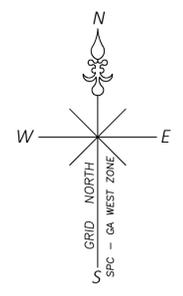


OWNER / DEVELOPER  
 BLSH, LLC. and MINCO, LLC.  
 P.O. Box 426  
 Dahlonega, GA, 30533

24-HOUR CONTACT  
 Chubby Mincey  
 678.776.2965  
 chubby@mincointeriors.com

**LEGEND**  
 ABBREVIATIONS AND SYMBOLS

- PROPERTY CORNER WITHOUT MONUMENT
- MONUMENTED PROPERTY CORNER
- OPEN TOP PIPE
- CRIMPED TOP PIPE
- R/W RIGHT OF WAY
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- N/F PRESENT OR FORMER OWNER
- IPS IRON PIN SET
- IPF IRON PIN FOUND
- IPSF IRON PIN SET FUTURE
- LL LAND LOT
- LL.L. LAND LOT LINE
- APPROX. APPROXIMATE
- P.O.B. POINT OF BEGINNING
- FENCE
- WATER LINE
- GUY POLE
- POWER POLE
- OVERHEAD POWER LINE
- UNDERGROUND ELECTRIC
- EM ELECTRIC METER
- DE DRAINAGE EASEMENT
- SETBACK
- CL CENTERLINE



**PROJECT INFORMATION:**  
 Boundary information from a survey for BLSH LLC. & Minco LLC by D & S Land Surveying, Inc. Dated 06/28/2025.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING eGPS SOLUTIONS 20TL GNSS DUAL FREQUENCY GPS (S/Ns 3369083 & 3369084) WITH A SITE-LOCALIZED RTK NETWORK AND HAS A RELATIVE POSITION ACCURACY OF 0.10 FEET.

Contours from Lumpkin County G.I.S. LIDAR topographical data.  
 Contour Interval = 2 feet

IF INDICATED, STREAMS ORIGINATING OR FLOWING THROUGH THE MAPPED PROPERTY ARE CONSIDERED STATE WATERS AND ARE SUBJECT TO LOCAL GOVERNMENT BUFFER AND SETBACK REQUIREMENTS.

**FLOOD STATEMENT:**  
 THIS PROPERTY IS DEPICTED AS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BY GRAPHICAL INTERPRETATION OF FLOOD INSURANCE RATE MAP(F.I.R.M.) 13187C0250 D, DATED 04/04/2016  
 THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATION OF THE FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED.  
 D & S LAND SURVEYING, INC. ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.

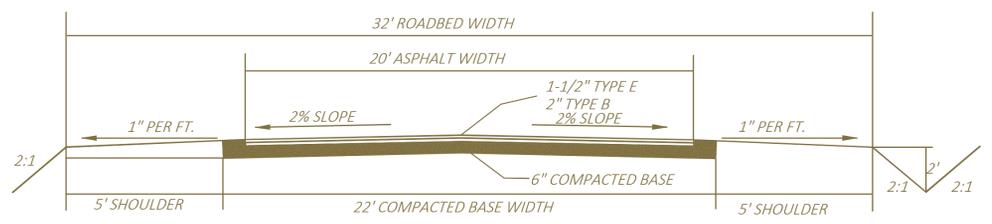
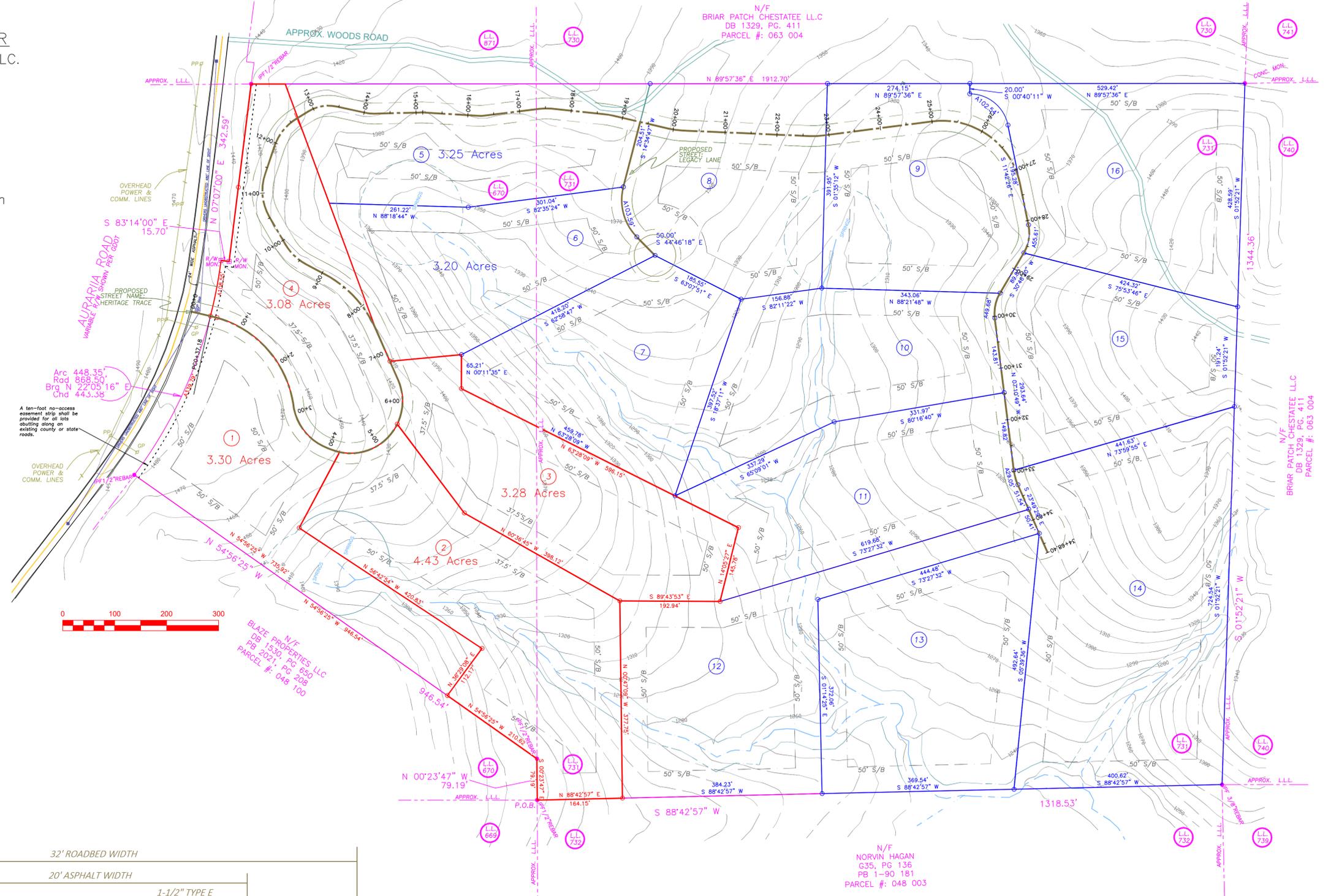
**WATER:**  
 INDIVIDUAL WELL

**SEWER:**  
 ON-SITE SEPTIC SYSTEM

**STREET:**  
 (PRIVATE) 40' WIDE INGRESS/EGRESS & UTILITY EASEMENT.  
 20' WIDE ASPHALT WITH 40' RADIUS CUL-DE-SAC or APPROVED HAMMERHEAD

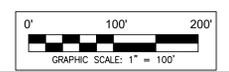
TOTAL SITE AREA: 57.38 Acres(Lumpkin Tax Parcel 048 060)

**GEORGIA 811**  
 WWW.Georgia811.com  
 LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.



PROPOSED ROAD CROSS SECTION  
 SCALE: 1" = 4'

**STREET NOTE:**  
 Responsibility for privately maintained roads. "Grantee herein recognizes that any and all means of ingress and egress which is provided by the grantor herein, or assigns, to the property hereby conveyed, are considered by the governing body of the county to be private ways not maintained by said governing authority. Therefore the grantee herein hereby agrees that they will be responsible for their share of the upkeep and maintenance of said private way, holding completely harmless the governing body of the county of any necessity for such upkeep or maintenance."



PRELIMINARY PLAT FOR:  
**THE OAKS AT AURARIA**  
 CLASS VII SUBDIVISION  
 10/14/2025  
 LOCATED LAND LOTS 670 & 731, 12th DISTRICT, 1st SECTION  
 LUMPKIN COUNTY, GEORGIA

PREPARED BY:  
**D&S LAND SURVEYING, INC.**  
 DAVID W. SHIRLEY, RLS #2670  
 P.O. BOX 4968  
 CANTON, GA 30114  
 770-720-4443  
 DSSURVEYMAILBOX@GMAIL.COM  
 DSLANDGA.COM  
 L.S.F. #0000765

Pursuant to the subdivision regulations of Lumpkin County, Georgia, all requirements of Tentative Approval having been fulfilled, this Preliminary Plat was given Tentative Approval by the county planning commission on July 11, 2025. This Tentative Approval does not constitute approval of a Final Plat. This Certificate of Tentative Approval will expire and be null and void on July 11, 2026.