

[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 387012810607  
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 PULTE HOME COMPANY, LLC, 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) 1282, 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

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 18th  
day of August, 20 21  
in the presence of:

*[Handwritten signature]*

Witness

*[Handwritten signature]*  
Notary Public

GRANTOR: Pulte Home Company, LLC  
Corporate Name

By: *[Handwritten signature]*

Print Name: Brian Barrett

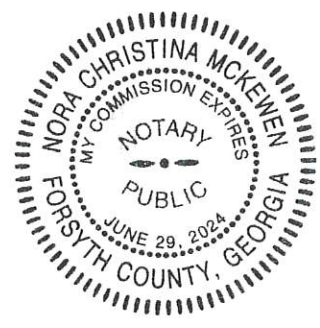
Title: Dir of Land Plan & Development

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

[NOTARIAL SEAL]



[CORPORATE SEAL]

**EXHIBIT "A"**

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

EASEMENT

TAX PARCEL ID 22 387012810607  
PULTE HOME COMPANY, LLC.  
D.B. 55543, PGS. 459-465

LOT-12  
10634.30 SF

WATER LINE EASEMENT  
1016.497 SQFT

8" DIP WATER LINE  
N 28°28'28"W 8.02'

EXISTING  
FH &  
WV

APPLEGATE DRIVE - 50' R/W

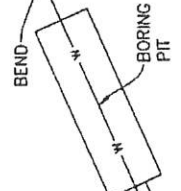
ENTRANCE  
SIGN

S 27°59'06"E 104.08'  
N 27°59'06"W 99.26'

POINT OF  
BEGINNING

SIGN-BRICK  
ENTRANCE

BEND  
2-WAY  
WV TEE



L1

L2

L4

N 23°25'21"W  
14.36' (TIE)

POINT OF  
COMMENCING

BERKDALE AT  
CRABAPPLE HOA, INC.  
TAX ID. 22387012812603  
P.B. 378, PG. 150

STOP  
SIGN

R/W VARIES  
SPEED LIMIT

MAIN  
VALVE  
UNITY  
127

SEWING  
PIT

-44 LF 8" DIP WATER MAIN  
3' HIGHWAY IN ACCORDANCE  
ARDS AND FULTON COUNTY  
ARD DETAILS 107 AND 129

WOOD  
LANE

*Signature*  
For internal use only 09/14/2021

**LEGAL DESCRIPTION – BERKDALE AT CRABAPPLE PHASE III**  
**WATER LINE EASEMENT – PULTE HOME COMPANY, LLC.**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1282 OF THE 2ND LAND DISTRICT, 2ND SECTION OF THE CITY OF ROSWELL, FULTON COUNTY, GEORGIA, CONTAINING A TOTAL OF 1016.497 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:

COMMENCING AT A POINT AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF APPEGATE DRIVE (50'R/W) AND THE EASTERN RIGHT-OF-WAY OF HOUZE ROAD (R/W VARIES), THENCE ALONG THE EASTERN RIGHT-OF-WAY OF HOUZE ROAD NORTH 23°25'21" WEST A DISTANCE OF 14.36' TO A BENT REBAR FOUND (BRBF); THENCE CONTINUING ALONG THE EASTERN RIGHT-OF-WAY OF HOUZE ROAD SOUTH 89°30'37" EAST A DISTANCE OF 38.17' TO A POINT; THENCE CONTINUING ALONG THE EASTERN RIGHT-OF-WAY OF HOUZE ROAD SOUTH 89°30'37" EAST A DISTANCE OF 14.53' TO A CAPPED REBAR FOUND (CRBF), WHICH IS THE POINT OF BEGINNING.

BEGINNING AT A CAPPED REBAR FOUND (CRBF) ON THE EASTERN RIGHT-OF-WAY OF HOUZE ROAD, THENCE ALONG THE EASTERN RIGHT-OF-WAY OF HOUZE ROAD NORTH 27°59'06" WEST A DISTANCE OF 99.26' TO A POINT; THENCE LEAVING THE EASTERN RIGHT-OF-WAY OF HOUZE ROAD NORTH 65°41'00" EAST A DISTANCE OF 10.02' TO A POINT; THENCE SOUTH 27°59'06" EAST A DISTANCE OF 104.08' TO A POINT; THENCE NORTH 89°30'37" WEST A DISTANCE OF 11.38' TO A POINT ON THE EASTERN RIGHT-OF-WAY OF HOUZE ROAD, WHICH IS THE POINT OF BEGINNING.

**1016.497 SQUARE FEET IN TAX PARCEL ID - 22 387012810607 – OWNER: PULTE HOME COMPANY, LLC.**