

Cross Reference:
Book ____ Page ____
Book ____ Page ____

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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 : NORTHWINDS SUMMIT
Tax Parcel Identification No.: 12-285007530688
Land Disturbance Permit No.: D230046 / WRN23-117
Zoning/Special Use Permit No.: MU (Multi-Use District)
(if applicable)

For Fulton County Use Only

Approval Date: 4/17/2024

Initials: Bjm

**WATER LINE EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 18th day of April, 2024, between **AGANWKH, LLC**, a limited liability company duly organized under the laws of the State of Mississippi, 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) 793, 2nd Section (if applicable) of District 1, Fulton County, Georgia, and more particularly described as follows: To wit:

NORTHWINDS SUMMIT, LOT 1

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.

Special Provision

Said water line easement was originally recorded in the Fulton County records in Deed Book 59384, page(s) 6. The Grantor has requested that the original water alignment associated with this document be altered as shown on attached Exhibit "A". With the execution of this document, the original easement recorded in Deed Book 59384, page(s) 6 is considered modified to the extent that the description on the exhibits are corrected herein.

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 18th
day of April, 2024
In the presence of:

Jennie Montemayor
Witness

Elizabeth S. Whittington
Notary Public



[NOTARIAL SEAL]

GRANTOR: AGANWKH, LLC

By: Kerioth Realty Company, LLC, a
Mississippi limited liability company, its
Manager

By: Clinton G. Herring, Jr.
Print Name: CLINTON G. HERRING, JR.

Title: MANAGER

EXHIBIT A

WATER EASEMENT- Lot 1 revised 01/26/2024

All that tract or parcel of land lying and being in Land Lot 753, of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a concrete monument found at the intersection of the Northerly right-of-way of Georgia Highway 400 (variable right-of-way) and the Easterly right-of-way of Haynes Bridge Road (variable right-of-way); Thence along said right-of-way line of Haynes Bridge Road and following along a curve to the left having an arc length of 162.84 feet, with a radius of 7715.45 feet, being subtended by a chord bearing of North 14 degrees 37 minutes 11 seconds West, for a distance of 162.84 feet to a 1/2-inch rebar found; Thence along a curve to the left having an arc length of 212.50 feet, with a radius of 7715.45 feet, being subtended by a chord bearing of North 16 degrees 00 minutes 48 seconds West, for a distance of 212.49 feet to a point; Thence North 32 degrees 46 minutes 02 seconds East, a distance of 49.49 feet to a point; Thence North 17 degrees 13 minutes 58 seconds West, a distance of 106.41 feet to a point; Thence North 72 degrees 46 minutes 02 seconds East, a distance of 158.39 feet to a point; Thence along a curve to the left having an arc length of 54.72 feet, with a radius of 81.00 feet, being subtended by a chord bearing of North 53 degrees 24 minutes 54 seconds East, for a distance of 53.68 feet to a point; Thence North 34 degrees 03 minutes 45 seconds East, a distance of 41.05 feet to a point; Thence North 10 degrees 55 minutes 46 seconds West, a distance of 5.88 feet to a point; Thence North 34 degrees 04 minutes 14 seconds East, a distance of 4.03 feet to a point, said point being the TRUE POINT OF BEGINNING; Thence North 55 degrees 56 minutes 15 seconds West, a distance of 6.39 feet to a point; Thence North 34 degrees 17 minutes 51 seconds East, a distance of 14.50 feet to a point; Thence South 55 degrees 56 minutes 15 seconds East, a distance of 6.33 feet to a point; Thence South 34 degrees 04 minutes 14 seconds West, a distance of 14.50 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said easement contains 0.002 acres or 92 square feet.

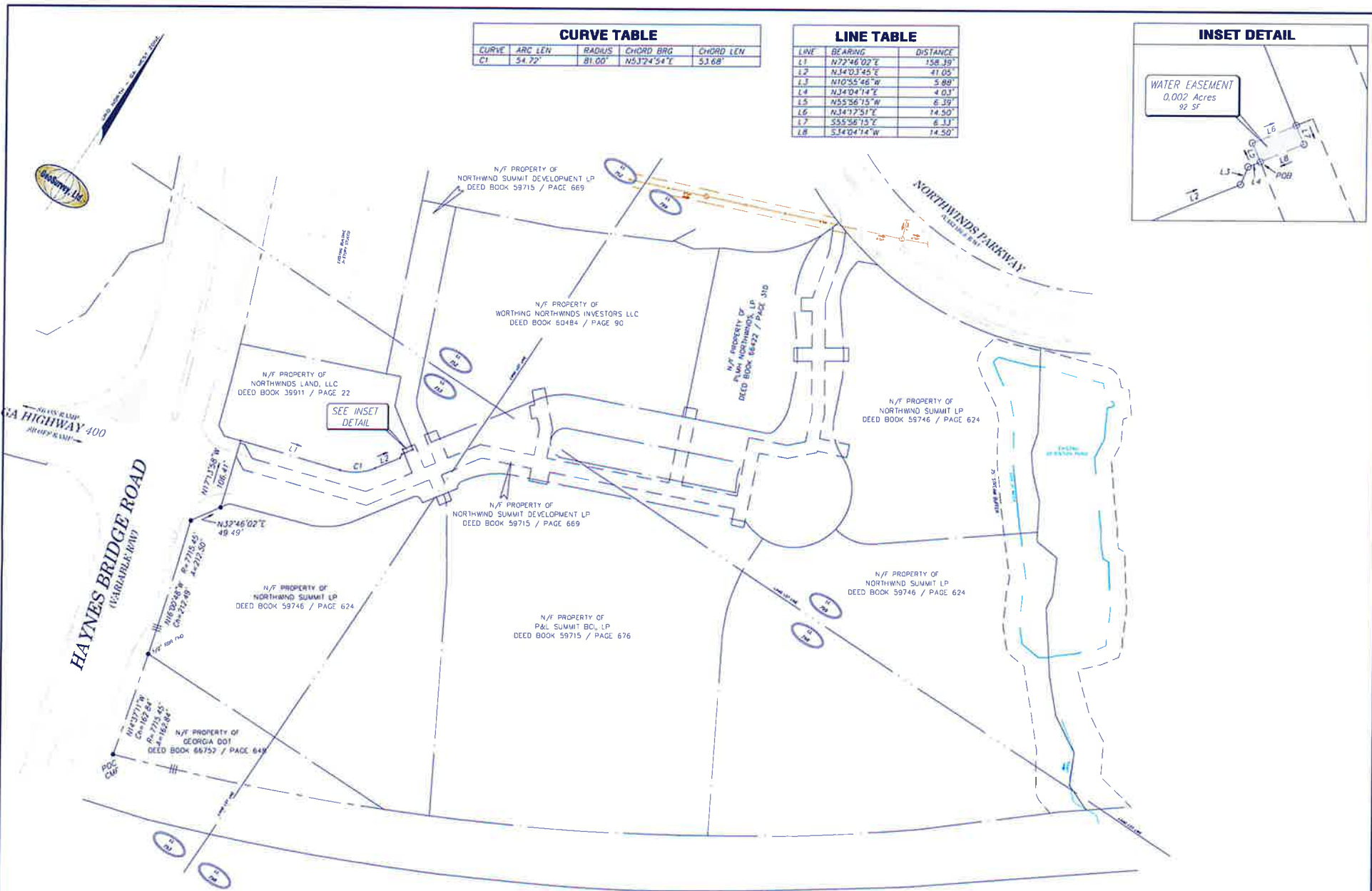
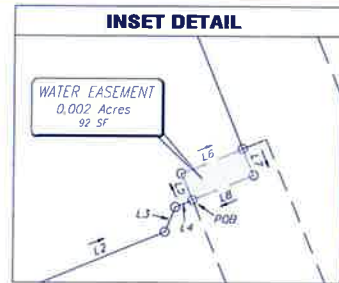
[SEE ATTACHED DEPICTION]

For Fulton County Use Only
Approval Date: 4/17/2024
Initials: <i>Bjm</i>

Water Easement Relocation – Corporation
Revised 08/20/2007

CURVE TABLE				
CURVE	ARC LEN	RADIUS	CHORD BRG	CHORD LEN
CL	54.22'	81.00'	N53°24'54"E	53.68'

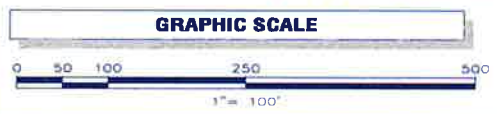
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N72°46'02"E	158.39'
L2	N14°03'45"E	41.05'
L3	N10°55'46"W	5.89'
L4	N34°04'14"E	4.03'
L5	N55°56'15"W	6.39'
L6	N34°12'51"E	14.50'
L7	S55°56'15"E	6.33'
L8	S34°04'14"W	14.50'



GA HIGHWAY 400
(VARIABLE R/W)
-LIMITED ACCESS-

REVISED 01/26/24

**WATER EASEMENT EXHIBIT
FOR NORTHWINDS LAND, LLC**



For Fulton County Use Only
Approval Date: 4/17/2024
Initials: Bjms



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