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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 : Emberly Subdivision
Tax Parcel Identification No.: 22 466012490253 & 22 450012480506
Land Disturbance Permit No.: WRN24-024
Zoning/Special Use Permit No.: _____
(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 10th day of September, 20 25, between
Toll Southeast LP Company, Inc., a corporation
duly organized under the laws of the State of Delaware, 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)
1248 & 1249, 2nd Section (if applicable) of District 2, Fulton County,
Georgia, and more particularly described as follows: To wit:

Emberly Subdivision

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 10th
day of September, 20 25
in the presence of:

Witness

Jacob Pontius

[Signature]
Notary Public

[NOTARIAL SEAL]



GRANTOR: Toll Southeast LP Company, Inc
Corporate Name

By:

[Signature]

Print Name:

J.R. CROWE

Title:

VICE PRESIDENT

By:

[Signature]

Print Name:

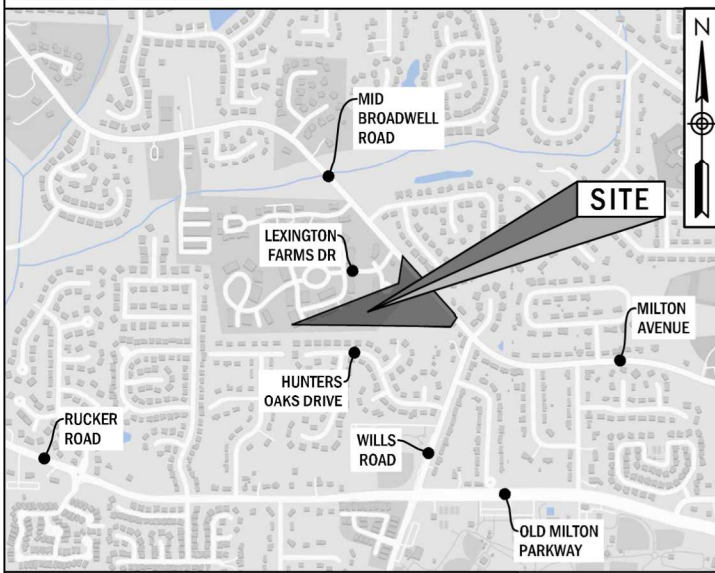
ERIC WHITE

Title:

Division President

[CORPORATE SEAL]

LOCATION MAP - NOT TO SCALE



OWNER / DEVELOPER

TOLL SOUTHEAST LP COMPANY, INC
4080 MCGINNIS FERRY ROAD
ALPHARETTA, GA 30005
PHONE: 678.699.1403
CONTACT: J.R. CROWE
EMAIL: JCROWE1@TOLLBROTHERS.COM

CONTRACTOR

A.L. GRADING CONTRACTORS
110 PEACHTREE INDUSTRIAL BLVD
SUGAR HILL, GA 30518
PHONE: 770.945.5059
CONTACTS: BLAKE WOOD / DAVID ARMENTA
EMAILS: BLAKE@ALGC.NET / DAVID@ALGC.NET

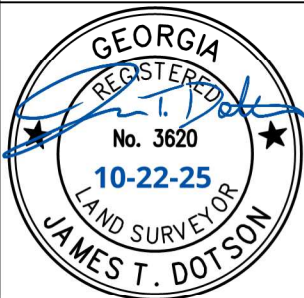
ENGINEER

KIMLEY HORN AND ASSOCIATES, INC
1200 PEACHTREE STREET NE, SUITE 800
ATLANTA, GA 30309
PHONE: 404.419.8700
CONTACT: BENJAMIN W. SKIDMORE
EMAIL: BEN.SKIDMORE@KIMLEY-HORN.COM

SURVEYOR

PAPE-DAWSON GEORGIA, LLC
NORTHWINDS III
2500 NORTHWINDS PKWY, SUITE 360
ALPHARETTA, GA 30009
PHONE: 404.693.1618
CONTACT: DENVER YOUNGBLOOD
EMAIL: DENVER.YOUNGBLOOD@PAPE-DAWSON.COM

PAPE-DAWSON GEORGIA, LLC
CERTIFICATE OF AUTHORIZATION # LSF000953



CURVE TABLE

CURVE	BEARING	RADIUS	ARC	CHORD
C1	N 24°24'22"E	133.50'	109.11'	106.10'
C2	S 69°24'22"W	86.50'	65.18'	63.64'
C3	N 24°24'22"E	113.50'	92.77'	90.21'
C4	S 69°24'22"W	66.50'	50.11'	48.93'

SITE DATA

ADDRESS: MID BROADWELL ROAD
ALPHARETTA, GA 30005
TAX PARCEL ID: 22 466012490253
& 22 450012480506
ALPHARETTA LDP #: D230012
FINAL PLAT CASE #: FP250002

WATER EASEMENT AREA NOTE

WATER LINE EASEMENT HAS A TOTAL OF
48,158.2 SQUARE FEET (1.105 ACRES)

ENCROACHMENT TABLE

SANITARY SEWER PIPE -	119 LF
18" RCP STORM PIPE -	194 LF
12" HDPE STORM PIPE -	20 LF
18" HDPE STORM PIPE -	30 LF
24" RCP STORM PIPE -	34 LF
30" RCP STORM PIPE -	3 LF
42" HDPE STORM PIPE -	15 LF
48" RCP STORM PIPE -	20 LF
TOTAL STORM PIPE -	316 LF
SINGLE WING CATCH BASINS -	5
DOUBLE WING CATCH BASINS -	2
HOODED CATCH BASIN -	1
JUNCTION BOX -	1

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 66°38'33"W	139.48'
L2	N 00°59'30"E	20.00'
L3	N 00°59'30"E	56.70'
L4	N 47°49'15"E	20.00'
L5	N 47°49'15"E	55.00'
L6	N 42°10'45"W	8.50'
L7	N 47°57'39"E	25.62'
L8	S 42°02'21"E	108.02'
L9	S 47°57'39"W	21.92'
L10	N 42°10'45"W	12.03'
L11	S 47°49'15"W	21.56'
L12	N 42°10'45"W	20.00'
L13	N 47°49'15"E	21.56'
L14	N 42°10'45"W	47.51'
L15	S 47°49'15"W	58.43'
L16	S 47°49'15"W	57.51'
L17	N 42°10'45"W	20.00'
L18	N 47°49'15"E	37.51'
L19	S 47°49'15"W	55.46'
L20	S 42°10'45"E	46.00'
L21	S 47°49'15"W	13.17'
L22	N 42°10'45"W	46.00'
L23	S 47°49'15"W	34.83'
L24	S 42°10'45"E	46.00'
L25	S 47°49'15"W	13.17'
L26	N 42°10'45"W	46.00'
L27	S 47°49'15"W	60.18'
L28	S 89°00'30"E	20.00'
L29	N 00°59'30"E	56.70'
L30	S 42°11'05"E	46.00'
L31	N 47°49'15"E	13.18'
L32	N 42°11'05"W	46.00'
L33	N 47°49'15"E	87.91'
L34	N 42°10'45"W	7.39'
L35	S 47°49'15"W	30.83'
L36	S 42°10'45"E	7.39'
L37	S 47°49'15"W	14.15'

SHEET 1 OF 7

PAPE-DAWSON

2500 NORTHWINDS PKWY, STE 360 | ALPHARETTA, GA 30009 | 404.693.1618

DRAWN BY: JTD/KR

DATE: 10-22-2025

JOB NO.: 2024-151

SCALE: AS SHOWN

WATER LINE EASEMENT EXHIBIT

FOR EMBERLY SUBDIVISION - PREPARED FOR
TOLL SOUTHEAST LP COMPANY, INC & FULTON COUNTY
LOCATED IN LAND LOTS 1248 AND 1249, 2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GA

LEGAL DESCRIPTION - EMBERLY SUBDIVISION - WATER LINE EASEMENT

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1248 AND 1249 OF THE 2ND LAND DISTRICT, 2ND SECTION OF FULTON COUNTY, THE CITY OF ALPHARETTA, GEORGIA, CONTAINING 1.105 ACRES (48,158.2 SF) AND BEING MORE PARTICULARLY DESCRIBED AS A "WATER LINE EASEMENT" ON A WATER LINE EASEMENT EXHIBIT FOR EMBERLY SUBDIVISION, PREPARED FOR TOLL SOUTHEAST LP COMPANY, INC AND FULTON COUNTY, PREPARED BY PAPE-DAWSON GEORGIA, LLC, DATED 10-22-2025, WHICH READS AS FOLLOWS:

COMMENCING AT A POINT LOCATED AT THE LAND LOT CORNER COMMON TO LAND LOTS 1248, 1249, 1272, AND 1273; THENCE NORTH 66°38'33" WEST ALONG A TIE LINE A DISTANCE OF 139.48' TO A POINT, WHICH IS THE POINT OF BEGINNING.

BEGINNING AT SAID POINT; THENCE NORTH 00°59'30" EAST A DISTANCE OF 20.00' TO A POINT; THENCE SOUTH 89°00'30" EAST A DISTANCE OF 594.84' TO A POINT; THENCE NORTH 00°59'30" EAST A DISTANCE OF 56.70' TO A POINT; THENCE NORTH 24°24'22" EAST CLOCKWISE ALONG THE ARC OF A CURVE (ARC=109.11', RADIUS=133.50') WHICH SUBTENDS A CHORD DISTANCE OF 106.10' TO A POINT; THENCE NORTH 47°49'15" EAST A DISTANCE OF 245.50' TO A POINT; THENCE NORTH 42°10'45" WEST A DISTANCE OF 160.29' TO A POINT; THENCE NORTH 47°49'15" EAST A DISTANCE OF 20.00' TO A POINT; THENCE SOUTH 42°10'45" EAST A DISTANCE OF 146.62' TO A POINT; THENCE NORTH 47°49'15" EAST A DISTANCE OF 55.00' TO A POINT; THENCE NORTH 42°10'45" WEST A DISTANCE OF 8.50' TO A POINT; THENCE NORTH 47°57'39" EAST A DISTANCE OF 25.62' TO A POINT LOCATED ON THE SOUTHWESTERN RIGHT-OF-WAY OF MID-BROADWELL ROAD (R/W VARIES); THENCE ALONG THE SOUTHWESTERN RIGHT-OF-WAY OF MID-BROADWELL ROAD (R/W VARIES) SOUTH 42°02'21" EAST A DISTANCE OF 108.02' TO A POINT; THENCE LEAVING THE SOUTHWESTERN RIGHT-OF-WAY OF MID-BROADWELL ROAD (R/W VARIES) SOUTH 47°57'39" WEST A DISTANCE OF 21.92' TO A POINT; THENCE NORTH 42°10'45" WEST A DISTANCE OF 12.03' TO A POINT; THENCE SOUTH 47°49'15" WEST A DISTANCE OF 21.56' TO A POINT; THENCE NORTH 42°10'45" WEST A DISTANCE OF 20.00' TO A POINT; THENCE NORTH 47°49'15" EAST A DISTANCE OF 21.56' TO A POINT; THENCE NORTH 42°10'45" WEST A DISTANCE OF 47.51' TO A POINT; THENCE SOUTH 47°49'15" WEST A DISTANCE OF 58.43' TO A POINT; THENCE SOUTH 42°10'45" EAST A DISTANCE OF 450.02' TO A POINT; THENCE SOUTH 47°49'15" WEST A DISTANCE OF 57.51' TO A POINT; THENCE NORTH 42°10'45" WEST A DISTANCE OF 20.00' TO A POINT; THENCE NORTH 47°49'15" EAST A DISTANCE OF 37.51' TO A POINT; THENCE NORTH 42°10'45" WEST A DISTANCE OF 165.35' TO A POINT; THENCE SOUTH 47°49'15" WEST A DISTANCE OF 55.46' TO A POINT; THENCE SOUTH 42°10'45" EAST A DISTANCE OF 46.00' TO A POINT; THENCE SOUTH 47°49'15" WEST A DISTANCE OF 13.17' TO A POINT; THENCE NORTH 42°10'45" WEST A DISTANCE OF 46.00' TO A POINT; THENCE SOUTH 47°49'15" WEST A DISTANCE OF 34.83' TO A POINT; THENCE SOUTH 42°10'45" EAST A DISTANCE OF 46.00' TO A POINT; THENCE SOUTH 47°49'15" WEST A DISTANCE OF 13.17' TO A POINT; THENCE NORTH 42°10'45" WEST A DISTANCE OF 46.00' TO A POINT; THENCE SOUTH 47°49'15" WEST A DISTANCE OF 60.18' TO A POINT; THENCE SOUTH 69°24'22" WEST CLOCKWISE ALONG THE ARC OF A CURVE (ARC=65.18', RADIUS=86.50') WHICH SUBTENDS A CHORD DISTANCE OF 63.64' TO A POINT; THENCE NORTH 89°00'30" WEST A DISTANCE OF 813.33' TO A POINT, WHICH IS THE POINT OF BEGINNING. SAID TRACT OR PARCEL HAVING AN AREA OF 2.67 ACRES (116,316.2 SF)

LESS AND EXCEPT THE FOLLOWING AREA CONTAINING 1.565 ACRES (68,158.0 SF)

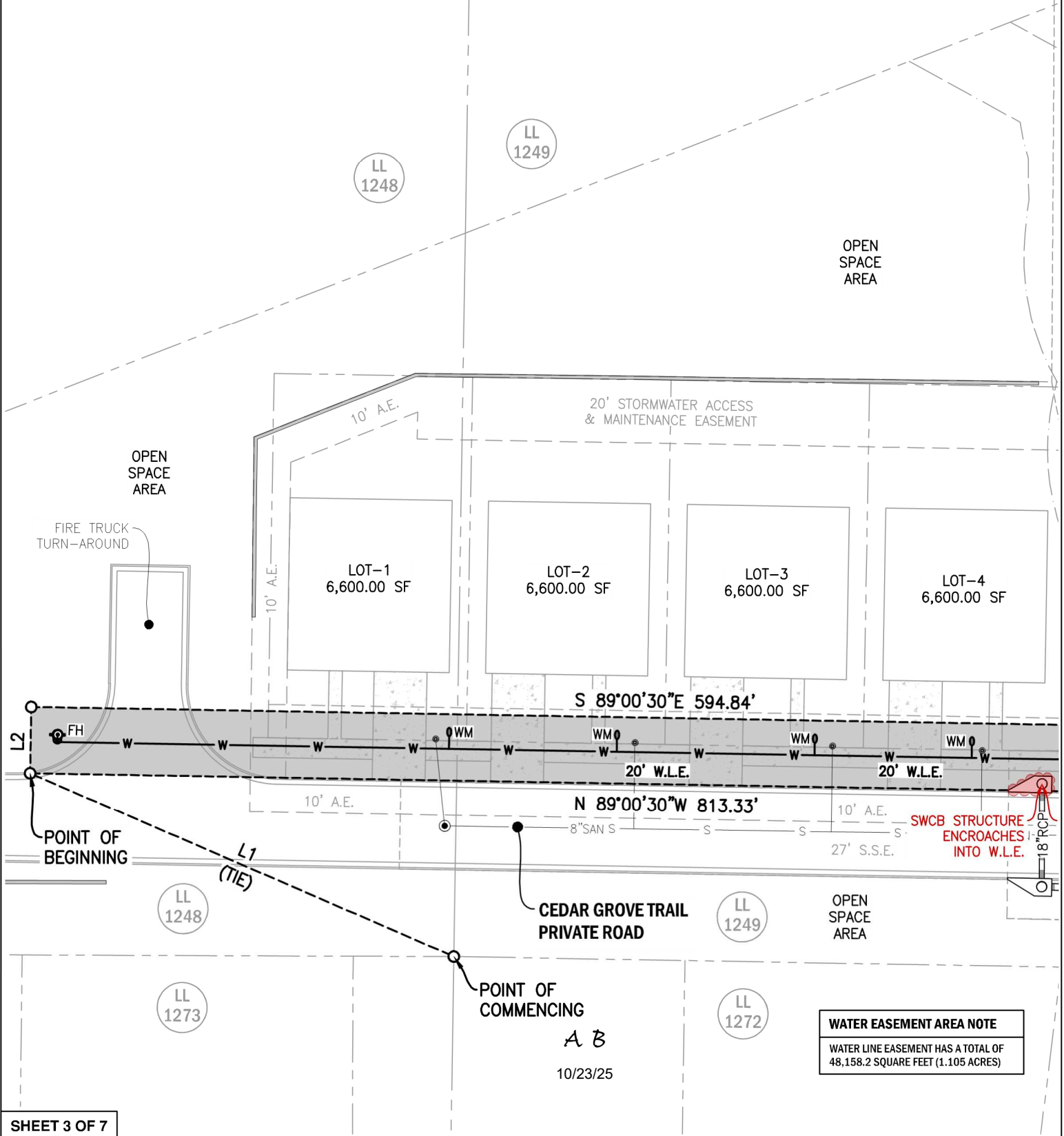
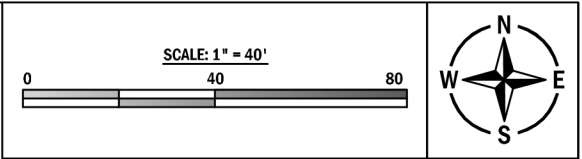
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BEGINNING AT SAID POINT; THENCE NORTH 00°59'30" EAST A DISTANCE OF 56.70' TO A POINT; THENCE NORTH 24°24'22" EAST CLOCKWISE ALONG THE ARC OF A CURVE (ARC=92.77', RADIUS=113.50') WHICH SUBTENDS A CHORD DISTANCE OF 90.21' TO A POINT; THENCE NORTH 47°49'15" EAST A DISTANCE OF 144.42' TO A POINT; THENCE SOUTH 42°11'05" EAST A DISTANCE OF 46.00' TO A POINT; THENCE NORTH 47°49'15" EAST A DISTANCE OF 13.18' TO A POINT; THENCE NORTH 42°11'05" WEST A DISTANCE OF 46.00' TO A POINT; THENCE NORTH 47°49'15" EAST A DISTANCE OF 87.91' TO A POINT; THENCE SOUTH 42°10'45" EAST A DISTANCE OF 231.00' TO A POINT; THENCE SOUTH 47°49'15" WEST A DISTANCE OF 131.82' TO A POINT; THENCE NORTH 42°10'45" WEST A DISTANCE OF 7.39' TO A POINT; THENCE SOUTH 47°49'15" WEST A DISTANCE OF 30.83' TO A POINT; THENCE SOUTH 42°10'45" EAST A DISTANCE OF 7.39' TO A POINT; THENCE SOUTH 47°49'15" WEST A DISTANCE OF 14.15' TO A POINT; THENCE SOUTH 69°24'22" WEST CLOCKWISE ALONG THE ARC OF A CURVE (ARC=50.11', RADIUS=66.50') WHICH SUBTENDS A CHORD DISTANCE OF 48.93' TO A POINT; THENCE NORTH 89°00'30" WEST A DISTANCE OF 198.49' TO A POINT, WHICH IS THE POINT OF BEGINNING.

SAID EASEMENT IS LOCATED ENTIRELY WITHIN FULTON COUNTY TAX PARCEL ID NUMBERS 22 466012490253 & 22 450012480506

DRAWN BY:	JTD/KR
DATE:	10-22-2025
JOB NO.:	2024-151
SCALE:	AS SHOWN

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SHEET 3 OF 7

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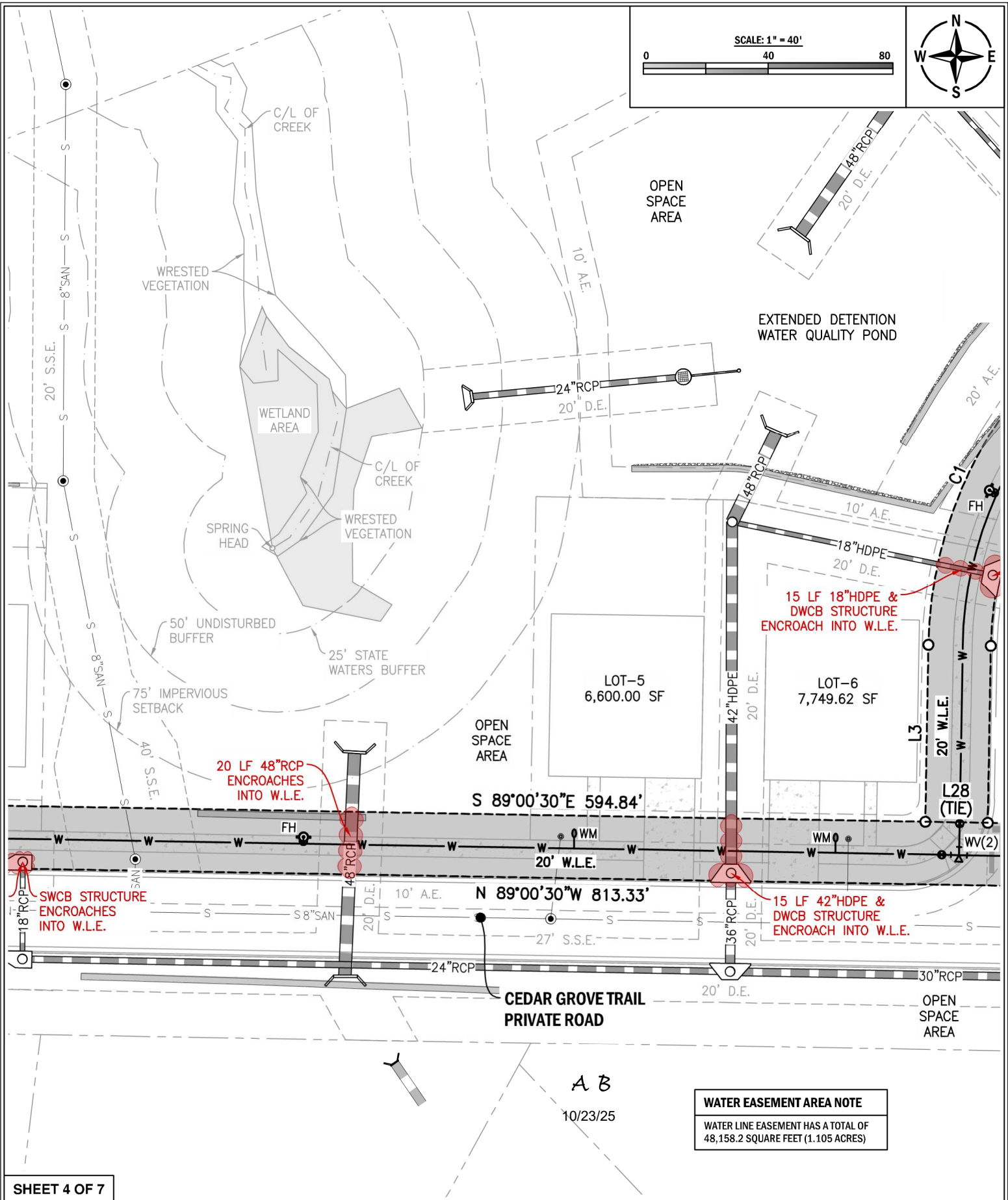
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SCALE: 1" = 40'

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SHEET 4 OF 7

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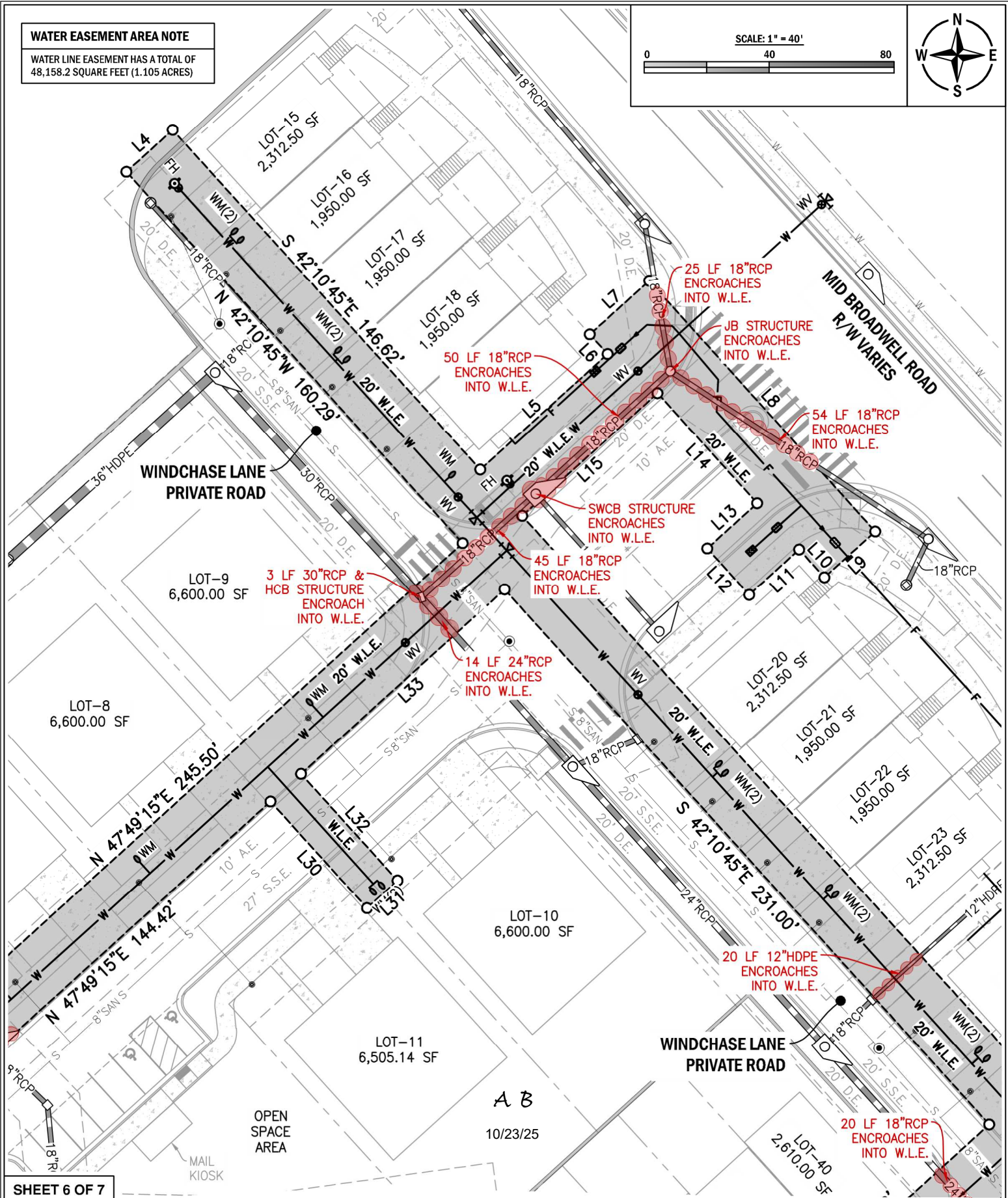
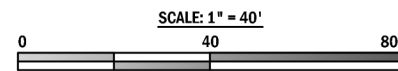
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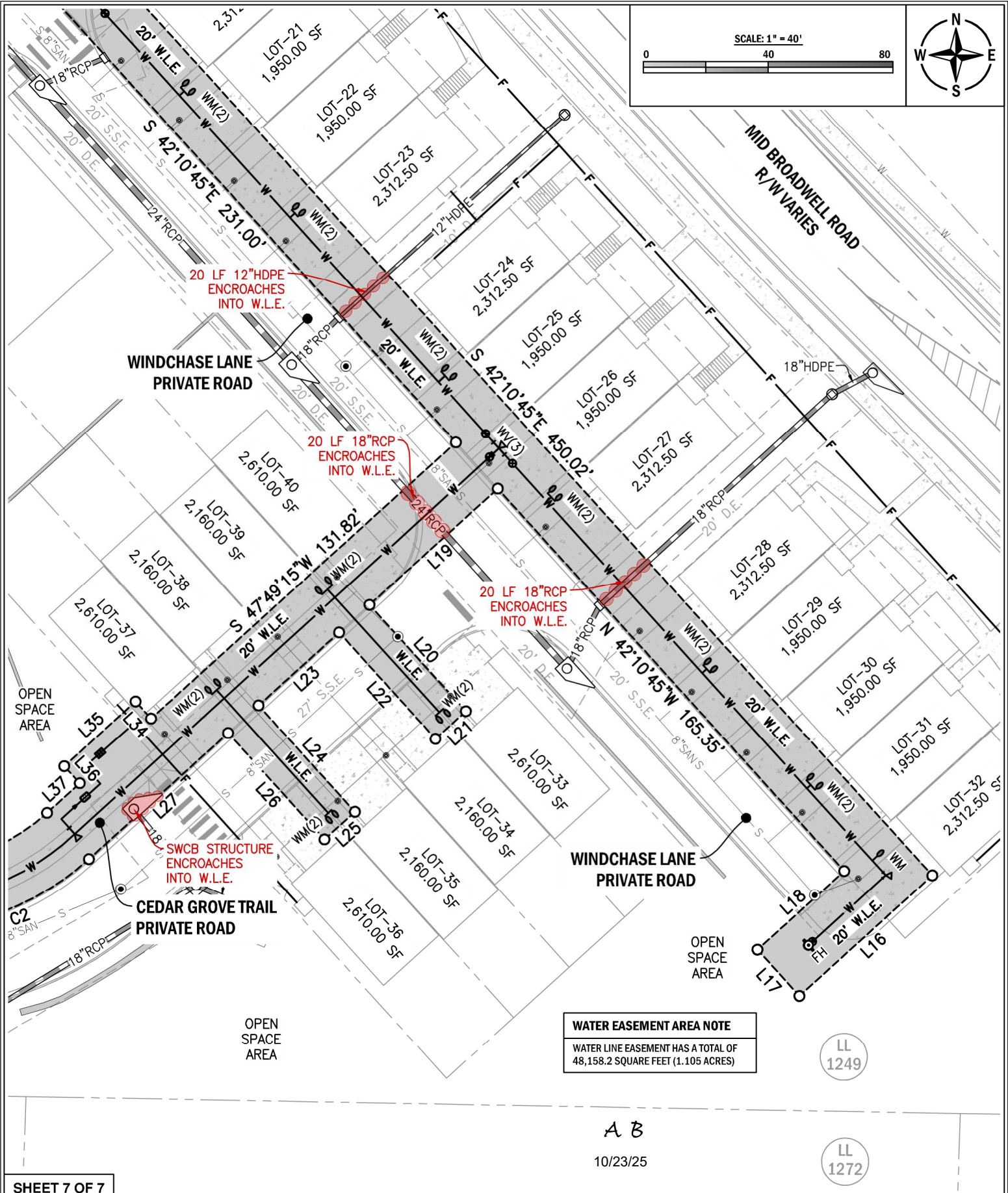
**WATER LINE EASEMENT HAS A TOTAL OF
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PAPE-DAWSON

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SHEET 7 OF 7

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