

Cross Reference:  
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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.: 12-285007520713  
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 18<sup>th</sup> day of April, 2024, between **NORTHWIND SUMMIT DEVELOPMENT, L.P.**, a limited partnership 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) 792, 793, 798 and 799, 2<sup>nd</sup> Section (if applicable) of District 1, Fulton County, Georgia, and more particularly described as follows: To wit:

NORTHWINDS SUMMIT, PRIVATE ROAD

*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:

[Signature]  
Witness

[Signature]  
Notary Public

GRANTOR: NORTHWIND SUMMIT DEVELOPMENT, L.P.

By: P&L Manager, LLC, a Georgia limited liability company, its General Partner

By: [Signature]

Print Name: LAWRENCE P. KELLY

Title: MANAGER

[NOTARIAL SEAL]



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**EXHIBIT A**

WATER EASEMENT- Road Parcel revised 01/26/2024

All that tract or parcel of land lying and being in Land Lot 753, 798 and 799 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 point; Thence North 17 degrees 13 minutes 58 seconds West, a distance of 81.83 feet to point, said point being the TRUE POINT OF BEGINNING; Thence North 17 degrees 13 minutes 58 seconds West, a distance of 20.58 feet to a point; Thence North 72 degrees 46 minutes 02 seconds East, a distance of 7.70 feet to a point; Thence South 62 degrees 13 minutes 58 seconds East, a distance of 24.04 feet to a point; Thence North 72 degrees 46 minutes 02 seconds East, a distance of 180.51 feet to a point; Thence North 34 degrees 03 minutes 45 seconds East, a distance of 76.49 feet to a point; Thence North 55 degrees 56 minutes 15 seconds West, a distance of 32.03 feet to a point; Thence North 34 degrees 04 minutes 14 seconds East, a distance of 14.50 feet to a point; Thence North 55 degrees 56 minutes 15 seconds West, a distance of 6.33 feet to a point; Thence North 34 degrees 17 minutes 51 seconds East, a distance of 5.50 feet to a point; Thence South 55 degrees 56 minutes 15 seconds East, a distance of 38.34 feet to a point; Thence North 34 degrees 03 minutes 45 seconds East, a distance of 18.86 feet to a point; Thence North 55 degrees 56 minutes 15 seconds West, a distance of 46.27 feet to a point; Thence North 34 degrees 17 minutes 51 seconds East, a distance of 5.64 feet to a point; Thence South 55 degrees 56 minutes 15 seconds East, a distance of 14.22 feet to a point; Thence North 34 degrees 04 minutes 14 seconds East, a distance of 14.36 feet to a point; Thence South 55 degrees 56 minutes 15 seconds East, a distance of 32.02 feet to a point; Thence North 34 degrees 03 minutes 45 seconds East, a distance of 53.86 feet to a point; Thence North 67 degrees 45 minutes 30 seconds East, a distance of 83.61 feet to a point; Thence North 22 degrees 14 minutes 30 seconds West, a distance of 41.72 feet to a point; Thence North 44 degrees 44 minutes 30 seconds West, a distance of 17.80 feet to a point; Thence South 45 degrees 15 minutes 30 seconds West, a distance of 8.49 feet to a point; Thence North 44 degrees 44 minutes 30 seconds West, a distance of 20.00 feet to a point; Thence North 45 degrees 15 minutes 30 seconds East, a distance of 8.49 feet to a point; Thence North 44 degrees 44 minutes 30 seconds West, a distance of 6.72 feet to a point; Thence North 34 degrees 04 minutes 14 seconds East, a distance of 3.16 feet to a point; Thence along a curve to the right having an arc length of 17.04 feet, with a radius of 112.50 feet, being subtended by a chord bearing of North 38 degrees 24 minutes 32 seconds East, for a distance of 17.02 feet to a point; Thence South 44 degrees 44 minutes 30 seconds East, a distance of 51.14 feet to a point; Thence South 22 degrees 14 minutes 30 seconds East, a distance of 191.16 feet to a point; Thence North 22 degrees 14 minutes 30 seconds West, a distance of 103.50 feet to a point; Thence North 67 degrees 45 minutes 30 seconds East, a distance of 20.00 feet to a point; Thence South 22 degrees 14 minutes 30 seconds East, a distance of 103.50 feet to a point; Thence North 67 degrees 45 minutes 30 seconds East, a distance of 86.33 feet to a point; Thence North 22 degrees 14 minutes 30 seconds West, a distance of 91.26 feet to a point; Thence North 67 degrees 45 minutes 30 seconds East, a distance of 60.12 feet to a point; Thence North 45 degrees 15 minutes 30 seconds East, a distance of 28.44 feet to a point; Thence North 22 degrees 14 minutes 30 seconds West, a distance of 46.36 feet to a point; Thence North 33 degrees 29 minutes 30 seconds West, a distance of 79.01 feet to a point; Thence South 56 degrees 30 minutes 29 seconds West, a distance of 22.24 feet to a point; Thence along a curve to the left having an arc length of 16.06 feet, with a radius of 142.50 feet, being subtended by a chord bearing of North 34 degrees 36 minutes 11 seconds West, for a distance of 16.05 feet to a point; Thence North 37 degrees 49 minutes 56 seconds West, a distance of 3.96 feet to a point; Thence North 56 degrees 30 minutes 29 seconds East, a distance of 22.85 feet to a point; Thence North 33 degrees 29 minutes 30 seconds West, a distance of 56.18 feet to a point;

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Thence South 56 degrees 30 minutes 30 seconds West, a distance of 16.96 feet to a point; Thence North 33 degrees 29 minutes 30 seconds West, a distance of 20.00 feet to a point; Thence North 56 degrees 30 minutes 30 seconds East, a distance of 17.27 feet to a point; Thence North 13 degrees 44 minutes 14 seconds West, a distance of 75.35 feet to a point; Thence North 24 degrees 59 minutes 14 seconds West, a distance of 36.68 feet to a point; Thence along a curve to the left having an arc length of 10.81 feet, with a radius of 176.96 feet, being subtended by a chord bearing of North 16 degrees 07 minutes 18 seconds East, for a distance of 10.81 feet to a point; Thence along a curve to the left having an arc length of 17.43 feet, with a radius of 523.62 feet, being subtended by a chord bearing of South 72 degrees 41 minutes 55 seconds East, for a distance of 17.43 feet to a point; Thence South 24 degrees 59 minutes 14 seconds East, a distance of 35.07 feet to a point; Thence South 13 degrees 44 minutes 14 seconds East, a distance of 74.76 feet to a point; Thence South 33 degrees 29 minutes 30 seconds East, a distance of 71.83 feet to a point; Thence North 56 degrees 30 minutes 30 seconds East, a distance of 28.35 feet to a point; Thence along a curve to the right having an arc length of 20.01 feet, with a radius of 213.50 feet, being subtended by a chord bearing of South 34 degrees 45 minutes 49 seconds East, for a distance of 20.00 feet to a point; Thence South 56 degrees 30 minutes 30 seconds West, a distance of 28.79 feet to a point; Thence South 33 degrees 29 minutes 30 seconds East, a distance of 80.98 feet to a point; Thence South 22 degrees 14 minutes 30 seconds East, a distance of 39.50 feet to a point; Thence North 67 degrees 45 minutes 30 seconds East, a distance of 25.10 feet to a point; Thence along a curve to the left having an arc length of 24.78 feet, with a radius of 82.00 feet, being subtended by a chord bearing of South 58 degrees 46 minutes 53 seconds East, for a distance of 24.68 feet to a point; Thence along a curve to the right having an arc length of 0.24 feet, with a radius of 89.00 feet, being subtended by a chord bearing of South 67 degrees 21 minutes 43 seconds East, for a distance of 0.24 feet to a point; Thence South 67 degrees 45 minutes 30 seconds West, a distance of 39.96 feet to a point; Thence South 22 degrees 14 minutes 30 seconds East, a distance of 2.20 feet to a point; Thence South 45 degrees 15 minutes 30 seconds West, a distance of 45.78 feet to a point; Thence South 67 degrees 45 minutes 30 seconds West, a distance of 44.10 feet to a point; Thence South 22 degrees 14 minutes 30 seconds East, a distance of 106.76 feet to a point; Thence South 67 degrees 45 minutes 30 seconds West, a distance of 20.00 feet to a point; Thence North 22 degrees 14 minutes 31 seconds West, a distance of 15.50 feet to a point; Thence South 67 degrees 45 minutes 30 seconds West, a distance of 288.91 feet to a point; Thence South 22 degrees 14 minutes 30 seconds East, a distance of 15.50 feet to a point;

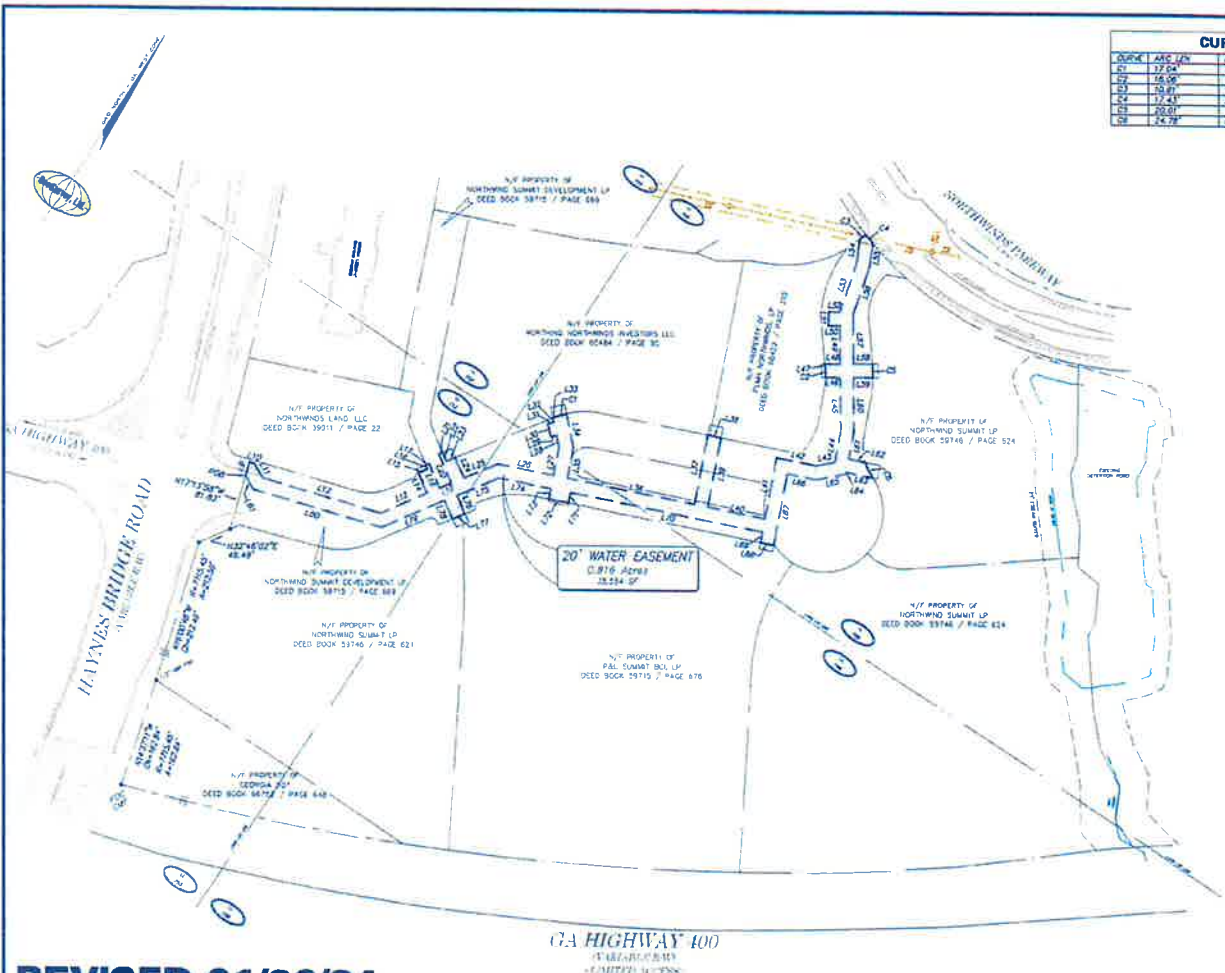
Thence South 67 degrees 45 minutes 30 seconds West, a distance of 28.59 feet to a point; Thence North 22 degrees 14 minutes 30 seconds West, a distance of 15.50 feet to a point; Thence South 67 degrees 45 minutes 30 seconds West, a distance of 77.56 feet to a point; Thence South 34 degrees 03 minutes 45 seconds West, a distance of 66.66 feet to a point; Thence South 55 degrees 56 minutes 15 seconds East, a distance of 29.00 feet to a point; Thence South 34 degrees 03 minutes 45 seconds West, a distance of 20.00 feet to a point; Thence North 55 degrees 56 minutes 15 seconds West, a distance of 29.00 feet to a point; Thence South 34 degrees 03 minutes 45 seconds West, a distance of 103.51 feet to a point; Thence South 72 degrees 46 minutes 02 seconds West, a distance of 195.82 feet to a point; Thence North 62 degrees 13 minutes 58 seconds West, a distance of 23.22 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said easement contains 0.816 acres or 35,554 square feet.

[SEE ATTACHED DEPICTION]

CURVE	ARC LEN	RADIUS	CENTR ANGLE	CHORD LEN
C1	12.04'	112.50'	9.8224325°	17.02'
C2	16.06'	142.50'	6.9238111°	12.02'
C3	16.01'	178.20'	9.0271718°	12.02'
C4	12.48'	553.80'	2.5211551°	12.43'
C5	20.01'	215.50'	8.8445449°	20.00'
C6	14.79'	22.00'	50.648537°	24.59'

LINE	COORDINATES	LENGTH
L1	21773.500 W	20.58'
L2	21724.000 W	2.70'
L3	55223.500 W	24.04'
L4	21724.000 W	160.91'
L5	21744.000 W	75.49'
L6	21744.000 W	32.03'
L7	21744.000 W	14.50'
L8	21744.000 W	6.53'
L9	21744.000 W	8.80'
L10	21744.000 W	28.34'
L11	21744.000 W	18.88'
L12	21744.000 W	46.23'
L13	21744.000 W	74.24'
L14	21744.000 W	14.25'
L15	21744.000 W	33.86'
L16	21744.000 W	53.86'
L17	21744.000 W	83.81'
L18	21744.000 W	113.77'
L19	21744.000 W	143.72'
L20	21744.000 W	173.68'
L21	21744.000 W	203.63'
L22	21744.000 W	233.59'
L23	21744.000 W	263.54'
L24	21744.000 W	293.50'
L25	21744.000 W	323.46'
L26	21744.000 W	353.41'
L27	21744.000 W	383.37'
L28	21744.000 W	413.32'
L29	21744.000 W	443.28'
L30	21744.000 W	473.24'
L31	21744.000 W	503.19'
L32	21744.000 W	533.15'
L33	21744.000 W	563.11'
L34	21744.000 W	593.06'
L35	21744.000 W	623.02'
L36	21744.000 W	652.98'
L37	21744.000 W	682.93'
L38	21744.000 W	712.89'
L39	21744.000 W	742.85'
L40	21744.000 W	772.80'
L41	21744.000 W	802.76'
L42	21744.000 W	832.72'
L43	21744.000 W	862.67'
L44	21744.000 W	892.63'
L45	21744.000 W	922.59'
L46	21744.000 W	952.54'
L47	21744.000 W	982.50'
L48	21744.000 W	1012.46'
L49	21744.000 W	1042.41'
L50	21744.000 W	1072.37'
L51	21744.000 W	1102.33'
L52	21744.000 W	1132.28'
L53	21744.000 W	1162.24'
L54	21744.000 W	1192.20'
L55	21744.000 W	1222.15'
L56	21744.000 W	1252.11'
L57	21744.000 W	1282.07'
L58	21744.000 W	1312.02'
L59	21744.000 W	1341.98'
L60	21744.000 W	1371.94'
L61	21744.000 W	1401.89'
L62	21744.000 W	1431.85'
L63	21744.000 W	1461.81'
L64	21744.000 W	1491.76'
L65	21744.000 W	1521.72'
L66	21744.000 W	1551.68'
L67	21744.000 W	1581.63'
L68	21744.000 W	1611.59'
L69	21744.000 W	1641.55'
L70	21744.000 W	1671.50'
L71	21744.000 W	1701.46'
L72	21744.000 W	1731.42'
L73	21744.000 W	1761.37'
L74	21744.000 W	1791.33'
L75	21744.000 W	1821.29'
L76	21744.000 W	1851.24'
L77	21744.000 W	1881.20'
L78	21744.000 W	1911.16'
L79	21744.000 W	1941.11'
L80	21744.000 W	1971.07'
L81	21744.000 W	2001.03'



REVISED 01/26/24



## WATER EASEMENT EXHIBIT

# FOR NORTHWIND SUMMIT DEVELOPMENT, LLC

For Fulton County Water Utility  
Approval Date: 01/26/24  
By: *[Signature]*

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