

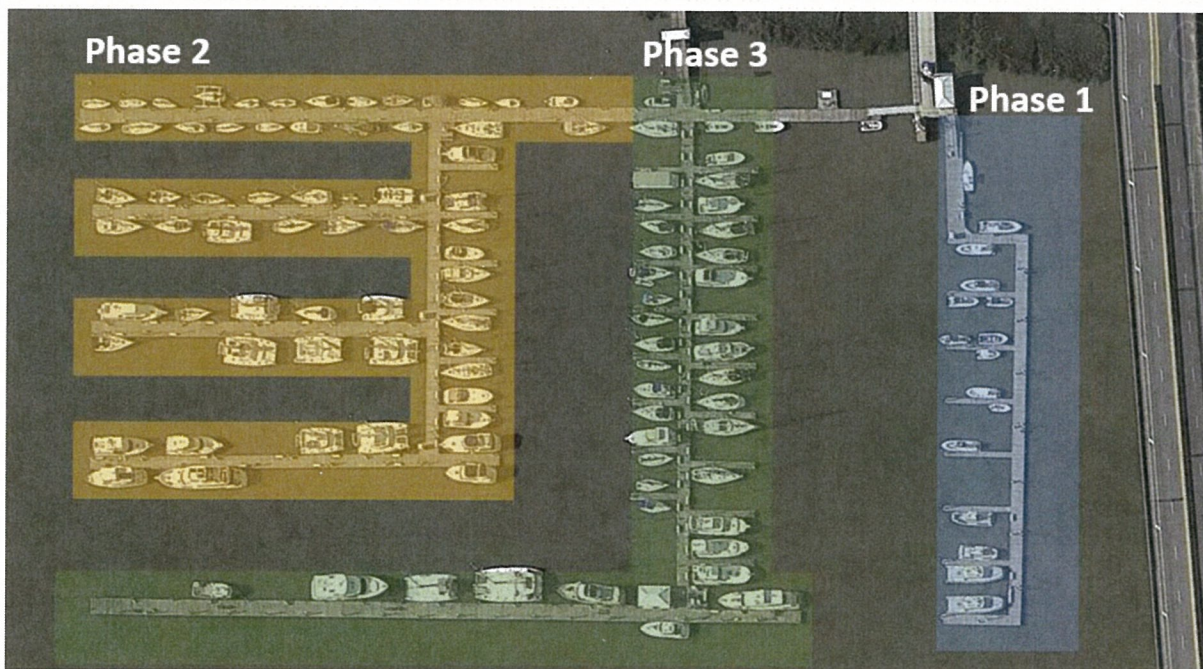
Georgia Coastal Marshlands Protection Permit Application

Project Summary

Narrative

The Project is located at Morningstar Marinas Golden Isles, 206 Marina Drive, St Simons Island, GA 21522. Latitude 31° 10' 08" N, Longitude 81° 24' 56" W.

Morningstar Marinas Golden Isles is located on the Frederica River on Lanier Island, just off the ICW. The marina has outstanding access as it is located $\frac{3}{4}$ mile from the ICW and only 1.5 miles to the ocean. Located in a renowned cruising, fishing and vacation destination our marina has everything needed to make the most of your time in the Golden Isles. With 1,100 feet of transient dockage, a high speed fuel system, pump out, On Spot Wi-Fi, secure showers and heads, laundry, swimming pool, observation deck with grill, ship store, courtesy vehicle, rental boats, on-site restaurant along with complimentary newspaper and muffins each morning our marina has the amenities needed by the transient boater (figure 1.1) . Our marina has become a desired destination for boaters up and down the east coast and as a stop for transient vessels traveling along the Georgia coast. Morningstar Marinas purchased Golden Isles in 2007 and redeveloped the transient dock in 2009 upgrading the electrical systems, fuel system, widening the dock and driving additional piling in an effort to improve the experience of the transient boater and attract bigger vessels. For the past five years we have averaged over 87,000 linear feet of Transient Dockage per year and have pumped more than 200,000 annual gallons of fuel to transient boaters. Since 2016 the marina was hit by Tropical Storm Hermine, Hurricane Matthew and Hurricane Irma. The entire marina was affected by these storms and all docks are labeled replaced or repair by marina experts and insurance companies. We made immediate repairs to maintain our operational status. In 2018 we completed Phase 1 and Phase 2 under Emergency Order #9 dated February 2, 2018 and we are now planning to replace the A dock and Transient Dock (Phase 3).



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Details and Dimensions – detailed drawings attached as separate file for detail

Expansion is requested for two reasons:

- 1) Electrical Upgrade to Current National Electric Code (Figure 1.1 shows locations).
 - a. Electrical upgrades will be completed during the dock replacement process bringing the entire electrical system at the marina to the current NEC. As part of this upgrade we are installing additional substations on the docks closer to the actual pedestals they are supplying. These substations are approximately 42" wide x 54" long by 66" tall and weigh 1500 lbs. In our current dock configuration, these substations would need to be placed on the existing docks and will limit or even prohibit access/egress for our customers and employees. There are two substations that would require additional dock either for supporting the substation itself or allowing egress around the substation. The platform dimensions are based on a minimum of 3' clear area surrounding the substation. The substation located on our transient dock is being moved to meet current NFP codes for placement of electrical sources in relation to a fuel dispenser (Figure 1.2).
 - i. Substation Platform on the Northside of A dock = 16'4"x10'
 - ii. Substation Platform on the Southside of the Transient Dock Office = 16'4"x5'
 - iii. Substation Platform expansion sq/ft = 244.95
- 2) Replace Dock structure lost due to three Hurricanes (Figure 1.1 shows location, Figure 1.3 shows previous permitted footprint vs existing after storm damage).
 - a. 40' on the south end of the transient dock
 - i. Dock expansion at the South End of the Transient Dock = 40'x14'
 - ii. Dock Expansion sq/ft = 560
- 3) Total Square Foot Expansion = 804.95

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Figure 1.1 Expansion Locations – picture shows existing structure as of September 2019

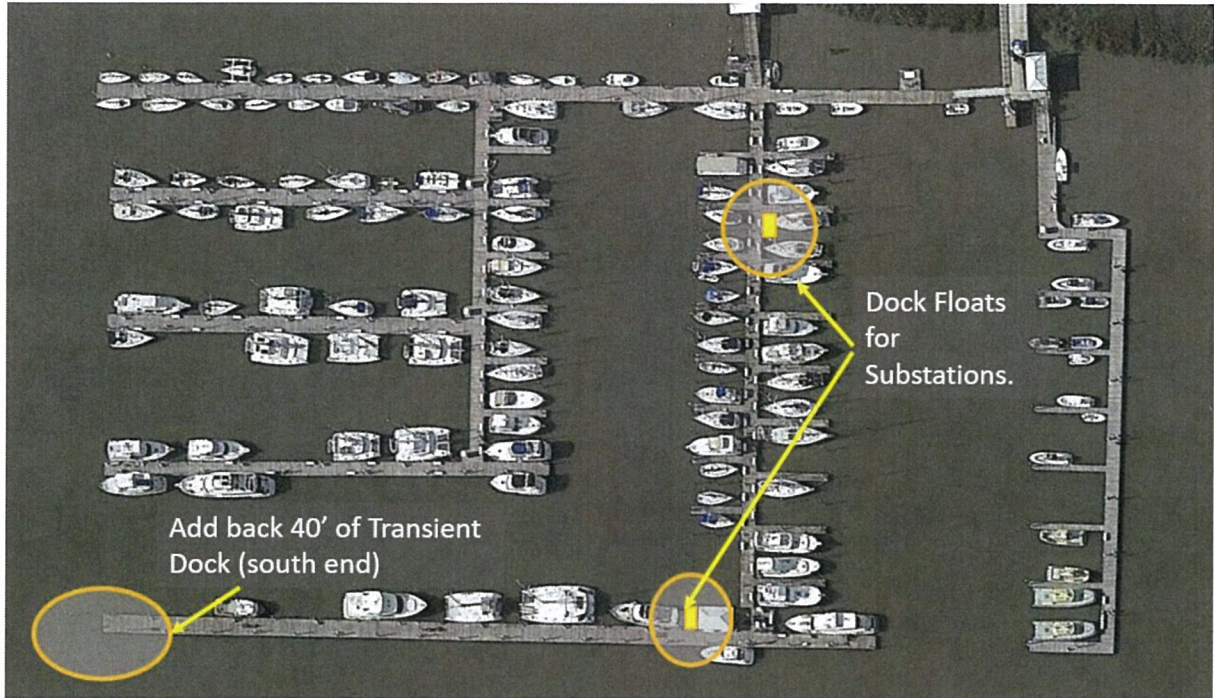
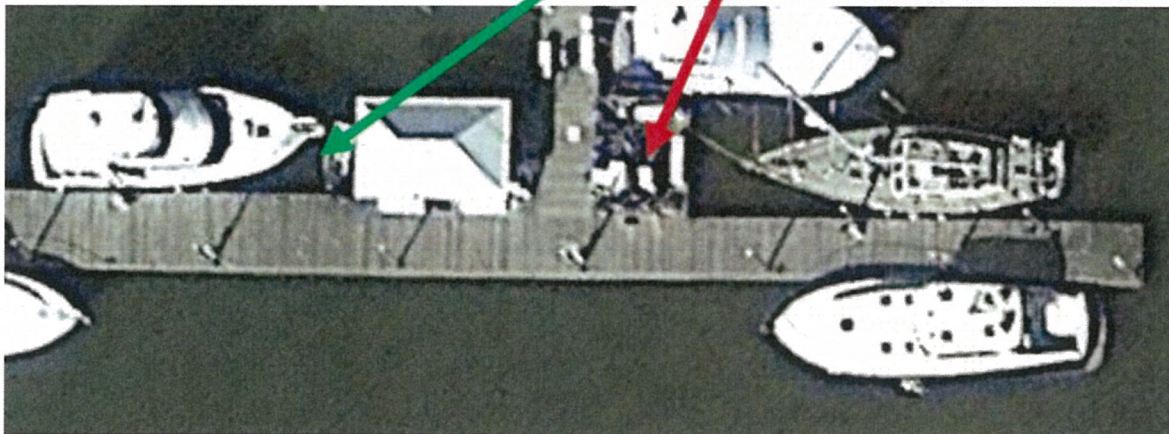


Figure 1.2 Transient Dock Office Landing Substation

Current Electrical Substations are within 30' of two fuel dispensers. Substations must be moved to opposite side of Dock office to meet NEC 2017

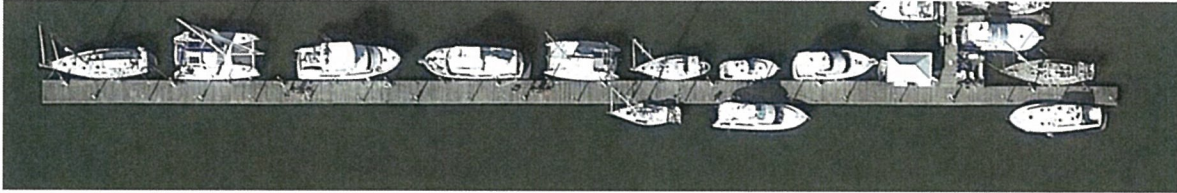


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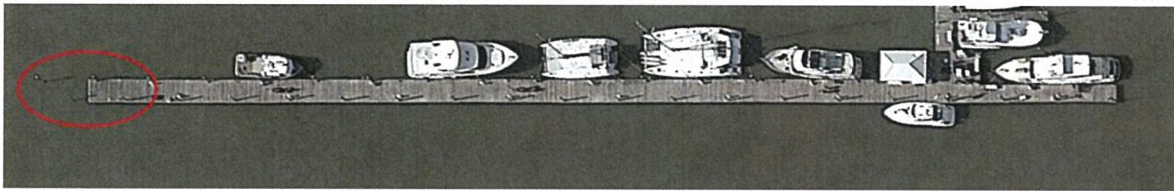
Figure 1.3

Pre and Post storm footprint, 40' of Transient Dock was removed in April of 2018

2014 Transient Dock



2018 Transient Dock



Construction Methods and Materials

The substation dock float structure will be Wahoo Aluminum Category 5 (A dock) and Wahoo Aluminum Category 10 (Transient Dock Office Landing). These docks will have enclosed poly floats and Ipe (ironwood) decking. This combination of materials provides for incredible strength, great floatation, and a top deck material that is not only extremely durable but fire proof. This system has a life expectancy over 20 years.

Spec sheet for Category 5 product below. Note, the spec sheet includes options for covered docks which our docks will not have. You can see full Wahoo Drawings in the “Drawings Section”

| | | | | |
|--|--|---|--|--|
| <p>Dock Materials</p> <ul style="list-style-type: none"> Mainframe - 6" x 3.25" x 3/16" Aluminum C-Channel Upper Receiver - 4" x 4" x 1/2" Aluminum Square Tubing Deck Framing - 4" x 4" x 1/2" Aluminum Square Tubing Furling - 4" x 4" x 1/2" Aluminum Square Tubing Decking - 1/2" Non-Skid Surface Decking Roofing - 1/2" x 3/8" Non-Skid Decking Fasteners - Stainless Steel Fasteners throughout Hardware - Stainless Steel Hardware throughout Welds - Welds conform to Aluminum Welding Society Structural Welding Code - Aluminum | <p>WALKE IN</p> | <p>WALKE IN</p> <p>ALM UPPER RECEIVER</p> | <p>WALKE IN</p> <p>EXTRUDED ALM CORNER</p> | <p>wahoo docks</p> <p>1804 ATHENS HIGHWAY DANESVILLE, GA 30907 PH: (770) 532-8411 FX: (770) 532-2863 www.wahoodocks.com</p> |
| <p>UPPER DECK PLAN VIEW</p> | <p>UPPER DECK SIDE VIEW</p> | <p>COMPONENT ASSEMBLY</p> | <p>COMMERCIAL GABLE SIDE VIEW</p> | <p>DOCK TYPE CAT 5</p> <p>VIEW TEMPLATE</p> |
| <p>DOCK SIDE DETAIL</p> | <p>STD. HINGE (TYP.)</p> | <p>DOCK HEADER TOP DETAIL</p> | <p>DECKING RETAIL PLAN VIEW</p> | <p>DEALER WAHOO DOCKS</p> <p>JOB NAME TEMPLATE</p> |
| <p>CAT 5 STAIRS</p> | <p>HEADER TO FINGER CONNECTION DETAIL</p> | <p>DECKING DETAIL ELEVATION VIEW</p> | <p>FLOAT DETAIL ELEVATION VIEW</p> | <p>DATE 06MARCH2009</p> <p>DESIGNED BY JP</p> |

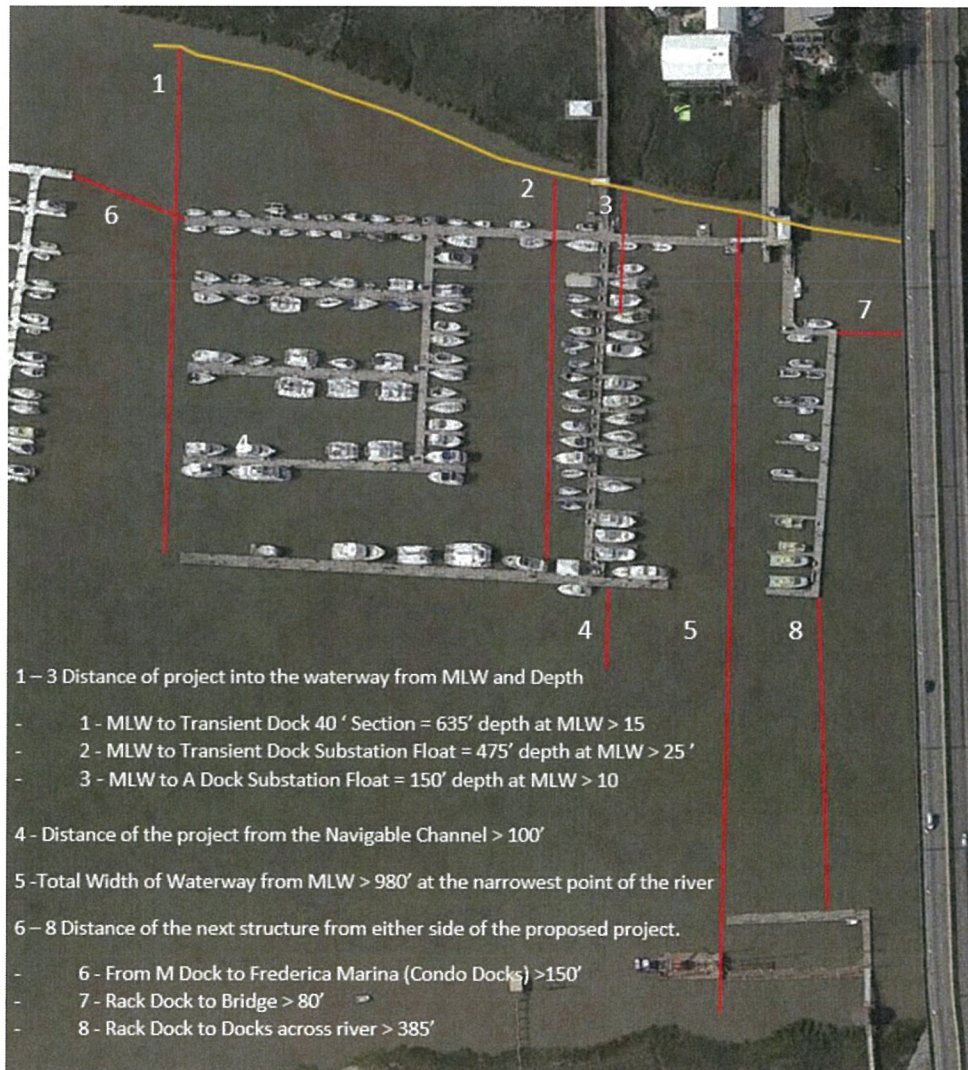
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Access Points and Areas of Use

All docks will be delivered to the marina (206 Marina Drive, St Simons Island) and will be off loaded with our marina forklift and moved to the water using our dry stack launch pier and rack dock. Docks may be stored in our dry storage area until ready to be installed. Once docks are lowered to the water using our forklift, they will be towed to their final destination using a marina work boat where they will be installed.



Distance and Depths -Distance of project into the waterway from MLW and Depth



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Adjoining Land Owners



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Adjoining Landowners (cont.)



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Alternative Analysis

The expansion was requested for two reasons and will look at the alternative analysis in the same manner.

- 1) Expansion of Docks to the originally permitted project. Our request to expand the Transient dock is to put it back to its pre-April 2018 operating length. We have more than 100,000 linear feet of transient business each year and demand is on the rise we need the space to meet the demand for our business and the local economy.
- 2) The electrical system drawings to upgrade the current system and meet NEC compliance use two substations that are 42"x54"x66". The substation for A dock will not fit in the existing dock footprint and the electrical design requires that the substation be moved further out the docks (from land) in order to deliver constant voltage eliminating voltage drop. As for the substation that will be located at the southend of the dock office building on the transient dock, the substation had to be moved from the North end of the landing to meet NEC 2017 and NFPA. Although this substation will physically fit on the dock there is not the needed 3' clearance to work on the substation, resulting in the expansion request to allow proper egress to and around the substation. We also looked at placing this substation in the middle of the 14' dock but we eliminated this option as egress would be restricted and it would interfere with NFPA code compliance.

Landfill or Hazardous Waste Statement:

We have looked at the GA Hazardous Site Inventory and there are no Hazardous Sites or Landfills within the project boundaries. Below is a list of Glynn Co Landfills and a HSI Map from the GA Environmental Protection Division.

| Main Permit Number | Facility Name | County | Facility Type | Operational Status | Ceased Accepting Waste | Closure Certificate Issued | PC/C Period | Dominion |
|--------------------|--|--------|---------------|--------------------|------------------------|----------------------------|-------------|--------------------|
| 063-005D(L) | Jekyll Island Auth - Old Plantation Rd (L) | Glynn | L | Closed | 7/1/1991 | 9/25/1995 | 5 | Public |
| 063-015D(SL) | Glynn Co - Cate Rd (SL) | Glynn | SL | Closed | 11/7/1997 | 6/14/1999 | 30 | Public |
| 063-017D(L) | Paulk - S Harrington Rd SSI (L) | Glynn | L | Released | 12/6/1990 | 9/25/1995 | 5 | Private Commercial |
| 063-024D(L) | Glynn Co - Cate Rd (L) | Glynn | L | Closed | 11/7/1997 | 6/14/1999 | 30 | Public |

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Map of the HSI — interactive Google Map with site profile information and links to individual Site Summaries: [Revised July 2017]



| Symbol | Investigation / Cleanup Funding Source | Description |
|--------|--|--|
| ● | Responsible Party (RP) | Work funded by responsible party or other entity. |
| ● | Abandoned (A) | RP unable/unwilling to perform work. EPD may use Hazardous Waste Trust Fund and may lien property. |
| ● | Public Landfill (L) | Costs may be reimbursed from Hazardous Waste Trust Fund. |

Water Quality Certification

Water Quality Certification will be addressed via a letter or an email from USCOE (forthcoming), depending on whether the USCOE uses a USCOE LOP or a Nationwide Permit 3 for the project.

Public Interest Statement

The project is not contrary to public interest, specific to the following public interest considerations:

- a. Unreasonably harmful obstruction to or alteration of the natural flow of the navigational water within the affected area will **NOT** arise as a result of the proposal
- b. Unreasonably harmful or increase erosion, shoaling of channels, or stagnant areas of water will **NOT** be created.
- c. Granting of the permit and the completion of the above proposal will **NOT** unreasonably interfere with the conservation of fish, shrimp, oysters, crabs, clams, or other marina life, wildlife, or other resources, including but not limited to water and oxygen supply.

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Needs Assessment

The Project is located at Morningstar Marinas Golden Isles, 206 Marina Drive, St Simons Island, GA 21522. Latitude 31° 10' 08" N, Longitude 81° 24' 56"W.

Morningstar Marinas Golden Isles is located on the Frederica River on Lanier Island, just off the ICW. The marina has outstanding access as it is located $\frac{3}{4}$ mile from the ICW and only 1.5 miles to the ocean. Located in a renowned cruising, fishing and vacation destination our marina has everything needed to make the most of your time in the Golden Isles. With 1,100 feet of transient dockage, a high speed fuel system, pump out, On Spot Wi-Fi, secure showers and heads, laundry, swimming pool, observation deck with grill, ship store, courtesy vehicle, rental boats, on-site restaurant along with complimentary newspaper and muffins each morning our marina has the amenities needed by the transient boater (figure 1.1) . Our marina has become a desired destination for boaters up and down the east coast and as a stop for transient vessels traveling along the Georgia coast. Morningstar Marinas purchased Golden Isles in 2007 and redeveloped the transient dock in 2009 upgrading the electrical systems, fuel system, widening the dock and driving additional piling in an effort to improve the experience of the transient boater and attract bigger vessels. For the past five years we have averaged over 87,000 linear feet of Transient Dockage per year and have pumped more than 200,000 annual gallons of fuel to transient boaters. Since 2016 the marina was hit by Tropical Storm Hermine, Hurricane Matthew and Hurricane Irma. The entire marina was affected by these storms and all docks are labeled replaced or repair by marina experts and insurance companies. We made immediate repairs to maintain our operational status. In 2018 we completed Phase 1 and Phase 2 under Emergency Order #9 dated February 2, 2018 and we are now planning to replace the A dock and Transient Dock (Phase 3).

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Adherence to Soil and Erosion Control Responsibilities:

I, William J. Young, Vice President of Marina Operations for Morningstar Properties do hereby certify that there is no upland component of the project described in the CMPA by Morningstar Marinas Golden Isles LLC.

William J. Young

William J. Young

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COASTAL RESOURCES DIVISION
ONE CONSERVATION WAY • BRUNSWICK, GA. 31520 • 912.264.7218
COASTALGADNR.ORG

MARK WILLIAMS
COMMISSIONER

DOUG HAYMANS
DIRECTOR

November 22, 2019

William Young
Morningstar Marinas/Golden Isles LLC
725 Park Center Drive
Matthews, NC 28105

Re: Coastal Marshlands Protection Act (CMPA), Jurisdictional Determination Verification, 206 Marina Drive, Golden Isles Marina, Frederica River, St. Simons Island, Glynn County, Georgia

Dear Mr. Young:

Our office has received the survey and plat dated December 19, 2012, prepared by Shupe Surveying Company, P.C., No. 2401 entitled "*ALTA/ACSM Land Title Survey for: Tract 1, Tract 2 & River Bottom Easements at Morningstar Marina, G.M.D. 25, Lanier Island, Glynn County, Georgia*" prepared for Morningstar Marinas/Golden Isles, LLC. A North Carolina Limited Liability Company, First Citizens Bank & Trust Company and Chicago Title Insurance Company. Based on the site inspection, on June 4, 2019, this plat and survey generally depict the delineation of the marsh/upland boundary as required by the State of Georgia for jurisdiction under the authority of the Coastal Marshlands Protection Act O.C.G.A. § 12-5-280 et seq.

The Coastal Marshlands Protection Act O.C.G.A. § 12-5-280 et seq. delineation of this parcel is subject to change due to environmental conditions and legislative enactments. This jurisdiction line is valid for one year from date of the delineation. It will normally expire on November 22, 2020, but may be voided should legal and/or environmental conditions change.

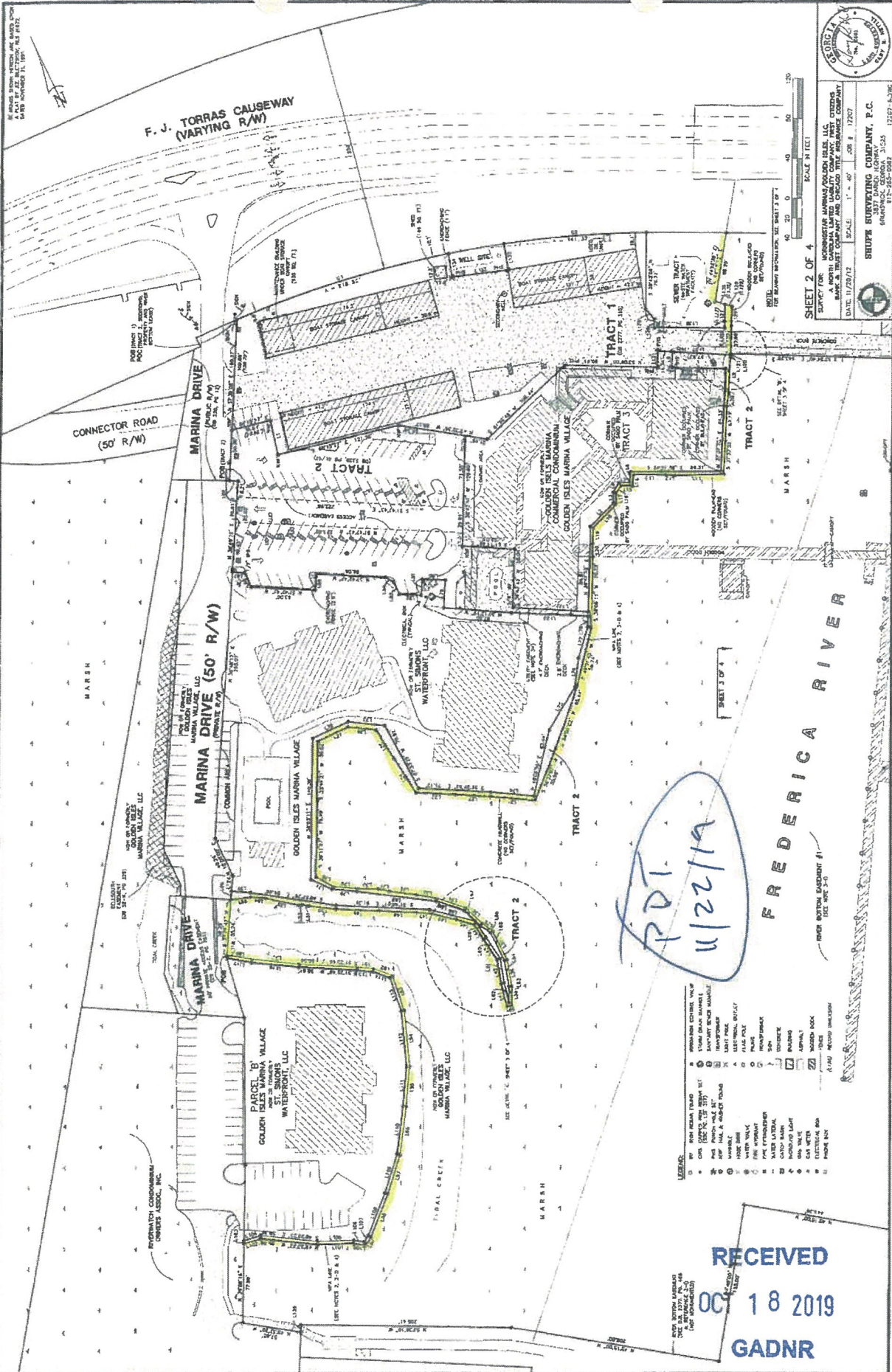
This letter does not relieve you of the responsibility of obtaining other state, local, or federal permission relative to the site. Authorization by the Coastal Marshlands Protection Committee or this Department is required prior to any construction or alteration in the marsh jurisdictional area. We appreciate you providing us with this information for our records. If you have any questions, please contact me at (912) 262-3134.

Sincerely,

Paul Tobler
Coastal Permit Coordinator
Marsh and Shore Management Program

Enclosure: *ALTA/ACSM Land Title Survey for: Tract 1, Tract 2 & River Bottom Easements at Morningstar Marina, G.M.D. 25, Lanier Island, Glynn County, Georgia*

File: JDS20190314



ALL DIMENSIONS SHOWN UNLESS OTHERWISE NOTED
 DATE: 11/29/12

F. J. TORRAS CAUSEWAY
 (VARYING R/W)

CONNECTOR ROAD
 (50' R/W)

MARINA DRIVE
 (VARYING R/W)

MARINA DRIVE (50' R/W)

FREDERICA RIVER

Handwritten: RPT 11/22/19



SHEET 2 OF 4
 SURVEY FOR: **GOLDEN ISLES MARINA VILLAGE, LLC**
 PROJECT: **MARINA VILLAGE**
 DATE: 11/29/12
 SCALE: 1" = 40'
 JOB # 12207
SHUPP SURVEYING COMPANY, P.C.
 6600 W. BAYVIEW BLVD., SUITE 100
 ATLANTA, GEORGIA 30328
 404-255-0581

- LEGEND:**
- 1. PROPOSED EXISTING IMPROVEMENTS
 - 2. EXISTING IMPROVEMENTS
 - 3. PROPOSED EXISTING DRIVE
 - 4. EXISTING DRIVE
 - 5. PROPOSED EXISTING SIDEWALK
 - 6. EXISTING SIDEWALK
 - 7. PROPOSED EXISTING CURB
 - 8. EXISTING CURB
 - 9. PROPOSED EXISTING FENCE
 - 10. EXISTING FENCE
 - 11. PROPOSED EXISTING SIGN
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 - 13. PROPOSED EXISTING LIGHT
 - 14. EXISTING LIGHT
 - 15. PROPOSED EXISTING UTILITY
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A Golden Past.
A Shining Future.

COMMUNITY DEVELOPMENT DEPARTMENT
1725 Reynolds Street, Suite 200, Brunswick, GA 31520
Phone: 912-554-7428/Fax: 1-888-252-3726

September 26, 2019

Marsh and Shore Management Program
Georgia DNR, Coastal Resources Division
One Conservation Way
Brunswick, GA 31520

Re: 206 Marina Drive, St. Simons Island, GA
04-03436

To Whom It May Concern:

Pursuant to your request for a zoning certification letter (ZCL4146) regarding the proposed addition to the existing docks at 206 Marina Drive, I offer the following:

According to the plans submitted with the request, the proposed activities are not violative of the Glynn County zoning ordinance.

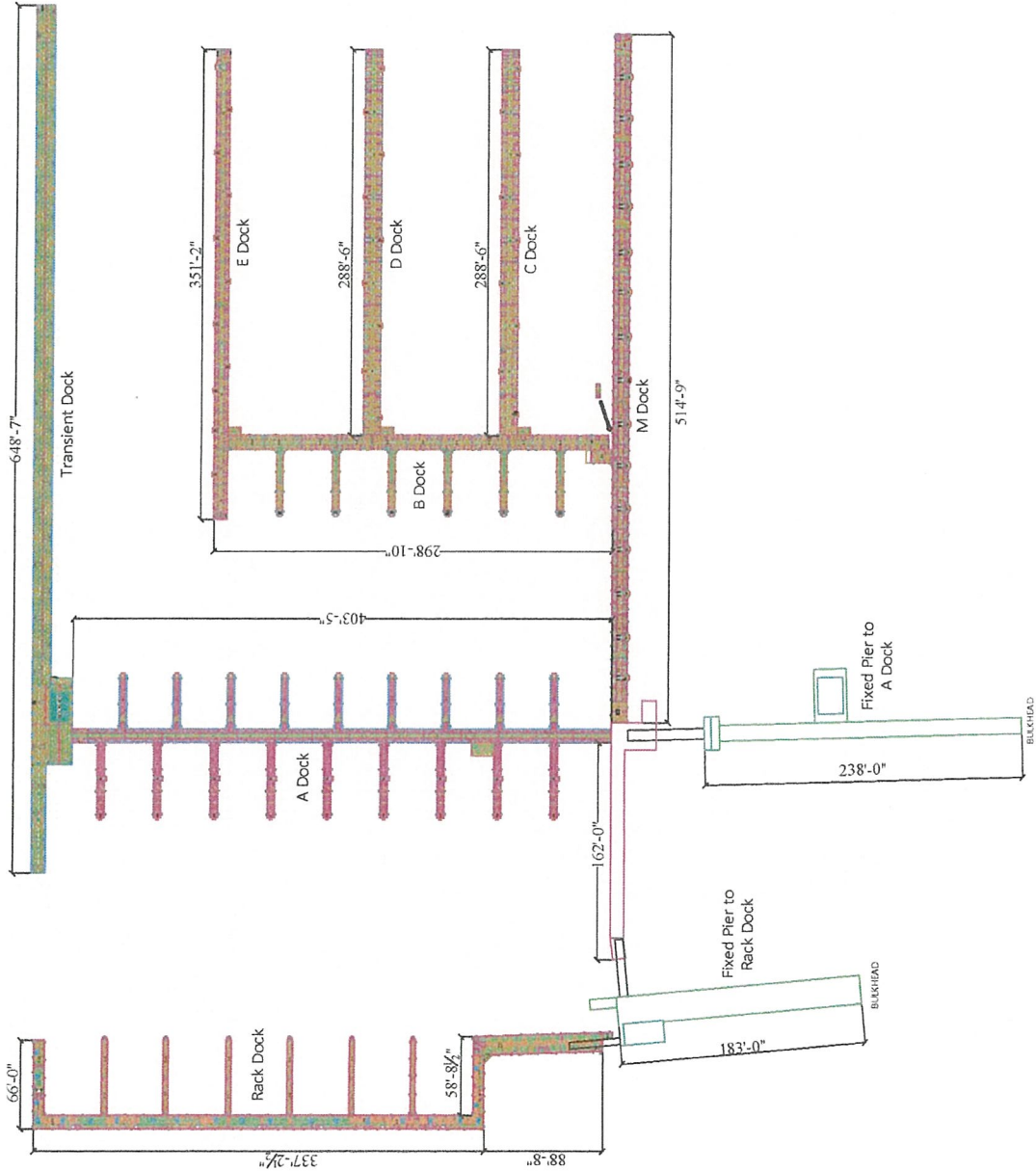
Should you have any additional questions, please feel free to contact me at eyokley-zarka@glynncounty-ga.gov.

The Glynn County Planning and Zoning Division makes every effort to provide the most accurate interpretation possible based on the information available. No warranties, expressed or implied, are provided for the information herein, its use or interpretation. This letter addresses the zoning designation of the property only; other codes and ordinances which may affect the ability to develop this property may apply.

Sincerely,

Ely Zarka
Planner I

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6/19/19
 23



203 CHESTERRA DRIVE
 DAHLONEGA, GA 30533
 PH: (770) 532-8411
 FX: (770) 532-2983
 www.wahoodocks.com

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DOCK TYPE

CAT 5

VIEW

A & CONN. DOCK

GOLDEN ISLE - PROP.

WAHOO COMMERCIAL

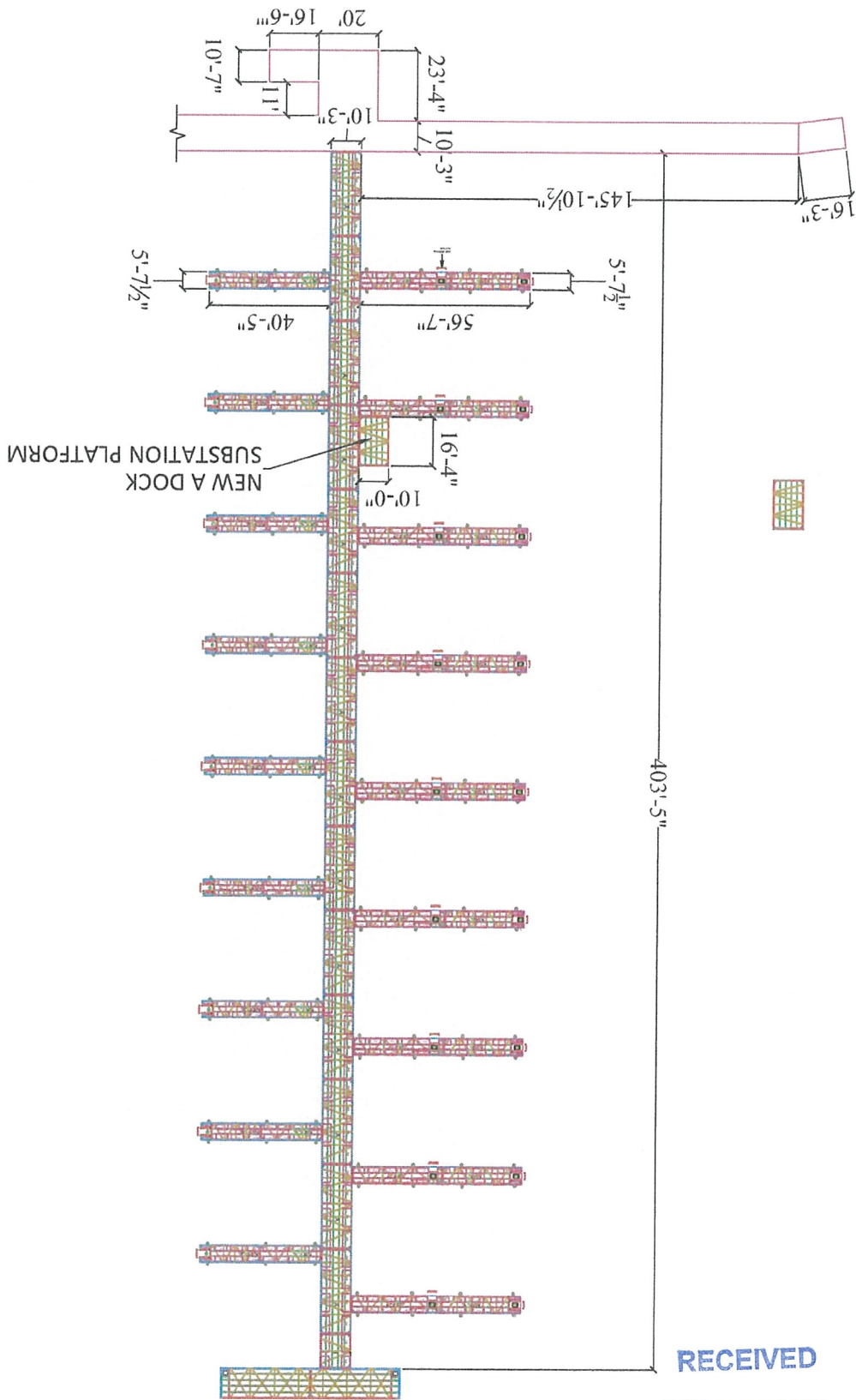
DEALER
 JOB NAME

DATE

19SEP2019

DESIGNED BY

ERM



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2/19/20 23



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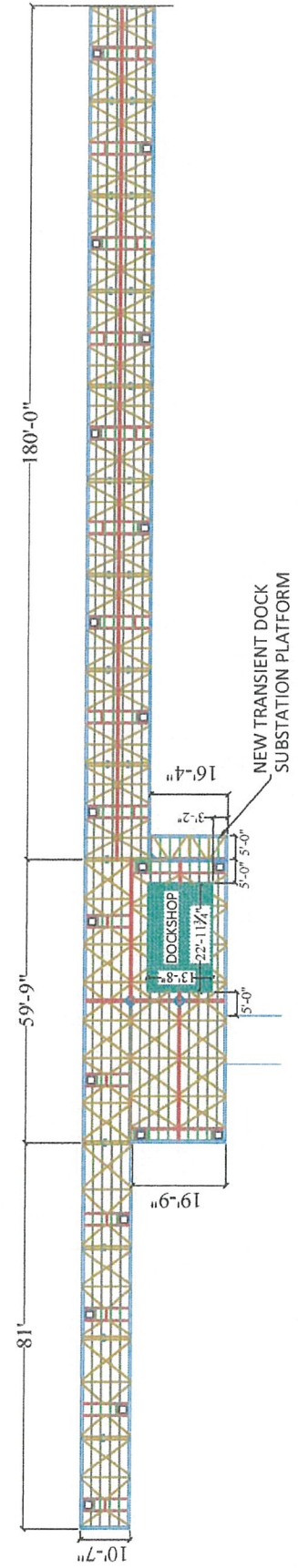
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DEALER
 WAHOO COMMERCIAL
 JOB NAME
 GOLDEN ISLE - PROP.

DATE
 19SEP2019

DESIGNED BY
 ERM

CONTINUED SHEETS



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52 9/26/19



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 DAHLONEGA, GA 30633
 PH: (770) 532-8411
 FX: (770) 532-2883
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 OR AS A PHOTOCOPY, WITHOUT THE
 WRITTEN PERMISSION OF
 WAHOO DOCKS IS PROHIBITED.

DOCK TYPE
XTREME

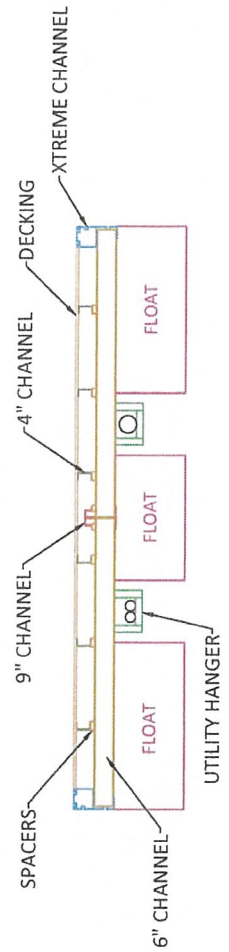
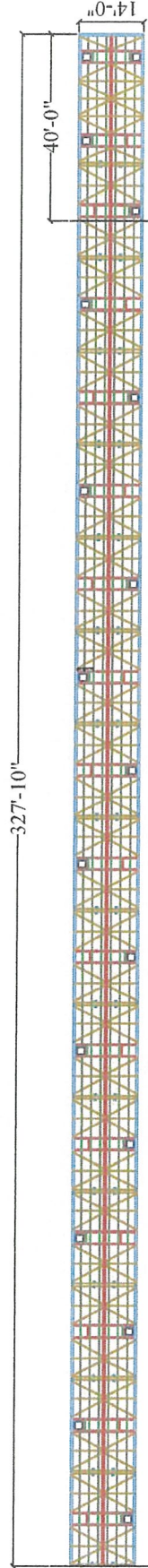
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WAHOO COMMERCIAL
 GOLDEN ISLE - PROP.

DEALER
 JOB NAME

DATE
 19SEP2019

DESIGNED BY
 ERM



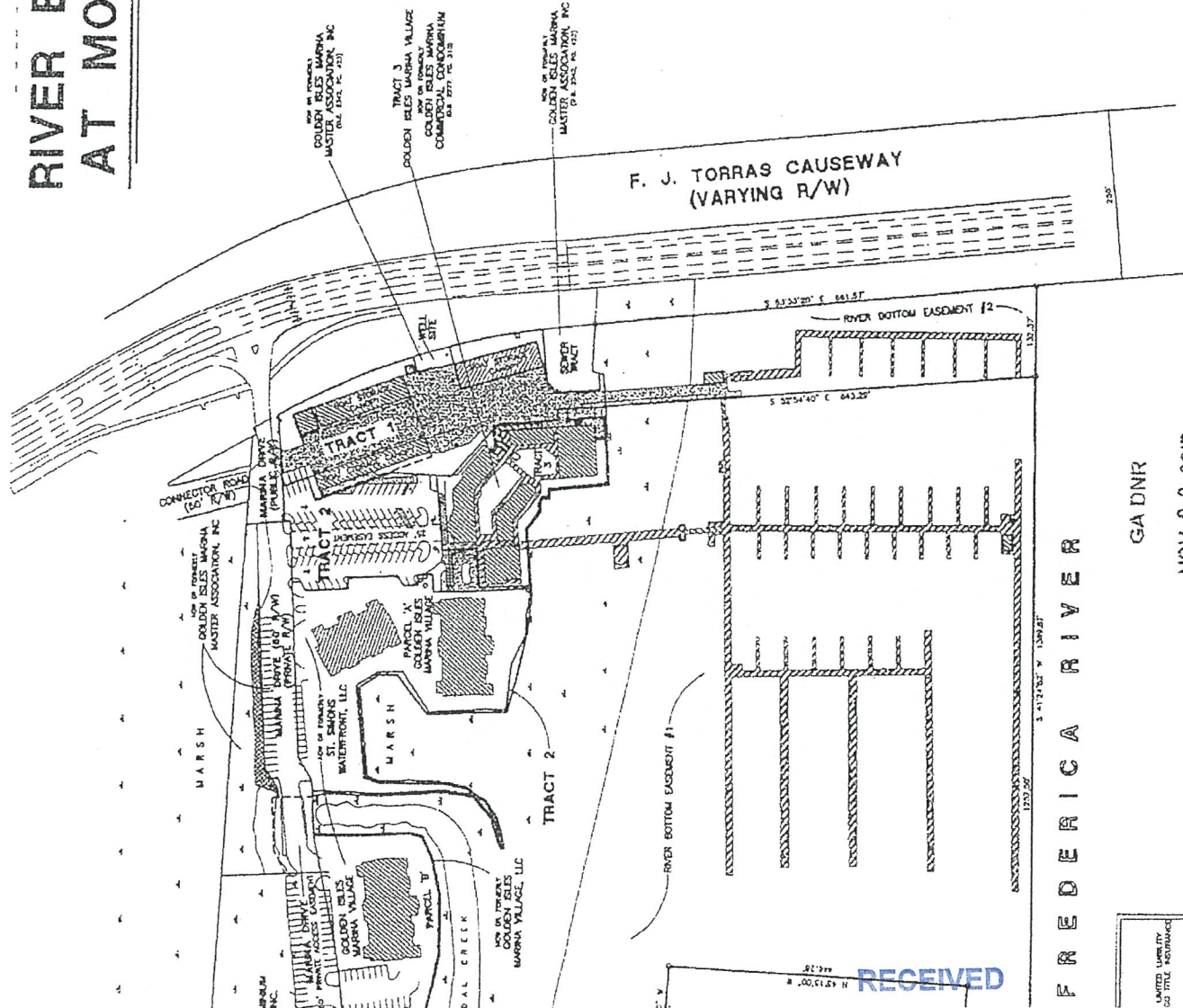
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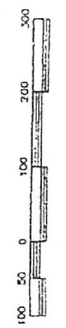
23 9/26/19

RIVER BOTTOM EASEMENTS AT MORNINGSTAR MARINA



- NOTES:**
- PORTIONS OF THE IMPROVEMENTS SHOWN ON THIS PLAN FOR TRACT 3, PARCELS A & B WERE TAKEN FROM A SURVEY BY ERNEST DINE WIPERLAND INCORPORATED, L.L.C. AND A COPY OF SAID SURVEY IS ON FILE WITH THE CLERK OF SUPERIOR COURT IN MARIETTA, GEORGIA. A PORTION OF THIS SURVEY HAS BEEN RECORDED DURING THE PREPARATION OF THIS PLAN.
 - REFERENCES:
 - DEED BY JOE BLETTSCHOK, CA. R.L.L.S. #1972, TRUED "GOLDEN ISLES MARINA", DATED 3/23/77, LAST REVISED 7/7/77.
 - DEED BY GARY R. NEVILL, CA. R.L.L.S. #1976, TRUED "PROPOSED CONNECTOR ROAD AT GOLDEN ISLES MARINA", DATED 1/1/78, RECORDED IN PLAT COUNTY #1, PAGE 87-8.
 - DEED BY ERNEST C. JOHNS, JR., CA. R.L.L.S. #1774, TRUED "TRAIL PLAT OF MARINA DRIVE", FOR GOLDEN ISLES MARINA MARINA VILLAGE, L.L.C., DATED 07/17/03 AND RECORDED IN PLAT COUNTY #1, PAGE 2A.
 - DEED BY GARY R. NEVILL, CA. R.L.L.S. #1976, TRUED "TRAIL PLAT OF MARINA DRIVE", FOR GOLDEN ISLES MARINA MARINA VILLAGE, L.L.C., DATED 07/17/03 AND RECORDED IN PLAT COUNTY #1, PAGE 2A.
 - DEED BY ERNEST C. JOHNS, JR., CA. R.L.L.S. #1774, TRUED "TRAIL PLAT OF MARINA DRIVE", FOR GOLDEN ISLES MARINA MARINA VILLAGE, L.L.C., DATED 07/17/03 AND RECORDED IN PLAT COUNTY #1, PAGE 2A.
 - DEED BY ROBERT H. SHANK, CA. R.L.L.S. #2234, TRUED "TRAIL PLAT OF PARCELS 'X' & 'Y', GOLDEN ISLES MARINA VILLAGE, L.L.C.", DATED 11/19/07.
 - DEED BY JOE BLETTSCHOK, CA. R.L.L.S. #1972, TRUED "PROVISIONAL CONDOMINIUM PLAN FOR ISLAND, CLYDE COUNTY, GEORGIA", DATED 12/24/70.
 - DEED BY JOE BLETTSCHOK, CA. R.L.L.S. #1972, TRUED "GOLDEN ISLES MARINA CONDOMINIUM BOOK #1", DATED 12/24/70.
 - DEED BY ROBERT H. SHANK, CA. R.L.L.S. #2234, TRUED "4 1/2 ACRES LAND TITLE SURVEY FOR TRACT 2, ADDITIONAL MARINA VILLAGE", DATED 9/18/07.
 - DEED BY ERNEST C. JOHNS, JR., CA. R.L.L.S. #1774, TRUED "DIVISION OF WATER RIGHTS FOR GOLDEN ISLES MARINA VILLAGE", DATED 07/17/03.
 - DEED BY ROBERT H. SHANK, CA. R.L.L.S. #2234, TRUED "DIVISION OF WATER RIGHTS FOR GOLDEN ISLES MARINA VILLAGE", DATED 07/17/03.
 - DEED BY ROBERT H. SHANK, CA. R.L.L.S. #2234, TRUED "TRAIL PLAT OF PARCELS 'X' & 'Y', GOLDEN ISLES MARINA VILLAGE", DATED 11/19/07.
 - THIS PROPERTY WILL BE SUBJECT TO A 25' STATE WATER BUFFER FROM THE WPA LINE (DOW MARSH UPON RECEIPT).
 - A 10' UTILITY EASEMENT IS REQUIRED ADJACENT TO ALL ROAD RIGHTS-OF-WAY AS PER CLYDE COUNTY SUBDIVISION REGULATORY CODE.
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS FOR WATER, SEWER, UTILITY LINES AND SEWER LIFT STATION AS SHOWN ON PLAT #2-2, PL. 751.
 - THIS PROPERTY IS ZONED PD (PLANNED DEVELOPMENT), ZONING REGULATION OBTAINED FROM CLYDE COUNTY GEORGIA.
- 8. AREAS:**
- TRACT 1: 1.448 ACRES
 - TRACT 2: 1.874 ACRES
 - PARCEL X: 0.174 ACRES
 - TRAIL PLAT OF MARINA DRIVE: 1.800 ACRES
 - TRAIL PLAT OF PARCELS 'X' & 'Y': 1.800 ACRES
- 10. EASEMENTS, R/W OR ACCESS EASEMENT:**
- WATER: 23'
 - R/W OR ACCESS EASEMENT: 20'
 - SEWER: 23'
 - UTILITY PROPERTY LINES: 10'
- 11. TOTAL NUMBER OF PARKING SPACES = 71.**
- 12. EXCEPTIONS:**
- THIS PROPERTY IS SUBJECT TO THE FOLLOWING ITEMS AS LISTED IN SECTION 9 - SECTION 3 - EXCEPTIONS:
- AGREEMENT TO GEORGIA POWER COMPANY, APPROVED RECORDS, AS FOLLOWS: (A) MORTGAGE BOOK 60, PAGE 839, (B) W. 100' EASEMENT FROM 132' WIDE BAY, DEED BOOK 21-4, PAGE 414.
 - AGREEMENT OF PUBLIC WATER SYSTEMS AND SEWER WASTE WATER TREATMENT FACILITY BETWEEN GOLDEN ISLES MARINA VILLAGE, L.L.C. AND CLYDE COUNTY, GEORGIA, APPROVED RECORDS, AS ATTACHED BY DEED BOOK 21-4, PAGE 414.
 - EASEMENT FROM BROWN MARINA GROUP OF GEORGIA, INC. TO BULLDOZER TRUCKING/MARINE, INC. DATED 3/21/74.
 - EASEMENT RECEIVED AND GRANTED IN DEED WITHOUT WARRANTY FROM INVOICEMATCH CONDOMINIUM OWNERS ASSOCIATION, RECORDED IN DEED BOOK 1331, PAGE 411, APPROVED RECORDS.
 - DECLARATION OF 50/50 WASTE DISPOSAL EASEMENT BY GOLDEN ISLES MARINA VILLAGE, L.L.C. DATED 11/20/2004, RECORDED IN DEED BOOK 46-1, PAGE 216, APPROVED RECORDS AND NON-EXCLUSIVE EASEMENT BETWEEN THE STATE OF GEORGIA, ACTING THROUGH THE STATE AG, APPROVED RECORDS, AS ATTACHED BY DEED BOOK 46-1, PAGE 216, APPROVED RECORDS.
 - AGREEMENT OF EASEMENTS TO MORNINGSTAR MARINA/GOLDEN ISLES, L.L.C. DATED 12/20/2007, RECORDED IN DEED BOOK 2377, PAGE 444.
 - DEED OF EASEMENT FROM MORNINGSTAR MARINA/GOLDEN ISLES, L.L.C. TO CLYDECAST OF GREATER FLORIDA/GEORGIA, L.L.C. APPROVED RECORDS.

SHEET 1 OF 4 REVISION 12/1/14
 CLERK OF SUPERIOR COURT
 MORNINGSTAR MARINA TRACT COMPANY
 1175 W. WASHINGTON STREET
 MARIETTA, GEORGIA 30060
 G.M.D. 75, 141779 10/14/14



S-2 7/26/14

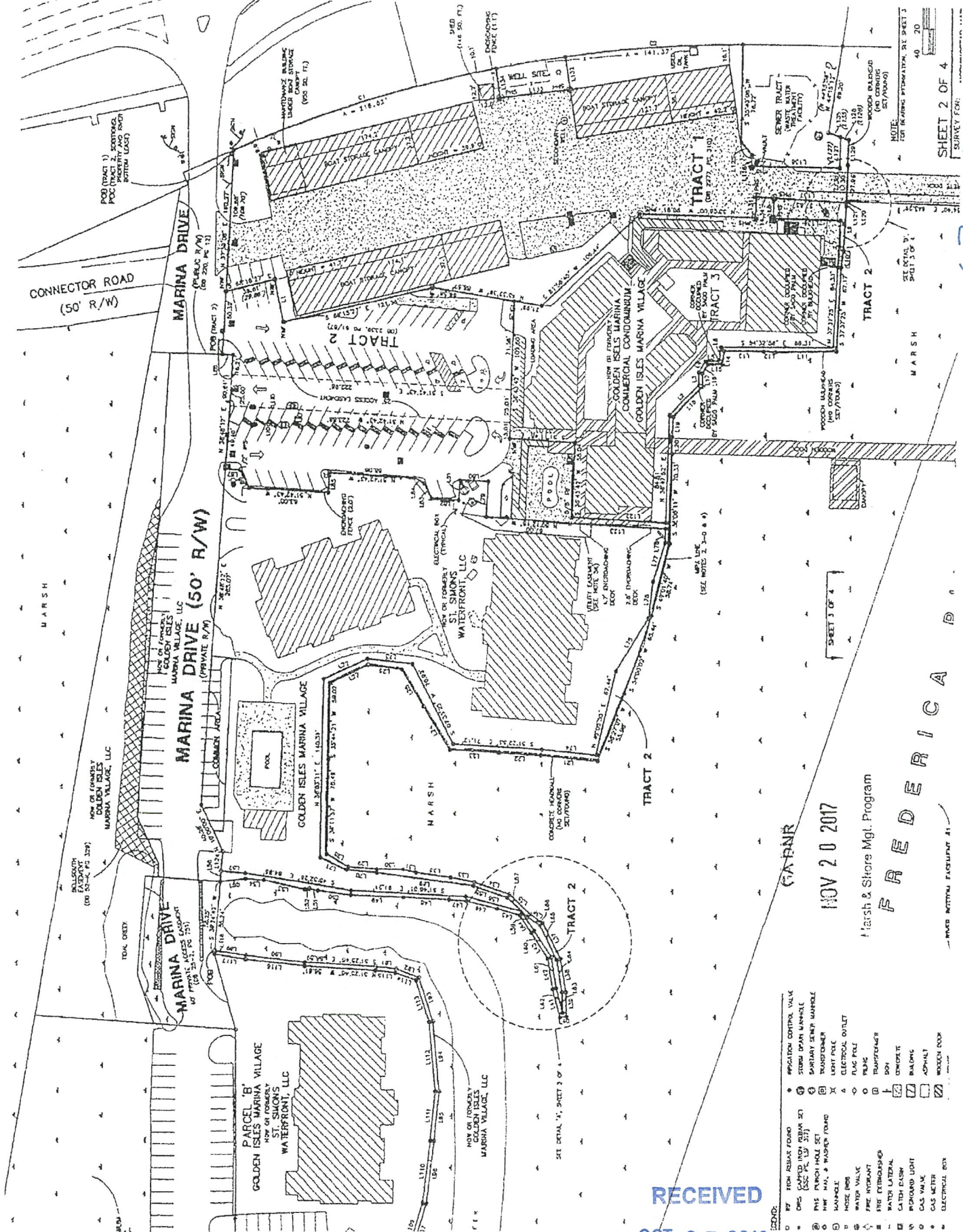
GA DNR
 NOV 20 2017

Marsh & Shore Mgt. Program

FREDERICA RIVER

RECEIVED
 OCT 07 2019
 GADND

UNITED STATES
 COAST & GEODETIC SURVEY
 DISTRICT NO. 13
 WASHINGTON, D.C. 20540



40 70
SURVEY FOR: SHEET 2 OF 4

9/26/19
62

NOV 20 2017

Marsh & Shores Mgt. Program

FEDERICA

MARSH NATURAL EXCLUSIVITY #1

- LEGEND:
- BY TECH. RELAX FOUND
 - DMS (COURT) LIND. SIGN SET
 - PMS (COURT) HALL SET
 - HWY. HALL & WALKER ROAD
 - MANHOLE
 - WATER VALVE
 - FIRE HYDRANT
 - TRANSFORMER
 - POH
 - WATER LATERAL
 - RIGOROUS LIGHT
 - GAS VALVE
 - GAS METER
 - ELECTRICAL BOX
 - SEWAGE CONTROL VALVE
 - STORM DEBRIS MANHOLE
 - PRIMARY SEWER MANHOLE
 - TRANSFORMER
 - LIGHT POLE
 - ELECTRICAL OUTLET
 - FLAG POLE
 - FLAG
 - FIRE HYDRANT
 - TRANSFORMER
 - POH
 - WATER LATERAL
 - RIGOROUS LIGHT
 - GAS VALVE
 - GAS METER
 - ELECTRICAL BOX

RECEIVED
OCT 07 2019
GADNR

