

[BLANK SPACE ABOVE THIS LINE IS FOR THE SOLE USE OF THE CLERK OF SUPERIOR COURT]

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 : Providence Road Investors Subdivision
Tax Parcel Identification No.: 22 429008860442
Land Disturbance Permit No.: WRN24-110
Zoning/Special Use Permit No.: _____
(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 14th day of April, 20 25, between **CAROL M. BOGGS**, of said state and county and **PROVIDENCE ROAD COMMUNITY ASSOCIATION, INC.**, a corporation duly organized under the laws of the State of Georgia, together parties of the first part (hereinafter referred to as Grantors) 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 Grantors have granted, bargained, sold and conveyed and by these presents do 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) 843 & 886, 2nd Section (if applicable) of District 2, Fulton County, Georgia, and more particularly described as follows: To wit:

Providence Road Investors Subdivision

[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 our property according to the location and size of said

water 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 water line within the aforesaid boundaries of the above-described easement.

For the same consideration, Grantors hereby convey and relinquish to FULTON COUNTY a right of access over Grantors' remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on said water line on both a routine and emergency basis.

Said Grantors hereby warrant that they have the right to sell and convey said water line easement and right of access and bind themselves, their 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 Grantors hereby waive for themselves, their successors and assign 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 parties of the first part have hereunto affixed their hands and seals on the day and year first above written.

Signed, sealed and delivered this 14th
day of April, 20 2025
in the presence of:

[Signature]
Witness

[Signature]
Notary Public

[NOTARIAL SEAL]

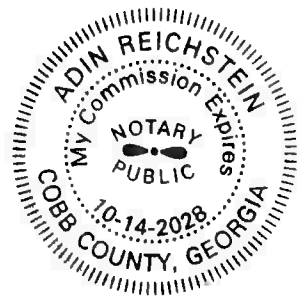


Signed, sealed and delivered this 14th
day of April, 20 25
in the presence of:

[Signature]
Witness

[Signature]
Notary Public

[NOTARIAL SEAL]



GRANTOR: Providence Road Community Association, Inc.
CORPORATE NAME

By: [Signature]

Print Name: Anthony Shuck

Title: COO / CFO

By: [Signature]

Print Name: Charles Roberts

Title: President

[CORPORATE SEAL]

By: Carol Moore Boggs

Print Name: Carol Moore Boggs (L.S.)

CERTIFICATE OF RESOLUTION

I, Anthony W. Shurtz, do certify that I am the duly authorized and appointed Secretary of Providence Road Community Association, Inc. (the "Corporation"), a corporation organized and existing under the laws of the State of Georgia. I further certify that, by unanimous consent of all of the Directors of said Corporation, the following resolution was unanimously adopted by the Directors and remains in full force and effect as of the date hereof:


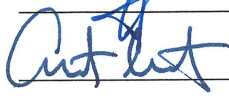
RESOLVED, that this Corporation be and it is hereby authorized to construct a water line for Fulton County and to provide Fulton County with an easement for said water line (the "Transaction").

RESOLVED FURTHER, that the terms and conditions of said Transaction and the terms and provisions of the documents given to evidence said Transaction be left to the discretion and judgment of the President and/or the Chief Operating Officer, Chief Financial Officer, Secretary, Treasurer of the Corporation.

RESOLVED FURTHER, that the President and Chief Operating Officer, Chief Financial Officer, Secretary, Treasurer of the Corporation (collectively, the "Officers" and individually, an "Officer") are each hereby authorized, acting alone to take all such actions and to execute any and all documents necessary to consummate the Transaction, including but not limited to deeds, easements, title affidavits, and any and all other documents, and all upon such terms and conditions as either of the aforesaid Officers deems advantageous to the Corporation.

I do further certify that the foregoing resolutions were validly adopted, are within the powers of the Directors of the Corporation, do not require shareholder action or approval, and are now in full force and effect. And I do further certify that the foregoing resolutions were entered upon the minutes of the Corporation, and that the foregoing is a true and correct copy of said resolutions as they appear on the records of the Corporation. I further certify that said transaction fully complies with the charter documents and by-laws of the Corporation. I further certify that the Corporation is in full force and effect and no proceeding is pending for its dissolution or annulment. All licenses and franchise taxes due by the Corporation have been paid in full.

I do further certify that each of the persons named below is, as of the date hereof, the duly elected and qualified incumbent in the office of the Corporation set opposite his name, and the signature set forth opposite his name is his true and correct signature.

<u>NAME</u>	<u>TITLE</u>	<u>SIGNATURE</u>
Charles S. Roberts	President	
Anthony W. Shurtz	Chief Operating Officer, Chief Financial Officer, Secretary and Treasurer	

This Certificate is given under seal this 14th day of April, 2025.



Anthony W. Shurtz, Secretary

EXHIBIT "A"
EASEMENT FOR WATER LINE EXTENSION

Being a strip or parcel of land lying and being in Land Lots 843 & 886, 2nd District, 2nd Section, Fulton County, Georgia and being within a Private Drive Easement as shown on a plat, entitled "Minor Plat for Providence Road Investors Subdivision" and recorded among the Land Records of Fulton County, Georgia in Plat Book 470, Page 119, and finally being more particularly described as follows:

To find the Point of Beginning, commence, at a ½ inch capped rebar found (labeled LSF000810, typical hereafter) at the intersection of the South Right of Way Line of Providence Road (having an apparent 60 feet wide public right of way) and the Eastern Easement Line of a Private Drive (having a width of 44 feet) and shown on the aforesaid plat, said point being at State Plane Coordinate (Georgia West Zone) of North: 1,498,179.87; East 2,248,949.82; thence, leaving said point and running with the said line of Providence Road North 83° 02' 16" West, 4.82 feet to the True Point of Beginning of the herein described strip or parcel of land; thence, leaving the said Point of Beginning and the said line of Providence Road and running in, through, over and across the aforesaid Private Drive Easement,

1. South 08° 04' 19" West, 54.28 feet; thence,
2. South 03° 55' 24" East, 3.39 feet; thence,
3. North 86° 04' 36" East, 5.50 feet; thence,
4. 20.10 feet along the arc of a curve deflecting to the left, having a radius of 353.00 feet and a chord bearing and distance of South 01° 42' 42" West, 20.10 feet; thence,
5. South 86° 04' 36" West, 3.53 feet; thence,
6. South 03° 55' 24" East, 89.81 feet; thence,
7. South 25° 57' 12" East, 234.28 feet; thence,
8. North 64° 02' 48" East, 3.75 feet; thence,
9. South 26° 53' 46" East, 16.45 feet; thence,
10. 3.55 feet along the arc of a curve deflecting to the right, having a radius of 397.00 feet and a chord bearing and distance of South 26° 38' 23" East, 3.55 feet; thence,
11. South 64° 02' 48" West, 4.06 feet; thence,
12. South 25° 57' 12" East, 27.06 feet; thence,
13. South 14° 43' 14" East, 115.30 feet; thence,
14. South 01° 13' 43" East, 327.62 feet; thence,
15. North 88° 46' 17" East, 3.13 feet; thence,
16. South 01° 13' 46" East, 20.00 feet; thence,
17. South 88° 46' 17" West, 3.13 feet; thence,
18. South 01° 13' 43" East, 204.60 feet; thence,
19. South 10° 01' 30" West, 21.88 feet; thence,
20. South 80° 06' 10" East, 75.38 feet; thence,
21. 20.72 feet along the arc of a curve deflecting to the right, having a radius of 90.00 feet and a chord bearing and distance of South 04° 44' 35" East, 20.67 feet; thence,
22. North 80° 06' 10" West, 80.65 feet; thence,
23. South 10° 01' 30" West, 74.25 feet; thence,
24. North 79° 58' 30" West, 20.00 feet; thence,
25. North 10° 01' 30" East, 20.26 feet; thence,
26. North 79° 58' 30" West, 68.36 feet; thence,
27. 31.17 feet along the arc of a curve deflecting to the right, having a radius of 90.00 feet and a chord bearing and distance of North 07° 25' 13" West, 31.02 feet; thence,
28. South 79° 58' 30" East, 77.66 feet; thence,
29. North 10° 01' 30" East, 64.31 feet; thence,
30. North 01° 13' 43" West, 239.25 feet; thence,
31. South 88° 46' 17" West, 20.87 feet; thence,
32. North 01° 13' 44" West, 20.00 feet; thence,
33. North 88° 46' 17" East, 20.87 feet; thence,
34. North 01° 13' 43" West, 32.22 feet; thence,
35. South 88° 46' 17" West, 20.87 feet; thence,
36. North 01° 13' 44" West, 20.00 feet; thence,
37. North 88° 46' 17" East, 20.87 feet; thence,
38. North 01° 13' 43" West, 236.41 feet; thence,
39. North 14° 43' 14" West, 110.97 feet; thence,
40. North 25° 57' 12" West, 283.26 feet; thence,
41. North 03° 55' 24" West, 119.20 feet; thence,
42. North 08° 04' 19" East, 55.99 feet; thence,
43. South 83° 02' 16" East, 20.00 feet to the Point of Beginning, containing 29,460 square feet or 0.6763 of an acre of land, more or less.

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

04/22/2025 | 10:05 AM EDT
N/F
JANE E. GRADY
DB 48728 PG. 385



04/22/2025 | 10:05 AM EDT
N/F
JANE E. GRADY
DB 48728 PG. 385

PRIVATE DRIVE
(44' EASEMENT FOR
INGRESS/ENGRESS)
(DB. 58709 PG. 269)
(DB. 67264 PG. 124)
(DB. 68477 PG. 215)

**PROPOSED
20' WATERLINE
EASEMENT**

SURVEY NOTES

1. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED, ARE WITHIN THE POSITIONAL TOLERANCES ALLOWED FOR ALTA/NSPS LAND TITLE SURVEYS PER THE 2021 MINIMUM TECHNICAL STANDARDS ESTABLISHED BY ALTA AND NSPS AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
2. EQUIPMENT USED:
A TRIMBLE "S" SERIES TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.

A TRIMBLE R-10 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.
3. ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF FULTON COUNTY, GEORGIA (PANEL NUMBER 13121C0052G), DATED 06/19/2020; NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.
4. THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE) NAD83.
5. FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON 12/6/2024.

THROUGH THE PROPERTY OF:
**PROVIDENCE ROAD
COMMUNITY ASSOCIATION, INC.
DB. 68477 PG. 215**
TAX PARCEL NO. 22 429008860442

TerraMark Land Surveying, Inc.
1396 Bells Ferry Road
Marietta, Georgia 30066
Phone No. (770) 421-1927
www.TerraMark.com
C. O. A.# LSF000810

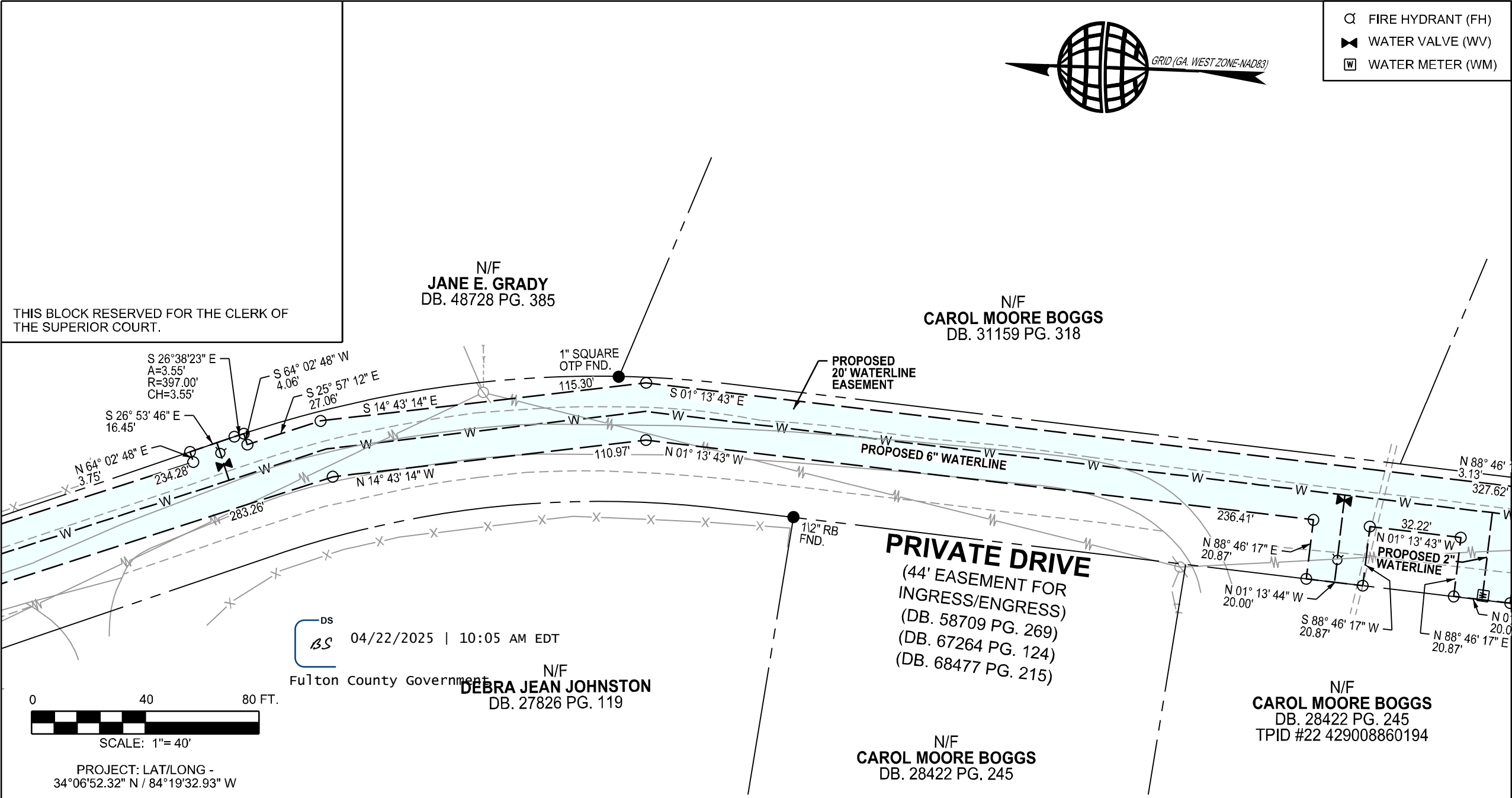


29,460 SQ. FT. / 0.6763 AC.

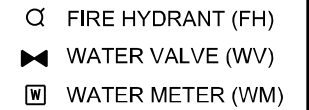
DATE: 12/11/2024 REV.: 12/31/2024
REV.: 04/17/2025 SHEET NO. 1 OF 3

WATERLINE EASEMENT EXHIBIT
AS REQUIRED BY:
**FULTON COUNTY DEPARTMENT
OF PUBLIC WORKS,
WATER RESOURCES DIVISION**

PATH: S:/SURVEY/2024/2024-029/DGN/WL EASEMENT.DGN



<p>PERMANENT EASEMENT AREA</p> <p>29,460 SQ. FT. / 0.6763 AC.</p>	<p>LOCATED IN LAND LOTS 843 & 886, 2ND DISTRICT, 2ND SECTION CITY OF MILTON, FULTON COUNTY, GEORGIA</p> <p>DATE: 12/11/2024 REV.: 12/31/2024 REV.: 04/17/2025 SHEET NO. 2 OF 3</p>	<p>WATERLINE EASEMENT EXHIBIT AS REQUIRED BY: FULTON COUNTY DEPARTMENT OF PUBLIC WORKS, WATER RESOURCES DIVISION</p>	<p>THROUGH THE PROPERTY OF: PROVIDENCE ROAD COMMUNITY ASSOCIATION, INC. DB. 68477 PG. 215</p> <p>TAX PARCEL NO. 22 429008860442</p>	<p>TerraMark Land Surveying, Inc. 1396 Bells Ferry Road Marietta, Georgia 30066 Phone No. (770) 421-1927 www.TerraMark.com C. O. A.# LSF000810</p> <p>TerraMark Geospatial</p>
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N/F
CAROL MOORE BOGGS
 DB. 31159 PG. 318
 TPID # 22 429008860459

**PROVIDENCE ROAD
INVESTORS SUBDIVISION**
PB. 470 PG. 119

EXHIBIT "B"

LOT 2

0 40 80 FT.

SCALE: 1" = 40'

PROJECT: LAT/LONG -
34°06'52.32" N / 84°19'32.93" W

N/F
CAROL MOORE BOGGS
DB. 28422 PG. 245
TPID #22 429008860194

PRIVATE DRIVE
(44' EASEMENT FOR
INGRESS/EGRESS)
(DB. 58709 PG. 269)
(DB. 67264 PG. 124)
(DB. 68477 PG. 215)

LOT 1

THROUGH THE PROPERTY OF:
**PROVIDENCE ROAD
COMMUNITY ASSOCIATION, INC.
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