

[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 : The Bridges  
Tax Parcel Identification No.: 11 034001250519 & 11 034001250527  
Land Disturbance Permit No.: WRN22-034 City of Alpharetta = D220042  
Zoning/Special Use Permit No.: R, PH-22-04/Z-2-04  
(if applicable) The Bridges/Webb Bridge Road

*For Fulton County Use Only*

Approval Date: \_\_\_\_\_  
Initials: \_\_\_\_\_

**WATER LINE EASEMENT  
(Corporate Form)**

STATE OF GEORGIA,  
COUNTY OF FULTON

This indenture entered into this 5th day of December, 2024, between Bridges Alpharetta, 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) 125, 1st Section (if applicable) of District 1st, Fulton County, Georgia, and more particularly described as follows: To wit:

The Bridges

*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.

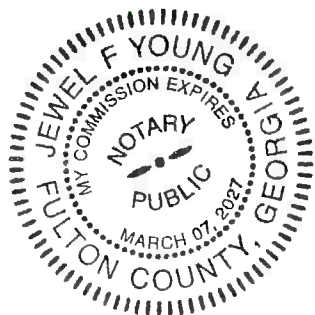
**IN WITNESS HEREOF** said party of the first part has hereunto affixed his/her hand and seal on the day and year first above written.

Signed, sealed and delivered this 5<sup>th</sup>  
day of December 20 24  
in the presence of:

[Signature]  
Witness

[Signature]  
Notary Public

[NOTARIAL SEAL]



GRANTOR: Bridges Alpharetta, LLC  
CORPORATE NAME

By: [Signature]  
Print Name: Toni Young  
Title: Manager

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

[CORPORATE SEAL]

# EXHIBIT "A"

WATER EASEMENT:

THE BRIDGES

PROPERTY OF:

BRIDGES ALPHARETTA, LLC

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LAND LOT 125, 1ST DISTRICT, 1ST SECTION IN THE CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8" REBAR AT THE NORTHEAST CORNER OF LAND LOT 125 OF SAID DISTRICT AND SECTION, THENCE S 56°14'25" W 762.79' TO A POINT, SAID POINT BEING THE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED;

THENCE N 76°53'47" E A DISTANCE OF 29.59' TO A POINT;  
THENCE N 80°45'12" E A DISTANCE OF 7.23' TO A POINT;  
THENCE N 00°00'04" W A DISTANCE OF 16.91' TO A POINT;  
THENCE N 90°00'00" E A DISTANCE OF 5.00' TO A POINT;  
THENCE S 00°00'04" E A DISTANCE OF 16.74' TO A POINT;  
THENCE N 89°33'20" E A DISTANCE OF 78.43' TO A POINT;  
THENCE S 89°33'40" E A DISTANCE OF 75.30' TO A POINT;  
THENCE N 00°00'00" W A DISTANCE OF 17.12' TO A POINT;  
THENCE N 90°00'00" E A DISTANCE OF 5.00' TO A POINT;  
THENCE S 00°00'00" E A DISTANCE OF 17.16' TO A POINT;  
THENCE S 89°33'40" E A DISTANCE OF 78.37' TO A POINT;  
THENCE N 00°00'00" W A DISTANCE OF 1.80' TO A POINT;  
THENCE S 89°33'32" E A DISTANCE OF 2.33' TO A POINT;  
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 2.67', WITH A RADIUS OF 20.00', WITH A CHORD BEARING OF N 86°49'07" E, WITH A CHORD LENGTH OF 2.67 TO A POINT;  
THENCE S 00°00'00" E A DISTANCE OF 1.97' TO A POINT;  
THENCE S 89°33'40" E A DISTANCE OF 0.21' TO A POINT;  
THENCE N 45°26'20" E A DISTANCE OF 3.58' TO A POINT;  
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 20.45', WITH A RADIUS OF 19.91', WITH A CHORD BEARING OF N 45°26'20" E, WITH A CHORD LENGTH OF 19.56 TO A POINT;  
THENCE N 45°26'20" E A DISTANCE OF 1.36' TO A POINT;  
THENCE N 00°26'20" E A DISTANCE OF 5.00' TO A POINT;  
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 26.34', WITH A RADIUS OF 60.00', WITH A CHORD BEARING OF N 21°29'09" E, WITH A CHORD LENGTH OF 26.13 TO A POINT;  
THENCE N 45°26'20" E A DISTANCE OF 23.67' TO A POINT;  
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 22.17', WITH A RADIUS OF 60.00', WITH A CHORD BEARING OF N 67°24'05" E, WITH A CHORD LENGTH OF 22.05 TO A POINT;  
THENCE S 89°33'40" E A DISTANCE OF 33.31' TO A POINT;  
THENCE N 31°35'13" E A DISTANCE OF 14.46' TO A POINT;  
THENCE S 58°24'47" E A DISTANCE OF 5.00' TO A POINT;  
THENCE S 31°35'13" W A DISTANCE OF 12.66' TO A POINT;  
THENCE S 44°33'40" E A DISTANCE OF 34.64' TO A POINT;  
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 24.63', WITH A RADIUS OF 60.00', WITH A CHORD BEARING OF S 21°13'18" E, WITH A CHORD LENGTH OF 24.46 TO A POINT;  
THENCE S 01°14'16" W A DISTANCE OF 17.23' TO A POINT;  
THENCE S 78°30'54" E A DISTANCE OF 0.73' TO A POINT;  
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 20.44', WITH A RADIUS OF 60.00', WITH A CHORD BEARING OF S 16°55'22" W, WITH A CHORD LENGTH OF 20.34 TO A POINT;  
(CONTINUED)

## EXHIBIT "A" CONTINUED

THENCE N 88°35'24" W A DISTANCE OF 5.24' TO A POINT;  
THENCE N 01°15'53" E A DISTANCE OF 46.22' TO A POINT;  
THENCE N 44°33'40" W A DISTANCE OF 40.78' TO A POINT;  
THENCE N 89°33'40" W A DISTANCE OF 40.86' TO A POINT;  
THENCE S 45°26'20" W A DISTANCE OF 40.86' TO A POINT;  
THENCE S 00°26'20" W A DISTANCE OF 20.00' TO A POINT;  
THENCE S 45°26'20" W A DISTANCE OF 32.78' TO A POINT;  
THENCE N 89°33'40" W A DISTANCE OF 167.95' TO A POINT;  
THENCE S 89°33'20" W A DISTANCE OF 81.77' TO A POINT;  
THENCE S 80°45'12" W A DISTANCE OF 6.94' TO A POINT;  
THENCE S 76°54'12" W A DISTANCE OF 28.63' TO A POINT;  
THENCE N 16°41'38" W A DISTANCE OF 10.02' TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5227 SQUARE FEET, 0.120 ACRES.



GRID NORTH-GA WEST

0 50



11/12/24

A  
B

1

1.00 ACRES

N/F  
BRIDGES ALPHARETTA, LLC

TIE: N 56°14'25" E 762.79'  
TO 5/8" RBF @ NE CORNER  
OF LAND LOT 125

P.O.B.

L1

L2

L3

L4

L5

L6

L7

L8

L9

L10

L11

L12

L13

L14

L15

L16

L17

L18

L19

L20

L21

L22

L23

L24

L25

L26

L27

L28

L29

L30

L31

L32

L33

L34

L35

L36

L37

L38

BRIDGE WAY

(50' PRIVATE ROAD)

COMMON AREA  
0.139 AC.

N 89°32'35" W 207.60'

N 00°27'25" E  
39.72'

N 89°32'35" W 122.47'

6

1.12 ACRES

N/F  
AMANDA R. BRALLEY  
AND KRISHAN BRALLEY  
DB 66700/349

1/2" RB FND

1/2" RB FND



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	20.00'	2.67'	2.67'	N 86°49'07" E
C2	20.00'	20.45'	19.56'	N 45°26'20" E
C3	60.00'	26.34'	26.13'	N 21°29'09" E
C4	60.00'	22.17'	22.05'	N 67°24'05" E
C5	60.00'	24.63'	24.46'	S 21°13'18" E
C6	59.44'	20.44'	20.34'	S 16°55'22" W

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 76°53'47" E	29.59'	L21	N 31°35'13" E	14.46'
L2	N 80°45'12" E	7.23'	L22	S 58°24'47" E	5.00'
L3	N 00°00'04" W	16.91'	L23	S 31°35'13" W	12.66'
L4	N 90°00'00" E	5.00'	L24	S 44°33'40" E	34.64'
L5	S 00°00'04" E	16.74'	L25	S 01°14'16" W	17.23'
L6	N 89°33'20" E	78.43'	L26	S 78°30'54" E	0.73'
L7	S 89°33'40" E	75.30'	L27	N 88°35'24" W	5.24'
L8	N 00°00'00" W	17.12'	L28	N 01°15'53" E	46.22'
L9	N 90°00'00" E	5.00'	L29	N 44°33'40" W	40.78'
L10	S 00°00'00" E	17.16'	L30	N 89°33'40" W	40.86'
L11	S 89°33'40" E	78.37'	L31	S 45°26'20" W	40.86'
L12	N 00°00'00" W	1.80'	L32	S 00°26'20" W	20.00'
L13	S 89°33'32" E	2.33'	L33	S 45°26'20" W	32.78'
L14	S 00°00'00" E	1.97'	L34	N 89°33'40" W	167.95'
L15	S 89°33'40" E	0.21'	L35	S 89°33'20" W	81.77'
L16	N 45°26'20" E	3.58'	L36	S 80°45'12" W	6.94'
L17	N 45°26'20" E	1.36'	L37	S 76°54'12" W	28.63'
L18	N 00°26'20" E	5.00'	L38	N 16°41'38" W	10.02'
L19	N 45°26'20" E	23.67'			
L20	S 89°33'40" E	33.31'			

TAX PARCEL ID: 11 034001250519, 11 034001250527

WATER EASEMENT EXHIBIT FOR:

THE BRIDGES

PROPERTY OF:

BRIDGES ALPHARETTA, LLC

LAND LOT 125 \* 1ST DISTRICT \* 1ST SECTION  
CITY OF ALPHARETTA - FULTON COUNTY, GEORGIA

CLARK LAND  
CONSULTANTS

Chris W. Clark, PLS ~ GA: LS003004 - LSF:001420  
11 Belmore Manor Drive, Suwanee, Georgia 30024  
Phone: 678.727.6985  
Email: Chris@Chriswclark.com

EXHIBIT A "CONTINUED"