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

Project Name : Elara at Bethany
Tax Parcel Identification No.: 21 547009720497, 21 547009720463, 21 547009720547
Land Disturbance Permit No.: WRN24-058
Zoning/Special Use Permit No.: R-5A
(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 October, 2025, between Arkan Bethany, 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) 972, 1st Section (if applicable) of District 2, Fulton County, Georgia, and more particularly described as follows: To wit:

Elara at Bethany

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 9th
day of October, 20 25
in the presence of:

GRANTOR: Arkan Bethany, LLC
CORPORATE NAME

[Signature]

Witness

By: [Signature]

Print Name: Ihsan Hashem

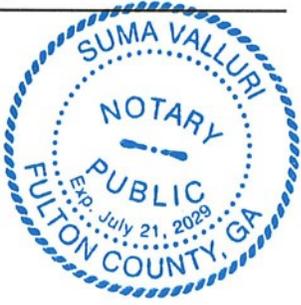
Title: CEO

Y. Shathe

Notary Public

By: _____
Print Name: _____
Title: _____

[NOTARIAL SEAL]



[CORPORATE SEAL]

Elara At Bethany, Water Easement

All that tract or parcel of land lying and being in the City of Milton in Land Lot 972 of the 2nd District, 1st Section of Fulton County, Georgia and more particularly described as follows.

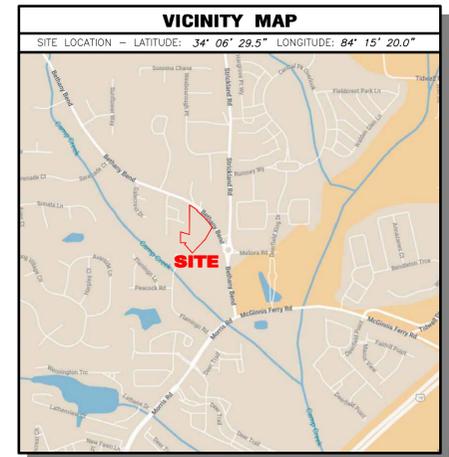
Beginning 915.3 feet east of the intersection of the southern right of way line with the west side of Land Lot 952 and thence continue along said right of way along a curve to the right, said curve having an arc length of 121.49 feet with a radius of 780.68 feet, being subtended by a chord bearing of South 55 degrees 36 minutes 17 seconds East, a distance of 121.37 feet to a point; thence South 10 degrees 06 minutes 28 seconds West, a distance of 10.94 feet to a point; thence along a curve to the right, said curve having an arc length of 141.66 feet with a radius of 993.91 feet, being subtended by a chord bearing of South 47 degrees 33 minutes 16 seconds East, a distance of 141.54 feet to a point and the Point of Beginning, Thence from said Point of Beginning and continue thence along a curve to the right, said curve having an arc length of 9.92 feet with a radius of 993.91 feet, being subtended by a chord bearing of South 43 degrees 11 minutes 07 seconds East, a distance of 9.92 feet to a point; thence along a curve to the right, said curve having an arc length of 11.10 feet with a radius of 993.91 feet, being subtended by a chord bearing of South 42 degrees 34 minutes 45 seconds East, a distance of 11.10 feet to a point; thence leaving said right of way and run South 49 degrees 57 minutes 03 seconds West, a distance of 50.08 feet to a point; thence South 38 degrees 42 minutes 03 seconds West, a distance of 11.04 feet to a point; thence South 11 degrees 07 minutes 11 seconds West, a distance of 11.74 feet to a point; thence South 00 degrees 54 minutes 56 seconds West, a distance of 27.12 feet to a point; thence along a curve to the right, said curve having an arc length of 121.65 feet with a radius of 285.22 feet, being subtended by a chord bearing of South 13 degrees 11 minutes 28 seconds West, a distance of 120.73 feet to a point; thence South 38 degrees 08 minutes 07 seconds West, a distance of 100.56 feet to a point; thence South 43 degrees 40 minutes 08 seconds West, a distance of 90.20 feet to a point; thence North 46 degrees 17 minutes 29 seconds West, a distance of 30.19 feet to a point; thence North 43 degrees 05 minutes 13 seconds East, a distance of 12.54 feet to a point; thence North 89 degrees 45 minutes 07 seconds East, a distance of 12.93 feet to a point; thence North 43 degrees 40 minutes 08 seconds East, a distance of 69.68 feet to a point; thence North 38 degrees 13 minutes 48 seconds East, a distance of 93.64 feet to a point; thence along a curve to the left, said curve having an arc length of 81.04 feet with a radius of 264.22 feet, being subtended by a chord bearing of North 16 degrees 27 minutes 39 seconds East, a distance of 80.72 feet to a point; thence North 84 degrees 01 minutes 04 seconds West, a distance of 34.94 feet to a point; thence North 05 degrees 58 minutes 56 seconds East, a distance of 2.50 feet to a point; thence North 84 degrees 01 minutes 04 seconds West, a distance of 5.00 feet to a point; thence North 05 degrees 58 minutes 56 seconds East, a distance of 5.00 feet to a point; thence South 84 degrees 01 minutes 04 seconds East, a distance of 5.00 feet to a point; thence North 05 degrees 58 minutes 56 seconds East, a distance of 2.50 feet to a point; thence South 84 degrees 01 minutes 04 seconds East, a distance of 35.04 feet to a point; thence along a curve to the left, said curve having an arc length of 31.32 feet with a radius of 264.22 feet, being subtended by a chord bearing of North 02 degrees

06 minutes 33 seconds East, a distance of 31.30 feet to a point; thence North 89 degrees 04 minutes 38 seconds West, a distance of 35.69 feet to a point; thence North 00 degrees 55 minutes 22 seconds East, a distance of 2.48 feet to a point; thence North 88 degrees 52 minutes 57 seconds West, a distance of 4.99 feet to a point; thence North 00 degrees 55 minutes 22 seconds East, a distance of 5.00 feet to a point; thence South 88 degrees 52 minutes 57 seconds East, a distance of 5.00 feet to a point; thence North 00 degrees 55 minutes 22 seconds East, a distance of 2.52 feet to a point; thence South 89 degrees 04 minutes 38 seconds East, a distance of 34.34 feet to a point; thence North 11 degrees 07 minutes 11 seconds East, a distance of 27.46 feet to a point; thence North 38 degrees 42 minutes 03 seconds East, a distance of 8.87 feet to a point; thence North 89 degrees 05 minutes 57 seconds West, a distance of 43.89 feet to a point; thence North 00 degrees 54 minutes 03 seconds East, a distance of 2.50 feet to a point; thence North 89 degrees 05 minutes 57 seconds West, a distance of 5.00 feet to a point; thence North 00 degrees 54 minutes 03 seconds East, a distance of 5.00 feet to a point; thence South 89 degrees 05 minutes 57 seconds East, a distance of 5.00 feet to a point; thence North 00 degrees 54 minutes 03 seconds East, a distance of 2.50 feet to a point; thence South 89 degrees 05 minutes 57 seconds East, a distance of 52.61 feet to a point; thence North 49 degrees 57 minutes 03 seconds East, a distance of 10.18 feet to a point; thence North 69 degrees 57 minutes 45 seconds West, a distance of 58.04 feet to a point; thence North 20 degrees 02 minutes 15 seconds East, a distance of 2.50 feet to a point; thence North 69 degrees 57 minutes 45 seconds West, a distance of 5.00 feet to a point; thence North 20 degrees 02 minutes 15 seconds East, a distance of 5.00 feet to a point; thence South 69 degrees 57 minutes 45 seconds East, a distance of 5.00 feet to a point; thence North 20 degrees 02 minutes 15 seconds East, a distance of 2.50 feet to a point; thence South 69 degrees 57 minutes 45 seconds East, a distance of 58.03 feet to a point; thence North 43 degrees 14 minutes 34 seconds West, a distance of 64.21 feet to a point; thence North 46 degrees 45 minutes 26 seconds East, a distance of 2.50 feet to a point; thence North 43 degrees 14 minutes 34 seconds West, a distance of 5.00 feet to a point; thence North 46 degrees 45 minutes 26 seconds East, a distance of 5.00 feet to a point; thence South 43 degrees 14 minutes 34 seconds East, a distance of 5.00 feet to a point; thence North 46 degrees 45 minutes 26 seconds East, a distance of 2.50 feet to a point; thence South 43 degrees 14 minutes 34 seconds East, a distance of 69.77 feet to a point; thence North 49 degrees 57 minutes 03 seconds East, a distance of 0.44 feet to a point; thence North 40 degrees 02 minutes 57 seconds West, a distance of 25.22 feet to a point; thence North 49 degrees 57 minutes 03 seconds East, a distance of 2.45 feet to a point; thence North 40 degrees 02 minutes 57 seconds West, a distance of 3.50 feet to a point; thence North 49 degrees 57 minutes 03 seconds East, a distance of 5.00 feet to a point; thence South 40 degrees 02 minutes 57 seconds East, a distance of 3.50 feet to a point; thence North 49 degrees 57 minutes 03 seconds East, a distance of 2.55 feet to a point; thence South 40 degrees 02 minutes 57 seconds East, a distance of 25.22 feet to a point; thence North 49 degrees 57 minutes 03 seconds East, a distance of 7.61 feet to a point and the Point of Beginning.

Said Tract or Parcel contains 0.268 Acres.

Elara At Bethany

CITY OF MILTON, FULTON COUNTY GEORGIA
 LAND LOTS 972, 2ND DISTRICT, 1ST SECTION
 PARENT TRACT PARCEL NUMBER: 21 547009720497,
 21 547009720463, 21 547009720547



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121000576, AND THE DATE OF SAID MAP IS JUNE 19, 2020. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY AGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

THE CITY OF MILTON DOES NOT ENFORCE RESTRICTIVE COVENANTS.

PROPERTY CORNERS ARE 5/8-INCH REBAR WITH A PLASTIC CAP SET UNLESS OTHERWISE NOTED.

THIS SITE DOES NOT CONTAIN ANY STATE WATERS OR WETLANDS.

CITY OF MILTON AND FULTON COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENTS.

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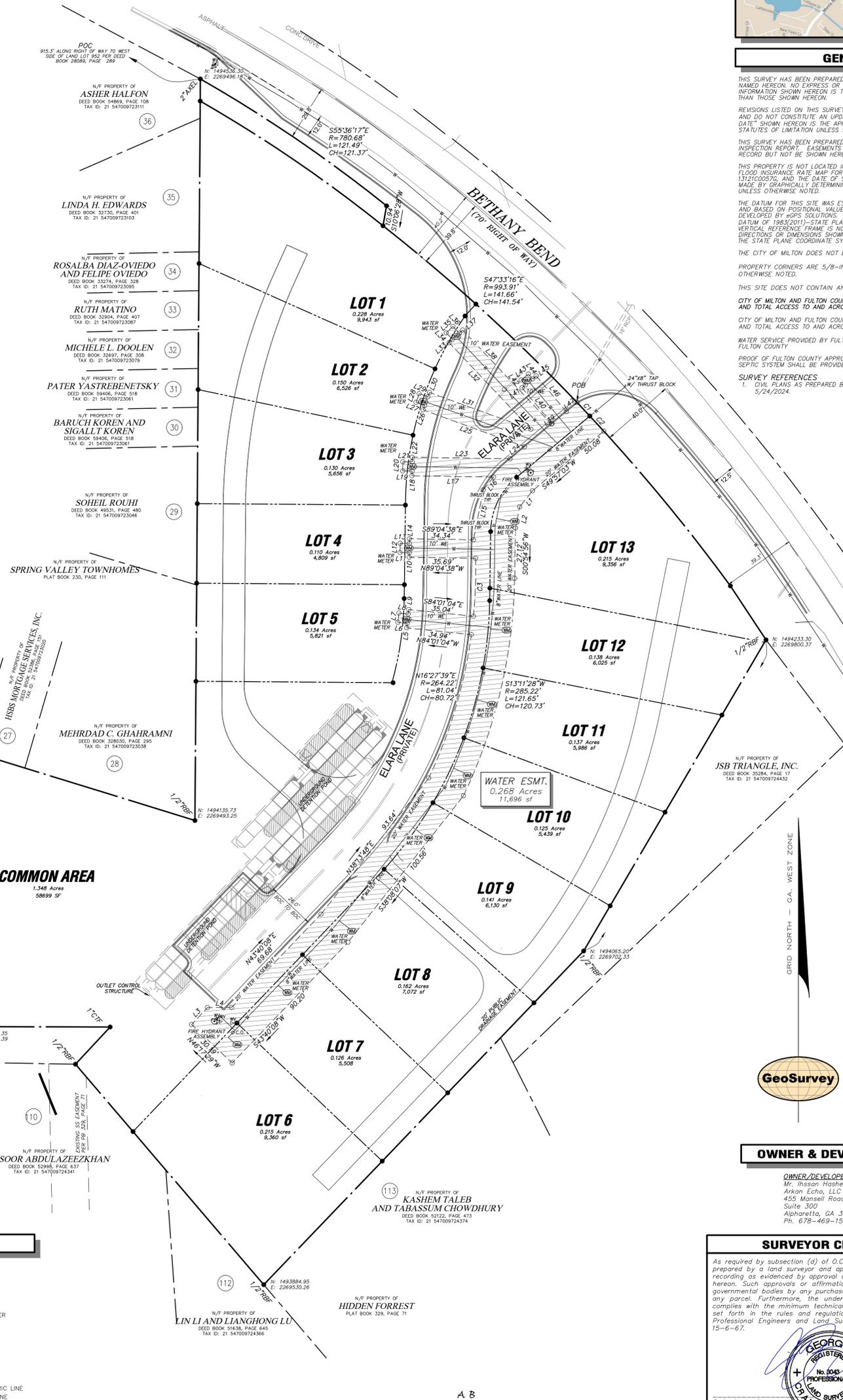
WATER SERVICE PROVIDED BY FULTON COUNTY AND WASTE WATER SERVICE PROVIDED BY FULTON COUNTY.

PROOF OF FULTON COUNTY APPROVAL FOR WATER CONNECTION, SEWER CONNECTION OR SEPTIC SYSTEM SHALL BE PROVIDED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

SURVEY REFERENCES
 1. CIVIL PLANS AS PREPARED BY PARADIGM ENGINEERING SERVICES INC. DATED 5/24/2024.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S38°42'03"W	11.04'
L2	S110°17'11"W	11.74'
L3	N43°05'13"E	12.54'
L4	N89°45'07"E	12.93'
L5	N05°58'56"E	2.50'
L6	N84°01'04"W	5.00'
L7	N05°58'56"E	5.00'
L8	S84°01'04"E	5.00'
L9	N05°58'56"E	2.50'
L10	N00°55'22"E	2.48'
L11	N88°52'57"W	4.99'
L12	N00°55'22"E	5.00'
L13	S88°52'57"E	5.00'
L14	N00°55'22"E	2.52'
L15	N11°02'11"E	27.46'
L16	N38°42'03"E	8.87'
L17	N89°05'57"W	43.89'
L18	N00°54'03"E	2.50'
L19	N89°05'57"W	5.00'
L20	N00°54'03"E	5.00'
L21	S89°05'57"E	5.00'
L22	N00°54'03"E	2.50'
L23	S89°05'57"E	5.26'
L24	N49°57'03"E	10.18'
L25	N69°57'45"W	58.04'
L26	N20°02'15"E	2.50'
L27	N69°57'45"W	5.00'
L28	N20°02'15"E	5.00'
L29	S69°57'45"E	5.00'
L30	N20°02'15"E	2.50'
L31	S69°57'45"E	58.03'
L32	N43°14'34"W	64.21'
L33	N46°45'26"E	2.50'
L34	N43°14'34"W	5.00'
L35	N46°45'26"E	5.00'
L36	S43°14'34"E	5.00'
L37	N46°45'26"E	2.50'
L38	S43°14'34"E	69.72'
L39	N49°57'03"E	0.44'
L40	N40°02'57"W	25.22'
L41	N49°57'03"E	2.45'
L42	N40°02'57"W	3.50'
L43	N49°57'03"E	5.00'
L44	S40°02'57"E	3.50'
L45	N49°57'03"E	2.55'
L46	S40°02'57"E	26.22'
L47	N49°57'03"E	7.61'



PROPERTY OWNERS AND ADJACENT PROPERTIES:

- N/F PROPERTY OF ASHER HALFON (DEED BOOK 3489A, PAGE 108)
- N/F PROPERTY OF LINDA H. EDWARDS (DEED BOOK 32730, PAGE 401)
- N/F PROPERTY OF ROSALBA DIAZ-OVIEDO AND FELIPE OVIEDO (DEED BOOK 33274, PAGE 328)
- N/F PROPERTY OF RUTH MATINO (DEED BOOK 32904, PAGE 407)
- N/F PROPERTY OF MICHELE L. DOOLEN (DEED BOOK 32687, PAGE 308)
- N/F PROPERTY OF PATER YASTREBENETSKY (DEED BOOK 30805, PAGE 518)
- N/F PROPERTY OF BARUCH KOREN AND SIGALL KOREN (DEED BOOK 30808, PAGE 518)
- N/F PROPERTY OF SOHEIL ROUHI (DEED BOOK 49031, PAGE 480)
- N/F PROPERTY OF SPRING VALLEY TOWNHOMES (PLAT BOOK 230, PAGE 111)
- N/F PROPERTY OF STEPHEN H. HARRIS (DEED BOOK 32730, PAGE 401)
- N/F PROPERTY OF HSBBS MORTGAGE SERVICES, INC. (DEED BOOK 32730, PAGE 401)
- N/F PROPERTY OF MEHRDAD C. GHAMRANI (DEED BOOK 30805, PAGE 518)
- N/F PROPERTY OF HIDDEN FORREST COMMUNITY (DEED BOOK 60305, PAGE 17)
- N/F PROPERTY OF FRISKUNAWAN AND CHRISTINA PHANGESTU (DEED BOOK 52346, PAGE 149)
- N/F PROPERTY OF MANSOOR ABDULAZEEKHAN (DEED BOOK 52398, PAGE 637)
- N/F PROPERTY OF KASHEM TALEB AND TABASSUM CHOWDHURY (DEED BOOK 52152, PAGE 473)
- N/F PROPERTY OF LINLI AND LIANGHONG LU (DEED BOOK 51638, PAGE 645)
- N/F PROPERTY OF HIDDEN FORREST (PLAT BOOK 329, PAGE 71)
- N/F PROPERTY OF JSB TRIANGLE, INC. (DEED BOOK 30808, PAGE 518)

LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS	POWER POLE
AC	AIR CONDITIONER	POWER POLE
BH	BORE HOLE	GUY WIRE
BSL	BUILDING SETBACK LINE	POWER LINE
CI	CURB INLET	LIGHT POLE
CMP	CORRUGATED METAL PIPE	ELECTRIC TRANSFORMER
CMF	CONCRETE MONUMENT FND	WATER VAULT
CO	SANITARY CLEANOUT	GAS VALVE
CPED	COMMUNICATION PEDESTAL	GAS METER
CTP	CRIMPED TOP PIPE	WATER VALVE
DI	DROP INLET	WATER METER
DIP	DUCTILE IRON PIPE	FIRE HYDRANT
DWCB	DOUBLE WING CATCH BASIN	UNDERGROUND ELECTRIC LINE
FND	FOUND	UNDERGROUND GAS LINE
GM	GAS METER	UNDERGROUND COMMUNICATION LINE
INV	INVERT	UNDERGROUND WATER LINE
JB	JUNCTION BOX	PHOTO POSITION INDICATOR
MH	MANHOLE	REGULAR PARKING SPACE COUNT
NF	NAIL FOUND	HANDICAP PARKING SPACE
NS	NAIL SET	TREE POSITION INDICATOR
OCS	OUTLET CONTROL STRUCTURE	SIGN
OTF	OPEN TOP PIPE	
PBX	POWER BOX	
PM	POWER METER	
POB	POINT OF BEGINNING	
POC	POINT OF COMMENCEMENT	
RCP	REINFORCED CONCRETE PIPE	
RBR	IRON REINFORCING BAR	
RBS	5/8"RBR SET CAPPED LSF 621	
SS	SANITARY SEWER	
SWCB	SINGLE WING CATCH BASIN	
TRANS	ELECTRIC TRANSFORMER	

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 59,234, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE "S" SERIES TOTAL STATION AND TRIMBLE TSC SERIES DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN N/A FEET, CAJ, INIT.

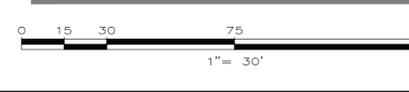
IF YOU DIG

Know what's below.
 Call before you dig.
 Dial 811
 Or Call 800-282-7411

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	993.91'	9.92'	9.92'	S43°17'07"E
C2	993.91'	11.10'	11.10'	S42°34'45"E
C3	264.22'	31.32'	31.30'	N02°06'33"E

GRAPHIC SCALE



OWNER & DEVELOPER

OWNER/DEVELOPER:
 Mr. Ihsan Hoshem
 Arkan Echo, LLC
 455 Mansell Road,
 Suite 300
 Alpharetta, GA 30022
 Ph. 678-469-1580

SURVEYOR CERTIFICATION (GA)

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

CRAIG JENNINGS
 Georgia Registered Land Surveyor # 3043

WATER EASEMENT EXHIBIT OF

ELARA AT BETHANY

FOR

Arkan Homes



Professional Land Surveying Services
 1660 Barnes Mill Road
 Marietta, Georgia 30062
 Phone: (770) 795-9900
 Fax: (770) 795-8880
 www.geosurvey.com
 EMAIL: info@geosurvey.com
 Certificate of Authorization #LSF-000621

GS JOB NO:	20247986-3	DRAWING SCALE:	1" = 30'	SURVEY DATE:	April-1-2025
FIELD WORK:	MJ	CITY:	MILTON	REVISIONS (SEE GENERAL NOTES)	
PROJ MGR:	CAJ	COUNTY:	FULTON	No. Date Description	
REVIEWED:		STATE:	GA		
DWG FILE:	20247986-3.dwg	LAND LOT:	972		
		DISTRICT:	2nd		
		SECTION:	1st		