

[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: \_\_\_\_\_

### WATER 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 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)  
1281, 2ND Section (if applicable) of District 2, 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 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

Water Line Easement – Corporate  
Revised 08/20/2007

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.

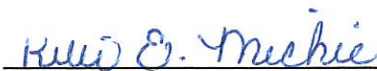
Said Grantor hereby warrants that it has the right to sell and convey said water line easement and right of access and binds itself, its successors and assigns forever to warrant and defend the right and title to the above described water line easement unto the said FULTON COUNTY, its successors and 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 12  
day of August, 20 21  
in the presence of:

  
Witness

  
Notary Public

[NOTARIAL SEAL]



GRANTOR: Berndale at Crabapple HOA, Inc.  
Corporate Name

By: Ravi Patil  
Print Name: RAVI PATIL  
Title: HOA PRESIDENT

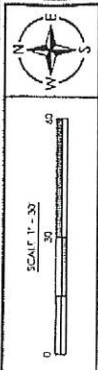
By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

[CORPORATE SEAL]

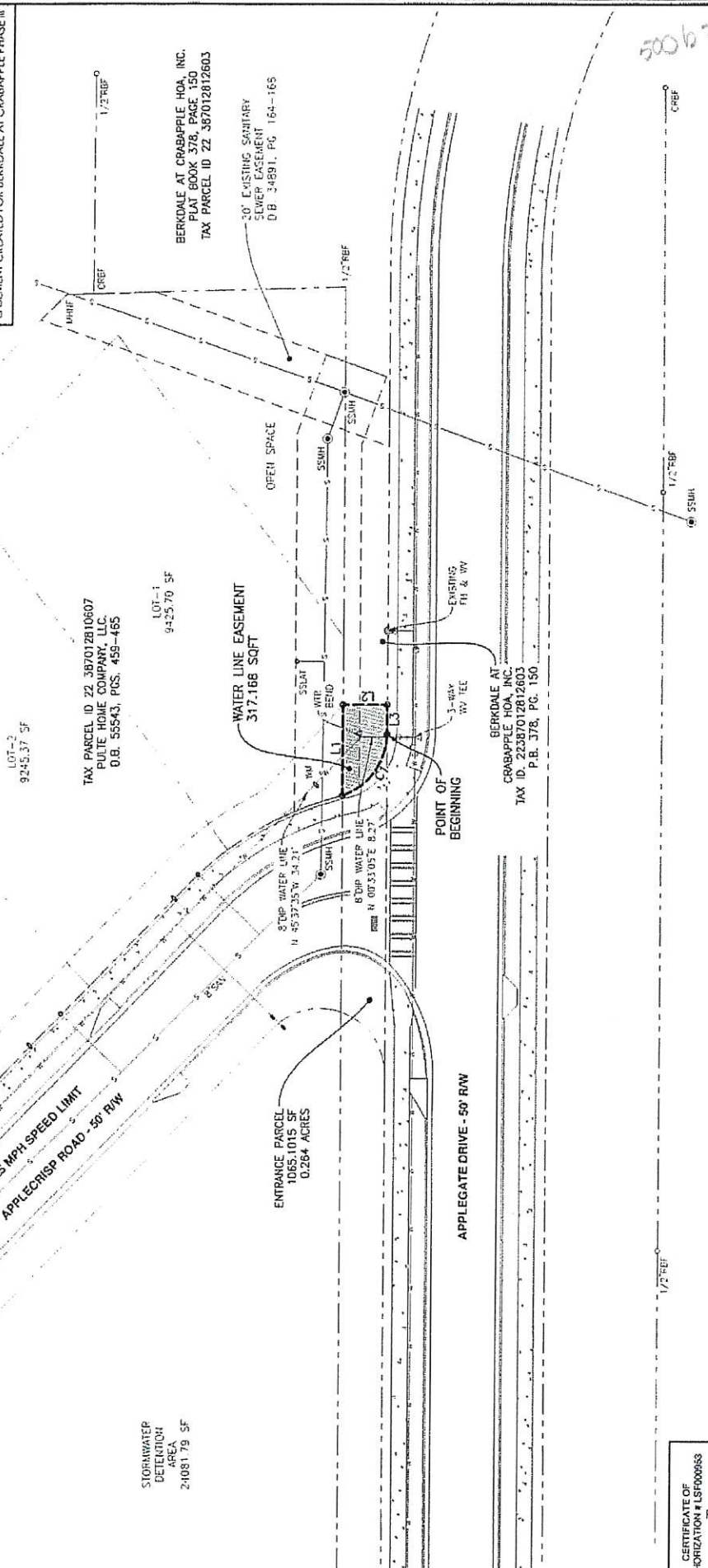
**EXHIBIT "A"**

**WATER EASEMENT PLAT EXHIBIT  
WATER EASEMENT LEGAL DESCRIPTION**





EASEMENT IS LOCATED IN THE FOLLOWING TAX PARCEL  
 TAX PARCEL ID # 22 387012812603 - 317,168 SQ. FT.  
 EASEMENT CREATED FOR BERKDALE AT CRABAPPLE PHASE III



LINE	BEARING	DISTANCE
L1	S 89°30'37\" E	28.08'
L2	S 00°32'54\" W	13.83'
L3	N 89°27'38\" W	9.10'

CURVE	CHORD BEARING	RADIUS	ARC LENGTH	CHORD LENGTH
C1	N 53°25'20\" W	20.20'	25.05'	23.47'

CERTIFICATE OF  
 AUTHORIZATION # LSF000653

*[Signature]*  
 For internal use only 9-14-21

**MAXWELL REDDOCK AND ASSOCIATES**  
 ENGINEERING • LAND SURVEYING  
 43304 CROFT PARK  
 STATESBORO, GA 30428  
 912-437-1100  
 FAX 912-437-1101  
 maxwell@maxwellredcock.com

DATE OF JOB: 07/20/21  
 DATE OF PLOTTING: 08/10/21  
 DRAWN BY: JLD  
 CHECKED BY: JLD  
 SCALE: AS SHOWN  
 1\"/>

**WATER LINE EASEMENT EXHIBIT**  
**PREPARED FOR**  
**BERKDALE AT CRABAPPLE HOA, INC.**  
 LOCATED IN LAND LOT 1381, 2ND DISTRICT, 2ND SECTION  
 CITY OF ROSWELL, FULTON COUNTY, GA

50062

**LEGAL DESCRIPTION – BERKDALE AT CRABAPPLE PHASE III**  
**WATER LINE EASEMENT – BERKDALE AT CRABAPPLE HOA, INC.**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1281 OF THE 2ND LAND DISTRICT, 2ND SECTION OF THE CITY OF ROSWELL, FULTON COUNTY, GEORGIA, CONTAINING A TOTAL OF 317.168 SQUARE FEET AND BEING MORE PARTICULARLY DESCRIBED AS "WATER LINE EASEMENT" ON AN EASEMENT EXHIBIT PREPARED BY MAXWELL-REDDICK AND ASSOCIATES, DATED JULY 20TH, 2021 WHICH READS AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF APPELGATE DRIVE (50'R/W) AND THE EASTERN RIGHT-OF-WAY OF APPLECRISP ROAD (50'R/W), THENCE ALONG THE RIGHT-OF-WAY OF APPLECRISP ROAD CLOCKWISE ALONG THE ARC OF A CURVE (ARC=25.05', RADIUS=20.20') WHICH SUBTENDS A CHORD OF NORTH 53°25'20" WEST A DISTANCE OF 23.47' TO A POINT; THENCE LEAVING THE EASTERN RIGHT-OF-WAY OF APPLECRISP ROAD SOUTH 89°30'37" EAST A DISTANCE OF 28.08' TO A POINT; THENCE SOUTH 00°32'54" WEST A DISTANCE OF 13.83' TO A POINT ON THE NORTHERN RIGHT-OF-WAY OF APPELGATE DRIVE; THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF APPELGATE DRIVE NORTH 89°27'38" WEST A DISTANCE OF 9.10' TO A POINT, WHICH IS THE POINT OF BEGINNING.

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

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