

[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 : Pinemont Project
Tax Parcel Identification No.: 21-573011900158
Land Disturbance Permit No.: 18-084WR
Zoning/Special Use Permit No.: D180025
(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 **11th** day of **December, 2020**, between TJ&KJ Properties, 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 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) 1190, 1st Section (if applicable) of District 2nd, Fulton County, Georgia, and more particularly described as follows: To wit:

Pinemont Project

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 day of Jan., 28 2021 in the presence of:

M. M...
Witness

Jenny Rotondo
Notary Public

GRANTOR: TJ&KJ Properties, LLC
CORPORATE NAME

By: [Signature]

Print Name: ~~Matt Bazzill~~ KAMRAN TALALI

Title: Manager

By: Jenny Rotondo

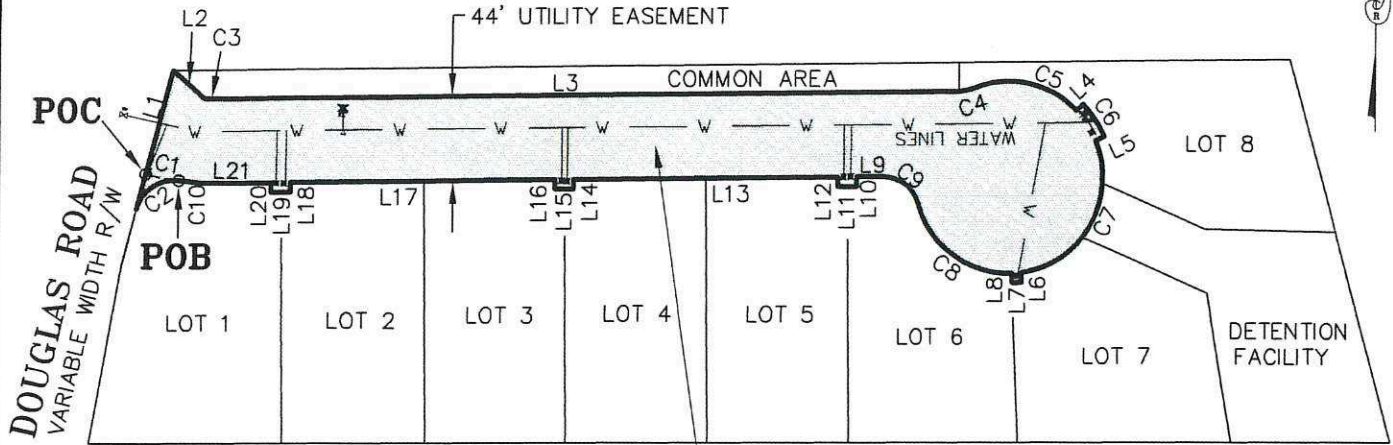
Print Name: Jenny Rotondo

Title: Notary

[CORPORATE SEAL]



RUBY LANE PRIVATE ROAD

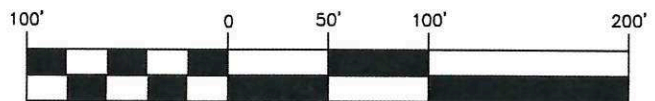


TOTAL EASEMENT AREA=
0.606 ACRE
(26,407 SQ. FT.)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N14°40'39"E	74.61
L2	S48°28'18"E	21.86
L3	N89°15'29"E	392.28
L4	N45°57'45"E	5.00
L5	S61°44'42"W	5.00
L6	S02°17'48"E	5.00
L7	S84°50'02"W	5.01
L8	N02°17'48"W	5.00
L9	S89°15'29"W	13.34
L10	S00°44'31"E	5.00
L11	S89°15'29"W	10.00
L12	N00°44'31"W	5.00
L13	S89°15'29"W	140.00
L14	S00°44'31"E	5.00
L15	S89°15'29"W	10.00
L16	N00°44'31"W	5.00
L17	S89°15'29"W	140.00
L18	S00°44'31"E	5.00
L19	S89°15'29"W	10.00
L20	N00°44'31"W	5.00
L21	S89°15'29"W	27.55

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHD.BRG.	CHD. DIST.
C1	147.00	17.62	S78°50'59"E	17.61
C2	20.00	29.05	S56°06'44"W	26.56
C3	103.00	7.86	S88°33'22"E	7.86
C4	20.00	7.61	N78°21'53"E	7.56
C5	50.00	59.77	S78°16'59"E	56.27
C6	55.00	20.15	S33°28'24"E	20.04
C7	50.00	91.18	S29°43'27"W	79.06
C8	50.00	66.15	N54°23'38"W	61.43
C9	20.00	25.92	N53°36'59"W	24.14
C10	147.00	21.70	N86°30'46"W	21.68

GRAPHIC SCALE



1 inch = 100ft.

ACR JOB NO. 17049

POC: POINT OF COMMENCEMENT
POB: POINT OF BEGINNING

SHEET 1 OF 3

Revision/Issue

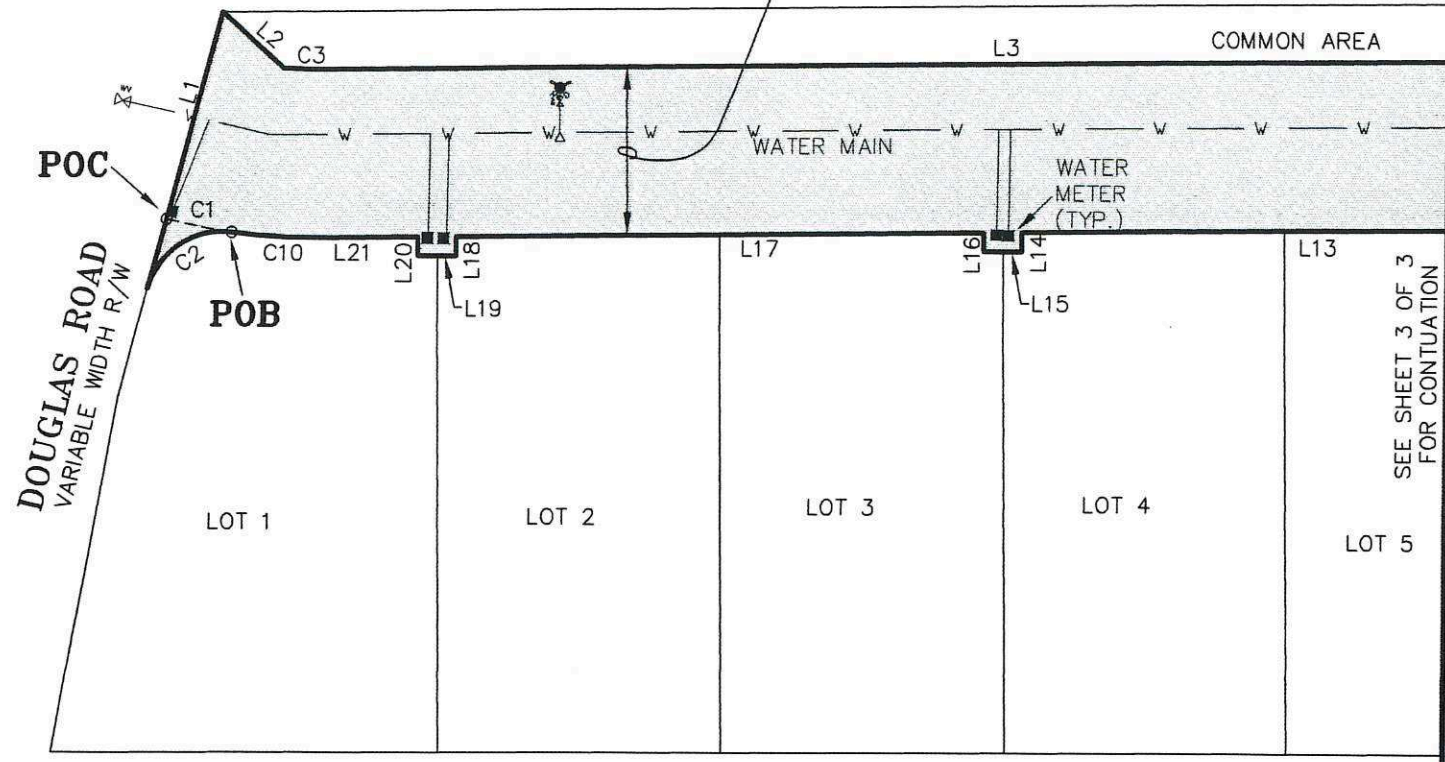
WATER DISTRIBUTION EASEMENT
FOR
PINEMONT

L.L. 1190 2ND DIST. 2ND SECT.
ALPHARETTA, FULTON COUNTY, GEORGIA

ACR Engineering, inc.
ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
600 PINNACLE COURT
SUITE 685
NORCROSS, GA 30071
TEL: (678) 291-0000
FAX: (678) 291-6887

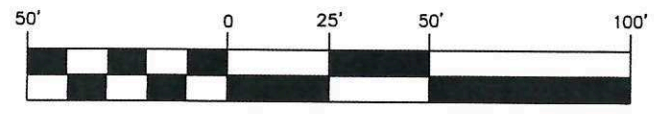


**RUBY LANE
PRIVATE ROAD**
44' UTILITY EASEMENT



SEE SHEET 3 OF 3
FOR CONTINUATION

GRAPHIC SCALE



1 inch = 50 ft.

ACR JOB NO. 17049

POC: POINT OF COMMENCEMENT
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SHEET 2 OF 3

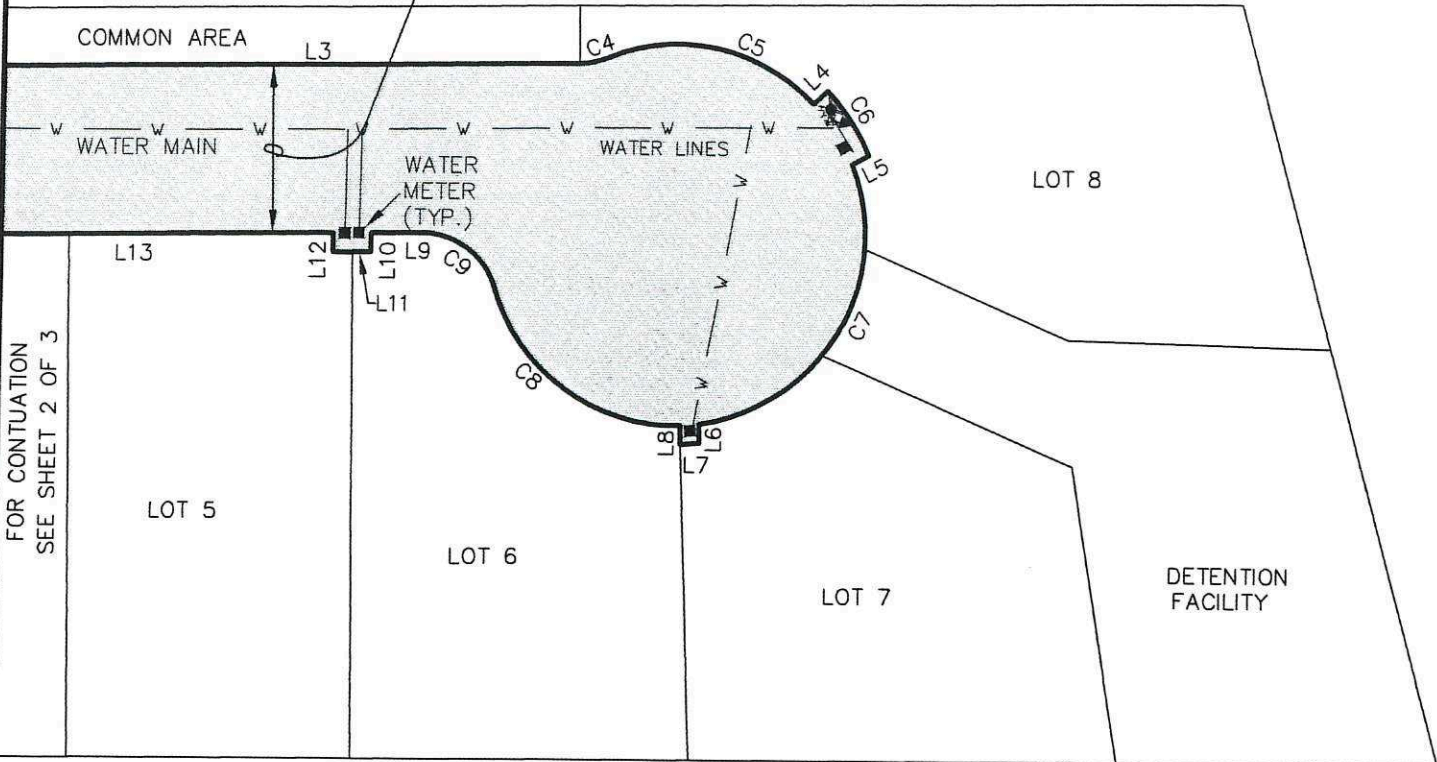
Revision/Issue	

WATER DISTRIBUTION EASEMENT
FOR
PINEMONT
L.L. 1190 2ND DIST. 2ND SECT.
ALPHARETTA, FULTON COUNTY, GEORGIA

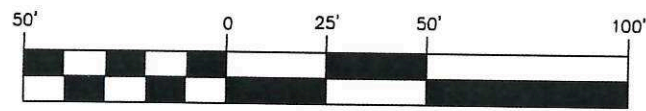
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**RUBY LANE
PRIVATE ROAD**
44' UTILITY EASEMENT



GRAPHIC SCALE



1 inch = 50 ft.

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SHEET 3 OF 3

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WATER DISTRIBUTION EASEMENT
FOR
PINEMONT
L.L. 1190 2ND DIST. 2ND SECT.
ALPHARETTA, FULTON COUNTY, GEORGIA

ACR Engineering, inc.
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600 PINNACLE COURT
SUITE 685
NORCROSS, GA 30071
TEL: (678) 291-0000
FAX: (678) 291-6887

PINEMONT WATER DISTRIBUTION EASEMENT
TRACT DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1190 OF THE SECOND LAND DISTRICT, SECOND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO LOCATE THE POINT OF BEGINNING COMMENCE FROM THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF DOUGLAS ROAD (HAVING A VARIABLE WIDTH RIGHT-OF-WAY) AND THE SOUTHERLY EASEMENT LINE OF RUBY LANE (BEING A 44 FOOT WIDE PRIVATE ROAD AND UTILITY EASEMENT) IF THE RIGHT OF WAY LINES WERE EXTENDED TO FORM A POINT OF INTERSECTION RATHER THAN A CURVE; THENCE DEPARTING THE SAID EASTERLY RIGHT OF WAY LINE OF DOUGLAS ROAD AND ALONG THE EXTENDED SOUTHERLY EASEMENT LINE OF RUBY LANE BEING A CURVE TO THE LEFT HAVING A RADIUS OF 147.00 FEET, AN ARC LENGTH OF 17.62 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 78 DEGREES 50 MINUTES 59 SECONDS EAST AND A CHORD DISTANCE OF 17.61 FEET TO THE POINT OF BEGINNING; THENCE FROM THE **POINT OF BEGINNING** AS THUS ESTABLISHED AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 29.05 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 56 DEGREES 06 MINUTES 44 SECONDS WEST AND A CHORD DISTANCE OF 26.56 FEET TO A POINT ON THE SAID EASTERLY RIGHT OF WAY LINE OF DOUGLAS ROAD; THENCE ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF DOUGLAS ROAD NORTH 14 DEGREES 40 MINUTES 39 SECONDS EAST A DISTANCE OF 74.61 FEET TO A POINT; THENCE DEPARTING THE SAID EASTERLY RIGHT OF WAY LINE OF DOUGLAS ROAD SOUTH 48 DEGREES 28 MINUTES 18 SECONDS EAST A DISTANCE OF 21.86 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 103.00 FEET, AN ARC LENGTH OF 7.86 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 88 DEGREES 33 MINUTES 22 SECONDS EAST AND A CHORD DISTANCE OF 7.86 FEET TO A POINT; THENCE NORTH 89 DEGREES 15 MINUTES 29 SECONDS EAST A DISTANCE OF 392.28 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 7.61 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 78 DEGREES 21 MINUTES 53 SECONDS EAST AND A CHORD DISTANCE OF 7.56 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 59.77 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 78 DEGREES 16 MINUTES 59 SECONDS EAST AND A CHORD DISTANCE OF 56.27 FEET TO A POINT; THENCE NORTH 45 DEGREES 57 MINUTES 45 SECONDS EAST A DISTANCE OF 5.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 20.15 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 33 DEGREES 28 MINUTES 24 SECONDS EAST AND A CHORD DISTANCE OF 20.04 FEET TO A POINT; THENCE SOUTH 61 DEGREES 44 MINUTES 42 SECONDS WEST A DISTANCE OF 5.00 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 91.18 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 29 DEGREES 43 MINUTES 27 SECONDS WEST AND A CHORD DISTANCE OF 79.06 FEET TO A POINT; THENCE SOUTH 02 DEGREES 17 MINUTES 48 SECONDS EAST AND A DISTANCE OF 5.00 FEET TO A POINT; THENCE SOUTH 84 DEGREES 50 MINUTES 02 SECONDS WEST A DISTANCE OF 5.01 FEET TO A POINT; THENCE NORTH 02 DEGREES 17 MINUTES 48 SECONDS WEST A DISTANCE OF 5.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 66.15 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 54 DEGREES 23 MINUTES 38 SECONDS WEST AND A CHORD DISTANCE OF 61.43 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 25.92 FEET, BEING SUBTENDED BY A CHORD DISTANCE OF NORTH 53 DEGREES 36 MINUTES 59 SECONDS WEST AND A CHORD DISTANCE OF 24.14 FEET TO A POINT; THENCE SOUTH 89 DEGREES 15 MINUTES 29 SECONDS WEST A DISTANCE OF 13.34 FEET TO A POINT; THENCE SOUTH 00 DEGREES 44 MINUTES 31

SECONDS EAST A DISTANCE OF 5.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 15 MINUTES 29 SECONDS WEST A DISTANCE OF 10.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 44 MINUTES 31 SECONDS WEST A DISTANCE OF 5.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 15 MINUTES 29 SECONDS WEST A DISTANCE OF 140.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 44 MINUTES 31 SECONDS EAST A DISTANCE OF 5.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 15 MINUTES 29 SECONDS WEST A DISTANCE OF 10.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 44 MINUTES 31 SECONDS WEST A DISTANCE OF 5.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 15 MINUTES 29 SECONDS WEST A DISTANCE OF 140.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 44 MINUTES 31 SECONDS EAST A DISTANCE OF 5.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 15 MINUTES 29 SECONDS WEST A DISTANCE OF 10.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 44 MINUTES 31 SECONDS WEST A DISTANCE OF 5.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 147.00 FEET, AN ARC LENGTH OF 21.70 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 86 DEGREES 30 MINUTES 46 SECONDS WEST AND A CHORD DISTANCE OF DISTANCE OF 21.68 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.606 ACRE (BEING 26,407 SQUARE FEET).