

After recording return to:
Michael Graham, Land Administrator
Fulton County Land Division
141 Pryor Street, SW, Suite 8021
Atlanta, GA 30303

Cross Reference

Deed/Plat Book _____, Page ____
Deed Book _____, Page ____

INDEMNIFICATION, MAINTENANCE AND LAND USE AGREEMENT FOR PRIVATE IMPROVEMENT

THIS AGREEMENT made this _____ day of _____ 20____, between Toll Southeast LP Company, Inc.
_____ a property owner within Fulton County, Georgia, his successors, affiliates and assigns,
as Indemnitor ("Owner"), and FULTON COUNTY, GEORGIA, a political subdivision of the State of
Georgia ("County").

For good and valuable consideration, receipt of which is hereby acknowledged, it is hereby
agreed as follows:

1.

Owner warrants that he is the full and true owner and has clear title to that certain property known
as 0 Kimball Bridge Road, _____ Alpharetta, GA 30022, and as more fully described
in that certain conveyance recorded in Deed Book _____, Page _____ of Fulton County, Georgia
records, on which Owner desires to install certain private improvements (the "Private Improvements") as
more fully described in Exhibit "A", attached hereto and incorporated herein by reference.

2.

Previously, Fulton County was granted a water meter easement, as referenced in and recorded at
Deed Book _____, Page _____ of Fulton County, Georgia records, and hereby grants Owner a
License to enter within portions of its water meter easement, to construct, repair and replace, from time to
time as may be needed, certain private improvements at his sole cost and responsibility, said private
improvements as the same are more fully described in Exhibit "A" (the "Private Improvements").

3.

With respect to this License, Owner shall install and construct the Private Improvements in a
good and workmanlike manner and in compliance with all state, local, and Fulton County laws and
regulations, including but not limited to, all current state, local and Fulton County laws and regulations
governing soil erosion and sedimentation control. Owner will at all times adhere to best management

practice procedures to protect the environment in connection with the construction, repair and/or maintenance of the Private Improvements.

4.

This License shall commence on the date of execution hereof and shall continue in full force and effect unless and until it is terminated at the will of the County.

5.

Owner may terminate this License and Agreement by written notice to the County and shall remove the Private Improvement at his sole costs and return the area to its natural vegetative state. If during the term of this License, the area containing the Private Improvements is condemned by the County or its assign, Owner shall make no claim in the condemnation proceedings for compensation for the Private Improvements.

6.

Fulton County personnel and/or agents shall have free access to and across the Private Improvements to perform routine maintenance and any emergency repairs to the existing public improvements.

7.

Owner shall be solely responsible for the maintenance, repair and replacement of the Private Improvements and the County grants Owner a right of access in order to carry out these obligations.

8.

Notwithstanding any other provisions, in the case of an emergency, Fulton County may immediately suspend or revoke the License without notice in order to protect the health, safety, and welfare of the public. In non-emergency situations, after providing at least 10 days' notice to Owner, Fulton County may suspend or revoke the License in order to carry out any necessary governmental function. In the event of the suspension or revocation of the License, Owner must cure all defects specified by the County in its notice and within the time reasonably specified by the County. Failure on the part of Owner to cure any defects within the allotted time will be grounds for the County to terminate the License. Alternately, the County may, but shall not be required to, cure any such defect at the sole cost and expense of Owner. The County may elect to terminate the License at will and remove the Private Improvements without liability for loss or damage for such removal. Fulton County shall remove the Private Improvements so as not to damage other portions of Owner's property and is granted a right of entry by Owner on the other portions of Owner's property to effectuate the repair, if necessary.

9.

Owner hereby agrees to indemnify Fulton County and hold Fulton County harmless from any and all damages which Fulton County may suffer and from any and all liability, claims, penalties, forfeitures, suits, and costs and expenses incident to the granting of the License and this Agreement (including cost of defense, settlement, and reasonable attorney's fees), which it may hereafter incur, become responsible for, or pay out as a result of the death or bodily injuries to any person, destruction or damage to any property, contamination of or adverse effects on the environment, or any violations of governmental laws, regulations, or orders caused, in whole or in part, by the negligent act, negligent omission or willful misconduct of Owner, his employees, subcontractors, or assigns in the performance of this License or Agreement.

10.

Owner agrees to repair or replace in a manner acceptable to the County and/or the owner thereof any public utilities damaged by its employees or subcontractors during performance of this License and Agreement or resulting from the failure of the Private Improvements. At its election the County may repair or replace the damaged utility and assess all costs against Owner.

11.

The License conveyed to Owner by this Agreement shall be binding upon Owner, his assigns, affiliates, and successors. This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia. If any provisions of this Agreement is held to be unenforceable for any reason, the unenforceability thereof shall not affect the remainder of the Agreement, which shall remain in full force and effect, and enforceable in accordance with its terms.

12.

The License conveyed to Owner by this Agreement shall constitute a covenant running with the land and shall be recorded in the real property records of Fulton County, Georgia and shall be binding upon all subsequent transferees of said property.

13.

All notices, consents, request, demands or other communications to or upon the respective party shall be in writing and shall be effective for all purposes upon receipt, including, but not limited to, in the case of (i) personal delivery; (ii) delivery by messenger, express or air courier or similar courier; or (iii) delivery by United States first class certified or registered mail, postage prepaid and addressed as follows:

COUNTY: Fulton County
Director of Public Works
141 Pryor Street, SW, 6th. Floor
Atlanta, GA. 30303

with a copy to: County Attorney
Office of the County Attorney
141 Pryor Street, SW, Suite 4038
Atlanta, GA. 30303

OWNER: Toll Southeast LP Company, Inc.
1140 VIRGINIA DRIVE,
FORT WASHINGTON, PA 19034

Re: 1 District 1 Section, Land Lot(s) 93

Parcel Number: 11 027000930073

IN WITNESS WHEREOF, the parties have executed this Agreement at Atlanta, Georgia, as of the day and year first above written.

Signatures:

Signed sealed and delivered in the presence of

OWNER Toll Southeast LP Company, Inc.

[Signature]
Unofficial Witness

[Signature]

Signature (Authorized Party to Bind Owner Entity)

Terese W. Giles
Notary Public
My Commission Expires: 2/10/25

Adam Gerico VP

Signatory's Name and Title (printed)

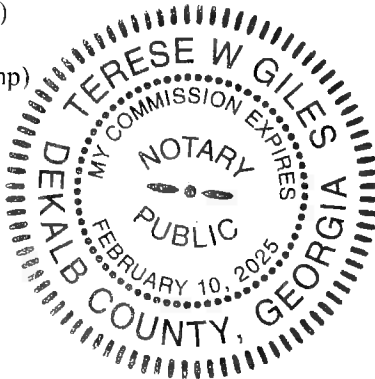
(Notary Seal)

Owner's Address: _____

(Notary Stamp)

1140 VIRGINIA DRIVE,

FORT WASHINGTON, PA 19034



Attest:

FULTON COUNTY, GEORGIA

Clerk of Commission

By: _____
Chairman, Board of Commissioners

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:

David E. Clark, Director
Department of Public Works

Y. Soo Jo, County Attorney

Exhibit "A"

LOCATION MAP - NOT TO SCALE



OWNER / DEVELOPER

TOLL SOUTHEAST LP COMPANY, INC
4080 MCGINNIS FERRY ROAD
ALPHARETTA, GA 30005
PHONE: 678.699.1403
CONTACT: J.R. CROWE
EMAIL: JCROWE1@TOLLBROTHERS.COM

CONTRACTOR

A.L. GRADING CONTRACTORS
110 PEACHTREE INDUSTRIAL BLVD
SUGAR HILL, GA 30518
PHONE: 770.945.5059
CONTACTS: BLAKE WOOD / DAVID ARMENTA
EMAILS: BLAKE@ALGC.NET / DAVID@ALGC.NET

ENGINEER

McFARLAND-DYER & ASSOCIATES, INC.
4174 SILVER PEAK PARKWAY
SUWANEE, GA 30024
PHONE: 770.932.6550
CONTACT: JOHN E. NAGY
EMAIL: JNAGY@BOWMAN.COM

SURVEYOR

MAXWELL-REDDICK AND ASSOCIATES, INC
NORTHWINDS III
2500 NORTHWINDS PKWY, SUITE 360
ALPHARETTA, GA 30009
PHONE: 404.693.1618
CONTACT: DENVER YOUNGBLOOD
EMAIL: DYOUNGBLOOD@MAXRED.COM

EASEMENT NOTE

20' WATER LINE EASEMENT IS CENTERED ON WATER MAIN (10' EACH SIDE). BEARINGS ON THE WATER MAIN ARE THE SAME AS THE EASEMENT LINES. WATER LINE EASEMENT ALSO ENCOMPASSES THE LONG SIDE SERVICE METERS AND ARE 5 FEET TO EACH SIDE OF THE SERVICE LINE

CERTIFICATE OF
AUTHORIZATION # LSF000953



SITE DATA

ADDRESS 4030 KIMBALL BRIDGE ROAD
ALPHARETTA, GA 30005

TAX PARCEL ID # 11 027000930073
CITY OF ALPHARETTA LDP # D220033
CITY OF ALPHARETTA FINAL PLAT CASE # FP240003

MAXWELL-REDDICK AND ASSOCIATES
ENGINEERING • LAND SURVEYING

40 JOE KENNEDY BLVD
STATESBORO, GA 30458
(912) 489-7112 OFFICE

2500 NORTHWINDS PKWY
SUITE 360
ALPHARETTA, GA 30009
(404) 693-1618 OFFICE

MAXWELL-REDDICK
AND ASSOCIATES
a Pope-Dawson Company

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ENCROACHMENT TABLE

STORMWATER PIPE - 599 LF
SANITARY SEWER PIPE - 286 LF

AREA NOTE

20' WATER LINE EASEMENT
HAS A TOTAL OF 69,328.49
SQUARE FEET (1.591 ACRES)

CURVE TABLE

CURVE	BEARING	RADIUS	ARC	CHORD
C1	S 87°20'44"W	180.50'	33.62'	33.57'
C2	S 82°38'35"W	126.00'	43.01'	42.80'
C3	S 48°53'22"W	11.06'	8.46'	8.25'
C4	N 64°34'39"W	67.41'	233.43'	133.10'
C5	N 01°41'48"E	11.06'	8.38'	8.19'
C6	N 32°39'56"E	230.50'	460.84'	387.83'
C7	S 60°30'14"E	180.50'	186.22'	178.07'
C8	S 62°56'28"W	1289.50'	97.91'	97.89'
C9	S 69°31'24"W	1289.50'	158.28'	158.18'
C10	S 87°41'49"W	160.50'	27.93'	27.89'
C11	S 82°43'31"W	146.25'	49.65'	49.41'
C12	S 47°36'48"W	31.06'	27.15'	26.29'
C13	N 64°40'32"W	47.42'	166.76'	93.17'
C14	N 03°15'57"E	31.06'	27.25'	26.39'
C15	N 22°18'44"W	210.50'	16.88'	16.88'
C16	N 37°56'30"E	210.50'	382.08'	331.75'
C17	S 58°46'45"E	160.50'	155.89'	149.84'
C18	S 62°56'46"W	1269.50'	96.16'	96.14'
C19	S 69°04'41"W	1269.50'	175.56'	175.42'

10/31/24

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 75°25'01"E	203.12'
L2	N 77°47'10"E	172.04'
L3	N 32°02'52"E	13.96'
L4	N 76°42'29"E	4.14'
L5	N 13°36'34"W	141.66'
L6	N 87°18'47"W	87.79'
L7	N 24°36'35"W	191.48'
L8	N 89°56'27"E	447.30'
L9	S 30°51'43"E	227.57'
L10	N 57°58'41"E	122.77'
L11	N 38°53'24"E	8.97'
L12	N 51°06'36"W	60.82'
L13	N 59°48'22"E	18.97'
L14	S 51°06'36"E	54.05'
L15	N 38°55'45"E	32.44'
L16	S 51°03'57"E	20.00'
L17	S 38°56'03"W	29.44'
L18	S 51°06'36"E	14.74'
L19	S 04°58'17"W	17.91'
L20	N 51°06'36"W	24.73'
L21	S 38°53'24"W	18.18'
L22	S 57°58'41"W	95.83'
L23	S 32°38'55"E	36.58'
L24	S 56°35'20"W	10.00'
L25	N 32°38'55"W	36.83'
L26	S 57°58'41"W	12.51'
L27	S 32°38'55"E	37.02'
L28	S 57°33'44"W	10.00'
L29	N 32°38'55"W	37.10'
L30	S 58°46'10"W	66.94'
L31	S 24°39'42"E	36.50'
L32	S 65°33'42"W	20.33'
L33	N 24°12'55"W	36.50'
L34	S 73°02'24"W	15.69'
L35	S 16°57'36"E	36.50'
L36	S 73°02'24"W	19.85'
L37	N 16°57'36"W	36.50'
L38	S 73°03'02"W	131.26'
L39	S 75°51'21"W	17.75'
L40	S 14°10'52"E	35.20'
L41	S 75°49'06"W	10.00'
L42	N 14°10'52"W	35.21'
L43	S 75°51'21"W	61.98'

LINE TABLE

LINE	BEARING	DISTANCE
L44	S 13°36'34"E	181.61'
L45	S 76°42'29"W	20.00'
L46	N 13°36'34"W	20.11'
L47	N 87°18'47"W	87.78'
L48	N 24°36'35"W	93.37'
L49	N 65°23'25"E	36.50'
L50	N 24°36'35"W	10.00'
L51	S 65°23'25"W	36.50'
L52	N 24°36'35"W	88.71'
L53	N 71°33'12"E	36.52'
L54	N 17°03'26"W	19.95'
L55	S 74°34'54"W	36.51'
L56	N 89°56'27"E	18.61'
L57	S 00°03'33"E	36.50'
L58	N 89°56'27"E	19.53'
L59	N 00°03'33"W	36.50'
L60	N 89°56'27"E	194.06'
L61	S 00°03'33"E	36.50'
L62	N 89°56'27"E	20.39'
L63	N 00°03'33"W	36.50'
L64	N 89°56'27"E	177.89'
L65	S 00°03'33"E	36.50'
L66	N 89°56'27"E	21.34'
L67	N 08°01'15"E	36.57'
L68	S 30°51'43"E	227.75'
L69	S 58°48'57"W	48.41'
L70	S 73°02'24"W	165.82'
L71	S 75°51'21"W	89.66'
L72	N 13°29'54"W	55.55'
L73	N 11°35'31"W	86.93'
L74	N 78°24'29"E	58.46'
L75	N 60°03'42"W	22.54'
L76	S 78°24'29"W	41.59'
L77	N 11°35'31"W	14.66'
L78	S 78°24'29"W	20.00'
L79	S 11°35'31"E	31.30'
L80	S 78°24'29"W	21.38'
L81	S 15°49'17"W	18.34'
L82	N 78°24'33"E	29.82'
L83	S 11°35'31"E	69.33'
L84	S 13°29'58"E	55.92'
L85	S 13°46'22"E	39.69'

SHEET 1 OF 7

WATER LINE EASEMENT EXHIBIT
FOR HAWTHORN SUBDIVISION
PREPARED FOR

TOLL SOUTHEAST LP COMPANY, INC
AND FULTON COUNTY

LOCATED IN LAND LOT 93, 1ST DISTRICT, 1ST SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GA

DRAWN BY: JTD

DATE: 10-17-2024

JOB NO.: 2023-180

SCALE: N/A

LEGAL DESCRIPTION - HAWTHORN SUBDIVISION - 20' WATER LINE EASEMENT

ALL THAT CERTAIN AREA OF LAND LYING AND BEING IN LAND LOT 93 OF THE 1ST LAND DISTRICT, 1ST SECTION OF FULTON COUNTY, CITY OF ALPHARETTA, GEORGIA, CONTAINING 69,328.49 SQUARE FEET (1.591 AC) AND BEING MORE PARTICULARLY DESCRIBED AS "20' WATER LINE EASEMENT" ON A WATER LINE EASEMENT EXHIBIT FOR HAWTHORN SUBDIVISION, PREPARED FOR TOLL SOUTHEAST LP COMPANY, INC. AND FULTON COUNTY, PREPARED BY MAXWELL-REDDICK AND ASSOCIATES, DATED 10-17-24 WHICH READS AS FOLLOWS:

COMMENCING AT A CAPPED REBAR SET (CRBS) LOCATED AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF BUICE ROAD (R/W VARIES) AND THE NORTHERN RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD (R/W VARIES); THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD (R/W VARIES) NORTH 75°25'01" EAST A DISTANCE OF 203.12' TO A POINT; THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD (R/W VARIES) NORTH 77°47'10" EAST A DISTANCE OF 172.04' TO A CAPPED REBAR SET (CRBS); THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD (R/W VARIES) NORTH 32°02'52" EAST A DISTANCE OF 13.96' TO A CAPPED REBAR SET (CRBS); THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD (R/W VARIES) NORTH 76°42'29" EAST A DISTANCE OF 4.14' TO A POINT, WHICH IS THE POINT OF BEGINNING.

BEGINNING AT A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD (R/W VARIES); THENCE LEAVING THE NORTHERN RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD (R/W VARIES) NORTH 13°36'34" WEST A DISTANCE OF 141.66' TO A POINT; THENCE SOUTH 87°20'44" WEST CLOCKWISE ALONG THE ARC OF A CURVE (ARC=33.62', RADIUS=180.50') WHICH SUBTENDS A CHORD DISTANCE OF 33.57' TO A POINT; THENCE NORTH 87°18'47" WEST A DISTANCE OF 87.79' TO A POINT; THENCE SOUTH 82°38'35" WEST COUNTERCLOCKWISE ALONG THE ARC OF A CURVE (ARC=43.01', RADIUS=126.00') WHICH SUBTENDS A CHORD DISTANCE OF 42.80' TO A POINT; THENCE SOUTH 48°53'22" WEST COUNTERCLOCKWISE ALONG THE ARC OF A CURVE (ARC=8.46', RADIUS=11.06') WHICH SUBTENDS A CHORD DISTANCE OF 8.25' TO A POINT; THENCE NORTH 64°34'39" WEST CLOCKWISE ALONG THE ARC OF A CURVE (ARC=233.43', RADIUS=67.41') WHICH SUBTENDS A CHORD DISTANCE OF 133.10' TO A POINT; THENCE NORTH 01°41'48" EAST COUNTERCLOCKWISE ALONG THE ARC OF A CURVE (ARC=8.38', RADIUS=11.06') WHICH SUBTENDS A CHORD DISTANCE OF 8.19' TO A POINT; THENCE NORTH 24°36'35" WEST A DISTANCE OF 191.48' TO A POINT; THENCE NORTH 32°39'56" EAST CLOCKWISE ALONG THE ARC OF A CURVE (ARC=460.84', RADIUS=230.50') WHICH SUBTENDS A CHORD DISTANCE OF 387.83' TO A POINT; THENCE NORTH 89°56'27" EAST A DISTANCE OF 447.30' TO A POINT; THENCE SOUTH 60°30'14" EAST CLOCKWISE ALONG THE ARC OF A CURVE (ARC=186.22', RADIUS=180.50') WHICH SUBTENDS A CHORD DISTANCE OF 178.07' TO A POINT; THENCE SOUTH 30°51'43" EAST A DISTANCE OF 227.57' TO A POINT; THENCE NORTH 57°58'41" EAST A DISTANCE OF 122.77' TO A POINT; THENCE NORTH 38°53'24" EAST A DISTANCE OF 8.97' TO A POINT; THENCE NORTH 51°06'36" WEST A DISTANCE OF 60.82' TO A POINT; THENCE NORTH 59°48'22" EAST A DISTANCE OF 18.97' TO A POINT; THENCE SOUTH 51°06'36" EAST A DISTANCE OF 54.05' TO A POINT; THENCE NORTH 38°55'45" EAST A DISTANCE OF 32.44' TO A POINT; THENCE SOUTH 51°03'57" EAST A DISTANCE OF 20.00' TO A POINT; THENCE SOUTH 38°56'03" WEST A DISTANCE OF 29.44' TO A POINT; THENCE SOUTH 51°06'36" EAST A DISTANCE OF 14.74' TO A POINT; THENCE SOUTH 04°58'17" WEST A DISTANCE OF 17.91' TO A POINT; THENCE NORTH 51°06'36" WEST A DISTANCE OF 24.73' TO A POINT; THENCE SOUTH 38°53'24" WEST A DISTANCE OF 18.18' TO A POINT; THENCE SOUTH 57°58'41" WEST A DISTANCE OF 95.83' TO A POINT; THENCE SOUTH 32°38'55" EAST A DISTANCE OF 36.58' TO A POINT; THENCE SOUTH 56°35'20" WEST A DISTANCE OF 10.00' TO A POINT; THENCE NORTH 32°38'55" WEST A DISTANCE OF 36.83' TO A POINT; THENCE SOUTH 57°58'41" WEST A DISTANCE OF 12.51' TO A POINT; THENCE SOUTH 32°38'55" EAST A DISTANCE OF 37.02' TO A POINT; THENCE SOUTH 57°33'44" WEST A DISTANCE OF 10.00' TO A POINT; THENCE NORTH 32°38'55" WEST A DISTANCE OF 37.10' TO A POINT; THENCE SOUTH 58°46'10" WEST A DISTANCE OF 66.94' TO A POINT; THENCE SOUTH 62°56'28" WEST CLOCKWISE ALONG THE ARC OF A CURVE (ARC=97.91', RADIUS=1289.50') WHICH SUBTENDS A CHORD DISTANCE OF 97.89' TO A POINT; THENCE SOUTH 24°39'42" EAST A DISTANCE OF 36.50' TO A POINT; THENCE SOUTH 65°33'42" WEST A DISTANCE OF 20.33' TO A POINT; THENCE NORTH 24°12'55" WEST A DISTANCE OF 36.50' TO A POINT; THENCE SOUTH 69°31'24" WEST CLOCKWISE ALONG THE ARC OF A CURVE (ARC=158.28', RADIUS=1289.50') WHICH SUBTENDS A CHORD DISTANCE OF 158.18' TO A POINT; THENCE SOUTH 73°02'24" WEST A DISTANCE OF 15.69' TO A POINT; THENCE SOUTH 16°57'36" EAST A DISTANCE OF 36.50' TO A POINT; THENCE SOUTH 73°03'02" WEST A DISTANCE OF 131.26' TO A POINT; THENCE SOUTH 75°51'21" WEST A DISTANCE OF 17.75' TO A POINT; THENCE SOUTH 14°10'52" EAST A DISTANCE OF 35.20' TO A POINT; THENCE SOUTH 75°49'06" WEST A DISTANCE OF 10.00' TO A POINT; THENCE NORTH 14°10'52" WEST A DISTANCE OF 35.21' TO A POINT; THENCE SOUTH 75°51'21" WEST A DISTANCE OF 61.98' TO A POINT; THENCE SOUTH 13°36'34" EAST A DISTANCE OF 181.61' TO A POINT; THENCE SOUTH 76°42'29" WEST A DISTANCE OF 20.00' TO A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD (R/W VARIES), WHICH IS THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

COMMENCING AT A CAPPED REBAR SET (CRBS) LOCATED AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF BUICE ROAD (R/W VARIES) AND THE NORTHERN RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD (R/W VARIES); THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD (R/W VARIES) NORTH 75°25'01" EAST A DISTANCE OF 203.12' TO A POINT; THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD (R/W VARIES) NORTH 77°47'10" EAST A DISTANCE OF 172.04' TO A CAPPED REBAR SET (CRBS); THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD (R/W VARIES) NORTH 32°02'52" EAST A DISTANCE OF 13.96' TO A CAPPED REBAR SET (CRBS); THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD (R/W VARIES) NORTH 76°42'29" EAST A DISTANCE OF 4.14' TO A POINT; THENCE LEAVING THE NORTHERN RIGHT-OF-WAY OF KIMBALL BRIDGE ROAD (R/W VARIES) NORTH 13°36'34" WEST A DISTANCE OF 141.66' TO A POINT; THENCE NORTH 13°36'34" WEST ALONG A TIE LINE A DISTANCE OF 20.11' TO A POINT, WHICH IS THE POINT OF BEGINNING.

BEGINNING AT SAID POINT; THENCE SOUTH 87°41'49" WEST CLOCKWISE ALONG THE ARC OF A CURVE (ARC=27.93', RADIUS=160.50') WHICH SUBTENDS A CHORD DISTANCE OF 27.89'; TO A POINT; THENCE NORTH 87°18'47" WEST A DISTANCE OF 87.78' TO A POINT; THENCE SOUTH 82°43'31" WEST COUNTERCLOCKWISE ALONG THE ARC OF A CURVE (ARC=49.65', RADIUS=146.25') WHICH SUBTENDS A CHORD DISTANCE OF 49.41' TO A POINT; THENCE SOUTH 47°36'48" WEST COUNTERCLOCKWISE ALONG THE ARC OF A CURVE (ARC=27.15', RADIUS=31.06') WHICH SUBTENDS A CHORD DISTANCE OF 26.29' TO A POINT; THENCE NORTH 64°40'32" WEST CLOCKWISE ALONG THE ARC OF A CURVE (ARC=166.76', RADIUS=47.42') WHICH SUBTENDS A CHORD DISTANCE OF 93.17' TO A POINT; THENCE NORTH 03°15'57" EAST COUNTERCLOCKWISE ALONG THE ARC OF A CURVE (ARC=27.25', RADIUS=31.06') WHICH SUBTENDS A CHORD DISTANCE OF 26.39' TO A POINT; THENCE NORTH 24°36'35" WEST A DISTANCE OF 93.37' TO A POINT; THENCE NORTH 65°23'25" EAST A DISTANCE OF 36.50' TO A POINT; THENCE NORTH 24°36'35" WEST A DISTANCE OF 10.00' TO A POINT; THENCE SOUTH 65°23'25" WEST A DISTANCE OF 36.50' TO A POINT; THENCE NORTH 24°36'35" WEST A DISTANCE OF 88.71' TO A POINT; THENCE NORTH 22°18'44" WEST CLOCKWISE ALONG THE ARC OF A CURVE (ARC=16.88', RADIUS=210.50') WHICH SUBTENDS A CHORD DISTANCE OF 16.88' TO A POINT; THENCE NORTH 71°33'12" EAST A DISTANCE OF 36.52' TO A POINT; THENCE NORTH 17°03'26" WEST A DISTANCE OF 19.95' TO A POINT; THENCE SOUTH 74°34'54" WEST A DISTANCE OF 36.51' TO A POINT; THENCE NORTH 37°56'30" EAST CLOCKWISE ALONG THE ARC OF A CURVE (ARC=382.08', RADIUS=210.50') WHICH SUBTENDS A CHORD DISTANCE OF 331.75' TO A POINT; THENCE NORTH 89°56'27" EAST A DISTANCE OF 18.61' TO A POINT; THENCE SOUTH 00°03'33" EAST A DISTANCE OF 36.50' TO A POINT; THENCE NORTH 89°56'27" EAST A DISTANCE OF 19.53' TO A POINT; THENCE NORTH 00°03'33" WEST A DISTANCE OF 36.50' TO A POINT; THENCE NORTH 89°56'27" EAST A DISTANCE OF 194.06' TO A POINT; THENCE SOUTH 00°03'33" EAST A DISTANCE OF 36.50' TO A POINT; THENCE NORTH 89°56'27" EAST A DISTANCE OF 20.39' TO A POINT; THENCE NORTH 00°03'33" WEST A DISTANCE OF 36.50' TO A POINT; THENCE NORTH 89°56'27" EAST A DISTANCE OF 177.89' TO A POINT; THENCE SOUTH 00°03'33" EAST A DISTANCE OF 36.50' TO A POINT; THENCE NORTH 89°56'27" EAST A DISTANCE OF 21.34' TO A POINT; THENCE NORTH 08°01'15" EAST A DISTANCE OF 36.57' TO A POINT; THENCE SOUTH 58°46'45" EAST CLOCKWISE ALONG THE ARC OF A CURVE (ARC=155.89', RADIUS=160.50') WHICH SUBTENDS A CHORD DISTANCE OF 149.84' TO A POINT; THENCE SOUTH 30°51'43" EAST A DISTANCE OF 227.75' TO A POINT; THENCE SOUTH 58°48'57" WEST A DISTANCE OF 48.41' TO A POINT; THENCE SOUTH 62°56'46" WEST CLOCKWISE ALONG THE ARC OF A CURVE (ARC=96.16', RADIUS=1269.50') WHICH SUBTENDS A CHORD DISTANCE OF 96.14' TO A POINT; THENCE SOUTH 69°04'41" WEST CLOCKWISE ALONG THE ARC OF A CURVE (ARC=175.56', RADIUS=1269.50') WHICH SUBTENDS A CHORD DISTANCE OF 175.42' TO A POINT; THENCE SOUTH 73°02'24" WEST A DISTANCE OF 165.82' TO A POINT; THENCE SOUTH 75°51'21" WEST A DISTANCE OF 89.66' TO A POINT; THENCE NORTH 13°29'54" WEST A DISTANCE OF 55.55' TO A POINT; THENCE NORTH 11°35'31" WEST A DISTANCE OF 86.93' TO A POINT; THENCE NORTH 78°24'29" EAST A DISTANCE OF 58.46' TO A POINT; THENCE NORTH 60°03'42" WEST A DISTANCE OF 22.54' TO A POINT; THENCE SOUTH 78°24'29" WEST A DISTANCE OF 41.59' TO A POINT; THENCE NORTH 11°35'31" WEST A DISTANCE OF 14.66' TO A POINT; THENCE SOUTH 78°24'29" WEST A DISTANCE OF 20.00' TO A POINT; THENCE SOUTH 11°35'31" EAST A DISTANCE OF 31.30' TO A POINT; THENCE SOUTH 78°24'29" WEST A DISTANCE OF 21.38' TO A POINT; THENCE SOUTH 15°49'17" WEST A DISTANCE OF 18.34' TO A POINT; THENCE NORTH 78°24'33" EAST A DISTANCE OF 29.82' TO A POINT; THENCE SOUTH 11°35'31" EAST A DISTANCE OF 69.33' TO A POINT; THENCE SOUTH 13°29'58" EAST A DISTANCE OF 55.92' TO A POINT; THENCE SOUTH 13°46'22" EAST A DISTANCE OF 39.69' TO A POINT, WHICH IS THE POINT OF BEGINNING.



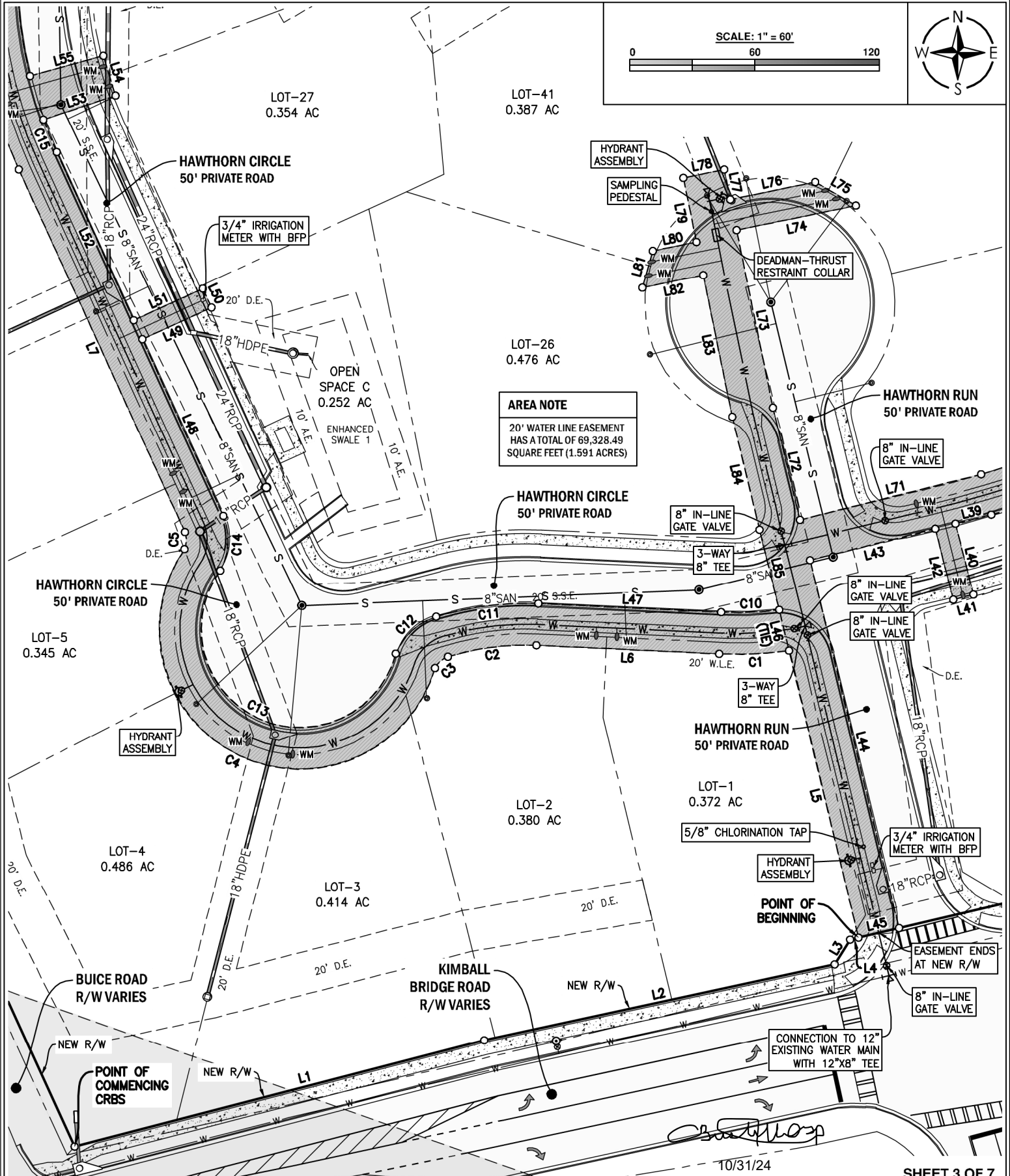
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(404) 693-1618 OFFICE

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SCALE: N/A

WATER LINE EASEMENT EXHIBIT
FOR HAWTHORN SUBDIVISION
PREPARED FOR
**TOLL SOUTHEAST LP COMPANY, INC
AND FULTON COUNTY**
LOCATED IN LAND LOT 93, 1ST DISTRICT, 1ST SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GA



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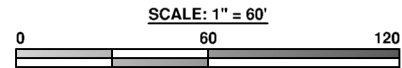
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EXISTING SANITARY AND
DRAINAGE EASEMENT AS
PER P.B. 181, PG. 131

S.S.E.
WIDTH
VARIES

20' D.E.

8" SAN
20' D.E./S.S.E.

20' D.E.

OPEN
SPACE A
1.128 AC

12" PVC

DETENTION
AND WATER
QUALITY POND 1

20' COMBINED SANITARY
SEWER AND BMP POND
ACCESS EASEMENT

RETAINING
WALLS

LOT-10
0.365 AC

LOT-11
0.349 AC

HAWTHORN CIRCLE
50' PRIVATE ROAD

20' W.L.E.

20' S.S.E.

8" SAN

RETAINING
WALLS

HYDRANT
ASSEMBLY

20' D.E.

42" RCP

36" RCP

36" RCP

8" SAN

20' S.S.E.

30" RCP

8" RCP

20' D.E.

24" HDPE

20' D.E.

20' D.E.

20' D.E.

20' D.E.

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LOT-9
0.415 AC

HAWTHORN CIRCLE
50' PRIVATE ROAD

LOT-29
0.345 AC

LOT-30
0.348 AC

LOT-28
0.394 AC

LOT-8
0.368 AC

LOT-27
0.354 AC

10/31/24

LOT-41
0.387 AC

LOT-
0.364

AREA NOTE

20' WATER LINE EASEMENT
HAS A TOTAL OF 69,328.49
SQUARE FEET (1.591 ACRES)

SHEET 4 OF 7



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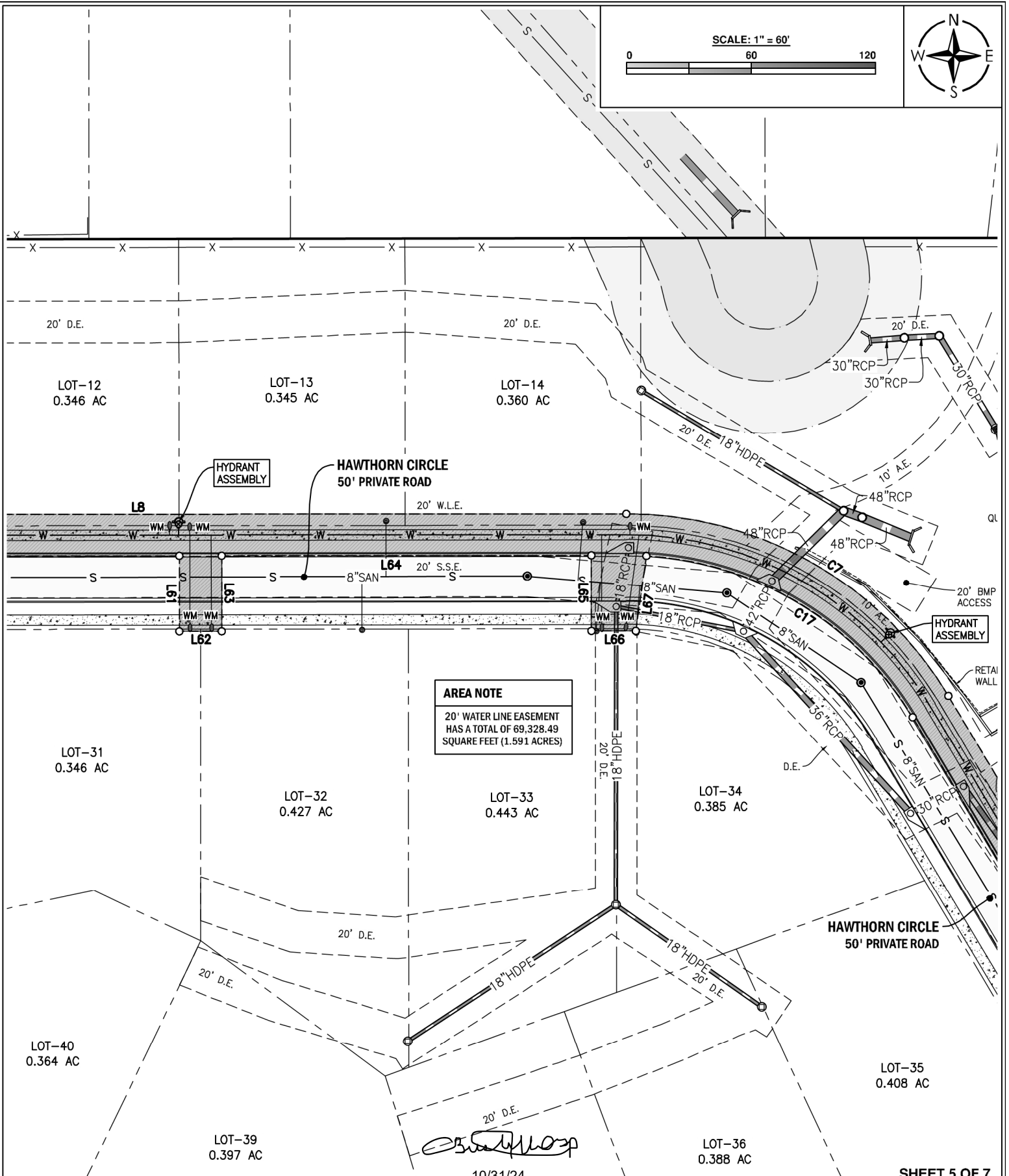
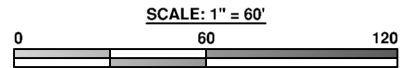
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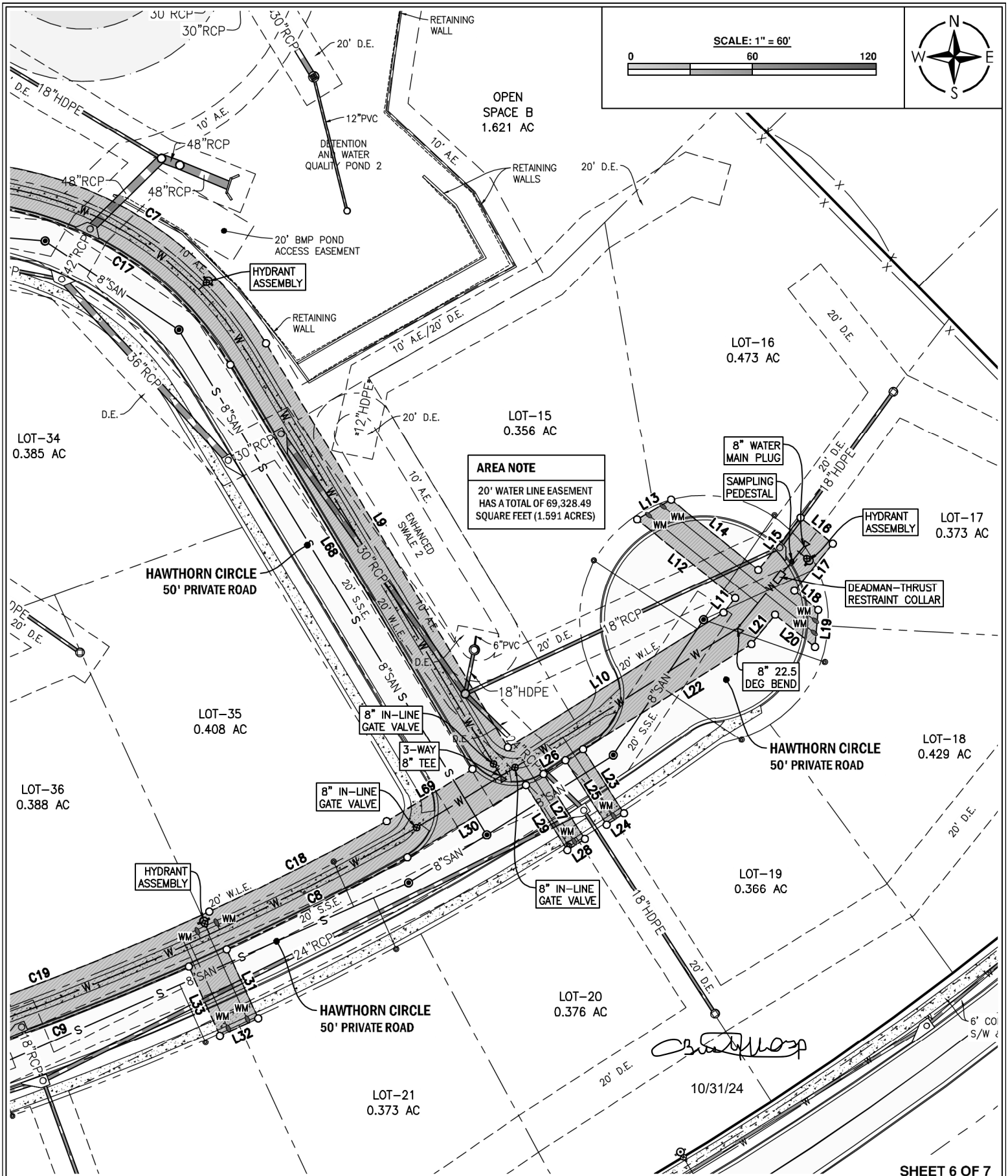
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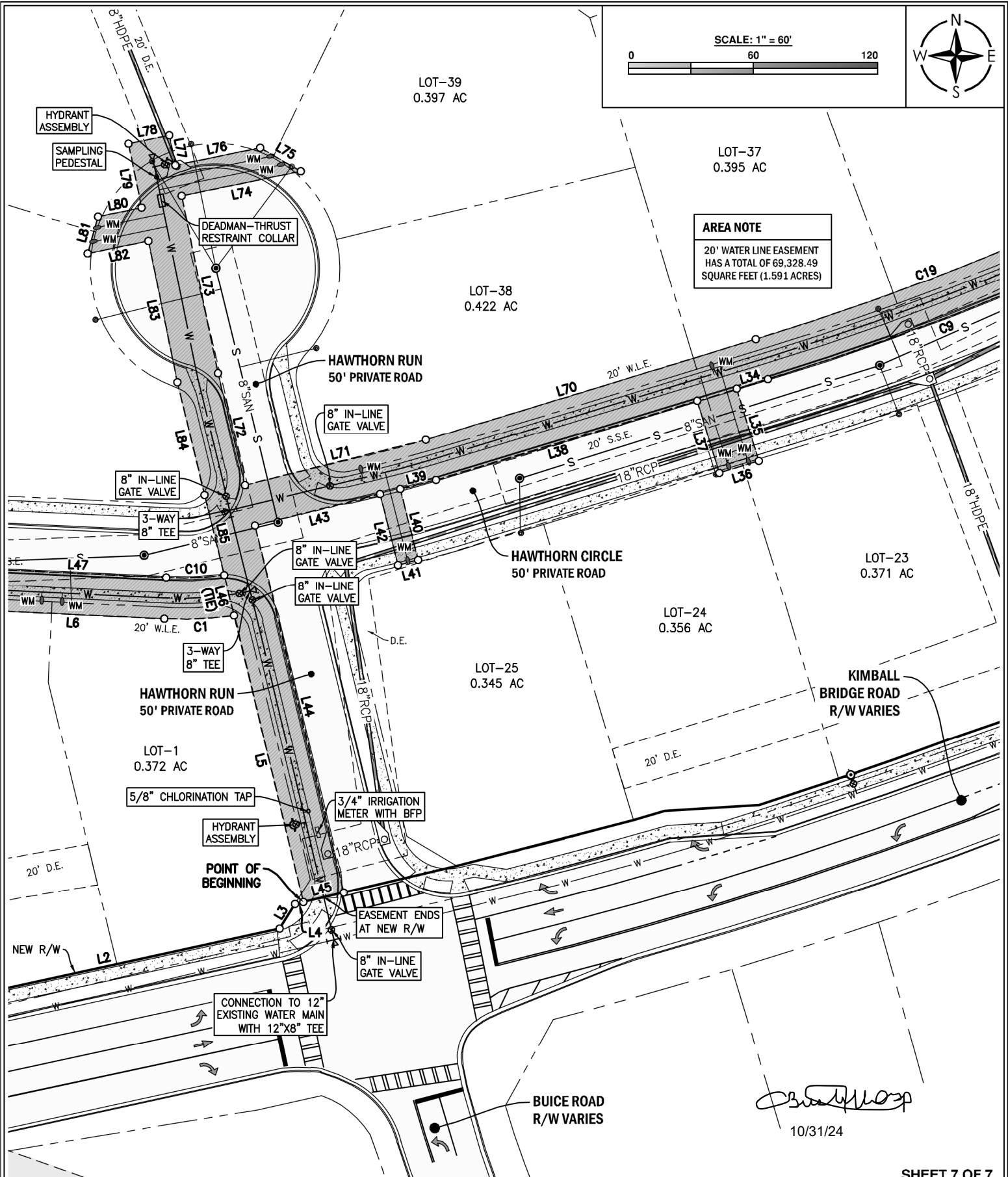
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