



COASTAL RESOURCES DIVISION

ONE CONSERVATION WAY · BRUNSWICK, GA 31520 · 912-264-7218

WALTER RABON
COMMISSIONER

DOUG HAYMANS
DIRECTOR

MAY 16 2024

Live Oak on the Julienton, LLC
Attn: Zane Wasdin
1171 Magnolia Street N.E.
Townsend, GA 31331

Re: Letter of Permission (LOP), Revocable License (RL) for Maintenance of an Existing Serviceable Bulkhead, 1171 Magnolia Street N.E., Pleasure Bluff Subdivision, Julienton River, McIntosh County, Georgia, (GPS 31.57910°N/-81.31247°W), SAS-2024-00284

Dear Mr. Wasdin,

This Letter of Permission (LOP) is in response to your request dated March 10, 2024 for maintenance and repairs to approximately 120 linear feet by 1ft. wide and 12ft. tall existing bulkhead in Coastal Marshlands Protection Act (CMPA) jurisdiction located at 1171 Magnolia Street N.E. on the Julienton River. This project will be accomplished from the upland. The project will begin no sooner than (15) days from the date of this letter and be completed within six (6) months.

The Department authorizes the maintenance, repairs, and piling replacement in its originally permitted footprint as depicted in the attached description and drawings. No unauthorized equipment, materials, or debris may be placed in, disposed of, or stored in jurisdictional areas. All material removed must be disposed of at an appropriate upland disposal area. Any visible alterations in marsh topography will be restored immediately using low-impact hand tools. Any damage to the marsh vegetation that has not recovered naturally during the next growing season may require restoration by a method acceptable to the Department.

Any incidental impacts associated with this project must be rectified by fully restoring areas to their pre-construction topographic and vegetative states. This LOP is valid for the above referenced project.

Please find enclosed a fully executed revocable license for the above-described project. This license serves as authorization to utilize state owned tidal water bottoms for your project as per the dimensions and configuration described. Any change in the use, location, dimensions, or configuration of the approved project, without prior notification and approval from this office could result in revocation of this license and in required removal of the materials and related

structures. Tidal water bottoms and marshlands of coastal Georgia are public trust lands controlled by the State, except for such lands where a validated Crown Grant or State Grant exists.

If you have any further questions or concerns, please contact Maitland Bass at (912)-264-7218

Sincerely,

A handwritten signature in black ink, appearing to read 'DH', with a long horizontal flourish extending to the right.

Doug Haymans
Director

Enclosures: Federal Consistency Certification Statement
Revocable License
Project Request and Site Photographs

Cc: Sarah.m.whorton@usace.army.mil

File: LOP20240022

FEDERAL CONSISTENCY CERTIFICATION STATEMENT

Printed Name of Applicant(s): LIVE OAK ON THE JULIENTON LLC (ZANE WARDIN)

Applicant Email: ZANEWARDIN@GMAIL.COM Phone: (912) 424-4003

Agent Name (if applicable): _____ Phone: _____

To Whom It May Concern:

This is to certify that I have made application to the U.S. Army Corps of Engineers (USACE) for authorization to impact Waters of the United States and that such proposed work is, to the best of my knowledge, consistent with Georgia's Coastal Management Program.

I understand I must provide this Consistency Certification Statement, along with a copy of my permit application submitted to USACE, to the Georgia Department of Natural Resources Coastal Resources Division (CRD) before they can begin evaluating my proposed project for consistency with Georgia's enforceable policies. I understand additional information may be required to facilitate review.

Once any required authorizations or permits from CRD have been issued, and CRD has concurred with my findings by signing this Consistency Certification Statement, CRD must submit it to USACE in order for them to issue any required federal permits or authorizations, or to validate any provisional authorizations they have already issued. A USACE provisional authorization or permit will not be valid until they receive this Certification Statement signed by CRD.

Attached is a copy of my application to USACE (required)

Signature of Applicant: Zane Wardin Date: 3/16/24

FOR AGENCY INTERNAL USE ONLY:	Date Received (Commencement Date): <u>4/5/24</u>
USACE Authorization/Permit Number (assigned by USACE): <u>202400284</u>	
USACE Authorization Type (select one): <input type="checkbox"/> Individual Permit <input checked="" type="checkbox"/> General Permit # <u>3</u> <input type="checkbox"/> NWP # _____	
USACE Project Manager: <u>Sarah Whorton</u>	
CRD Authorization/Permit Number (assigned by CRD): <u>LP20240022</u>	
CRD Project Manager: <u>Maitland Bass</u>	

CRD HAS REVIEWED AND CONCURS WITH THIS CONSISTENCY CERTIFICATION STATEMENT TO THE EXTENT THE USACE AUTHORIZED PROJECT DESCRIPTION IS CONSISTENT WITH THE AUTHORIZED PROJECT DESCRIPTION FOR ANY CRD PERMIT ISSUED FOR THIS PROJECT

CRD Signature: [Signature] Date: MAY 16 2024
Printed Name: Doug Haymans Title: Director

For questions regarding consistency with the Georgia Coastal Management Program, please contact the Federal Consistency Coordinator at (912) 264-7218 or visit www.CoastalGADNR.org.

STATE OF GEORGIA

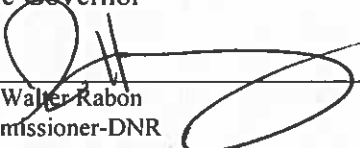
REVOCABLE LICENSE FOR THE USE OF TIDAL WATERBOTTOMS

APPLICANT NAME(S): Live Oak on the Julienton, LLC
MAILING ADDRESS: 1171 Magnolia Street N.E. Townsend, GA 31331
(Street) (City) (State) (Zip)
PROJECT ADDRESS/LOCATION: 1171 Magnolia Street N.E. Townsend, GA 31331
COUNTY: McIntosh WATERWAY: Julienton River
LOT, BLOCK & SUBDIVISION NAME FROM DEED: Tract 6, Pleasure Bluff S/D

The State of Georgia hereby grants you a revocable license not coupled with an interest¹. This area may now or in the future be utilized by boats employing power drawn nets under the provisions for commercial or sport bait shrimping. In its occupancy and use of the premises, licensee shall not discriminate against any person on the basis of race, gender, color, national origin, religion, age, or disability. This covenant by licensee may be enforced by termination of this license, by injunction, and/or by any other remedy available at law to the Georgia Department of Natural Resources.

Attached hereto as Attachments A and B and made a part of this license are the project description, drawing(s), and terms and conditions that are the subject of this license. The project approved for this license must be constructed and completed within the specified timeframe noted in the terms and conditions and must be maintained in serviceable condition. Otherwise, action will be initiated to revoke this license and all structures must be removed immediately at the licensee's expense.

STATE OF GEORGIA
Office of the Governor

By: 
For: Walter Rabon
Commissioner-DNR

Date: MAY 16 2024

Enclosures: Attachment A: Project Description, Terms and Conditions
Attachment B: Project Drawing(s)
Attachment C: Post Construction Notification Form

¹ Tidal water bottoms and marshlands of coastal Georgia are public trust lands owned by the State, except where ownership of such lands is demonstrated through an unbroken chain of title to a valid Crown or State Grant, which explicitly conveys the beds of such tidewaters. The Revocable License authorizes use of lands presumed to be owned by the State of Georgia, and which are under control of the State. This Revocable License is issued with the understanding and condition that it could be rendered invalid should another person demonstrate ownership to such lands pursuant to a valid Crown Grant or State Grant. This Revocable License is issued with the understanding that such lands are subject to the public trust doctrine.

From: Zane Wasdin

**To: Georgia Department of Natural Resources
Attention: Maitland Bass**

Sun 3/10/2024 5:13 PM

This letter is to request permission from the Georgia Department of Natural Resources to replace 120 feet of deteriorating seawall protecting the Live Oak on the Julienton, LLC (owned by Zane Wasdin) waterfront property. This property is located in McIntosh County, Ga. at 1171 Magnolia St. N.E.

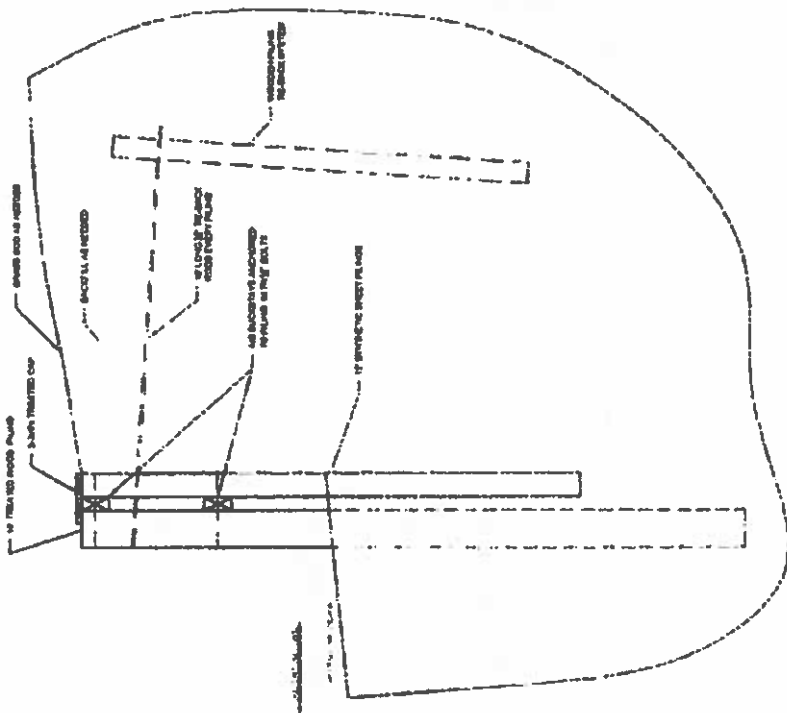
The old seawall is constructed of used power poles laying horizontal with supporting piling approximately 10 feet apart. The new wall will be constructed on the same footprint using 12' vinyl sheet piling with treated wood support piping every 5'. All work will be performed from the land using an excavator.

In addition to protecting the land from erosion the new seawall is required to protect the large live oaks that are on the bluff. These oaks are already experiencing significant erosion on the river side of the bluff.

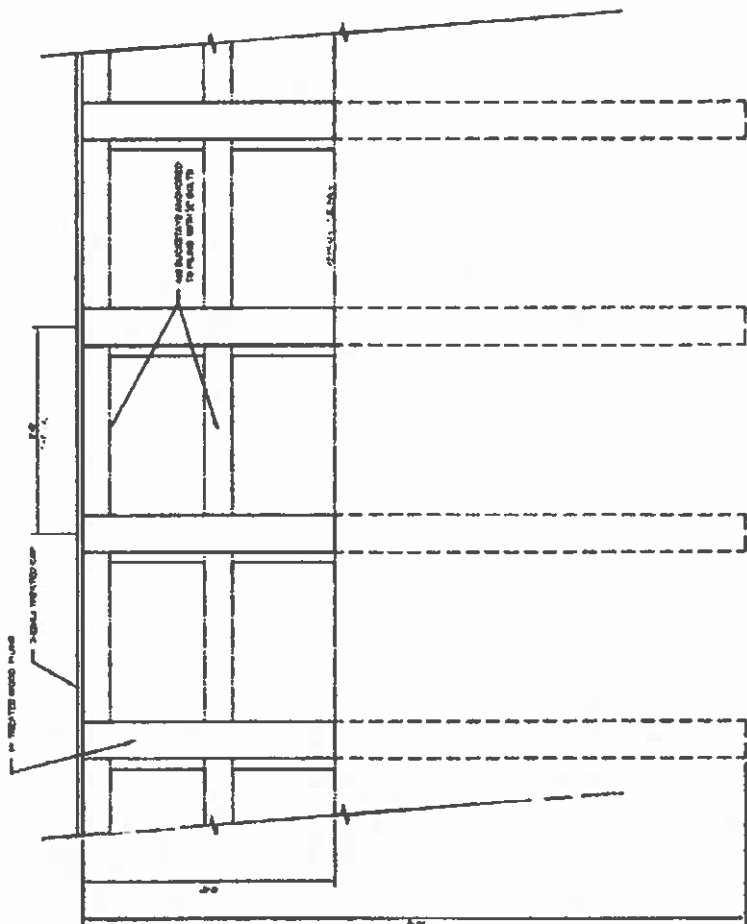
Thank you for considering this request and please let me know if additional information is required.

Thank you,

Zane Wasdin



SECTION



ELEVATION
120' TOTAL LENGTH

STATE OF GEORGIA

REQUEST FOR A REVOCABLE LICENSE FOR THE USE OF TIDAL WATERBOTTOMS

APPLICANT NAME(S): LIVE OAK ON THE JULIENTON LLC (ZANE WARDIN)

MAILING ADDRESS: 1171 MAGNOLIA ST NE TOWNSEND GA 31331
(Street) (City) (State) (Zip)

PROJECT ADDRESS/LOCATION: SAME

COUNTY: MCINTOSH WATERWAY: JULIENTON RIVER

LOT, BLOCK & SUBDIVISION NAME FROM DEED: TRACT VI, PLEASURE BLUFF SUBDIVISION

Georgia Department of Natural Resources
Coastal Resources Division
One Conservation Way
Brunswick, Georgia 31520-8687

I am requesting that I be granted a revocable license from the State of Georgia to encroach on the beds of tidewaters, which are state owned property. Attached hereto and made a part of this request is a copy of the plans and description of the project that will be the subject of such a license. I certify that all information submitted is true and correct to the best of my knowledge and understand that willful misrepresentation or falsification is punishable by law.

I understand that if permission from the State is granted, it will be a revocable license and will not constitute a license coupled with an interest. I acknowledge that this revocable license does not resolve any actual or potential disputes regarding the ownership of, or rights in, or over the property upon which the subject project is proposed, and shall not be construed as recognizing or denying any such rights or interests. I acknowledge that such a license would relate only to the property interests of the State and would not obviate the necessity of obtaining any other State license, permit, or authorization required by State law. I recognize that I waive my right of expectation of privacy and I do not have the permission of the State of Georgia to proceed with such project until the Commissioner of DNR or his/her designee has executed a revocable license in accordance with this request.

Sincerely,

By: Zane Wardin
Signature of Applicant

Date: 3-16-21

MANAGER/OWNER
Title, if applicable

By: _____
Signature of Applicant

Date: _____

Title, if applicable

Attachments



196 Magnolia St NE
Townsend GA 31331
United States



196 Magnolia St N
Townsend GA 31331
United States



May 18, 2023 at 11:21 AM
196 Magnolia St NE
Townsend GA 31331
United States



May 19, 2023 at 1:41:55 PM
196 Magnolia St NE
Townsend GA 31331
United States

DOCH 000388
FILED IN OFFICE
2/2/2021 02:12 PM
BK:667 PG:378-380
MANDY HARRISON
CLERK OF SUPERIOR COURT
MCINTOSH

Mandy Harrison

REAL ESTATE TRANSFER
TAX PAID: \$385.00

PT-61 098-2021-000102

Return Recorded Document to:
LEAH L. JONES, P.C.
ATTORNEY AT LAW
347 East Cherry Street
Jesup, Georgia 31546
(912) 427-8223
RE20201082

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF WAYNE

This Indenture made this 29th Day of JANUARY, 2021, between LINDA OWENS HOWARD a/k/a LINDA O. HOWARD and THOMAS L. OWENS, JR., as party or parties of the first part, hereinafter called Grantor, and LIVE OAK ON THE JULIENTON LLC, a Limited Liability Company organized and existing under the laws of the State of Georgia, with a principal office address of 2090 Red Hill Road Jesup, Georgia 31545, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

TRACT I: All that certain tract or parcel of land situate, lying and being in the 22nd GMD of McIntosh County, Georgia, in Pleasure Bluff Subdivision, containing 0.634 acres, more or less, and being more particularly described as "Tract 1" according to that certain plat of survey prepared by Keith P. Pirks, Georgia Registered Land Surveyor Number 2792, dated October 18, 2018, and recorded in the Office of the Clerk of Superior Court, McIntosh County, Georgia in Plat Book 2021, Page 5.

TRACT II: All that certain tract or parcel of land situate, lying and being in the 22nd GMD of McIntosh County, Georgia, in Pleasure Bluff Subdivision, containing 0.230 acres, more or less, and being more particularly described as "Tract 2" according to that certain plat of survey prepared by Keith P. Pirks, Georgia Registered Land Surveyor Number 2792, dated October 18, 2018, and recorded in the Office of the Clerk of Superior Court, McIntosh County, Georgia in Plat Book 2021, Page 5.

SUBJECT TO such easement rights of ingress and egress as may have accrued and/or may accrue to the general public and other property owners in this vicinity.

TRACT III: All that certain tract or parcel of land situate, lying and being in the 22nd GMD of McIntosh County, Georgia, in Pleasure Bluff Subdivision,

CERTIFIED

1 of 3

containing 0.459 acres, more or less, and being more particularly described as "Tract 3" according to that certain plat of survey prepared by Keith P. Pirkle, Georgia Registered Land Surveyor Number 2792, dated October 18, 2018, and recorded in the Office of the Clerk of Superior Court, McIntosh County, Georgia in Plat Book 2021, Page 5.

TRACT IV: All that certain tract or parcel of land situate, lying and being in the 22nd GMD of McIntosh County, Georgia, in Pleasure Bluff Subdivision, containing 0.115 acres, more or less, and being more particularly described as "Tract 4B" according to that certain plat of survey prepared by Keith P. Pirkle, Georgia Registered Land Surveyor Number 2792, dated October 18, 2018, and recorded in the Office of the Clerk of Superior Court, McIntosh County, Georgia in Plat Book 2021, Page 5.

TRACT V: All that certain tract or parcel of land situate, lying and being in the 22nd GMD of McIntosh County, Georgia, in Pleasure Bluff Subdivision, containing 0.230 acres, more or less, and being more particularly described as "Tract 5" according to that certain plat of survey prepared by Keith P. Pirkle, Georgia Registered Land Surveyor Number 2792, dated October 18, 2018, and recorded in the Office of the Clerk of Superior Court, McIntosh County, Georgia in Plat Book 2021, Page 5.

SUBJECT TO such easement rights of ingress and egress as may have accrued and/or may accrue to the general public and other property owners in this vicinity.

*

TRACT VI: All that certain tract or parcel of land situate, lying and being in the 22nd GMD of McIntosh County, Georgia, in Pleasure Bluff Subdivision, containing 1.596 acres, more or less, and being more particularly described as "Tract 6" according to that certain plat of survey prepared by Keith P. Pirkle, Georgia Registered Land Surveyor Number 2792, dated October 18, 2018, and recorded in the Office of the Clerk of Superior Court, McIntosh County, Georgia in Plat Book 2021, Page 5.

TRACT VII: All that certain tract or parcel of land situate, lying and being in the 22nd GMD of McIntosh County, Georgia, in Pleasure Bluff Subdivision, containing 0.129 acres, more or less, and being more particularly described as "Tract 8A" according to that certain plat of survey prepared by Keith P. Pirkle, Georgia Registered Land Surveyor Number 2792, dated October 18, 2018, and recorded in the Office of the Clerk of Superior Court, McIntosh County, Georgia in Plat Book 2021, Page 5.

TRACT VIII: All that certain tract or parcel of land situate, lying and being in the 22nd GMD of McIntosh County, Georgia, in Pleasure Bluff Subdivision, containing 0.115 acres, more or less, and being more particularly described as Lot 86, being the Northwestern most one-half of Tract 8B, according to that certain plat of survey prepared by Keith P. Pirkle, Georgia Registered Land Surveyor Number 2792, dated October 18, 2018, and recorded in the Office of the Clerk of Superior Court, McIntosh County, Georgia in Plat Book 2021, Page 5.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FREE SIMPLE.

CERTIFIED
2 of 3

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

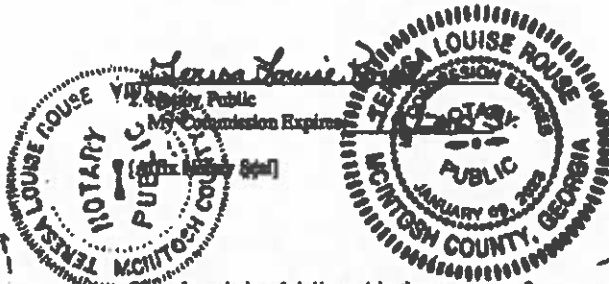
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Linda Owens Howard (SEAL)
LINDA OWENS HOWARD

Lynn E. Pritchett
1. Witness

Printed Name of Witness: Lynn E. Pritchett



Signed, sealed and delivered in the presence of:

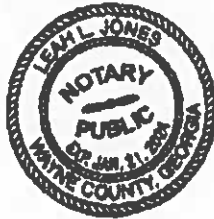
Thomas L. Owens, Jr. (SEAL)
THOMAS L. OWENS, JR.

Tammy W. Lewis
1. Witness

Printed Name of Witness: Tammy W. Lewis

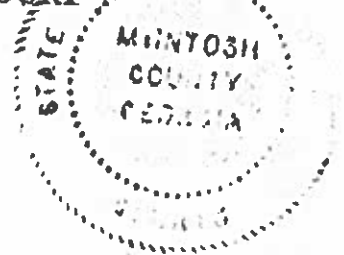
Paul H. Full
1. Notary Public
My Commission Expires: 01/22/2004

[Affix Notary Seal]



GEORGIA, McINTOSH COUNTY
I hereby certify the above and foregoing to be a true and correct copy of an instrument recorded in Deed book 667 at Page 378-380. This 1 day of March 2024.

Christie Britt, D.C.S.C.
DEPUTY CLERK, McINTOSH SUPERIOR COURT



CERTIFIED
3 of 3

Prepared by D.C.A. Surveyors, Inc. as approved by the Planning Commission on 11/15/11. The plat is subject to the City of St. Louis, Missouri.



This plat is a representation of the survey conducted by the surveyor. It is not a warranty of accuracy. The surveyor is not responsible for any errors or omissions in this plat. The surveyor is not responsible for any errors or omissions in this plat. The surveyor is not responsible for any errors or omissions in this plat.

Handwritten initials or signature.

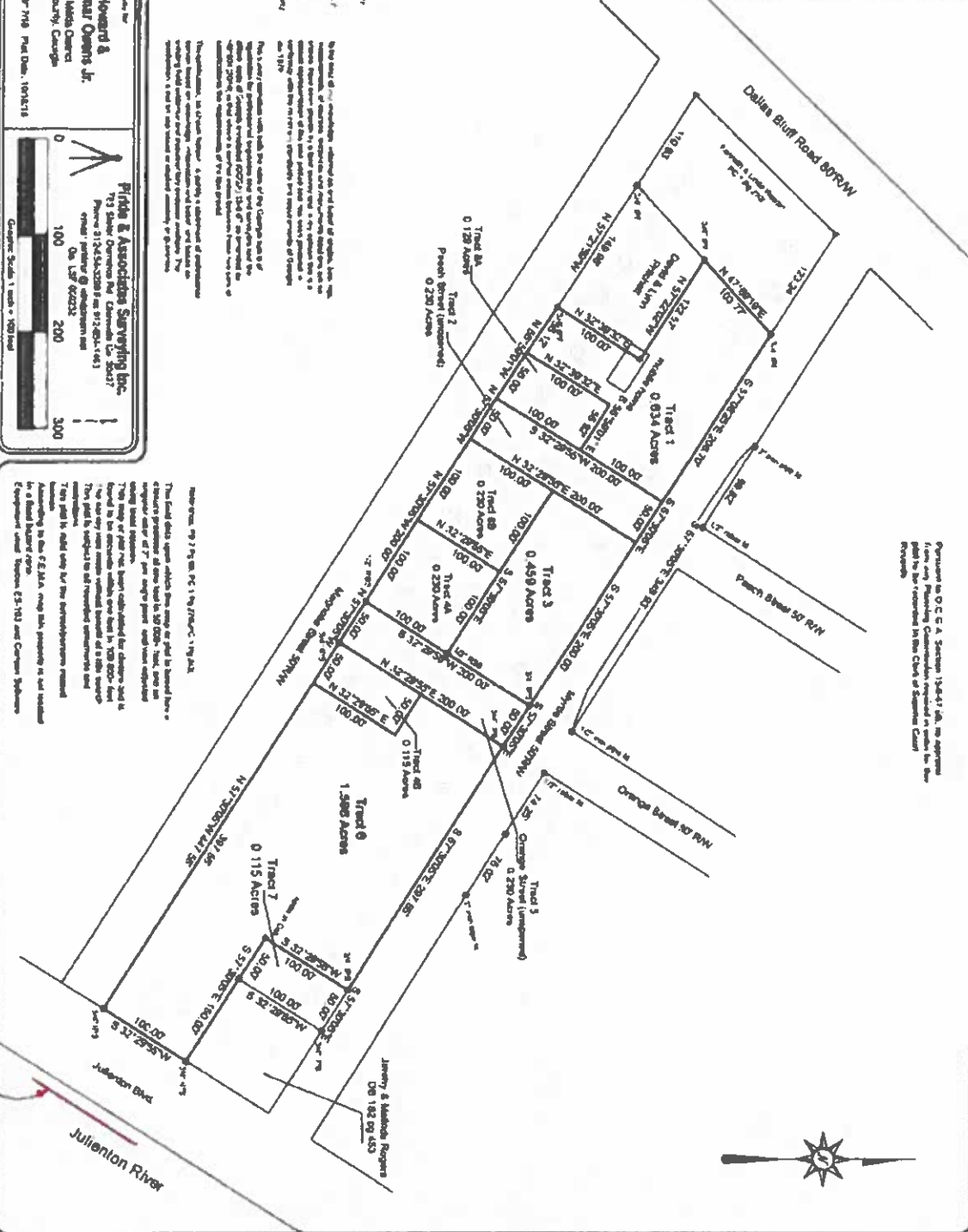


Linda Howard & Thomas Linnar Owens Jr.
22 Georgia Woods Drive
McDonough County, Georgia
36057
Phone: 478-286-1111



Pinka & Associates Surveying Inc.
173 State Governor Hwy. Camden, La 70547
Phone: 337-433-2222 or 337-433-1441
Fax: 337-433-2222

Surveyed by: Keith Purkle



120' Lowa Exist
50' Wall To BC
REMARKS

STATE OF GEORGIA

Secretary of State
Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

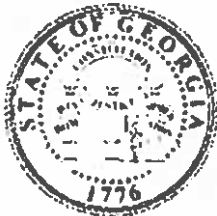
CERTIFICATE OF ORGANIZATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

Live Oak on the Julienton LLC
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **01/19/2021** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **01/21/2021**.



Brad Raffensperger

Brad Raffensperger
Secretary of State

STATE OF GEORGIA

Secretary of State
Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

ANNUAL REGISTRATION

Electronically Filed
Secretary of State
Filing Date: 1/12/2024 3:58:49 PM

CONTROL NUMBER	21015203
BUSINESS NAME	Live Oak on the Julicnton LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	01/12/2024
ANNUAL REGISTRATION PERIOD	2024

ADDRESS	1171 Magnolia Street, NE, Townsend, GA, 31131, USA
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NAME	ADDRESS	COUNTY
Leah L. Jones, P.C.	347 East Cherry Street, Jesup, GA, 31546, USA	Wayne

AUTHORIZER SIGNATURE	Zane Wasdin
AUTHORIZER TITLE	Manager

ARTICLES OF ORGANIZATION

Electronically Filed
Secretary of State
Filing Date: 1/19/2021 10:06:27 AM

CONTROL NUMBER 21015203
BUSINESS NAME Live Oak on the Julienton LLC
BUSINESS TYPE Domestic Limited Liability Company
EFFECTIVE DATE 01/19/2021

ADDRESS 2090 Red Hill Road, Jesup, GA, 31545, USA

NAME	ADDRESS	COUNTY
Leah L. Jones, P.C.	347 East Cherry Street, Jesup, GA, 31546, USA	Wayne

NAME	TITLE	ADDRESS
Leah Lewis Jones	ORGANIZER	347 East Cherry Street, Jesup, GA, 31546, USA

Management of the Company is vested in one or more managers, selected in accordance with the Operating Agreement. A statement providing for the number and type of managers for the Company is contained in the Operating Agreement. The Company shall be managed by said manager or managers to the extent provided in the Operating Agreement.

AUTHORIZER SIGNATURE Leah Lewis Jones
AUTHORIZER TITLE Organizer