

- LEGEND**
ABBREVIATIONS AND SYMBOLS
- PROPERTY CORNER WITHOUT MONUMENT
 - MONUMENTED PROPERTY CORNER
 - OTF OPEN TOP PIPE
 - CTP 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
 - LLL LAND LOT LINE
 - APPROX. APPROXIMATE
 - P.O.B. POINT OF BEGINNING
 - FENCE
 - W WATER LINE
 - GP GUY POLE
 - OP POWER POLE
 - OE OVERHEAD POWER LINE
 - UE UNDERGROUND ELECTRIC
 - EM ELECTRIC METER
 - DE DRAINAGE EASEMENT
 - S/B SETBACK
 - CL CENTERLINE

WATER:
INDIVIDUAL WELL

SEWER:
ON-SITE SEPTIC SYSTEM

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

1. Surveyor/engineer's certification.

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown thereon actually exist or are marked as 'Future', and their location, size, type, and material are correctly shown and that all relevant requirements of the subdivision regulations of Lumpkin County, Georgia, have been fully complied with.

By: *David W. Shirley* Number: 2670
Registered Professional Engineer Signature
Registered State Land Surveyor Signature

2. Owner's certification.

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certified that this plat was made from an actual survey and dedicates to the use of the public forever, all streets, parks, drains, easements and public grounds thereon shown, for the purposes therein expressed.

Agent: _____ Date: _____
Owner: _____ Date: _____

3. Stormwater design certificate.

I certify that the stormwater conveyance structures designed herein are designed in accordance with the Lumpkin County Land Development Ordinance and with sound Hydrology and Hydraulic principles.

Date: _____ Number: _____
Registered Professional Engineer: _____ Signature: _____

4. Soil erosion and sedimentation control plan.

I have reviewed a soil erosion and sedimentation control plan for the noted subdivision and have found the plan to meet the design requirements of the State of Georgia and the Lumpkin County Soil Erosion and Sedimentation Control Standards. This certificate is for plan approval only and does not certify proper implementation.

Date: _____
Lumpkin County Planning Representative: _____

5. Street name(s) approval.

The proposed street name(s) do not appear to conflict with any existing street name(s) in the county.

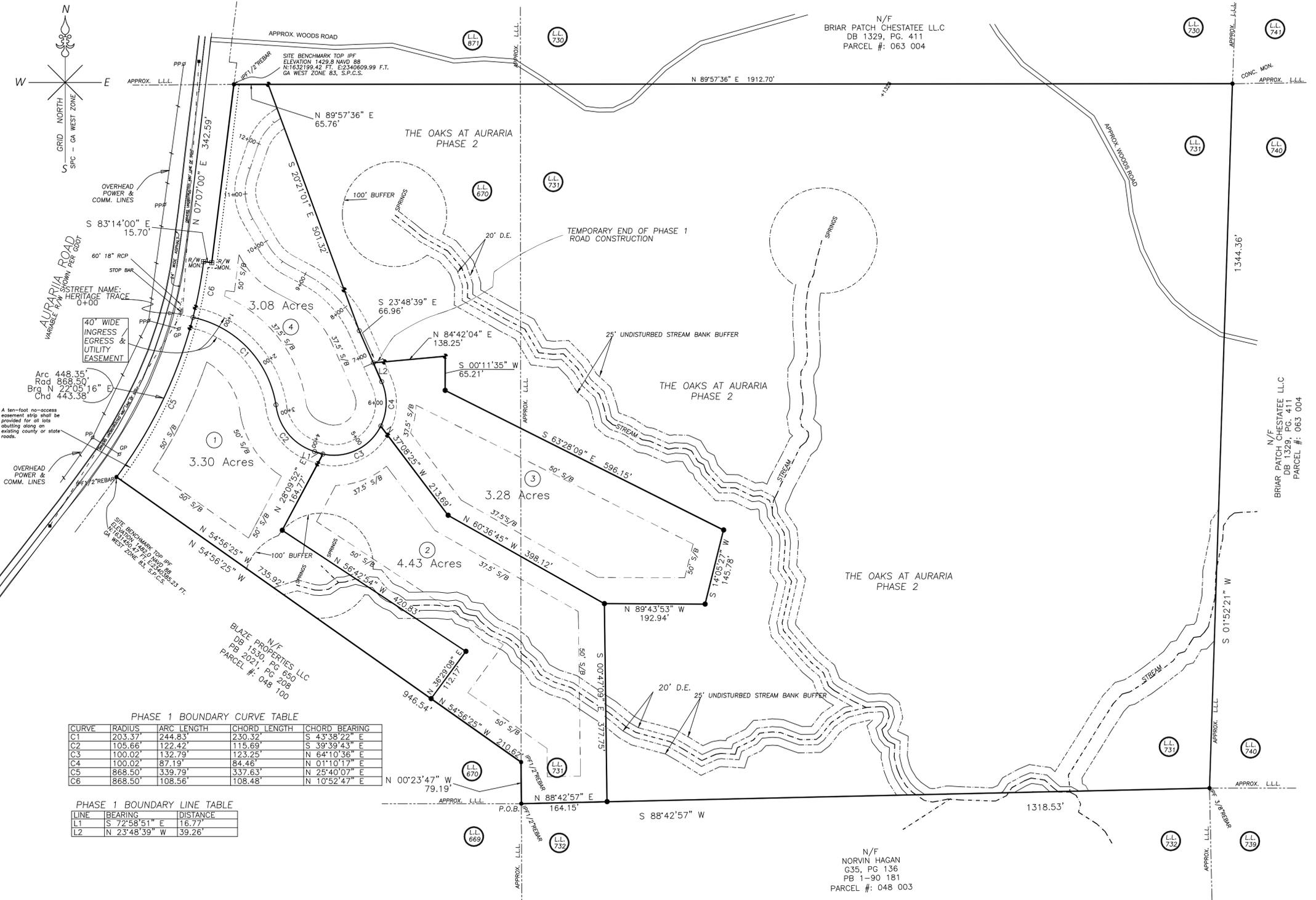
Date: _____
Lumpkin County GIS Representative: _____

6. A certificate directly on the final plat in the exact language as set forth below, properly executed, as follows:

Pursuant to the subdivision regulations for Lumpkin County, Georgia, all the requirements of approval having been fulfilled, this final plat was given final approval by the Lumpkin County Planning Commission on:

Date: _____ Chairman, Lumpkin County Planning Commission

- PLAT NOTES:**
- a. OWNER / SUBDIVIDER, BLSH, LLC & MINCO, LLC, P.O. Box 426, Dahlonega, GA 30533.
 - b. The basis of North is Grid(GA west zone) the drawing scale is 1" = 100'
 - c. The Oaks at Auraria and a Class VII
 - d. The area of Phase 1 = 14.09 acres
 - e. The total tract area is 50.38 acres
 - f. Vicinity map shown at left
 - g. 1/2" Dia. rebar set at all corners indicated with ● symbol unless described otherwise.
 - h. Land Lot lines are shown and delineated.
 - i. Overall Boundary information from a survey for BLSH LLC & Minco LLC by D & S Land Surveying, Inc. Dated 06/28/2025.
 - j. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING eGPS SOLUTIONS 201L GNSS DUAL FREQUENCY GPS (S/Ns 3369083 & 3369084) WITH A SITE-LOCALIZED RTK NETWORK AND HAS A RELATIVE POSITION ACCURACY OF 0.04 FEET. This map has been calculated for closure and found to average closure precision of 1 : 447178.
 - k. Heritage Trace(private) is accessed from Auraria Road(public variable right of way). Auraria Road is 24' wide asphalt.
 - l. The total length of Heritage Trace through Phase 1 is 680.50' and temporary end of pavement.
 - m. Lot line Bearings are shown to the nearest arc second and the distances shown to the 100th of a foot.
 - n. Minimum Setback Table
Front : 50 feet, Lot 1
Front : 37.5 feet Lots 2,3,4
Side : 50 feet Lots 1,2,3,4
Side : 37.5 feet along Lots 2&3 boundary line.
Rear : 50 feet Lots 1,2,3,4
 - o. Four total lots are proposed for Phase 1
 - p. No easements for public use are proposed
 - q. Corner lot and overall boundary monuments are either 1/2" rebar or as described on this map.
 - r. Private Covenants recorded in Deed Book Page _____
 - s. This boundary does not lie adjacent to any government lands.
 - t. 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.
 - u. D & S LAND SURVEYING, INC. ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.
 - v. This is not a green space subdivision.
 - w. Drainage Easements(D.E.) shown
 - x. No stormwater structures are proposed for Phase 1.
 - y. Site Benchmarks shown are based upon NAVD 88.



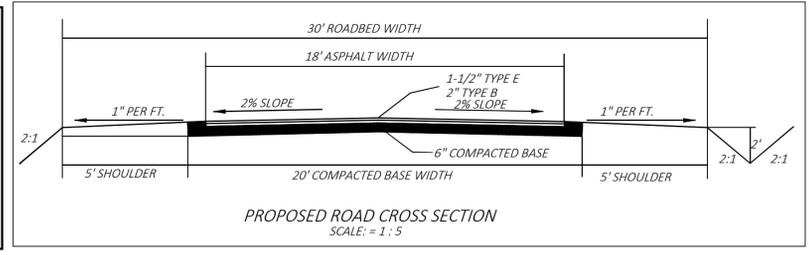
TOTAL SITE AREA: 57.38 Acres (Lumpkin Tax Parcel 048 060)
PHASE 1 AREA: 14.09 Acres

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."

HB 76 NOTE, EFFECTIVE MAY 08, 2017
Code Section 15-6-67.1

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.

DAVID W. SHIRLEY, RLS #2670
DATE: XX-XX-XXXX



FINAL PLAT FOR:
THE OAKS AT AURARIA
PHASE 1
CLASS VII SUBDIVISION
LOCATED LAND LOTS 670 & 731, 12th DISTRICT, 1st SECTION
LUMPKIN COUNTY, GEORGIA

PREPARED BY:
D&S LAND SURVEYING, INC.
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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.