

[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 : Chadwick Village – Lot 1  
Tax Parcel Identification No.: 22 341009290547  
Land Disturbance Permit No.: WRN 23 - 029  
Zoning/Special Use Permit No.: N/A  
(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 22 day of JUNE, 2023, between Arnold Mill Fuel, 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) 872 & 929, 2nd Section (if applicable) of District 2, Fulton County, Georgia, and more particularly described as follows: To wit:

Chadwick Village – Lot 1

*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 22 day of June, 2023 in the presence of:

GRANTOR: Arnold Mill Fuel, LLC  
CORPORATE NAME

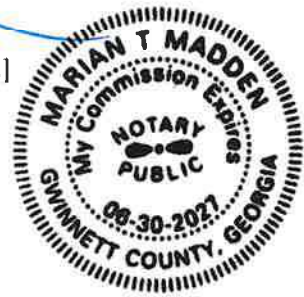
By: [Signature]  
Print Name: JAKE SHERGILL  
Title: OWNER

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

[Signature]  
Witness

[Signature]  
Notary Public

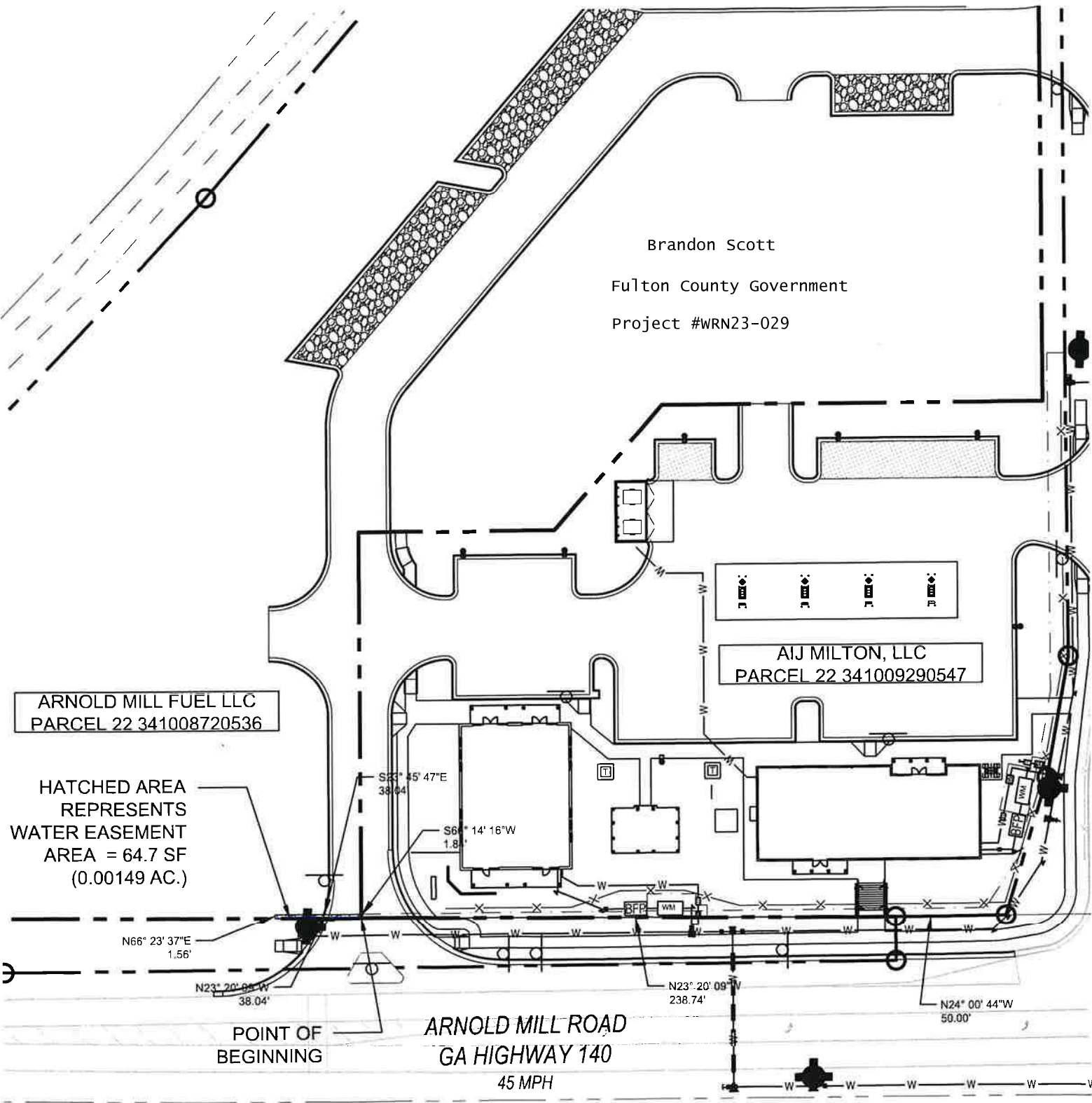
[NOTARIAL SEAL]



[CORPORATE SEAL]



EXHIBIT A  
 WATER LINE EASEMENT  
 SCALE: 1"=50'  
 GRANTOR: ARNOLD MILL FUEL, LLC  
 PROJECT #WRN23-029



Brandon Scott  
 Fulton County Government  
 Project #WRN23-029

ARNOLD MILL FUEL LLC  
 PARCEL 22 341008720536

AIJ MILTON, LLC  
 PARCEL 22 341009290547

HATCHED AREA  
 REPRESENTS  
 WATER EASEMENT  
 AREA = 64.7 SF  
 (0.00149 AC.)

ARNOLD MILL ROAD  
 GA HIGHWAY 140  
 45 MPH

POINT OF  
 BEGINNING

**LEGAL DESCRIPTION OF PROPERTY  
WATER EASEMENT FOR ARNOLD MILL FUEL, LLC TRACT**

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 872 & 929 OF THE 2ND DISTRICT, 2ND SECTION, CITY OF MILTON OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT AN IRON PIN FOUND (1/2" REBAR) AT THE INTERSECTION FORMED BY THE EXISTING NORTHEASTERLY RIGHT OF WAY OF ARNOLD MILL ROAD (VARIABLE RIGHT OF WAY) AND THE SOUTHERLY LINE OF LAND LOT 929 (SAID LINE BEING COMMON TO LAND LOT 929 & 944) THENCE PROCEED ALONG THE EXISTING NORTHEASTERLY RIGHT OF WAY OF ARNOLD MILL ROAD (VARIABLE RIGHT OF WAY) THE FOLLOWING COURSES AND DISTANCES:

1. 262.77 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 5563.03 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 21°52'48" WEST, 262.75 FEET TO A POINT;
2. 149.63 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 9773.25 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 23°40'19" WEST, 149.63 FEET TO A POINT;
3. NORTH 25°27'00" WEST FOR A DISTANCE OF 137.50 FEET TO A POINT;
4. NORTH 69°21'37" EAST FOR A DISTANCE OF 23.55 FEET TO AN IRON PIN FOUND 1/2" REBAR;
5. NORTH 24°02'06" WEST FOR A DISTANCE OF 251.68 FEET TO AN IRON PIN PLACED (1/2" REBAR W/CAP) AT THE RIGHT OF WAY INTERSECTION FORMED BY THE NORTHEASTERLY RIGHT OF WAY OF ARNOLD MILL ROAD (VARIABLE RIGHT OF WAY) AND THE SOUTHERLY MOST PORTION OF THE MITERED RIGHT OF WAY OF CHADWICK FARM BOULEVARD (VARIABLE RIGHT OF WAY);
6. CONTINUE ALONG THE NORTHEASTERLY RIGHT OF WAY OF ARNOLD MILL ROAD (VARIABLE RIGHT OF WAY) NORTH 24°00'49" WEST FOR A DISTANCE OF 118.00 FEET TO AN IRON PIN PLACED (1/2" REBAR W/CAP) AT THE RIGHT OF WAY INTERSECTION FORMED BY THE NORTHEASTERLY RIGHT OF WAY OF ARNOLD MILL ROAD (VARIABLE RIGHT OF WAY) AND THE NORTHERLY MOST PORTION OF THE MITERED RIGHT OF WAY OF CHADWICK FARM BOULEVARD (VARIABLE RIGHT OF WAY); THE **POINT OF BEGINNING**.

FROM THE **POINT OF BEGINNING** ON THE EXISTING NORTHEASTERLY RIGHT OF WAY OF ARNOLD MILL ROAD (VARIABLE RIGHT OF WAY) CONTINUE ALONG THE NORTHEASTERLY RIGHT OF WAY ARNOLD MILL ROAD (VARIABLE RIGHT OF WAY) NORTH 24 DEGREES 00 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 50.00 FEET TO A POINT; THENCE NORTH 23 DEGREES 20 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 238.74 FEET TO A POINT; THENCE NORTH 23 DEGREES 20 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 38.04 FEET TO A POINT; THENCE LEAVE SAID RIGHT-OF-WAY OF ARNOLD MILL ROAD AND PROCEED NORTH 66 DEGREES 23 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 1.56 FEET TO A POINT; THENCE PROCEED SOUTH 23 DEGREES 45 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 38.04 FEET TO A POINT; THENCE PROCEED SOUTH 66 DEGREES 14 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 1.84 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF ARNOLD MILL ROAD; THENCE CONTINUE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY OF ARNOLD MILL ROAD SOUTH 23 DEGREES 20 MINUTES 09 SECONDS WEST A DISTANCE OF 238.74 FEET TO A POINT; THENCE CONTINUE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY OF ARNOLD MILL ROAD SOUTH 24 DEGREES 00 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 50.00 FEET TO A POINT, THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 0.00149 ACRES, OR 64.7 SQUARE FEET.

Brandon Scott

Fulton County Government

Project #WRN23-029