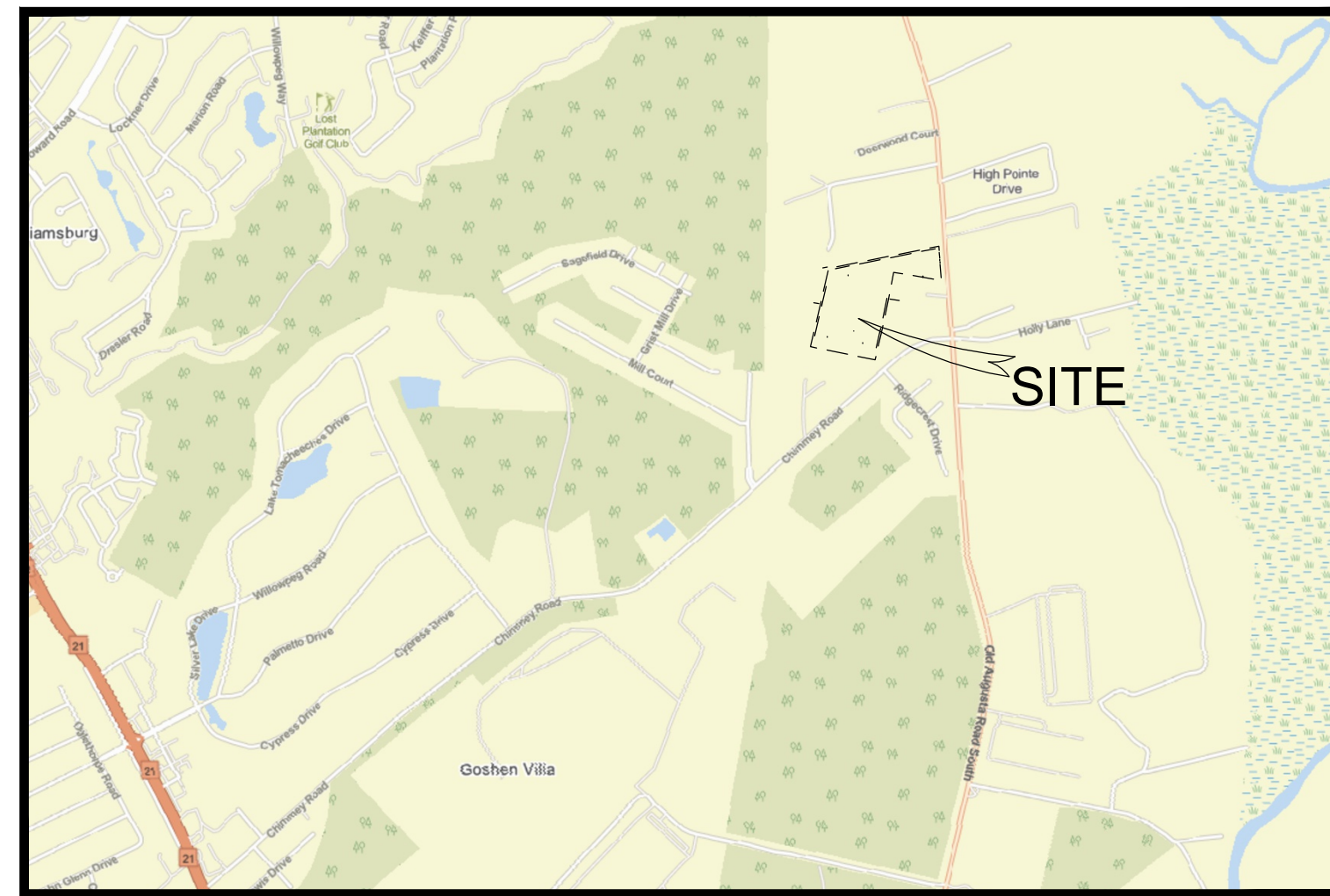
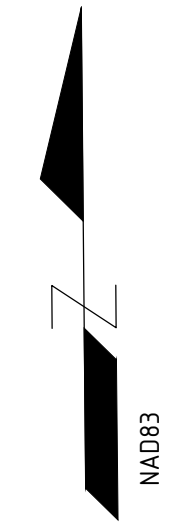


LOCATION MAP



SCALE: 1" = 2000'

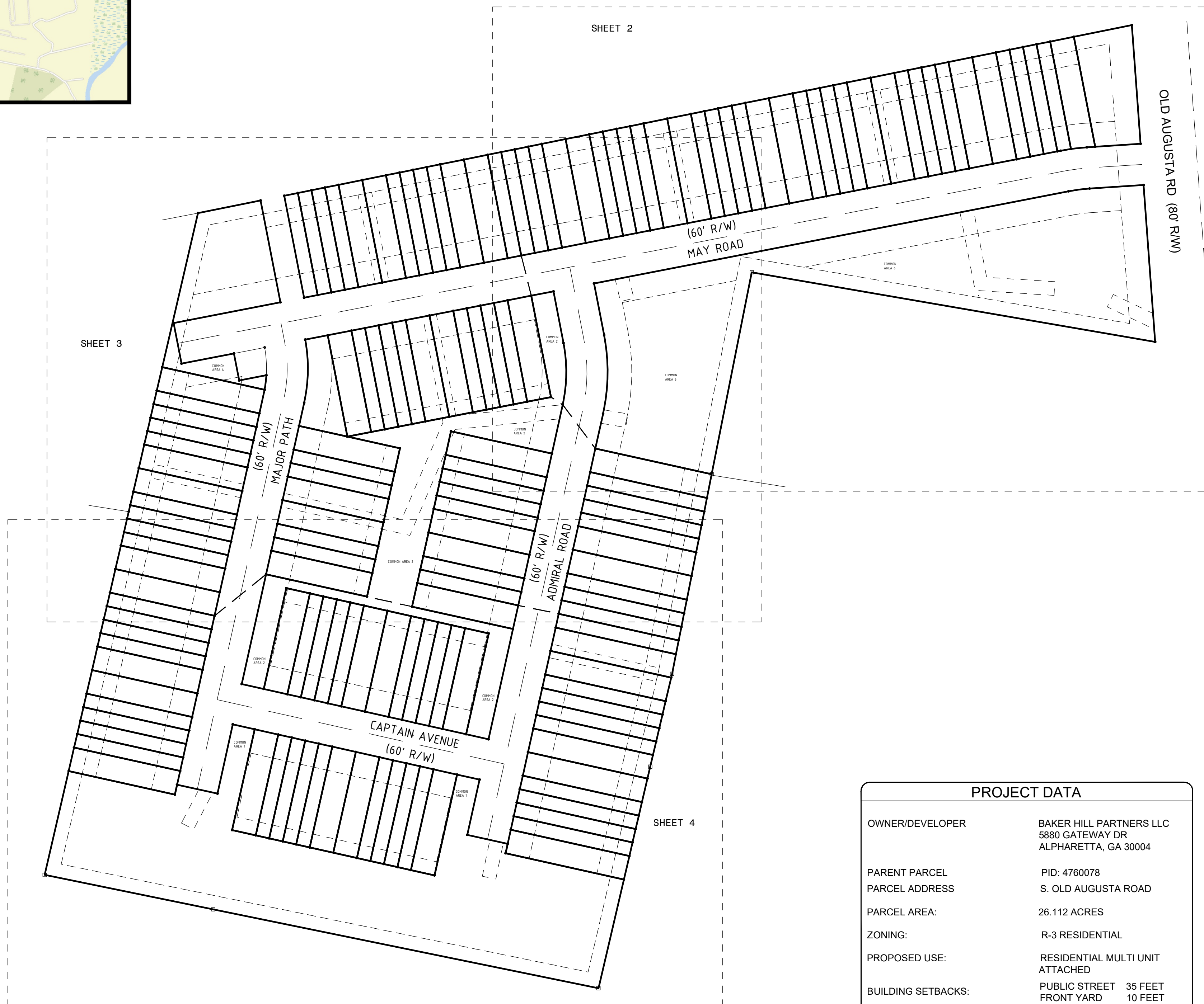
MAJOR SUBDIVISION PLAT
FOR
BAKER HILL TOWNHOMES
EFFINGHAM COUNTY, GEORGIA



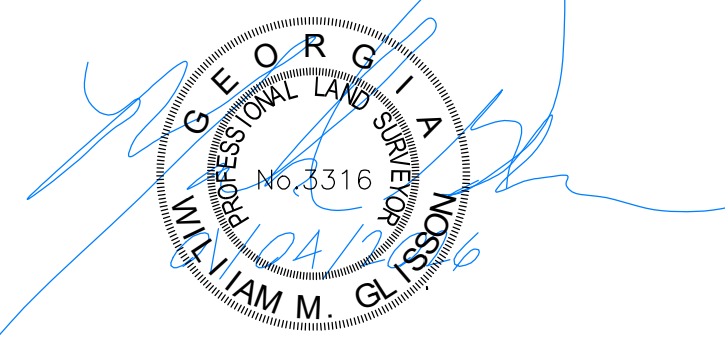
| Parcel # | Square Ft | Acres |
|----------|-----------|-------|
| LOT : 1 | 5632 s.f. | 0.129 |
| LOT : 2 | 3184 s.f. | 0.073 |
| LOT : 3 | 3179 s.f. | 0.073 |
| LOT : 4 | 3176 s.f. | 0.073 |
| LOT : 5 | 3174 s.f. | 0.073 |
| LOT : 6 | 5537 s.f. | 0.127 |
| LOT : 7 | 5529 s.f. | 0.127 |
| LOT : 8 | 3161 s.f. | 0.073 |
| LOT : 9 | 3159 s.f. | 0.073 |
| LOT : 10 | 3156 s.f. | 0.072 |
| LOT : 11 | 3153 s.f. | 0.072 |
| LOT : 12 | 5502 s.f. | 0.126 |
| LOT : 13 | 5493 s.f. | 0.126 |
| LOT : 14 | 3141 s.f. | 0.072 |
| LOT : 15 | 3138 s.f. | 0.072 |
| LOT : 16 | 3136 s.f. | 0.072 |
| LOT : 17 | 3133 s.f. | 0.072 |
| LOT : 18 | 5466 s.f. | 0.125 |
| LOT : 19 | 5458 s.f. | 0.125 |
| LOT : 20 | 3121 s.f. | 0.072 |
| LOT : 21 | 3118 s.f. | 0.072 |
| LOT : 22 | 3115 s.f. | 0.072 |
| LOT : 23 | 3112 s.f. | 0.071 |
| LOT : 24 | 5431 s.f. | 0.125 |
| LOT : 25 | 5422 s.f. | 0.124 |
| LOT : 26 | 3100 s.f. | 0.071 |
| LOT : 27 | 3098 s.f. | 0.071 |
| LOT : 28 | 3095 s.f. | 0.071 |
| LOT : 29 | 3092 s.f. | 0.071 |
| LOT : 30 | 5395 s.f. | 0.124 |
| LOT : 31 | 5387 s.f. | 0.124 |
| LOT : 32 | 3080 s.f. | 0.071 |
| LOT : 33 | 3077 s.f. | 0.071 |
| LOT : 34 | 3074 s.f. | 0.071 |
| LOT : 35 | 3072 s.f. | 0.071 |
| LOT : 36 | 5359 s.f. | 0.123 |
| LOT : 37 | 5351 s.f. | 0.123 |
| LOT : 38 | 3060 s.f. | 0.070 |
| LOT : 39 | 3057 s.f. | 0.070 |
| LOT : 40 | 3054 s.f. | 0.070 |
| LOT : 41 | 3051 s.f. | 0.070 |
| LOT : 42 | 5324 s.f. | 0.122 |
| LOT : 43 | 5316 s.f. | 0.122 |
| LOT : 44 | 3039 s.f. | 0.070 |
| LOT : 45 | 3036 s.f. | 0.070 |
| LOT : 46 | 3034 s.f. | 0.070 |
| LOT : 47 | 3031 s.f. | 0.070 |
| LOT : 48 | 5288 s.f. | 0.121 |
| LOT : 49 | 5346 s.f. | 0.123 |
| LOT : 50 | 3067 s.f. | 0.070 |

| Parcel # | Square Ft | Acres |
|-----------|-----------|-------|
| LOT : 51 | 3071 s.f. | 0.070 |
| LOT : 52 | 3075 s.f. | 0.071 |
| LOT : 53 | 3079 s.f. | 0.071 |
| LOT : 54 | 5388 s.f. | 0.124 |
| LOT : 55 | 5400 s.f. | 0.124 |
| LOT : 56 | 3096 s.f. | 0.071 |
| LOT : 57 | 3100 s.f. | 0.071 |
| LOT : 58 | 3104 s.f. | 0.071 |
| LOT : 59 | 3108 s.f. | 0.071 |
| LOT : 60 | 5438 s.f. | 0.125 |
| LOT : 61 | 5449 s.f. | 0.125 |
| LOT : 62 | 3124 s.f. | 0.072 |
| LOT : 63 | 3128 s.f. | 0.072 |
| LOT : 64 | 3132 s.f. | 0.072 |
| LOT : 65 | 3136 s.f. | 0.072 |
| LOT : 66 | 5486 s.f. | 0.126 |
| LOT : 68 | 3153 s.f. | 0.072 |
| LOT : 69 | 3156 s.f. | 0.072 |
| LOT : 70 | 3160 s.f. | 0.073 |
| LOT : 71 | 3163 s.f. | 0.073 |
| LOT : 72 | 5535 s.f. | 0.127 |
| LOT : 73 | 5262 s.f. | 0.121 |
| LOT : 74 | 3012 s.f. | 0.069 |
| LOT : 75 | 3012 s.f. | 0.069 |
| LOT : 76 | 3012 s.f. | 0.069 |
| LOT : 77 | 3012 s.f. | 0.069 |
| LOT : 78 | 5263 s.f. | 0.121 |
| LOT : 79 | 5263 s.f. | 0.121 |
| LOT : 80 | 3012 s.f. | 0.069 |
| LOT : 81 | 3012 s.f. | 0.069 |
| LOT : 82 | 3012 s.f. | 0.069 |
| LOT : 83 | 3012 s.f. | 0.069 |
| LOT : 84 | 5262 s.f. | 0.121 |
| LOT : 85 | 6177 s.f. | 0.142 |
| LOT : 86 | 3542 s.f. | 0.081 |
| LOT : 87 | 3546 s.f. | 0.081 |
| LOT : 88 | 3551 s.f. | 0.082 |
| LOT : 89 | 3556 s.f. | 0.082 |
| LOT : 90 | 6222 s.f. | 0.143 |
| LOT : 91 | 6236 s.f. | 0.143 |
| LOT : 92 | 3577 s.f. | 0.082 |
| LOT : 93 | 3582 s.f. | 0.082 |
| LOT : 94 | 3587 s.f. | 0.082 |
| LOT : 95 | 3592 s.f. | 0.082 |
| LOT : 96 | 6288 s.f. | 0.144 |
| LOT : 97 | 6214 s.f. | 0.143 |
| LOT : 98 | 3662 s.f. | 0.084 |
| LOT : 99 | 3579 s.f. | 0.082 |
| LOT : 100 | 3570 s.f. | 0.082 |
| LOT : 101 | 3561 s.f. | 0.082 |

| Parcel # | Square Ft | Acres |
|-----------|-----------|-------|
| LOT : 102 | 6198 s.f. | 0.142 |
| LOT : 103 | 6171 s.f. | 0.142 |
| LOT : 104 | 3520 s.f. | 0.081 |
| LOT : 105 | 3511 s.f. | 0.081 |
| LOT : 106 | 3502 s.f. | 0.080 |
| LOT : 107 | 3493 s.f. | 0.080 |
| LOT : 108 | 6080 s.f. | 0.140 |
| LOT : 109 | 5262 s.f. | 0.121 |
| LOT : 110 | 3012 s.f. | 0.069 |
| LOT : 111 | 3012 s.f. | 0.069 |
| LOT : 112 | 3012 s.f. | 0.069 |
| LOT : 113 | 3012 s.f. | 0.069 |
| LOT : 114 | 5262 s.f. | 0.121 |
| LOT : 115 | 5262 s.f. | 0.121 |
| LOT : 116 | 3012 s.f. | 0.069 |
| LOT : 117 | 3012 s.f. | 0.069 |
| LOT : 118 | 5262 s.f. | 0.121 |
| LOT : 119 | 5262 s.f. | 0.121 |
| LOT : 120 | 3012 s.f. | 0.069 |
| LOT : 121 | 3012 s.f. | 0.069 |
| LOT : 122 | 3012 s.f. | 0.069 |
| LOT : 123 | 3012 s.f. | 0.069 |
| LOT : 124 | 5263 s.f. | 0.121 |
| LOT : 125 | 5263 s.f. | 0.121 |
| LOT : 126 | 3012 s.f. | 0.069 |
| LOT : 127 | 3012 s.f. | 0.069 |
| LOT : 128 | 3012 s.f. | 0.069 |
| LOT : 129 | 3012 s.f. | 0.069 |
| LOT : 130 | 5262 s.f. | 0.121 |
| LOT : 131 | 5262 s.f. | 0.121 |
| LOT : 132 | 3012 s.f. | 0.069 |
| LOT : 133 | 3012 s.f. | 0.069 |
| LOT : 134 | 5262 s.f. | 0.121 |
| LOT : 135 | 5262 s.f. | 0.121 |
| LOT : 136 | 3012 s.f. | 0.069 |
| LOT : 137 | 3012 s.f. | 0.069 |
| LOT : 138 | 5262 s.f. | 0.121 |
| LOT : 139 | 5263 s.f. | 0.121 |
| LOT : 140 | 3012 s.f. | 0.069 |
| LOT : 141 | 3012 s.f. | 0.069 |
| LOT : 142 | 3012 s.f. | 0.069 |
| LOT : 143 | 3012 s.f. | 0.069 |
| LOT : 144 | 5262 s.f. | 0.121 |
| LOT : 145 | 5262 s.f. | 0.121 |
| LOT : 146 | 3012 s.f. | 0.069 |
| LOT : 147 | 3012 s.f. | 0.069 |
| LOT : 148 | 3012 s.f. | 0.069 |
| LOT : 149 | 3012 s.f. | 0.069 |
| LOT : 150 | 5262 s.f. | 0.121 |
| LOT 67 | 5496 s.f. | 0.126 |



| PROJECT DATA | |
|--------------------|--|
| OWNER/DEVELOPER | BAKER HILL PARTNERS LLC 5880 GATEWAY DR ALPHARETTA, GA 30004 |
| PARENT PARCEL | PID: 4760078 |
| PARCEL ADDRESS | S. OLD AUGUSTA ROAD |
| PARCEL AREA: | 26.112 ACRES |
| ZONING: | R-3 RESIDENTIAL |
| PROPOSED USE: | RESIDENTIAL MULTI UNIT ATTACHED |
| BUILDING SETBACKS: | PUBLIC STREET 35 FEET FRONT YARD 10 FEET REAR YARD 15 FEET |



Glisson Land Surveying
WILLIAM M. GLISSON - REGISTERED LAND SURVEYOR
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964
L.S.F. #1404
377 TUCKER ROAD, CLAXTON, GEORGIA 30417
RINCON: (912) 826-5283 CLAXTON: (912) 282-7052
wmgilsson@bellsouth.net

SURVEY NOTES

- Horizontal Datum is Georgia State Plane Coordinate System, East Zone, North American Datum of 1983 (NAD83).
- Vertical Datum is North American Vertical Datum of 1988 (NAVD88).
- Basis of Bearings, Horizontal Control, Vertical Control and some spot elevations were obtained utilizing GPS (global positioning systems). The equipment used to obtain this data was a Carlson BRx7 GNSS GPS Receiver [RTK Accuracy (Horizontal: 8mm + 1ppm RMS) (Vertical: 15mm + 1ppm RMS)] with a Carlson RT3 data collector receiving RTK corrections via eGPS Solutions Real Time Network.
- All deed book references shown hereon are recorded in the Clerk of Superior Court's Office of Effingham County, Georgia.
- This survey was prepared without the benefit of an abstract of title. Subject and adjacent property owners' deed references were provided by Glisson Land Surveying and are not guaranteed as to accuracy or completeness.
- Locations are accurate only where dimensioned.
- This property is located in Zone X, area of Minimal Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 13103C0289E; Effective Date: March 16, 2015. Any flood hazard lines as shown on this plat have been taken digitally from <http://hazards-fema.maps.arcgis.com>, and have not been verified in the field by Glisson Land Surveying.
- No person may copy, reproduce, distribute or alter this plat in whole or in part without the written permission of Glisson Land Surveying.
- The term "Certification" as used in Rule 180-6-.09 (2) and (3) and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2 (6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant at the time of the survey and is not a guarantee or warranty, either expressed or implied.
- This survey is valid only if print has the original signature of the surveyor.
- 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, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.
- The boundary, as shown, was taken from a survey by Glisson Land Surveying.
- Property served by City of Rincon water and sewer.
- Common areas to be maintained by the homeowners association.
- DISPLAYED PRECISION MAY NOT REFLECT FULL COMPUTATIONAL PRECISION

CERTIFICATIONS

Owner's Certification and Dedication
The undersigned owner hereby adopts this plat and dedicates to the public use all streets, rights of way, easements, and improvements shown hereon.

Owner _____
I hereby certify that this plat is a true and correct representation of the land surveyed and complies with the Georgia Plat Act and the Effingham County Subdivision Regulations.
Registered Land Surveyor
Georgia RLS No. 3316
Date: 02/27/2026
Approved by the Board of Commissioners, Effingham County, Georgia
This ____ day of _____, 20____.
Chairman _____
County Clerk _____

PLAT CLOSURE : 1: 689,326
FIELD PRECISION:
All horizontal measurements for this survey were obtained using RTK GNSS. The resulting horizontal positions meet a relative accuracy of 0.08 feet at the 95% confidence level

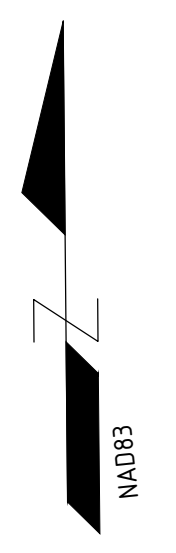
SURVEY DATA

| TOTAL LAND AREAS | |
|----------------------|--------------|
| 150 RESIDENTIAL LOTS | 13.633 ACRES |
| COMMON AREAS | 7.932 ACRES |
| AREA IN RIGHT OF WAY | 4.507 ACRES |
| AREA IN SEWER LOT | 0.040 ACRE |
| TOTAL AREA | 26.112 ACRES |

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

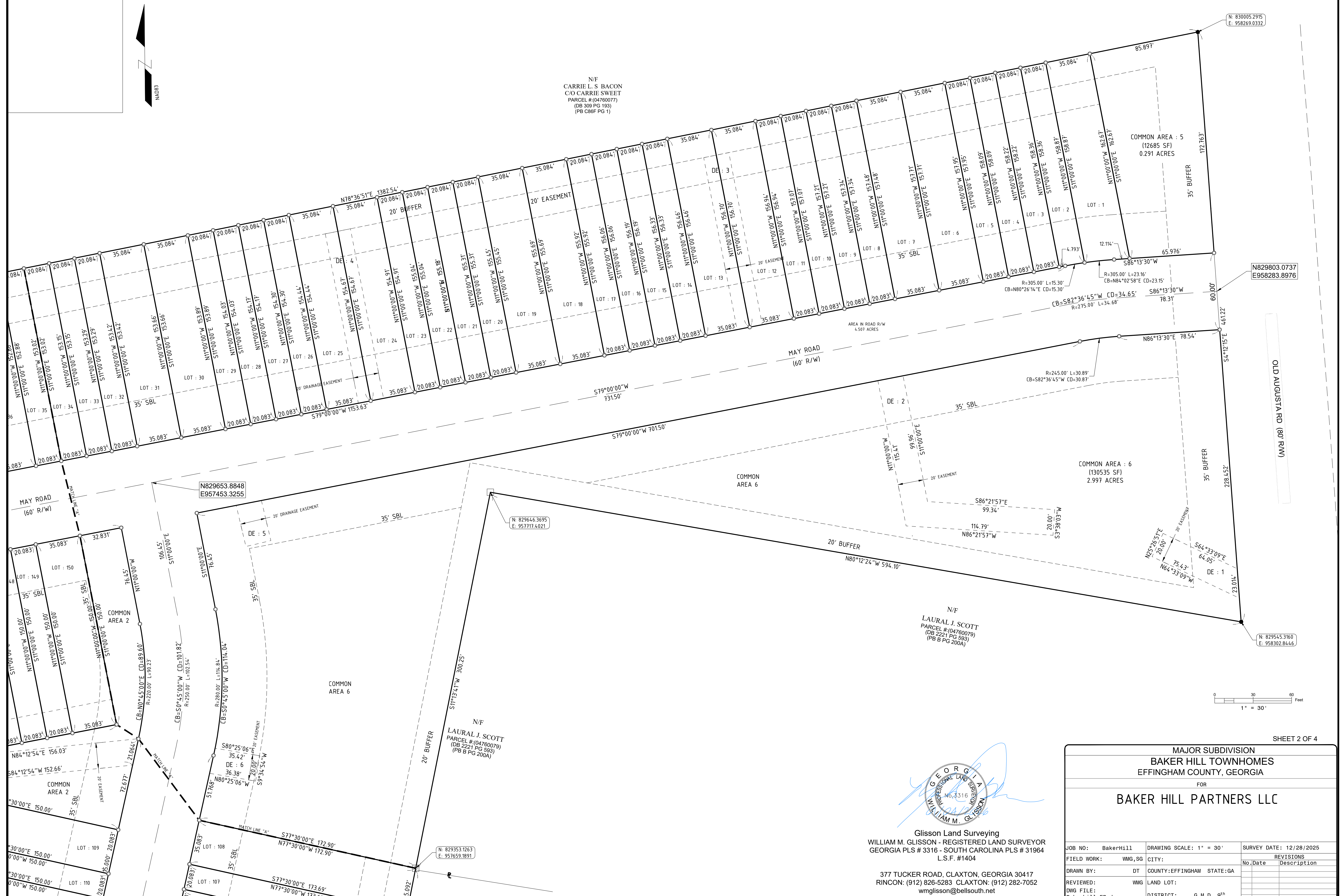
0 100 200 Feet SHEET 1 OF 4

| MAJOR SUBDIVISION BAKER HILL TOWNHOMES EFFINGHAM COUNTY, GEORGIA FOR BAKER HILL PARTNERS LLC | | |
|--|-----------------------------|-------------------------|
| JOB NO: BakerHill | DRAWING SCALE: 1" = 100' | SURVEY DATE: 12/28/2025 |
| FIELD WORK: WMG,SG | CITY: | REVISIONS |
| DRAWN BY: DT | COUNTY: EFFINGHAM STATE: GA | No. Date Description |
| REVIEWED: WMG | LAND LOT: | |
| DWG FILE: Bakerhill-FP.dwg | DISTRICT: G.M.D. 9th | |



N/F
 CARRIE L. S BACON
 C/O CARRIE SWEET
 PARCEL #:(04760077)
 (DB 309 PG 193)
 (PB C86F PG 1)

N: 830005.2915
 E: 958269.0332



N829803.0737
 E958283.8976

N829653.8848
 E957453.3255

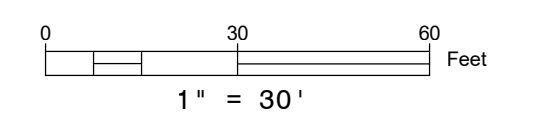
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 E: 957717.4021

N: 829545.3160
 E: 958302.8446

N/F
 LAURAL J. SCOTT
 PARCEL #:(04760079)
 (DB 2221 PG 593)
 (PB B PG 200A)

N/F
 LAURAL J. SCOTT
 PARCEL #:(04760079)
 (DB 2221 PG 593)
 (PB B PG 200A)

N: 829353.1263
 E: 957659.1891



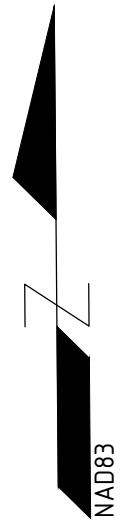
SHEET 2 OF 4



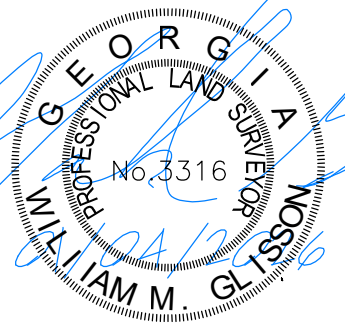
Glisson Land Surveying
 WILLIAM M. GLISSON - REGISTERED LAND SURVEYOR
 GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964
 L.S.F. #1404

377 TUCKER ROAD, CLAXTON, GEORGIA 30417
 RINCON: (912) 826-5283 CLAXTON: (912) 282-7052
 wmgllisson@bellsouth.net

| | | |
|----------------------------|----------------------------------|-------------------------|
| MAJOR SUBDIVISION | | |
| BAKER HILL TOWNHOMES | | |
| EFFINGHAM COUNTY, GEORGIA | | |
| FOR | | |
| BAKER HILL PARTNERS LLC | | |
| JOB NO: BakerHill | DRAWING SCALE: 1" = 30' | SURVEY DATE: 12/28/2025 |
| FIELD WORK: WMG,SG | CITY: | REVISIONS |
| DRAWN BY: DT | COUNTY:EFFINGHAM STATE:GA | No. Date Description |
| REVIEWED: WMG | LAND LOT: | |
| DWG FILE: BakerHill-FP.dwg | DISTRICT: G.M.D. 9 th | |



N/F
 CARRIE L. S BACON
 C/O CARRIE SWEET
 PARCEL # (04760077)
 (DB 309 PG 193)
 (PB C86F PG 1)



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 WILLIAM M. GLISSON - REGISTERED LAND SURVEYOR
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 RINCON: (912) 826-5283 CLAXTON: (912) 282-7052
 wmgilsson@bellsouth.net

N/F
 CRYSTAL YOUNG &
 GLORIA BARNARD
 PARCEL # (04760070)
 (DB 1616 PG 151)
 (PB 5 PG 82)

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 E956884.1139

N829572.3551
 E957033.8917

N829653.8848
 E957453.3255

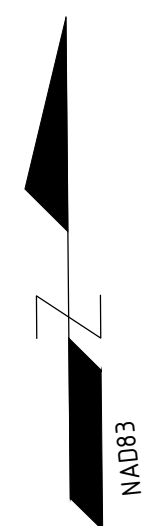
N 829353.1263
 E 957659.1891

N/F
 WILLIAM T. &
 TERESA K. HOOKER
 PARCEL # (04760082)
 (DB 2388 PG 524)
 (PB 16 PG 211)

1" = 30'
 SHEET 3 OF 4

| | | | |
|---|------------------|----------------|--------------------|
| MAJOR SUBDIVISION BAKER HILL TOWNHOMES EFFINGHAM COUNTY, GEORGIA | | | |
| FOR BAKER HILL PARTNERS LLC | | | |
| JOB NO: | BakerHill | DRAWING SCALE: | 1" = 30' |
| FIELD WORK: | WMG,SG | CITY: | |
| DRAWN BY: | DT | COUNTY: | EFFINGHAM STATE:GA |
| REVIEWED: | WMG | LAND LOT: | |
| DWG FILE: | BakerHill-EP.dwg | DISTRICT: | G.M.D. 9th |
| SURVEY DATE: 12/28/2025 | | REVISIONS | |
| | | No. | Date Description |
| | | | |





N/F
ROBERT C. JR. &
PATRICIA M. FIELDS
PARCEL #:(04760069)
(DB 522 PG 074)
(PB B36 PG C)

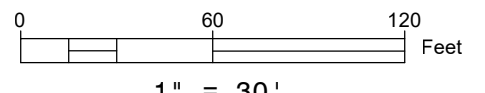
N/F
WILLIAM T. &
TERESA K. HOOKER
PARCEL #:(04760082)
(DB 238 PG 524)
(PB 16 PG 211)

N/F
DEBBIE J. GIRDNER
PARCEL #:(04760084)
(DB 268 PG 871)
(PB A301 PG E)

N/F
CRYSTAL J. SLATER
PARCEL #:(04760085)
(DB 1126 PG 396)
(PB B159 PG C)

N/F
CHARLOTTE E. JOHNSON
PARCEL #:(04760086)
(DB 367 PG 442)
(PB A268 PG D)

N/F
CRYSTAL J. SLATER
PARCEL #:(04760085)
(DB 1126 PG 396)
(PB B159 PG C)



SHEET 4 OF 4

N 828721.3541
E 956935.7899



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RINCON: (912) 826-5283 CLAXTON: (912) 282-7052
wmglisson@bellsouth.net

| | | | |
|----------------------------|----------------------------------|-------------------------|------|
| MAJOR SUBDIVISION | | BAKER HILL TOWNHOMES | |
| EFFINGHAM COUNTY, GEORGIA | | FOR | |
| BAKER HILL PARTNERS LLC | | | |
| JOB NO: BakerHill | DRAWING SCALE: 1" = 30' | SURVEY DATE: 12/28/2025 | |
| FIELD WORK: WMG,SG | CITY: | REVISIONS | |
| DRAWN BY: DT | COUNTY:EFFINGHAM STATE:GA | No. | Date |
| REVIEWED: WMG | LAND LOT: | Description | |
| DWG FILE: BakerHill-FP.dwg | DISTRICT: G.M.D. 9 th | | |

