



### EASEMENT DEDICATION INFORMATION SUMMARY

Fulton County Land Division  
141 Pryor Street, Suite 8021  
Atlanta, Georgia 30303  
404-612-7870  
404-730-7877 (fax)

#### FOR FULTON COUNTY USE ONLY

Project Name: \_\_\_\_\_ LDP Number: \_\_\_\_\_  
Development Type: \_\_\_\_\_ Zoning/Special Use Number: \_\_\_\_\_  
Easement Width (in Feet) \_\_\_\_\_  
Easement Type (circle one)      Sewer      Water Vault      Water Line  
Approval Date & Initials \_\_\_\_\_

#### PETITIONER INFORMATION (\*\* Please attach business card if available \*\*)

Developer Name: \_\_\_\_\_ AIJ Milton, LLC  
Name of Entity or Person Dedicating Property:  
(if different than above) \_\_\_\_\_  
Contact Person: \_\_\_\_\_ Aleem Ramji  
Contact Company (if different than above): \_\_\_\_\_  
Contact Phone Number: \_\_\_\_\_ 770-392-1662  
Contact E-mail Address: \_\_\_\_\_ aramji@nextlevelpetroleum.com

#### SITE INFORMATION (TO BE COMPLETED BY PETITIONER)

District Number: 2 Section Number\*: 2 Land Lot(s): 872 & 929  
\*(if applicable)  
Tax Parcel Identification Number(s) of the **parcel(s) from which the easement is being dedicated** (Please note if property is a parent parcel to be subdivided): 22 341009290547  
If the **property to be developed** was purchased within past three years, please provide the following information:  
Sales price: \$1,000,000  
Sales date: 9/19/2022  
Total acreage: 1.986  
Do you anticipate that ownership of the **parcel(s) from which the easement is being dedicated** will change within the next 60 days? (If yes, please provide date) No

**\*\*\* THESE DOCUMENTS MAY ONLY BE RECORDED BY A REPRESENTATIVE OF THE LAND DIVISION. PLEASE DO NOT ATTEMPT TO RECORD THEM ON YOUR OWN. THANK YOU.\*\*\***

[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 : Chadwick Village – Lot 1  
Tax Parcel Identification No.: 22 341009290547  
Land Disturbance Permit No.: WRN23-029  
Zoning/Special Use Permit No.: N/A  
(if applicable)

*For Fulton County Use Only*  
Approval Date: \_\_\_\_\_  
Initials: \_\_\_\_\_

**WATER VAULT EASEMENT  
(Corporate Form)**

STATE OF GEORGIA,  
COUNTY OF FULTON

This indenture entered into this 1<sup>st</sup> day of August, 2023, between AIJ Milton, 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.

WITNESSETH, that for and in consideration of \$1.00 cash in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and in consideration of the benefit which will accrue to the undersigned from the installation of a water vault, water meter, and appurtenances on subject property, and in consideration of the benefits which will accrue to the subject property from the installation of a water vault, water meter, and appurtenances on the subject property, said Grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey to the party of the second part and to successors and assigns the right, title, and privilege of an easement on subject property located in land lot(s) 872 & 929 of the 2<sup>nd</sup> District, 2<sup>nd</sup> Section (*if applicable*) of 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, installation, access, maintenance and upgrade of a water vault, water meter and appurtenances according to the location and size of said water vault, water meter and appurtenances as shown on the map 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 vault, water meter and appurtenances within the aforesaid boundaries of the above-described easement.

For the same consideration, Grantor(s) hereby convey and relinquish to FULTON COUNTY a right of access over Grantor's remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on the water vault structure, water meter and appurtenances on both a routine and emergency basis.

Grantor hereby warrants that it has the right to sell and convey this 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 vault 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 installation, access, upgrade or maintenance of said water vault, water meter and appurtenances for the use of the property as herein agreed.

IN WITNESS HEREOF said party of the first part has hereunto affixed its hand and seal on the day and year first above written.

Signed, sealed and delivered this 1<sup>st</sup> day of August, 2023 in the presence of

Craig [Signature]  
Witness

Faisal  
Notary Public



[NOTARIAL SEAL]

GRANTOR: AIJ Milton, LLC  
CORPORATE NAME

By: [Signature]

Print Name: Aleem Ramji

Title: Organizer/President

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

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

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

[CORPORATE SEAL]

EXHIBIT A  
 WATER VAULT EASEMENT  
 SCALE: 1"=50'  
 GRANTOR: AIJ MILTON, LLC  
 PROJECT #WRN23-029



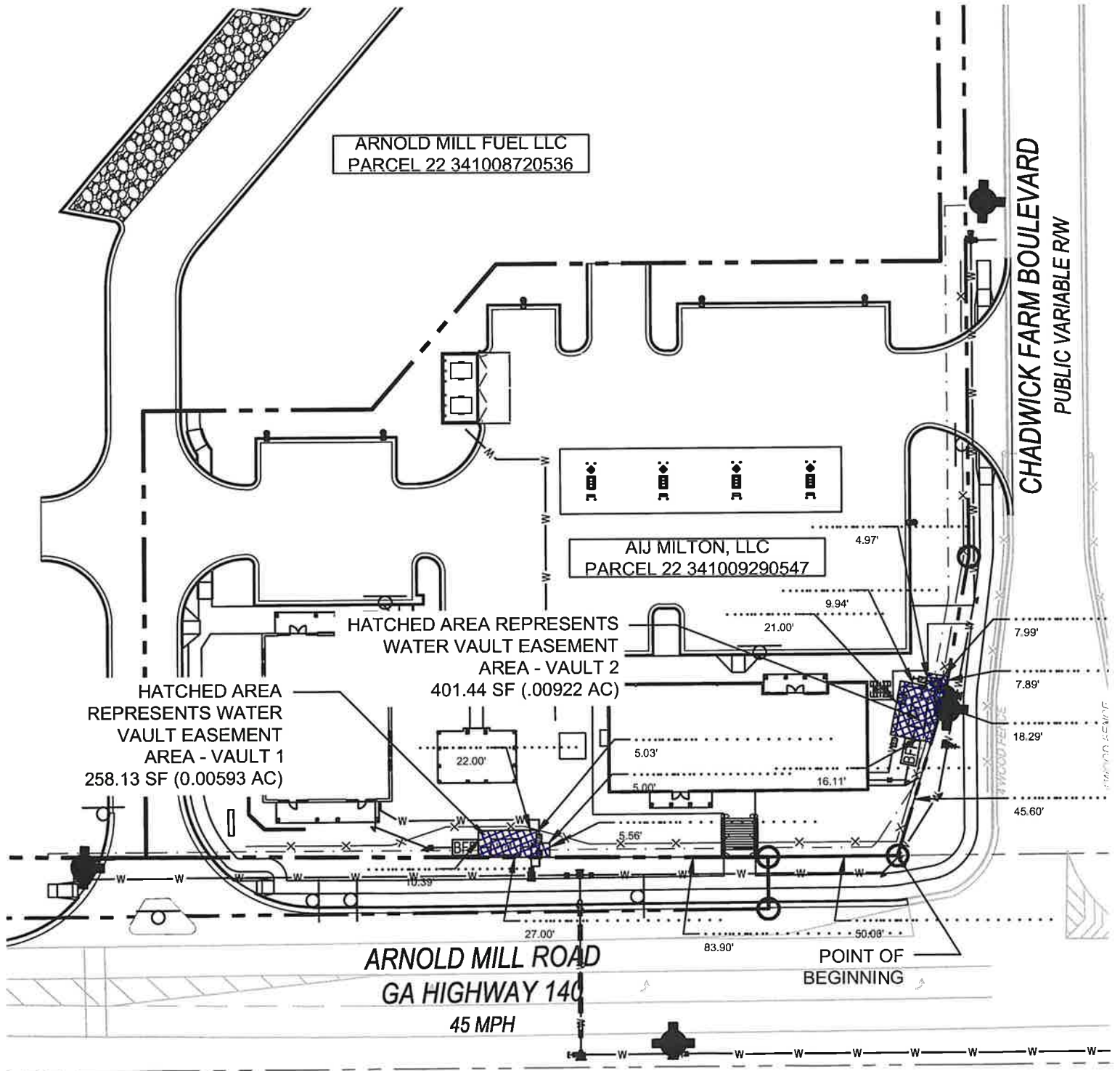
ARNOLD MILL FUEL LLC  
 PARCEL 22 341008720536

AIJ MILTON, LLC  
 PARCEL 22 341009290547

CHADWICK FARM BOULEVARD  
 PUBLIC VARIABLE R/W

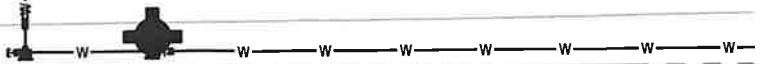
HATCHED AREA REPRESENTS  
 WATER VAULT EASEMENT  
 AREA - VAULT 2  
 401.44 SF (.00922 AC)

HATCHED AREA  
 REPRESENTS WATER  
 VAULT EASEMENT  
 AREA - VAULT 1  
 258.13 SF (0.00593 AC)



ARNOLD MILL ROAD  
 GA HIGHWAY 140  
 45 MPH

POINT OF BEGINNING



**LEGAL DESCRIPTION OF PROPERTY  
WATER VAULT EASEMENT FOR AIJ MILTON, LLC TRACT  
VAULT 1**

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 83.90 FEET TO A POINT; THENCE NORTH 23 DEGREES 20 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 27.00 FEET TO A POINT; THENCE LEAVE SAID RIGHT-OF-WAY OF ARNOLD MILL ROAD AND PROCEED NORTH 66 DEGREES 14 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 10.39 FEET TO A POINT; THENCE PROCEED SOUTH 23 DEGREES 45 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 22.00 FEET TO A POINT; THENCE PROCEED SOUTH 66 DEGREES 14 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 5.03 FEET TO A POINT; THENCE PROCEED SOUTH 23 DEGREES 45 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 5.00 FEET TO A POINT; THEN PROCEED SOUTH 66 DEGREES 14 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 5.56 FEET TO A POINT, SAID POINT BEING ON THE NORTHEASTERLY RIGHT-OF-WAY OF ARNOLD MILL ROAD; THENCE PROCEED ALONG THE NORTHEASTERLY RIGHT OF WAY ARNOLD MILL ROAD SOUTH 23 DEGREES 20 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 83.90 FEET TO A POINT; THENCE PROCEED SOUTH 24 DEGREES 00 MINUTES AND 44 SECONDS EAST A DISTANCE OF 50.00 FEET TO A POINT, **THE POINT OF BEGINNING.**

SAID TRACT OR PARCEL CONTAINING 0.00593 ACRE, OR 258.13 SQUARE FEET.

**LEGAL DESCRIPTION OF PROPERTY  
WATER VAULT EASEMENT FOR AIJ MILTON, LLC TRACT  
VAULT 2**

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:

7. 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;
8. 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;
9. NORTH 25°27'00" WEST FOR A DISTANCE OF 137.50 FEET TO A POINT;
10. NORTH 69°21'37" EAST FOR A DISTANCE OF 23.55 FEET TO AN IRON PIN FOUND 1/2" REBAR;
11. 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);
12. 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 NORTHERLY MOST PORTION OF THE MITERED RIGHT OF WAY OF CHADWICK FARM BOULEVARD CONTINUE ALONG THE NORTHERLY RIGHT OF WAY CHADWICK FARM BOULEVARD NORTH 83 DEGREES 17 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 45.60 FEET TO A POINT; THENCE LEAVING SAID RIGH-OF-WAY AND PROCEEDING NORTH 12 DEGREES 45 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 16.11 FEET TO A POINT; THENCE PROCEED NORTH 77 DEGREES 14 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 21.00 FEET TO A POINT; THENCE PROCEED SOUTH 12 DEGREES 45 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 9.94 FEET TO A POINT; THENCE PROCEED NORTH 77 DEGREES 14 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 4.97 FEET TO A POINT; THENCE PROCEED SOUTH 13 DEGREES 31 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 7.99 FEET TO A POINT, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY OF CHADWICK FARM BOULEVARD; THENCE PROCEED ALONG SAID NORTHERLY RIGHT-OF-WAY OF CHADWCK FARM BOULEVARD SOUTH 76 DEGREES 28 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 7.89 FEET TO A POINT; THEN PROCEED SOUTH 83 DEGREES 17 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 18.29 FEET TO A POINT; THENCE PROCEED SOUTH 83 DEGREES 17 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 45.60 FEET TO A POINT, **THE POINT OF BEGINNING.**

SAID TRACT OR PARCEL CONTAINING 0.00922 ACRE, OR 401.44 SQUARE FEET.