

[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 : Argosy  
Tax Parcel Identification No.: 22 545011882592  
Land Disturbance Permit No.: WRN23-089  
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 28th day of August, 2024, between EA HOMES, LP, 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) 1188, 2nd Section (if applicable) of District 2nd, Fulton County, Georgia, and more particularly described as follows: To wit:

ARGOSY PARK

*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 28<sup>th</sup>  
day of August, 2024  
in the presence of:

[Signature]  
Witness

GRANTOR: EA Homes, LP  
CORPORATE NAME

By: [Signature]

Print Name: Paul Corley

Title: Regional President

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

[CORPORATE SEAL]

[Signature]  
Notary Public



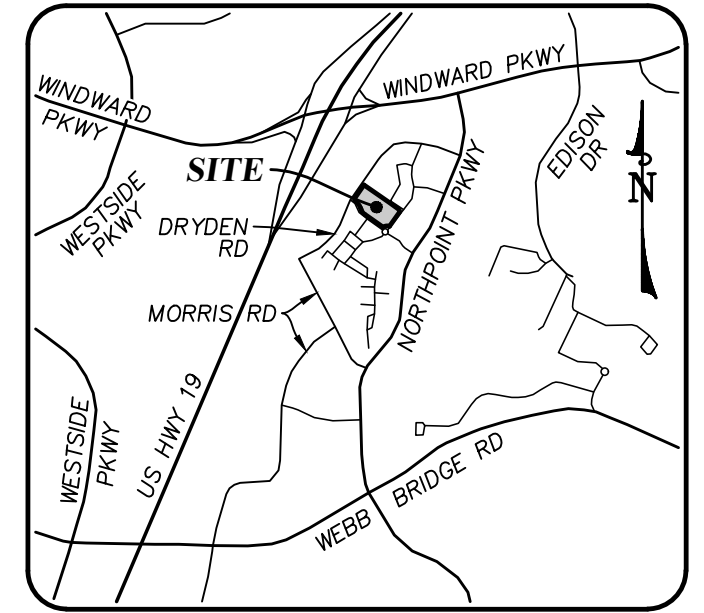
**WATER EASEMENT EXHIBIT OF:  
ARGOSY PARK**

LOCATED IN LAND LOT 1188  
2nd DISTRICT, 2nd SECTION  
CITY OF ALPHARETTA  
FULTON COUNTY, GEORGIA  
AUGUST 5, 2024

FULTON COUNTY PERMIT # WRN-23-089  
TAX PARCEL ID #: 22 545011882592

**OWNER:**  
EA HOMES, LP.  
5775 GLENRIDGE DRIVE, BLDG D  
ATLANTA, GEORGIA 30325  
PHONE: 770.541.6910

**DEVELOPER:**  
EMPIRE COMMUNITIES  
5775 GLENRIDGE DRIVE, BLDG D  
ATLANTA, GEORGIA 30325  
PHONE: 770.541.6910



**VICINITY MAP**  
(NOT TO SCALE)

**CALL TABLE**

LINE	BEARING	DISTANCE
UE1	N45°54'38"E	11.38'
UE2	N33°53'21"E	192.46'
UE3	N78°53'27"E	10.20'
UE4	S56°06'39"E	287.20'
UE5	N33°53'21"E	2.50'
UE6	S56°06'39"E	42.02'
UE7	S33°53'21"W	1.91'
UE8	S56°06'39"E	0.25'
UE9	S33°53'21"W	130.97'
UE10	S56°06'39"E	33.99'
UE11	S33°53'21"W	49.19'
UE12	S09°33'50"E	29.59'
UE13	N27°46'52"W	11.60'
UE14	S62°13'08"W	20.00'
UE15	N05°23'40"E	10.17'
UE16	N09°33'50"W	31.27'
UE17	N56°06'39"W	257.11'
UE18	S33°53'21"W	4.83'
UE19	N56°06'39"W	12.00'
UE20	N33°53'21"E	4.83'
UE21	N56°06'39"W	73.50'
UE22	S57°22'05"W	13.75'
UE23	S33°53'21"W	94.30'
UE24	N56°06'39"W	8.80'
UE25	S33°53'21"W	12.50'
UE26	S56°06'39"E	8.80'
UE27	S33°53'21"W	9.81'
UE28	S78°53'21"W	23.23'
UE29	N56°06'39"W	265.93'
UE30	N33°53'21"E	1.29'
UE31	N56°06'39"W	7.47'
UE32	N33°53'21"E	121.05'
UE33	S56°06'39"E	9.50'
UE34	N33°53'21"E	5.55'
UE35	S56°06'39"E	272.36'
UE36	S33°53'21"W	4.08'
UE37	S56°06'39"E	11.00'

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
UEC1	2.58'	2.50'	S02°58'46"W	2.47'
UEC2	20.60'	50.50'	S14°57'13"E	20.46'
UEC3	15.71'	10.00'	S11°06'39"E	14.14'
UEC4	27.44'	178.00'	N37°08'11"W	27.41'
UEC5	9.86'	15.50'	N15°39'47"E	9.70'

**GUNNIN  
SURVEY**

141 Railroad Street, Suite 116  
Canton, Georgia 30114

www.gunninsurvey.com  
678.880.7502

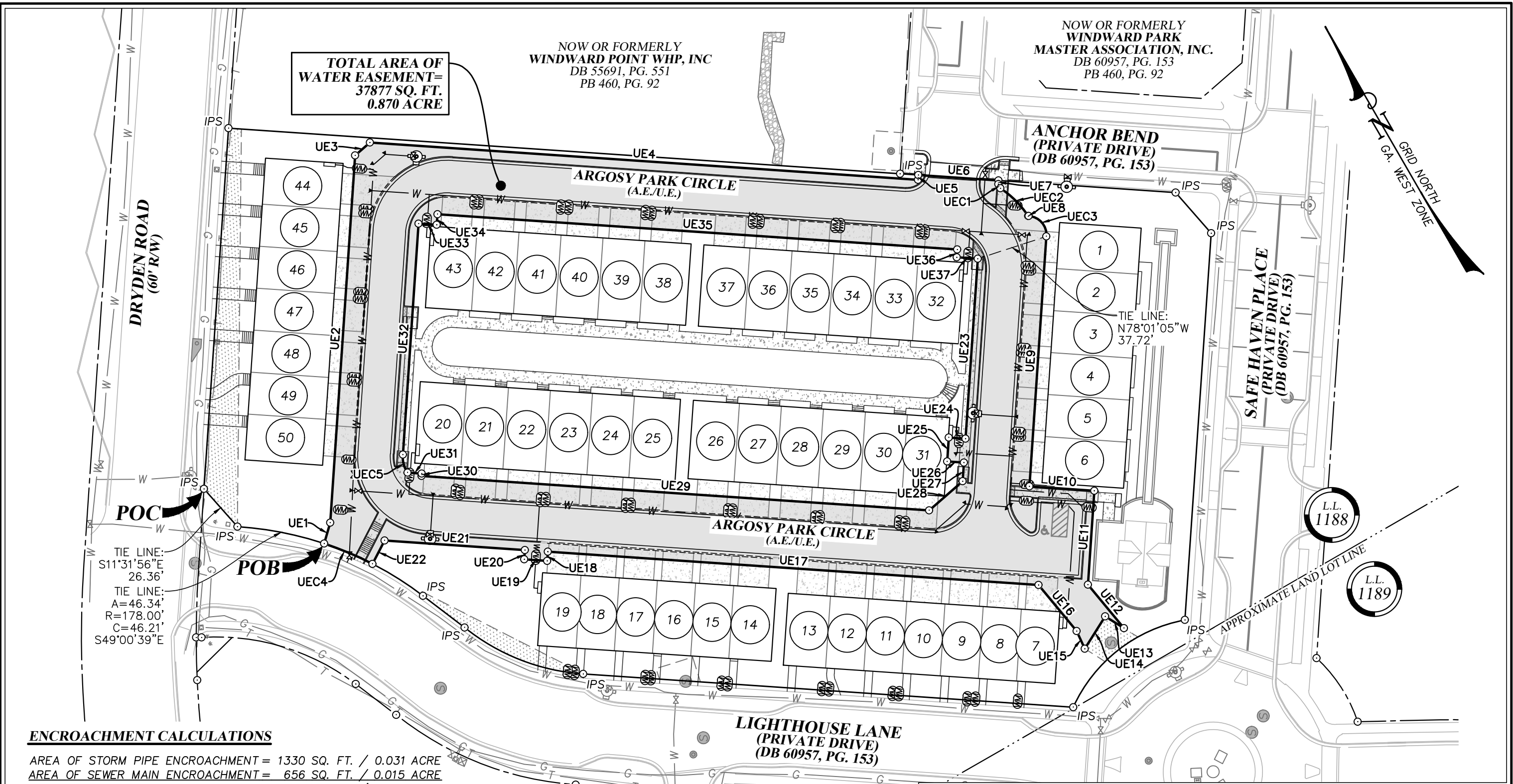
Georgia LSF 001033 - Gunnin Land Surveying, LLC

**DRAWN BY:** KGD  
**CHECKED BY:** AWG

**PROJECT NO. 23086**

SHEET	OF
<b>1</b>	<b>2</b>





**TOTAL AREA OF WATER EASEMENT= 37877 SQ. FT. 0.870 ACRE**

NOW OR FORMERLY WINDWARD POINT WHP, INC  
DB 55691, PG. 551  
PB 460, PG. 92

NOW OR FORMERLY WINDWARD PARK MASTER ASSOCIATION, INC.  
DB 60957, PG. 153  
PB 460, PG. 92

**ANCHOR BEND (PRIVATE DRIVE) (DB 60957, PG. 153)**

**SAFE HAVEN PLACE (PRIVATE DRIVE) (DB 60957, PG. 153)**

**ARGOSY PARK CIRCLE (A.E./U.E.)**

**LIGHTHOUSE LANE (PRIVATE DRIVE) (DB 60957, PG. 153)**

**DRYDEN ROAD (60' R/W)**

TIE LINE:  
S11°31'56"E  
26.36'  
TIE LINE:  
A=46.34'  
R=178.00'  
C=46.21'  
S49°00'39"E

**POC**

**POB**

LL. 1188

LL. 1189

APPROXIMATE LAND LOT LINE

TIE LINE:  
N78°01'05"W  
37.72'

GRID NORTH ZONE  
GA. WEST ZONE

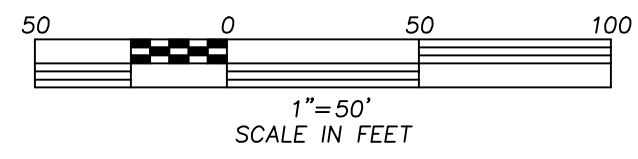
**ENCROACHMENT CALCULATIONS**

AREA OF STORM PIPE ENCROACHMENT = 1330 SQ. FT. / 0.031 ACRE  
AREA OF SEWER MAIN ENCROACHMENT = 656 SQ. FT. / 0.015 ACRE  
TOTAL AREA OF ENCROACHMENT = 1986 SQ. FT. / 0.046 ACRE

**WATER EASEMENT EXHIBIT OF:  
ARGOSY PARK**

LOCATED IN LAND LOT 1188  
2nd DISTRICT, 2nd SECTION  
CITY OF ALPHARETTA  
FULTON COUNTY, GEORGIA  
AUGUST 5, 2024

Bjm  
8/27/2024



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