

Plat Doc: PLAT
Recorded 05/05/2025 07:53AM
Camie W. Thomas
Clerk Superior Court, JACKSON County,
Ga.
Bk 00089 Pg 0256

Penalty: \$0.00
Interest: \$0.00

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

Legend
C/L - Centerline of Road
POB - Point of Beginning
R/W - Right of Way
IPS - 1/2" Rebar Set
P.O.B. - Point of Beginning

Certificate of Final Plat Approval

Pursuant to the Unified Development Code of the City of Commerce and all requirements of approval having been fulfilled, this final plat was given final approval by the Zoning Administrator and it is entitled to be recorded in the Clerk's Office, Jackson County Superior Court.

Leland Smith

Zoning Administrator

April 23, 2025

Date

Notes:

- This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67.
- This survey was prepared without the benefit of a title search. This property is subject to any concerns of which a title search would reveal.
- This property is subject to any easements, restrictions, right-of-ways, or any other encumbrances, both public and private.
- This plat represents that tract of land designated as Map & Parcel Co2 094, Co2 095, Co2 096, Co2 098 & Co2 084, according to Jackson County Tax Assessors.
- Reference for subject tract is Deed Book 105A, Page 165 & 167.
- This combination survey is located in the Proposed Commerce Overlay Parcels.
- This combination survey is located in the OCR Zoning District.

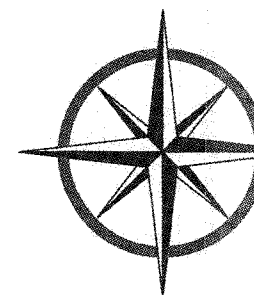
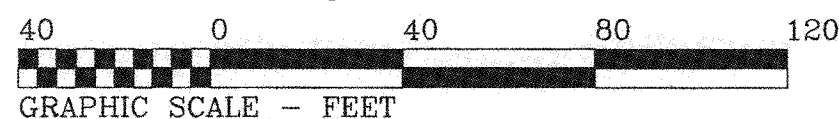
| Course | Bearing | Distance |
|--------|---------------|----------|
| L1 | N 31°00'20" W | 31.68' |
| L2 | N 31°00'20" W | 75.90' |
| L3 | N 31°00'20" W | 40.26' |
| L4 | N 59°51'16" E | 57.90' |
| L5 | N 79°36'45" E | 24.50' |
| L6 | S 78°50'02" E | 18.58' |

COMBINATION SURVEY FOR BROADSTAR INVESTMENTS LLC

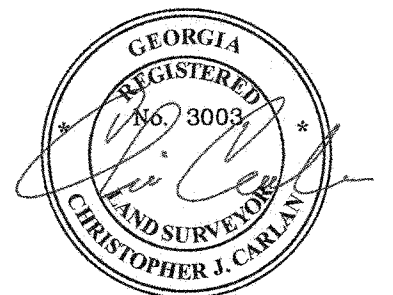
LOCATED WITHIN
City of Commerce
G.M.D. 255

Jackson County, Georgia Revised 4/9/25
Scale: 1" = 40' February 24, 2025

- The field data upon which this plat is based has a closure precision of one foot in 18,225 foot and an angular error of .01 per angle point and was adjusted using the Compass Rule.
- This plat has been calculated for closure and is found to be accurate within one foot in 334,993 feet.
- The field equipment used in this survey was a Leica TS12-P Robotic Total Station.
- The Field Work was completed 2/19/25.



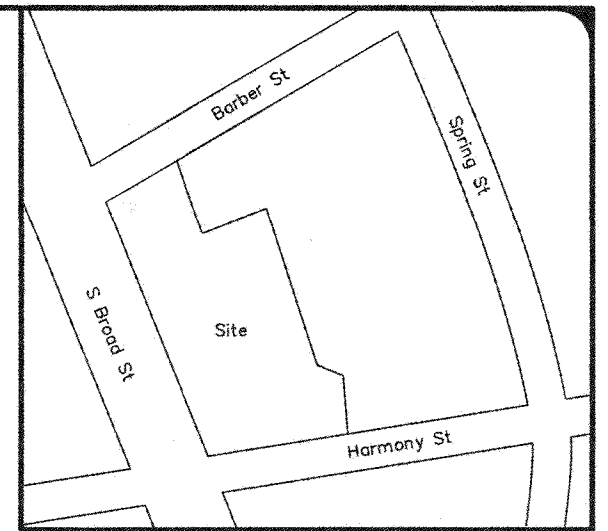
CARLAN
LAND SURVEYORS
970 SOUTH BROAD STREET
COMMERCE, GA 30529
(706)336-5959



JOB NO. 25-011 P.B. B-1217

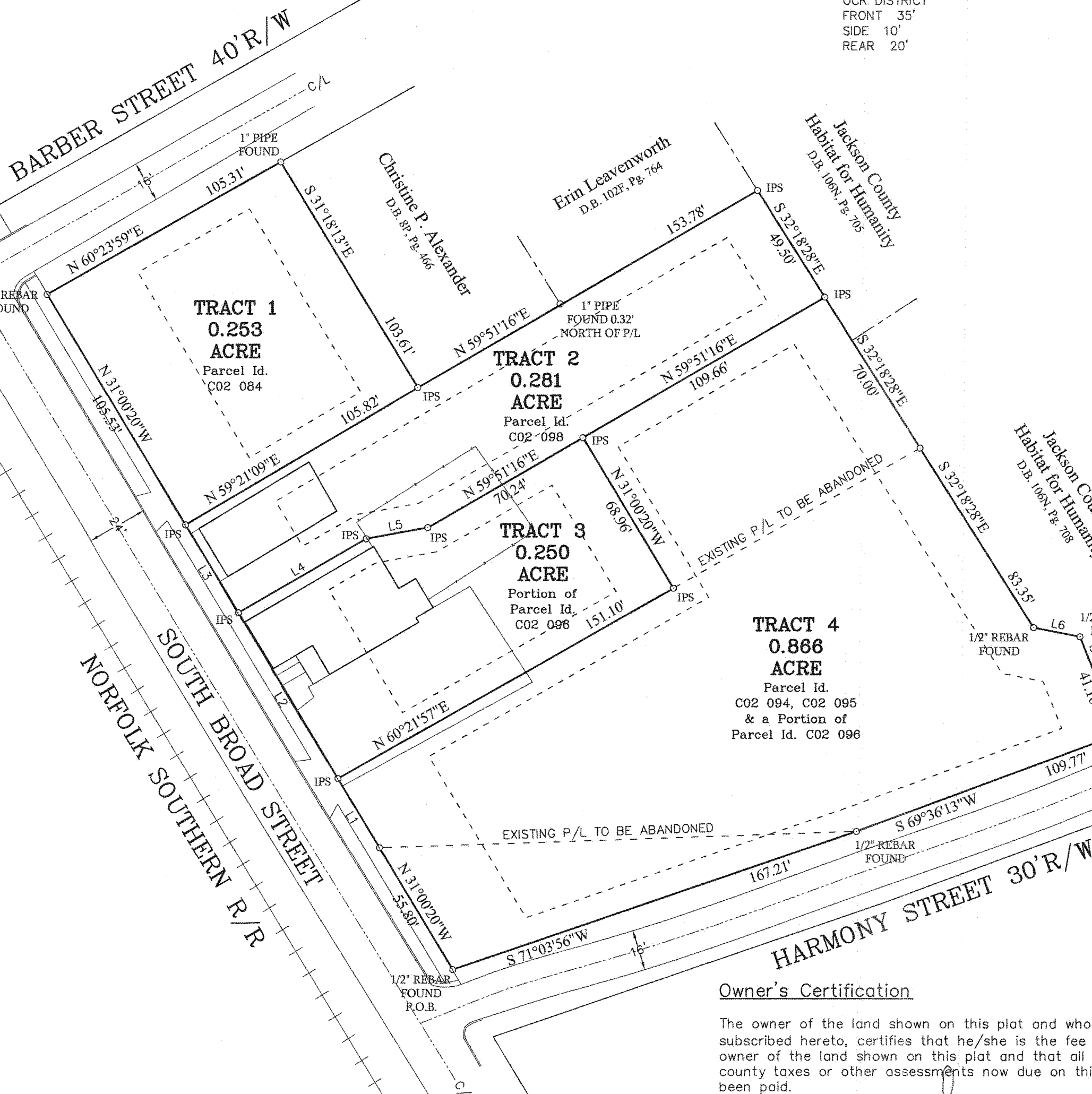
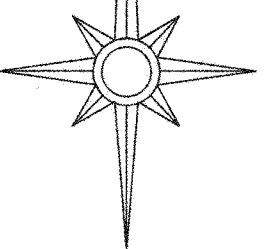
PRINCIPAL BUILDING SETBACKS/YARD REQUIREMENTS (MINIMUM)

OCR DISTRICT
FRONT 35'
SIDE 10'
REAR 20'



VICINITY MAP

Magnetic North



Owner's Certification

The owner of the land shown on this plat and whose name is subscribed hereto, certifies that he/she is the fee simple absolute owner of the land shown on this plat and that all state, city and county taxes or other assessments now due on this land have been paid.

Owner

Signed, sealed and delivered in
the presence of:

Witness

Notary Public

SURVEYORS CERTIFICATION

As required by subsection (d) of 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.

Christopher J. Carlan Ga RLS #3003