

[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 : HEATHERTON
Tax Parcel Identification No.: 22-4310-1059-033-0
Land Disturbance Permit No.: 21-067WR
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 27 day of June, 2023, between **Milton Land Invest, 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) 1030, 1059 & 1102, 2nd Section of District 2, Fulton County, Georgia, and more particularly described as follows: To wit:

HEATHERTON

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 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 27 day of June, 2023 in the presence of:

GRANTOR: MILTON LAND INVEST, INC.
CORPORATE NAME

[Signature]
Witness

By: [Signature]

Print Name: Thomas E. Sharp

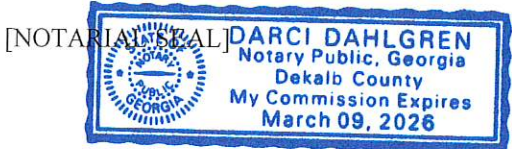
[Signature]
Notary Public

Title: President

By: _____

Print Name: _____

Title: _____



[CORPORATE SEAL]

50' AE/UE AREA:

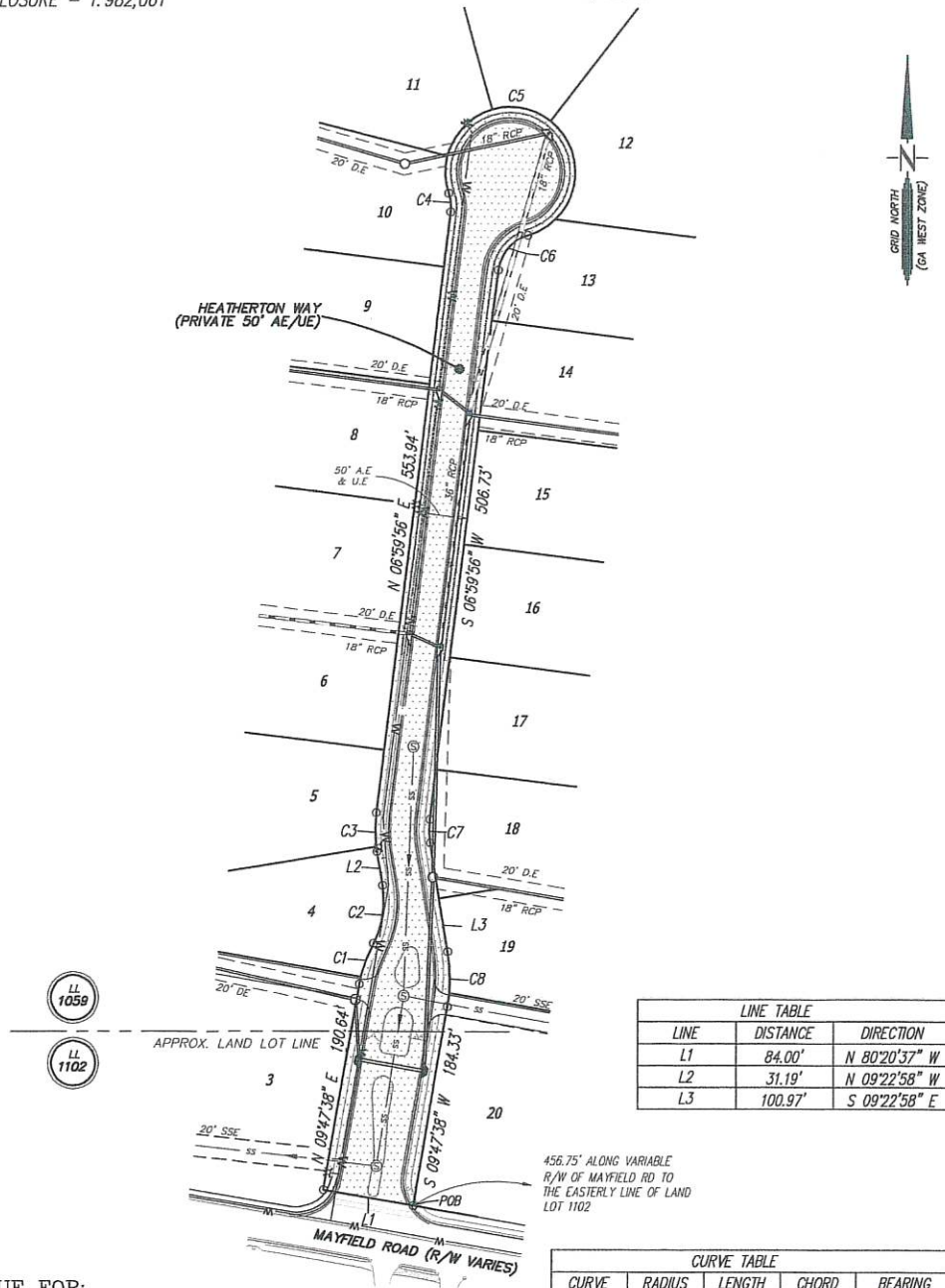
1.455 ACRES
63,374 SQ.FT.

EASEMENT CLOSURE - 1:982,061

EXHIBIT "A"

FLOOD INFORMATION

THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO FEMA FLOOD MAP #131121C0052G, DATED JUNE 19, 2020.



LINE TABLE		
LINE	DISTANCE	DIRECTION
L1	84.00'	N 80°20'37\" W
L2	31.19'	N 09°22'58\" W
L3	100.97'	S 09°22'58\" E

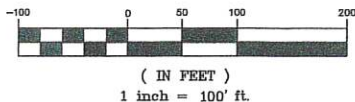
CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	152.00'	39.25'	39.14'	N19°25'20\" E
C2	87.00'	54.97'	54.06'	N08°43'06\" E
C3	125.00'	35.74'	35.62'	N01°11'31\" W
C4	38.00'	17.32'	17.17'	N06°03'20\" W
C5	60.00'	286.19'	82.38'	S62°27'46\" E
C6	38.00'	44.56'	42.05'	S40°35'30\" W
C7	75.00'	21.44'	21.37'	S01°11'31\" E
C8	150.00'	50.20'	49.97'	S00°12'20\" W

50' AE/UE FOR:

FULTON COUNTY

HEATHERTON SUBDIVISION
LOCATED IN LAND LOTS 1059 & 1102
IN THE 2ND DISTRICT, 2ND SECTION
IN THE CITY OF MILTON
FULTON COUNTY, GEORGIA
SCALE: 1" = 100' DATE: JUNE 27, 2023

GRAPHIC SCALE



centerline

Surveying and Land Planning, Inc.
1801 SEILOH ROAD, SUITE 1210, KENNESAW, GA 30144
PHONE: (770) 424-0028 FAX: (770) 424-2899

LSF #001298

MAYFIELD 50' AE/UE

EXHIBIT "A"
DESCRIPTION OF PROPERTY

Heatherton Way
Private 50' Access & Utility Easement

All that tract or parcel of land lying and being in Land Lots 1059 and 1102 of the 2nd District, 2nd Section, City of Milton, Fulton County, Georgia and being more particularly described as follows:

To find the **Point of Beginning** commence at the intersection formed by the northerly right-of-way line of Mayfield Road (variable r/w) with the easterly line of Land Lot 1102 (said line being common to Land Lots 1102 & 1103) and depart said Land Lot Line and proceed in a westerly direction along said right-of-way line of Mayfield Road for a distance of 456.75 feet to a point on the easterly side of Heatherton Way (50' Private access & utility easement) and the **Point of Beginning**.

From the **Point of Beginning** thus established, and continuing along said right-of-way line of Mayfield Road, N80°20'37"W for a distance of 84.00 feet to a point on the westerly side of Heatherton Way (50' Private access & utility easement); thence departing said right-of-way line of Mayfield Road and proceed in a northerly, easterly and southerly direction along the westerly, northerly and easterly side of Heatherton Way the following course and distances:

N09°47'38"E for a distance of 190.64 feet to a point;

thence 39.25 feet along the arc of a curve to the right, said curve having a radius of 152.00 feet and being subtended by a chord of N19°25'20"E, 39.14 feet to a point;

thence 54.97 feet along the arc of a curve to the left, said curve having a radius of 87.00 feet and being subtended by a chord of N08°43'06"E, 54.06 feet to a point;

thence N09°22'58"W for a distance of 31.19 feet to a point;

thence 35.74 feet along the arc of a curve to the right, said curve having a radius of 125.00 feet and being subtended by a chord of N01°11'31"W, 35.62 feet to a point;

thence N06°59'56"E for a distance of 553.94 feet to a point;

thence 17.32 feet along the arc of a curve to the left, said curve having a radius of 38.00 feet and being subtended by a chord of N06°03'20"W, 17.17 feet to a point;

thence around a cul-de-sac 286.19 feet along the arc of a curve to the right, said curve having a radius of 60.00 feet and being subtended by a chord of S62°27'46"E, 82.38 feet to a point;

thence 44.56 feet along the arc of a curve to the left, said curve having a radius of 38.00 feet and being subtended by a chord of S40°35'30"W, 42.05 feet to a point;

thence S06°59'56"W for a distance of 506.73 feet to a point;

thence 21.44 feet along the arc of a curve to the left, said curve having a radius of 75.00 feet and being subtended by a chord of S01°11'31"E, 21.37 feet to a point;

thence S09°22'58"E for a distance of 100.97 feet to a point;

thence 50.20 feet along the arc of a curve to the right, said curve having a radius of 150.00 feet and being subtended by a chord of S00°12'20"W, 49.97 feet to a point;

thence S09°47'38"W for a distance of 184.33 feet to the **Point of Beginning**.

Said Access & Utility Easement containing ±1.455 acres (±63,374 square feet).