

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

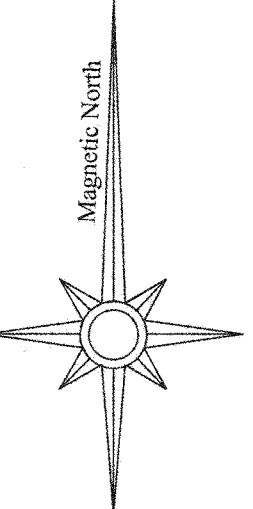
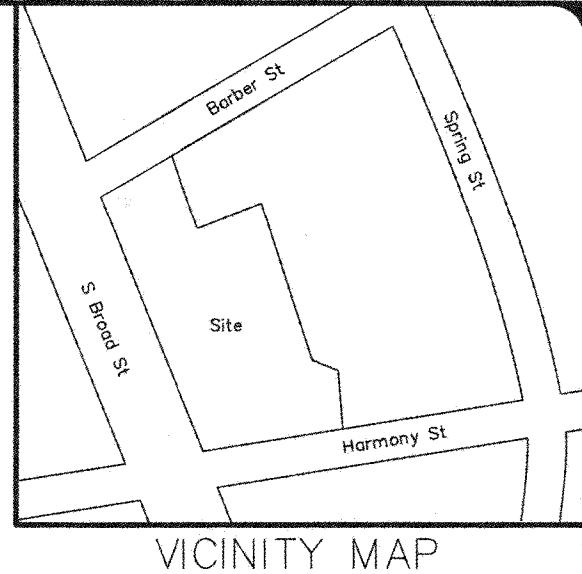
Penalty: \$0.00  
Interest: \$0.00

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

PRINCIPAL BUILDING SETBACKS/YARD REQUIREMENTS (MINIMUM)

OCR DISTRICT  
FRONT 35'  
SIDE 10'  
REAR 20'



TRACT 1  
0.253  
ACRE  
Parcel Id.  
C02 084

TRACT 2  
0.281  
ACRE  
Parcel Id.  
C02 098

TRACT 3  
0.250  
ACRE  
Portion of  
Parcel Id.  
C02 096

TRACT 4  
0.866  
ACRE  
Parcel Id.  
C02 094, C02 095  
& a Portion of  
Parcel Id. C02 096

SOUTH BROAD STREET  
NORFOLK SOUTHERN R/R

HARMONY STREET 30'R/W

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 of land designated as Map & Parcel C02 094, C02 095, C02 096, C02 098 & C02 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

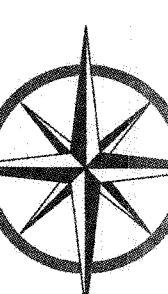
LOCATED WITHIN  
City of Commerce  
G.M.D. 255

Jackson County, Georgia Revised 4/9/25

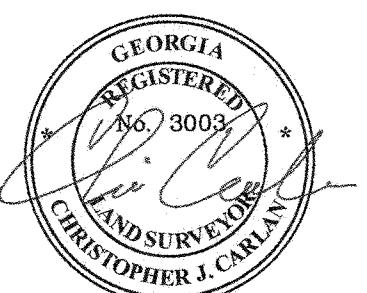
Scale: 1" = 40' February 24, 2025

- 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.

40 0 40 80 120  
GRAPHIC SCALE - FEET



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



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

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.

*H. Novak*  
Owner

Signed, sealed and delivered in  
the presence of:

*Jessica Marshall*

Witness

*M. M. in km*

05/02/25



Christopher J. Carlan Ga RLS #3003

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.