

STATE 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 evidence by approval of certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental authority 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 as set forth in O.C.G.A. Section 15-6-67.

RECORD PLAT

OF

PHASE ONE

PREMIER ESTATES

PROPERTY LOCATED IN THE 124TH GMD, CITY OF AUGUSTA
RICHMOND COUNTY, GEORGIA

PREPARED FOR OWNER/DEVELOPER

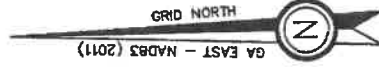
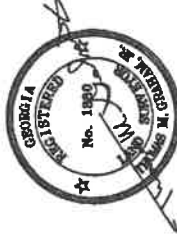
BERNADETTE HUGHES

13191 STARKEY ROAD, SUITE 2, LARGO FLORIDA 33773
TELEPHONE NO. 706-830-0746 EMAIL: bughesshepgi@yahoo.com

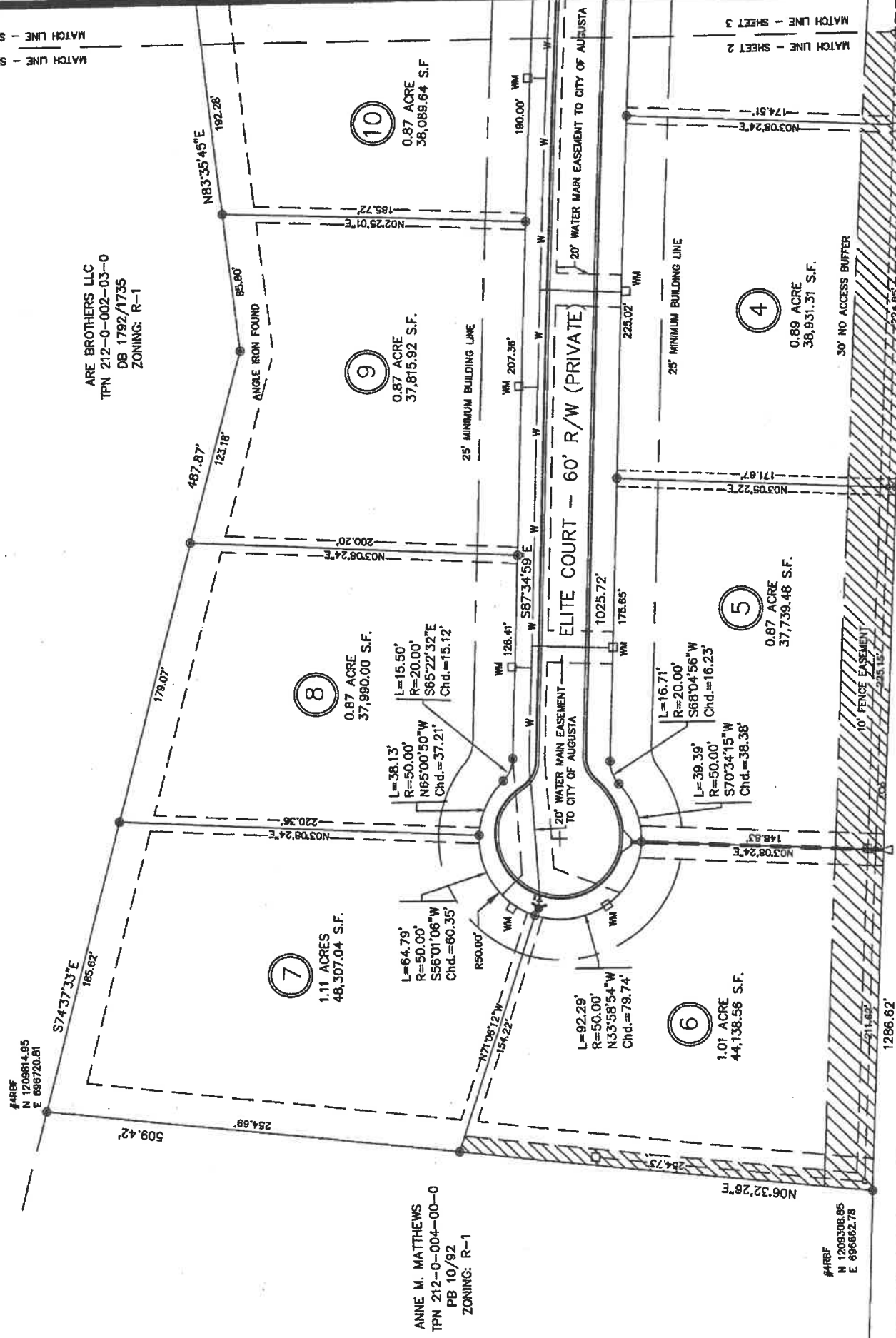
PREPARED BY

CAROLINA LAND SURVEYING, LLC

Georgia Registered Land Surveyor No. 1880
305 BROAD STREET, AUGUSTA, GA 30901
Telephone: 803-646-1264 / 706-722-8808
email: mgrdham@carolinalandsurveying.com
jor@carolinalandsurveying.com



RESERVED FOR CLERK OF COURT



AYERCORP
ENGINEERS - SURVEYORS - PLANNERS
305 Broad Street Augusta, Georgia 30901
Tel. (706) 722-8808 - Fax (706) 722-8808
e-mail: birkley@ayercorp.com
ENGINEER OF RECORD: BIRKE AYER, P.E.
GA REG. NO. 6652

DATE	BY	REVISION
7/24/2024	REV	7/24/2024
5/24/2024	DATE	5/24/2024
8-14-21/AYER	FILED	8-14-21/AYER
1" = 50'	SCALE	1" = 50'
8-14-2020	JOB NO.	8-14-2020
8-14-2020	COUNTY	8-14-2020
8-14-2020	STATE	8-14-2020

D: PLAT B: 19 P: 201
Recorded: 08/22/2024 08:28 AM
Doc # 2024023161 Pages: 4 Fees: \$40.00
Hattie Holmes Sullivan
Clerk of Superior Court, Augusta-Richmond County, GA
eFile Participant IDs: 1653683255,

D: PLAT B: 19 P: 201 08/22/2024 08:28 AM
Doc # 2024023161 Page 3 of 4

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OF

PHASE ONE
PREMIER ESTATES

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RICHMOND COUNTY, GEORGIA

PREPARED FOR OWNER/DEVELOPER

BERNADETTE HUGHES

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TELEPHONE NO. 708-830-0746 EMAIL: bthugheshepg1@yahoo.com

PREPARED BY

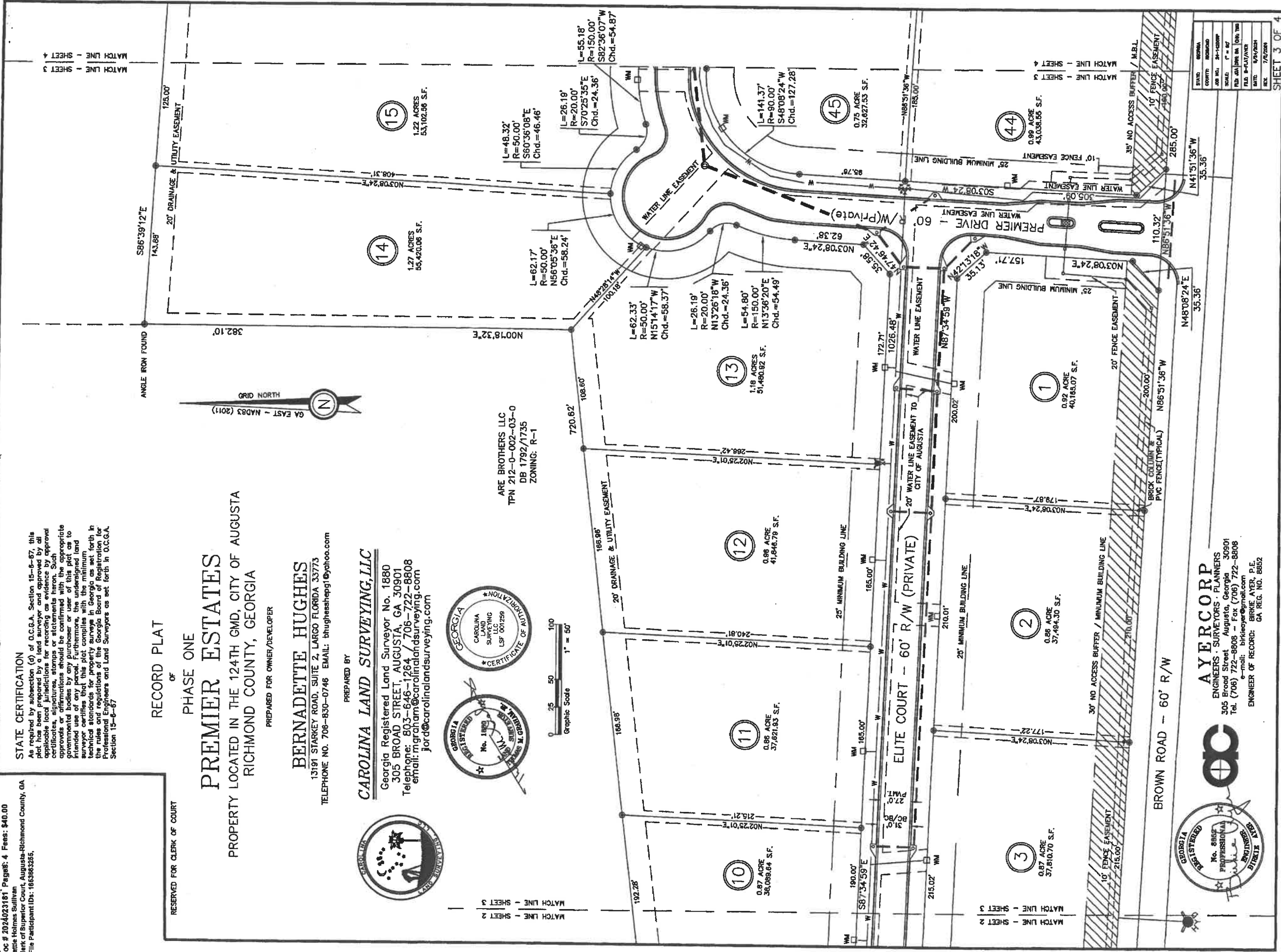
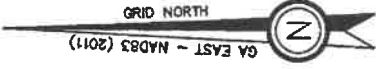
CAROLINA LAND SURVEYING, LLC

Georgia Registered Land Surveyor No. 1880
305 BROAD STREET, AUGUSTA, GA 30901
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jordan@carolinalandsurveying.com



ARE BROTHERS LLC
TPN 212-0-002-03-0
DB 1792/1735
ZONING: R-1

Graphic Scale
0 25 50 100
1" = 50'



AYER CORP
ENGINEERS - SURVEYORS - PLANNERS
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Tel. (706) 722-8808 - Fax (706) 722-8808
e-mail: birkie@ayercorp.com
ENGINEER OF RECORD: BIRKIE AYER, P.E.
GA REG. NO. 8852



BY	DATE	REV
BY	DATE	REV
BY	DATE	REV
BY	DATE	REV
BY	DATE	REV

SHEET 3 OF 4

STATE 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 evidence by approval of the appropriate governmental bodies. 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 as set forth in O.C.G.A. Section 15-6-67.

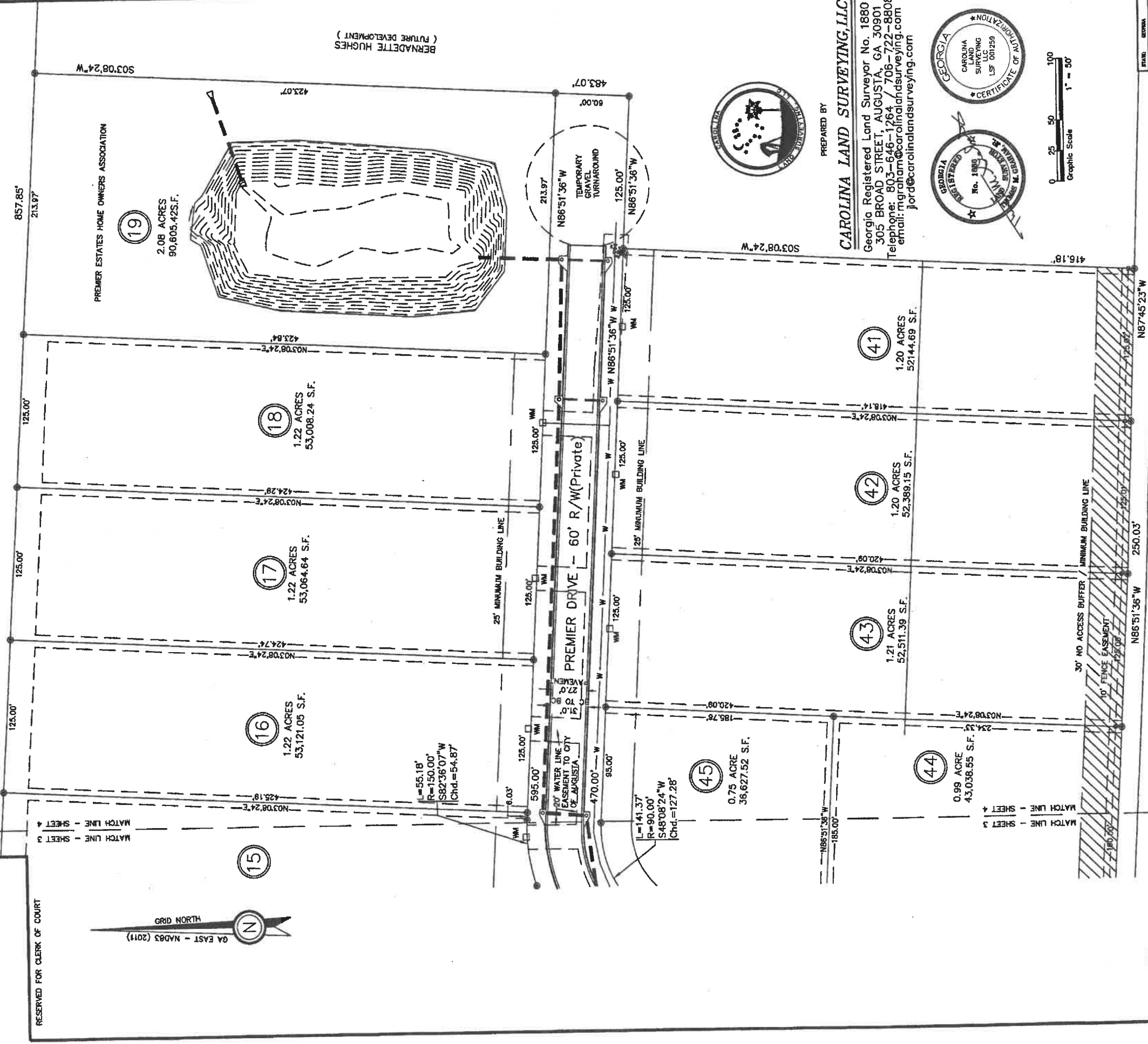
RECORD PLAT OF PHASE ONE
PREMIER ESTATES

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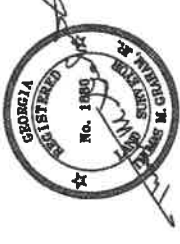
EVA MAE VAUGHN FULLER
TPN 213-G-001-00-0
DB 207/1086



PREPARED BY

CAROLINA LAND SURVEYING, LLC

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e-mail: birkleyer@gmail.com
ENGINEER OF RECORD: BIRKIE AYER, P.E.
GA REG. NO. 8852

BROWN ROAD - 60' R/W

N87°45'23"W

250.03'

N86°51'36"W

125.00'

125.00'

125.00'

125.00'

125.00'

125.00'

125.00'

Premier Estates

Hephzibah, GA 30815

PIN: 213-3-004-00-0

All lots with mutiple road frontage in Augusta-Richmond County must use the address based on the location of the driveway. Augusta IT-GIS must be informed of any driveway change to ensure all systems that utilize the Master

Road & Address Database (MRAD) receive the correct information.

Any questions, please contact: IT-GIS at 706.821.2524 or gisaddressing@augustaga.gov.

Lot	Number	Road Name	Full Address	City, State, ZIP
1	2003	Elite Ct	2003 Elite Ct	Hephzibah, GA 30815
2	2007	Elite Ct	2007 Elite Ct	Hephzibah, GA 30815
3	2011	Elite Ct	2011 Elite Ct	Hephzibah, GA 30815
4	2015	Elite Ct	2015 Elite Ct	Hephzibah, GA 30815
5	2019	Elite Ct	2019 Elite Ct	Hephzibah, GA 30815
6	2023	Elite Ct	2023 Elite Ct	Hephzibah, GA 30815
7	2028	Elite Ct	2028 Elite Ct	Hephzibah, GA 30815
8	2024	Elite Ct	2024 Elite Ct	Hephzibah, GA 30815
9	2020	Elite Ct	2020 Elite Ct	Hephzibah, GA 30815
10	2016	Elite Ct	2016 Elite Ct	Hephzibah, GA 30815
11	2012	Elite Ct	2012 Elite Ct	Hephzibah, GA 30815
12	2008	Elite Ct	2008 Elite Ct	Hephzibah, GA 30815
13	2004	Elite Ct	2004 Elite Ct	Hephzibah, GA 30815
14	1003	Premier Dr	1003 Premier Dr	Hephzibah, GA 30815
15	1005	Premier Dr	1005 Premier Dr	Hephzibah, GA 30815
16	1009	Premier Dr	1009 Premier Dr	Hephzibah, GA 30815
17	1013	Premier Dr	1013 Premier Dr	Hephzibah, GA 30815
18	1017	Premier Dr	1017 Premier Dr	Hephzibah, GA 30815
19 (Dentention Pond)	1021	Premier Dr	1021 Premier Dr	Hephzibah, GA 30815
44	1004	Premier Dr	1004 Premier Dr	Hephzibah, GA 30815
45	1008	Premier Dr	1008 Premier Dr	Hephzibah, GA 30815
43	1012	Premier Dr	1012 Premier Dr	Hephzibah, GA 30815
42	1016	Premier Dr	1016 Premier Dr	Hephzibah, GA 30815
41	1020	Premier Dr	1020 Premier Dr	Hephzibah, GA 30815