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

Project Name : BERKDALE AT CRABAPPLE PHASE III
Tax Parcel Identification No.: 22 387012812603
Land Disturbance Permit No.: 36171
Zoning/Special Use Permit No.: RZ 201500760
(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 30TH day of JULY, 2021, between
BERKDALE AT CRABAPPLE HOA, 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)
1282, 2ND Section (if applicable) of District 2, Fulton County,
Georgia, and more particularly described as follows: To wit:

BERKDALE AT CRABAPPLE PHASE III

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

Water Line Easement – Corporate
Revised 08/20/2007

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 12
day of August, 20 21
in the presence of:

[Signature]
Witness

Kelli E. Michie
Notary Public

[NOTARIAL SEAL]



GRANTOR: Beverdale of Crabapple HOA, Inc.
Corporate Name

By: Ravi Patil
Print Name: RAVI PATIL
Title: HOA PRESIDENT

By: _____
Print Name: _____
Title: _____

[CORPORATE SEAL]

EXHIBIT "A"

**WATER EASEMENT PLAT EXHIBIT
WATER EASEMENT LEGAL DESCRIPTION**



SCALE 1" = 20'

EASEMENT IS LOCATED IN THE FOLLOWING TAX PARCEL
TAX PARCEL ID # 22 387012812603 - 175,457 SQ. FT.
EASEMENT CREATED FOR BERKDALE AT CRABAPPLE PHASE III

TAX PARCEL ID 22 387012810607
PULTE HOME COMPANY, LLC
D.B. 55543, PGS. 459-465

LOT-11
92,307.78 SQ. FT.

LOT-12
106,334.30 SQ. FT.

5" DIP WATER LINE
H 28°28'25"W 80.2'
WATER LINE EASEMENT
175,457 SQ. FT.

APPGATE DRIVE - 50' R/W

HOUSE ROAD R/W VARIES
35 MPH SPEED LIMIT

CONNECTION TO EXISTING 10" WATER MAIN
WITH 8" X 10" TAPPING SLEEVE AND VALVE
IN ACCORDANCE WITH TULSON COUNTY
STANDARD DETAILS 122, 123, AND 127

40 LF STEEL CASING-44 LF 8" DIP WATER MAIN
JACKETED EXISTING HIGHWAY IN ACCORDANCE
WITH TULSON COUNTY STANDARD DETAILS 107 AND 125

BRICKWOOD
LANE

BERKDALE AT
CRABAPPLE HOA, INC.
TAX ID, 22387012812603
P.B. 378, PG. 150

POINT OF
BEGINNING

POINT OF
COMMENCING

N 23°25'21"W
14.36' (TIE)

ENTRANCE
SIGN

STOP
SIGN

END
RW TIE

EXISTING
FH &
WV

LINE	BEARING	DISTANCE
L1	S 89°30'37" E	38.17'
L2	S 89°30'37" E	14.53'
L3	S 89°30'37" E	11.38'
L4	S 27°58'06" E	4.81'
L5	N 28°28'28" W	11.07'

CURVE	CHORD BEARING	RADIUS	ARC LENGTH	CHORD LENGTH
C1	S 77°02'55" W	240.00'	23.49'	23.48'

CERTIFICATE OF
AUTHORIZATION # 15F06953

For internal use only 9-14-21



MAXWELL REDDICK AND ASSOCIATES
ENGINEERING & LAND SURVEYING
2000 W. HARRIS BLVD., SUITE 100
TAMPA, FL 33607
PH: 813.255.1111
FAX: 813.255.1112
WWW.MR-AND-ASSOCIATES.COM

EXAMINER: JH
DATE: 7/2/2021
CADD: 7/2/2021
CADD: 7/2/2021

WATER LINE EASEMENT EXHIBIT
PREPARED FOR
BERKDALE AT CRABAPPLE HOA, INC.
LOCATED IN LOT 1282, 2ND DISTRICT, 2ND SECTION
CITY OF ROSWELL, TULSON COUNTY, GA

LEGAL DESCRIPTION – BERKDALE AT CRABAPPLE PHASE III
WATER LINE EASEMENT – BERKDALE AT CRABAPPLE HOA, INC.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1282 OF THE 2ND LAND DISTRICT, 2ND SECTION OF THE CITY OF ROSWELL, FULTON COUNTY, GEORGIA, CONTAINING A TOTAL OF 175.457 SQUARE FEET AND BEING MORE PARTICULARLY DESCRIBED AS "WATER LINE EASEMENT" ON AN EASEMENT EXHIBIT PREPARED BY MAXWELL-REDDICK AND ASSOCIATES, DATED JULY 20TH, 2021 WHICH READS AS FOLLOWS:

COMMENCING AT A POINT AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF APPEGATE DRIVE (50'R/W) AND THE EASTERN RIGHT-OF-WAY OF HOUZE ROAD (R/W VARIES), THENCE ALONG THE EASTERN RIGHT-OF-WAY OF HOUZE ROAD NORTH 23°25'21" WEST A DISTANCE OF 14.36' TO A BENT REBAR FOUND (BRBF); THENCE CONTINUING ALONG THE EASTERN RIGHT-OF-WAY OF HOUZE ROAD SOUTH 89°30'37" EAST A DISTANCE OF 38.17' TO A POINT, WHICH IS THE POINT OF BEGINNING.

BEGINNING AT A POINT ON THE EASTERN RIGHT-OF-WAY OF HOUZE ROAD, THENCE ALONG THE EASTERN RIGHT-OF-WAY OF HOUZE ROAD SOUTH 89°30'37" EAST A DISTANCE OF 14.53' TO A CAPPED REBAR FOUND (CRBF); THENCE LEAVING THE EASTERN RIGHT-OF-WAY OF HOUZE ROAD SOUTH 89°30'37" EAST A DISTANCE OF 11.38' TO A POINT; THENCE SOUTH 27°59'06" EAST A DISTANCE OF 4.81' TO A POINT ON THE NORTHERN RIGHT-OF-WAY OF APPEGATE DRIVE; THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF APPEGATE DRIVE COUNTERCLOCKWISE ALONG THE ARC OF A CURVE (ARC=23.49', RADIUS=240.00') WHICH SUBTENDS A CHORD OF SOUTH 77°02'53" WEST A DISTANCE OF 23.48' TO A POINT; THENCE LEAVING THE NORTHERN RIGHT-OF-WAY OF APPEGATE DRIVE NORTH 28°28'28" WEST A DISTANCE OF 11.07' TO A POINT ON THE EASTERN RIGHT-OF-WAY OF HOUZE ROAD, WHICH IS THE POINT OF BEGINNING.

175.457 SQUARE FEET IN TAX PARCEL ID - 22 387012812603 – OWNER: BERKDALE AT CRABAPPLE HOA, INC.

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