

[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 : Hickory Crest S/D, Phase 2
Tax Parcel Identification No.: 22 374003040691
Land Disturbance Permit No.: 22-042 WR
Zoning/Special Use Permit No.: AG-1
(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 June, 2022, between Old Milton Residential Development, 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) 304, 2nd Section (if applicable) of District 2, Fulton County, Georgia, and more particularly described as follows: To wit:

Hickory Crest S/D, Phase 2

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 30th
day of June, 20 22
in the presence of:

GRANTOR: Old Milton Residential Development, LLC
CORPORATE NAME

Milos Ivrsap
Witness

By: [Signature]
Print Name: R. L. Glosson
Title: Managing Partner

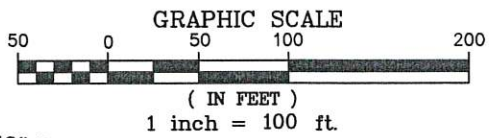
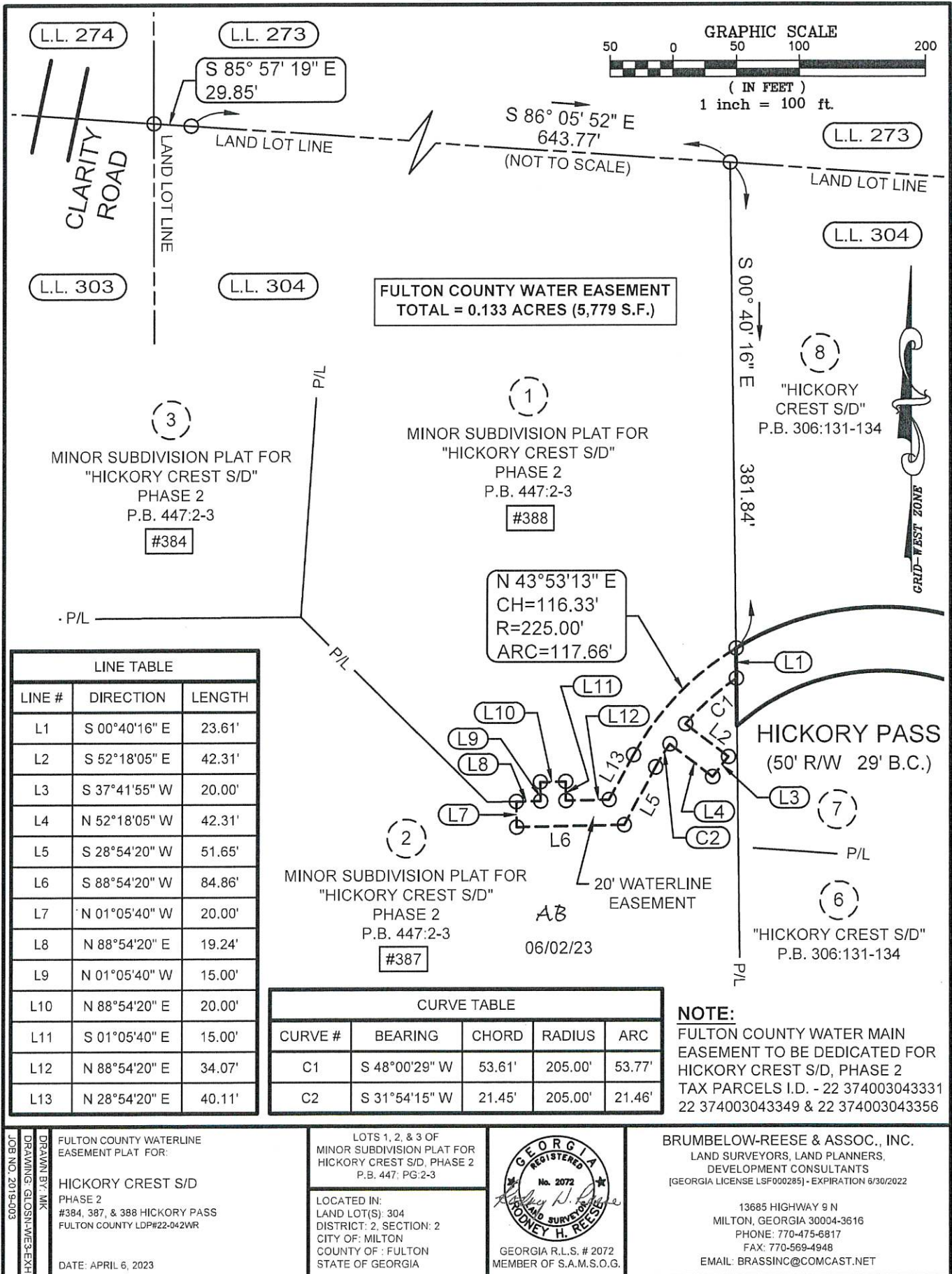
Emily R. Adler
Notary Public

~~By: _____
Print Name: _____
Title: _____~~

[NOTARIAL SEAL]



~~[CORPORATE SEAL]~~



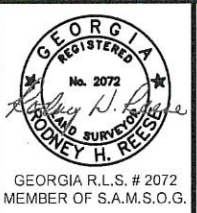
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 00°40'16" E	23.61'
L2	S 52°18'05" E	42.31'
L3	S 37°41'55" W	20.00'
L4	N 52°18'05" W	42.31'
L5	S 28°54'20" W	51.65'
L6	S 88°54'20" W	84.86'
L7	N 01°05'40" W	20.00'
L8	N 88°54'20" E	19.24'
L9	N 01°05'40" W	15.00'
L10	N 88°54'20" E	20.00'
L11	S 01°05'40" E	15.00'
L12	N 88°54'20" E	34.07'
L13	N 28°54'20" E	40.11'

CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	ARC
C1	S 48°00'29" W	53.61'	205.00'	53.77'
C2	S 31°54'15" W	21.45'	205.00'	21.46'

NOTE:
FULTON COUNTY WATER MAIN EASEMENT TO BE DEDICATED FOR HICKORY CREST S/D, PHASE 2 TAX PARCELS I.D. - 22 374003043331 22 374003043349 & 22 374003043356

FULTON COUNTY WATERLINE EASEMENT PLAT FOR:
HICKORY CREST S/D
PHASE 2
#384, 387, & 388 HICKORY PASS
FULTON COUNTY LDP#22-042WR
DATE: APRIL 6, 2023

LOTS 1, 2, & 3 OF
MINOR SUBDIVISION PLAT FOR
HICKORY CREST S/D, PHASE 2
P.B. 447:2-3
LOCATED IN:
LAND LOT(S): 304
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

LEGAL DESCRIPTION
FULTON COUNTY 20' WATERLINE EASEMENT
HICKORY CREST S/D, PHASE 2

All that tract or parcel of land lying and being located in Land Lot 304, 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 a point at the northwest corner of Land Lot 304, said corner being the common corner of Land Lots 273, 274, 303, and 304; thence south 85 degrees 57 minutes 19 seconds East for a distance of 29.85 feet along the north line of Land Lot 304 to a point; thence South 86 degrees 05 minutes 52 seconds East for a distance of 643.77 feet along the north line of Land Lot 304 to a point; thence leaving said north line of Land Lot 304, South 00 degrees 40 minutes 16 seconds East for a distance of 381.84 feet to a point on the north right of way line of Hickory Pass (a 50' R/W) and the TRUE POINT OF BEGINNING;

THENCE South 00 degrees 40 minutes 16 seconds East for a distance of 23.61 feet to a point;

THENCE along a curve to the left having a radius of 205.00 feet and an arc length of 53.77 feet, being subtended by a chord of South 48 degrees 00 minutes 29 seconds West for a distance of 53.61 feet to a point;

THENCE South 52 degrees 18 minutes 05 seconds East for a distance of 42.31 feet to a point;

THENCE South 37 degrees 41 minutes 55 seconds West for a distance of 20.00 feet to a point;

THENCE North 52 degrees 18 minutes 05 seconds West for a distance of 42.31 feet to a point;

THENCE along a curve to the left having a radius of 205.00 feet and an arc length of 21.46 feet, being subtended by a chord of South 31 degrees 54 minutes 15 seconds West for a distance of 21.45 feet to a point;

THENCE South 28 degrees 54 minutes 20 seconds West for a distance of 51.65 feet to a point;

THENCE South 88 degrees 54 minutes 20 seconds West for a distance of 84.86 feet to a point;

THENCE North 01 degrees 05 minutes 40 seconds West for a distance of 20.00 feet to a point;

THENCE North 88 degrees 54 minutes 20 seconds East for a distance of 19.24 feet to a point;

THENCE North 01 degrees 05 minutes 40 seconds West for a

distance of 15.00 feet to a point;

THENCE North 88 degrees 54 minutes 20 seconds East for a distance of 20.00 feet to a point;

THENCE South 01 degrees 05 minutes 40 seconds East for a distance of 15.00 feet to a point;

THENCE North 88 degrees 54 minutes 20 seconds East for a distance of 34.07 feet to a point;

THENCE North 28 degrees 54 minutes 20 seconds East for a distance of 40.11 feet to a point;

THENCE along a curve to the right having a radius of 225.00 feet and an arc length of 117.66 feet, being subtended by a chord of North 43 degrees 53 minutes 13 seconds East for a distance of 116.33 feet to a point and the point of beginning.

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

Said property contains 0.133 acres (5,779 S.F.) and is more fully shown on a Fulton County Waterline Easement Plat for Hickory Crest S/D, Phase 2, by Brumbelow-Reese and Associates, Inc., dated April 6, 2023, bearing their job number 2019-003, and being identified as drawing GLOSN-WE3-EXH.