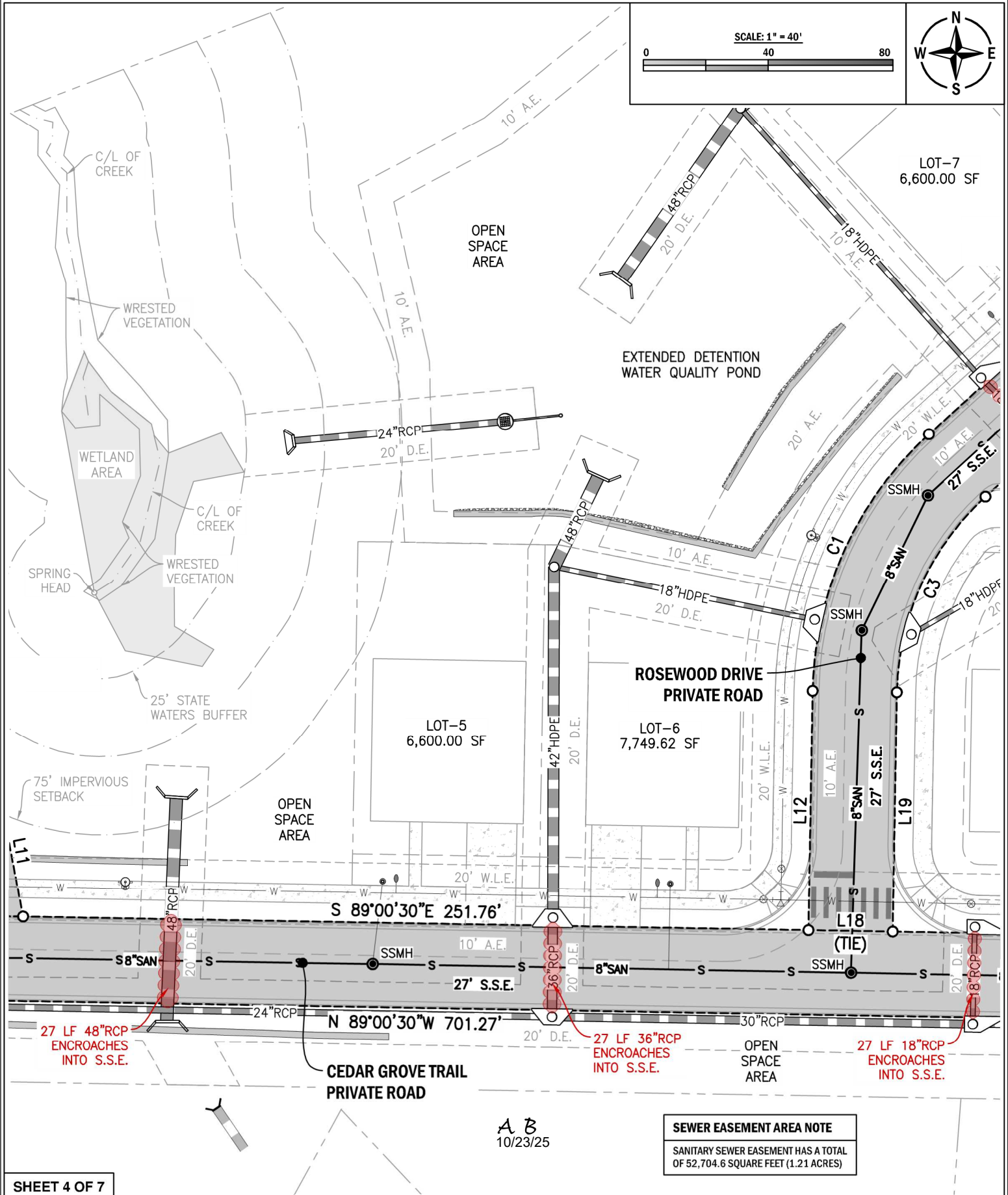
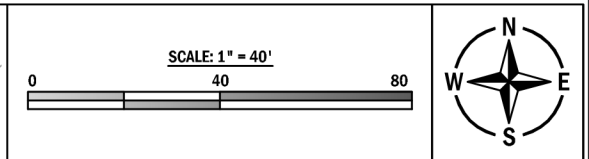
SAID EASEMENT IS LOCATED ENTIRELY WITHIN FULTON COUNTY TAX PARCEL ID NUMBERS 22 466012490253 & 22 450012480506

DRAWN BY:	JTD/KR
DATE:	10-22-2025
JOB NO.:	2024-151
SCALE:	AS SHOWN

SANITARY SEWER EASEMENT EXHIBIT  
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SHEET 4 OF 7

**PAPE-DAWSON**  
2500 NORTHWINDS PKWY, STE 360 | ALPHARETTA, GA 30009 | 404.693.1618

DRAWN BY:	JTD/KR
DATE:	10-22-2025
JOB NO.:	2024-151
SCALE:	1" = 40'

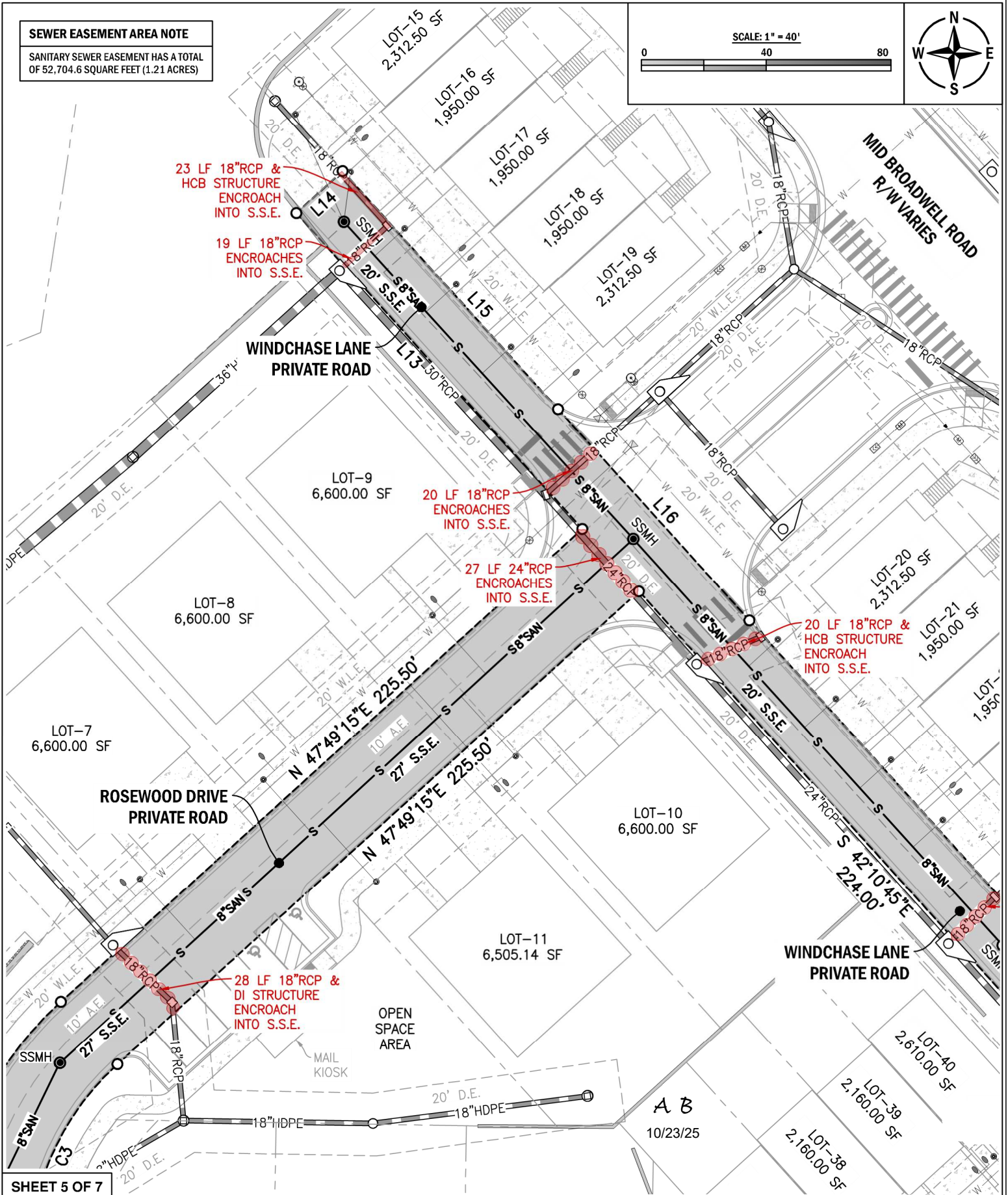
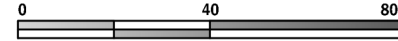
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**SEWER EASEMENT AREA NOTE**  
SANITARY SEWER EASEMENT HAS A TOTAL  
OF 52,704.6 SQUARE FEET (1.21 ACRES)

# SEWER EASEMENT AREA NOTE

SANITARY SEWER EASEMENT HAS A TOTAL OF 52,704.6 SQUARE FEET (1.21 ACRES)

SCALE: 1" = 40'



SHEET 5 OF 7

**PAPE-DAWSON**

2500 NORTHWINDS PKWY, STE 360 | ALPHARETTA, GA 30009 | 404.693.1618

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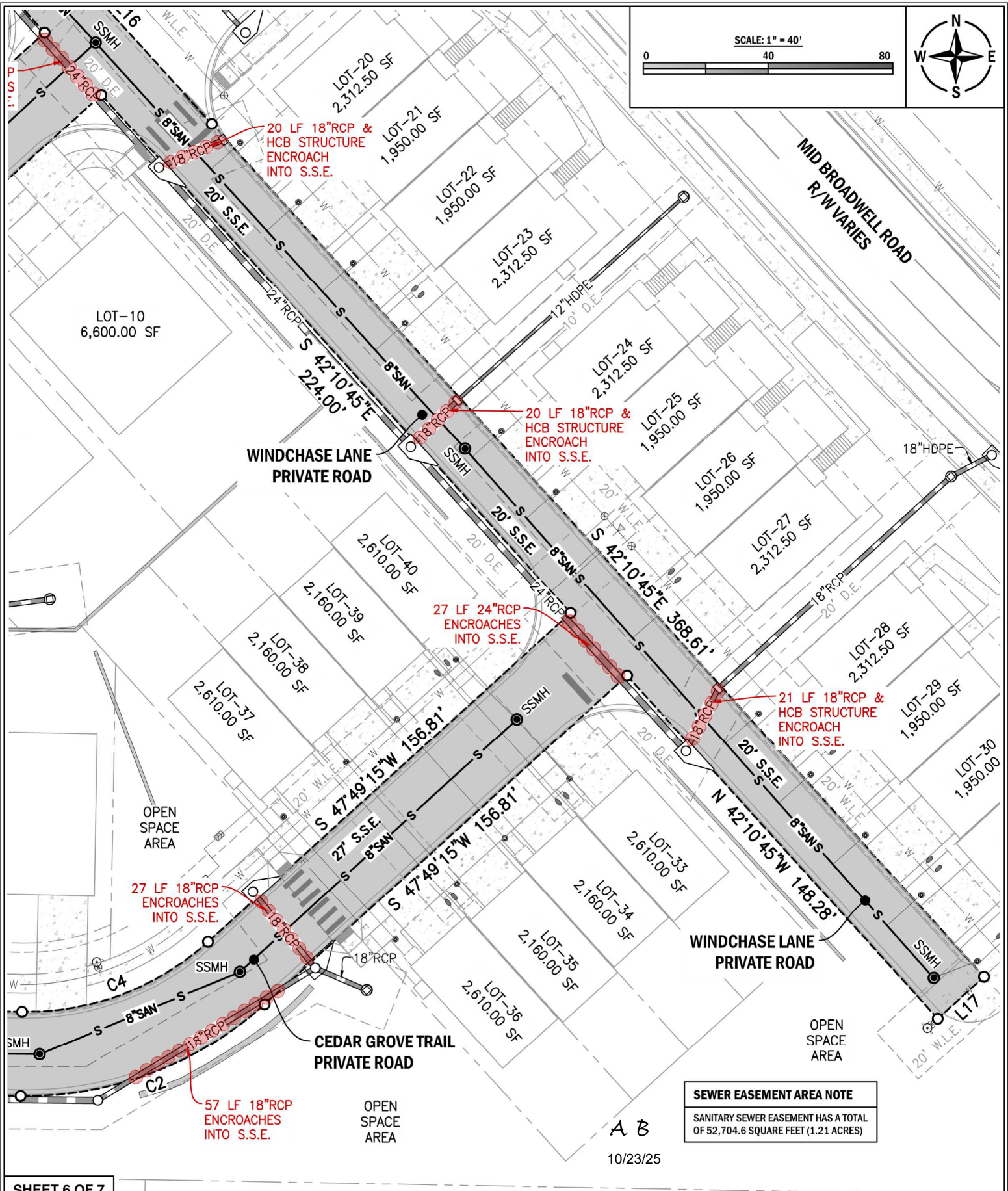
DATE: 10-22-2025

JOB NO.: 2024-151

SCALE: 1" = 40'

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SHEET 6 OF 7

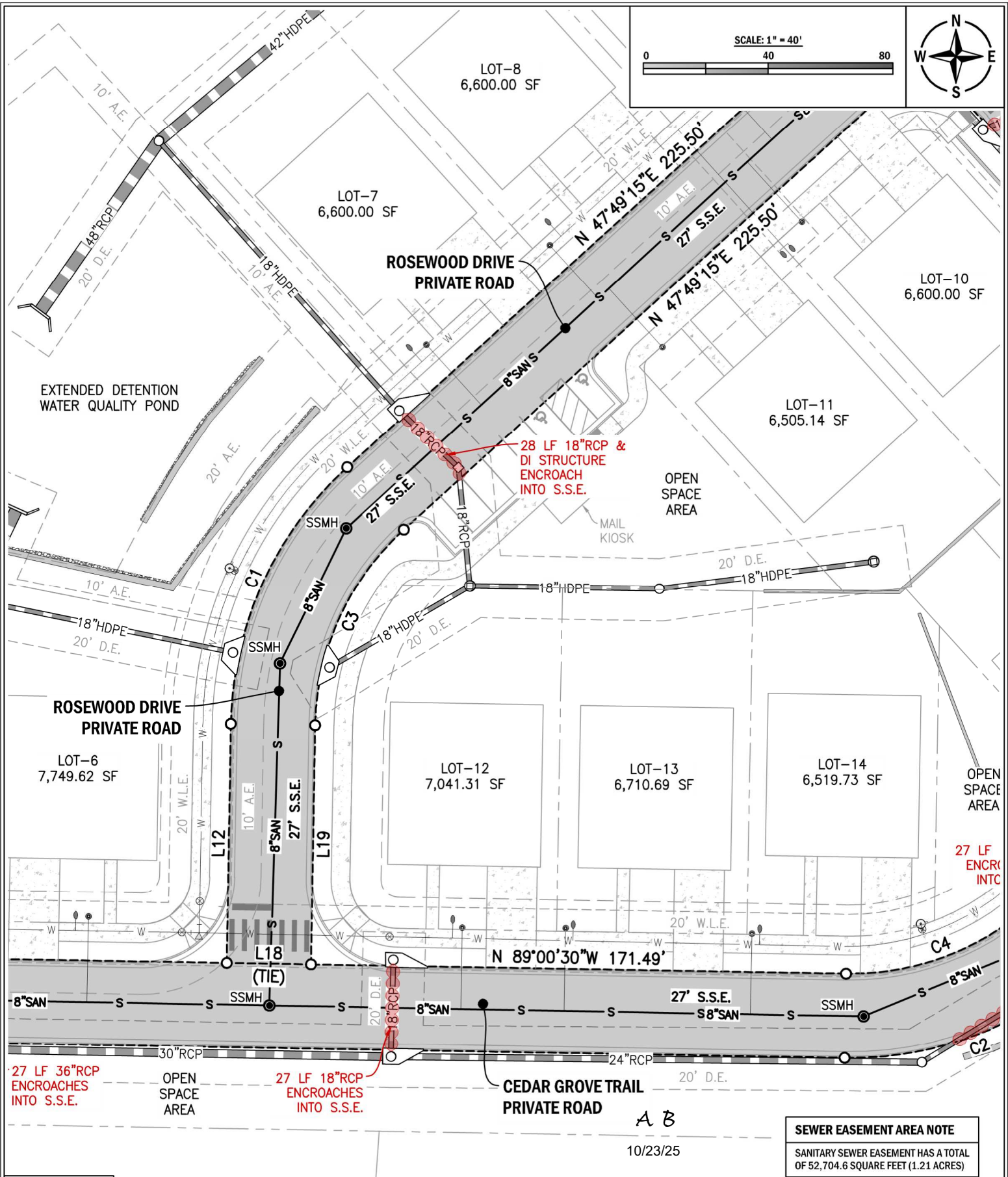
**PAPE-DAWSON**

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SHEET 7 OF 7

**PAPE-DAWSON**

2500 NORTHWINDS PKWY, STE 360 | ALPHARETTA, GA 30009 | 404.693.1618

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CITY OF ALPHARETTA, FULTON COUNTY, GA