

[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 Point  
Tax Parcel Identification No.: 22 396008470102  
Land Disturbance Permit No.: 21-017WR  
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 19th day of March, 2025, between WAFKAM Properties, 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) 847, 2nd Section (if applicable) of District 2nd, Fulton County, Georgia, and more particularly described as follows: To wit:

Providence Point

*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 19<sup>th</sup>  
day of March, 20 25  
in the presence of:

GRANTOR: WAFKAM Properties, LLC  
CORPORATE NAME

Witness

By:

Print Name:

Title:

By:

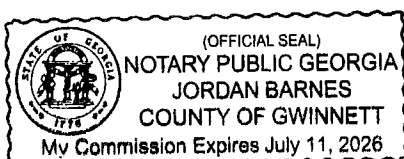
Print Name:

Title:

Notary Public

[NOTARIAL SEAL]

[CORPORATE SEAL]



## WATER EASEMENT

An easement lying over and across a parcel of land lying in Land Lot 847 of the 2nd district, 2<sup>nd</sup> Section Fulton County, Georgia and being more particularly described as follows:

Commence at a concrete monument marking Land Lot Corner common to Land Lots 809, 810, 847 and 848; Thence leaving said concrete monument South 21 degrees 44 minutes 08 seconds East for a distance of 176.12 feet to a point lying on the Northerly right of way of S.R. 372 Birmingham Highway (R/W Varies) said point being the Point of Beginning, of the easement herein described.

Thence leaving said right of way run North 54 Degrees 00 Minutes 54 Seconds East for a distance of 102.68 feet to a point; Thence run South 37 Degrees 30 Minutes 06 Seconds East for a distance of 258.48 feet to a point; said point lying on a curve to the right and having a radius of 595.90 feet, a central angle of 17 Degrees 22 Minutes 45 Seconds, a chord bearing of South 28 Degrees 48 Minutes 43 Seconds East , and a chord distance of 180.06 feet; Thence run along the arc of said curve for a distance of 180.75 feet to a point; Thence run South 20 Degrees 45 Minutes 41 Seconds East for a distance of 53.60 feet to a point; Thence run South 34 Degrees 21 Minutes 28 Seconds West for a distance of 114.14 feet to a point lying on the Northerly right of way of S.R. 372 Birmingham Highway (R/W varies); said point lying on a curve to the right and having a radius of 146.00 feet, a central angle of 10 Degrees 21 Minutes 09 Seconds, a chord bearing of North 37 Degrees 15 Minutes 36 Seconds West , and a chord distance of 26.34 feet; Thence run along the arc of said curve and said right of way for a distance of 26.38 feet to a point; Thence leaving said right of way run North 34 Degrees 21 Minutes 28 Seconds East for a distance of 92.78 feet to a point; Thence run North 20 Degrees 45 Minutes 41 Seconds West for a distance of 40.69 feet to a point; said point lying on a curve to the left and having a radius of 570.90 feet, a central angle of 17 Degrees 23 Minutes 35 Seconds, a chord bearing of North 28 Degrees 48 Minutes 18 Seconds West , and a chord distance of 172.64 feet; Thence run along the arc of said curve for a distance of 173.30 feet to a point; Thence run North 37 Degrees 30 Minutes 06 Seconds West for a distance of 234.13 feet to a point; Thence run South 54 Degrees 00 Minutes 54 Seconds West for a distance of 77.53 feet to a point lying on the Northerly right of way of S.R. 372 Birmingham Highway (R/W varies); Thence run North 37 Degrees 49 Minutes 34 Seconds West along said right of way for a distance of 25.01 feet to a the Point of Beginning.

Said easement contains 16,612 square feet, or 0.381 acres.

# WATER LINE EASEMENT EXHIBIT

## PROVIDENCE POINT

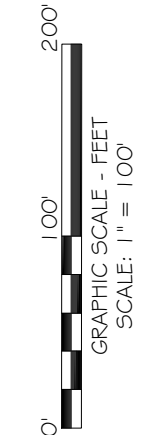
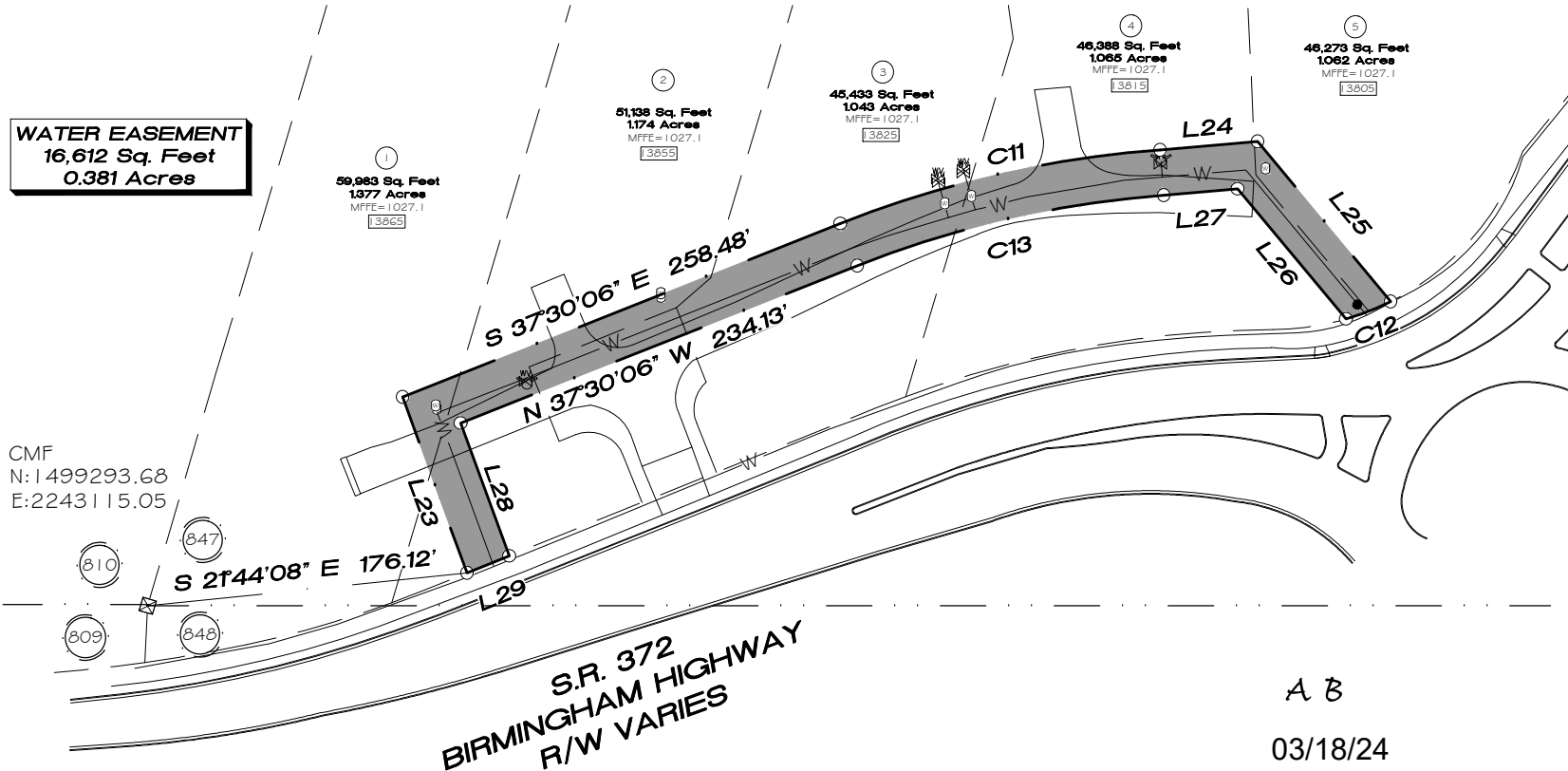
LAND LOT 847, 2ND DISTRICT  
2ND SECTION  
PARCEL 22 396008470102  
FULTON COUNTY, GEORGIA

LINE TABLE		
LINE	BEARING	DISTANCE
L23	N 54°00'54" E	102.68'
L24	S 20°45'41" E	53.60'
L25	S 34°21'28" W	114.14'
L26	N 34°21'28" E	92.78'
L27	N 20°45'41" W	40.69'
L28	S 54°00'54" W	77.53'
L29	N 37°49'34" W	25.01'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C11	595.90'	180.75'	180.06'	S 28°48'43" E	17°22'45"
C12	146.00'	26.38'	26.34'	N 37°15'36" W	10°21'09"
C13	570.90'	173.31'	172.64'	N 28°48'18" W	17°23'35"

GRID NORTH  
GEORGIA WEST STATE PLANE  
NAD 83 (2011)

**WATER EASEMENT**  
16,612 Sq. Feet  
0.381 Acres



WATER EASEMENT FOR:  
PROVIDENCE POINT

LAND LOT: 847  
2nd District 2nd Section  
FULTON COUNTY, GEORGIA

DRAWN: 03/17/2025  
DB: MSJ

A B  
03/18/24

**LJA SURVEYING INC.**

4525 SOUTH LEE STREET  
BURLINGTON, GA 30516  
Phone: 770.953.5200  
L5F No. 1390