

[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 : Embry  
Tax Parcel Identification No.: 11-107003970142  
Land Disturbance Permit No.: LDP22-0014  
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 18<sup>th</sup> day of April, 2023, between PULTE HOME COMPANY, LLC, a corporation duly organized under the laws of the State of Michigan,, 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) 397 and 398, 1<sup>st</sup> Section (if applicable) of District 1<sup>st</sup>, Fulton County, Georgia, and more particularly described as follows:

**[ 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 18th  
day of April 2023  
in the presence of:

GRANTOR: PULTE HOME COMPANY, LLC  
CORPORATE NAME

[Signature]  
Witness

By: [Signature]  
Print Name: Jason Garrett  
Title: VP Land Development

[Signature]  
Notary Public  
  
[NOTARIAL SEAL]

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

[CORPORATE SEAL] 

EMBRY LEGAL DESCRIPTION TRACT 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 397 and 398 of the 1st District, 1st Section, Fulton County, Georgia and being more particularly described as follows:

To find the true point of beginning, commence at an iron pin with cap found at the southeasterly end of a curve, at the intersection of the easterly right of way line of Johns Creek Parkway (variable R/W) and the northerly right of way line of Technology Circle (70' R/W/), thence following said right of way line of Technology Circle, South 62 degrees 45 minutes 05 seconds East a distance of 142.78 feet to an iron pin with cap found, thence 351.68 feet along a curve to the right, said curve having a radius of 746.20 feet and a chord bearing and distance of South 49 degrees 13 minutes 56 seconds East, 348.43 feet to an iron pin with cap found, being the TRUE POINT OF BEGINNING; thence leaving said right of way line North 17 degrees 18 minutes 25 seconds East a distance of 535.92 feet to an iron pin with cap found; thence South 65 degrees 36 minutes 46 seconds East a distance of 48.12 feet to an iron pin with cap found; thence South 65 degrees 44 minutes 21 seconds East a distance of 261.84 feet to an iron pin with cap found; thence South 71 degrees 05 minutes 37 seconds East a distance of 8.93 feet to an iron pin with cap found; thence South 24 degrees 15 minutes 49 seconds West a distance of 59.10 feet to an iron pin with cap found; thence South 06 degrees 16 minutes 28 seconds East a distance of 214.88 feet to an iron pin with cap found; thence South 27 degrees 07 minutes 41 seconds West a distance of 77.16 feet to an iron pin with cap found; thence South 50 degrees 38 minutes 28 seconds West a distance of 75.89 feet to an iron pin with cap found; thence South 83 degrees 46 minutes 10 seconds West a distance of 30.54 feet to an iron pin with cap found ; thence South 49 degrees 26 minutes 11 seconds West a distance of 261.48 feet to a point on the northerly right of way line of Technology Circle; thence along said right of way line North 35 degrees 42 minutes 52 seconds West a distance of 217.16 feet to an iron pin with cap found and the TRUE POINT OF BEGINNING.

Said tract containing 4.421 acres.

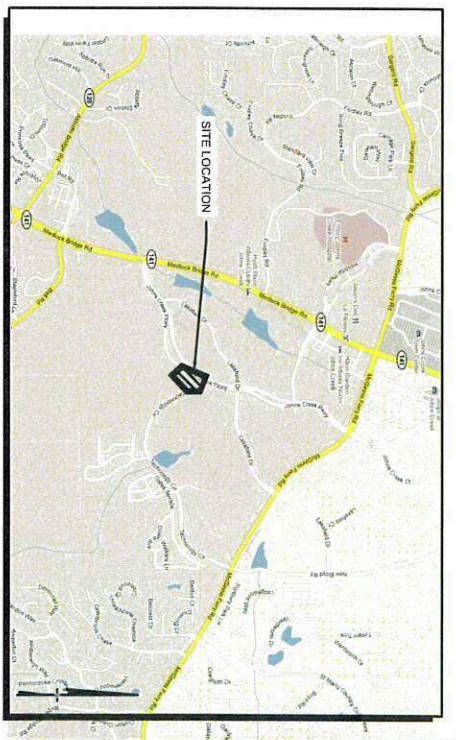


Line Table			
Line #	Length	Direction	
L8	44.00	S49°26'11"W	
L9	54.95	N40°33'49"W	
L10	89.85	N35°42'52"W	
L11	17.50	N54°17'08"E	
L12	367.79	N17°18'25"E	
L13	44.00	S72°41'35"E	
L14	79.58	S17°18'25"W	
L15	88.18	S72°41'35"E	
L16	44.00	S17°18'25"W	
L17	17.68	N72°41'35"W	
L18	14.50	S17°18'25"W	
L19	88.50	N72°41'35"W	
L20	92.62	S17°18'25"W	
L21	93.12	S72°41'35"E	
L22	44.00	S17°18'25"W	
L23	93.12	N72°41'35"W	
L24	64.74	S17°18'25"W	
L25	51.79	S35°42'52"E	
L26	54.95	S40°33'49"E	

Curve Table				
Curve #	Length	Radius	Direction	Chord
C3	11.60	137.00	N38°08'21"W	11.59
C4	36.91	23.50	N9°17'08"E	33.23
C5	3.23	5.00	N35°47'47"E	3.17
C6	28.27	18.00	S27°41'35"E	25.46
C7	28.27	18.00	S27°41'35"E	25.46
C8	28.27	18.00	S62°18'25"W	25.46
C9	13.88	15.00	S9°12'13"E	13.39
C10	7.87	93.00	S38°08'21"E	7.87

**SITE DATA**  
 ADDRESS: 11354 TECHNOLOGY CIRCLE  
 JOHNS CREEK, GA 30097  
 PARCEL ID: 11 107003970142  
 SITE AREA: 4.42 AC  
 ZONING: TR-TOWNHOUSE

**OWNER OF RECORD /SUBDIVIDER**  
 STEVEN GRESHAM  
 PULTE HOME COMPANY, LLC  
 ADDRESS: 2475 NORTHWINDS PKWY SUITE 600  
 ALPHARETTA, GA 30022  
 PHONE: 404-569-2011



350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092  
 (770)451-2741 WWW.PECC.PLUS  
 C.O.A.-LSF000004

LDP NUMBER: 22-024-WR  
 COUNTY: FULTON  
 STATE OF STATE  
 CITY OF JOHNS CREEK  
 LAND LOTS(S) 397 & 398  
 DISTRICT 1st

WATER EASEMENT EXHIBIT

FOR: EMBRY



SHEET 1 OF 4

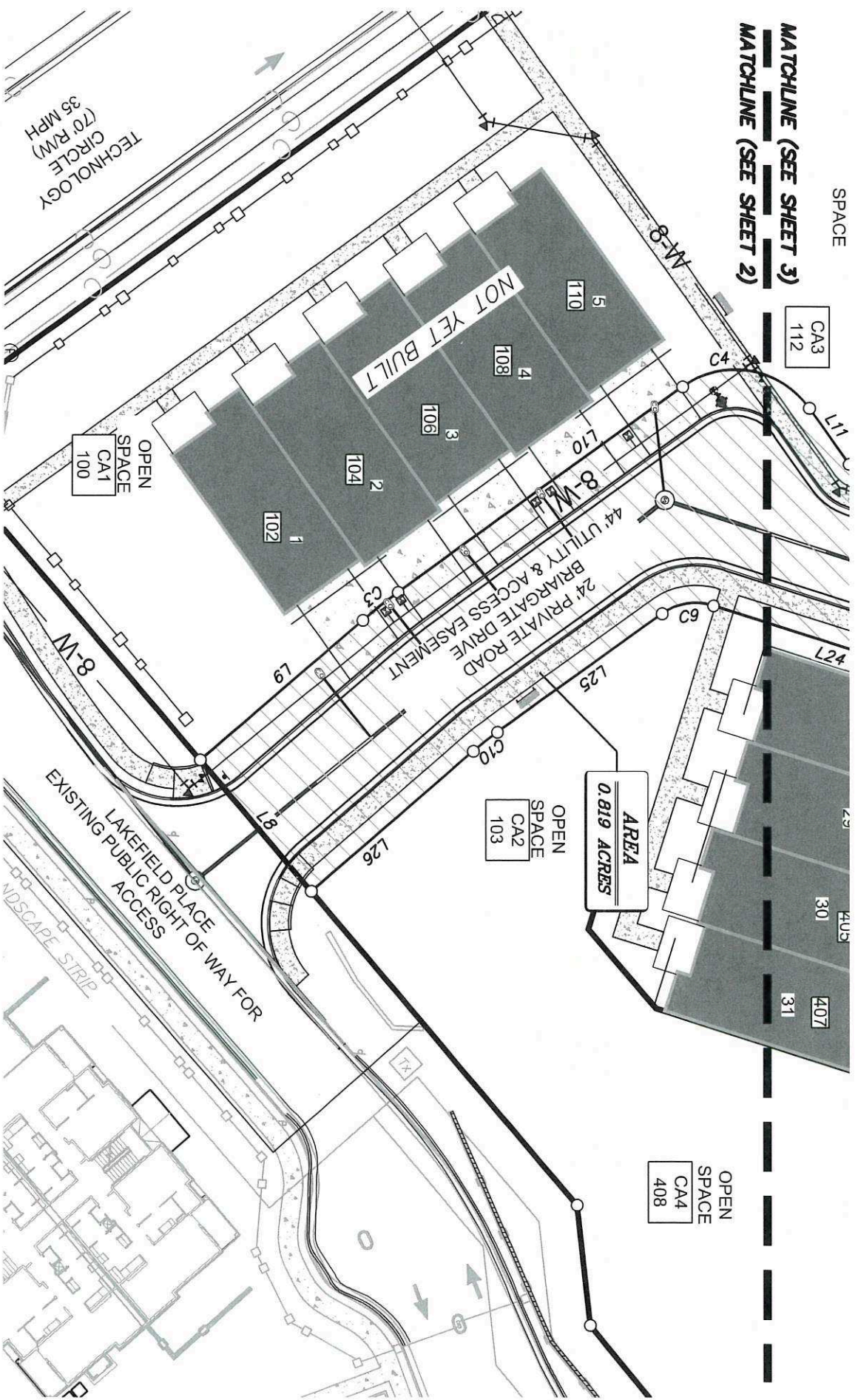
DRAWN BY: MCS  
 CHECKED BY: MCS  
 FILE NO.: 18024.00  
 DATE: 03/27/23  
 SCALE: 1"=40'



MATCHLINE (SEE SHEET 3)  
MATCHLINE (SEE SHEET 2)

SPACE

CA3  
112



TECHNOLOGY  
CIRCLE  
(70' R/W)  
(35 MPH)

NOT YET BUILT

OPEN  
SPACE  
CA1  
100

OPEN  
SPACE  
CA2  
103

AREA  
0.819 ACRES

OPEN  
SPACE  
CA4  
408



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ARBOREST • LANDSCAPE ARCHITECTURE • WATER RESOURCES

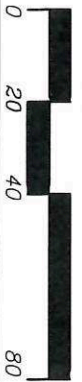
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FOR:  
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SHEET 2 OF 4





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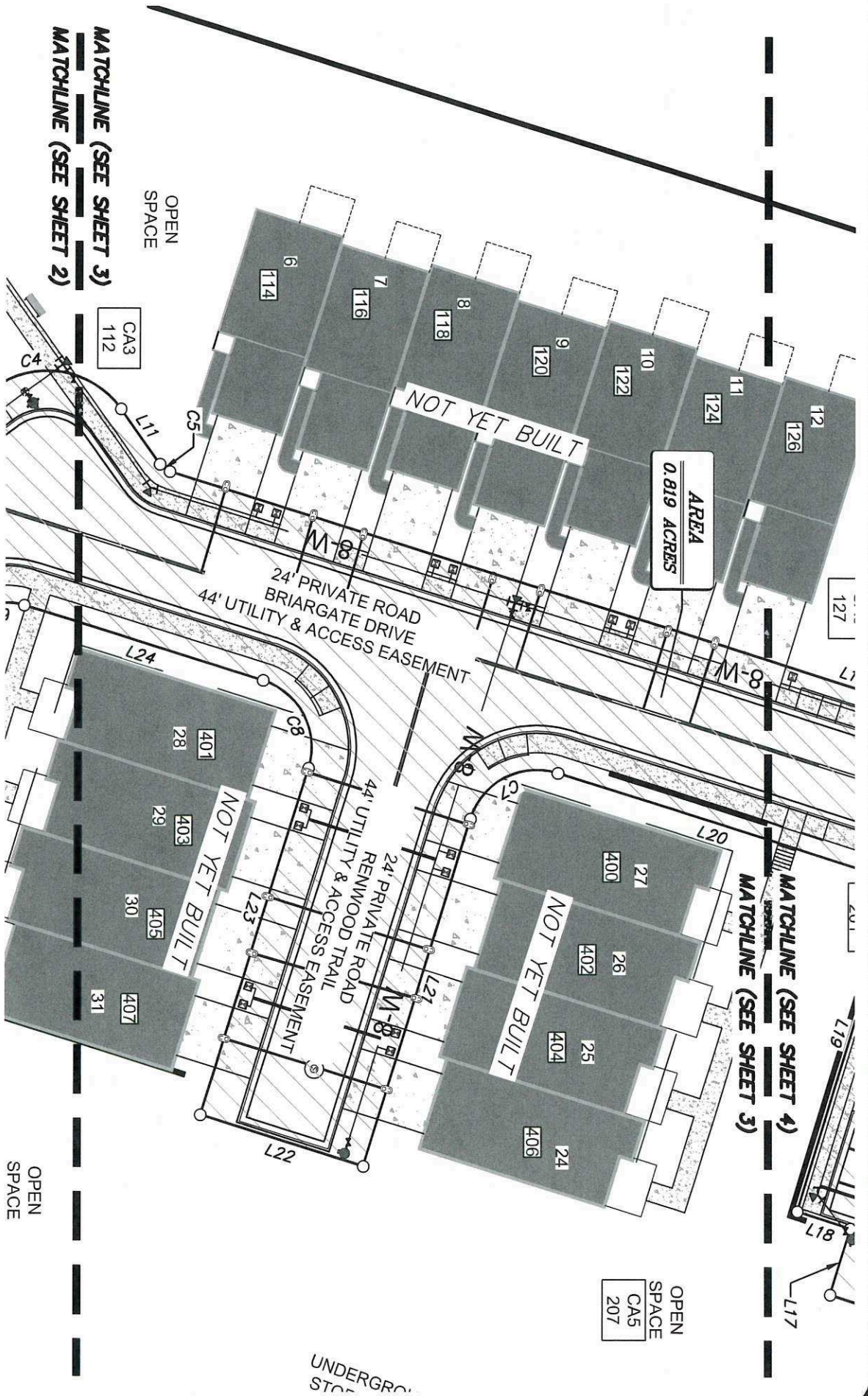
FOR:  
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COUNTY FULLTON  
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 CITY OF JOHNS CREEK  
 LAND LOTS) 397 & 398  
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SHEET 3 OF 4







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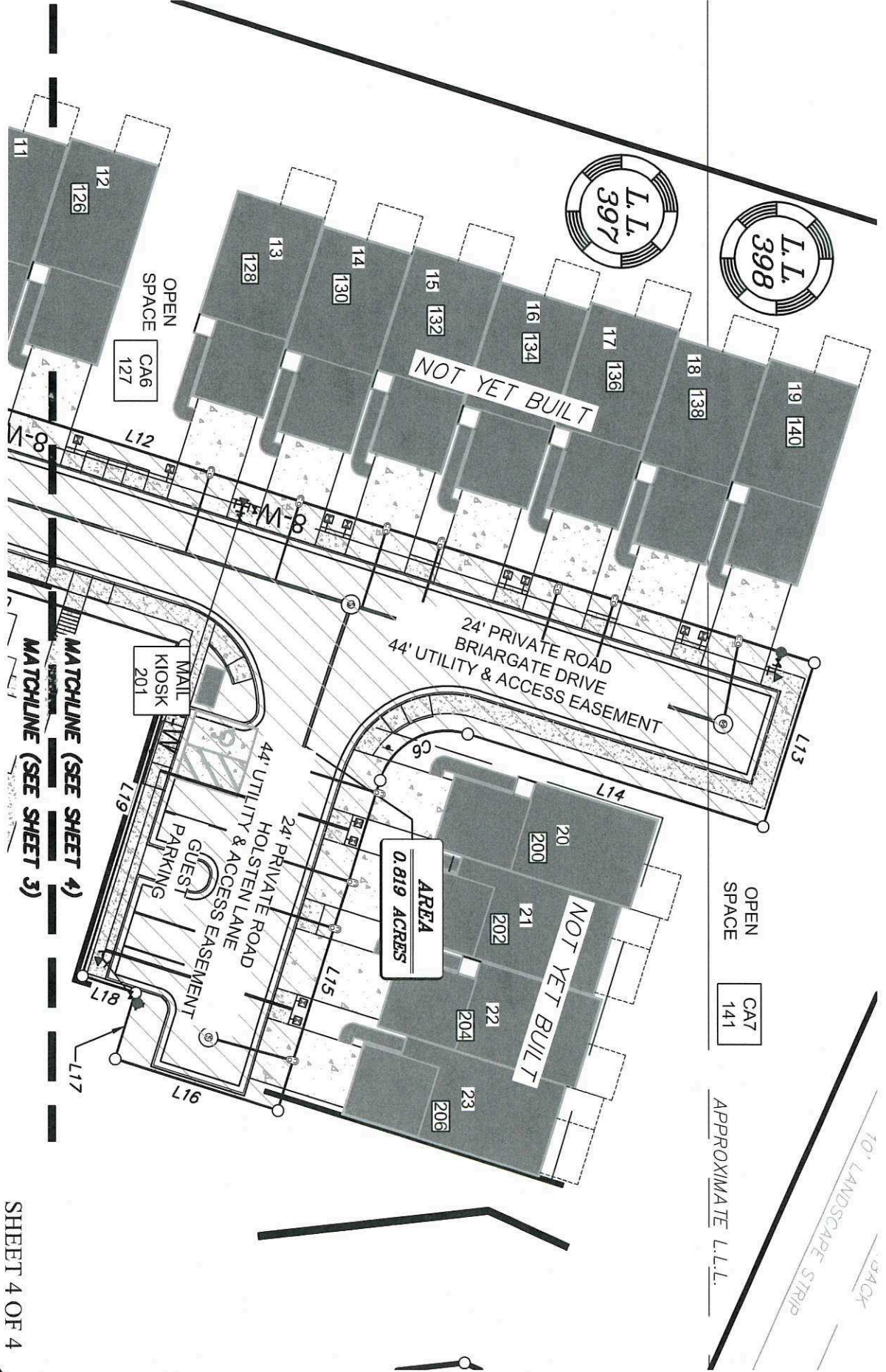
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