

[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 : LAKEVIEW TOWNHOMES
Tax Parcel Identification No.: 12 285007530811 & 12 271007520713
Land Disturbance Permit No.: WRN23-047
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only
Approval Date: _____
Initials: _____

**WATER VAULT EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 19th day of April, 2023, 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.

WITNESSETH, that for and in consideration of \$1.00 cash in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and in consideration of the benefit which will accrue to the undersigned from the installation of a water vault, water meter, and appurtenances on subject property, and in consideration of the benefits which will accrue to the subject property from the installation of a water vault, water meter, and appurtenances on the subject property, said Grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey to the party of the second part and to successors and assigns the right, title, and privilege of an easement on subject property located in land lot(s) 744, 745, 752, 753 of the 1st District, _____ Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit:

LAKEVIEW TOWNHOMES

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, installation, access, maintenance and upgrade of a water vault, water meter and appurtenances according to the location and size of said water vault, water meter and appurtenances as shown on the map 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 vault, water meter and appurtenances within the aforesaid boundaries of the above-described easement.

For the same consideration, Grantor(s) hereby convey and relinquish to FULTON COUNTY a right of access over Grantor's remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on the water vault structure, water meter and appurtenances on both a routine and emergency basis.

Grantor hereby warrants that it has the right to sell and convey this 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 vault 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 installation, access, upgrade or maintenance of said water vault, water meter and appurtenances for the use of the property as herein agreed.

IN WITNESS HEREOF said party of the first part has hereunto affixed its hand and seal on the day and year first above written.

Signed, sealed and delivered this 19th
day of April, 2023
in the presence of:

GRANTOR: Toll Southeast LP Company Inc.
CORPORATE NAME

[Signature]
Witness

By: [Signature]

Print Name: Eric White

Title: Div. Pres.

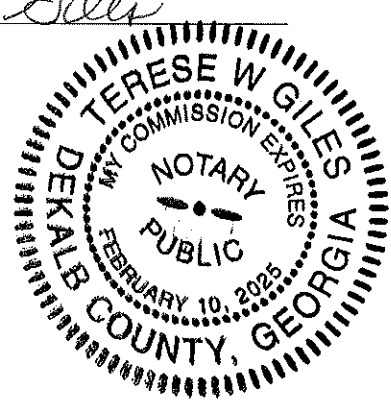
Teresa W. Giles
Notary Public

By: [Signature]

Print Name: J.R. Crowe

Title: Vice President Land Development

[NOTARIAL SEAL]



[CORPORATE SEAL]

TOLL SOUTHEAST LP COMPANY, INC.

OFFICER'S CERTIFICATE

Dated: March 10, 2023

I, Kenneth J. Greenspan, Vice President and Assistant Secretary of Toll Southeast LP Company, Inc., a Delaware corporation (the "Corporation"), do hereby certify and confirm that:

1. The following officers are duly appointed to the offices next to their names and each of them is individually authorized, empowered and directed to execute and deliver, for and on behalf of the Corporation, (i) any performance agreement, bond, escrow agreement, easement, permit application, license application, deed, record plat and any and all documents which may be required by various governmental municipalities and agencies; (ii) any agreement, easement and any and all related documents which may be required by utility companies and (iii) any agreement, deed or document with respect to the sale and conveyance of individual homes, lots or units owned by the Corporation, upon such terms and conditions as they deem appropriate and in the best interest of the Corporation:

Eric White	Division President
Jonathan Carter	Senior Vice President
Kevin Guerrero	Vice President
Timothy Reed	Vice President
Jason Shipe	Vice President

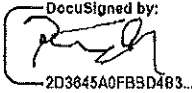
2. Adam Guercio and James Robert (JR) Crowe are duly appointed Vice Presidents of the Corporation, and each of them is individually authorized, empowered and directed to execute and deliver, for and on behalf of the Corporation, (i) any performance agreement, bond, escrow agreement, easement, permit application, license application, deed, record plat and any and all documents which may be required by various governmental municipalities and agencies and (ii) any agreement, easement and any and all related documents which may be required by utility companies, upon such terms and conditions as he deems appropriate and in the best interest of the Corporation.
3. Vice Presidents of Sales, including Michael Ruland, are individually authorized, empowered and directed to execute and deliver, for and on behalf of the Corporation, any agreement, deed or document with respect to the sale of individual homes or units owned by the Corporation, upon such terms and conditions as they deem appropriate and in the best interest of the Corporation.

4. Area Sales Managers, including Charla Caddell Lipscomb and Jesse Hummel, are appointed as authorized representatives of the Corporation, and they are individually authorized, empowered and directed to execute and deliver, for and on behalf of the Corporation, agreements of sale and any and all related documents with respect to the sale of individual homes or units owned by the Corporation, upon such terms and conditions as they deem appropriate and in the best interest of the Corporation.
5. Design Studio Managers, including Kirsten Brock, are appointed as authorized representatives of the Corporation, and they are individually authorized, empowered and directed to execute and deliver, for and on behalf of the Corporation, change orders to agreements of sale with respect to the sale of individual homes or units owned by the Corporation, upon such terms and conditions as they deem appropriate and in the best interest of the Corporation.

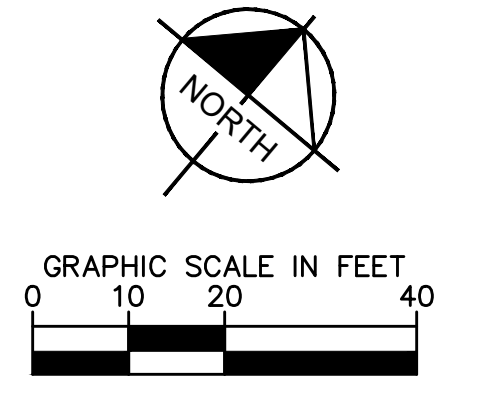
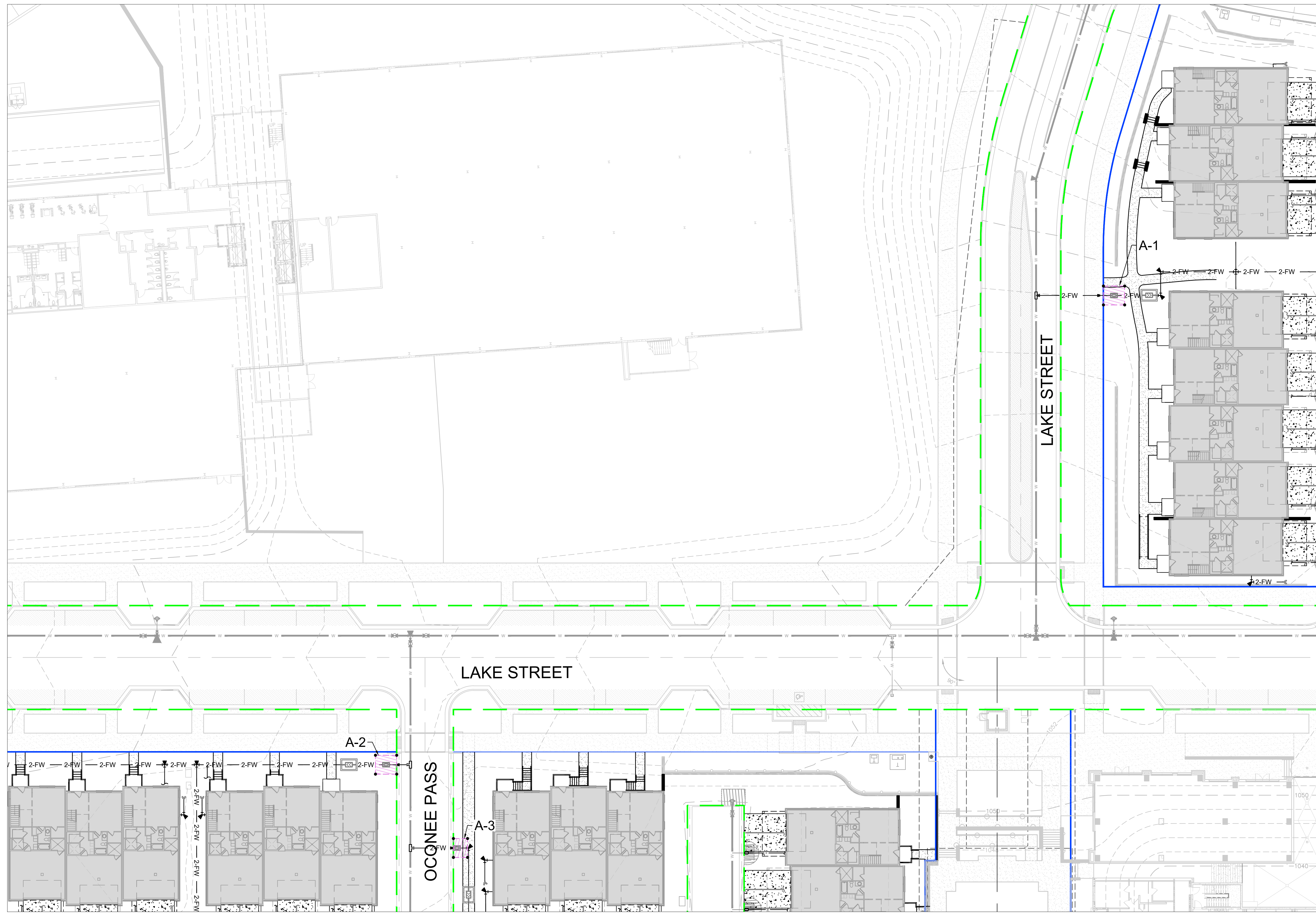
[SIGNATURE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned has executed this Officer's Certificate as of the date first written above.

TOLL SOUTHEAST LP COMPANY, INC.

By:  _____
Kenneth J. Greenspan
Vice President and Assistant Secretary

PARCEL ID:
12 285007530811;
12 271007520713



Kimley»Horn
 1200 PEACHTREE STREET NE, SUITE 800, ATLANTA, GEORGIA 30309
 PHONE: (404) 419-8700 | www.kimley-horn.com

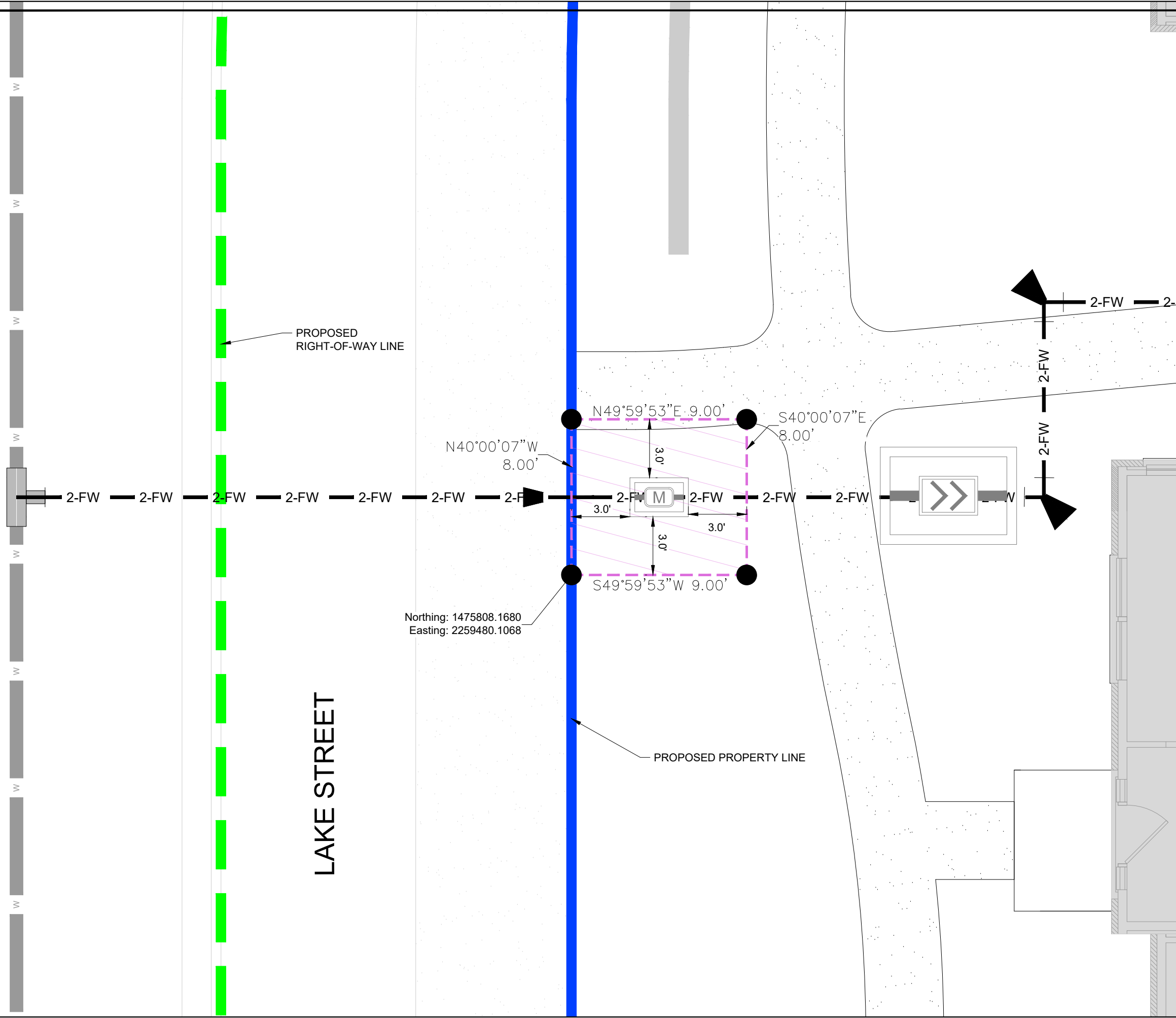
TITLE:
**TOWNHOME FIRE
 EASEMENT EXHIBIT**

PROJECT:
**LAKEVIEW -
 MULTIFAMILY**

PROPERTY OWNER:
**TOLL SOUTHEAST LP
 COMPANY INC.**
 GRANTOR:
LWV TPA GA 400, LLC

JOB NUMBER: 015002032
 SCALE: 1" = 20'
 DATE: 05/31/2023
 SHEET: EXHIBIT A-0

\\kimley-horn.com\ISO_AMT\ALP_PR\1015002032_Lakeview Park\CAD\Exhibits\2023-04-21 Townhome Water Meter Easements\2023-04-21 Townhome Water Meter Easements.dwg NORTH TOWNHOME WATER METER EASEMENTS A-1



Northing: 1475808.1680
Easting: 2259480.1068

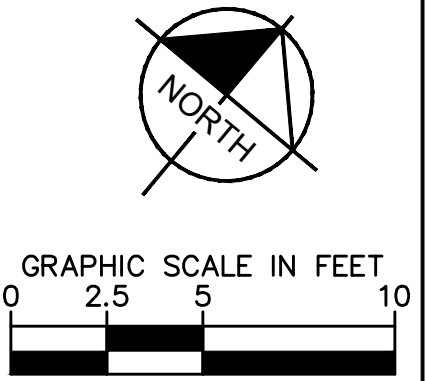
NOTE: WATER SERVICE STRUCTURE LOCATIONS AND THIS EASEMENT DESCRIPTION ARE BASED ON DESIGN PLANS. KIMLEY-HORN HAS NO CONTROL OF THE ACTUAL INSTALLED LOCATIONS.

FIRE EASEMENT DESCRIPTION:

COMMENCING AT A POINT OF NORTHING 1475808.1680 AND EASTING 2259480.1068;

THENCE FROM SAID POINT OF BEGINNING AS THUS ESTABLISHED;

1. ALONG AFORESAID RIGHT OF WAY OF LAKE STREET NORTH 40° 00' 07" WEST A DISTANCE OF 8.00 FEET; THENCE,
2. LEAVING THE AFORESAID RIGHT OF WAY OF LAKE STREET NORTH 49° 59' 53" EAST A DISTANCE OF 9.00 FEET; THENCE,
3. SOUTH 40° 00' 07" EAST A DISTANCE OF 8.00 FEET; THENCE,
4. SOUTH 49° 59' 53" WEST A DISTANCE OF 9.00 FEET TO THE POINT OF BEGINNING OF THE EASEMENT, CONTAINING 72 SQUARE FEET, MORE OR LESS.



GEORGIA REGISTERED PROFESSIONAL ENGINEER
 No. PE 38066
 BENJAMIN W. SKIDMORE
 05/31/2023

Kimley»Horn
 1200 PEACHTREE STREET NE, SUITE 800
 ATLANTA, GEORGIA 30309
 PHONE: (404) 419-8700 | www.kimley-horn.com

PROPERTY OWNER:
TOLL SOUTHEAST LP
 COMPANY INC.
 GRANITOR:
LWV TPA GA 400, LLC

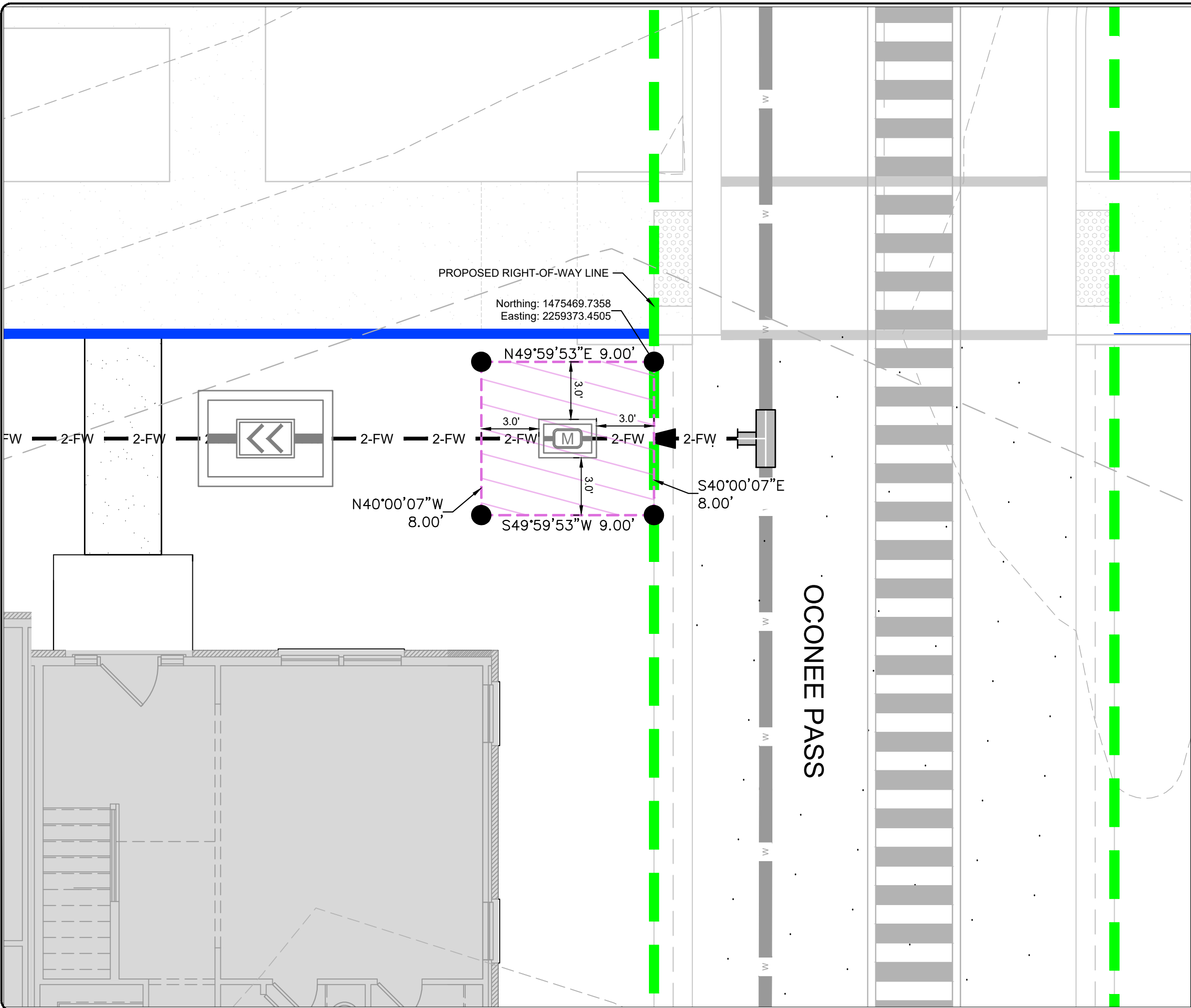
TITLE:
TOWNHOME FIRE EASEMENT EXHIBIT

PROJECT:
LAKEVIEW - MULTIFAMILY

JOB NO.: 015002032
 SCALE: 1" = 5'
 DATE: 05/31/2023

SHEET:
EXHIBIT A-1

\\kimley-horn.com\ISO_AMT\ALP_PR\1015002032_Lakeview Park\CAD\Exhibits\2023-04-21 Townhome Water Meter Easements\2023-04-21 Townhome water Meter Easements.dwg SOUTH TOWNHOME WATER METER EASEMENTS A-2



NOTE: WATER SERVICE STRUCTURE LOCATIONS AND THIS EASEMENT DESCRIPTION ARE BASED ON DESIGN PLANS. KIMLEY-HORN HAS NO CONTROL OF THE ACTUAL INSTALLED LOCATIONS.

FIRE EASEMENT DESCRIPTION:

COMMENCING AT A POINT OF NORTHING 1475469.7358 AND EASTING 2259373.4505;

THENCE FROM SAID POINT OF BEGINNING AS THUS ESTABLISHED;

1. ALONG AFORESAID RIGHT OF WAY OF OCONEE PASS SOUTH 40° 00' 07" EAST A DISTANCE OF 8.00 FEET; THENCE,
2. LEAVING THE AFORESAID RIGHT OF WAY OF OCONEE PASS SOUTH 49° 59' 53" WEST A DISTANCE OF 9.00 FEET; THENCE,
3. NORTH 40° 00' 07" WEST A DISTANCE OF 8.00 FEET; THENCE,
4. NORTH 49° 59' 53" EAST A DISTANCE OF 9.00 FEET TO THE POINT OF BEGINNING OF THE EASEMENT, CONTAINING 72 SQUARE FEET, MORE OR LESS.

Kimley»Horn
 1200 PEACHTREE STREET NE, SUITE 800
 ATLANTA, GEORGIA 30309
 PHONE: (404) 419-8700 | www.kimley-horn.com

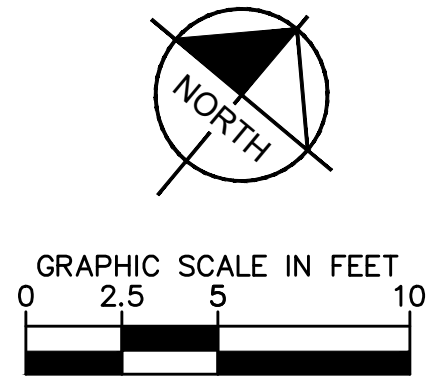
PROPERTY OWNER:
TOLL SOUTHEAST LP
 COMPANY INC.
 GRANTOR:
LWV TPA GA 400, LLC

TITLE:
TOWNHOME FIRE EASEMENT EXHIBIT

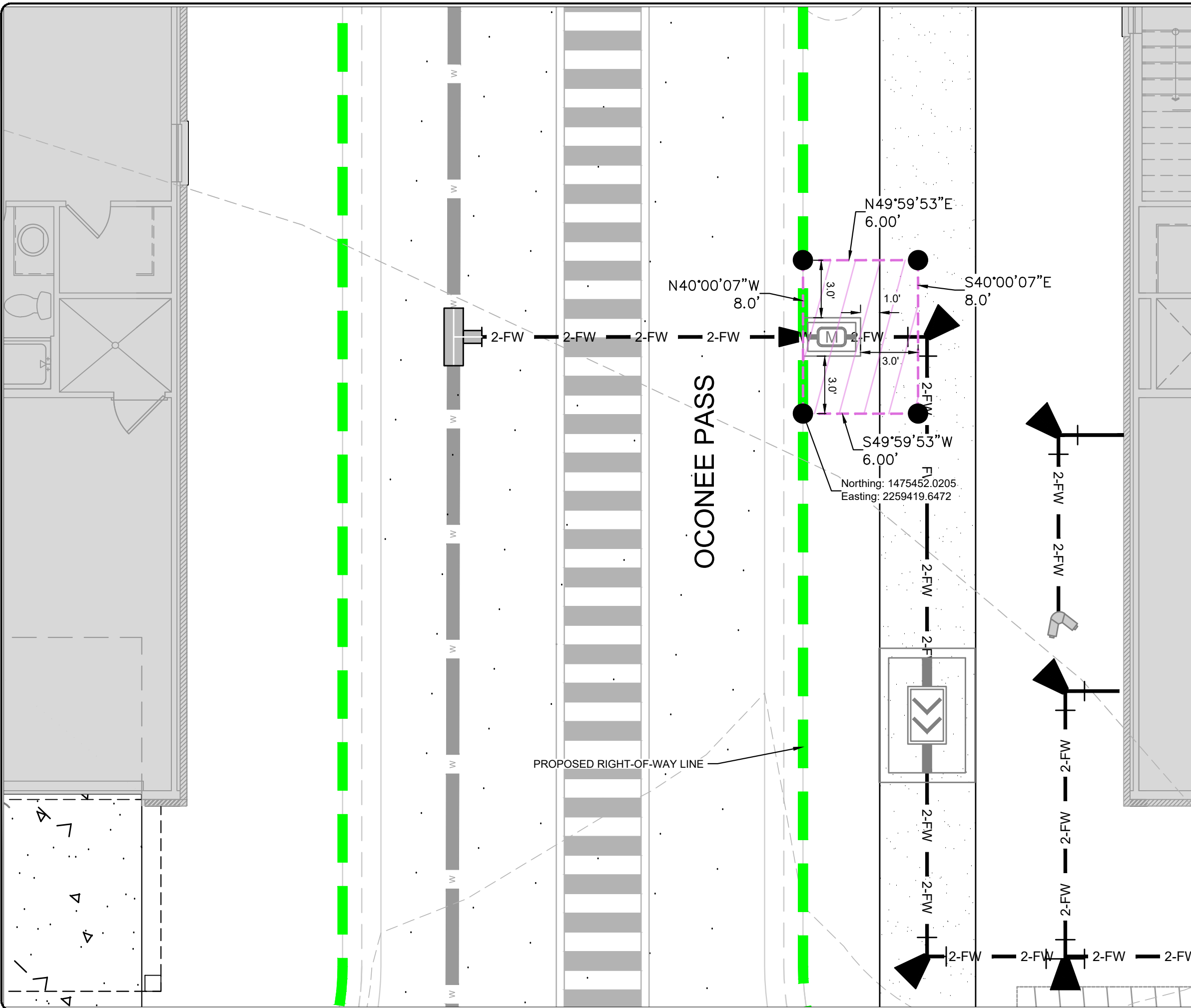
PROJECT:
LAKEVIEW - MULTIFAMILY

JOB NO.: 015002032
 SCALE: 1" = 5'
 DATE: 05/31/2023

SHEET:
EXHIBIT A-2



05/31/2023



NOTE: WATER SERVICE STRUCTURE LOCATIONS AND THIS EASEMENT DESCRIPTION ARE BASED ON DESIGN PLANS. KIMLEY-HORN HAS NO CONTROL OF THE ACTUAL INSTALLED LOCATIONS.

FIRE EASEMENT DESCRIPTION:

COMMENCING AT A POINT OF NORTHING 1475452.0205 AND EASTING 2259419.6472;

THENCE FROM SAID POINT OF BEGINNING AS THUS ESTABLISHED;

1. ALONG AFORESAID RIGHT OF WAY OF OCONEE PASS NORTH 40° 00' 07" WEST A DISTANCE OF 8.00 FEET; THENCE,
2. LEAVING THE AFORESAID RIGHT OF WAY OF OCONEE PASS NORTH 49° 59' 53" EAST A DISTANCE OF 6.00 FEET; THENCE,
3. SOUTH 40° 00' 07" EAST A DISTANCE OF 8.00 FEET; THENCE,
4. SOUTH 49° 59' 53" WEST A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING OF THE EASEMENT, CONTAINING 48 SQUARE FEET, MORE OR LESS.

Kimley»Horn
 1200 PEACHTREE STREET NE, SUITE 800
 ATLANTA, GEORGIA 30309
 PHONE: (404) 419-8700 | www.kimley-horn.com

PROPERTY OWNER:
TOLL SOUTHEAST LP
 COMPANY INC.
 GRANTOR:
LWV TPA GA 400, LLC

TITLE:
TOWNHOME FIRE EASEMENT EXHIBIT

PROJECT:
LAKEVIEW - MULTIFAMILY

JOB NO.: 015002032
 SCALE: 1" = 5'
 DATE: 06/13/2023

SHEET:
EXHIBIT A-3



06/13/2023

**DESCRIPTION OF PROPERTY
LAKEVIEW TOWNHOMES
PERMANENT FIRE EASEMENT**

COMMENCING AT A POINT OF NORTHING 1475808.1680 AND EASTING 2259480.1068;

THENCE FROM SAID POINT OF BEGINNING AS THUS ESTABLISHED; ALONG AFORESAID RIGHT OF WAY OF LAKE STREET NORTH 40° 00' 07" WEST A DISTANCE OF 8.00 FEET; THENCE,

LEAVING THE AFORESAID RIGHT OF WAY OF LAKE STREET NORTH 49° 59' 53" EAST A DISTANCE OF 9.00 FEET; THENCE,

SOUTH 40° 00' 07" EAST A DISTANCE OF 8.00 FEET; THENCE,

SOUTH 49° 59' 53" WEST A DISTANCE OF 9.00 FEET TO THE POINT OF BEGINNING OF THE EASEMENT, CONTAINING 72 SQUARE FEET, MORE OR LESS.

COMMENCING AT A POINT OF NORTHING 1475469.7358 AND EASTING 2259373.4505;

THENCE FROM SAID POINT OF BEGINNING AS THUS ESTABLISHED;
ALONG AFORESAID RIGHT OF WAY OF OCONEE PASS SOUTH 40° 00' 07" EAST A DISTANCE OF 8.00 FEET; THENCE,

LEAVING THE AFORESAID RIGHT OF WAY OF OCONEE PASS SOUTH 49° 59' 53" WEST A DISTANCE OF 9.00 FEET; THENCE,

NORTH 40° 00' 07" WEST A DISTANCE OF 8.00 FEET; THENCE,

NORTH 49° 59' 53" EAST A DISTANCE OF 9.00 FEET TO THE POINT OF BEGINNING OF THE EASEMENT, CONTAINING 72 SQUARE FEET, MORE OR LESS.

COMMENCING AT A POINT OF NORTHING 1475452.0205 AND EASTING 2259419.6472;

THENCE FROM SAID POINT OF BEGINNING AS THUS ESTABLISHED;
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LEAVING THE AFORESAID RIGHT OF WAY OF OCONEE PASS NORTH 49° 59' 53" EAST A DISTANCE OF 6.00 FEET; THENCE,

SOUTH 40° 00' 07" EAST A DISTANCE OF 8.00 FEET; THENCE,

SOUTH 49° 59' 53" WEST A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING OF THE EASEMENT, CONTAINING 48 SQUARE FEET, MORE OR LESS.