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

Project Name : BERKDALE AT CRABAPPLE PHASE III
Tax Parcel Identification No.: 22 387012810607
Land Disturbance Permit No.: 36171
Zoning/Special Use Permit No.: RZ 201500760
(if applicable)

For Fulton County Use Only

Approval Date: _____
Initials: _____

**SEWER LINE EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 30TH day of JULY, 2021, between
PULTE HOME COMPANY, 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.

WITNESSETH, that for and in consideration of \$1.00 cash in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and in consideration of the benefit which will accrue to the undersigned from the construction of a sewer line through subject property, and in consideration of the benefits which will accrue to the subject property from the construction of a sewer line through the subject property, said Grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey to the party of the second part and to successors and assigns the right, title, and privilege of an easement on subject property located in land lot(s) 1281 of the District, 2ND Section (if applicable) of Fulton County, Georgia, and more particularly described as follows: To wit:

BERKDALE AT CRABAPPLE PHASE III

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 sewer line through my property according to the location and size of said sewer 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 sewer line within the aforesaid boundaries of the above-described easement.

For the same consideration, Grantor(s) hereby convey and relinquish to FULTON COUNTY a right of access over Grantor's remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on said sewer line on both a routine and emergency basis.

Grantor hereby warrants that it has the right to sell and convey said sewer 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 sewer 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 sewer line for the use of the property as herein agreed.

IN WITNESS HEREOF said party of the first part has hereunto affixed its hand and seal on the day and year first above written.

Signed, sealed and delivered this 18th
day of August 20 21
in the presence of:

[Signature]
Witness

Nora Christina Mckewen
Notary Public



GRANTOR: Pulte Home Company, LLC
CORPORATE NAME

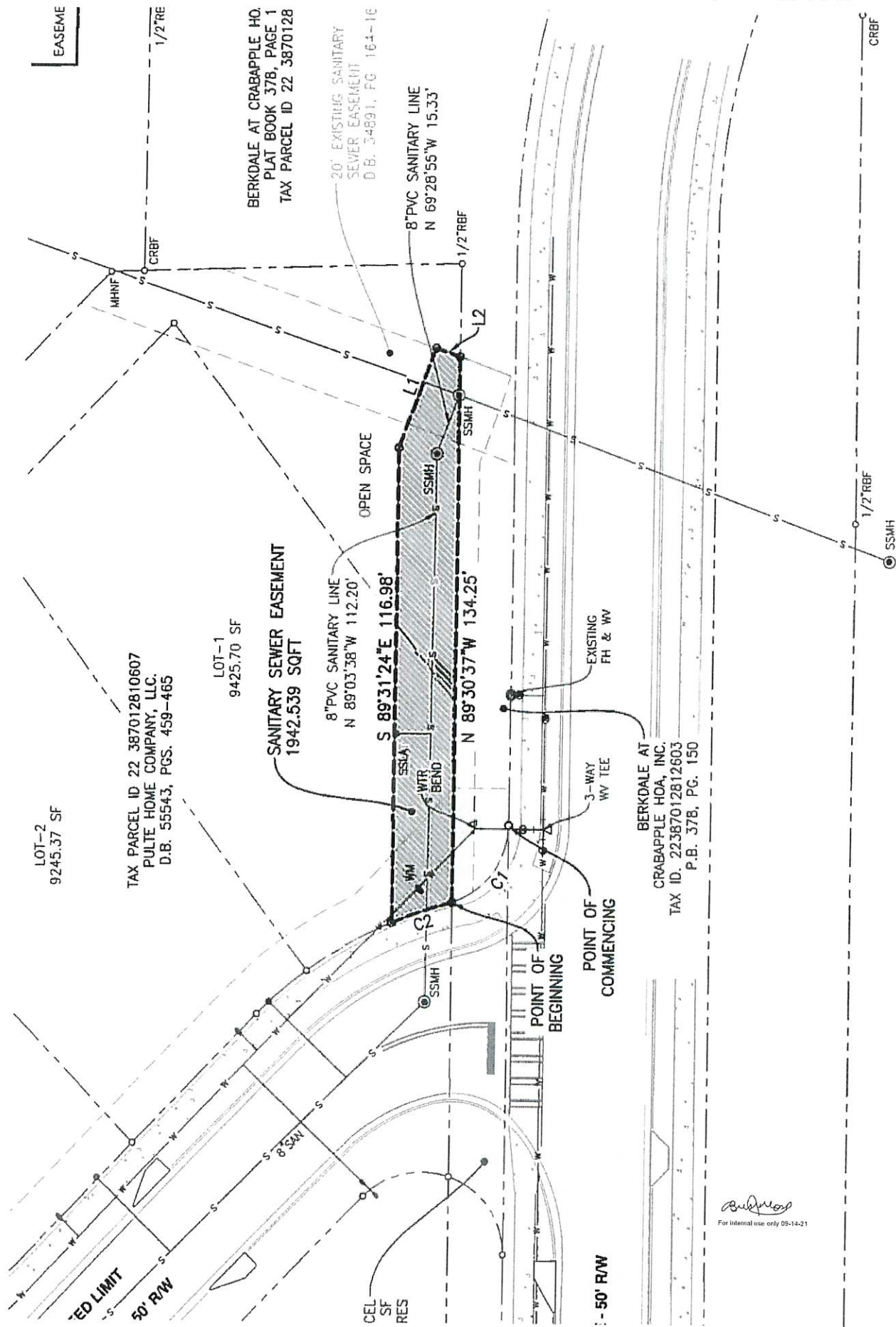
By: [Signature]
Print Name: Jason Barrett
Title: Div VP Land Plan & Development

By: _____
Print Name: _____
Title: _____

[CORPORATE SEAL]

EXHIBIT "A"

**SANITARY EASEMENT PLAT EXHIBIT
SANITARY EASEMENT LEGAL DESCRIPTION**



Buckley
For internal use only 09-14-21

LEGAL DESCRIPTION – BERKDALE AT CRABAPPLE PHASE III
SANITARY SEWER EASEMENT – PULTE HOME COMPANY, LLC.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1281 OF THE 2ND LAND DISTRICT, 2ND SECTION OF THE CITY OF ROSWELL, FULTON COUNTY, GEORGIA, CONTAINING A TOTAL OF 1942.539 SQUARE FEET AND BEING MORE PARTICULARLY DESCRIBED AS "SANITARY SEWER EASEMENT" ON AN EASEMENT EXHIBIT PREPARED BY MAXWELL-REDDICK AND ASSOCIATES, DATED JULY 20TH, 2021 WHICH READS AS FOLLOWS:

COMMENCING AT A POINT AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF APPEGATE DRIVE (50'R/W) AND THE EASTERN RIGHT-OF-WAY OF APPLECRISP ROAD (50'R/W), THENCE ALONG THE EASTERN RIGHT-OF-WAY OF APPLECRISP ROAD CLOCKWISE ALONG THE ARC OF A CURVE (ARC=25.05', RADIUS=20.20') WHICH SUBTENDS A CHORD OF NORTH 53°25'20" WEST A DISTANCE OF 23.47' TO A POINT, WHICH IS THE POINT OF BEGINNING.

BEGINNING AT A POINT ON THE EASTERN RIGHT-OF-WAY OF APPLECRISP ROAD, THENCE ALONG THE EASTERN RIGHT-OF-WAY OF APPLECRISP ROAD CLOCKWISE ALONG THE ARC OF A CURVE (ARC=15.67', RADIUS=101.00') WHICH SUBTENDS A CHORD OF NORTH 18°23'06" WEST A DISTANCE OF 15.66' TO A POINT;

THENCE LEAVING THE EASTERN RIGHT-OF-WAY OF APPLECRISP ROAD SOUTH 89°31'24" EAST A DISTANCE OF 116.98' TO A POINT; THENCE SOUTH 69°36'56" EAST A DISTANCE OF 26.05' TO A POINT; THENCE SOUTH 20°23'04" WEST A DISTANCE OF 6.36' TO A POINT; THENCE NORTH 89°30'37" WEST A DISTANCE OF 134.25' TO A POINT ON THE EASTERN RIGHT-OF-WAY OF APPLECRISP ROAD, WHICH IS THE POINT OF BEGINNING.

1942.539 SQUARE FEET IN TAX PARCEL ID - 22 387012810607 – OWNER: PULTE HOME COMPANY, LLC.