

[BLANK SPACE ABOVE THIS LINE IS FOR THE SOLE USE OF THE CLERK OF SUPERIOR COURT]

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

Project Name : BENTGRASS FARMS
Tax Parcel Identification No.: 22 536105400219
Land Disturbance Permit No.: WRN25-044
Zoning/Special Use Permit No.: NA
(if applicable)

For Fulton County Use Only

Approval Date: _____
Initials: _____

**WATER LINE EASEMENT
(Individual Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 1st day of July, 2025, between **CHERYL J. VECCHIONE**, individually, a resident of Fulton County, Georgia and **CHERYL J. VECCHIONE**, a resident of Fulton County, Georgia, **JAMES R. VECCHIONE**, a resident of Spalding County, Georgia, and **ANDREW J. VECCHIONE**, a resident of Fulton County, Georgia, **each as the heir of the ESTATE OF ARCHANGELO J. VECCHIONE, DECEASED DECEMBER 1, 2021**, 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 (hereinafter referred to as 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(s) has (have) 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) 540, 2nd Section (*if applicable*) of 2nd District, Fulton County, Georgia, and more particularly described as follows: To wit:

BENTGRASS FARMS

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(s) hereby conveys (convey) and relinquishes (relinquish) to FULTON COUNTY a right of access over Grantor's (Grantors') remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on said water line on both a routine and emergency basis.

I (We) hereby warrants (warrant) that I (we) have the right to sell and convey said water line easement and right of access and bind myself (ourselves), my (our) heirs, executors, and administrators, 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(s) hereby waives (waive) for him/herself (their selves), him/her (their) heirs, 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 (their) hand(s) and seal(s) on the day and year first above written.

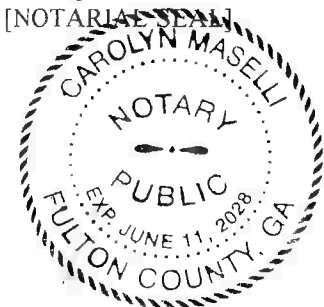
Signed, sealed and delivered this 1
day of July, 2025
in the presence of:

E. Shy
Witness

By: Cheryl J. Vecchione (L.S.)

Carolyn Maselli
Notary Public

Print Name: **CHERYL J. VECCHIONE,** (L.S.)
individually



Signed, sealed and delivered this 1
day of July, 20 25
in the presence of:

E. Shyn
Witness

By: Cheryl S. Vecchione (L.S.)

Print Name: **CHERYL J. VECCHIONE**, as heir (L.S.)
of the estate of Archangelo J.
Vecchione, deceased December 1,
2021

Carol Maselli
Notary Public
[NOTARIAL SEAL]
PUBLIC
EXP. JUNE 11, 2028
FULTON COUNTY, GA
Signed, sealed and delivered this 1
day of July, 20 25
in the presence of:

E. Shyn
Witness

By: James R. Vecchione (L.S.)

Print Name: **JAMES R. VECCHIONE**, as heir (L.S.)
of the estate of Archangelo J.
Vecchione, deceased December 1,
2021

Carol Maselli
Notary Public
[NOTARIAL SEAL]
PUBLIC
EXP. JUNE 11, 2028
FULTON COUNTY, GA
Signed, sealed and delivered this 1
day of July, 20 25
in the presence of:

E. Shyn
Witness

By: Andrew J. Vecchione (L.S.)

Print Name: **ANDREW J. VECCHIONE**, as (L.S.)
heir of the estate of Archangelo J.
Vecchione, deceased December 1,
2021

Carol Maselli
Notary Public
[NOTARIAL SEAL]
PUBLIC
EXP. JUNE 11, 2028
FULTON COUNTY, GA

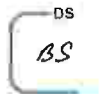
TRACT DESCRIPTION

FOR WATER EASEMENT AS SHOWN ON EXHIBIT "A"
#315 CRABAPPLE COURT, TAX PARCEL # 22 536105400219

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 540 OF THE 2nd DISTRICT, 2nd SECTION, CITY OF MILTON, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" INCH REBAR FOUND IN ROCKS, LOCATED AT THE LAND LOT CORNER COMMON TO LAND LOTS 469 & 540; SAID REBAR BEING THE POINT OF BEGINNING; THENCE RUNNING ALONG THE APPROXIMATE LAND LOT LINE COMMON TO LAND LOTS 469 & 540 AND THE PROPERTY LINE NOW OR FORMERLY BELONGING TO BENTGRASS FARMS SUBDIVISION NORTH 89 DEGREES 32 MINUTES 16 SECONDS WEST A DISTANCE OF 608.49 FEET TO A 1/2" REBAR FOUND; SAID POINT BEING THE TRUE POINT OF BEGINNING; THUS FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED RUNNING ALONG THE PROPERTY LINE OF PROPERTY NOW OF FORMERLY BELONGING TO J. ARCANGELO & CHERYL S. VECCHOINE SOUTH 00 DEGREES 39 MINUTES 30 SECONDS EAST A DISTANCE OF 214.57 FEET TO A POINT AT THE NORTHERLY RIGHT OF WAY OF CRABAPPLE COURT (HAVING A 44 FOOT WIDE RIGHT OF WAY WIDTH); THENCE RUNNING ALONG SAID RIGHT OF WAY OF CRABAPPLE COURT SOUTH 89 DEGREES 20 MINUTES 30 SECONDS WEST A DISTANCE OF 20.00 FEET TO A POINT; THENCE DEPARTING SAID RIGHT OF WAY LINE RUNNING NORTH 00 DEGREES 39 MINUTES 30 SECONDS WEST A DISTANCE OF 194.96 FEET TO A POINT; THENCE NORTH 89 DEGREES 32 MINUTES 16 SECONDS WEST A DISTANCE OF 76.66 FEET TO A POINT; THENCE NORTH 00 DEGREES 20 MINUTES 32 SECONDS EAST A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 32 MINUTES 16 SECONDS EAST A DISTANCE OF 96.32 FEET TO SAID POINT LOCATED AT THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 5,825 SQUARE FEET, BEING 0.133 ACRE.



08/05/2025 | 1:15 PM EDT

Project #WRN25-044

#315
N/F
KJ LUXURY HOMES
D.B. 68224 PG. 96
P.B. 380 PG. 32
TAX PARCEL
22 535004690474

#3325
N/F
JERRY A. HAMBY SR.
&
DORIS W. HAMBY
D.B. 13030 PG. 178
TAX PARCEL
22 535004680244

1/2" REBAR FOUND

T.P.O.B.

1/2" REBAR FOUND

LL
469

L.L.L.

FENCE

96.32'
S 89°32'16" E

LAND LOT 469

LAND LOT 540

NOT TO SCALE

(N 89°32'16" W 608.49'

P.O.B.

LAND LOT CORNER

LL
540

20.00'
N 00°20'32" E

76.66' N 89°32'16" W

1/2" REBAR FOUND

DS

BS

08/05/2025 | 1:15 PM EDT

Project #WRN25-044

#315

N/F
CHERYL S. VECCHOINE
& J ARCANGELO
D.B. 54160, PG. 201
P.B. 160, PG. 55
LOT 21, UNIT ONE
"BENTGRASS FARMS"
TAX PARCEL
22 536105400219

#15230

N/F
LISANDRA LEONCIO
D.B. 56393, PG. 646
P.B. 160, PG. 55
LOT 20, UNIT ONE
"BENTGRASS FARMS"
TAX PARCEL
22 536105400201



N.A.D.83

8" WATER LINE

20' WATER EASEMENT

THE TOTAL AREA OF THE WATER EASEMENT IS:
5,825 FEET BEING 0.133 ACRE.

194.96' N 00°39'30" W

214.57' S 00°39'30" E

FENCE

EXISTING 8" WATER LINE

20.00'
S 89°20'30" W

CRABAPPLE COURT 44' R/W



GRAPHIC SCALE



1 inch = 40 ft.

Revision/Issue

EXHIBIT "A"
315 CRABAPPLE COURT
"BENTGRASS FARMS"
TAX PARCEL 22 536105400219
L.L. 540, 2ND DISTRICT 2ND SEC.
FORSYTH COUNTY, GEORGIA

ACR Engineering, inc.
ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
800 PINNACLE COURT
SUITE 885
NORCROSS, GA 30071
TEL: (878) 291-0000
FAX: (878) 291-8887