

[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: BERKDALE AT CRABAPPLE PHASE III  
Tax Parcel Identification No.: 22 387012812603  
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 BERKDALE AT CRABAPPLE HOA, 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.

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 12  
day of August 2021  
in the presence of:

[Signature]  
Witness

Kelli E. Michie  
Notary Public



[NOTARIAL SEAL]

GRANTOR: Benedole of Crabapple HOA, Inc.  
CORPORATE NAME

By: Ravi Patel

Print Name: ~~HOA~~ RAVI PATIL

Title: HOA PRESIDENT

By: \_\_\_\_\_

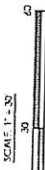
Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

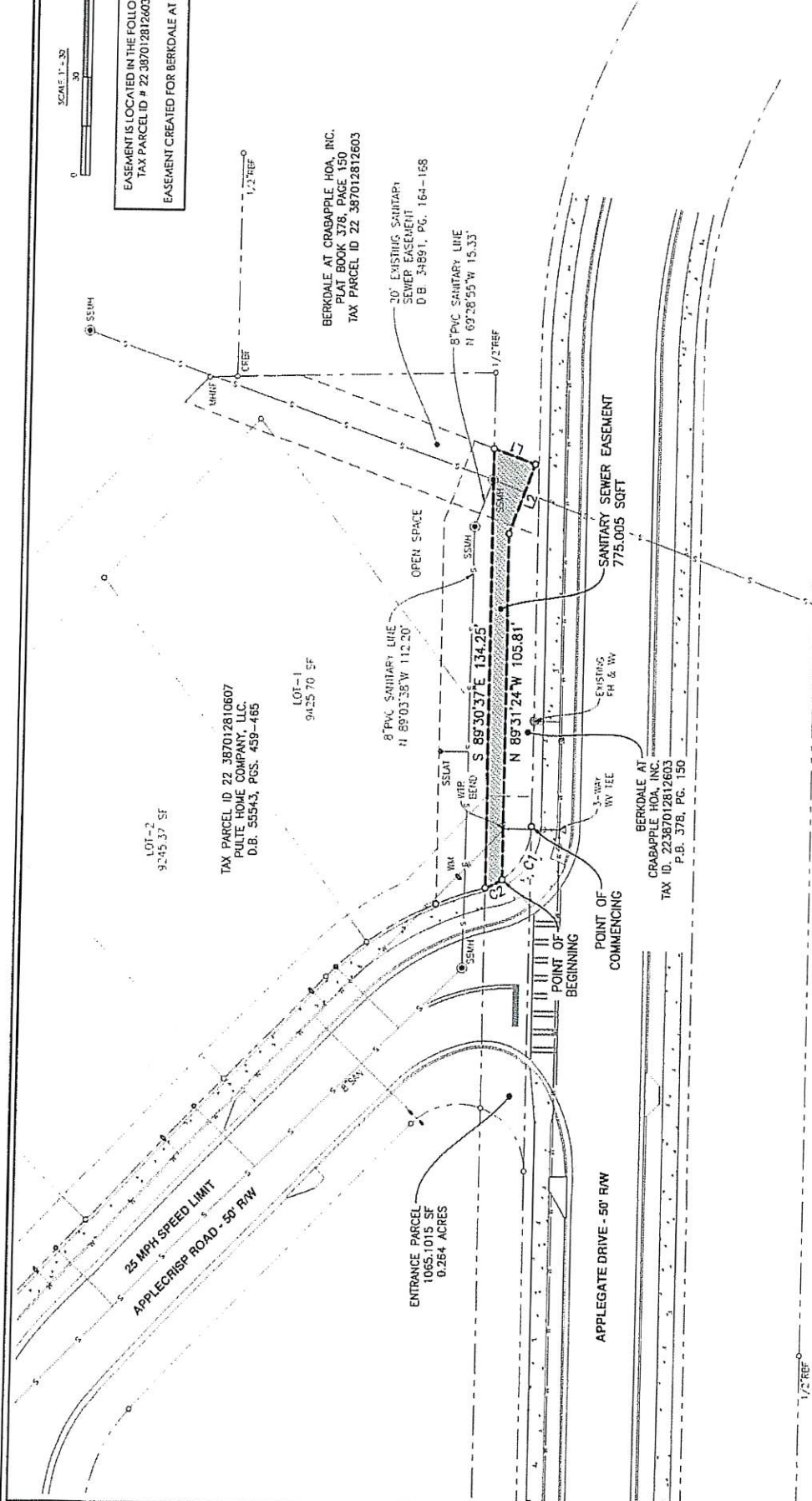
[CORPORATE SEAL]

**EXHIBIT "A"**

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



EASEMENT IS LOCATED IN THE FOLLOWING TAX PARCEL  
 TAX PARCEL ID # 22-387012812603 - 775,005 SQ. FT.  
 EASEMENT CREATED FOR BERKDALE AT CRABAPPLE PHASE III



CERTIFICATE OF  
 AUTHORIZATION # LSF006953

*Burman*  
 For internal use only 9-14-21

LINE	BEARING	DISTANCE
L1	S 20°23'04" W	13.64'
L2	N 69°36'56" W	22.54'

CURVE	CHORD BEARING	RADIUS	ARC LENGTH	CHORD LENGTH
C1	N 61°40'26" W	20.20'	19.23'	18.51'
C2	N 26°08'45" W	20.20'	5.82'	5.80'

**MAXWELL REDDICK AND ASSOCIATES**  
 SURVEYING & LAND SURVEYING  
 2100 W. BIRCHWOOD AVENUE, SUITE 200  
 ALPHARETTA, GA 30202  
 PHONE: 770.795.0815  
 FAX: 770.795.0815  
 LICENSE # 125002 AND 125003

**SANITARY SEWER EASEMENT EXHIBIT**  
 PREPARED FOR  
**BERKDALE AT CRABAPPLE HOA, INC.**  
 LOCATED IN LAND LOT 1981, 2ND DISTRICT, 2ND SECTION  
 CITY OF ROSWELL, FULTON COUNTY, GA

**LEGAL DESCRIPTION – BERKDALE AT CRABAPPLE PHASE III**  
**SANITARY SEWER EASEMENT – BERKDALE AT CRABAPPLE HOA, INC.**

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 775.005 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 APPLGATE 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=19.23', RADIUS=20.20') WHICH SUBTENDS A CHORD OF NORTH 61°40'26" WEST A DISTANCE OF 18.51' 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=5.82', RADIUS=20.20') WHICH SUBTENDS A CHORD OF NORTH 26°08'45" WEST A DISTANCE OF 5.80' TO A POINT; THENCE LEAVING THE EASTERN RIGHT-OF-WAY OF APPLECRISP ROAD SOUTH 89°30'37" EAST A DISTANCE OF 134.25' TO A POINT; THENCE SOUTH 20°23'04" WEST A DISTANCE OF 13.64' TO A POINT; THENCE NORTH 69°36'56" WEST A DISTANCE OF 22.54' TO A POINT; THENCE NORTH 89°31'24" WEST A DISTANCE OF 105.81' TO A POINT ON THE EASTERN RIGHT-OF-WAY OF APPLECRISP ROAD, WHICH IS THE POINT OF BEGINNING.

**775.005 SQUARE FEET IN TAX PARCEL ID - 22 387012812603 – OWNER: BERKDALE AT CRABAPPLE HOA, INC.**

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