

**FLOOD PLAIN NOTES**  
 LAND DOES NOT LIE WITHIN A FLOOD ZONE  
 PER FEMA FLOOD PLAIN MAP NUMBER  
 13121C0059F REVISED SEPTEMBER 18, 2013.

Line #	Length	Direction
L1	103.19	N49° 23' 13"W
L2	59.31	S56° 41' 12"E
L3	41.12	S42° 44' 04"E
L4	69.75	N86° 54' 36"E
L5	6.36	N77° 45' 07"E
L6	3.02	S00° 16' 06"W
L8	37.60	N28° 50' 53"E
L9	20.66	N61° 09' 07"W
L10	41.19	N00° 03' 36"E
L11	40.23	S89° 58' 47"E
L12	103.19	S49° 23' 13"E
L13	72.00	S00° 22' 16"W

RESERVED FOR RECORDING INFORMATION

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	60.92	92.00	37.94	N63° 54' 36"E	59.81
C3	61.20	92.00	38.12	N25° 52' 57"E	60.08
C4	140.56	62.73	128.38	N75° 11' 53"W	112.95
C5	124.49	62.73	113.71	N16° 14' 24"W	105.05
C6	140.56	62.73	128.38	S75° 11' 53"E	112.95

As Required by Subsection (d) O.C.G.A Section 15-6-67, this plat has been prepared by a Land Surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon, such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned Land Surveyor certifies that this plat complies with the Minimum technical Standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A Section 15-6-67.

**Owner's Certificate of Dedication and Acknowledgement.**  
 STATE OF GEORGIA  
 COUNTY OF FULTON  
 The owner of record of the land shown on this plat and whose name is subscribed thereto, in person, or through a duly authorized agent, hereby acknowledges that this subdivision plat was made from an actual survey, and that there are no public dedications on this property.

**GREENSTONE PARKWAY 400 LLLP**  
 BY: **GREENSTONE PARKWAY 400 MANAGER LLC**

Subdivider Signature: \_\_\_\_\_  
 BY: **ADAMS D LITTLE III, MANAGER LLC**

**GREENSTONE PARKWAY 400 LLLP**  
**GREENSTONE PARKWAY 400 MANAGER LLC**

Owner Signature: \_\_\_\_\_  
 BY: **ADAMS D LITTLE III, MANAGER LLC**

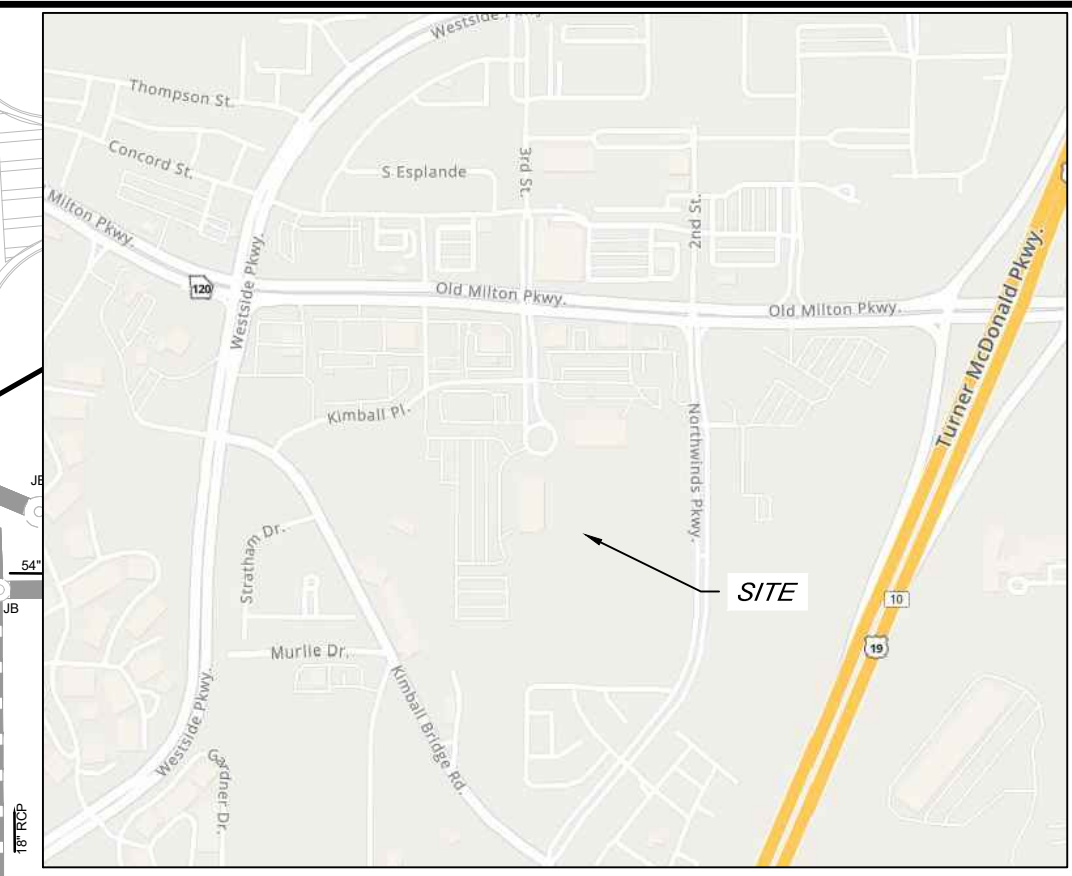
Certificate of Minor Subdivision Plat Approval. The Community Development Department of the City of Alpharetta, Georgia certifies that this plat complies with all requirements of the Alpharetta Unified Development Code including Zoning Requirements.  
 Community Development: \_\_\_\_\_ Date: \_\_\_\_\_

*Nathan G. Shepherd*  
 Nathan G. Shepherd  
 Professional Surveyor No. LS003466

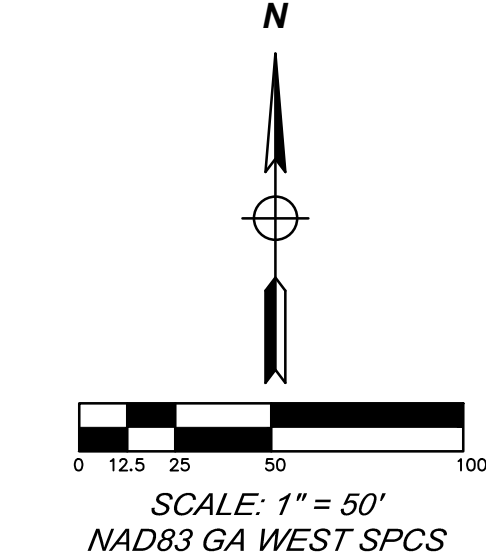
13857752204 SURVEY FOR  
 BOUNDARY SURVEY FOR  
**CLIENT**  
**EVANS GENERAL CONTRACTORS**  
 3050 NORTHWINDS PARKWAY, SUITE 200  
 ALPHARETTA, GA 30309  
**OWNER OF RECORD:**  
**GREENSTONE PARKWAY 400 LLLP**  
 BY: **GREENSTONE PARKWAY 400 MANAGER LLC**  
 BY: **ADAMS D LITTLE III, MANAGER LLC**  
 330 WINDY RIDGE PKWY STE 320  
 ATLANTA, GA 30339  
 PHONE: (678)589-7608

BOUNDARY SURVEY OF  
 LAND LOT 804 IN THE  
 14<sup>TH</sup> DISTRICT, 3<sup>RD</sup> SECTION  
 CITY OF ALPHARETTA  
 FULTON COUNTY, GEORGIA  
 DATE OF FIELD SURVEY: 05-20-2024

13857752204  
**D-6148**



**LOCATION MAP**  
 NOT TO SCALE



**SURVEYOR'S NOTES**

- THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 - STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.
- THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 145,327 FEET AND WAS ADJUSTED USING A COMPASS RULE ADJUSTMENT METHOD. A LEICA TS-16 TOTAL STATION AND LEICA CS20 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.
- EQUIPMENT USED: LEICA GS16 GNSS RECEIVER.
- TOTAL SITE ACREAGE = 13.21 ACRES
- PREVIOUS SUBDIVISION - PLAT BOOK 435 PAGE 28 FULTON COUNTY RECORDS

**LEGEND**

- - FOUND SURVEY CORNER
- - SET CAPPED 1/2" IRON ROD
- × - SURVEY ELEVATION SHOT
- - PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - SETBACK LINE



PREPARED BY:  
 NATHAN G. SHEPHERD  
 PROFESSIONAL SURVEYOR No. LS003466  
 514 WEST MAPLE ST., SUITE 1202  
 CUMMING, GEORGIA 30040  
 TEL. 989-284-8178  
 DRAWN BY: JTS  
 DATE: 06/17/2024 REV 08/08/2024  
 JOB NUMBER: 1385775G2024  
 www.SpicerGroup.com



**SURVEYOR'S NOTES**

- THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 - STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN AREA A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.
- EQUIPMENT USED: LEICA GS16 GNSS RECEIVER.

**PARCEL A LEGAL DESCRIPTION**

**Legal Description as Surveyed:**

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 804 of the 1<sup>st</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia, being more particularly described as follows:

Commencing at a point at the Land Lot corner common to Land Lots 804, 805, 852, and 853 of said 1<sup>st</sup> District, Fulton County of Georgia; thence along the Southerly line of Land Lot 804; N89°-37'-41"W., 95.29 feet to the Westerly Right-of-Way of Northwinds Parkway; thence continuing along said Southerly line of Land Lot 804 N89°-37'-41"W., 328.34 feet; thence N00°-00'-00"E., 415.38 feet; thence along a curve to the right having an arc length of 124.49 feet, a radius of 62.73 feet, a chord bearing of N16°-14'-24"W with a chord distance of 105.05 feet to the Point of Beginning: Thence N49°-23'-13"W., 103.19 feet; thence N89°-59'-58"W., 197.08 feet to a found rebar; thence N03°-22'-41"E., 294.56 feet to a found rebar on the Southeasterly Right-of-Way of Amberpark Drive; thence along said Southeasterly right-of-Way along a curve to the left having an arc length of 60.92 feet, a radius of 92.00 feet, a chord bearing of N63°-54'-36"E with a chord distance of 60.08 feet; thence continuing along said Right-of-Way along a curve to the left having an arc length of 61.20 feet, a radius of 92.00 feet, a chord bearing of N25°-52'-57"E with a chord distance of 60.08 feet to a found rebar; thence S56°-41'-12"E., 59.31 feet; thence S89°-58'-45"E., 230.55 feet to a found rebar; thence S42°-44'-04"E., 42.12 feet to a found rebar; thence N86°-54'-36"E., 69.75 feet; thence N86°-14'-45"E., 191.69 feet; thence N77°-45'-07"E., 6.36 feet to a point that lies on the Westerly Right of Way of Northwinds Parkway; thence along said Right of Way the following 2 courses and distances: S00°-16'-05"W., 3.02 feet; thence S00°-20'-21"W., 422.22 feet; thence leaving said right of way N90°-00'-00"W., 285.34 feet; thence along a curve to the left having an arc length of 140.56 feet, a radius of 62.73 feet, a chord bearing of N75°-11'-53"W with a chord distance of 112.95 feet to the Point of Beginning.

Said parcel contains 5.84 Acres more or less of land.

**PARCEL B LEGAL DESCRIPTION**

**Legal Description as Surveyed:**

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 804 of the 1<sup>st</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia, being more particularly described as follows:

Commencing at a point at the Land Lot corner common to Land Lots 804, 805, 852, and 853 of said 1<sup>st</sup> District, Fulton County of Georgia; thence along the Southerly line of Land Lot 804; N89°-37'-41"W., 95.29 feet to the Westerly Right-of-Way of Northwinds Parkway; thence continuing along said Southerly line of Land Lot 804 N89°-37'-41"W., 328.34 feet to the Point of Beginning; thence continuing along said Southerly line of Land Lot 804 N89°-37'-41"W., 359.48 feet; thence continuing along said Southerly line of Land Lot 804 N89°-35'-34"W., 470.36 feet to a found 1/2" Rebar at the Southwest Corner of said Land Lot 804; thence N00°-08'-58"W., along the West line of said Land Lot 804, 117.71 feet to a found rebar; thence S89°-55'-14"E., 395.28 feet to a found rebar; thence N00°-04'-05"E., 293.47 feet to a found rebar; thence N28°-50'-53"E., 37.60 feet; thence N61°-09'-07"W., 20.66 feet to a found rebar; thence N00°-03'-35"E., 41.19 feet to a found rebar; thence N47°-06'-53"E., 122.00 feet to a found bent rebar; thence S89°-58'-47"E., 40.23 feet to a found rebar; thence S89°-59'-58"E., 197.08 feet; thence S49°-23'-13"E., 103.19 feet; thence along a curve to the left having an arc length of 124.49 feet, a radius of 62.73 feet, a chord bearing of S16°-14'-24"E with a chord distance of 105.05 feet; thence S00°-00'-00"E., 415.38 feet to the Point of Beginning.

Said parcel contains 6.06 Acres more or less of land.

**PARCEL C LEGAL DESCRIPTION**

**Legal Description as Surveyed:**

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 804 of the 1<sup>st</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia, being more particularly described as follows:

Commencing at a point at the Land Lot corner common to Land Lots 804, 805, 852, and 853 of said 1<sup>st</sup> District, Fulton County of Georgia; thence along the Southerly line of Land Lot 804; N89°-37'-41"W., 95.29 feet to the Westerly Right-of-Way of Northwinds Parkway; thence continuing along said Southerly line of Land Lot 804 N89°-37'-41"W., 328.34 feet; thence N00°-00'-00"E., 415.38 feet to the Point of Beginning; thence along a curve to the right having an arc length of 124.49 feet, a radius of 62.73 feet, a chord bearing of N16°-14'-24"W with a chord distance of 105.05 feet; thence along a curve to the right having an arc length of 140.56 feet, a radius of 62.73 feet, a chord bearing of S75°-11'-53"E with a chord distance of 112.95 feet; thence N90°-00'-00"E., 285.34 feet to the Westerly Right of Way of Northwinds Parkway; thence along said Right of Way, S00°-22'-16"W., 72.00 feet; thence leaving said Right of Way N90°-00'-00"W., 364.69 feet to the Point of Beginning.

Said parcel contains 0.77 Acres more or less of land.

**Zoning Notes**

City Council Public Hearin Action Summary, October 28th, 2013:

1. Density shall be permitted at a maximum of up to 35,097 square feet per acre for a total of up to 630,000 square feet on the 17.95 acre portion of Pod 'C' only if the new Northwinds Parkway is constructed from Old Milton Parkway to the southern property line prior to the certificate of occupancy for the first building. If Northwinds Parkway from Old Milton Parkway to the southern property line is not constructed; zoning conditions shall revert to original Master Plan densities.
2. Development on the 17.95 acre portion of Pod 'C' shall be limited to the following:
  - a. Three office buildings, maximum building height shall be eight stories or 125ft, whichever is less.
  - b. Two parking garages with a maximum of four levels above grade.
3. No freestanding retail shall be permitted.
4. Up to 10% service retail incidental to the office use shall be permitted and shall be provided within the office buildings. Service retail is limited to those businesses that serve the office tenants provided within the UDC.
5. No hotel use shall be permitted.
6. The property owner shall donate the right of way required for the Northwinds Parkway extension adjacent to the 17.95 acre tract by January 31, 2014. A 25' building setback shall be provided from the new right of way.
7. A 20' landscape strip shall be provided along Northwinds Parkway.
8. Required open spaces shall be labeled on the Master Plan; tree save/open space areas provided were used to meet requirements for existing Parkway 400 development and shall not be reduced from areas and quantities provided and designated on the Master Plan.
9. Pursuant to UDC Sec. 2.2.13 (F), 10% of the applicant's property (1.795 acres) shall be set aside for open space.
10. Encroachment into natural tree save area south of building one shall be kept to a minimum for construction of the parking deck, as shown on the submitted site plan dated August 1, 2013, through use of retaining walls as necessary. All required open space and recompense requirements shall be met.
11. The 17.95 acre portion of Pod 'C' shall remain a part of Parkway 400 and identified with similar signage including at any future secondary entrance off Northwinds Parkway.
12. The building setback line shall be 50' adjacent to interior circular drive; 10' sides and 25' rear.
13. Provide a 10' buffer planted where sparse along the southern property line. Buffer shall be counted toward open space requirement for Master Plan.
14. Buildings shall be finished on all four sides with similar material and with similar level of architectural detail as the front.
15. At the time that a connection is built and access is provided to Northwinds Parkway, a focal point feature such as a fountain or sculpture shall be developed along the Northwinds Parkway entrance within a designated greenspace or plaza area visible from Northwinds Parkway. Design of the entrance and feature shall be approved by Staff.
16. Parking, including any free-standing parking garages shall be screened with landscaping from Northwinds Parkway. In addition, the garage shall be designed to complement the office buildings so that its use is not readily apparent.
17. All dumpster's, utility boxes, telecommunications equipment, and mechanical equipment shall be screened from pedestrian view.
18. All landscape treatments, hardscape surfaces and street furniture including trash cans, benches and lighting shall be coordinated within Parkway 400 so that the same materials are used throughout.
19. All conditions of zoning included in MP 98-01, shall remain in effect except as superseded by the conditions listed herein.

As Required by Subsection (d) O.C.G.A Section 15-6-67, this plat has been prepared by a Land Surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon, such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned Land Surveyor certifies that this plat complies with the Minimum Technical Standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A Section 15-6-67.

*Nathan G. Shepherd* Date: 08/08/2024  
Nathan G. Shepherd  
Professional Surveyor No. LS003466

Owner's Certificate of Dedication and Acknowledgement.  
STATE OF GEORGIA  
COUNTY OF FULTON

The owner of record of the land shown on this plat and whose name is subscribed thereto, in person, or through a duly authorized agent, hereby acknowledges that this subdivision plat was made from an actual survey, and that there are no public dedications on this property.

GREENSTONE PARKWAY 400 LLLP  
BY: GREENSTONE PARKWAY 400 MANAGER LLC

Subdivider Signature: \_\_\_\_\_  
BY: ADAMS D LITTLE III, MANAGER LLC

Date: \_\_\_\_\_

GREENSTONE PARKWAY 400 LLLP  
GREENSTONE PARKWAY 400 MANAGER LLC

Owner Signature: \_\_\_\_\_  
BY: ADAMS D LITTLE III, MANAGER LLC

Date: \_\_\_\_\_

136577SG2024 SURVEY FOR  
BOUNDARY SURVEY FOR

CLIENT  
EVANS GENERAL CONTRACTORS  
3020 NORTHWINDS PARKWAY, SUITE 300  
ALPHARETTA, GA 30009

OWNER OF RECORD:  
GREENSTONE PARKWAY 400 LLLP  
BY: GREENSTONE PARKWAY 400 MANAGER LLC  
BY: ADAMS D LITTLE III, MANAGER LLC  
330 WINDY RIDGE PKWY STE 320  
ALANTA, GA 30339  
PHONE: (678)589-7608

BOUNDARY SURVEY OF  
LAND LOT 804 OF THE  
1<sup>ST</sup> DISTRICT - 2<sup>ND</sup> SECTION  
CITY OF ALPHARETTA  
FULTON COUNTY, GEORGIA  
DATE OF FIELD SURVEY: 08-08-2024

136577SG2024  
D-6748



PREPARED BY:  
NATHAN G. SHEPHERD  
PROFESSIONAL SURVEYOR No. LS003466  
514 WEST MAPLE ST., SUITE 1202  
CUMMING, GEORGIA 30040  
TEL: 989-284-8178  
DRAWN BY: JTS  
DATE: 06/17/2024  
JOB NUMBER: 136577SG2024  
www.SpicerGroup.com

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