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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: Reliant at Market District
Tax Parcel Identification No.: 22 416 111 340 29 7
Land Disturbance Permit No.: #WRN 25-054
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 6th day of October, 20 25, between Market District Crabapple Condominium Association, Inc., 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.

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) 1134 of the 2 District, 2 Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit:

Reliant at Market District

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 6th
day of October, 20 25
in the presence of:

[Signature]
Witness

[Signature]
Notary Public

[NOTARIAL SEAL]



GRANTOR: Market District Crabapple
Condominium Association, Inc.
CORPORATE NAME

By: [Signature]
Print Name: Brent Beecham

Title: President

By: [Signature] 10/06/2025

Print Name: Roberto Soriano

Title: Cashier

[CORPORATE SEAL]

Exhibit A

Water Vault Easement - Legal Description

Reliant at Market District

ALL THAT TRACT OR PARCEL of land being in Land Lots 1134 of the 2nd District, 2nd Section of Fulton County, Georgia; this description is based on information taken from a survey by Engineering303 dated June 20, 2017 and shown on an easement exhibit by AEC, Inc. dated July 14, 2025, being more particularly described as follows:

THE POINT OF COMMENCEMENT begins at an iron pin set (1/2" rebar) located along the northeasterly right-of-way found at the northeast corner of the intersection Heritage Walk (60' R/W) and Cortland Road (Private) in land lot 1134 of the 2nd district 2nd section of Fulton County, Georgia,

Thence running along said right-of-way 3.42 feet along a curve to the left, said curve having a radius of 190.00 feet and being subtended chord of north 57 degrees 12 minutes 37.2 seconds west, 3.42 feet to THE POINT OF BEGINNING;

from said POINT OF BEGINNING;


running thence 20.01 feet along a curve to the left, said curve having a radius of 190.0 feet and being subtended by a chord of north 60 degrees 44 minutes 35 seconds west, 20.00 feet to a point;

departing said right of way, running thence north 30 degrees 09 minutes 14 seconds east for 15.31 feet to a point;

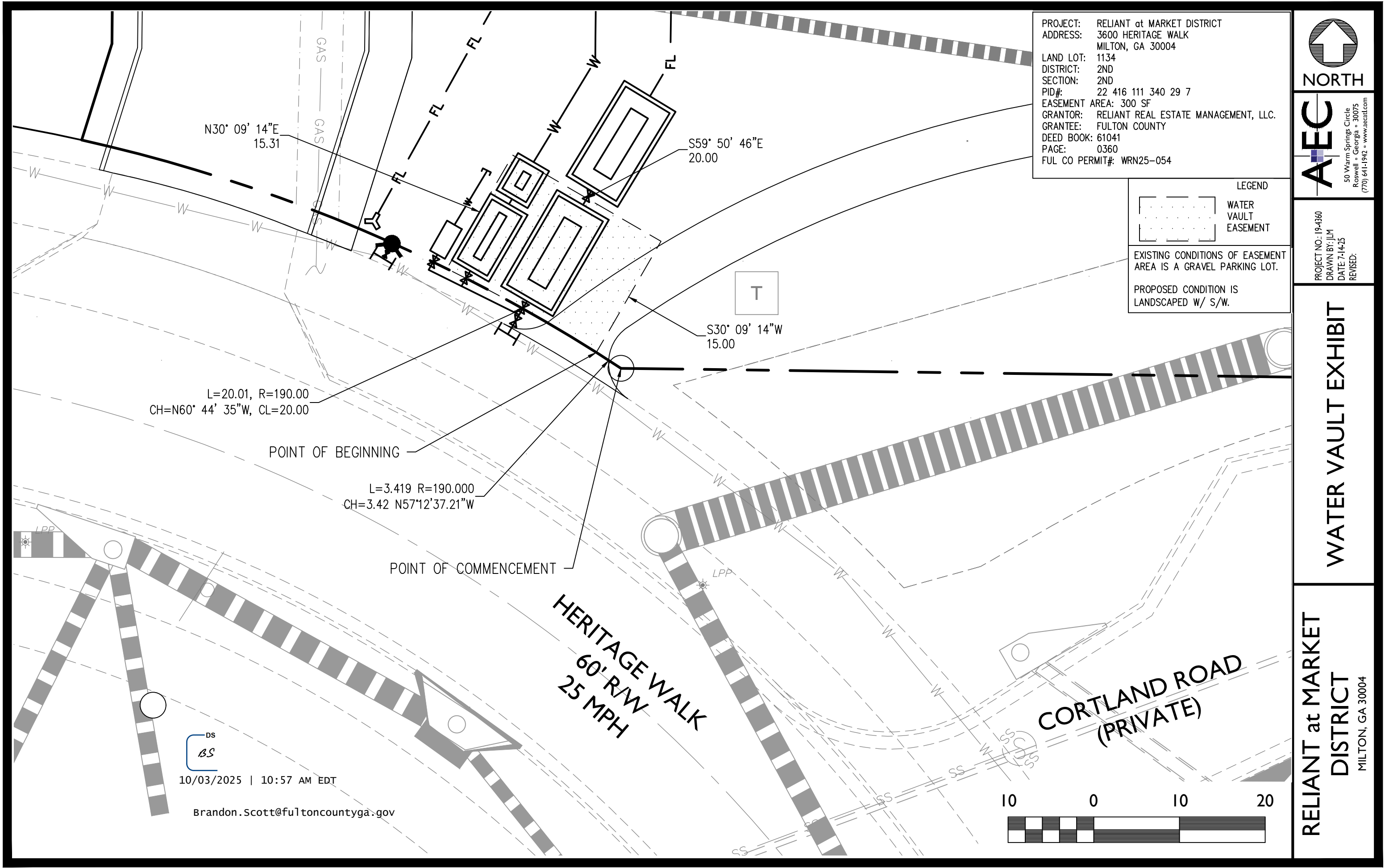
running thence south 59 degrees 50 minutes 46 seconds east for 20.00 feet to a point;

running thence south 30 degrees 09 minutes 14 seconds west for 15.00 feet to the POINT OF BEGINNING.

Said tract of land contains 0.007 acres or 300 square feet.

 DS
10/03/2025 | 10:58 AM EDT

Fulton County Government



PROJECT: RELIANT at MARKET DISTRICT
ADDRESS: 3600 HERITAGE WALK
MILTON, GA 30004
LAND LOT: 1134
DISTRICT: 2ND
SECTION: 2ND
PID#: 22 416 111 340 29 7
EASEMENT AREA: 300 SF
GRANTOR: RELIANT REAL ESTATE MANAGEMENT, LLC.
GRANTEE: FULTON COUNTY
DEED BOOK: 61041
PAGE: 0360
FUL CO PERMIT#: WRN25-054

LEGEND
[Symbol] WATER VAULT EASEMENT
EXISTING CONDITIONS OF EASEMENT AREA IS A GRAVEL PARKING LOT.
PROPOSED CONDITION IS LANDSCAPED W/ S/W.



AEC
50 Warm Springs Circle
Roswell, Georgia 30075
(770) 641-1942 • www.aecat.com

PROJECT NO.: 19-4360
DRAWN BY: JLM
DATE: 7-14-25
REVISED:

WATER VAULT EXHIBIT

RELIANT at MARKET DISTRICT
MILTON, GA 30004