

[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 : Avalon Village Subdivision
Tax Parcel Identification No.: 12 270307480636
Land Disturbance Permit No.: WRN23-033
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only

Approval Date: _____
Initials: _____

**WATER LINE EASEMENT
(Individual Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 4 day of March, 2024, between Moslem and Leila Eskandari of said state and county, 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 (hereinafter referred to as 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(s) has (have) 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) 748, 2nd Section (*if applicable*) of District 1, Fulton County, Georgia, and more particularly described as follows: To wit:

Avalon Village 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 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(s) hereby conveys (convey) and relinquishes (relinquish) to FULTON COUNTY a right of access over Grantor's (Grantors') remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on said water line on both a routine and emergency basis.

I (We) hereby warrants (warrant) that I (we) have the right to sell and convey said water line easement and right of access and bind myself (ourselves), my (our) heirs, executors, and administrators, 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(s) hereby waives (waive) for him/herself (their selves), him/her (their) heirs, 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 (their) hand(s) and seal(s) on the day and year first above written.

Signed, sealed and delivered this 4
day of March, 20 24
in the presence of:

[Signature]
Witness

By: [Signature] (L.S.)

[Signature]
Kathleen F Driscoll
NOTARY PUBLIC

Print Name: Moslem Eskandari (L.S.)

Forsyth County, GEORGIA
My Commission Expires 06/07/2027

Signed, sealed and delivered this 4
day of March, 20 24
in the presence of:

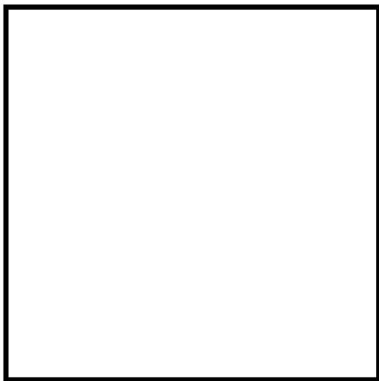
[Signature]
Witness

By: [Signature] (L.S.)

[Signature]
Notary Public

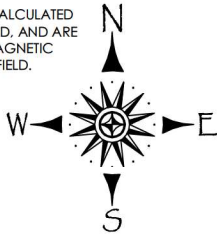
Print Name: Leila Eskandari (L.S.)

[Signature]
Kathleen F Driscoll
NOTARY PUBLIC
Forsyth County, GEORGIA
My Commission Expires 06/07/2027



THIS BLOCK RESERVED FOR COURT CLERK

ALL BEARINGS ARE CALCULATED FROM ANGLES TURNED, AND ARE BASED ON SINGLE MAGNETIC READING TAKING IN FIELD.



TOTAL AREA
8,083 SQ. FT.
0.186 ACRES

LINE CHART

L1	S06°45'01"W	20.37'
L2	S04°49'57"E	6.13'
L3	S06°17'23"E	28.35'
L4	S20°11'37"E	12.71'
L5	S25°09'12"E	14.36'
L6	S09°48'54"E	20.98'
L7	S07°11'49"W	10.25'
L8	S14°23'08"W	17.78'
L9	S73°09'39"E	24.72'
L10	S16°49'24"W	19.92'
L11	N73°09'57"W	13.19'
L12	S17°26'35"W	7.92'
L13	N73°02'10"W	18.96'
L14	S16°57'50"W	17.29'
L15	S42°17'12"E	32.39'
L16	S47°13'53"W	23.31'
L17	N14°18'57"E	16.37'
L18	N07°11'49"E	5.86'
L19	N09°45'39"W	1.66'
L20	N73°45'08"W	19.58'
L21	N16°18'33"E	24.63'
L22	S72°33'09"E	3.14'
L23	N20°07'51"W	12.50'
L24	N04°12'32"W	6.60'
L25	N06°43'42"E	24.08'
L26	S78°08'13"E	20.09'

MILTON PARKWAY
(GA-120)
(130' R/W)

S78°08'13"E

170.62'

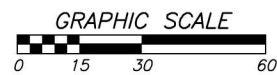
94.75'

P.O.B

218.09' ALONG R/W TO
R/W OF PHILLIPS DRIVE

PROPOSED 20' WATER EASEMENT

IPF
1/2" RB
(HELD)



IPF
1/2" RB
(HELD)
(CAPPED)



CITY OF ALPHARETTA, FULTON COUNTY
LAND LOT 748 of the 1st DISTRICT, 2nd SECTION
FULTON COUNTY, GEORGIA
DATE: 02/06/2024

SCALE 1" = 30'

WATER EASEMENT EXHIBIT for
MIKE ESKANDARI



ALPHARETTA OFFICE
875 Lockway Drive Suite 702
Alpharetta, Georgia 30004
Office: (770) 675-6197

DRAWN BY
S.C.D.

JOB NO.
2022-262

EXHIBIT

20' Water Easement

All that tract or parcel of land lying and being in Land Lot 748 of the 1st District, 2nd Section of Fulton County, Georgia, and being more particularly described as follows:

Beginning at an iron pin found (1/2" rebar) at the intersection of the southerly right of way of Old Milton Parkway and westerly right of way of Phillips Drive, proceed thence, west along said right of way of Old Milton Parkway a distance of 218.09 feet to a point; thence, North 78°08'30" West a distance of 94.75 feet to a point and the TRUE POINT OF BEGINNING;

From the TRUE POINT OF BEGINNING as thus established, proceed, South 06°45'01" West a distance of 20.37 feet to a point; thence, South 04°49'57" East a distance of 6.13 feet to a point; thence, South 06°17'23" East a distance of 28.35 feet to a point; thence, South 20°11'37" East a distance of 12.71 feet to a point; thence, South 25°09'12" East a distance of 14.36 feet to a point; thence, South 09°48'54" East a distance of 20.98 feet to a point; thence, South 07°11'49" West a distance of 10.25 feet to a point; thence, South 14°23'08" East a distance of 17.78 feet to a point; thence, South 15°53'21" West a distance of 23.86 feet to a point; thence, South 16°54'46" West a distance of 42.19 feet to a point; thence, South 55°51'11" West a distance of 56.46 feet to a point; thence, South 73°09'39" East a distance of 24.72 feet to a point; thence, South 16°49'24" West a distance of 19.92 feet to a point; thence, North 73°09'57" West a distance of 13.19 feet to a point; thence, South 17°26'35" West a distance of 7.92 feet to a point; thence, North 73°02'10" West a distance of 18.96 feet to a point; thence, South 16°57'50" West a distance of 17.29 feet to a point; thence, South 42°17'12" East a distance of 32.39 feet to a point; thence, South 47°13'53" West a distance of 23.31 feet to a point; thence, North 42°06'05" West a distance of 42.07 feet to a point; thence, North 16°57'50" East a distance of 58.00 feet to a point; thence, North 55°50'47" East a distance of 68.32 feet to a point; thence, North 16°54'51" East a distance of 34.80 feet to a point; thence, North 15°53'46" East a distance of 23.59 feet to a point; thence, North 14°18'57" East a distance of 16.37 feet to a point; thence, North 07°11'49" East a distance of 5.86 feet to a point; thence, North 09°45'39" West a distance of 1.66 feet to a point; thence, North 73°45'08" West a distance of 19.58 feet to a point; thence, North 16°18'33" East a distance of 24.63 to a point; thence, South 72°33'09" East a distance of 3.14 feet to a point; thence, North 20°07'51" West a distance of 12.50 feet to a point; thence, North 06°17'23" West a distance of 32.85 feet to a point; thence, North 04°12'32" West a distance of 6.60 feet to a point; thence, North 06°43'42" East a distance of 24.08 feet to a point; thence, South 78°08'13" East a distance of 20.09 feet to a point and the TRUE POINT OF BEGINNING;

Said tract or parcel contains 8,083 square feet or 0.186 acres.