

[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 : Fernleaf
Tax Parcel Identification No.: 12 223005500825
Land Disturbance Permit No.: WRN24-065
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 3rd day of April, 2026,
between

TPG AG EHC III (EMP) MULTI STATE 1, LLC, a Delaware limited liability company, 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) 550 & 553 the 1st District, 2nd Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit: Fernleaf **[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

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.

GRANTOR:


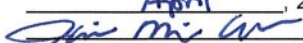
TPG AG EHC III (EMP) Multi State 1, LLC, a Delaware limited liability company

By: Essential Housing Asset Management, LLC, an Arizona limited liability company, its Authorized Agent

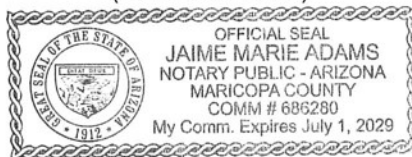
By: 
Steven S. Benson, Manager

Signed, sealed and delivered
As to Grantor:

Unofficial Witness:


Sworn to and subscribed before
me this the 3 day of
April, 2026

Notary Public

(COMPANY SEAL)



My Commission Expires: 07-01-2029

EXHIBIT "A"

WATER EASEMENT EXHIBIT FOR: FERNLEAF PARK

WATER EASEMENT CALL TABLE

LINE	BEARING	DISTANCE
WL1	S15°20'57"W	102.11'
WL2	S74°39'03"E	2.86'
WL3	S15°20'57"W	3.00'
WL4	N74°39'03"W	2.86'
WL5	S15°20'57"W	8.60'
WL6	S00°27'51"E	23.87'
WL7	S05°40'30"W	5.45'
WL8	S00°37'40"W	6.42'
WL9	S01°28'03"W	138.81'
WL10	S01°52'06"W	9.97'
WL11	S01°47'45"W	51.77'
WL12	S01°25'33"W	113.46'
WL13	S00°03'17"E	5.74'
WL14	S00°03'17"E	4.73'
WL15	S01°39'00"W	149.49'
WL16	S01°17'14"W	20.08'
WL17	S01°17'14"W	6.65'
WL18	S01°27'32"W	162.20'
WL19	S01°57'24"W	38.69'
WL20	S89°28'21"E	71.01'
WL21	S00°31'39"W	20.00'
WL22	N89°28'21"W	78.65'
WL23	S86°52'24"W	4.78'
WL24	N87°26'50"W	119.70'
WL25	N02°33'10"E	20.00'
WL26	S87°26'50"E	111.39'
WL27	N01°57'24"E	39.12'
WL28	N01°27'32"E	36.54'
WL29	N88°32'28"W	48.29'
WL30	N01°27'32"E	3.00'
WL31	S88°32'28"E	48.29'
WL32	N01°27'32"E	119.40'
WL33	N87°19'19"W	36.28'
WL34	N88°25'26"W	9.10'
WL35	S01°34'34"W	27.32'
WL36	N88°25'26"W	3.00'
WL37	N01°34'34"E	27.32'
WL38	N88°25'26"W	29.52'
WL39	S01°43'14"W	26.64'
WL40	N88°16'46"W	3.00'
WL41	N01°43'14"E	26.63'
WL42	N88°25'26"W	29.15'
WL43	S01°43'13"W	26.63'
WL44	N88°16'47"W	3.00'
WL45	N01°43'13"E	26.63'
WL46	N88°25'26"W	28.24'
WL47	S01°43'17"W	26.26'
WL48	N88°16'43"W	3.00'
WL49	N01°43'17"E	26.26'
WL50	N88°25'26"W	29.10'
WL51	S01°43'15"W	26.32'
WL52	N88°16'45"W	3.00'
WL53	N01°43'15"E	26.31'
WL54	N88°25'26"W	29.11'
WL55	S01°34'34"W	26.43'
WL56	N88°25'26"W	3.00'
WL57	N01°34'34"E	26.43'
WL58	N88°25'26"W	28.97'
WL59	S01°34'34"W	26.03'
WL60	N88°25'26"W	3.00'
WL61	N01°34'34"E	26.03'
WL62	N88°25'26"W	28.25'
WL63	S01°34'34"W	26.25'
WL64	N88°25'26"W	3.00'
WL65	N01°34'34"E	26.25'
WL66	N88°25'26"W	61.76'
WL67	S02°00'59"W	16.54'
WL68	S88°16'42"E	29.53'
WL69	S01°43'18"W	20.00'
WL70	N88°16'42"W	29.80'
WL71	S02°32'16"W	14.98'
WL72	S01°29'27"W	162.24'
WL73	N88°47'19"W	182.59'
WL74	N88°15'48"W	30.80'
WL75	N86°44'24"W	88.00'
WL76	N03°15'36"E	20.00'
WL77	S86°44'24"E	87.74'
WL78	S88°15'48"E	15.62'
WL79	N01°19'11"E	33.55'
WL80	N88°40'49"W	4.46'
WL81	N01°19'11"E	3.00'
WL82	S88°40'49"E	4.46'
WL83	N01°19'11"E	336.13'
WL84	N04°54'43"E	15.39'
WL85	N01°26'01"E	211.52'
WL86	N01°29'03"E	236.02'
WL87	N30°31'20"E	28.99'
WL88	S59°28'40"E	20.00'
WL89	S30°31'20"W	23.81'
WL90	S01°29'03"W	230.82'
WL91	S01°26'01"W	8.36'
WL92	S88°33'59"E	37.31'
WL93	S01°26'01"W	6.00'
WL94	N88°33'59"W	37.31'
WL95	S01°26'01"W	195.78'
WL96	S88°23'03"E	451.47'
WL97	S87°31'10"E	60.43'
WL98	N01°25'33"E	109.36'
WL99	N01°47'45"E	46.68'
WL100	N87°59'56"W	31.88'

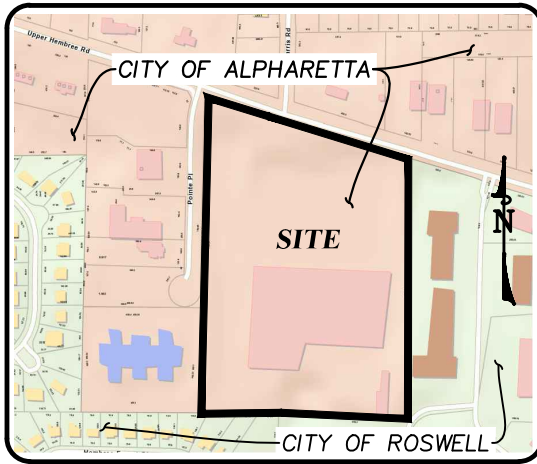
LOCATED IN LAND LOTS 550 & 553
1st DISTRICT, 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
NOVEMBER 5, 2025

FULTON COUNTY PERMIT NUMBER: WRN24-065
CITY OF ALPHARETTA PERMIT NUMBER: D240026
TAX PARCEL ID NUMBER: 12 223005500825

**TOTAL AREA OF WATER
EASEMENT = 2.069 ACRES**

OWNER/DEVELOPER:

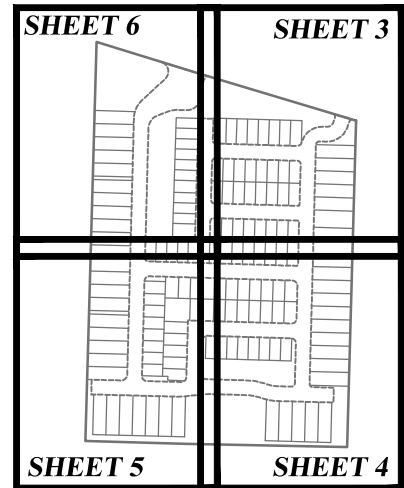
TPG AG EHC III (EMP) MULTI STATE 1, LLC
5775 GLENRIDGE DR.
BUILDING D, SUIT 350
ATLANTA, GEORGIA 30328
PHONE: 770.541.5250



VICINITY MAP

(PER FULTON COUNTY GIS-NOT TO SCALE)

SHEET KEY



UTILITY CROSSING W.L.E.

SEWER ENTERING EASEMENT	
STORM ENTERING EASEMENT	

ENCROACHMENT TABLE

SEWER PIPE	2,122 SQ. FT.
STORM PIPE	536 SQ. FT.
TOTAL	2,658 SQ. FT.

HATCH LEGEND

	WATER EASEMENT
	LESS AND EXCEPT ONE
	LESS AND EXCEPT TWO



PW



G U N N I N
S U R V E Y

141 Railroad Street, Suite 116
Canton, Georgia 30114

www.gunninsurvey.com
678.880.7502

Georgia LSF 001033 - Gunnin Land Surveying, LLC

DRAWN BY: JMA
CHECKED BY: AWG

PROJECT NO. 19122

SHEET

OF

1

10

**WATER EASEMENT
CALL TABLE CONTINUED**

LINE	BEARING	DISTANCE
WL101	S01°43'18"W	25.95'
WL102	N88°16'42"W	3.00'
WL103	N01°43'18"E	25.97'
WL104	N87°59'56"W	29.56'
WL105	S01°43'30"W	25.93'
WL106	N88°16'30"W	3.00'
WL107	N01°43'30"E	25.94'
WL108	N87°59'56"W	30.47'
WL109	S01°43'18"W	26.05'
WL110	N88°16'42"W	3.00'
WL111	N01°43'18"E	26.06'
WL112	N87°59'56"W	30.01'
WL113	S01°43'38"W	26.80'
WL114	N88°16'22"W	3.00'
WL115	N01°43'38"E	26.82'
WL116	N87°59'56"W	29.58'
WL117	S01°43'18"W	26.45'
WL118	N88°16'42"W	3.00'
WL119	N01°43'18"E	26.46'
WL120	N87°59'56"W	30.21'
WL121	S01°43'18"W	26.74'
WL122	N88°16'42"W	3.00'
WL123	N01°43'18"E	26.76'
WL124	N87°59'56"W	29.89'
WL125	S01°43'18"W	26.20'
WL126	N88°16'42"W	3.00'
WL127	N01°43'18"E	26.22'
WL128	N87°59'56"W	29.92'
WL129	S01°43'18"W	26.70'
WL130	N88°16'42"W	3.00'
WL131	N01°43'18"E	26.72'
WL132	N87°59'56"W	53.69'
WL133	S00°56'00"W	15.66'
WL134	S01°28'06"W	68.98'
WL135	N88°31'54"W	20.00'
WL136	N01°28'06"E	68.88'
WL137	N00°56'00"E	25.75'
WL138	N00°56'00"E	9.10'
WL139	N01°21'16"E	129.79'
WL140	N02°22'34"E	9.37'
WL141	N01°57'45"E	16.73'
WL142	N01°28'15"E	103.49'
WL143	S88°31'45"E	20.00'
WL144	S01°28'15"W	103.58'
WL145	S01°57'45"W	6.78'
WL146	S88°26'12"E	33.47'
WL147	S88°26'12"E	27.12'
WL148	N01°43'18"E	27.04'
WL149	S88°16'42"E	3.00'
WL150	S01°43'18"W	27.03'
WL151	S88°26'12"E	28.59'
WL152	N01°43'18"E	27.01'
WL153	S88°16'42"E	3.00'
WL154	S01°43'18"W	27.01'
WL155	S88°26'12"E	29.83'
WL156	N01°43'18"E	26.58'
WL157	S88°16'42"E	3.00'
WL158	S01°43'18"W	26.57'
WL159	S88°26'12"E	27.45'
WL160	N01°43'18"E	26.51'
WL161	S88°16'42"E	3.00'
WL162	S01°43'18"W	26.50'
WL163	S88°26'12"E	29.63'
WL164	N01°43'18"E	26.59'
WL165	S88°16'42"E	3.00'
WL166	S01°43'18"W	26.59'
WL167	S88°26'12"E	29.31'
WL168	N01°43'18"E	25.88'
WL169	S88°16'42"E	3.00'
WL170	S01°43'18"W	25.87'
WL171	S88°26'12"E	28.31'
WL172	N01°43'18"E	26.32'
WL173	S88°16'42"E	3.00'
WL174	S01°43'18"W	26.31'
WL175	S88°26'12"E	29.33'
WL176	N01°43'18"E	27.28'
WL177	S88°16'42"E	3.00'
WL178	S01°43'18"W	27.27'
WL179	S88°26'12"E	32.57'
WL180	N00°27'51"W	21.10'
WL181	N15°20'57"E	116.96'
WL182	S73°17'31"E	20.01'
WL183	S01°28'03"W	130.56'
WL184	N87°59'56"W	319.47'
WL185	N01°21'16"E	128.12'
WL186	S88°26'12"E	33.67'
WL187	S88°26'12"E	286.05'
WL188	S01°39'00"W	144.09'
WL189	S01°17'14"W	9.90'
WL190	N87°19'19"W	35.99'
WL191	N88°25'26"W	317.24'
WL192	S02°00'59"W	1.77'
WL193	N42°04'54"W	7.17'
WL194	S47°55'06"W	3.00'
WL195	S42°04'54"E	10.26'
WL196	S02°00'59"W	32.54'
WL197	S02°32'16"W	7.73'
WL198	S02°32'16"W	25.02'
WL199	S01°29'27"W	142.52'
WL200	N88°47'19"W	157.42'

**WATER EASEMENT
CALL TABLE CONTINUED**

LINE	BEARING	DISTANCE
WL201	N01°19'11"E	43.57'
WL202	S88°40'49"E	27.65'
WL203	N01°19'11"E	3.00'
WL204	N88°40'49"W	27.65'
WL205	N01°19'11"E	36.76'
WL206	S88°40'49"E	27.30'
WL207	N01°19'11"E	3.00'
WL208	N88°40'49"W	27.30'
WL209	N01°19'11"E	32.09'
WL210	S88°57'47"E	27.27'
WL211	N01°02'13"E	3.00'
WL212	N88°57'47"W	27.25'
WL213	N01°19'11"E	32.75'
WL214	S88°54'12"E	27.30'
WL215	N01°05'48"E	3.00'
WL216	N88°54'12"W	27.29'
WL217	N01°19'11"E	31.52'
WL218	S88°40'49"E	26.88'
WL219	N01°25'27"E	3.00'
WL220	N88°40'49"W	26.89'
WL221	N01°19'11"E	54.40'
WL222	S88°40'49"E	27.92'
WL223	N01°19'11"E	3.00'
WL224	N88°40'49"W	27.92'
WL225	N01°19'11"E	32.38'
WL226	S88°40'49"E	27.60'
WL227	N01°19'11"E	3.00'
WL228	N88°40'49"W	27.60'
WL229	N01°19'11"E	31.33'
WL230	S88°40'49"E	27.99'
WL231	N01°19'11"E	3.00'
WL232	N88°40'49"W	27.99'
WL233	N01°19'11"E	50.66'
WL234	S88°23'03"E	122.94'
WL235	S01°36'57"W	28.45'
WL236	S88°23'03"E	3.00'
WL237	N01°36'57"E	28.45'
WL238	S88°23'03"E	31.80'
WL239	S01°43'10"W	29.41'
WL240	S88°16'50"E	3.00'
WL241	N01°43'10"E	29.42'
WL242	S88°23'03"E	32.10'
WL243	S02°06'21"W	29.05'
WL244	S87°53'39"E	3.00'
WL245	N02°06'21"E	29.07'
WL246	S88°23'03"E	32.21'
WL247	S01°43'13"W	29.22'
WL248	S88°16'47"E	3.00'
WL249	N01°43'13"E	29.22'
WL250	S88°23'03"E	31.46'
WL251	S01°43'17"W	28.87'
WL252	S88°16'43"E	3.00'
WL253	N01°43'17"E	28.88'
WL254	S88°23'03"E	32.52'
WL255	S01°43'14"W	29.28'
WL256	S88°16'46"E	3.00'
WL257	N01°43'14"E	29.29'
WL258	S88°23'03"E	31.50'
WL259	S01°36'57"W	29.02'
WL260	S88°23'03"E	3.00'
WL261	N01°36'57"E	29.02'
WL262	S88°23'03"E	32.25'
WL263	S01°36'57"W	29.49'
WL264	S88°23'03"E	3.00'
WL265	N01°36'57"E	29.49'
WL266	S88°23'03"E	32.18'
WL267	S01°36'57"W	28.86'
WL268	S88°23'03"E	3.00'
WL269	N01°36'57"E	28.86'
WL270	S88°23'03"E	31.77'
WL271	S01°36'57"W	29.53'
WL272	S88°23'03"E	3.00'
WL273	N01°36'57"E	29.53'
WL274	S88°23'03"E	11.47'
WL275	S87°31'10"E	20.70'
WL276	S02°28'50"W	29.00'
WL277	S87°31'10"E	3.00'
WL278	N02°28'50"E	29.00'
WL279	S87°31'10"E	37.20'



**G U N N I N
S U R V E Y**

141 Railroad Street, Suite 116
Canton, Georgia 30114

www.gunninsurvey.com
678.880.7502

Georgia LSF 001033 - Gunnin Land Surveying, LLC

DRAWN BY: JMA
CHECKED BY: AWG

PROJECT NO. 19122

SHEET

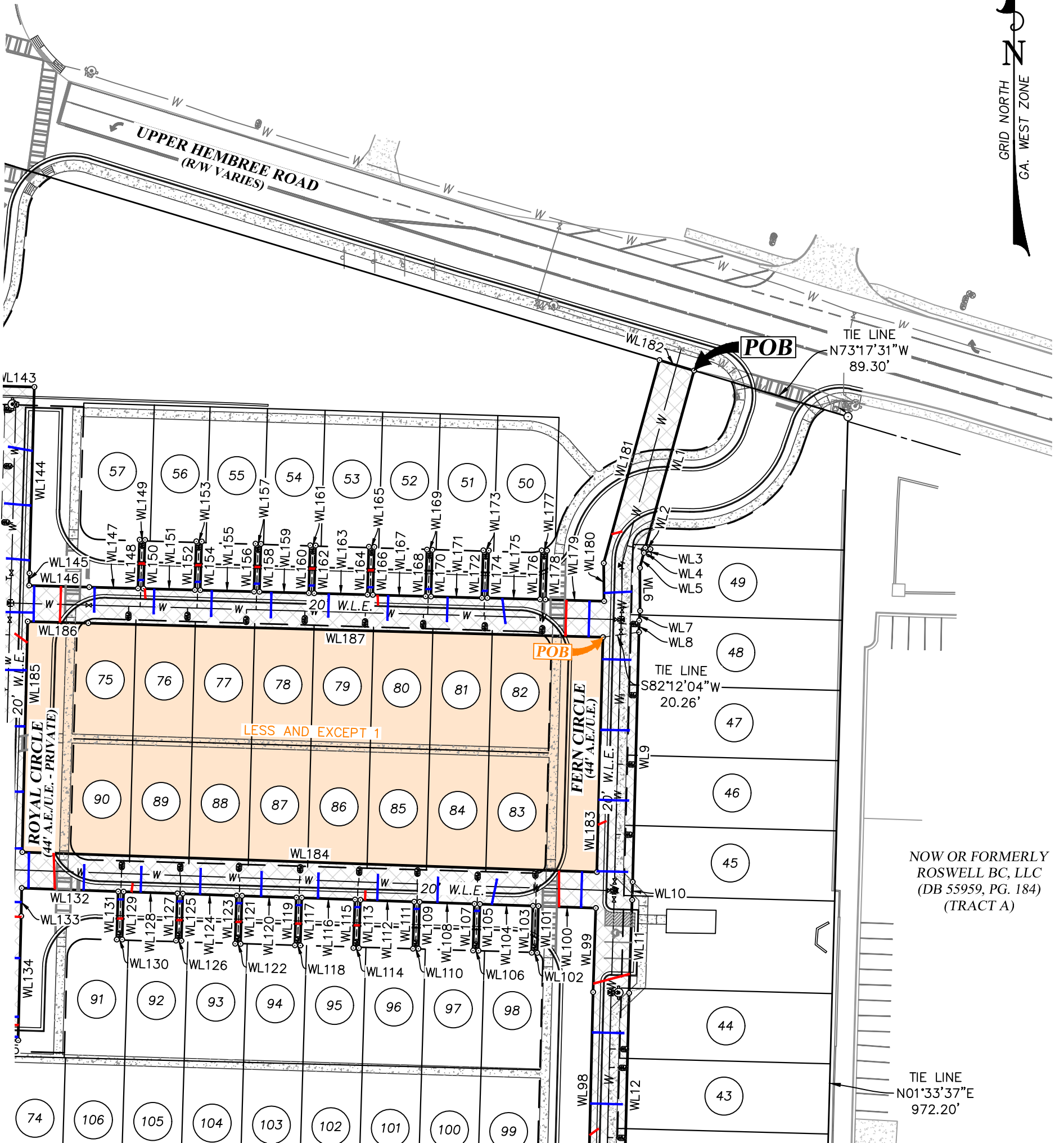
OF

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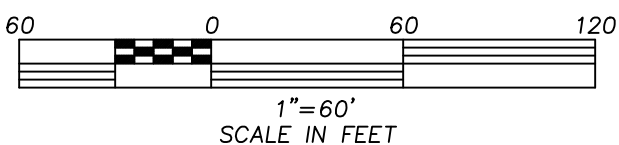
WATER EASEMENT EXHIBIT FOR: FERNLEAF PARK

LOCATED IN LAND LOTS 550 & 553
1st DISTRICT, 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
NOVEMBER 5, 2025



NOW OR FORMERLY
ROSWELL BC, LLC
(DB 55959, PG. 184)
(TRACT A)

TIE LINE
N01°33'37\"/>



G U N N I N
S U R V E Y

141 Railroad Street, Suite 116
Canton, Georgia 30114

www.gunninsurvey.com
678.880.7502

Georgia LSF 001033 - Gunnin Land Surveying, LLC

DRAWN BY: JMA
CHECKED BY: AWG

PROJECT NO. 19122

SHEET

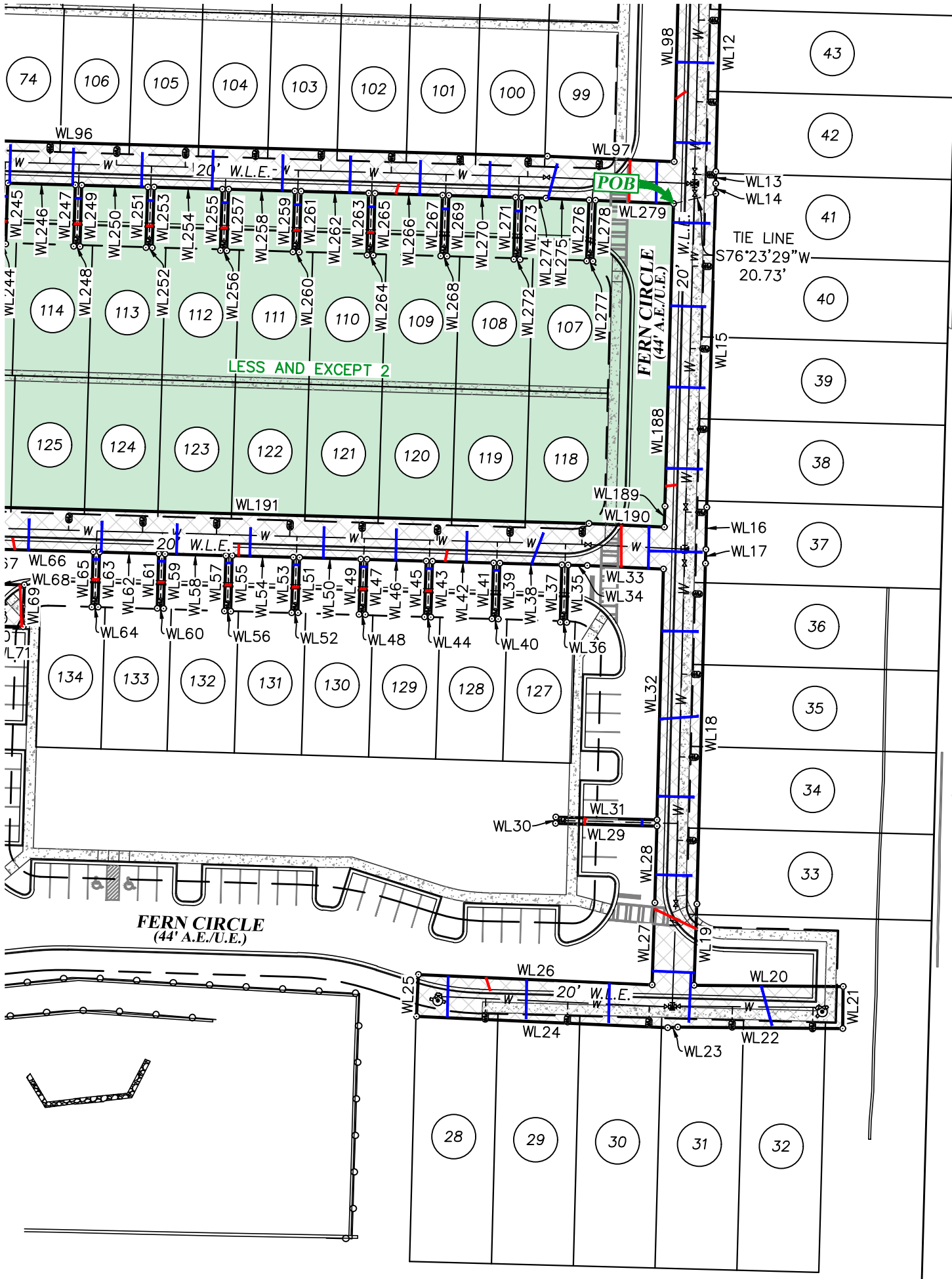
OF

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**WATER EASEMENT EXHIBIT FOR:
FERNLEAF PARK**

LOCATED IN LAND LOTS 550 & 553
1st DISTRICT, 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
NOVEMBER 5, 2025



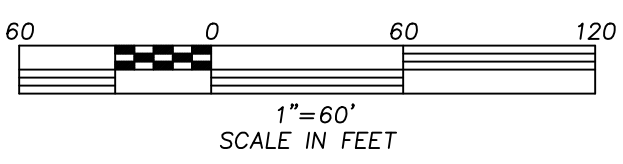
TIE LINE
N01°33'37"E
972.20'

TIE LINE
S76°23'29"W
20.73'

NOW OR FORMERLY
ROSWELL BC, LLC
(DB 55959, PG. 184)
(TRACT A)

TIE LINE
S88°47'22"E
480.13'

NOW OR FORMERLY
ROSWELL BC, LLC
(DB 55959, PG. 184)
(TRACT D)



141 Railroad Street, Suite 116
Canton, Georgia 30114 | www.gunninsurvey.com
678.880.7502

Georgia LSF 001033 - Gunnin Land Surveying, LLC

DRAWN BY: JMA
CHECKED BY: AWG

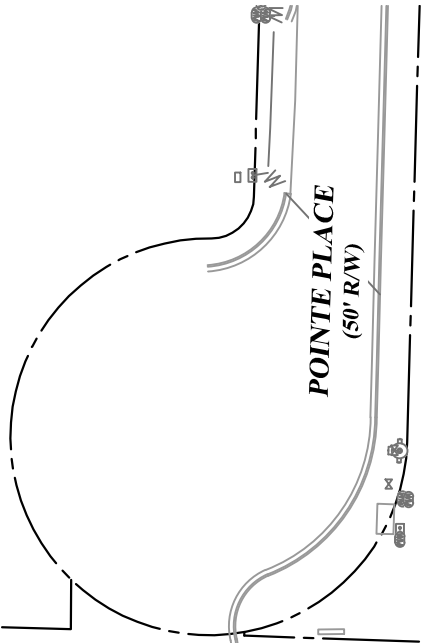
PROJECT NO. 19122

SHEET	OF
4	10

WATER EASEMENT EXHIBIT FOR: FERNLEAF PARK

LOCATED IN LAND LOTS 550 & 553
1st DISTRICT, 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
NOVEMBER 5, 2025

GRID NORTH
GA. WEST ZONE



NOW OR FORMERLY
CADET 23 LLC
(DB 67245, PG. 558)

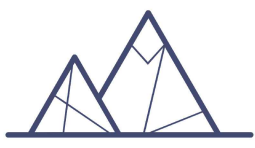
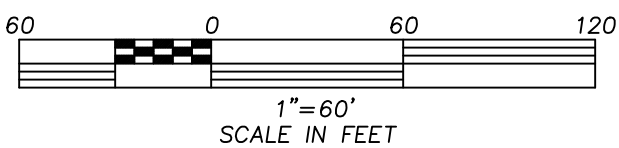


LESS AND EXCEPT 2

ANGEL COURT
(44' A.E./U.E. - PRIVATE)

POC →

TIE LINE
S88°47'22"E
480.13'



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Canton, Georgia 30114

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Georgia LSF 001033 - Gunnin Land Surveying, LLC

DRAWN BY: JMA
CHECKED BY: AWG

PROJECT NO. 19122

SHEET

OF

5

10

WATER EASEMENT EXHIBIT FOR: FERNLEAF PARK

LOCATED IN LAND LOTS 550 & 553
1st DISTRICT, 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
NOVEMBER 5, 2025

L.L.
550

L.L.
553

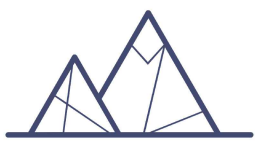
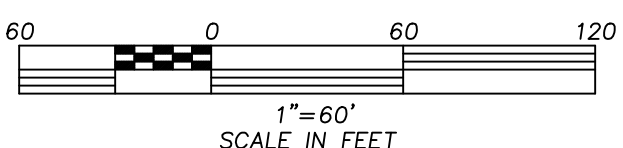
GRID NORTH
GA. WEST ZONE

NOW OR FORMERLY
POINTE PLACE HEMBREE, L.P.
(DB 65282, PG. 528)

POINTE PLACE
(50' R/W)

FERN CIRCLE
(44' A.E./U.E.)

ROYAL CIRCLE
(44' A.E./U.E. - PRIVATE)



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CHECKED BY: AWG

PROJECT NO. 19122

SHEET	OF
6	10

**WATER EASEMENT EXHIBIT FOR:
FERNLEAF PARK**

**LOCATED IN LAND LOTS 550 & 553
1st DISTRICT, 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
NOVEMBER 5, 2025**

LEGAL DESCRIPTION, WATER EASEMENT EXHIBIT

All that tract or parcel of land lying and being in Land Lots 550 and 553 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE from a 1" rebar found at the intersection of Land Lots 549, 550, 553, and 554 South 88 Degrees 47 Minutes 22 Seconds East 480.13 feet to a 1/2" rebar found; Thence North 01 Degrees 33 Minutes 37 Seconds East 972.20 feet to a 1/2" rebar set along the southern right-of-way of Upper Hembree Road (variable width right-of-way); Thence North 73 Degrees 17 Minutes 31 Seconds West 89.30 feet to a point along said right-of-way; said point being the TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

Thence leaving said right-of-way South 15 Degrees 20 Minutes 57 Seconds West a distance of 102.11 feet to a point; Thence South 74 Degrees 39 Minutes 03 Seconds East a distance of 2.86 feet to a point; Thence South 15 Degrees 20 Minutes 57 Seconds West a distance of 3.00 feet to a point; Thence North 74 Degrees 39 Minutes 03 Seconds West a distance of 2.86 feet to a point; Thence South 15 Degrees 20 Minutes 57 Seconds West a distance of 8.60 feet to a point; Thence South 00 Degrees 27 Minutes 51 Seconds East a distance of 23.87 feet to a point; Thence South 05 Degrees 40 Minutes 30 Seconds West a distance of 5.45 feet to a point; Thence South 00 Degrees 37 Minutes 40 Seconds West a distance of 6.42 feet to a point; Thence South 01 Degrees 28 Minutes 03 Seconds West a distance of 138.81 feet to a point; Thence South 01 Degrees 52 Minutes 06 Seconds West a distance of 9.97 feet to a point; Thence South 01 Degrees 47 Minutes 45 Seconds West a distance of 51.77 feet to a point; Thence South 01 Degrees 25 Minutes 33 Seconds West a distance of 113.46 feet to a point; Thence South 00 Degrees 03 Minutes 17 Seconds East a distance of 5.74 feet to a point; Thence South 00 Degrees 03 Minutes 17 Seconds East a distance of 4.73 feet to a point; Thence South 01 Degrees 39 Minutes 00 Seconds West a distance of 149.49 feet to a point; Thence South 01 Degrees 17 Minutes 14 Seconds West a distance of 20.08 feet to a point; Thence South 01 Degrees 17 Minutes 14 Seconds West a distance of 6.65 feet to a point; Thence South 01 Degrees 27 Minutes 32 Seconds West a distance of 162.20 feet to a point; Thence South 01 Degrees 57 Minutes 24 Seconds West a distance of 38.69 feet to a point; Thence South 89 Degrees 28 Minutes 21 Seconds East a distance of 71.01 feet to a point; Thence South 00 Degrees 31 Minutes 39 Seconds West a distance of 20.00 feet to a point; Thence North 89 Degrees 28 Minutes 21 Seconds West a distance of 78.65 feet to a point; Thence South 86 Degrees 52 Minutes 24 Seconds West a distance of 4.78 feet to a point; Thence North 87 Degrees 26 Minutes 50 Seconds West a distance of 119.70 feet to a point; Thence North 02 Degrees 33 Minutes 10 Seconds East a distance of 20.00 feet to a point; Thence South 87 Degrees 26 Minutes 50 Seconds East a distance of 111.39 feet to a point; Thence North 01 Degrees 57 Minutes 24 Seconds East a distance of 39.12 feet to a point; Thence North 01 Degrees 27 Minutes 32 Seconds East a distance of 36.54 feet to a point; Thence North 88 Degrees 32 Minutes 28 Seconds West a distance of 48.29 feet to a point; Thence North 01 Degrees 27 Minutes 32 Seconds East a distance of 3.00 feet to a point; Thence South 88 Degrees 32 Minutes 28 Seconds East a distance of 48.29 feet to a point; Thence North 01 Degrees 27 Minutes 32 Seconds East a distance of 119.40 feet to a point; Thence North 87 Degrees 19 Minutes 19 Seconds West a distance of 36.28 feet to a point; Thence North 88 Degrees 25 Minutes 26 Seconds West a distance of 9.10 feet to a point; Thence South 01 Degrees 34 Minutes 34 Seconds West a distance of 27.32 feet to a point; Thence North 88 Degrees 25 Minutes 26 Seconds West a distance of 3.00 feet to a point; Thence North 01 Degrees 34 Minutes 34 Seconds East a distance of 27.32 feet to a point; Thence North 88 Degrees 25 Minutes 26 Seconds West a distance of 29.52 feet to a point; Thence South 01 Degrees 43 Minutes 14 Seconds West a distance of 26.64 feet to a point; Thence North 88 Degrees 16 Minutes 46 Seconds West a distance of 3.00 feet to a point; Thence North 01 Degrees 43 Minutes 14 Seconds East a distance of 26.63 feet to a point; Thence North 88 Degrees 25 Minutes 26 Seconds West a distance of 29.15 feet to a point; Thence South 01 Degrees 43 Minutes 13 Seconds West a distance of 26.63 feet to a point; Thence North 88 Degrees 16 Minutes 47 Seconds West a distance of 3.00 feet to a point; Thence North 01 Degrees 43 Minutes 13 Seconds East a distance of 26.63 feet to a point; Thence North 88 Degrees 25 Minutes 26 Seconds West a distance of 28.24 feet to a point; Thence South 01 Degrees 43 Minutes 17 Seconds West a distance of 26.26 feet to a point; Thence North 88 Degrees 16 Minutes 43 Seconds West a distance of 3.00 feet to a point; Thence North 01 Degrees 43 Minutes 17 Seconds East a distance of 26.26 feet to a point; Thence North 88 Degrees 25 Minutes 26 Seconds West a distance of 29.10 feet to a point; Thence South 01 Degrees 43 Minutes 15 Seconds West a distance of 26.32 feet to a point; Thence North 88 Degrees 16 Minutes 45 Seconds West a distance of 3.00 feet to a point; Thence North 01 Degrees 43 Minutes 15 Seconds East a distance of 26.31 feet to a point; Thence North 88 Degrees 25 Minutes 26 Seconds West a distance of 29.11 feet to a point; Thence South 01 Degrees 34 Minutes 34 Seconds West a distance of 26.43 feet to a point; Thence North 88 Degrees 25 Minutes 26 Seconds West a distance of 3.00 feet to a point; Thence North 01 Degrees 34 Minutes 34 Seconds East a distance of 26.43 feet to a point; Thence North 88 Degrees 25 Minutes 26 Seconds West a distance of 28.97 feet to a point; Thence South 01 Degrees 34 Minutes 34 Seconds West a distance of 26.03 feet to a point; Thence North 88 Degrees 25 Minutes 26 Seconds West a distance of 3.00 feet to a point; Thence North 01 Degrees 34 Minutes 34 Seconds East a distance of 26.03 feet to a point; Thence North 88 Degrees 25 Minutes 26 Seconds West a distance of 28.25 feet to a point; Thence South 01 Degrees 34 Minutes 34 Seconds West a distance of 26.25 feet to a point; Thence North 88 Degrees 25 Minutes 26 Seconds West a distance of 3.00 feet to a point; Thence North 01 Degrees 34 Minutes 34 Seconds East a distance of 26.25 feet to a point; Thence North 88 Degrees 25 Minutes 26 Seconds West a distance of 61.76 feet to a point; Thence South 02 Degrees 00 Minutes 59 Seconds West a distance of 16.54 feet to a point; Thence South 88 Degrees 16 Minutes 42 Seconds East a distance of 29.53 feet to a point; Thence South 01 Degrees 43 Minutes 18 Seconds West a distance of 20.00 feet to a point; Thence North 88 Degrees 16 Minutes 42 Seconds West a distance of 29.80 feet to a point; Thence South 02 Degrees 32 Minutes 16 Seconds West a distance of 14.98 feet to a point; Thence South 01 Degrees 29 Minutes 27 Seconds West a distance of 162.24 feet to a point; Thence North 88 Degrees 47 Minutes 19 Seconds West a distance of 182.59 feet to a point; Thence North 88 Degrees 15 Degrees 48 Seconds West a distance of 30.80 feet to a point; Thence North 86 Degrees 44 Minutes 24 Seconds West a distance of 88.00 feet to a point; Thence North 03 Degrees 15 Minutes 36 Seconds East a distance of 20.00 feet to a point; Thence South 86 Degrees 44 Minutes 24 Seconds East a distance of 87.74 feet to a point; Thence South 88 Degrees 15 Minutes 48 Seconds East a distance of 15.62 feet to a point; Thence North 01 Degrees 19 Minutes 11 Seconds East a distance of 33.55 feet to a point; Thence North 88 Degrees 40 Minutes 49 Seconds West a distance of 4.46 feet to a point; Thence North 01 Degrees 19 Minutes 11 Seconds East a distance of 3.00 feet to a point; Thence South 88 Degrees 40 Minutes 49 Seconds East a distance of 4.46 feet to a point; Thence North 01 Degrees 19 Minutes 11 Seconds East a distance of 336.13 feet to a point; Thence North 04 Degrees 54 Minutes 43 Seconds East a distance of 15.39 feet to a point; Thence North 01 Degrees 26 Minutes 01 Seconds East a distance of 211.52 feet to a point; Thence North 01 Degrees 29 Minutes 03 Seconds East a distance of 236.02 feet to a point; Thence North 30 Degrees 31 Minutes 20 Seconds East a distance of 28.99 feet to a point; Thence South 59 Degrees 28 Minutes 40 Seconds East a distance of 20.00 feet to a point; Thence South 30 Degrees 31 Minutes 20 Seconds West a distance of 23.81 feet to a point; Thence South 01 Degrees 29 Minutes 03 Seconds West a distance of 230.82 feet to a point; Thence South 01 Degrees 26 Minutes 01 Seconds West a distance of 8.36 feet to a point; Thence South 88 Degrees 33 Minutes 59 Seconds East a distance of 37.31 feet to a point; Thence South 01 Degrees 26 Minutes 01 Seconds West a distance of 6.00 feet to a point; Thence North 88 Degrees 33 Minutes 59 Seconds West a distance of 37.31 feet to a point; Thence South 01 Degrees 26 Minutes 01 Seconds West a distance of 195.78 feet to a point; Thence South 88 Degrees 23 Minutes 03 Seconds East a distance of 451.47 feet to a point; Thence South 87 Degrees 31 Minutes 10 Seconds East a distance of 60.43 feet to a point; Thence North 01 Degrees 25 Minutes 33 Seconds East a distance of 109.36 feet to a point; Thence North 01 Degrees 47 Minutes 45 Seconds East a distance of 46.68 feet to a point; Thence North 87 Degrees 59 Minutes 56 Seconds West a distance of 31.88 feet to a point; Thence South 01 Degrees 43 Minutes 18 Seconds West a distance of 25.95 feet to a point; Thence North 88 Degrees 16 Minutes 42 Seconds West a distance of 3.00 feet to a point;



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DRAWN BY: JMA
CHECKED BY: AWG

PROJECT NO. 19122

SHEET

OF

7

10

**WATER EASEMENT EXHIBIT FOR:
FERNLEAF PARK**

**LOCATED IN LAND LOTS 550 & 553
1st DISTRICT, 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
NOVEMBER 5, 2025**

LEGAL DESCRIPTION, WATER EASEMENT EXHIBIT (CONTINUED)

Thence North 01 Degrees 43 Minutes 18 Seconds East a distance of 25.97 feet to a point; Thence North 87 Degrees 59 Minutes 56 Seconds West a distance of 29.56 feet to a point; Thence South 01 Degrees 43 Minutes 30 Seconds West a distance of 25.93 feet to a point; Thence North 88 Degrees 16 Minutes 30 Seconds West a distance of 3.00 feet to a point; Thence North 01 Degrees 43 Minutes 30 Seconds East a distance of 25.94 feet to a point; Thence North 87 Degrees 59 Minutes 56 Seconds West a distance of 30.47 feet to a point; Thence South 01 Degrees 43 Minutes 18 Seconds West a distance of 26.05 feet to a point; Thence North 88 Degrees 16 Minutes 42 Seconds West a distance of 3.00 feet to a point; Thence North 01 Degrees 43 Minutes 18 Seconds East a distance of 26.06 feet to a point; Thence North 87 Degrees 59 Minutes 56 Seconds West a distance of 30.01 feet to a point; Thence South 01 Degrees 43 Minutes 38 Seconds West a distance of 26.80 feet to a point; Thence North 88 Degrees 16 Minutes 22 Seconds West a distance of 3.00 feet to a point; Thence North 01 Degrees 43 Minutes 38 Seconds East a distance of 26.82 feet to a point; Thence North 87 Degrees 59 Minutes 56 Seconds West a distance of 29.58 feet to a point; Thence South 01 Degrees 43 Minutes 18 Seconds West a distance of 26.45 feet to a point; Thence North 88 Degrees 16 Minutes 42 Seconds West a distance of 3.00 feet to a point; Thence North 01 Degrees 43 Minutes 18 Seconds East a distance of 26.46 feet to a point; Thence North 87 Degrees 59 Minutes 56 Seconds West a distance of 30.21 feet to a point; Thence South 01 Degrees 43 Minutes 18 Seconds West a distance of 26.74 feet to a point; Thence North 88 Degrees 16 Minutes 42 Seconds West a distance of 3.00 feet to a point; Thence North 01 Degrees 43 Minutes 18 Seconds East a distance of 26.76 feet to a point; Thence North 87 Degrees 59 Minutes 56 Seconds West a distance of 29.89 feet to a point; Thence South 01 Degrees 43 Minutes 18 Seconds West a distance of 26.20 feet to a point; Thence North 88 Degrees 16 Minutes 42 Seconds West a distance of 3.00 feet to a point; Thence North 01 Degrees 43 Minutes 18 Seconds East a distance of 26.22 feet to a point; Thence North 87 Degrees 59 Minutes 56 Seconds West a distance of 29.92 feet to a point; Thence South 01 Degrees 43 Minutes 18 Seconds West a distance of 26.70 feet to a point; Thence North 88 Degrees 16 Minutes 42 Seconds West a distance of 3.00 feet to a point; Thence North 01 Degrees 43 Minutes 18 Seconds East a distance of 26.72 feet to a point; Thence North 87 Degrees 59 Minutes 56 Seconds West a distance of 53.69 feet to a point; Thence South 00 Degrees 56 Minutes 00 Seconds West a distance of 15.66 feet to a point; Thence South 01 Degrees 28 Minutes 06 Seconds West a distance of 68.98 feet to a point; Thence North 88 Degrees 31 Minutes 54 Seconds West a distance of 20.00 feet to a point; Thence North 01 Degrees 28 Minutes 06 Seconds East a distance of 68.88 feet to a point; Thence North 00 Degrees 56 Minutes 00 Seconds East a distance of 25.75 feet to a point; Thence North 00 Degrees 56 Minutes 00 Seconds East a distance of 9.10 feet to a point; Thence North 01 Degrees 21 Minutes 16 Seconds East a distance of 129.79 feet to a point; Thence North 02 Degrees 22 Minutes 34 Seconds East a distance of 9.37 feet to a point; Thence North 01 Degrees 57 Minutes 45 Seconds East a distance of 16.73 feet to a point; Thence North 01 Degrees 28 Minutes 15 Seconds East a distance of 103.49 feet to a point; Thence South 88 Degrees 31 Minutes 45 Seconds East a distance of 20.00 feet to a point; Thence South 01 Degrees 28 Minutes 15 Seconds West a distance of 103.58 feet to a point; Thence South 01 Degrees 57 Minutes 45 Seconds West a distance of 6.78 feet to a point; Thence South 88 Degrees 26 Minutes 12 Seconds East a distance of 33.47 feet to a point; Thence South 88 Degrees 26 Minutes 12 Seconds East a distance of 27.12 feet to a point; Thence North 01 Degrees 43 Minutes 18 Seconds East a distance of 27.04 feet to a point; Thence South 88 Degrees 16 Minutes 42 Seconds East a distance of 3.00 feet to a point; Thence South 01 Degrees 43 Minutes 18 Seconds West a distance of 27.03 feet to a point; Thence South 88 Degrees 26 Minutes 12 Seconds East a distance of 28.59 feet to a point; Thence North 01 Degrees 43 Minutes 18 Seconds East a distance of 27.01 feet to a point; Thence South 88 Degrees 16 Minutes 42 Seconds East a distance of 3.00 feet to a point; Thence South 01 Degrees 43 Minutes 18 Seconds West a distance of 27.01 feet to a point; Thence South 88 Degrees 26 Minutes 12 Seconds East a distance of 29.83 feet to a point; Thence North 01 Degrees 43 Minutes 18 Seconds East a distance of 26.58 feet to a point; Thence South 88 Degrees 16 Minutes 42 Seconds East a distance of 3.00 feet to a point; Thence South 01 Degrees 43 Minutes 18 Seconds West a distance of 26.57 feet to a point; Thence South 88 Degrees 26 Minutes 12 Seconds East a distance of 27.45 feet to a point; Thence North 01 Degrees 43 Minutes 18 Seconds East a distance of 26.51 feet to a point; Thence South 88 Degrees 16 Minutes 42 Seconds East a distance of 3.00 feet to a point; Thence South 01 Degrees 43 Minutes 18 Seconds West a distance of 26.50 feet to a point; Thence South 88 Degrees 26 Minutes 12 Seconds East a distance of 29.63 feet to a point; Thence North 01 Degrees 43 Minutes 18 Seconds East a distance of 26.59 feet to a point; Thence South 88 Degrees 16 Minutes 42 Seconds East a distance of 3.00 feet to a point; Thence South 01 Degrees 43 Minutes 18 Seconds West a distance of 26.59 feet to a point; Thence South 88 Degrees 26 Minutes 12 Seconds East a distance of 29.31 feet to a point; Thence North 01 Degrees 43 Minutes 18 Seconds East a distance of 25.88 feet to a point; Thence South 88 Degrees 16 Minutes 42 Seconds East a distance of 3.00 feet to a point; Thence South 01 Degrees 43 Minutes 18 Seconds West a distance of 25.87 feet to a point; Thence South 88 Degrees 26 Minutes 12 Seconds East a distance of 28.31 feet to a point; Thence North 01 Degrees 43 Minutes 18 Seconds East a distance of 26.32 feet to a point; Thence South 88 Degrees 16 Minutes 42 Seconds East a distance of 3.00 feet to a point; Thence South 01 Degrees 43 Minutes 18 Seconds West a distance of 26.31 feet to a point; Thence South 88 Degrees 26 Minutes 12 Seconds East a distance of 29.33 feet to a point; Thence North 01 Degrees 43 Minutes 18 Seconds East a distance of 27.28 feet to a point; Thence South 88 Degrees 16 Minutes 42 Seconds East a distance of 3.00 feet to a point; Thence South 01 Degrees 43 Minutes 18 Seconds West a distance of 27.27 feet to a point; Thence South 88 Degrees 26 Minutes 12 Seconds East a distance of 32.57 feet to a point; Thence North 00 Degrees 27 Minutes 51 Seconds West a distance of 21.10 feet to a point; Thence North 15 Degrees 20 Minutes 57 Seconds East a distance of 116.96 feet to a point along the southern right-of-way of Upper Hembree Road (variable width right-of-way); Thence along said right-of-way South 73 Degrees 17 Minutes 31 Seconds East a distance of 20.01 feet to a point, said point being the TRUE POINT OF BEGINNING.

LESS AND EXCEPT ONE

All that tract or parcel of land lying and being in Land Lot 553 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE from a 1" rebar found at the intersection of Land Lots 549, 550, 553, and 554 South 88 Degrees 47 Minutes 22 Seconds East 480.13 feet to a 1/2" rebar found; Thence North 01 Degrees 33 Minutes 37 Seconds East 972.20 feet to a 1/2" rebar set along the southern right-of-way of Upper Hembree Road (variable width right-of-way); Thence North 73 Degrees 17 Minutes 31 Seconds West 89.30 feet to a point along said right-of-way; Thence leaving said right-of-way South 15 Degrees 20 Minutes 57 Seconds West a distance of 102.11 feet to a point; Thence South 74 Degrees 39 Minutes 03 Seconds East a distance of 2.86 feet to a point; Thence South 15 Degrees 20 Minutes 57 Seconds West a distance of 3.00 feet to a point; Thence North 74 Degrees 39 Minutes 03 Seconds West a distance of 2.86 feet to a point; Thence South 15 Degrees 20 Minutes 57 Seconds West a distance of 8.60 feet to a point; Thence South 00 Degrees 27 Minutes 51 Seconds East a distance of 23.87 feet to a point; Thence South 05 Degrees 40 Minutes 30 Seconds West a distance of 5.45 feet to a point; Thence South 00 Degrees 37 Minutes 40 Seconds West a distance of 6.42 feet to a point; Thence South 82 Degrees 12 Minutes 04 Seconds West a distance of 20.26 feet to a point, said point being the TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

Thence South 01 Degrees 28 Minutes 03 Seconds West a distance of 130.56 feet to a point; Thence North 87 Degrees 59 Minutes 56 Seconds West a distance of 319.47 feet to a point; Thence North 01 Degrees 21 Minutes 16 Seconds East a distance of 128.12 feet to a point; Thence South 88 Degrees 26 Minutes 12 Seconds East a distance of 33.67 feet to a point; Thence South 88 Degrees 26 Minutes 12 Seconds East a distance of 286.05 feet to a point, said point being the TRUE POINT OF BEGINNING.





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DRAWN BY: JMA CHECKED BY: AWG	
PROJECT NO. 19122	
SHEET	OF
8	10

**WATER EASEMENT EXHIBIT FOR:
FERNLEAF PARK**

**LOCATED IN LAND LOTS 550 & 553
1st DISTRICT, 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
NOVEMBER 5, 2025**

LEGAL DESCRIPTION, WATER EASEMENT EXHIBIT (CONTINUED)

LESS AND EXCEPT TWO

All that tract or parcel of land lying and being in Land Lots 550 and 553 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE from a 1" rebar found at the intersection of Land Lots 549, 550, 553, and 554 South 88 Degrees 47 Minutes 22 Seconds East 480.13 feet to a 1/2" rebar found; Thence North 01 Degrees 33 Minutes 37 Seconds East 972.20 feet to a 1/2" rebar set along the southern right-of-way of Upper Hembree Road (variable width right-of-way); Thence North 73 Degrees 17 Minutes 31 Seconds West 89.30 feet to a point along said right-of-way; Thence leaving said right-of-way South 15 Degrees 20 Minutes 57 Seconds West a distance of 102.11 feet to a point; Thence South 74 Degrees 39 Minutes 03 Seconds East a distance of 2.86 feet to a point; Thence South 15 Degrees 20 Minutes 57 Seconds West a distance of 3.00 feet to a point; Thence North 74 Degrees 39 Minutes 03 Seconds West a distance of 2.86 feet to a point; Thence South 15 Degrees 20 Minutes 57 Seconds West a distance of 8.60 feet to a point; Thence South 00 Degrees 27 Minutes 51 Seconds East a distance of 23.87 feet to a point; Thence South 05 Degrees 40 Minutes 30 Seconds West a distance of 5.45 feet to a point; Thence South 00 Degrees 37 Minutes 40 Seconds West a distance of 6.42 feet to a point; Thence South 01 Degrees 28 Minutes 03 Seconds West a distance of 138.81 feet to a point; Thence South 01 Degrees 52 Minutes 06 Seconds West a distance of 9.97 feet to a point; Thence South 01 Degrees 47 Minutes 45 Seconds West a distance of 51.77 feet to a point; Thence South 01 Degrees 25 Minutes 33 Seconds West a distance of 113.46 feet to a point; Thence South 00 Degrees 03 Minutes 17 Seconds East a distance of 5.74 feet to a point; Thence South 00 Degrees 03 Minutes 17 Seconds East a distance of 4.73 feet to a point; Thence South 76 Degrees 23 Minutes 29 Seconds West a distance of 20.73 feet to a point, said point being the TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

Thence South 01 Degrees 39 Minutes 00 Seconds West a distance of 144.09 feet to a point; Thence South 01 Degrees 17 Minutes 14 Seconds West a distance of 9.90 feet to a point; Thence North 87 Degrees 19 Minutes 19 Seconds West a distance of 35.99 feet to a point; Thence North 88 Degrees 25 Minutes 26 Seconds West a distance of 317.24 feet to a point; Thence South 02 Degrees 00 Minutes 59 Seconds West a distance of 1.77 feet to a point; Thence North 42 Degrees 04 Minutes 54 Seconds West a distance of 7.17 feet to a point; Thence South 47 Degrees 55 Minutes 06 Seconds West a distance of 3.00 feet to a point; Thence South 42 Degrees 04 Minutes 54 Seconds East a distance of 10.26 feet to a point; Thence South 02 Degrees 00 Minutes 59 Seconds West a distance of 32.54 feet to a point; Thence South 02 Degrees 32 Minutes 16 Seconds West a distance of 7.73 feet to a point; Thence South 02 Degrees 32 Minutes 16 Seconds West a distance of 25.02 feet to a point; Thence South 01 Degrees 29 Minutes 27 Seconds West a distance of 142.52 feet to a point; Thence North 88 Degrees 47 Minutes 19 Seconds West a distance of 157.42 feet to a point; Thence North 01 Degrees 19 Minutes 11 Seconds East a distance of 43.57 feet to a point; Thence South 88 Degrees 40 Minutes 49 Seconds East a distance of 27.65 feet to a point; Thence North 01 Degrees 19 Minutes 11 Seconds East a distance of 3.00 feet to a point; Thence North 88 Degrees 40 Minutes 49 Seconds West a distance of 27.65 feet to a point; Thence North 01 Degrees 19 Minutes 11 Seconds East a distance of 36.76 feet to a point; Thence South 88 Degrees 40 Minutes 49 Seconds East a distance of 27.30 feet to a point; Thence North 01 Degrees 19 Minutes 11 Seconds East a distance of 3.00 feet to a point; Thence North 88 Degrees 40 Minutes 49 Seconds West a distance of 27.30 feet to a point; Thence North 01 Degrees 19 Minutes 11 Seconds East a distance of 32.09 feet to a point; Thence South 88 Degrees 57 Minutes 47 Seconds East a distance of 27.27 feet to a point; Thence North 01 Degrees 02 Minutes 13 Seconds East a distance of 3.00 feet to a point; Thence North 88 Degrees 57 Minutes 47 Seconds West a distance of 27.25 feet to a point; Thence North 01 Degrees 19 Minutes 11 Seconds East a distance of 32.75 feet to a point; Thence South 88 Degrees 54 Minutes 12 Seconds East a distance of 27.30 feet to a point; Thence North 01 Degrees 05 Minutes 48 Seconds East a distance of 3.00 feet to a point; Thence North 88 Degrees 54 Minutes 12 Seconds West a distance of 27.29 feet to a point; Thence North 01 Degrees 19 Minutes 11 Seconds East a distance of 31.52 feet to a point; Thence South 88 Degrees 40 Minutes 49 Seconds East a distance of 26.88 feet to a point; Thence North 01 Degrees 25 Minutes 27 Seconds East a distance of 3.00 feet to a point; Thence North 88 Degrees 40 Minutes 49 Seconds West a distance of 26.89 feet to a point; Thence North 01 Degrees 19 Minutes 11 Seconds East a distance of 54.40 feet to a point; Thence South 88 Degrees 40 Minutes 49 Seconds East a distance of 27.92 feet to a point; Thence North 01 Degrees 19 Minutes 11 Seconds East a distance of 3.00 feet to a point; Thence North 88 Degrees 40 Minutes 49 Seconds West a distance of 27.92 feet to a point; Thence North 01 Degrees 19 Minutes 11 Seconds East a distance of 32.38 feet to a point; Thence South 88 Degrees 40 Minutes 49 Seconds East a distance of 27.60 feet to a point; Thence North 01 Degrees 19 Minutes 11 Seconds East a distance of 3.00 feet to a point; Thence North 88 Degrees 40 Minutes 49 Seconds East a distance of 31.33 feet to a point; Thence South 88 Degrees 40 Minutes 49 Seconds East a distance of 27.99 feet to a point; Thence North 01 Degrees 19 Minutes 11 Seconds East a distance of 3.00 feet to a point; Thence North 88 Degrees 40 Minutes 49 Seconds West a distance of 27.99 feet to a point; Thence North 01 Degrees 19 Minutes 11 Seconds East a distance of 50.66 feet to a point; Thence South 88 Degrees 23 Minutes 03 Seconds East a distance of 122.94 feet to a point; Thence South 01 Degrees 36 Minutes 57 Seconds West a distance of 28.45 feet to a point; Thence South 88 Degrees 23 Minutes 03 Seconds East a distance of 3.00 feet to a point; Thence North 01 Degrees 36 Minutes 57 Seconds East a distance of 28.45 feet to a point; Thence South 88 Degrees 23 Minutes 03 Seconds East a distance of 31.80 feet to a point; Thence South 01 Degrees 43 Minutes 10 Seconds West a distance of 29.41 feet to a point; Thence South 88 Degrees 16 Minutes 50 Seconds East a distance of 3.00 feet to a point; Thence North 01 Degrees 43 Minutes 10 Seconds East a distance of 29.42 feet to a point; Thence South 88 Degrees 23 Minutes 03 Seconds East a distance of 32.10 feet to a point; Thence South 02 Degrees 06 Minutes 21 Seconds West a distance of 29.05 feet to a point; Thence South 87 Degrees 53 Minutes 39 Seconds East a distance of 3.00 feet to a point; Thence North 02 Degrees 06 Minutes 21 Seconds East a distance of 29.07 feet to a point; Thence South 88 Degrees 23 Minutes 03 Seconds East a distance of 32.21 feet to a point; Thence South 01 Degrees 43 Minutes 13 Seconds West a distance of 29.22 feet to a point; Thence South 88 Degrees 16 Minutes 47 Seconds East a distance of 3.00 feet to a point; Thence North 01 Degrees 43 Minutes 13 Seconds East a distance of 29.22 feet to a point; Thence South 88 Degrees 23 Minutes 03 Seconds East a distance of 31.46 feet to a point; Thence South 01 Degrees 43 Minutes 17 Seconds West a distance of 28.87 feet to a point; Thence South 88 Degrees 16 Minutes 43 Seconds East a distance of 3.00 feet to a point; Thence North 01 Degrees 43 Minutes 17 Seconds East a distance of 28.88 feet to a point; Thence South 88 Degrees 23 Minutes 03 Seconds East a distance of 32.52 feet to a point; Thence South 01 Degrees 43 Minutes 14 Seconds West a distance of 29.28 feet to a point; Thence South 88 Degrees 16 Minutes 46 Seconds East a distance of 3.00 feet to a point; Thence North 01 Degrees 43 Minutes 14 Seconds East a distance of 29.29 feet to a point; Thence South 88 Degrees 23 Minutes 03 Seconds East a distance of 31.50 feet to a point; Thence South 01 Degrees 36 Minutes 57 Seconds West a distance of 29.02 feet to a point; Thence South 88 Degrees 23 Minutes 03 Seconds East a distance of 3.00 feet to a point; Thence North 01 Degrees 36 Minutes 57 Seconds East a distance of 29.02 feet to a point; Thence South 88 Degrees 23 Minutes 03 Seconds East a distance of 32.25 feet to a point; Thence South 01 Degrees 36 Minutes 57 Seconds West a distance of 29.49 feet to a point; Thence South 88 Degrees 23 Minutes 03 Seconds East a distance of 3.00 feet to a point; Thence North 01 Degrees 36 Minutes 57 Seconds East a distance of 29.49 feet to a point; Thence South 88 Degrees 23 Minutes 03 Seconds East a distance of 32.18 feet to a point; Thence South 01 Degrees 36 Minutes 57 Seconds West a distance of 28.86 feet to a point; Thence South 88 Degrees 23 Minutes 03 Seconds East a distance of 3.00 feet to a point; Thence North 01 Degrees 36 Minutes 57 Seconds East a distance of 28.86 feet to a point; Thence South 88 Degrees 23 Minutes 03 Seconds East a distance of 31.77 feet to a point;



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DRAWN BY: JMA
CHECKED BY: AWG

PROJECT NO. 19122

SHEET

OF

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**WATER EASEMENT EXHIBIT FOR:
FERNLEAF PARK**

**LOCATED IN LAND LOTS 550 & 553
1st DISTRICT, 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
NOVEMBER 5, 2025**

LEGAL DESCRIPTION, WATER EASEMENT EXHIBIT (CONTINUED)

Thence South 01 Degrees 36 Minutes 57 Seconds West a distance of 29.53 feet to a point; Thence South 88 Degrees 23 Minutes 03 Seconds East a distance of 3.00 feet to a point; Thence North 01 Degrees 36 Minutes 57 Seconds East a distance of 29.53 feet to a point; Thence South 88 Degrees 23 Minutes 03 Seconds East a distance of 11.47 feet to a point; Thence South 87 Degrees 31 Minutes 10 Seconds East a distance of 20.70 feet to a point; Thence South 02 Degrees 28 Minutes 50 Seconds West a distance of 29.00 feet to a point; Thence South 87 Degrees 31 Minutes 10 Seconds East a distance of 3.00 feet to a point; Thence North 02 Degrees 28 Minutes 50 Seconds East a distance of 29.00 feet to a point; Thence South 87 Degrees 31 Minutes 10 Seconds East a distance of 37.20 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 90,120 Square Feet, 2.069 Acres.



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