

[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 : Wonderland Pediatric Dentistry  
Tax Parcel Identification No.: 12 240006121187  
Land Disturbance Permit No.: WRN24-084  
Zoning/Special Use Permit No.: \_\_\_\_\_  
(if applicable)

<i>For Fulton County Use Only</i>	
Approval Date:	_____
Initials:	_____

**WATER VAULT EASEMENT  
(Individual Form)**

STATE OF GEORGIA,  
COUNTY OF FULTON

This indenture entered into this 11 day of March, 2025, between Sergei V. Prokopov & Karina O. Bogdasarova of said state and county, 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 installation of a water vault, water meter, and appurtenances on subject property, said Grantor(s) has (have) granted, bargained, sold and conveyed and by these presents does (do) 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) 612 of the 1st District, 2nd Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit:

\_\_\_\_\_  
Wonderland Pediatric Dentistry  
*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, installation, access, maintenance and upgrade of a water vault, water meter and appurtenances according to

the location and size of said water vault, water meter and appurtenances as shown on the map 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 vault, water meter and appurtenances within the aforesaid boundaries of the above-described easement.

For the same consideration, Grantor(s) hereby conveys (convey) and relinquishes (relinquish) to FULTON COUNTY a right of access over Grantor's (Grantors') remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on the water vault structure, water meter and appurtenances on both a routine and emergency basis.

I (We) hereby warrant that I (we) have the right to sell and convey this easement and right of access and bind myself (ourselves), my (our) heirs, executors, and administrators, forever to warrant and defend the right and title to the above described water vault easement unto the said FULTON COUNTY, its successors and assigns against the claims of all persons whomever by virtue of these presents.

Said Grantor(s) hereby waives (waive) for him/herself (ourselves), him/her (our) heirs, and assigns all rights to any further compensation or claim to damages on account of the installation, access, upgrade or maintenance of said water vault, water meter and appurtenances for the use of the property as herein agreed.

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

Signed, sealed and delivered this 11  
day of March, 20 25  
in the presence of:

[Signature]  
Witness

By: [Signature] (L.S.)

  
[Signature]

Print Name: Sergei Prokopov (L.S.)

Signed, sealed and delivered this 11  
day of March, 20 25  
in the presence of:

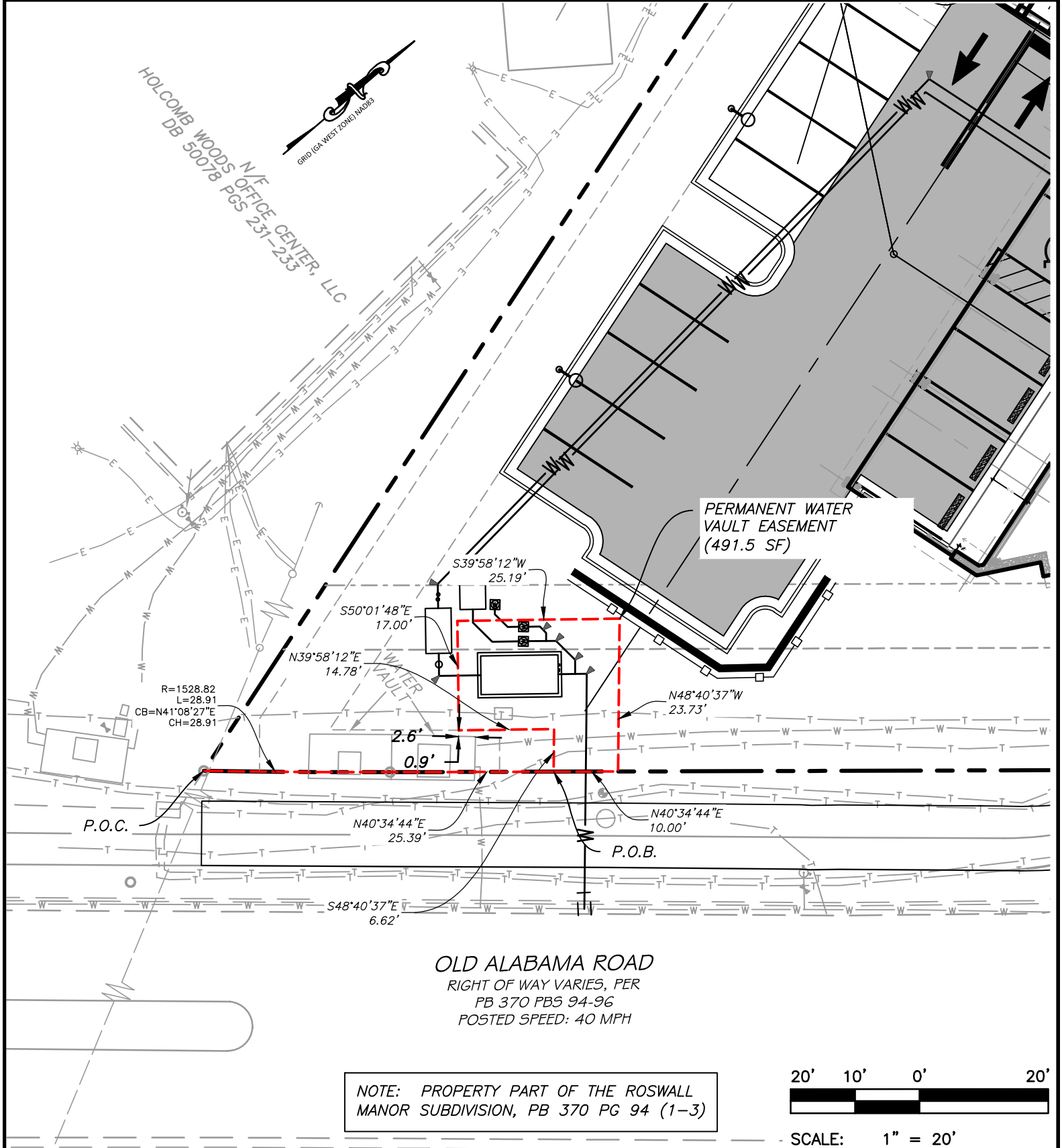
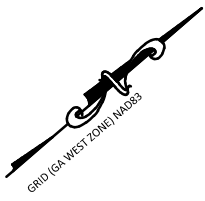
[Signature]  
Witness

By: Bogdasarova (L.S.)

  
[Signature]

Print Name: Karina Bogdasarova (L.S.)

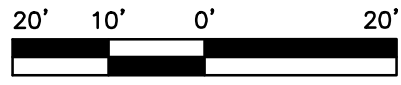
HOLCOMB WOODS OFFICE CENTER, LLC  
 DB 50078 N/F PGS 251-255



PERMANENT WATER  
 VAULT EASEMENT  
 (491.5 SF)

OLD ALABAMA ROAD  
 RIGHT OF WAY VARIES, PER  
 PB 370 PBS 94-96  
 POSTED SPEED: 40 MPH

NOTE: PROPERTY PART OF THE ROSWELL  
 MANOR SUBDIVISION, PB 370 PG 94 (1-3)



SCALE: 1" = 20'

EXHIBIT A

FULTON COUNTY PUBLIC WORKS WATER VAULT  
 EASEMENT EXHIBIT  
 FOR  
**WONDERLAND PEDIATRIC DENTISTRY**  
 1001 ROSWELL MANOR CIRCLE  
 (Tax Parcel ID No. 12 240006121187)  
 OWNER: SERGEI V. PROKOPOV



**WATER VAULT EASEMENT**

All that tract or parcel of land situate, lying and being in Land Lot 612 of the 1<sup>st</sup> District, 2<sup>nd</sup> Section of the City of Roswell, Fulton County, Georgia, being all of "Frontage Parcel A" of Roswell Manor as recorded in Plat Book 370 Pages 94 - 96 in the office of the Clerk of the Superior Court of Fulton County Georgia.

COMMENCE at the Southwest Corner of Roswell Manor, described as P.O.B. on said recorded plat; said point being the POINT OF COMMENCMMENT, labeled P.O.C. on Exhibit A; thence

Thence along said northerly right of way of Old Alabama Road, North 41 degrees 08 minutes 27 seconds East a distance of 28.91 feet;

Thence continuing along said right-of-way, North 40 degrees 34 minutes 44 seconds East a distance of 25.39 feet to the POINT OF BEGINNING;

Thence continuing along the said right-of-way, North 40 degrees 34 minutes 44 seconds East, a distance of 10.00 feet;

Thence leaving said right-of-way line, North 48 degrees 40 minutes 37 seconds West, a distance of 23.73 feet;

Thence South 39 degrees 58 minutes 12 seconds West, a distance of 25.19 feet;

Thence South 50 degrees 01 minutes 48 seconds East, a distance of 17.00 feet;

Thence North 39 degrees 58 minutes 12 seconds East, a distance of 14.78 feet;

Thence South 48 degrees 40 minutes 37 seconds East, a distance of 6.62 feet to the POINT OF BEGINNING;

Containing 491.5 square feet or 0.01 acres, more or less.

**END OF DESCRIPTION.**





Signed, sealed and delivered this 11  
day of March, 20 25  
in the presence of:

[Signature]  
Witness

[Signature]  
Notary Public

[NOTARIAL



By: Bogdanova (L.S)  
Print Name: Karina Bogdasarova (L.S.)