

[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 : Little River Estates
Tax Parcel Identification No.: 22-379006630059
Land Disturbance Permit No.: 19MLT-RLDP00001 FC19-040WR
Zoning/Special Use Permit No.: _____
(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 25th day of January, 2022, between TAYLOR ROAD HOLDINGS, LLC, a limited liability company 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) 663 and 706, 2nd Section (if applicable) of District 2, Fulton County, Georgia, and more particularly described as follows: To wit:

LITTLE RIVER FARMS ESTATES

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 26
day of January 2022
in the presence of:

GRANTOR: Taylor Road Holdings, LLC
COMPANY NAME

[Signature]
Witness

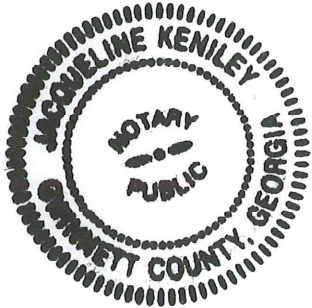
By: [Signature]

Print Name: Joseph Ivey

Title: Manager

Jacqueline Kenley
Notary Public Jacqueline Kenley
My Commission Expires April 1, 2023

[NOTARIAL SEAL]



LEGAL DESCRIPTION
Fulton County Water Main Easement
LITTLE RIVER ESTATES S/D

All that tract or parcel of land lying and being located in Land Lot 663, District 2, Section 2, Fulton County, Georgia, within the City of Milton, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at the northwest corner of Land Lot 663, said corner being the common corner of Land Lots 634, 635, 662, and 663; then go South 00 degrees 10 minutes 12 seconds West for a distance of 310.97' along the west line of Land Lot 663 to a point and the TRUE POINT OF BEGINNING;

THENCE leaving said west line of Land Lot 663, North 47 degrees 39 minutes 46 seconds East for a distance of 104.21 feet to a point;

THENCE along a curve to the right having a radius of 125.00 feet and an arc length of 100.24 feet, being subtended by a chord of North 70 degrees 38 minutes 13 seconds East for a distance of 97.58 feet to a point;

THENCE South 86 degrees 23 minutes 20 seconds East for a distance of 425.17 feet to a point;

THENCE along a curve to the left having a radius of 17.00 feet and an arc length of 14.37 feet, being subtended by a chord of North 69 degrees 23 minutes 44 seconds East for a distance of 13.95 feet to a point;

THENCE along a curve to the right having a radius of 50.00 feet and an arc length of 168.77 feet, being subtended by a chord of South 38 degrees 07 minutes 27 seconds East for a distance of 99.32 feet to a point;

THENCE along a curve to the left having a radius of 17.00 feet and an arc length of 14.37 feet, being subtended by a chord of South 34 degrees 21 minutes 12 seconds West for a distance of 13.95 feet to a point;

THENCE South 10 degrees 08 minutes 06 seconds West for a distance of 196.14 feet to a point;

THENCE along a curve to the right having a radius of 275.00 feet and an arc length of 190.70 feet, being subtended by a chord of South 30 degrees 00 minutes 04 seconds West for a distance of 186.90 feet to a point;

THENCE South 49 degrees 52 minutes 02 seconds West for a distance of 79.98 feet to a point;

THENCE along a curve to the left having a radius of 20.00 feet and an arc length of 32.58 feet, being subtended by a chord

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of South 03 degrees 11 minutes 57 seconds West for a distance of 29.10 feet to a point;

THENCE along a curve to the left having a radius of 75.00 feet and an arc length of 22.93 feet, being subtended by a chord of South 52 degrees 13 minutes 37 seconds East for a distance of 22.84 feet to a point;

THENCE South 60 degrees 59 minutes 06 seconds East for a distance of 137.09 feet to a point;

THENCE South 75 degrees 58 minutes 18 seconds East for a distance of 62.91 feet to a point;

THENCE along a curve to the right having a radius of 159.00 feet and an arc length of 33.32 feet, being subtended by a chord of South 70 degrees 19 minutes 07 seconds East for a distance of 33.26 feet to a point;

THENCE South 76 degrees 19 minutes 22 seconds East for a distance of 34.35 feet to a point;

THENCE North 58 degrees 40 minutes 38 seconds East for a distance of 43.84 feet to a point on the west right of way line of Taylor Road (a 60' R/W);

THENCE South 13 degrees 40 minutes 38 seconds West for a distance of 99.51 feet along the west right of way line of Taylor Road to a point;

THENCE along the west right of way line of Taylor Road, a curve to the right having a radius of 18907.12 feet and an arc length of 36.46 feet, being subtended by a chord of South 13 degrees 43 minutes 57 seconds West for a distance of 36.46 feet to a point;

THENCE leaving said right of way line of Taylor Road, North 31 degrees 19 minutes 22 seconds West for a distance of 43.79 feet to a point;

THENCE North 76 degrees 19 minutes 22 seconds West for a distance of 34.35 feet to a point;

THENCE along a curve to the right having a radius of 233.00 feet and an arc length of 63.57 feet, being subtended by a chord of North 68 degrees 30 minutes 22 seconds West for a distance of 63.38 feet to a point;

THENCE North 50 degrees 33 minutes 30 seconds West for a distance of 44.19 feet to a point;

THENCE North 60 degrees 59 minutes 06 seconds West for a distance of 143.97 feet to a point;

THENCE along a curve to the right having a radius of 125.00 feet and an arc length of 42.73 feet, being subtended by a chord of North 51 degrees 11 minutes 29 seconds West for a distance of 42.53 feet to a point;

THENCE along a curve to the left having a radius of 20.00 feet and an arc length of 30.97 feet, being subtended by a chord

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of North 85 degrees 45 minutes 55 seconds West for a distance of 27.97 feet to a point;

THENCE South 49 degrees 52 minutes 02 seconds West for a distance of 42.83 feet to a point;

THENCE along a curve to the left having a radius of 175.00 feet and an arc length of 160.81 feet, being subtended by a chord of South 23 degrees 32 minutes 31 seconds West for a distance of 155.21 feet to a point;

THENCE South 02 degrees 47 minutes 00 seconds East for a distance of 171.78 feet to a point;

THENCE along a curve to the left having a radius of 175.00 feet and an arc length of 44.90 feet, being subtended by a chord of South 10 degrees 08 minutes 01 seconds East for a distance of 44.78 feet to a point;

THENCE South 17 degrees 29 minutes 01 seconds East for a distance of 23.60 feet to a point;

THENCE along a curve to the left having a radius of 15.00 feet and an arc length of 14.86 feet, being subtended by a chord of South 45 degrees 52 minutes 14 seconds East for a distance of 14.26 feet to a point;

THENCE along a curve to the right having a radius of 58.00 feet and an arc length of 297.16 feet, being subtended by a chord of South 72 degrees 30 minutes 59 seconds West for a distance of 63.56 feet to a point;

THENCE along a curve to the left having a radius of 15.00 feet and an arc length of 14.86 feet, being subtended by a chord of North 10 degrees 54 minutes 12 seconds East for a distance of 14.26 feet to a point;

THENCE North 17 degrees 29 minutes 01 seconds West for a distance of 23.60 feet to a point;

THENCE along a curve to the right having a radius of 225.00 feet and an arc length of 57.73 feet, being subtended by a chord of North 10 degrees 08 minutes 01 seconds West for a distance of 57.57 feet to a point;

THENCE North 02 degrees 47 minutes 00 seconds West for a distance of 171.78 feet to a point;

THENCE along a curve to the right having a radius of 225.00 feet and an arc length of 206.76 feet, being subtended by a chord of North 23 degrees 32 minutes 31 seconds East for a distance of 199.56 feet to a point;

THENCE North 49 degrees 52 minutes 02 seconds East for a distance of 212.87 feet to a point;

THENCE along a curve to the left having a radius of 225.00 feet and an arc length of 156.03 feet, being subtended by a chord of North 30 degrees 00 minutes 04 seconds East for a distance of 152.92 feet to a point ;

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THENCE North 10 degrees 08 minutes 06 seconds East for a distance of 201.95 feet to a point;

THENCE along a curve to the left having a radius of 17.00 feet and an arc length of 28.64 feet, being subtended by a chord of North 38 degrees 07 minutes 37 seconds West for a distance of 25.37 feet to a point;

THENCE North 86 degrees 23 minutes 20 seconds West for a distance of 430.97 feet to a point;

THENCE along a curve to the left having a radius of 75.00 feet and an arc length of 60.15 feet, being subtended by a chord of South 70 degrees 38 minutes 13 seconds West for a distance of 58.55 feet to a point;

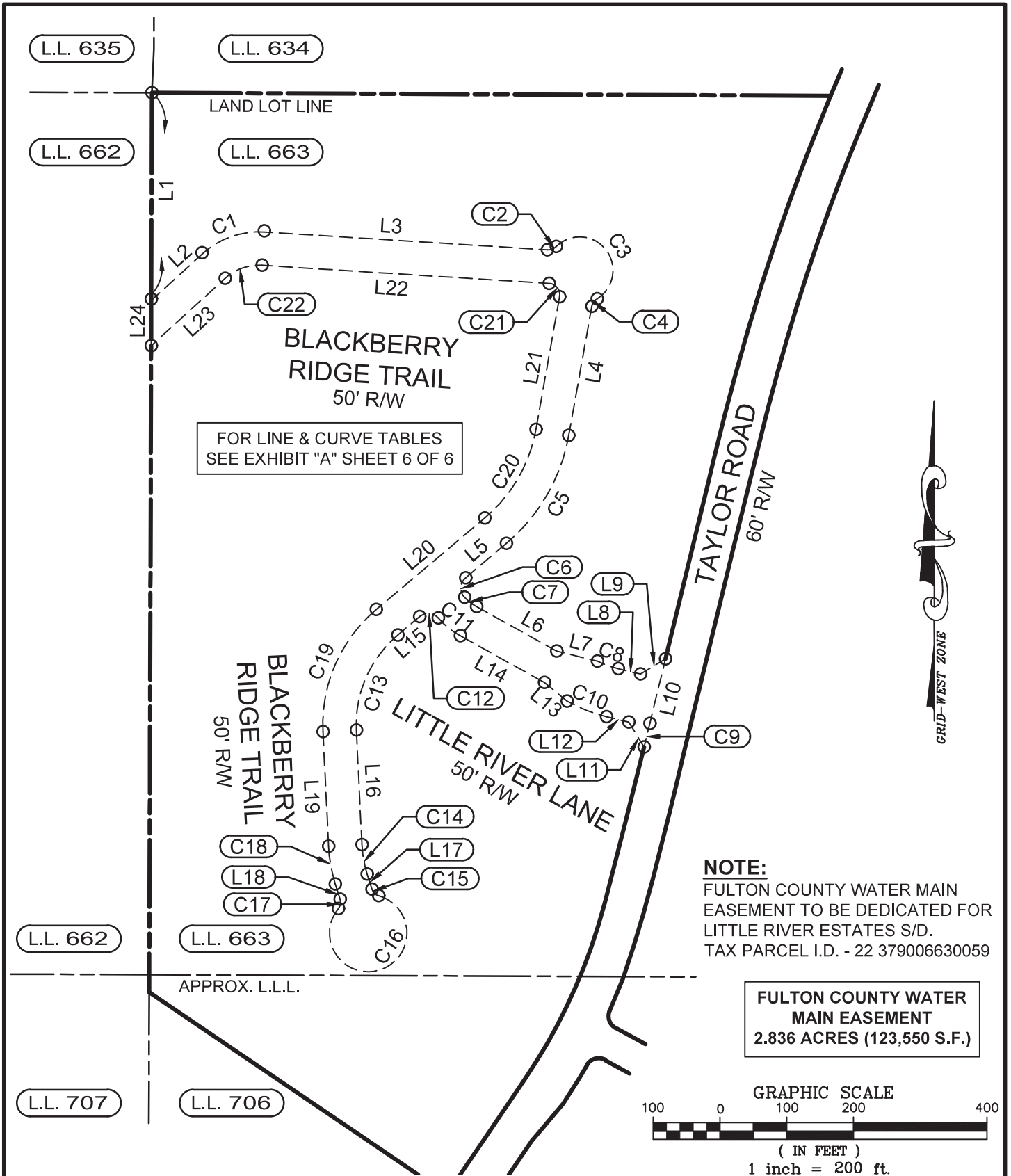
THENCE South 47 degrees 39 minutes 46 seconds West for a distance of 150.04 feet to a point on the west line of Land Lot 663;

THENCE North 00 degrees 10 minutes 12 seconds East for a distance of 67.82 feet along the west line of Land Lot 663 to a point and the point of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said easement contains 2.836 acres (123,550 S.F.) and is more fully shown on a Fulton County Water Main Easement Plat for Little River Estates S/D, by Brumbelow-Reese and Associates, Inc., dated January 17, 2022, as last revised January 28, 2022, bearing their job number 2017-247, and being identified at drawing LRE-WE-R1.

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FULTON COUNTY WATER MAIN EASEMENT PLAT FOR:

LITTLE RIVER ESTATES S/D
FULTON COUNTY LDP #19-040 WR

DATE: JANUARY 17, 2022
REVISED: JANUARY 28, 2022 - ADDRESS FCPW COMMENTS

LOCATED IN:
LAND LOT(S): 663
DISTRICT: 2, SECTION: 2
CITY OF: MILTON
COUNTY OF: FULTON
STATE OF GEORGIA

GEORGIA REGISTERED LAND SURVEYOR
No. 2072
Robbie H. Reese
RODNEY H. REESE

GEORGIA R.L.S. # 2072
MEMBER OF S.A.M.S.O.G.

BRUMBELOW-REESE & ASSOC., INC.
LAND SURVEYORS, LAND PLANNERS,
DEVELOPMENT CONSULTANTS
(GEORGIA LICENSE LSF000285) - EXPIRATION 6/30/2022

13685 HIGHWAY 9 N
MILTON, GEORGIA 30004-3616
PHONE: 770-475-6817
FAX: 770-569-4948
EMAIL: BRASSINC@COMCAST.NET

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LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 00°10'12" W	310.97'
L2	N 47°39'46" E	104.21'
L3	S 86°23'20" E	425.17'
L4	S 10°08'06" W	196.14'
L5	S 49°52'02" W	79.98'
L6	S 60°59'06" E	137.09'
L7	S 75°58'18" E	62.91'
L8	S 76°19'22" E	34.35'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L9	N 58°40'38" E	43.84'
L10	S 13°40'38" W	99.51'
L11	N 31°19'22" W	43.79'
L12	N 76°19'22" W	34.35'
L13	N 50°33'30" W	44.19'
L14	N 60°59'06" W	143.97'
L15	S 49°52'02" W	42.83'
L16	S 02°47'00" E	171.78'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L17	S 17°29'01" E	23.60'
L18	N 17°29'01" W	23.60'
L19	N 02°47'00" W	171.78'
L20	N 49°52'02" E	212.87'
L21	N 10°08'06" E	201.95'
L22	N 86°23'20" W	430.97'
L23	S 47°39'46" W	150.04'
L24	N 00°10'12" E	67.82'

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CURVE TABLE

CURVE #	BEARING	CHORD	RADIUS	ARC
C1	N 70°38'13" E	97.58'	125.00'	100.24'
C2	N 69°23'44" E	13.95'	17.00'	14.37'
C3	S 38°07'27" E	99.32'	50.00'	168.77'
C4	S 34°21'12" W	13.95'	17.00'	14.37'
C5	S 30°00'04" W	186.90'	275.00'	190.70'
C6	S 03°11'57" W	29.10'	20.00'	32.58'
C7	S 52°13'37" E	22.84'	75.00'	22.93'
C8	S 70°19'07" E	33.26'	159.00'	33.32'
C9	S 13°43'57" W	36.46'	18907.12'	36.46'
C10	N 68°30'22" W	63.38'	233.00'	63.57'
C11	N 51°11'29" W	42.53'	125.00'	42.73'

CURVE TABLE

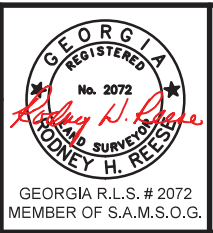
CURVE #	BEARING	CHORD	RADIUS	ARC
C12	N 85°45'55" W	27.97'	20.00'	30.97'
C13	S 23°32'31" W	155.21'	175.00'	160.81'
C14	S 10°08'01" E	44.78'	175.00'	44.90'
C15	S 45°52'14" E	14.26'	15.00'	14.86'
C16	S 72°30'59" W	63.56'	58.00'	297.16'
C17	N 10°54'12" E	14.26'	15.00'	14.86'
C18	N 10°08'01" W	57.57'	225.00'	57.73'
C19	N 23°32'31" E	199.56'	225.00'	206.76'
C20	N 30°00'04" E	152.92'	225.00'	156.03'
C21	N 38°07'37" W	25.37'	17.00'	28.64'
C22	S 70°38'13" W	58.55'	75.00'	60.15'

FULTON COUNTY WATER MAIN
EASEMENT PLAT FOR:

LITTLE RIVER ESTATES S/D
FULTON COUNTY LDP #19-040 WR

DATE: JANUARY 17, 2022
REVISED: JANUARY 28, 2022 - ADDRESS FCPW COMMENTS

LOCATED IN:
LAND LOT(S): 663
DISTRICT: 2, SECTION: 2
CITY OF: MILTON
COUNTY OF: FULTON
STATE OF GEORGIA



BRUMBELOW-REESE & ASSOC., INC.
LAND SURVEYORS, LAND PLANNERS,
DEVELOPMENT CONSULTANTS
(GEORGIA LICENSE LSF000285) - EXPIRATION 6/30/2022

13685 HIGHWAY 9 N
MILTON, GEORGIA 30004-3616
PHONE: 770-475-6817
FAX: 770-569-4948
EMAIL: BRASSINC@COMCAST.NET

DRAWN BY: MK
DRAWING: LRE-WE-R1
JOB NO. 2017-247