

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

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

Project Name : Hawthorn Subdivision  
Tax Parcel Identification No.: 11 027000930073  
Land Disturbance Permit No.: D220033 / WRN22-021  
Zoning/Special Use Permit No.: Z-22-03  
(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 4th day of December, 2024, between Tojl Southeast LP Company, Inc., 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) 93, 1 Section (if applicable) of District 1, Fulton County, Georgia, and more particularly described as follows: To wit:

Hawthorn 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 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 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 4<sup>th</sup> day of December, 2024 in the presence of:

[Signature]  
Witness

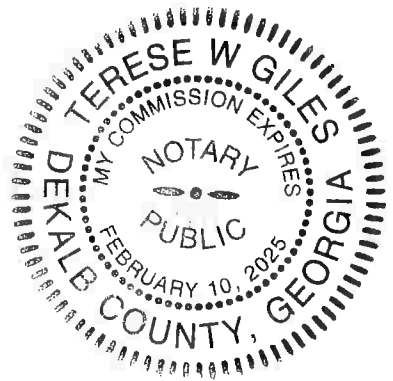
[Signature]  
Notary Public

GRANTOR: Toll Southeast LP Company, Inc.  
CORPORATE NAME

By: [Signature]  
Print Name: Adam Guercio  
Title: VP

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

[NOTARIAL SEAL]



[CORPORATE SEAL]

**Exhibit "A"**

LOCATION MAP - NOT TO SCALE



ENCROACHMENT TABLE		AREA NOTE
STORMWATER PIPE -	599 LF	20' WATER LINE EASEMENT HAS A TOTAL OF 69,328.49 SQUARE FEET (1.591 ACRES)
SANITARY SEWER PIPE -	286 LF	

CURVE TABLE				
CURVE	BEARING	RADIUS	ARC	CHORD
C1	S 87°20'44"W	180.50'	33.62'	33.57'
C2	S 82°38'35"W	126.00'	43.01'	42.80'
C3	S 48°53'22"W	11.06'	8.46'	8.25'
C4	N 64°34'39"W	67.41'	233.43'	133.10'
C5	N 01°41'48"E	11.06'	8.38'	8.19'
C6	N 32°39'56"E	230.50'	460.84'	387.83'
C7	S 60°30'14"E	180.50'	186.22'	178.07'
C8	S 62°56'28"W	1289.50'	97.91'	97.89'
C9	S 69°31'24"W	1289.50'	158.28'	158.18'
C10	S 87°41'49"W	160.50'	27.93'	27.89'
C11	S 82°43'31"W	146.25'	49.65'	49.41'
C12	S 47°36'48"W	31.06'	27.15'	26.29'
C13	N 64°40'32"W	47.42'	166.76'	93.17'
C14	N 03°15'57"E	31.06'	27.25'	26.39'
C15	N 22°18'44"W	210.50'	16.88'	16.88'
C16	N 37°56'30"E	210.50'	382.08'	331.75'
C17	S 58°46'45"E	160.50'	155.89'	149.84'
C18	S 62°56'46"W	1269.50'	96.16'	96.14'
C19	S 69°04'41"W	1269.50'	175.56'	175.42'

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

McFARLAND-DYER & ASSOCIATES, INC.  
 4174 SILVER PEAK PARKWAY  
 SUWANEE, GA 30024  
 PHONE: 770.932.6550  
 CONTACT: JOHN E. NAGY  
 EMAIL: JNAGY@BOWMAN.COM

SURVEYOR

MAXWELL-REDDICK AND ASSOCIATES, INC  
 NORTHWINDS III  
 2500 NORTHWINDS PKWY, SUITE 360  
 ALPHARETTA, GA 30009  
 PHONE: 404.693.1618  
 CONTACT: DENVER YOUNGBLOOD  
 EMAIL: DYOUNGBLOOD@MAXRED.COM

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 75°25'01"E	203.12'
L2	N 77°47'10"E	172.04'
L3	N 32°02'52"E	13.96'
L4	N 76°42'29"E	4.14'
L5	N 13°36'34"W	141.66'
L6	N 87°18'47"W	87.79'
L7	N 24°36'35"W	191.48'
L8	N 89°56'27"E	447.30'
L9	S 30°51'43"E	227.57'
L10	N 57°58'41"E	122.77'
L11	N 38°53'24"E	8.97'
L12	N 51°06'36"W	60.82'
L13	N 59°48'22"E	18.97'
L14	S 51°06'36"E	54.05'
L15	N 38°55'45"E	32.44'
L16	S 51°03'57"E	20.00'
L17	S 38°56'03"W	29.44'
L18	S 51°06'36"E	14.74'
L19	S 04°58'17"W	17.91'
L20	N 51°06'36"W	24.73'
L21	S 38°53'24"W	18.18'
L22	S 57°58'41"W	95.83'
L23	S 32°38'55"E	36.58'
L24	S 56°35'20"W	10.00'
L25	N 32°38'55"W	36.83'
L26	S 57°58'41"W	12.51'
L27	S 32°38'55"E	37.02'
L28	S 57°33'44"W	10.00'
L29	N 32°38'55"W	37.10'
L30	S 58°46'10"W	66.94'
L31	S 24°39'42"E	36.50'
L32	S 65°33'42"W	20.33'
L33	N 24°12'55"W	36.50'
L34	S 73°02'24"W	15.69'
L35	S 16°57'36"E	36.50'
L36	S 73°02'24"W	19.85'
L37	N 16°57'36"W	36.50'
L38	S 73°03'02"W	131.26'
L39	S 75°51'21"W	17.75'
L40	S 14°10'52"E	35.20'
L41	S 75°49'06"W	10.00'
L42	N 14°10'52"W	35.21'
L43	S 75°51'21"W	61.98'

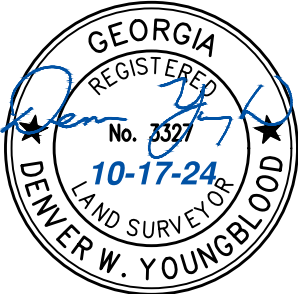
LINE TABLE		
LINE	BEARING	DISTANCE
L44	S 13°36'34"E	181.61'
L45	S 76°42'29"W	20.00'
L46	N 13°36'34"W	20.11'
L47	N 87°18'47"W	87.78'
L48	N 24°36'35"W	93.37'
L49	N 65°23'25"E	36.50'
L50	N 24°36'35"W	10.00'
L51	S 65°23'25"W	36.50'
L52	N 24°36'35"W	88.71'
L53	N 71°33'12"E	36.52'
L54	N 17°03'26"W	19.95'
L55	S 74°34'54"W	36.51'
L56	N 89°56'27"E	18.61'
L57	S 00°03'33"E	36.50'
L58	N 89°56'27"E	19.53'
L59	N 00°03'33"W	36.50'
L60	N 89°56'27"E	194.06'
L61	S 00°03'33"E	36.50'
L62	N 89°56'27"E	20.39'
L63	N 00°03'33"W	36.50'
L64	N 89°56'27"E	177.89'
L65	S 00°03'33"E	36.50'
L66	N 89°56'27"E	21.34'
L67	N 08°01'15"E	36.57'
L68	S 30°51'43"E	227.75'
L69	S 58°48'57"W	48.41'
L70	S 73°02'24"W	165.82'
L71	S 75°51'21"W	89.66'
L72	N 13°29'54"W	55.55'
L73	N 11°35'31"W	86.93'
L74	N 78°24'29"E	58.46'
L75	N 60°03'42"W	22.54'
L76	S 78°24'29"W	41.59'
L77	N 11°35'31"W	14.66'
L78	S 78°24'29"W	20.00'
L79	S 11°35'31"E	31.30'
L80	S 78°24'29"W	21.38'
L81	S 15°49'17"W	18.34'
L82	N 78°24'33"E	29.82'
L83	S 11°35'31"E	69.33'
L84	S 13°29'58"E	55.92'
L85	S 13°46'22"E	39.69'

**EASEMENT NOTE**  
 20' WATER LINE EASEMENT IS CENTERED ON WATER MAIN (10' EACH SIDE). BEARINGS ON THE WATER MAIN ARE THE SAME AS THE EASEMENT LINES. WATER LINE EASEMENT ALSO ENCOMPASSES THE LONG SIDE SERVICE METERS AND ARE 5 FEET TO EACH SIDE OF THE SERVICE LINE

SITE DATA

ADDRESS 4030 KIMBALL BRIDGE ROAD  
 ALPHARETTA, GA 30005  
 TAX PARCEL ID # 11 027000930073  
 CITY OF ALPHARETTA LDP # D220033  
 CITY OF ALPHARETTA FINAL PLAT CASE # FP240003

CERTIFICATE OF AUTHORIZATION # LSF000953



MAXWELL-REDDICK AND ASSOCIATES ENGINEERING • LAND SURVEYING

40 JOE KENNEDY BLVD STATESBORO, GA 30458 (912) 489-7112 OFFICE  
 2500 NORTHWINDS PKWY SUITE 360 ALPHARETTA, GA 30009 (404) 693-1618 OFFICE



DRAWN BY: JTD
DATE: 10-17-2024
JOB NO.: 2023-180
SCALE: N/A

**WATER LINE EASEMENT EXHIBIT FOR HAWTHORN SUBDIVISION**  
 PREPARED FOR  
**TOLL SOUTHEAST LP COMPANY, INC AND FULTON COUNTY**  
 LOCATED IN LAND LOT 93, 1ST DISTRICT, 1ST SECTION CITY OF ALPHARETTA, FULTON COUNTY, GA

**LEGAL DESCRIPTION - HAWTHORN SUBDIVISION - 20' WATER LINE EASEMENT**

ALL THAT CERTAIN AREA OF LAND LYING AND BEING IN LAND LOT 93 OF THE 1ST LAND DISTRICT, 1ST SECTION OF FULTON COUNTY, CITY OF ALPHARETTA, GEORGIA, CONTAINING 69,328.49 SQUARE FEET (1.591 AC) AND BEING MORE PARTICULARLY DESCRIBED AS "20' WATER LINE EASEMENT" ON A WATER LINE EASEMENT EXHIBIT FOR HAWTHORN SUBDIVISION, PREPARED FOR TOLL SOUTHEAST LP COMPANY, INC. AND FULTON COUNTY, PREPARED BY MAXWELL-REDDICK AND ASSOCIATES, DATED 10-17-24 WHICH READS AS FOLLOWS:

COMMENCING AT A CAPPED REBAR SET (CRBS) LOCATED AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF BUICE ROAD (R/W VARIES) AND THE NORTHERN RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD (R/W VARIES); THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD (R/W VARIES) NORTH 75°25'01" EAST A DISTANCE OF 203.12' TO A POINT; THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD (R/W VARIES) NORTH 77°47'10" EAST A DISTANCE OF 172.04' TO A CAPPED REBAR SET (CRBS); THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD (R/W VARIES) NORTH 32°02'52" EAST A DISTANCE OF 13.96' TO A CAPPED REBAR SET (CRBS); THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD (R/W VARIES) NORTH 76°42'29" EAST A DISTANCE OF 4.14' TO A POINT, WHICH IS THE POINT OF BEGINNING.

BEGINNING AT A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD (R/W VARIES); THENCE LEAVING THE NORTHERN RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD (R/W VARIES) NORTH 13°36'34" WEST A DISTANCE OF 141.66' TO A POINT; THENCE SOUTH 87°20'44" WEST CLOCKWISE ALONG THE ARC OF A CURVE (ARC=33.62', RADIUS=180.50') WHICH SUBTENDS A CHORD DISTANCE OF 33.57' TO A POINT; THENCE NORTH 87°18'47" WEST A DISTANCE OF 87.79' TO A POINT; THENCE SOUTH 82°38'35" WEST COUNTERCLOCKWISE ALONG THE ARC OF A CURVE (ARC=43.01', RADIUS=126.00') WHICH SUBTENDS A CHORD DISTANCE OF 42.80' TO A POINT; THENCE SOUTH 48°53'22" WEST COUNTERCLOCKWISE ALONG THE ARC OF A CURVE (ARC=8.46', RADIUS=11.06') WHICH SUBTENDS A CHORD DISTANCE OF 8.25' TO A POINT; THENCE NORTH 64°34'39" WEST CLOCKWISE ALONG THE ARC OF A CURVE (ARC=233.43', RADIUS=67.41') WHICH SUBTENDS A CHORD DISTANCE OF 133.10' TO A POINT; THENCE NORTH 01°41'48" EAST COUNTERCLOCKWISE ALONG THE ARC OF A CURVE (ARC=8.38', RADIUS=11.06') WHICH SUBTENDS A CHORD DISTANCE OF 8.19' TO A POINT; THENCE NORTH 24°36'35" WEST A DISTANCE OF 191.48' TO A POINT; THENCE NORTH 32°39'56" EAST CLOCKWISE ALONG THE ARC OF A CURVE (ARC=460.84', RADIUS=230.50') WHICH SUBTENDS A CHORD DISTANCE OF 387.83' TO A POINT; THENCE NORTH 89°56'27" EAST A DISTANCE OF 447.30' TO A POINT; THENCE SOUTH 60°30'14" EAST CLOCKWISE ALONG THE ARC OF A CURVE (ARC=186.22', RADIUS=180.50') WHICH SUBTENDS A CHORD DISTANCE OF 178.07' TO A POINT; THENCE SOUTH 30°51'43" EAST A DISTANCE OF 227.57' TO A POINT; THENCE NORTH 57°58'41" EAST A DISTANCE OF 122.77' TO A POINT; THENCE NORTH 38°53'24" EAST A DISTANCE OF 8.97' TO A POINT; THENCE NORTH 51°06'36" WEST A DISTANCE OF 60.82' TO A POINT; THENCE NORTH 59°48'22" EAST A DISTANCE OF 18.97' TO A POINT; THENCE SOUTH 51°06'36" EAST A DISTANCE OF 54.05' TO A POINT; THENCE NORTH 38°55'45" EAST A DISTANCE OF 32.44' TO A POINT; THENCE SOUTH 51°03'57" EAST A DISTANCE OF 20.00' TO A POINT; THENCE SOUTH 38°56'03" WEST A DISTANCE OF 29.44' TO A POINT; THENCE SOUTH 51°06'36" EAST A DISTANCE OF 14.74' TO A POINT; THENCE SOUTH 04°58'17" WEST A DISTANCE OF 17.91' TO A POINT; THENCE NORTH 51°06'36" WEST A DISTANCE OF 24.73' TO A POINT; THENCE SOUTH 38°53'24" WEST A DISTANCE OF 18.18' TO A POINT; THENCE SOUTH 57°58'41" WEST A DISTANCE OF 95.83' TO A POINT; THENCE SOUTH 32°38'55" EAST A DISTANCE OF 36.58' TO A POINT; THENCE SOUTH 56°35'20" WEST A DISTANCE OF 10.00' TO A POINT; THENCE NORTH 32°38'55" WEST A DISTANCE OF 36.83' TO A POINT; THENCE SOUTH 57°58'41" WEST A DISTANCE OF 12.51' TO A POINT; THENCE SOUTH 32°38'55" EAST A DISTANCE OF 37.02' TO A POINT; THENCE SOUTH 57°33'44" WEST A DISTANCE OF 10.00' TO A POINT; THENCE NORTH 32°38'55" WEST A DISTANCE OF 37.10' TO A POINT; THENCE SOUTH 58°46'10" WEST A DISTANCE OF 66.94' TO A POINT; THENCE SOUTH 62°56'28" WEST CLOCKWISE ALONG THE ARC OF A CURVE (ARC=97.91', RADIUS=1289.50') WHICH SUBTENDS A CHORD DISTANCE OF 97.89' TO A POINT; THENCE SOUTH 24°39'42" EAST A DISTANCE OF 36.50' TO A POINT; THENCE SOUTH 65°33'42" WEST A DISTANCE OF 20.33' TO A POINT; THENCE NORTH 24°12'55" WEST A DISTANCE OF 36.50' TO A POINT; THENCE SOUTH 69°31'24" WEST CLOCKWISE ALONG THE ARC OF A CURVE (ARC=158.28', RADIUS=1289.50') WHICH SUBTENDS A CHORD DISTANCE OF 158.18' TO A POINT; THENCE SOUTH 73°02'24" WEST A DISTANCE OF 15.69' TO A POINT; THENCE SOUTH 16°57'36" EAST A DISTANCE OF 36.50' TO A POINT; THENCE SOUTH 73°03'02" WEST A DISTANCE OF 131.26' TO A POINT; THENCE SOUTH 75°51'21" WEST A DISTANCE OF 17.75' TO A POINT; THENCE SOUTH 14°10'52" EAST A DISTANCE OF 35.20' TO A POINT; THENCE SOUTH 75°49'06" WEST A DISTANCE OF 10.00' TO A POINT; THENCE NORTH 14°10'52" WEST A DISTANCE OF 35.21' TO A POINT; THENCE SOUTH 75°51'21" WEST A DISTANCE OF 61.98' TO A POINT; THENCE SOUTH 13°36'34" EAST A DISTANCE OF 181.61' TO A POINT; THENCE SOUTH 76°42'29" WEST A DISTANCE OF 20.00' TO A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD (R/W VARIES), WHICH IS THE POINT OF BEGINNING.

**LESS AND EXCEPT THE FOLLOWING:**

COMMENCING AT A CAPPED REBAR SET (CRBS) LOCATED AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF BUICE ROAD (R/W VARIES) AND THE NORTHERN RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD (R/W VARIES); THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD (R/W VARIES) NORTH 75°25'01" EAST A DISTANCE OF 203.12' TO A POINT; THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD (R/W VARIES) NORTH 77°47'10" EAST A DISTANCE OF 172.04' TO A CAPPED REBAR SET (CRBS); THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD (R/W VARIES) NORTH 32°02'52" EAST A DISTANCE OF 13.96' TO A CAPPED REBAR SET (CRBS); THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD (R/W VARIES) NORTH 76°42'29" EAST A DISTANCE OF 4.14' TO A POINT; THENCE LEAVING THE NORTHERN RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD (R/W VARIES) NORTH 13°36'34" WEST A DISTANCE OF 141.66' TO A POINT; THENCE NORTH 13°36'34" WEST ALONG A TIE LINE A DISTANCE OF 20.11' TO A POINT, WHICH IS THE POINT OF BEGINNING.

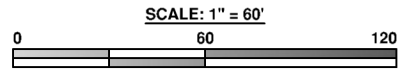
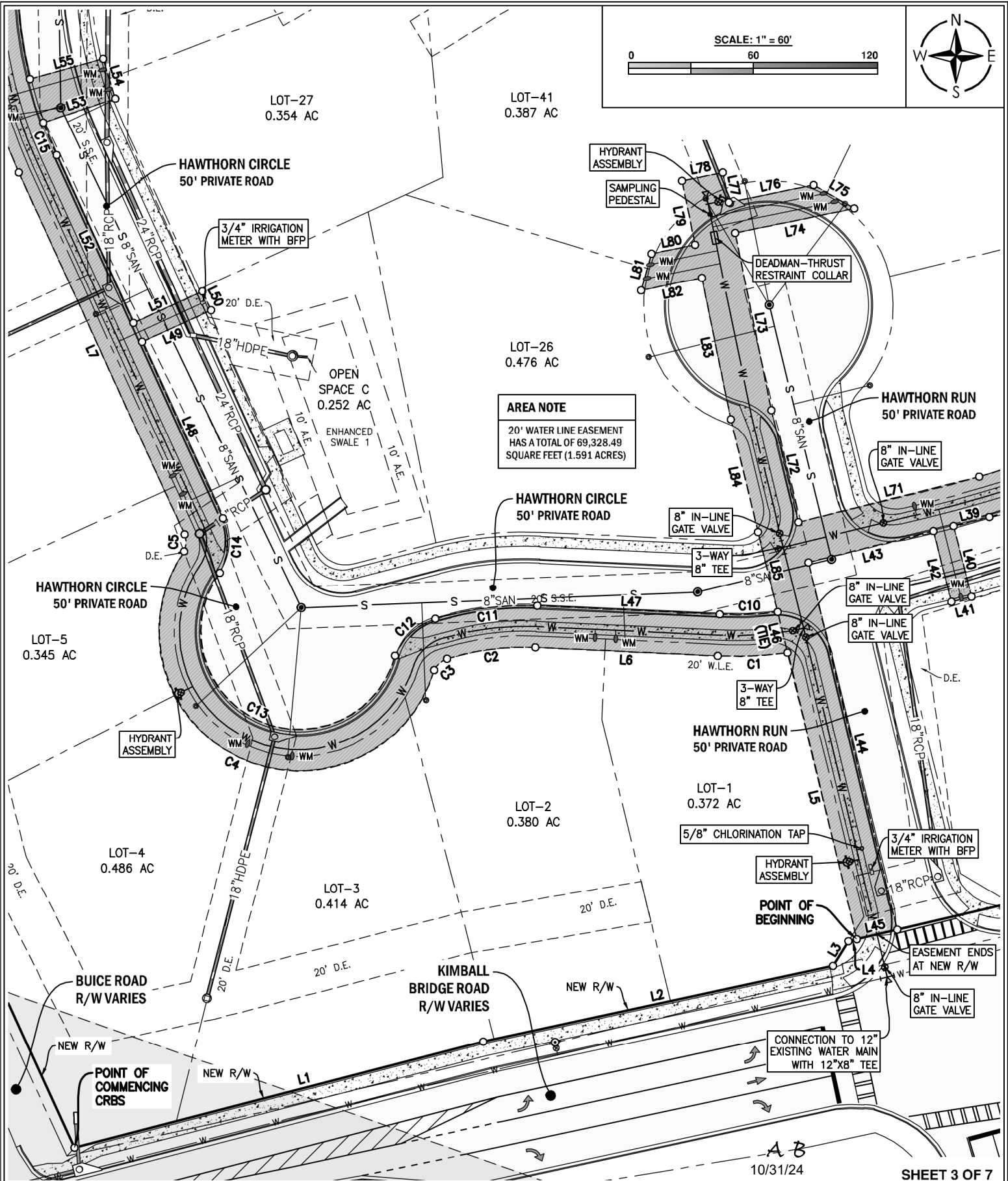
BEGINNING AT SAID POINT; THENCE SOUTH 87°41'49" WEST CLOCKWISE ALONG THE ARC OF A CURVE (ARC=27.93', RADIUS=160.50') WHICH SUBTENDS A CHORD DISTANCE OF 27.89' TO A POINT; THENCE NORTH 87°18'47" WEST A DISTANCE OF 87.78' TO A POINT; THENCE SOUTH 82°43'31" WEST COUNTERCLOCKWISE ALONG THE ARC OF A CURVE (ARC=49.65', RADIUS=146.25') WHICH SUBTENDS A CHORD DISTANCE OF 49.41' TO A POINT; THENCE SOUTH 47°36'48" WEST COUNTERCLOCKWISE ALONG THE ARC OF A CURVE (ARC=27.15', RADIUS=31.06') WHICH SUBTENDS A CHORD DISTANCE OF 26.29' TO A POINT; THENCE NORTH 64°40'32" WEST CLOCKWISE ALONG THE ARC OF A CURVE (ARC=166.76', RADIUS=47.42') WHICH SUBTENDS A CHORD DISTANCE OF 93.17' TO A POINT; THENCE NORTH 03°15'57" EAST COUNTERCLOCKWISE ALONG THE ARC OF A CURVE (ARC=27.25', RADIUS=31.06') WHICH SUBTENDS A CHORD DISTANCE OF 26.39' TO A POINT; THENCE NORTH 24°36'35" WEST A DISTANCE OF 93.37' TO A POINT; THENCE NORTH 65°23'25" EAST A DISTANCE OF 36.50' TO A POINT; THENCE NORTH 24°36'35" WEST A DISTANCE OF 10.00' TO A POINT; THENCE SOUTH 65°23'25" WEST A DISTANCE OF 36.50' TO A POINT; THENCE NORTH 24°36'35" WEST A DISTANCE OF 88.71' TO A POINT; THENCE NORTH 22°18'44" WEST CLOCKWISE ALONG THE ARC OF A CURVE (ARC=16.88', RADIUS=210.50') WHICH SUBTENDS A CHORD DISTANCE OF 16.88' TO A POINT; THENCE NORTH 71°33'12" EAST A DISTANCE OF 36.52' TO A POINT; THENCE NORTH 17°03'26" WEST A DISTANCE OF 19.95' TO A POINT; THENCE SOUTH 74°34'54" WEST A DISTANCE OF 36.51' TO A POINT; THENCE NORTH 37°56'30" EAST CLOCKWISE ALONG THE ARC OF A CURVE (ARC=382.08', RADIUS=210.50') WHICH SUBTENDS A CHORD DISTANCE OF 331.75' TO A POINT; THENCE NORTH 89°56'27" EAST A DISTANCE OF 18.61' TO A POINT; THENCE SOUTH 00°03'33" EAST A DISTANCE OF 36.50' TO A POINT; THENCE NORTH 89°56'27" EAST A DISTANCE OF 19.53' TO A POINT; THENCE NORTH 00°03'33" WEST A DISTANCE OF 36.50' TO A POINT; THENCE NORTH 89°56'27" EAST A DISTANCE OF 194.06' TO A POINT; THENCE SOUTH 00°03'33" EAST A DISTANCE OF 36.50' TO A POINT; THENCE NORTH 89°56'27" EAST A DISTANCE OF 20.39' TO A POINT; THENCE NORTH 00°03'33" WEST A DISTANCE OF 36.50' TO A POINT; THENCE NORTH 89°56'27" EAST A DISTANCE OF 177.89' TO A POINT; THENCE SOUTH 00°03'33" EAST A DISTANCE OF 36.50' TO A POINT; THENCE NORTH 89°56'27" EAST A DISTANCE OF 21.34' TO A POINT; THENCE NORTH 08°01'15" EAST A DISTANCE OF 36.57' TO A POINT; THENCE SOUTH 58°46'45" EAST CLOCKWISE ALONG THE ARC OF A CURVE (ARC=155.89', RADIUS=160.50') WHICH SUBTENDS A CHORD DISTANCE OF 149.84' TO A POINT; THENCE SOUTH 30°51'43" EAST A DISTANCE OF 227.75' TO A POINT; THENCE SOUTH 58°48'57" WEST A DISTANCE OF 48.41' TO A POINT; THENCE SOUTH 62°56'46" WEST CLOCKWISE ALONG THE ARC OF A CURVE (ARC=96.16', RADIUS=1269.50') WHICH SUBTENDS A CHORD DISTANCE OF 96.14' TO A POINT; THENCE SOUTH 69°04'41" WEST CLOCKWISE ALONG THE ARC OF A CURVE (ARC=175.56', RADIUS=1269.50') WHICH SUBTENDS A CHORD DISTANCE OF 175.42' TO A POINT; THENCE SOUTH 73°02'24" WEST A DISTANCE OF 165.82' TO A POINT; THENCE SOUTH 75°51'21" WEST A DISTANCE OF 89.66' TO A POINT; THENCE NORTH 13°29'54" WEST A DISTANCE OF 55.55' TO A POINT; THENCE NORTH 11°35'31" WEST A DISTANCE OF 86.93' TO A POINT; THENCE NORTH 78°24'29" EAST A DISTANCE OF 58.46' TO A POINT; THENCE NORTH 60°03'42" WEST A DISTANCE OF 22.54' TO A POINT; THENCE SOUTH 78°24'29" WEST A DISTANCE OF 41.59' TO A POINT; THENCE NORTH 11°35'31" WEST A DISTANCE OF 14.66' TO A POINT; THENCE SOUTH 78°24'29" WEST A DISTANCE OF 20.00' TO A POINT; THENCE SOUTH 11°35'31" EAST A DISTANCE OF 31.30' TO A POINT; THENCE SOUTH 78°24'29" WEST A DISTANCE OF 21.38' TO A POINT; THENCE SOUTH 15°49'17" WEST A DISTANCE OF 18.34' TO A POINT; THENCE NORTH 78°24'33" EAST A DISTANCE OF 29.82' TO A POINT; THENCE SOUTH 11°35'31" EAST A DISTANCE OF 69.33' TO A POINT; THENCE SOUTH 13°29'58" EAST A DISTANCE OF 55.92' TO A POINT; THENCE SOUTH 13°46'22" EAST A DISTANCE OF 39.69' TO A POINT, WHICH IS THE POINT OF BEGINNING.



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(912) 489-7112 OFFICE (404) 693-1618 OFFICE

DRAWN BY: JTD
DATE: 10-17-2024
JOB NO.: 2023-180
SCALE: N/A

**WATER LINE EASEMENT EXHIBIT**  
**FOR HAWTHORN SUBDIVISION**  
PREPARED FOR  
**TOLL SOUTHEAST LP COMPANY, INC**  
**AND FULTON COUNTY**  
LOCATED IN LAND LOT 93, 1ST DISTRICT, 1ST SECTION  
CITY OF ALPHARETTA, FULTON COUNTY, GA



**AREA NOTE**  
 20' WATER LINE EASEMENT  
 HAS A TOTAL OF 69,328.49  
 SQUARE FEET (1.591 ACRES)

**WATER LINE EASEMENT EXHIBIT  
 FOR HAWTHORN SUBDIVISION  
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**MAXWELL-REDDICK  
 AND ASSOCIATES**  
 a Pope-Dawson Company

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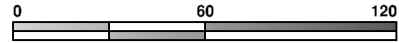
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SCALE: 1" = 60'

AB  
 10/31/24

SCALE: 1" = 60'



EXISTING SANITARY AND DRAINAGE EASEMENT AS PER P.B. 181, PG. 131

S.S.E. WIDTH VARIES

20' D.E.

20' D.E.

OPEN SPACE A  
1.128 AC

12" PVC

DETECTION AND WATER QUALITY POND 1

20' COMBINED SANITARY SEWER AND BMP POND ACCESS EASEMENT

RETAINING WALLS

LOT-10  
0.365 AC

LOT-11  
0.349 AC

HAWTHORN CIRCLE  
50' PRIVATE ROAD

20' W.L.E.

20' S.S.E.

8" SAN

RETAINING WALLS

HYDRANT ASSEMBLY

20' D.E.

36" RCP

36" RCP

8" SAN

20' S.S.E.

30" RCP

8" SAN

20' D.E.

24" RCP

8" SAN

20' D.E.

24" RCP

8" SAN

20' D.E.

24" RCP

8" SAN

20' D.E.

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20' D.E.

24" RCP

8" SAN

20' D.E.

24" RCP

8" SAN

20' D.E.

24" RCP

8" SAN

AREA NOTE

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LOT-9  
0.415 AC

HAWTHORN CIRCLE  
50' PRIVATE ROAD

LOT-29  
0.345 AC

LOT-30  
0.348 AC

LOT-28  
0.394 AC

LOT-8  
0.368 AC

LOT-27  
0.354 AC

AB

10/31/24

LOT-41  
0.387 AC

LOT-36  
0.364 AC

SHEET 4 OF 7



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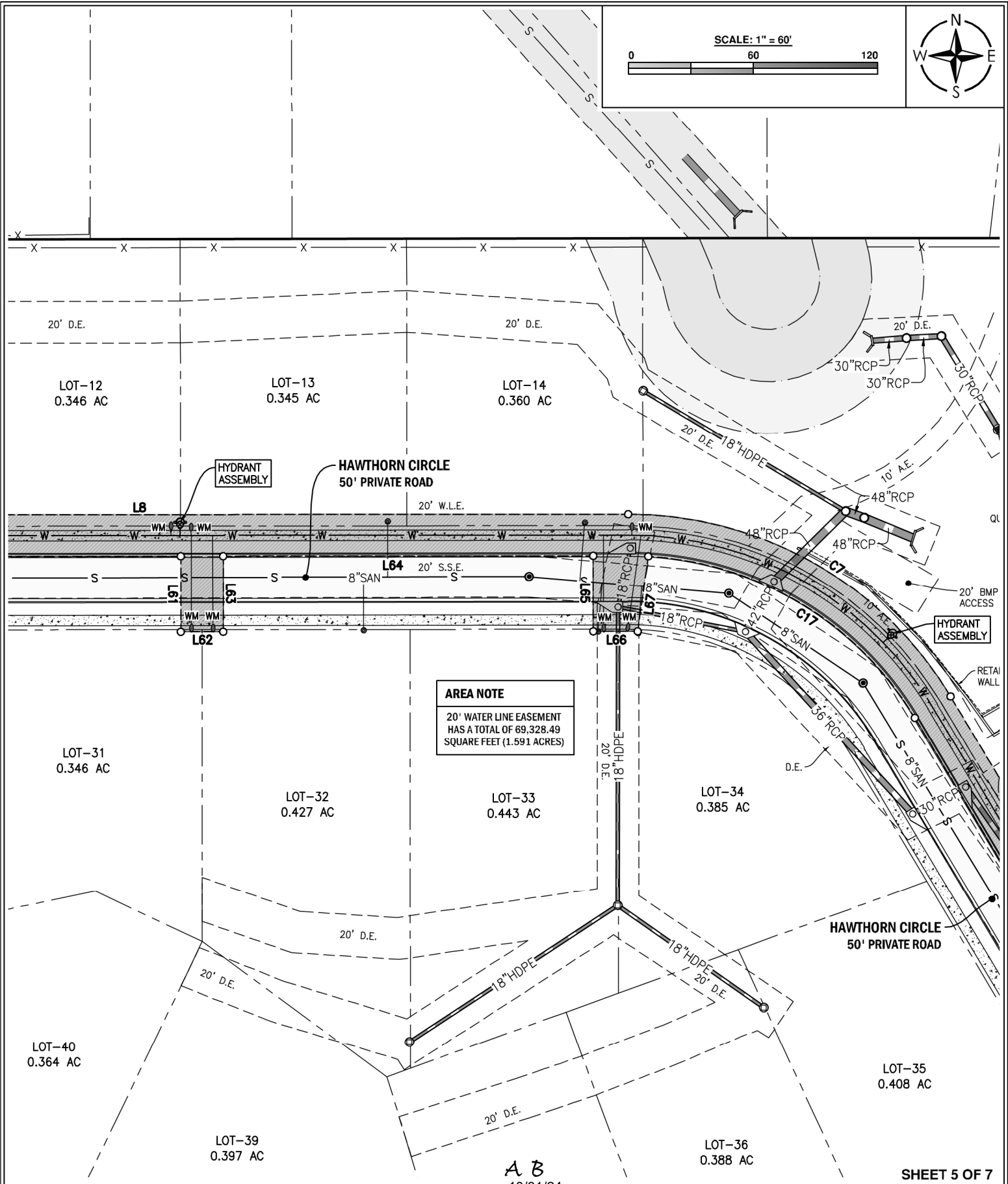
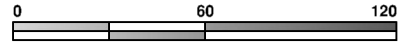
SCALE: 1" = 60'

WATER LINE EASEMENT EXHIBIT  
FOR HAWTHORN SUBDIVISION  
PREPARED FOR

**TOLL SOUTHEAST LP COMPANY, INC  
AND FULTON COUNTY**

LOCATED IN LAND LOT 93, 1ST DISTRICT, 1ST SECTION  
CITY OF ALPHARETTA, FULTON COUNTY, GA

SCALE: 1" = 60'



**AREA NOTE**  
20' WATER LINE EASEMENT HAS A TOTAL OF 69,328.49 SQUARE FEET (1.591 ACRES)

A B  
10/31/24

SHEET 5 OF 7



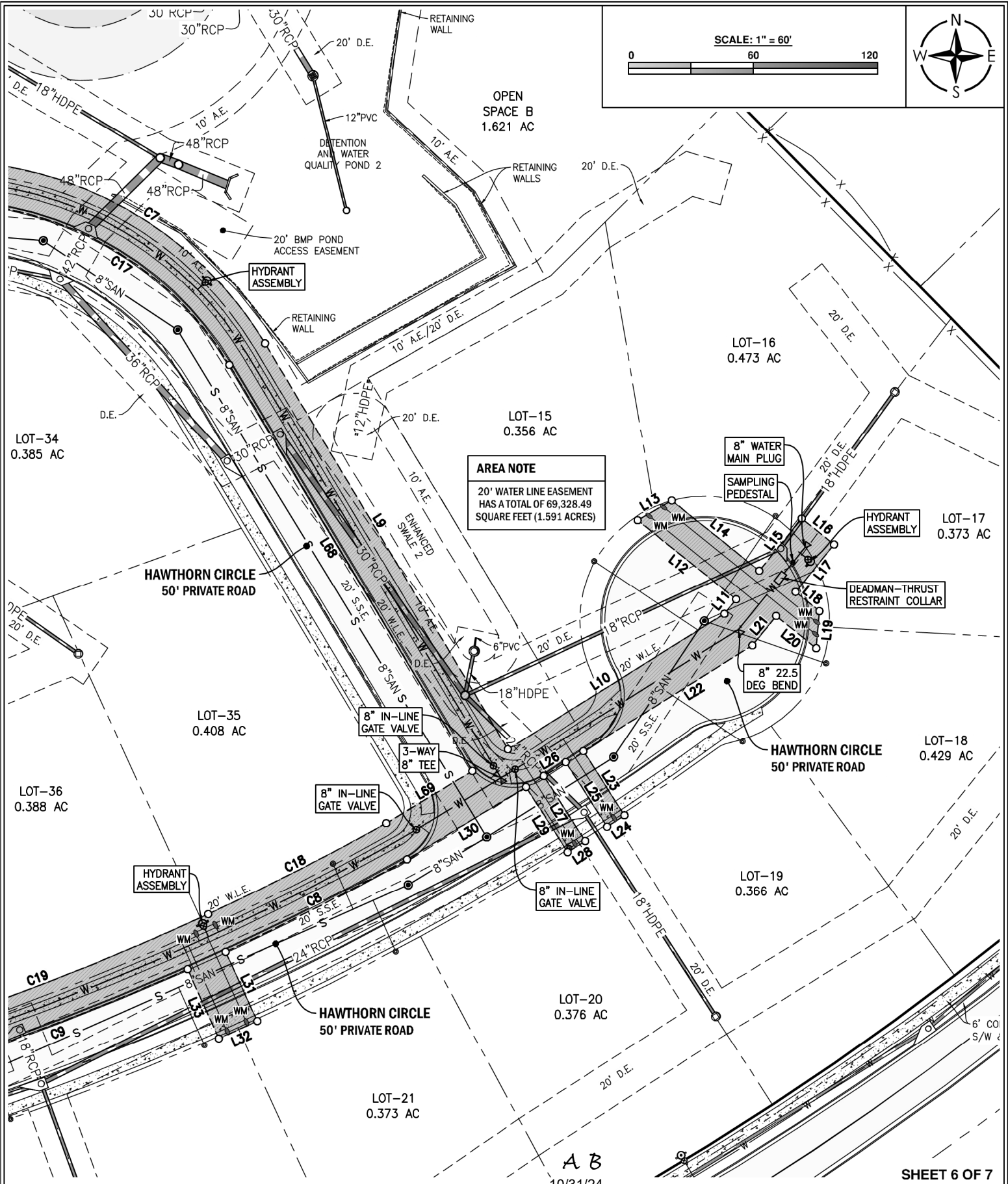
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**WATER LINE EASEMENT EXHIBIT**  
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**AREA NOTE**  
 20' WATER LINE EASEMENT  
 HAS A TOTAL OF 69,328.49  
 SQUARE FEET (1.591 ACRES)

SHEET 6 OF 7

**WATER LINE EASEMENT EXHIBIT  
 FOR HAWTHORN SUBDIVISION  
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 TOLL SOUTHEAST LP COMPANY, INC  
 AND FULTON COUNTY**

LOCATED IN LAND LOT 93, 1ST DISTRICT, 1ST SECTION  
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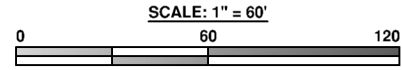
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A B  
 10/31/24



LOT-39  
0.397 AC

LOT-37  
0.395 AC

**AREA NOTE**  
20' WATER LINE EASEMENT  
HAS A TOTAL OF 69,328.49  
SQUARE FEET (1.591 ACRES)

LOT-38  
0.422 AC

HAWTHORN RUN  
50' PRIVATE ROAD

HAWTHORN CIRCLE  
50' PRIVATE ROAD

LOT-23  
0.371 AC

LOT-24  
0.356 AC

KIMBALL  
BRIDGE ROAD  
R/W VARIES

LOT-25  
0.345 AC

LOT-1  
0.372 AC

HAWTHORN RUN  
50' PRIVATE ROAD

20' D.E.

POINT OF  
BEGINNING

EASEMENT ENDS  
AT NEW R/W

BUICE ROAD  
R/W VARIES

A B  
10/31/24

CONNECTION TO 12"  
EXISTING WATER MAIN  
WITH 12"x8" TEE

HYDRANT  
ASSEMBLY  
SAMPLING  
PEDESTAL

DEADMAN-THRUST  
RESTRAINT COLLAR

8" IN-LINE  
GATE VALVE

8" IN-LINE  
GATE VALVE

3-WAY  
8" TEE

8" IN-LINE  
GATE VALVE

8" IN-LINE  
GATE VALVE

3-WAY  
8" TEE

5/8" CHLORINATION TAP

HYDRANT  
ASSEMBLY

3/4" IRRIGATION  
METER WITH BFP

8" IN-LINE  
GATE VALVE



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SHEET 7 OF 7