

STATE OF GEORGIA

REQUEST FOR A REVOCABLE LICENSE FOR THE USE OF TIDAL WATERBOTTOMS

APPLICANT NAME(S): Keith Danos, President, Cumberland Harbour POA Board of Directors

MAILING ADDRESS: 354 Spinnaker Drive, St Marys, GA, 31558
(Street) (City) (State) (Zip)

PROJECT ADDRESS/LOCATION: 409 South Point Blvd

COUNTY: Camden WATERWAY: Point Peter Creek

LOT, BLOCK & SUBDIVISION NAME FROM DEED:

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: [Signature]
Signature of Applicant
PRESIDENT
Title, if applicable

Date: 10/31/2021

By: _____
Signature of Applicant

Title, if applicable

Date: _____

Attachments

RECEIVED
JUN 16 2025
GADNR

**JOINT APPLICATION
 FOR
 A DEPARTMENT OF THE ARMY, CORPS OF ENGINEERS PERMIT,
 STATE OF GEORGIA MARSHLAND PROTECTION PERMIT,
 REVOCABLE LICENSE AGREEMENT
 AND REQUEST FOR
 WATER QUALITY CERTIFICATION
 AS APPLICABLE**

INSTRUCTIONS FOR SUBMITTING APPLICATION:

Every Applicant is Responsible to Complete The Permit Application and Submit as Follows: One copy each of application, location map, drawings, copy of deed and any other supporting information to addresses 1, 2, and 3 below. If water quality certification is required, send only application, location map and drawing to address No. 4.

1. For Department of the Army Permit, mail to: Commander, Savannah District, US Army Corps of Engineers, ATTN: CESAS-RD, 100 W. Oglethorpe Avenue, Savannah, Georgia 31401-3640. Phone (912) 652-5347 and/or toll free, Nationwide 1-800-448-2402.
2. For State Permit - State of Georgia (six coastal counties only) mail to: Habitat Management Program, Coastal Resources Division, Georgia Department of Natural Resources, 1 Conservation Way, Brunswick, Georgia 31523. Phone (912) 264-7218.
3. For Revocable License - State of Georgia (six coastal counties plus Effingham, Long, Wayne, Brantley and Charlton counties only) - Request must have State of Georgia's assent or a waiver authorizing the use of State owned lands. All applications for dock permits in the coastal counties or for docks located in tidally influenced waters in the counties listed above need to be submitted to Real Estate Unit. In addition to instructions above, you must send two signed form letters regarding revocable license agreement to: Ecological Services Coastal Resources Division, Georgia Department of Natural Resources, 1 Conservation Way, Brunswick, Georgia 31523. Phone (912) 264-7218.
4. For Water Quality Certification State of Georgia, mail to: Water Protection Branch, Environmental Protection Division, Georgia Department of Natural Resources, 4220 International Parkway, Suite 101, Atlanta, Georgia 30354 (404) 675-1631.

The application must be signed by the person authorized to undertake the proposed activity. The applicant must be the owner of the property or be the lessee or have the authority to perform the activity requested. Evidence of the above may be furnished by copy of the deed or other instrument as may be appropriate. The application may be signed by a duly authorized agent if accompanied by a statement from the applicant designating the agent. See item 6, page 2.

1. Application No. _____
2. Date _____
3. For Official Use Only _____
4. Name and address of applicant. Keith Danos, President, Cumberland Harbour POA Board of Directors
354 Spinnaker Drive, St Marys, GA 31558
5. Location where the proposed activity exists or will occur.

Lat. 30.727151° Long. -81.508868°

Camden		St Marys
County	Military District	In City or Town
	Cumberland Harbour	
Near City or Town	Subdivision	Lot No.
		Georgia
Lot Size	Approximate Elevation of Lo	State
Point Peter Creek		
Name of Waterway	Name of Nearest Creek, River, Sound, Bay or Hammock	

6. Name, address and title of applicant's authorized agent for permit application coordination.

Mr. Matt Goodrich, Principal
Water Environment Consultants
PO Box 2221, Mt Pleasant, SC 29464-2221

Statement of Authorization: I hereby designate and authorize the above named person to act in my behalf as my agent in the processing of this permit application and to furnish, upon request, supplemental information in support of this application.

Matt Goodrich, President 10/31/2021
Signature of Applicant Date

7. Describe the proposed activity, its purpose and intended use, including a description of the type of structures, if any to be erected on fills, piles, of float-supported platforms, and the type, composition and quantity of materials to be discharged or dumped and means of conveyance. If more space is needed, use remarks section on page 4 or add a supplemental sheet. (See Part III of the Guide for additional information required for certain activities.)

8. Proposed use: Private Public Commercial Other (Explain)

9. Names and addresses of adjoining property owners whose property also adjoins the waterway.

10. Date activity is proposed to commence. Upon issuance of permit
Date activity is expected to be completed. _____

11. Is any portion of the activity for which authorization is sought now complete Y N

- a. If answer is "Yes", give reasons in the remarks in the remarks section. Indicate the existing work on the drawings.
- b. If the fill or work is existing, indicate date of commencement and completion.
- c. If not completed, indicate percentage completed.

12. List of approvals or certifications required by other Federal, State or local agencies for any structures, construction discharges, deposits or other activities described in this application. Please show zoning approval or status of zoning for this project.

<u>Issuing Agency</u>	<u>Type Approval</u>	<u>Identification No. Date/Application</u>	<u>Date/Approval</u>
USACE Savannah District	Letter of Permission for NWP coverage		Not yet approved

13. Has any agency denied approval for the activity described herein or for any activity directly related to the activity described herein?
 Yes NO (If "yes", explain).

Note: Items 14 and 15 are to be completed if you want to bulkhead, dredge or fill.

14. Description of operation: (If feasible, this information should be shown on the drawing).

a. Purpose of excavation or fill _____.

1. Access channel length _____ depth _____ width _____

2. Boat basin length _____ depth _____ width _____

3. Fill area length 244 ft depth 6 in width 60 ft

4. Other _____ length _____ depth _____ width _____

(Note: If channel, give reasons for need of dimensions listed above.)

b. If bulkhead, give dimensions _____

-- Type of bulkhead construction (material) _____

1. Backfill required: Yes _____ No _____ Cubic yards _____

2. Where obtained _____

c. Excavated material

1. Cubic yards _____

2. Type of material _____

15. Type of construction equipment to be used Barge-based crane to install ACB mats & earth moving machinery to fine grade the bank slope and install drainage rock

a. Does the area to be excavated include any wetland? Yes No

b. Does the disposal area contain any wetland? Yes No

c. Location of disposal area _____

d. Maintenance dredging, estimated amounts, frequency, and disposal sites to be utilized: _____

e. Will dredged material be entrapped or encased? _____

f. Will wetlands be crossed in transporting equipment to project site? yes

g. Present rate of shoreline erosion (if known) _____

16. Description of Avoidance, Minimization and Compensation: Provide a brief explanation describing how impacts to waters of the United States are being avoided and minimized on the project site. Also, provide a brief description of how impacts to waters of the United States will be compensated for, or a brief statement explaining why compensatory mitigation should not be required for those impacts.

To minimize potential impacts, the proposed project was design to minimize the amount of materials placed to stabilize the shoreline along the project area. The project will implement sediment erosion and control measures to minimize sediment runoff into the creek during project construction.

The proposed project will not cause unacceptable adverse impacts to waters of the U.S. that require mitigation. Instead, the living shoreline project will enhance the shoreline habitat by planting vegetation and creating oyster reef. Therefore, a mitigation plan is not included.

17. Water Quality Certification: In some cases, Federal law requires that a Water Quality Certification from the State of Georgia be obtained prior to issuance of a Federal license or permit. Applicability of this requirement to any specific project is determined by the permitting Federal agency. The information requested below is generally sufficient for the Georgia Environmental Protection Division to issue such a certification if required. Any item, which is not applicable to a specific project, should be so marked. Additional information will be requested if needed.

See Section 7 (Water Quality Certification) of the supporting documentation

a. Please submit the following:

1. A plan showing the location and size of any facility, existing or proposed, for handling any sanitary or industrial waste waters generally on your property. N/A

2. A plan of the existing or proposed project and your adjacent property for which permits are being requested.
See attached Exhibit B.

3. A plan showing the location of all points where petro-chemical products (gasoline, oils, cleaners) used and stored. Any aboveground storage areas must be diked, and there should be no storm drain catch basins within the dike areas. All valving arrangements on any petro-chemical transfer lines should be shown. N/A

4. A contingency plan delineating action to be taken by you in the event of spillage of petro-chemical products or other materials from your operation. N/A

5. Plan and profile drawings showing limits of areas to be dredged, areas to be used for placement of spoil, locations of any dikes to be constructed showing locations of any weir(s), and typical cross sections of the dikes. N/A

b. Please provide the following statements: Refer to Section 7 of the Supporting Documentation

1. A statement that all activities will be performed in a manner to minimize turbidity in the stream.

2. A statement that there will be no oils or other pollutants released from the proposed activities which will reach the stream.

3. A statement that all work performed during construction will be done in a manner to prevent interference with any legitimate water uses.

18. Application is hereby made for a permit or permits to authorize the activities described herein; Water Quality Certification from the Georgia Environmental Protection Division is also requested if needed. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete and accurate. I further certify that I possess the authority to undertake the proposed activities.


Signature of Applicant

19. U.S.C. Section 1001 provides that: Whoever, in any matter within the jurisdiction of any department or agency of the United States, knowingly and willfully falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations, or makes or uses false writing or document knowing same to contain any false, fictitious or fraudulent statement or entry, shall be fined no more than \$10,000 or imprisoned not more than 5 years or both.

PRIVACY ACT NOTICE

The Department of the Army permit program is authorized by Section 10 of the Rivers and Harbors Act of 1899, Section 404 of the Clean Water Act and Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972. These laws require permits authorizing structures and work in or affecting navigable waters of the United States, the discharge of dredged or fills material into waters of the United States, and the transportation of dredged material for the purpose of dumping it into ocean waters. Information provided will be used in evaluating the application for a permit. Information in the application is made a matter of public record through issuance of a public notice. Disclosure of the information requested is voluntary; however, the data requested are necessary in order to communicate with the applicant and to evaluate the permit application. If necessary information is not provided, the permit application cannot be processed nor can a permit be issued.

SUPPORTING REMARKS:



City of St. Marys
Community Development

418 Osborne Street
St. Marys, Georgia 31558
(912) 510-4032

November 1, 2024

Ms. Heather DeAngelo
Community Manager
Cumberland Harbour Property Owners Association
354 Spinnaker Drive
St. Marys, GA. 31558

Re: Zoning Certification for Cumberland Harbour – GA CMPA Permit Application

This letter certifies that the activities contained within the above-referenced permit application as depicted on the attached plan set, are consistent with the City of St Marys Zoning Ordinance. The project site, as shown on the attached City of St. Marys Zoning Map (Exhibit A), is a Planned Development District. The proposed use and activities are not in violation of this zoning classification.

The City of St. Marys hereby approves the concept plans in their entirety, with the contingency of Georgia Department of Natural Resources approval.

If there are any questions regarding this approval, please contact me.

Sincerely,

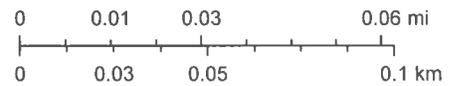
Jaime Stein, AICP
Community Development Director
Jaime.stein@stmarysga.gov



11/1/2024, 4:44:23 PM

1:2,257

- Roads
- Addresses
- ▭ Parcel
- ▭ COSM Boundary
- Zoning
- ▭ PD: Planned Development



State of Florida. Maxar. Microsoft



LOCATION MAP

N.T.S.

APPROVED
jstein , 11/1/2024, 4:44:56 PM

AUTHORIZED AGENT:
MATT GOODRICH, P.E.
WATER ENVIRONMENT CONSULTANTS
PO BOX 2221
MOUNT PLEASANT, SC 29465-2221

ADJACENT PROPERTY OWNERS:
(SEE SHEET 2)

**CUMBERLAND HARBOUR
DEVELOPMENT
SOUTH POINT PARK
LIVING SHORELINE
ST. MARY'S, GEORGIA**

LAT.: 30.727151' N
LON.: -81.506868 W

PROPOSED: CONSTRUCT LIVING SHORELINE
EROSION PROTECTION

IN: CUMBERLAND HARBOUR DEVELOPMENT

ON: POINT PETER CREEK

COUNTY OF: CAMDEN

STATE OF: GEORGIA

DATE: 9-24-2024

SHEET: 1 OF 17



① ROMSPEN (CH) LLC
162 CUMBERLAND STREET
TORONTO, ON M5R 3N5

② CUMBERLAND HARBOUR POA, INC.
354 SPINNAKER DRIVE
ST. MARY'S, GA 31558
(APPLICANT)

③ CUMBERLAND HARBOUR POA, INC.
354 SPINNAKER DRIVE
ST. MARY'S, GA 31558
(APPLICANT)

④ CUMBERLAND HARBOUR POA, INC.
354 SPINNAKER DRIVE
ST. MARY'S, GA 31558
(APPLICANT)

APPROVED
jstein, 11/1/2024, 4:45:21 PM
M3 AMERICAN INVESTMENTS LLC
250 NORTH ORANGE AVENUE
SUITE 610
ORLANDO, FL 32801

ADJACENT PROPERTY OWNERS

AUTHORIZED AGENT:
MATT GOODRICH, P.E.
WATER ENVIRONMENT CONSULTANTS
PO BOX 2221
MOUNT PLEASANT, SC 29465-2221

ADJACENT PROPERTY OWNERS:
(SEE SHEET 2)

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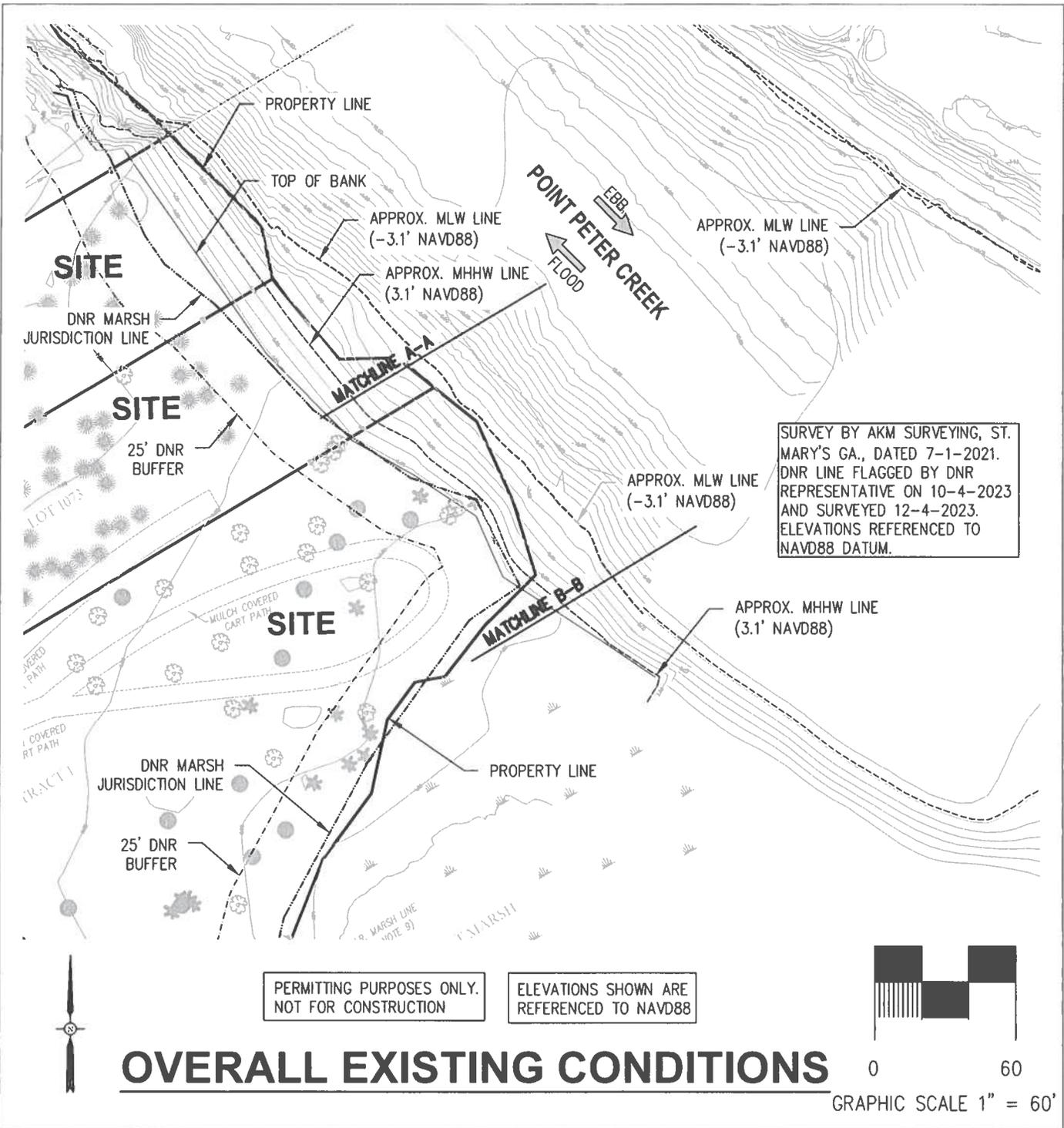
ON: POINT PETER CREEK

COUNTY OF: CAMDEN

STATE OF: GEORGIA

DATE: 9-24-2024

SHEET: 2 OF 17



OVERALL EXISTING CONDITIONS

0 60
GRAPHIC SCALE 1" = 60'

AUTHORIZED AGENT:
 MATT GOODRICH, P.E.
 WATER ENVIRONMENT CONSULTANTS
 PO BOX 2221
 MOUNT PLEASANT, SC 29465-2221

ADJACENT PROPERTY OWNERS:
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CUMBERLAND HARBOUR DEVELOPMENT SOUTH POINT PARK LIVING SHORELINE ST. MARY'S, GEORGIA

LAT.: 30.727151° N
 LON.: -81.506868 W

PROPOSED: CONSTRUCT LIVING SHORELINE
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IN: CUMBERLAND HARBOUR DEVELOPMENT

ON: POINT PETER CREEK

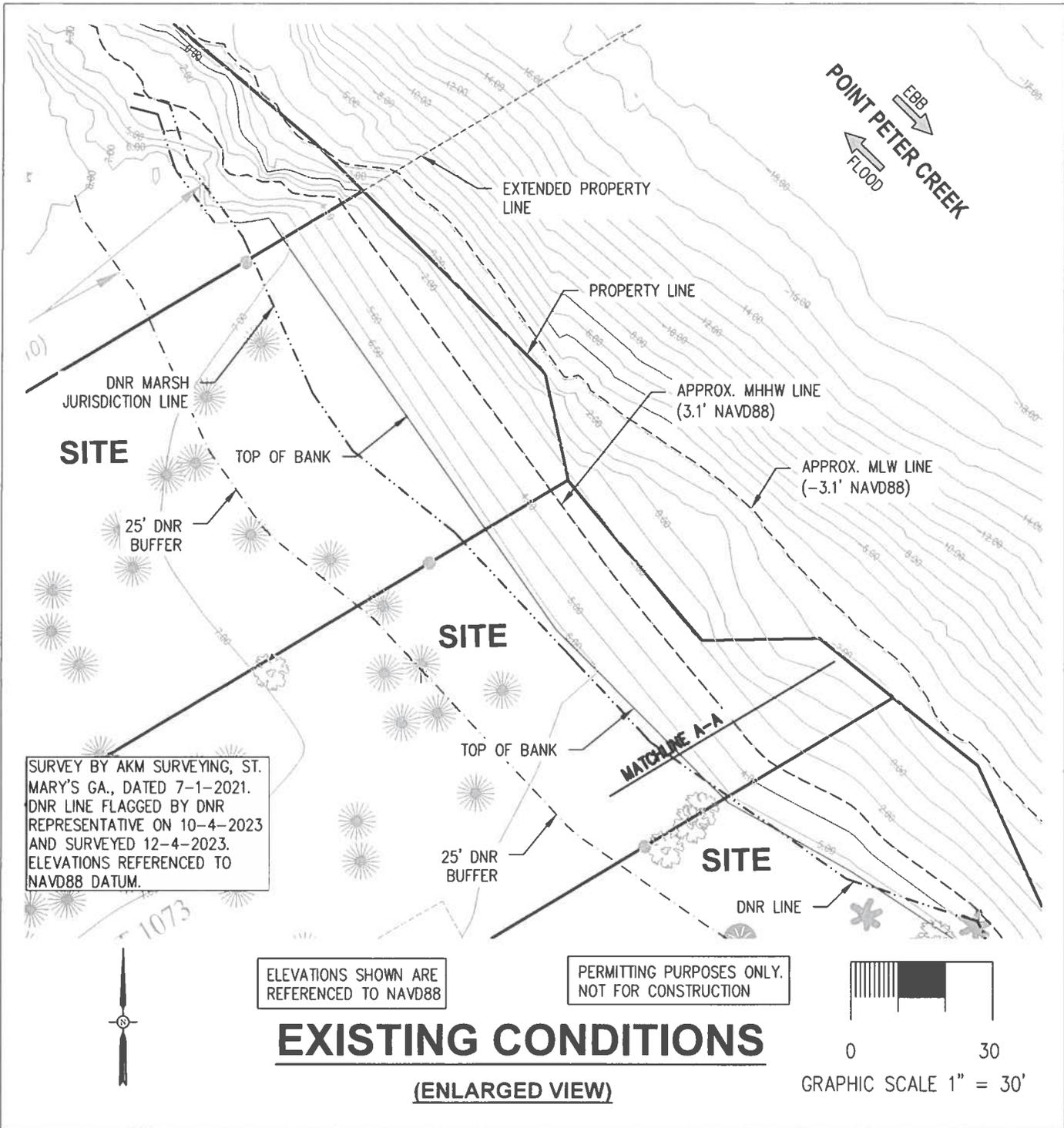
COUNTY OF: CAMDEN

STATE OF: GEORGIA

DATE: 9-24-2024

SHEET: 3 OF 17

APPROVED
 jstein, 11/1/2024, 4:45:38 PM



EXISTING CONDITIONS

(ENLARGED VIEW)

AUTHORIZED AGENT:
 MATT GOODRICH, P.E.
 WATER ENVIRONMENT CONSULTANTS
 PO BOX 2221
 MOUNT PLEASANT, SC 29465-2221

ADJACENT PROPERTY OWNERS:
 (SEE SHEET 2)

**CUMBERLAND HARBOUR
 DEVELOPMENT
 SOUTH POINT PARK
 LIVING SHORELINE
 ST. MARY'S, GEORGIA**

LAT.: 30.727151° N
 LON.: -81.506868 W

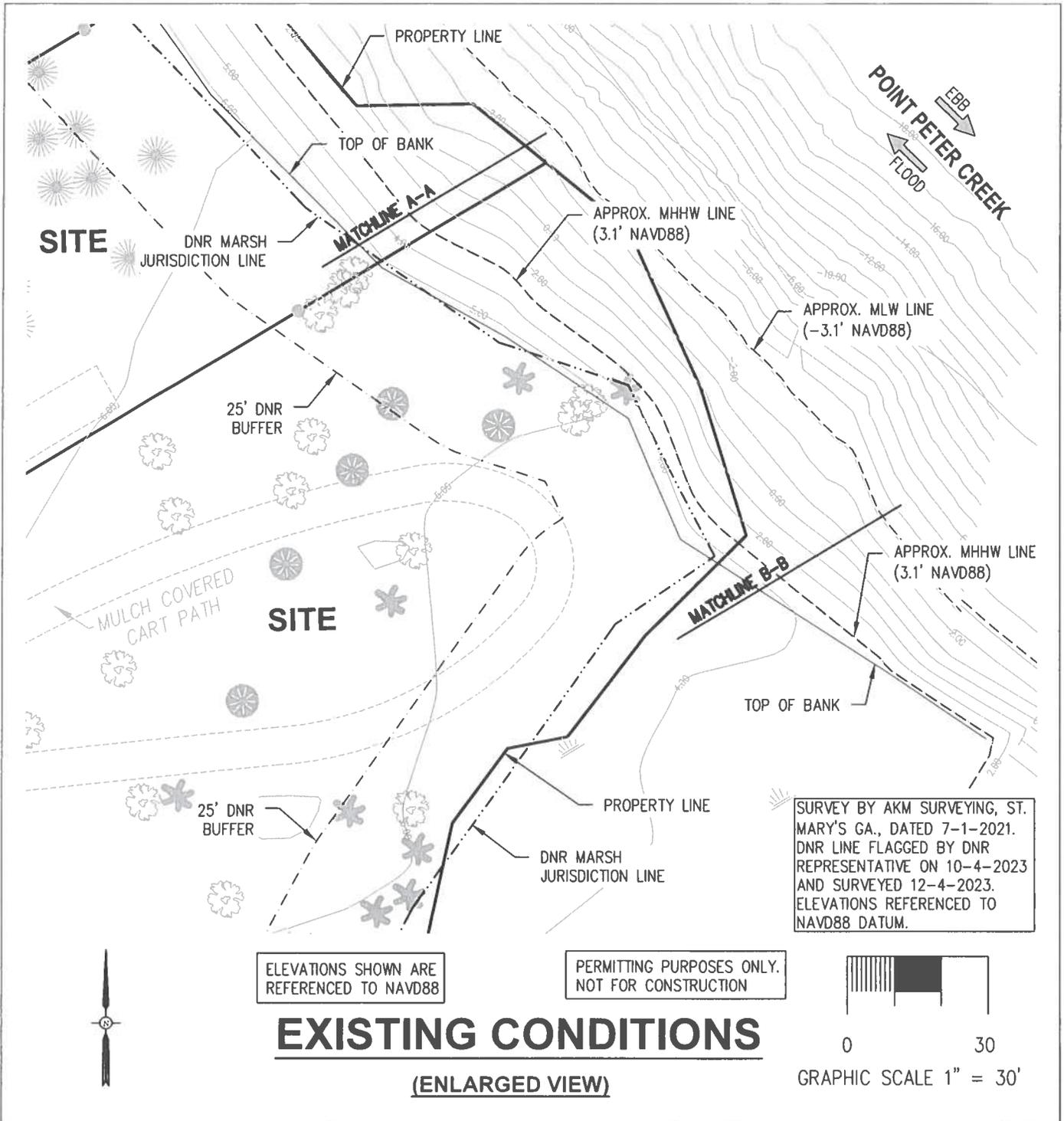
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 EROSION PROTECTION

IN: CUMBERLAND HARBOUR DEVELOPMENT

ON: POINT PETER CREEK
COUNTY OF: CAMDEN
STATE OF: GEORGIA

DATE: 9-24-2024
SHEET: 4 OF 17

APPROVED
 jstein, 11/1/2024, 4:45:51 PM



EXISTING CONDITIONS

(ENLARGED VIEW)

AUTHORIZED AGENT:
 MATT GOODRICH, P.E.
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ADJACENT PROPERTY OWNERS:
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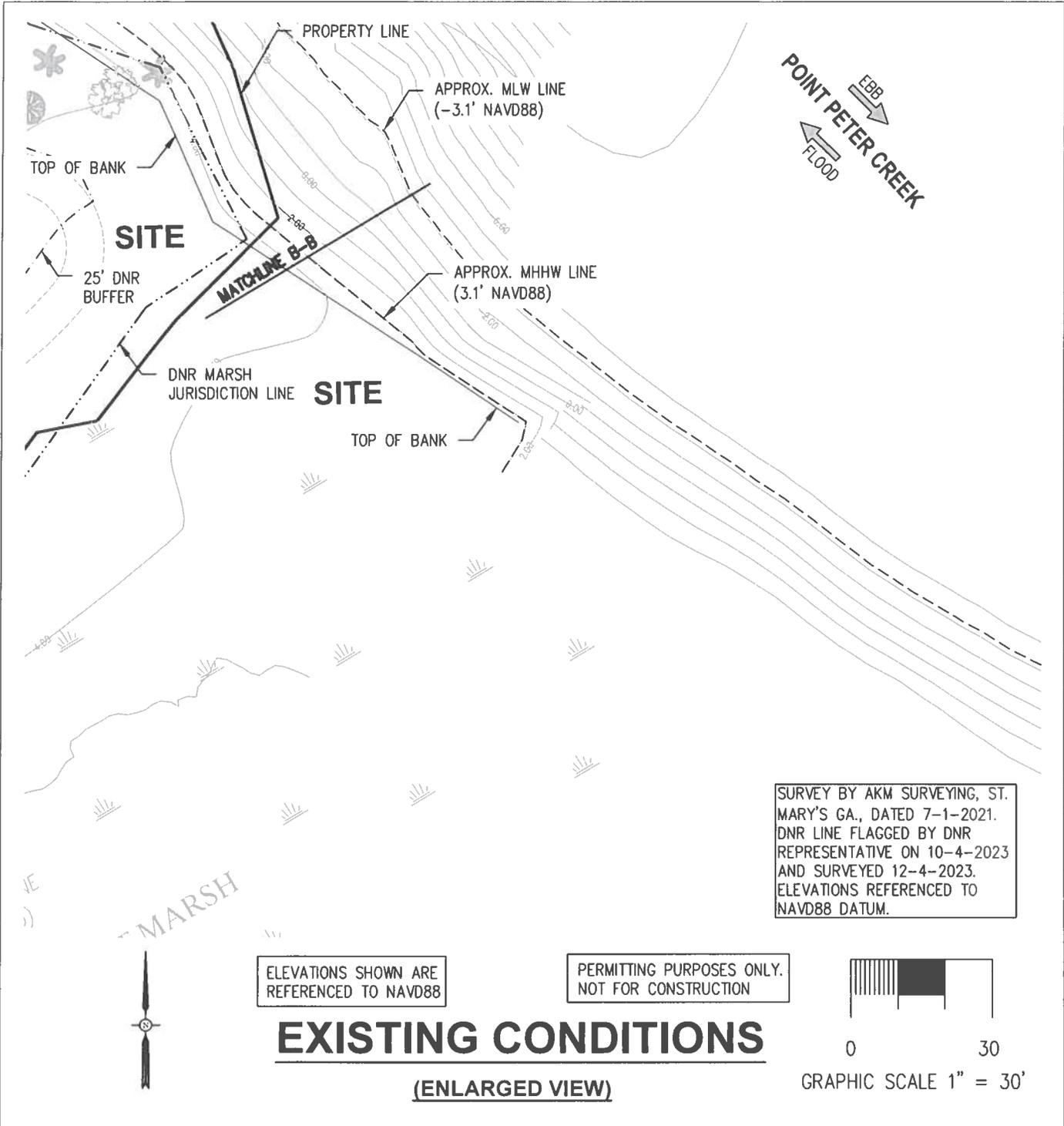
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IN: CUMBERLAND HARBOUR DEVELOPMENT

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DATE: 9-24-2024
SHEET: 5 OF 17

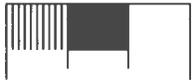
APPROVED
 jstein, 11/1/2024, 4:46:09 PM



SURVEY BY AKM SURVEYING, ST. MARY'S GA., DATED 7-1-2021. DNR LINE FLAGGED BY DNR REPRESENTATIVE ON 10-4-2023 AND SURVEYED 12-4-2023. ELEVATIONS REFERENCED TO NAVD88 DATUM.

ELEVATIONS SHOWN ARE REFERENCED TO NAVD88

PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION



0 30
GRAPHIC SCALE 1" = 30'

EXISTING CONDITIONS
(ENLARGED VIEW)

AUTHORIZED AGENT:
MATT GOODRICH, P.E.
WATER ENVIRONMENT CONSULTANTS
PO BOX 2221
MOUNT PLEASANT, SC 29465-2221

ADJACENT PROPERTY OWNERS:
(SEE SHEET 2)

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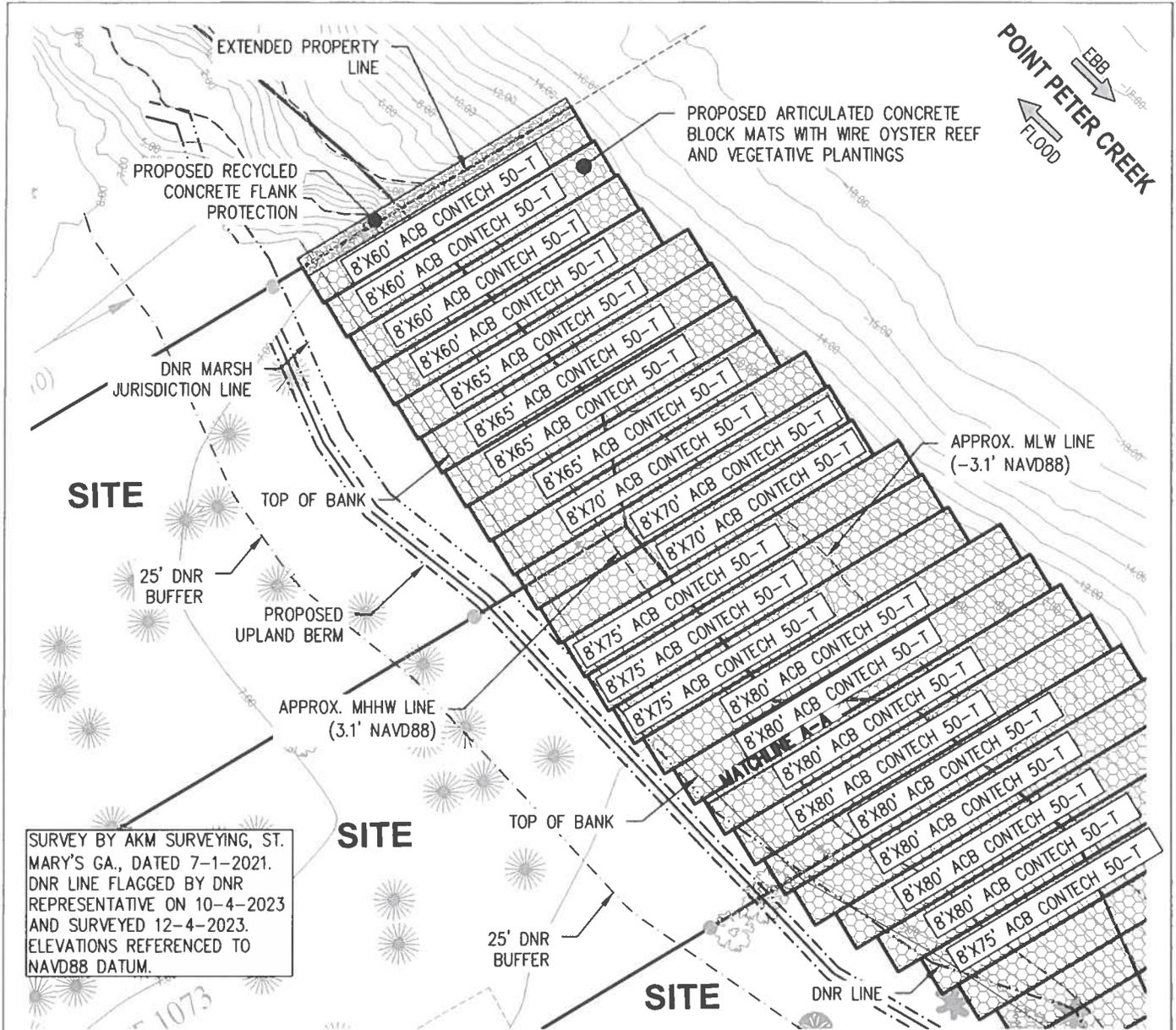
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IN: CUMBERLAND HARBOUR DEVELOPMENT

ON: POINT PETER CREEK
COUNTY OF: CAMDEN
STATE OF: GEORGIA

DATE: 9-24-2024
SHEET: 6 OF 17

APPROVED
jstein, 11/1/2024, 4:46:33 PM



SURVEY BY AKM SURVEYING, ST. MARY'S GA., DATED 7-1-2021. DNR LINE FLAGGED BY DNR REPRESENTATIVE ON 10-4-2023 AND SURVEYED 12-4-2023. ELEVATIONS REFERENCED TO NAVD88 DATUM.

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PROPOSED IMPROVEMENTS

(ENLARGED, DIMENSIONED VIEW)

GRAPHIC SCALE 1" = 30'

AUTHORIZED AGENT:
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PO BOX 2221
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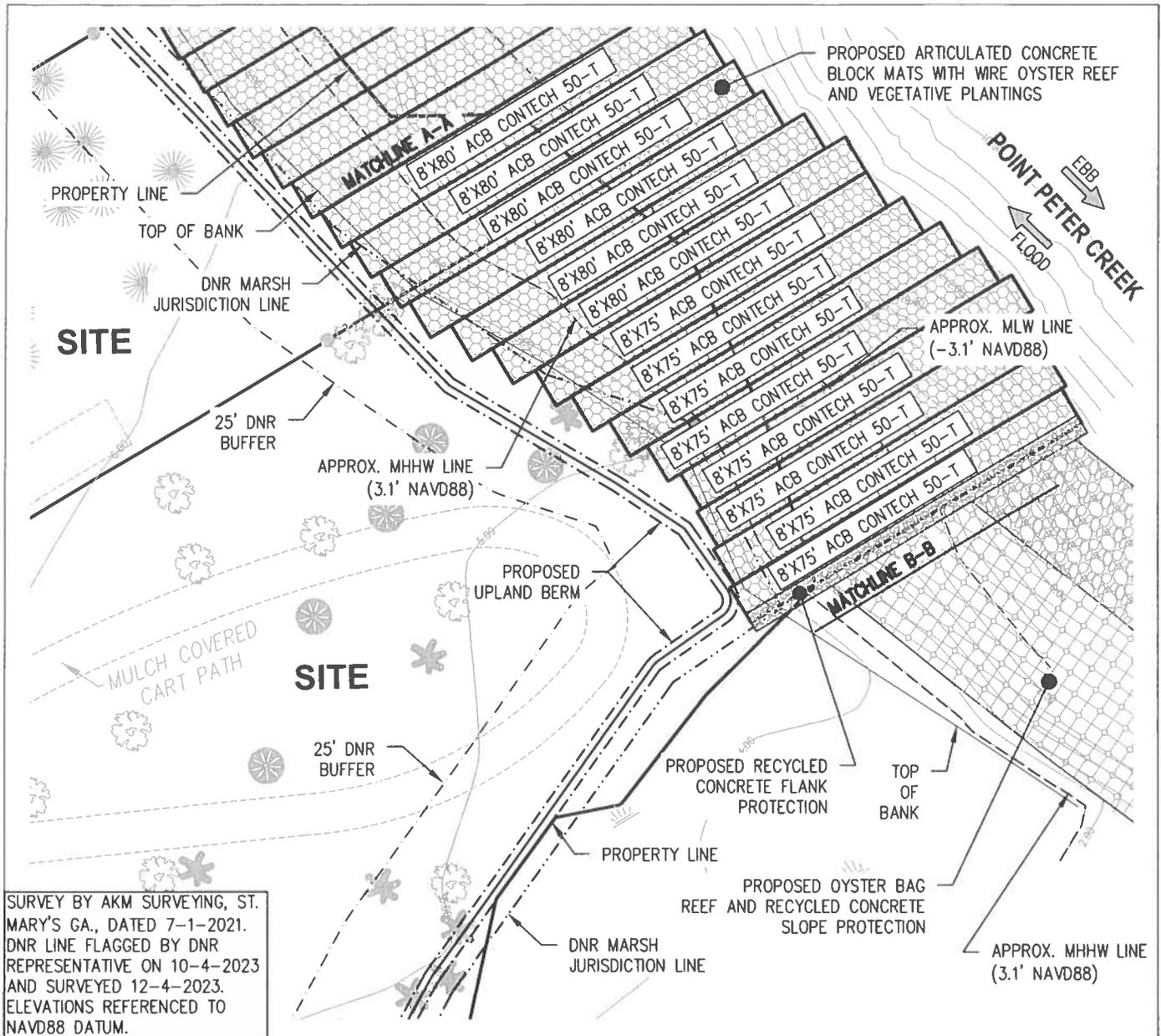
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COUNTY OF: CAMDEN
STATE OF: GEORGIA

ADJACENT PROPERTY OWNERS:
(SEE SHEET 2)

LAT.: 30.727151° N
LON.: -81.506868° W

DATE: 9-24-2024
SHEET: 8 OF 17

APPROVED
jstein, 11/1/2024, 4:46:56 PM



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PROPOSED IMPROVEMENTS

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AUTHORIZED AGENT:
 MATT GOODRICH, P.E.
 WATER ENVIRONMENT CONSULTANTS
 PO BOX 2221
 MOUNT PLEASANT, SC 29465-2221

ADJACENT PROPERTY OWNERS:
 (SEE SHEET 2)

**CUMBERLAND HARBOUR DEVELOPMENT
 SOUTH POINT PARK
 LIVING SHORELINE
 ST. MARY'S, GEORGIA**

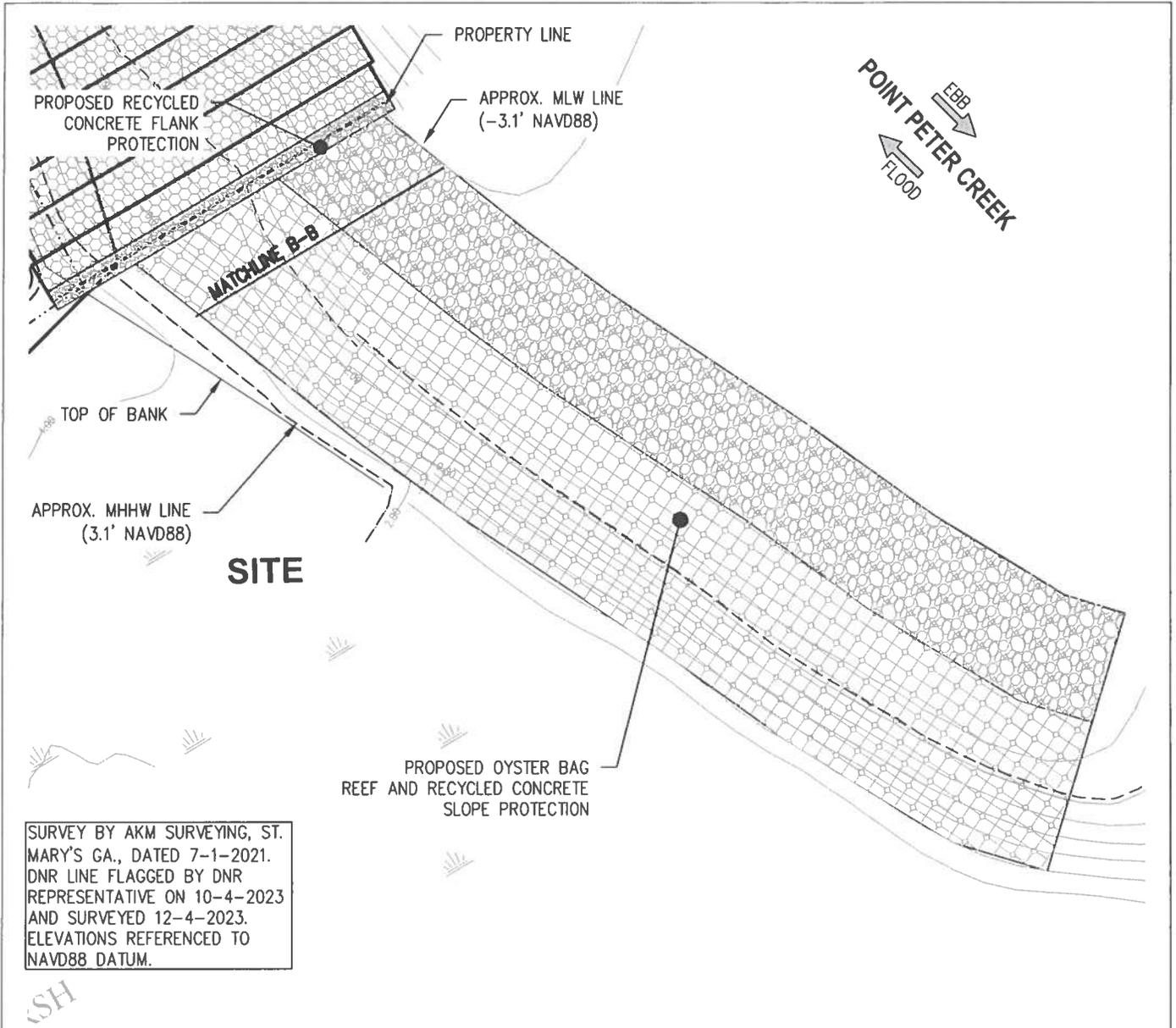
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IN: CUMBERLAND HARBOUR DEVELOPMENT

ON: POINT PETER CREEK
COUNTY OF: CAMDEN
STATE OF: GEORGIA
DATE: 9-24-2024
SHEET: 9 OF 17

APPROVED
 jstein, 11/1/2024, 4:47:09 PM



SURVEY BY AKM SURVEYING, ST. MARY'S GA., DATED 7-1-2021. DNR LINE FLAGGED BY DNR REPRESENTATIVE ON 10-4-2023 AND SURVEYED 12-4-2023. ELEVATIONS REFERENCED TO NAVD88 DATUM.

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LAT.: 30.727151° N
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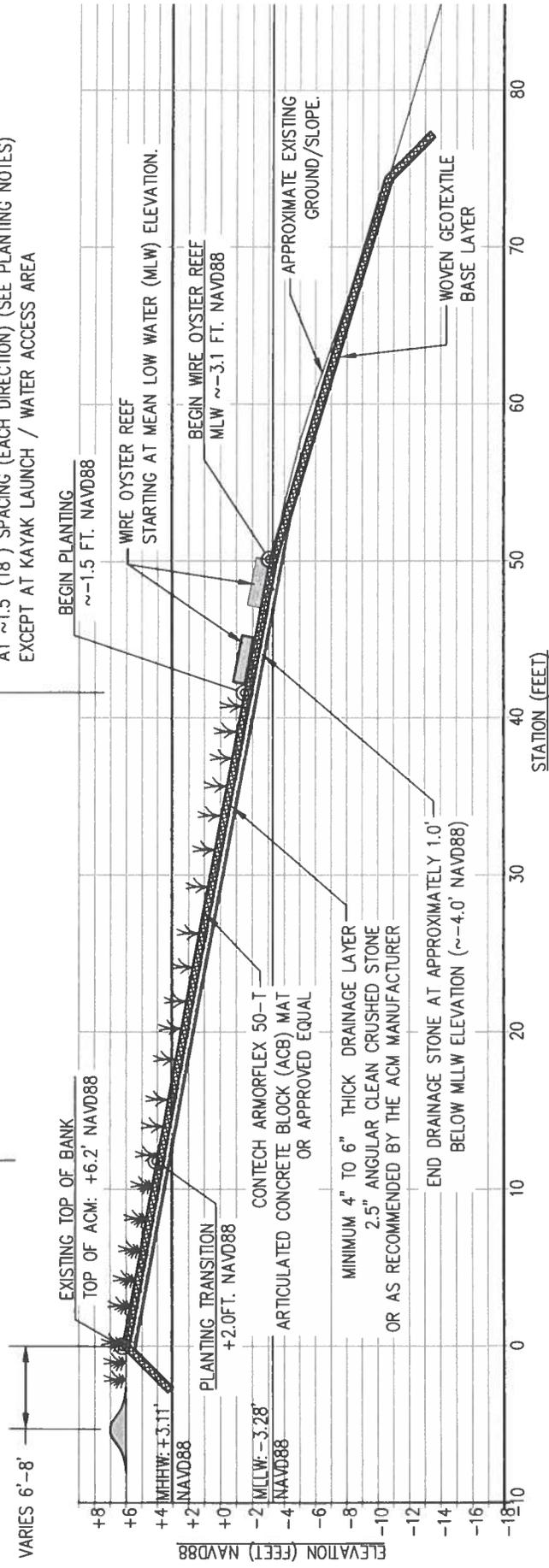
ON: POINT PETER CREEK
COUNTY OF: CAMDEN
STATE OF: GEORGIA

DATE: 9-24-2024
SHEET: 10 OF 17

APPROVED
 jstein, 11/1/2024, 4:47:19 PM

SALT TOLERANT NATIVE SPECIES PLANTING: ABOVE SPARTINA TO UPLAND EXTENT OF DISTURBED AREA. TOPSOIL SHALL BE PLACED IN ALL OPEN AREAS OF ACB MAT WITHIN THIS AREA, EXCEPT AT KAYAK LAUNCH / WATER ACCESS AREA

SPARTINA PLANTING: FROM ABOVE WIRE OYSTER REEF TO +4.0' NAVD88 ELEVATION. TOPSOIL SHALL BE PLACED IN ALL OPEN AREAS OF ACB MAT WITHIN THIS AREA. SPARTINA ALTERNIFLORA PLUGS, SHALL BE PLANTED IN ACB OPEN AREAS AT ~1.5' (18") SPACING (EACH DIRECTION) (SEE PLANTING NOTES) EXCEPT AT KAYAK LAUNCH / WATER ACCESS AREA



PROPOSED IMPROVEMENTS SECTION A-A

ARTICULATED CONCRETE BLOCK MATS (ACB) SLOPE/BANK PROTECTION PROFILE

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STATE OF: GEORGIA
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AUTHORIZED AGENT:
MATT GOODRICH, P.E.
WATER ENVIRONMENT CONSULTANTS
PO BOX 2221
MOUNT PLEASANT, SC 29465-2221

CUMBERLAND HARBOUR
DEVELOPMENT
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LIVING SHORELINE
ST. MARY'S, GEORGIA

ADJACENT PROPERTY OWNERS:
(SEE SHEET 2)

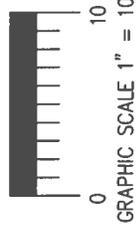
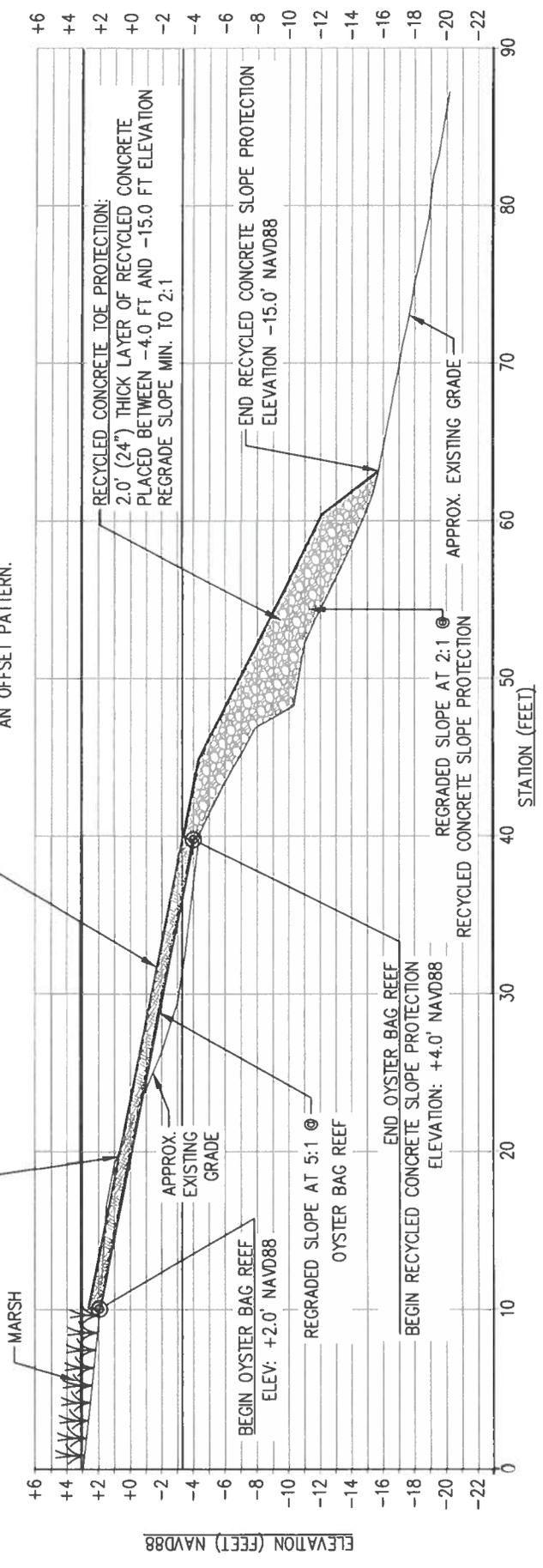
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NOTES:
 1. PLACE OYSTER BAGS TIGHTLY IN EVEN ROWS UNTIL THE AREA IS COVERED.

APPROXIMATE EXISTING GROUND/SLOPE. REGRADE AT 5:1 TO SMOOTH OUT SCARP. NO ADDITION OR REMOVAL OF FILL.

OYSTER BAG REEF

- 8" X 40" OYSTER BAGS, POLY-VINYL MESH BAGS, LONG AXIS PERPENDICULAR TO CREEK.
- SECURE BAGS WITH 36" LONG J-HOOKS FASHIONED FROM BENT #3 REBAR. TOP OF J-HOOKS WILL BE LEVEL WITH TOP OF OYSTER BAGS. SPACE J-HOOK EVERY 3 FT IN AN OFFSET PATTERN.



PROPOSED IMPROVEMENTS SECTION B-B

SOUTH POINT OYSTER BAG REEF / RECYCLED CONCRETE SLOPE/BANK PROTECTION PROFILE

AUTHORIZED AGENT:
 MATT GOODRICH, P.E.
 WATER ENVIRONMENT CONSULTANTS
 PO BOX 2221
 MOUNT PLEASANT, SC 29465-2221

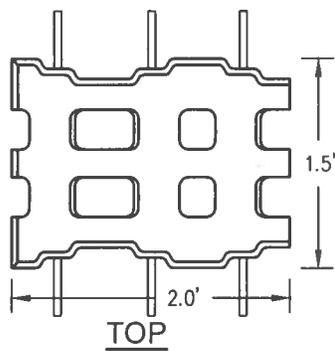
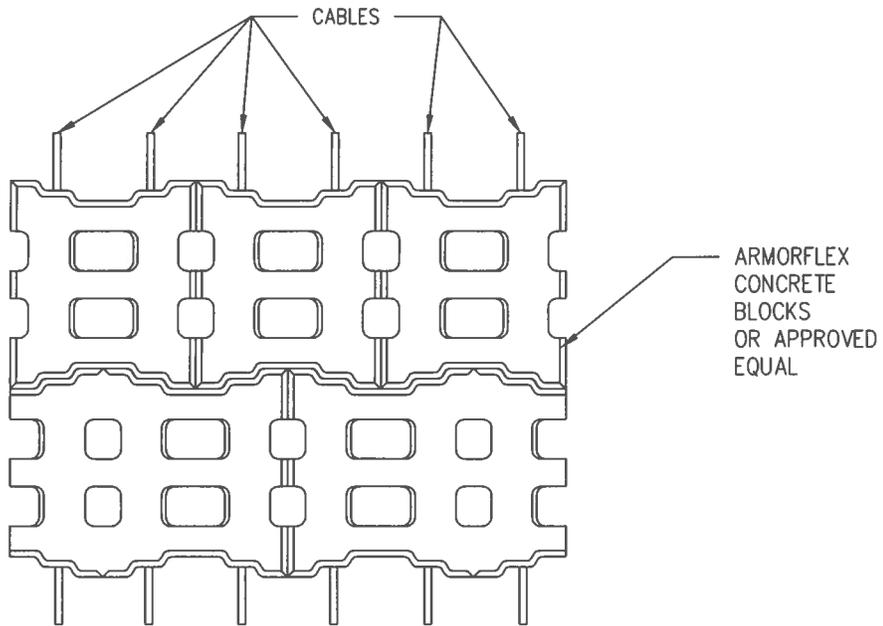
PROPOSED: CONSTRUCT LIVING SHORELINE
 EROSION PROTECTION
IN: CUMBERLAND HARBOUR DEVELOPMENT

ON: POINT PETER CREEK
COUNTY OF: CAMDEN
STATE OF: GEORGIA
DATE: 9-24-2024
SHEET: 12 OF 17

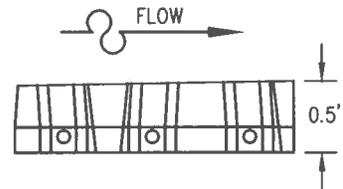
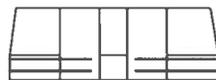
CUMBERLAND HARBOUR
 DEVELOPMENT
 SOUTH POINT PARK
 LIVING SHORELINE
 ST. MARY'S, GEORGIA

ADJACENT PROPERTY OWNERS:
 (SEE SHEET 2)

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PLAN



PROPOSED IMPROVEMENTS

ARTICULATED CONCRETE BLOCK (ACB) MAT TYPICAL 50TSS-1.5 BLOCK

AUTHORIZED AGENT:
 MATT GOODRICH, P.E.
 WATER ENVIRONMENT CONSULTANTS
 PO BOX 2221
 MOUNT PLEASANT, SC 29465-2221

ADJACENT PROPERTY OWNERS:
 (SEE SHEET 2)

**CUMBERLAND HARBOUR
 DEVELOPMENT
 SOUTH POINT PARK
 LIVING SHORELINE
 ST. MARY'S, GEORGIA**

LAT.: 30.727151° N
 LON.: -81.506868 W

PROPOSED: CONSTRUCT LIVING SHORELINE
 EROSION PROTECTION

IN: CUMBERLAND HARBOUR DEVELOPMENT

ON: POINT PETER CREEK

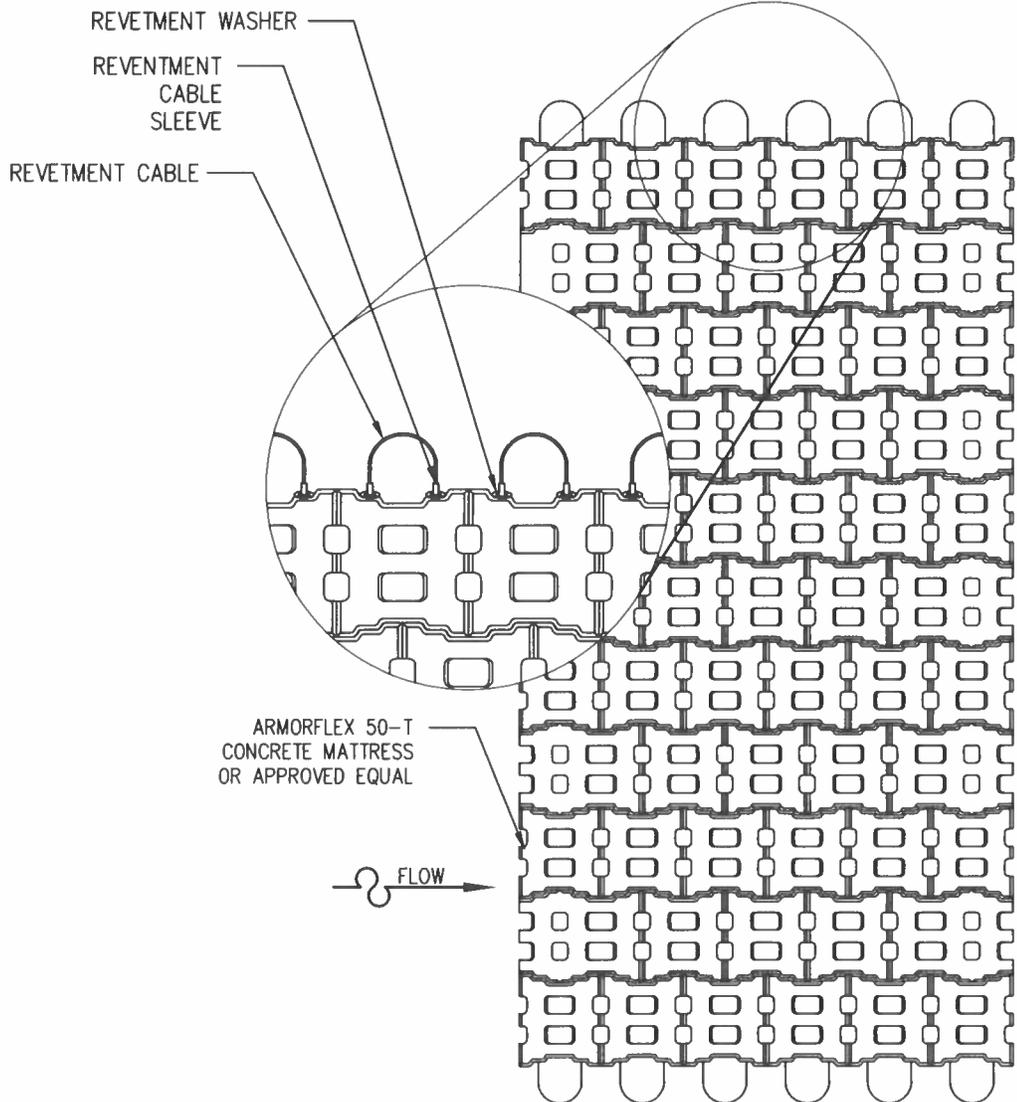
COUNTY OF: CAMDEN

STATE OF: GEORGIA

DATE: 9-24-2024

SHEET: 13 OF 17

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PROPOSED IMPROVEMENTS

ARTICULATED CONCRETE BLOCK (ACB) MAT TYPICAL 50TSS-1.5 BLOCK

AUTHORIZED AGENT:
 MATT GOODRICH, P.E.
 WATER ENVIRONMENT CONSULTANTS
 PO BOX 2221
 MOUNT PLEASANT, SC 29465-2221

ADJACENT PROPERTY OWNERS:
 (SEE SHEET 2)

**CUMBERLAND HARBOUR
 DEVELOPMENT
 SOUTH POINT PARK
 LIVING SHORELINE
 ST. MARY'S, GEORGIA**

LAT.: 30.727151° N
 LON.: -81.506868 W

PROPOSED: CONSTRUCT LIVING SHORELINE
 EROSION PROTECTION

IN: CUMBERLAND HARBOUR DEVELOPMENT

ON: POINT PETER CREEK

COUNTY OF: CAMDEN

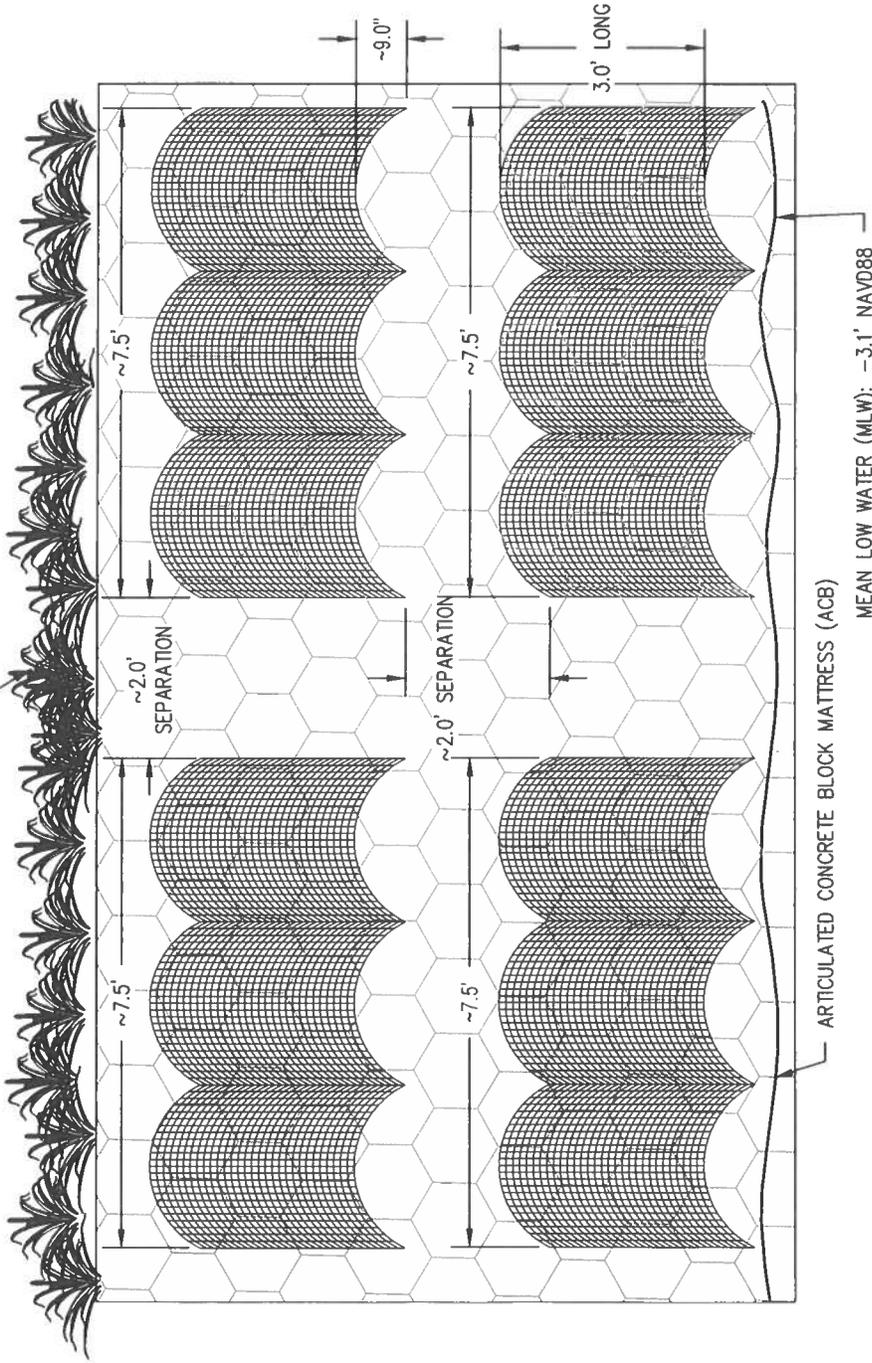
STATE OF: GEORGIA

DATE: 9-24-2024

SHEET: 14 OF 17

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SPARTINA PLANTING ABOVE WIRE OYSTER REEFS
 UP ACM SLOPE TO ELEVATION: +4.0' NAVD88



WIRE MESH:

3.0' X 3.0' 12.5 GAUGE GALVANIZED
 WELDED WIRE MESH PANEL, 2"X2" OR
 2"X4" OPENING SIZE

SECURE EACH CORNER OF THE 3'X3'
 WIRE MESH WITH J-HOOKS. J-HOOKS
 ARE #3 STEEL REBAR, 36" LONG BENT
 INTO A "J" SHAPE.

PROPOSED IMPROVEMENTS

WIRE OYSTER REEF DETAIL (TYPICAL)

AUTHORIZED AGENT:
 MATT GOODRICH, P.E.
 WATER ENVIRONMENT CONSULTANTS
 PO BOX 2221
 MOUNT PLEASANT, SC 29465-2221

ADJACENT PROPERTY OWNERS:
 (SEE SHEET 2)

PROPOSED: CONSTRUCT LIVING SHORELINE
 EROSION PROTECTION
IN: CUMBERLAND HARBOUR DEVELOPMENT

ON: POINT PETER CREEK

COUNTY OF: CAMDEN

STATE OF: GEORGIA

DATE: 9-24-2024

SHEET: 15 OF 17

**CUMBERLAND HARBOUR
 DEVELOPMENT
 SOUTH POINT PARK
 LIVING SHORELINE
 ST. MARY'S, GEORGIA**

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ACB WIRE OYSTER REEF AND PLANTING OUTLINE:

1. WIRE OYSTER REEF: SHALL BE INSTALLED WITH LOWER EDGE ALONG THE MEAN LOW WATER (MLW) ELEVATION. TWO (2) ROWS SHALL BE INSTALLED AND SHALL BE SEPARATED BY 2.0'. WIRE OYSTER REEFS SHALL NOT BE INSTALLED WITHIN THE DESIGNATED KAYAK LAUNCH / WATER ACCESS AREAS AS SHOWN
2. SPARTINA ALTERNIFLORA PLANTING: SPARTINA PLANTING SHALL BE INSTALLED FROM THE TOP ROW OF THE WIRE OYSTER REEF TO +4.0' NAVD88 ELEVATION. TOPSOIL SHALL BE PLACED IN ALL OPEN AREAS OF ACB MAT WITHIN THIS AREA. SPARTINA ALTERNIFLORA PLUGS. SHALL BE PLANTED IN ACB OPEN AREAS AT ~1.5' (18") SPACING (EACH DIRECTION). SPARTINA ALTERNIFLORA PLANTING SHALL NOT BE INSTALLED WITHIN THE DESIGNATED KAYAK LAUNCH / WATER ACCESS AREAS.
3. SALT TOLERANT NATIVE SPECIES PLANTING: SALT TOLERANT NATIVE SPECIES PLANTING SHALL BE INSTALLED FROM THE +4.0' NAVD88 ELEVATION TO THE EARTH BERM (AS SHOWN ON SHEET M2). TOPSOIL SHALL BE PLACED IN ALL OPEN AREAS OF ACB MAT AND BETWEEN THE TOP OF THE ACB MAT AND THE EARTH BERM. THE SALT TOLERANT NATIVE SPECIES PLANTINGS SHALL BE PLANTED IN ACB OPEN AREAS AND AREAS BETWEEN THE TOP OF THE ACB MAT AND THE EARTH BERM AT ~1.5' (18") SPACING (EACH DIRECTION). PLANTING SHALL INCLUDE THE FOLLOWING BASED ON LOCATION ALONG SLOPE AND ELEVATION:
 - A. HIGH MARSH SPECIES MAY INCLUDE THE FOLLOWING: SALT GRASS (DISTICHLIS SPICATA), SALTWORT (BATHAS MARITIMA), SEA OXEYE DAISY (BORRICHIA FRUTESCENS), MARSH ELDER (IVA FRUTESCENS), SALTMEADOW CORDGRASS (SPARTINA PATENS)
 - B. UPLAND AND TRANSITIONAL SPECIES MAY INCLUDE: SWEETGRASS (MUHLENBERGIA FILIPES), YAUPON HOLLY (ILEX VOMITORIA) AND OTHER NATIVE SPECIES.

PROPOSED IMPROVEMENTS

WIRE OYSTER REEF AND PLANTING NOTES

AUTHORIZED AGENT:

MATT GOODRICH, P.E.
WATER ENVIRONMENT CONSULTANTS
PO BOX 2221
MOUNT PLEASANT, SC 29465-2221

ADJACENT PROPERTY OWNERS:

(SEE SHEET 2)

**CUMBERLAND HARBOUR
DEVELOPMENT
SOUTH POINT PARK
LIVING SHORELINE
ST. MARY'S, GEORGIA**

LAT.: 30.727151° N
LON.: -81.506868 W

PROPOSED: CONSTRUCT LIVING SHORELINE
EROSION PROTECTION

IN: CUMBERLAND HARBOUR DEVELOPMENT

ON: POINT PETER CREEK

COUNTY OF: CAMDEN

STATE OF: GEORGIA

DATE: 9-24-2024

SHEET: 16 OF 17

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ENVIRONMENTAL IMPACTS BELOW MHHW:

<u>ACB MATTS:</u>	13,577 SF	251 CY
<u>ROCK DRAINAGE LAYER:</u>	13,577 SF	251 CY
<u>RECYCLED CONCRETE FLANK PROTECTION:</u>	544 SF	40 CY
<u>RECYCLED CONCRETE TOE PROTECTION:</u>	3,995 SF	296 CY
<u>OYSTER BAG REEF:</u>	6,043 SF	150 CY

PROPOSED IMPROVEMENTS

ENVIRONMENTAL IMPACTS

AUTHORIZED AGENT:
MATT GOODRICH, P.E.
WATER ENVIRONMENT CONSULTANTS
PO BOX 2221
MOUNT PLEASANT, SC 29465-2221

ADJACENT PROPERTY OWNERS:
(SEE SHEET 2)

**CUMBERLAND HARBOUR
DEVELOPMENT
SOUTH POINT PARK
LIVING SHORELINE
ST. MARY'S, GEORGIA**

LAT.: 30.727151' N
LON.: -81.506868 W

PROPOSED: CONSTRUCT LIVING SHORELINE
EROSION PROTECTION

IN: CUMBERLAND HARBOUR DEVELOPMENT

ON: POINT PETER CREEK

COUNTY OF: CAMDEN

STATE OF: GEORGIA

DATE: 9-24-2024

SHEET: 17 OF 17

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JOY LYNN TURNER
CLERK OF SUPERIOR COURT
CAMDEN COUNTY

Please return to:
Kinney & Kinney, LLC
Attorneys at Law
P. O. Box 7050
St. Marys, GA 31558

PT-61 020-2017-001681

QUIT-CLAIM DEED

THIS INDENTURE, made this 13th day of JUNE, 2017, between M3 AMERICAN INVESTMENTS, LLC, a Florida limited liability company, of the first part, and CUMBERLAND HARBOUR PROPERTY OWNERS ASSOCIATION, INC., a Georgia non-profit corporation, of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of \$10.00 and other valuable considerations in hand paid, the receipt whereof is acknowledged, has bargained, sold, and by these presents does remise, convey and forever QUIT-CLAIM to the said party of the second part, its successors and assigns, all that tract or parcel of land lying and being in the City of St. Marys, 29th G.M. District, Camden County, Georgia being more particularly described as follows:

All of Tract "1" of Cumberland Harbour - Phase Thirteen, as shown and designated on that certain plat of survey entitled "Final Subdivision Plat of Cumberland Harbour - Phase Thirteen, City of St. Marys, 29th G.M.D., Camden County, Georgia" prepared by Earnest R. Bennett, Jr., Georgia Registered Land Surveyor No. 2893, dated October 25, 2007, recorded in Plat Drawer 23, Map No. 76, Clerk's Office, Camden Superior Court, which plat by this reference thereto is incorporated herein and made a part hereof.

TO HAVE AND TO HOLD the said bargained premises to the said party of the second part, so that neither the said party of the first part nor its successors and assigns, nor any other person or persons claiming under it shall at any time by any means or ways, have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and affixed its seal, the day and year above written.

M3 AMERICAN INVESTMENTS, LLC

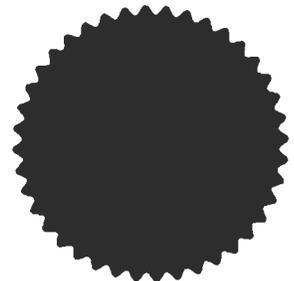
By:  (SEAL)
ITS ATTORNEY-IN-FACT.

Signed, sealed, and delivered
in the presence of:


Witness SHAUNA MCCRINK


Notary Public

ROBERT G. FERGUSON
SOLICITOR/NOTARY PUBLIC
8 TREVOR HILL
NEWRY BT34 1DN
Tel: 028 3026 1818
COMMISSIONED FOR LIFE



D2021 1574

BK:2091 PG:586-588

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02/16/2021 11:54 AM
JOY LYNN TURNER, CLERK
SUPERIOR COURT
CAMDEN COUNTY, GA

5958632522

PARTICIPANT ID

AFTER RECORDING RETURN TO:
GILBERT, HARRELL, SUMERFORD & MARTIN, P.C.
777 GLOUCESTER STREET, SUITE 200
BRUNSWICK, GEORGIA 31520



PT-61 020-2021-000394

PARCEL NO. 160C-160E, 160C 1073, 160C 1072

STATE OF GEORGIA
COUNTY OF CAMDEN

LIMITED WARRANTY DEED

A CONVEYANCE, made as of February 12, 2021, between ROMSPEN (CH), LLC, a Limited Liability Company existing under the laws of the state of Georgia, and CUMBERLAND HARBOUR PROPERTY OWNERS ASSOCIATION, INC., an incorporation existing under the laws of the state of Georgia ("Grantee").

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration paid to Grantor at or before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee, Grantee's heirs and assigns, the following described property ("Property"), to-wit:

Tract Twelve:

All those tracts or parcels of land lying and being in City of St. Marys, 29th G.M. District, Camden County, Georgia and being Lots 1072 and 1073 of Cumberland Harbour – Phase Thirteen, as shown and designated on that certain plat of survey entitled "Final Subdivision Plat of Cumberland Harbour – Phase Thirteen, City of St. Marys, 29th G.M.D., Camden County, Georgia" prepared by Ernest R. Bennett, Jr., Georgia Registered Land Surveyor No. 2893, dated October 25, 2007, recorded in Plat Drawer 23, Map No. 76, Clerk's Office, Camden Superior Court, which plat by this reference thereto is incorporated herein and made a part hereof.

Tract Fourteen – Cumberland Harbour – Marina I:

All that tract or parcel of land lying and being in the City of St. Marys, 29th G.M. District, Camden County, Georgia, and being Tract "2", containing 2.34 acres, as shown and designated on that certain plat of survey entitled "Final Subdivision Plat of Cumberland Harbour – Phase Thirteen, City of St. Marys, 29th G.M.D., Camden County, Georgia" prepared by Ernest R. Bennett, Jr.,

Georgia Registered Land Surveyor No. 2893, dated October 25, 2007, recorded in Plat Drawer 23, Map No. 76, Clerk's Office, Camden Superior Court, which plat by this reference thereto is incorporated herein and made a part hereof.

ALSO CONVEYED as appurtenant to the above described Tract Twelve and Tract Fourteen is the right and easement of ingress, egress and utilities as more fully set forth in the Declaration of Covenants, Conditions, and Restrictions for Cumberland Harbour, recorded in December 9, 2002 in Deed Book 917, Page 201, as amended and disclosed on the plat of survey for Cumberland Harbour, referenced therein, recorded in the Office of the Clerk of Superior Court, Camden County, Georgia, which by reference thereto, are incorporated herein. Together with those easement rights reserved in that deed dated November 16, 2016 recorded in Deed Book 1840, Page 583, Camden County, Georgia deed records.

TO HAVE AND TO HOLD the Property, together with any improvements thereon, and all and singular the rights, members and appurtenances thereunto belonging or in any manner appertaining unto Grantee, Grantee's heirs and assigns, forever in fee simple; subject only to the following permitted exceptions ("Permitted Exceptions"): (a) zoning, (b) general utility, sewer, and drainage easements of record upon which any improvements on the Property do not encroach, and (c) declarations of covenants, conditions and restrictions of record.

AND GRANTOR HEREBY WARRANTS and will forever defend unto Grantee, Grantee's heirs and assigns, the right and title to the Property against the claims of any persons owning, holding or claiming by, through or under Grantor, except for claims arising under or by virtue of the Permitted Exceptions.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered these presents under seal as of the date above.

GRANTOR:

ROMSPEN (CH), LLC

By: [Signature] (SEAL)

Its: Blake Cassidy
By Name

Its: Vice-President of its sole member,
Romspen (Reomaster) Holdings Inc., a
Delaware corporation.

Signed, sealed, and delivered
in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public

My Commission Expires: Does not expire

[Notary Seal]

