

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 2.8.23

3. For Official Use Only \_\_\_\_\_

4. Name and address of applicant. SKM Heritage Holdings, LLC/1329 Old Cane Mill Drive, Darien, GA 31305

5. Location where the proposed activity exists or will occur.

Lat. -81.436797° Long. 31.368187°

<u>McIntosh</u>	<u>1515th</u>	<u>Darien</u>
County	Military District	In City or Town
<u>Darien</u>	<u>N/A</u>	<u>9 &amp; 10</u>
Near City or Town	Subdivision	Lot No.
<u>0.33</u>	<u>10'</u>	<u>Georgia</u>
Lot Size	Approximate Elevation of Lo	State
<u>Darien River</u>	<u>Darien River</u>	
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.

Michael Moody - (912) 977-5241  
256 S Topi Trl, Hinesville, GA 31313

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.

Charles Hill 2/12/2023  
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.)

See attached project narrative and drawings.

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

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

See attached project narrative

10. Date activity is proposed to commence. Upon approval  
Date activity is expected to be completed. Within 5 years

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

- If answer is "Yes", give reasons in the remarks in the remarks section. Indicate the existing work on the drawings.
- If the fill or work is existing, indicate date of commencement and completion.
- 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.

Issuing Agency	Type Approval	Identification No.	Date/Application	Date/Approval
GA DNR	CMPA Permit	TBD		TBD

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 \_\_\_\_\_

BULKHEAD IS BEING  
APPLIED FOR AS A NWP13

1. Access channel length \_\_\_\_\_ depth \_\_\_\_\_ width \_\_\_\_\_

2. Boat basin length \_\_\_\_\_ depth \_\_\_\_\_ width \_\_\_\_\_

3. Fill area length \_\_\_\_\_ depth \_\_\_\_\_ width \_\_\_\_\_

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 \_\_\_\_\_

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? \_\_\_\_\_

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.

The dock portion of the project will not require fill material. The bulkhead is proposed under a NWP 13. Compensatory mitigation will not be required for the dock facility.

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.

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

b. Please provide the following statements:

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.

*Charles Hill*

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:

**U.S. Army Corps of Engineers  
Regulatory Branch, Coastal Area Section  
100 West Oglethorpe Avenue  
Savannah, Georgia 31401-3640**

To Whom It May Concern:

This is to certify the work subject to the jurisdiction of the U.S. Army Corps of Engineers as described in my application dated 2.8.23, is to the best of my knowledge, consistent with the Georgia Management Plan.

Since my project is located in the Coastal Area of Georgia, I understand the U.S. Army Corps of Engineers must provide this statement to the Georgia Department of Natural Resources, Coastal Resources Division, Ecological Services Section (GADNR-CRD) for its review, and a Department of Army permit will not be issued until the GADNR-CRD concurs with my findings. I also understand additional information may be required by the GADNR-CRD to facilitate its review of my project and the additional information certifications may be required for other Federal or State authorizations.

<i>Signature of Application:</i>	<u>Charles Hill</u>
<i>Date:</i>	<u>2.8.23</u>
<i>Printed Name of Applicant:</i>	<u>SKM Heritage Holdings, LLC</u>
<i>Street Address:</i>	<u>1329 Old Cane Mill Drive</u>
<i>City, State, Zip Code:</i>	<u>Darien, GA 31305</u>
<i>Phone Number:</i>	<u>(770) 652-0959</u>
<i>Fax Number:</i>	<u></u>
<i>E-Mail Address:</i>	<u>marshpirate1@gmail.com</u>

**For questions regarding consistency with the Georgia Coastal Management Program,  
Please contact Kelie Moore, GADNR-CRD, (912) 264-7218.**

## Appendix B: Revocable License Request

## STATE OF GEORGIA

# REQUEST FOR A REVOCABLE LICENSE FOR THE USE OF TIDAL WATERBOTTOMS

**APPLICANT NAME(S):** SKM Heritage Holdings, LLC

MAILING ADDRESS: 1329 Old Cane Mill Drive, Darien, GA 31305  
(Street) (City) (State) (Zip)

**(Street)**

(City)

**(State)**

**(Zip)**

**PROJECT ADDRESS/LOCATION:** 92 Screven Street, Darien, GA 31305

COUNTY: McIntosh WATERWAY: Darien River

**LOT, BLOCK & SUBDIVISION NAME FROM DEED:** Lots 9 & 10

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: Charles Hill Date: 2/12/2023  
Signature of Applicant

**Signature of Applicant**

Title, if applicable

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature of Applicant

Title, if applicable

## Attachments

# Coastal Marina, Community or Commercial Dock Checklist

(fill in the blanks as indicated or answer yes or no)

## LOCATION:

County McIntosh Landmarks Darien Waterfront  
Municipality Darien Waterway Darien River

## FACILITY:

Facility Type Private Public x Commercial Other  
Dock Space Leased Sold Rented x Other

Size of Upland Area (sq. ft.) 14374.8 Size of Submerged Area (sq. ft.) 2,947

## WATERWAY INFORMATION:

open water    river    creek ☒ basin   

Tidal Range (ft. MLW) 6.87' Water Depth (ft. MLW) ≈30'  
Channel Width (ft. MLW) 311' Depth of Dredging (ft. MLW) N/A

Distance facility will extend into the waterway beyond MLW 95.3'

## EXISTING OR PLANNED SERVICES IN JURISDICTION:

<u>  </u> boat ramp	<u>  </u> hoist	<u>  </u> mobile lift	<u>  </u> vessel TV hookup
<u>  </u> railway	<u>  </u> fuel	<u>  </u> propeller repair	<u>  </u> electrical repair
<u>  </u> pump-out vessels	<u>  </u> hull repair	<u>  </u> engine repair	<u>  </u> vessel electric hookup
<u>  </u> boat building	<u>  </u> ship's store	<u>  </u> dockmaster's office	<u>  </u> fire protection
<u>  </u> restrooms	<u>  </u> showers	<u>  </u> restaurant	<u>  </u> laundromat
<u>  </u> hotel	<u>  </u> # of vehicle parking spaces		<u>  </u> # of trailer parking spaces

## DREDGING/FILLING/ShORELINE STABILIZATION:

NO Will dredging be required for the access channel?  
NO Will dredging be required for boat basin?  
YES (NWP13) Is filling proposed in tidal wetlands?  
NO Is filling proposed in open water?  
NO Will dredge disposal sites be required?  
NO Have future dredge disposal sites been identified?  
NO Have future dredge spoil sites been set aside with deeds or easements?  
YES (NWP13) Is shoreline stabilization proposed? If so, what type? BULKHEAD  
NO Is the project in or near a US Army Corps of Engineers maintained channel or basin with an authorization depth of 12 feet or greater? (if so, contact the Corps of Engineers)



**HABITAT/WILDLIFE/CULTURAL RESOURCES:** (contact GADNR Wildlife Resources Division, US Fish & Wildlife Service, GADNR Coastal Resources Division- Marine Fisheries, National Marine Fisheries Service OR GADNR Historic Resources)

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NO Is this site located near a wildlife refuge, wilderness area, special management area, or other area specifically located for the protection of fish and wildlife?

If yes, what is the distance? \_\_\_\_\_

NO \*Is this habitat identified as "essential fish habitat"?

YES Are rare, threatened, endangered or otherwise designated unique or outstanding aquatic or terrestrial species or their habitats known to be present at or near the project site?

NO Do oyster or clam beds occur in or near the project site or access channels?

If yes, what is the distance? \_\_\_\_\_ If yes, what is the acreage? \_\_\_\_\_

NO \*Is project site near active crabbing areas?

NO \*Is the project site in designated bait zones?

NO Is the project site in or near an area of historic, archeological, or scenic value?

If yes, explain \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

\* GA DNR Coastal Resources Division's Marine Fisheries staff can direct the applicant to appropriate source materials.

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**STATE OF GEORGIA  
MCINTOSH COUNTY**

**Permission of Adjoining Highland Owner to Implement a Coastal Marshlands  
Protection Act of 1970, as amended, Permitted Project, as Required by O.C.G.A.  
12-5-286(b)(4)**

I, Tom Driffin, in my capacity as President and CEO of the McIntosh County Industrial Development Authority and I, Russell Quarterman, in my capacity as Chairman of the Board for the Darien Downtown Development Authority, hereby authorize SKM Heritage Holdings, LLC to use the intertidal area or adjoining marshland or tidal water bottoms adjacent to the McIntosh County Industrial Development Authority property leased by the Darien Downtown Development Authority for the purposes of constructing, maintaining and managing a commercial dock in accordance with the design permit drawings completed by Coastal Permitting Service, dated January 15, 2024 and attached hereto.

The proposed project consists of a modification to remove the wharf, install a walkway extension, add two (2) floating docks and ramps, construct a bulkhead, and perform maintenance to the existing structure. The existing decked platform will remain in its same footprint with the roof being repaired and selective piling replacement. The McIntosh County Industrial Development Authority and the Darien Downtown Development Authority have reviewed and are familiar with the permit application and the proposed activity. The McIntosh County Industrial Authority Board has reviewed the plans and authorized the President to take this action.

The McIntosh County Industrial Development Authority property and the Darien Downtown Development Authority understand that the authorization granted herein does not create any contractual rights and the proposed activity is subject to modification pending final permit approval by the Georgia Department of Natural Resource and the U.S. Army Corps of Engineers. Where substantial revisions are made to the proposed project during the permitting process, the President and CEO of the McIntosh County Industrial Development Authority or the Chairman of the Board of the Darien Downtown Development Authority shall approve such revisions prior to permit issuance.



This 7th day of February, 2024.

SIGNED:

A handwritten signature in blue ink, appearing to read "Tom Draffin", written over a horizontal line.

NAME: Tom Draffin

TITLE: President and CEO, McIntosh County Industrial  
Development Authority

SIGNED:

A handwritten signature in blue ink, appearing to read "Russell Quartermann", written over a horizontal line.

NAME: Russell Quartermann

TITLE: Chairman of the Board, Darien Downtown  
Development Authority

DOC. 003387  
FILED IN OFFICE  
12/30/2021 08:36 AM  
BK:682 PG:397-400  
MANDY HARRISON  
CLERK OF SUPERIOR COURT  
MCINTOSH

*Mandy Harrison*

REAL ESTATE TRANSFER  
TAX PAID: \$530.00

PT-61 098-2021-001363

Return To:  
Ashley Miles, P.C.  
P.O. Box 2417  
Darien, Georgia 31305

File No. 21R-369

STATE OF GEORGIA  
COUNTY OF MCINTOSH

20240129  
OK \$2

Lot 9 was not conveyed out of the Estate of E. Brown in D/B 478/112 so we had Bobbie convey individually and as Executor of the Estate to convey that portion out of the Estate.

**WARRANTY DEED**

THIS INDENTURE, made this 2<sup>nd</sup> day of December, 2021 by and between **Bobbie Brown, individually, and as the Executor of the Estate of Emanuel Brown, Jr.**, party of the first part, hereinafter called Grantor and **SKM Heritage Holdings, LLC**, party of the second part, hereinafter called Grantee.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other 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 and conveyed and does hereby grant, bargain, sell and convey unto the party of the second part, their heirs and assigns, the following described property, to wit:

**See Exhibit "A" attached hereto and incorporated herein by reference**

TO HAVE AND TO HOLD, the said bargained premises, together with all and singular the rights, members and appurtenances thereunto belonging or in any wise appertaining to the only proper use, benefit and behoof of the said party of the second part, their heirs and assigns, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of all persons whomsoever, subject, however, to the following when applicable: (1) zoning ordinances; (2) utilities easements; and (3) restrictions, reservations, conditions and limitations of record imposed upon the use of said property.

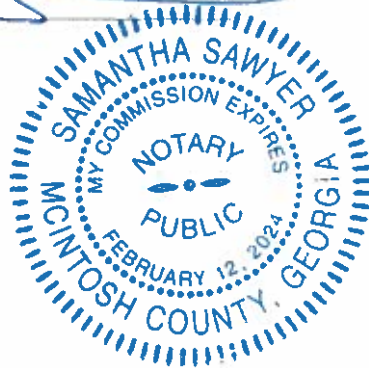
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and affixed his seal on the day and year first above written.

Bobbie Brown (SEAL)  
Bobbie Brown

Signed, sealed and delivered in the presence of:

Lee  
Witness

[Signature]  
Notary Public



**Exhibit "A"****Parcel One:**

All of that certain lot, tract or parcel of land situate, lying and being in the City of Darien, McIntosh County, Georgia, and being the Southerly portion of Lot 10 as shown on the map or plan of said City of Darien. Said property beginning at a point located on the Eastern side of Screven Street at a distance of 195 feet Southerly from the Southeast corner of the intersection of Screven Street and Broad Street, and from said point of beginning running thence Easterly and parallel with the Southern side of Broad Street for a distance of Sixty Feet (60'); thence Southerly and parallel with the Eastern side of Screven Street a distance of 100 feet (100') more or less to the low water mark of the Darien River; thence Westerly along the meanders of the low water mark of the Darien River for a distance of Sixty Feet (60') more or less to an extension of the Easterly side of Screven Street; thence Northerly along the Easterly side of Screven Street a distance of 110 feet, more or less, to the point or place of beginning. This being all of Lot 10 lying between property shown on a map or plat of Georgia Power Co. Screven Street Substation attached to a deed recorded in Deed Book 15, Page 293 as "Georgia Power Company Substation", formerly property of May Hall, Inc., and the Darien River, also known as North Branch, Altamaha River, and reference is hereby made to the map or plat aforesaid for all purposes of description.

**Parcel Two:**


All of that certain lot, tract or parcel of land situate, lying and being in the City of Darien, McIntosh County, Georgia, and shown and designated on the map or plat of said City as Lot No. 9 which said lot is bounded on the North by Broad Street, East by Lot No. 8, South by the Altamaha River, and West by Lot No. 10. Said property is the same property conveyed by Glynn Ice & Coal Company of Brunswick, Inc., to May Hall, Inc., by deed dated October 28, 1966, recorded in the Office of the Clerk of Superior Court of McIntosh County, Georgia, in Deed Book 44, Page 525.

**LESS AND EXCEPT:** All of that certain lot, tract or parcel of land situate, lying and being in the City of Darien, McIntosh County, Georgia, beginning on Broad Street at the Northwest Corner of Lot Nine (9) as shown and designated upon the map or plat of said City of Darien and running Southerly along the Westerly line of Lot 9 a distance of approximately 185 feet to a concrete monument; thence Southeasterly for approximately 64 feet to a palm tree or the Easterly line of Lot 9; thence Northerly along the Easterly Line of Lot 9 to Broad Street; thence Westerly for 60 feet along Broad Street to the point of beginning.

This property being conveyed by deed from Emanuel Brown, Jr to the McIntosh County Industrial Development Authority on August 31, 1978, and recorded in the Office of the Clerk of Superior Court of McIntosh County, Georgia, in Deed Book 86, Page 700.

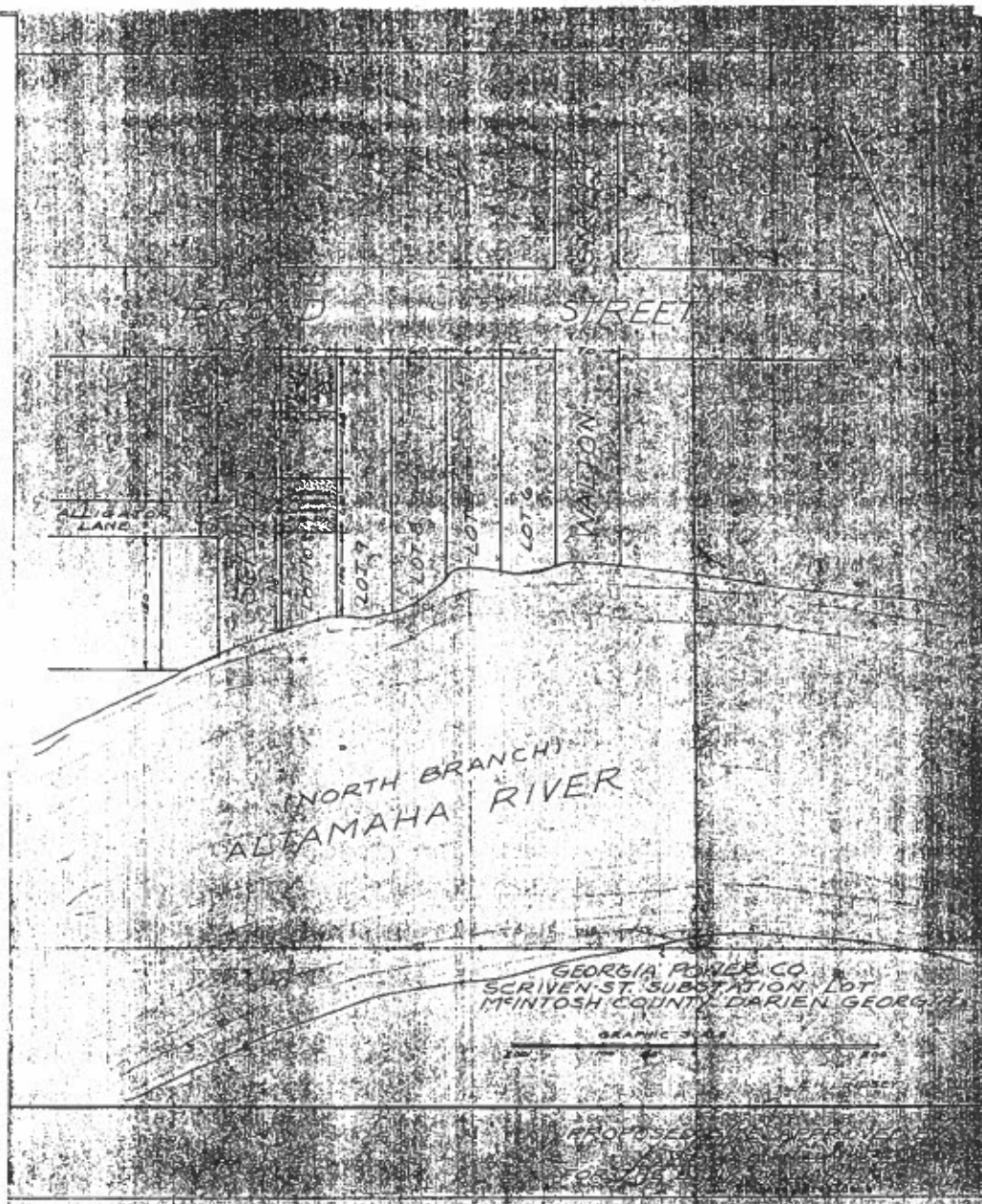
Map No. D007 0025

Physical Address: 92 Screven Street, Darden, Georgia 31305



This paragraph is a reference to the Less & Except language on the following page. That area of Lot 9 was conveyed to IDA in Book 86/700.

USED BOOK 300 PAGE 238  
DB 15/295



Recorded March 18, 2002  
Sandra O. Tiltman, DSC



DOCH 003387  
FILED IN OFFICE  
12/30/2021 08:36 AM  
BK:682 PG:397-400  
MANDY HARRISON  
CLERK OF SUPERIOR COURT  
MCINTOSH

*Mandy Harrison*

REAL ESTATE TRANSFER  
TAX PAID: \$530.00  
PT-61 098-2021-001363

Return To:  
Ashley Miles, P.C.  
P.O. Box 2417  
Darien, Georgia 31305

File No. 21R-369

STATE OF GEORGIA  
COUNTY OF MCINTOSH

#### WARRANTY DEED

THIS INDENTURE, made this 23<sup>rd</sup> day of December, 2021 by and between **Bobbie Brown, individually, and as the Executor of the Estate of Emanuel Brown, Jr., party of the first part, hereinafter called Grantor and SKM Heritage Holdings, LLC, party of the second part, hereinafter called Grantee.**

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other 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 and conveyed and does hereby grant, bargain, sell and convey unto the party of the second part, their heirs and assigns, the following described property, to wit:

**See Exhibit "A" attached hereto and incorporated herein by reference**

TO HAVE AND TO HOLD, the said bargained premises, together with all and singular the rights, members and appurtenances thereunto belonging or in any wise appertaining to the only proper use, benefit and behoof of the said party of the second part, their heirs and assigns, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of all persons whomsoever, subject, however, to the following when applicable: (1) zoning ordinances; (2) utilities easements; and (3) restrictions, reservations, conditions and limitations of record imposed upon the use of said property.

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BK:682 PG:400

This property being conveyed by deed from Emanuel Brown, Jr to the McIntosh County Industrial Development Authority on August 31, 1978, and recorded in the Office of the Clerk of Superior Court of McIntosh County, Georgia, in Deed Book 86, Page 700.

Map No. D007 0025

Physical Address: 92 Screven Street, Darien, Georgia 31305

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BK:682 PG:398

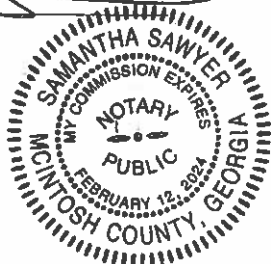
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and affixed his seal on the day and year first above written.

Bobbie Brown (SEAL)  
Bobbie Brown

Signed, sealed and delivered in the presence of:

SEI  
Witness

SSS  
Notary Public



BK:682 PG:399

**Exhibit "A"****Parcel One:**

All of that certain lot, tract or parcel of land situate, lying and being in the City of Darien, McIntosh County, Georgia, and being the Southerly portion of Lot 10 as shown on the map or plan of said City of Darien. Said property beginning at a point located on the Eastern side of Screven Street at a distance of 195 feet Southerly from the Southeast corner of the intersection of Screven Street and Broad Street, and from said point of beginning running thence Easterly and parallel with the Southern side of Broad Street for a distance of Sixty Feet (60'); thence Southerly and parallel with the Eastern side of Screven Street a distance of 100 feet (100') more or less to the low water mark of the Darien River; thence Westerly along the meanders of the low water mark of the Darien River for a distance of Sixty Feet (60') more or less to an extension of the Easterly side of Screven Street; thence Northerly along the Easterly side of Screven Street a distance of 110 feet, more or less, to the point or place of beginning. This being all of Lot 10 lying between property shown on a map or plat of Georgia Power Co. Screven Street Substation attached to a deed recorded in Deed Book 15, Page 293 as "Georgia Power Company Substation", formerly property of May Hall, Inc., and the Darien River, also known as North Branch, Altamaha River, and reference is hereby made to the map or plat aforesaid for all purposes of description.

**Parcel Two:**

All of that certain lot, tract or parcel of land situate, lying and being in the City of Darien, McIntosh County, Georgia, and shown and designated on the map or plat of said City as Lot No. 9 which said lot is bounded on the North by Broad Street, East by Lot No. 8, South by the Altamaha River, and West by Lot No. 10. Said property is the same property conveyed by Glynn Ice & Coal Company of Brunswick, Inc., to May Hall, Inc., by deed dated October 28, 1966, recorded in the Office of the Clerk of Superior Court of McIntosh County, Georgia, in Deed Book 44, Page 525.

LESS AND EXCEPT: All of that certain lot, tract or parcel of land situate, lying and being in the City of Darien, McIntosh County, Georgia, beginning on Broad Street at the Northwest Corner of Lot Nine (9) as shown and designated upon the map or plat of said City of Darien and running Southerly along the Westerly line of Lot 9 a distance of approximately 185 feet to a concrete monument; thence Southeasterly for approximately 64 feet to a palm tree or the Easterly line of Lot 9; thence Northerly along the Easterly Line of Lot 9 to Broad Street; thence Westerly for 60 feet along Broad Street to the point of beginning.

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GEORGIA  
CORPORATIONS  
DIVISION

GEORGIA SECRETARY OF STATE  
**BRAD RAFFENSPERGER**

[HOME \(/\)](#)

**BUSINESS SEARCH**

**BUSINESS INFORMATION**

Business Name:	<b>SKM Heritage Holdings, LLC</b>	Control Number:	<b>21302844</b>
Business Type:	<b>Domestic Limited Liability Company</b>	Business Status:	<b>Active/Compliance</b>
NAICS Code:	<b>Any legal purpose</b>	NAICS Sub Code:	
Principal Office Address:	<b>1329 Old Cane Mill Drive, Darien, GA, 31305, USA</b>	Date of Formation / Registration Date:	<b>12/8/2021</b>
State of Formation:	<b>Georgia</b>	Last Annual Registration Year:	<b>2022</b>

**REGISTERED AGENT INFORMATION**

Registered Agent Name: **Charles Hill**  
Physical Address: **1329 Old Cane Mill Drive, Darien, GA, 31305, USA**  
County: **McIntosh**

[Back](#)

[Filing History](#)

[Name History](#)

[Return to Business Search](#)



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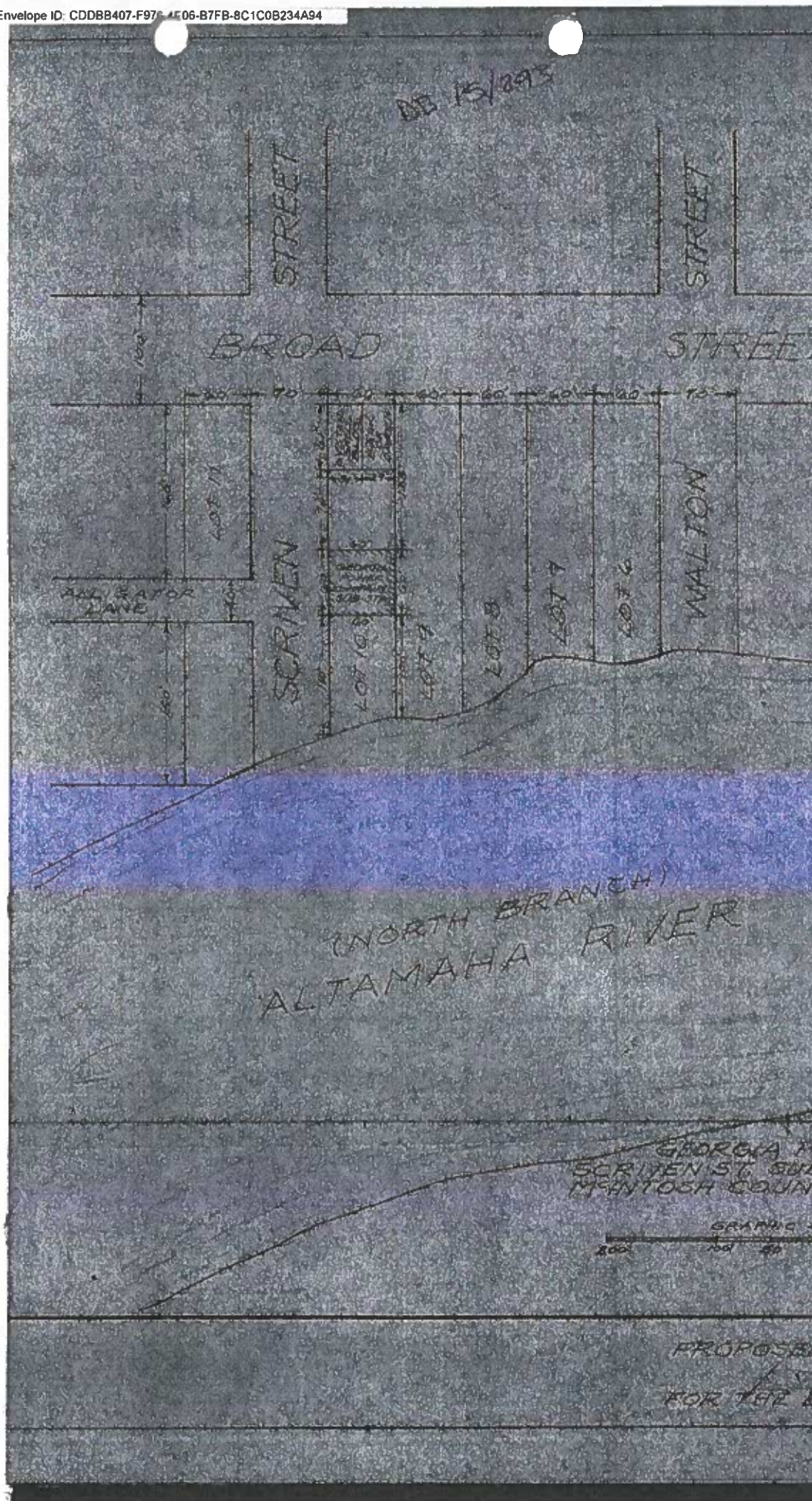
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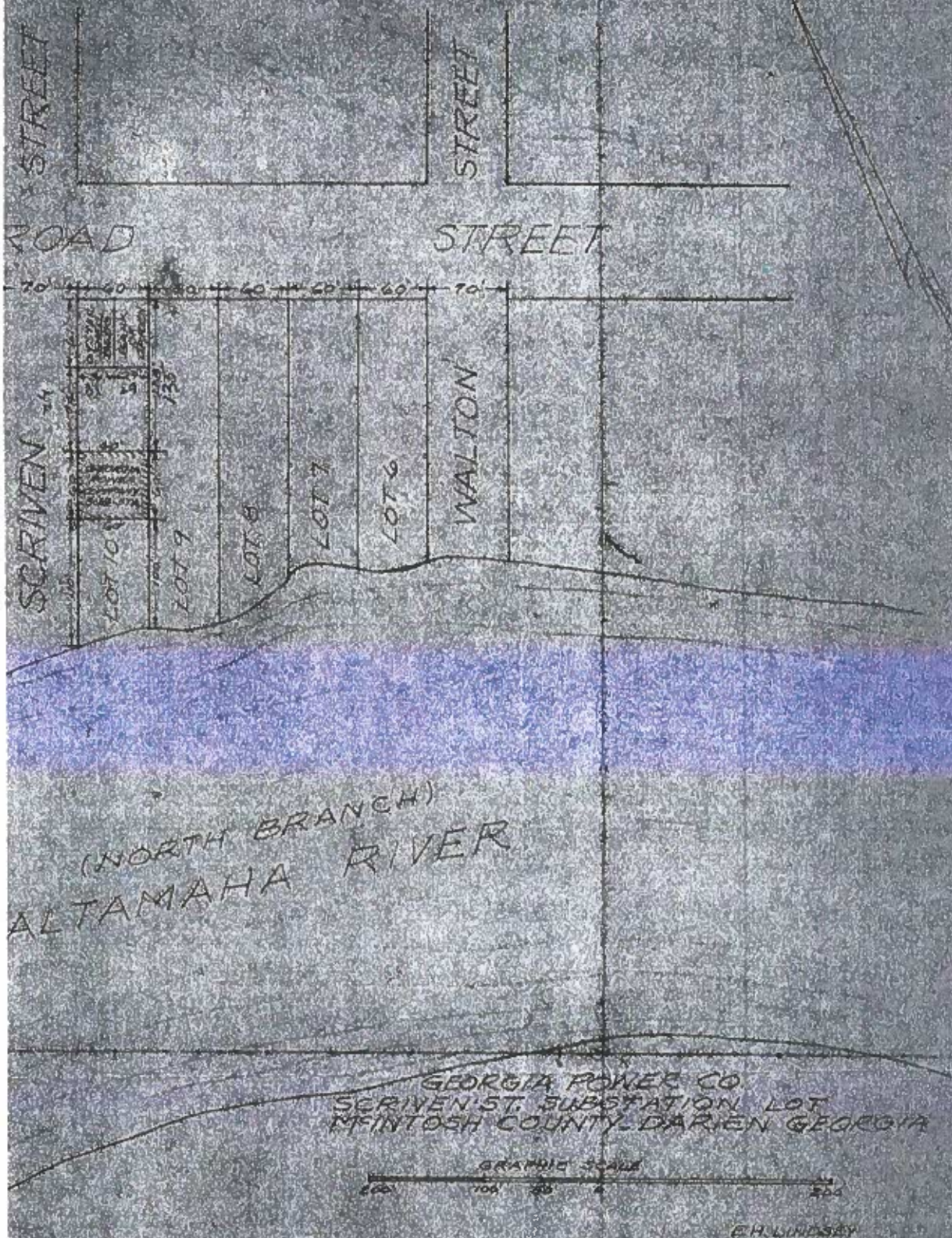
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DB 15/993



(NORTH BRANCH)  
ALTAMAHA RIVER

GEORGIA POWER CO  
SCRIVEN ST. SUBSTATION LOT  
MCINTOSH COUNTY, DARIEN, GEORGIA

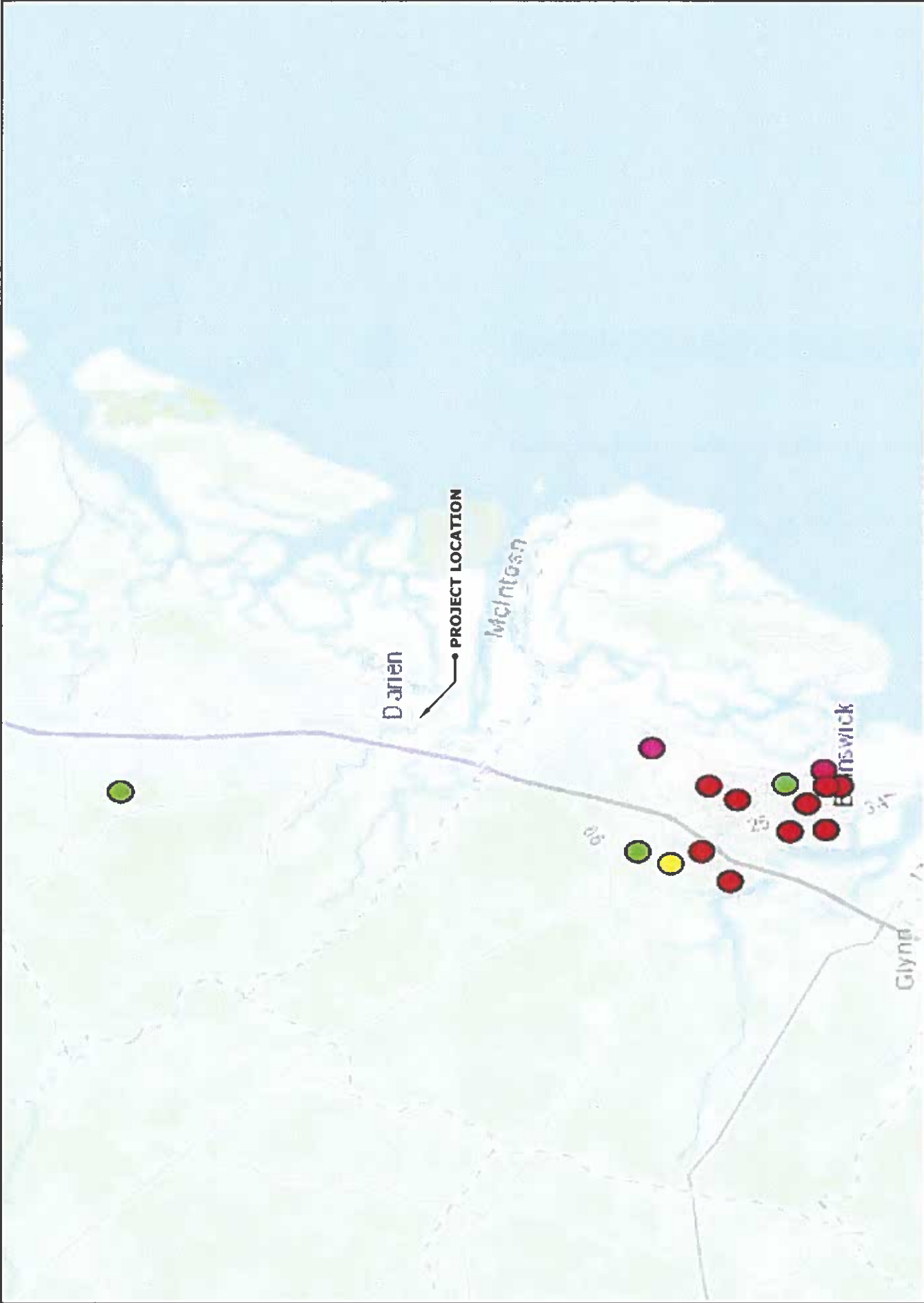
PROPOSED SITE APPROVED BY:  
FOR THE BANK OF DARIEN  
D. E. HARRIS, President

## Appendix N: Zoning Letter & Signed Drawings



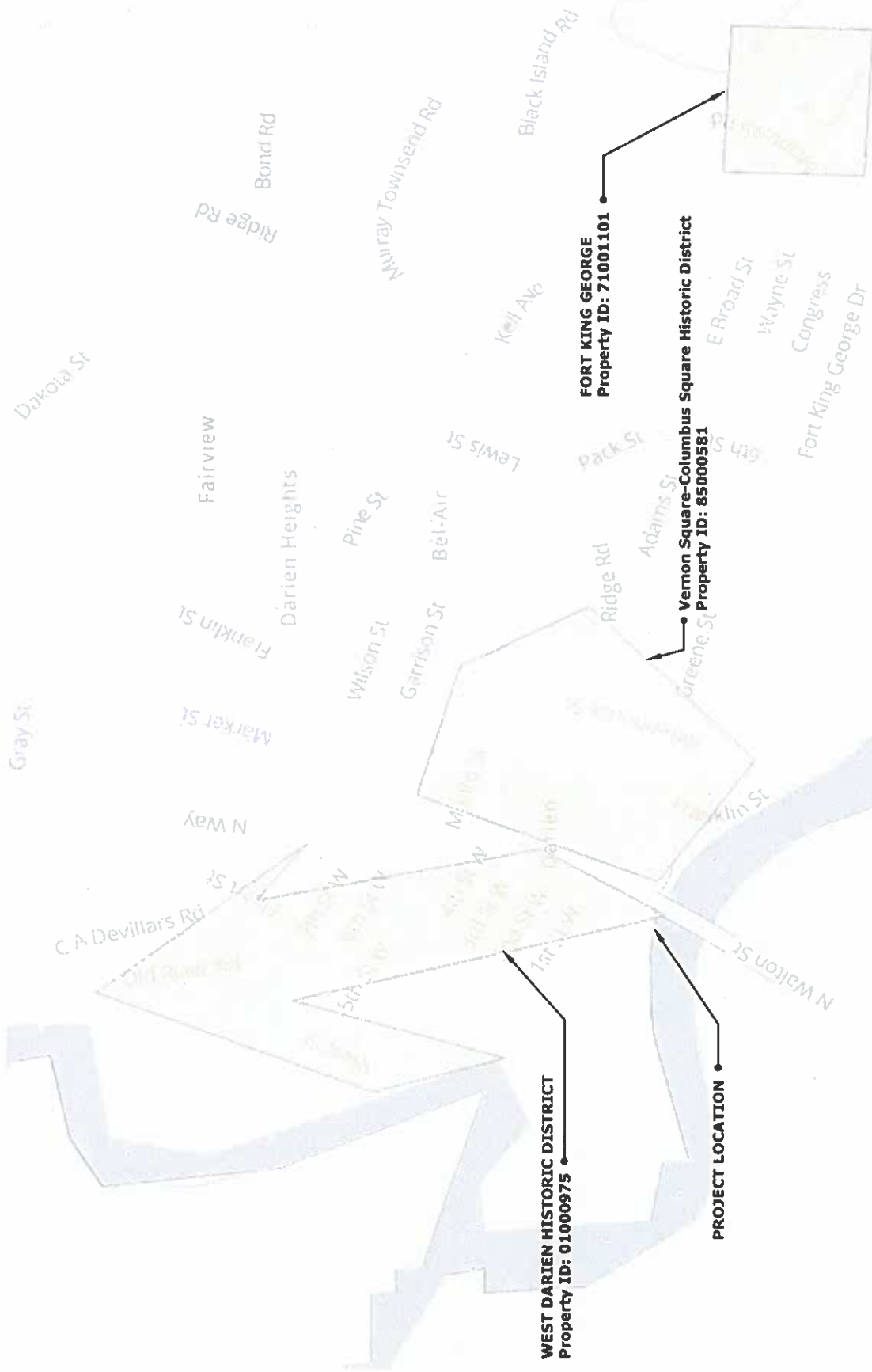


Appendix O: Hazardous Waste/Landfill Sites



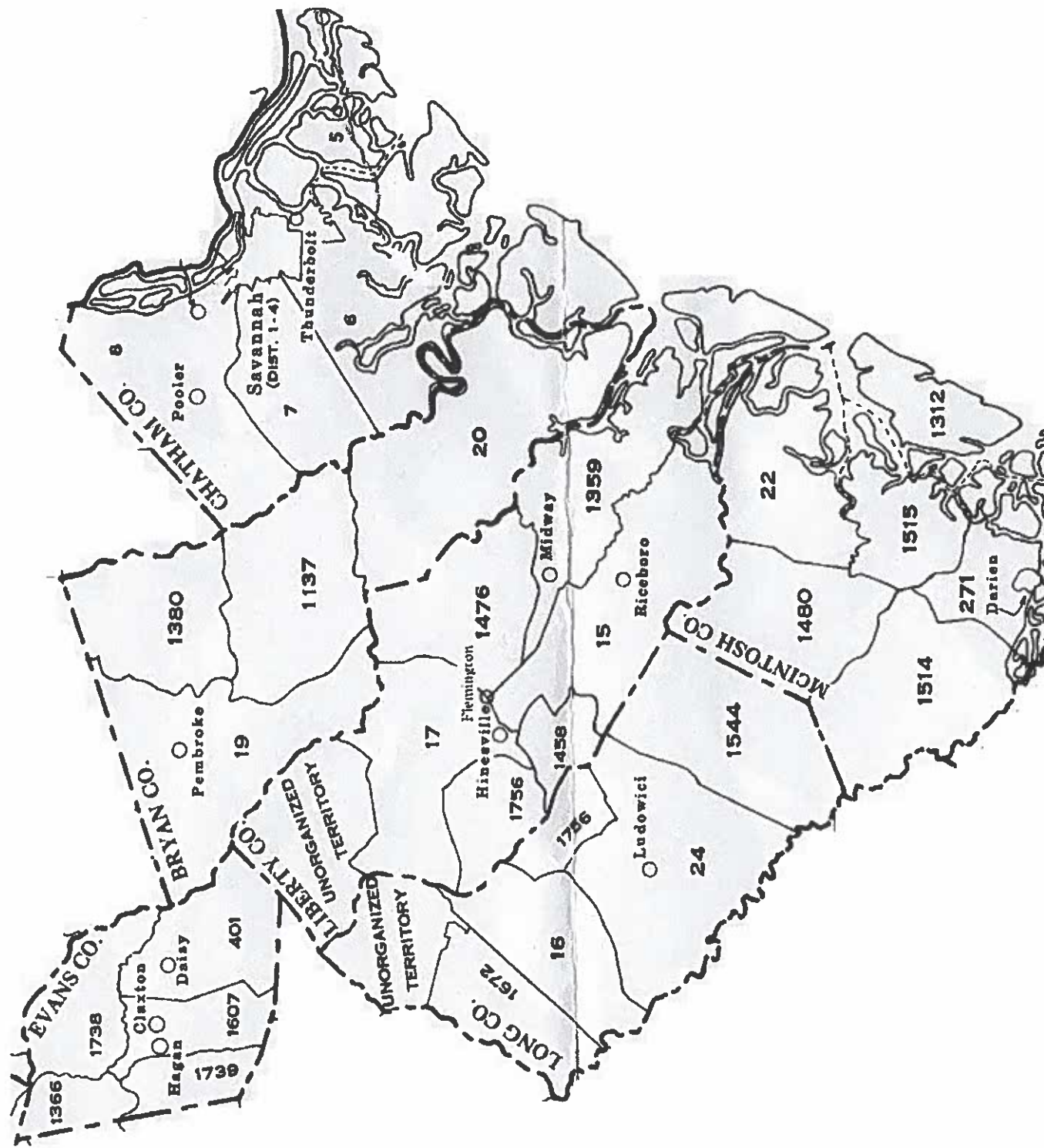
This exhibit was obtained from the Georgia EPD Hazardous Site Inventory on 2/9/23.	Prepared For: SKM Heritage Holdings, LLC 1329 Old Cane Mill Drive Darien, GA 31305	Coastal Permitting Service	HAZARDOUS SITE INVENTORY	SCALE: NTS	
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Appendix P: National Register of Historic Places



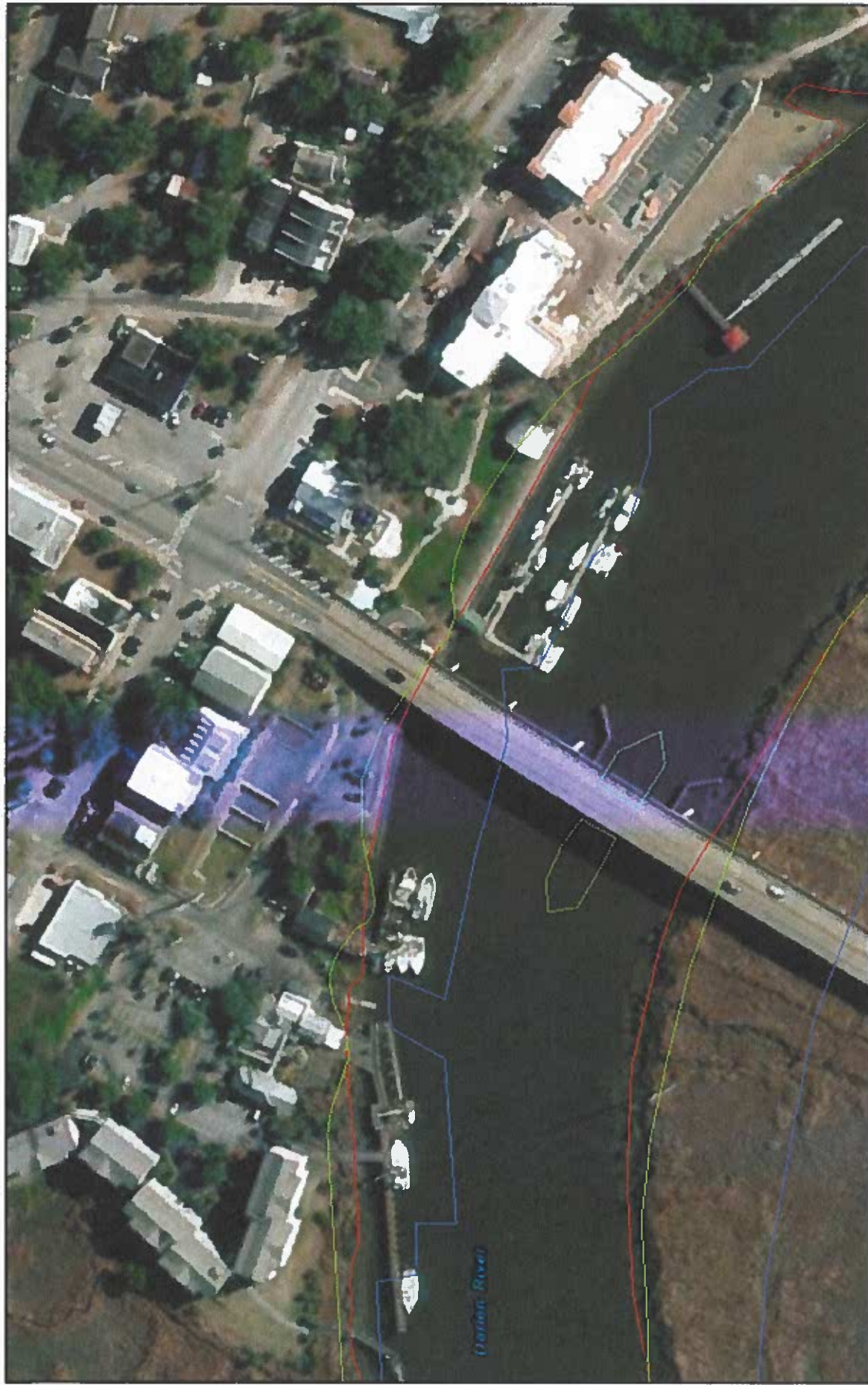
This exhibit was obtained from the National Register on 2.9.23.	Prepared For: SKM Heritage Holdings, LLC 1329 Old Cane Mill Drive Darin, GA 31305	Coastal Permitting Service	HAZARDOUS SITE INVENTORY	SCALE: NTS	
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Appendix Q: Additional Exhibits



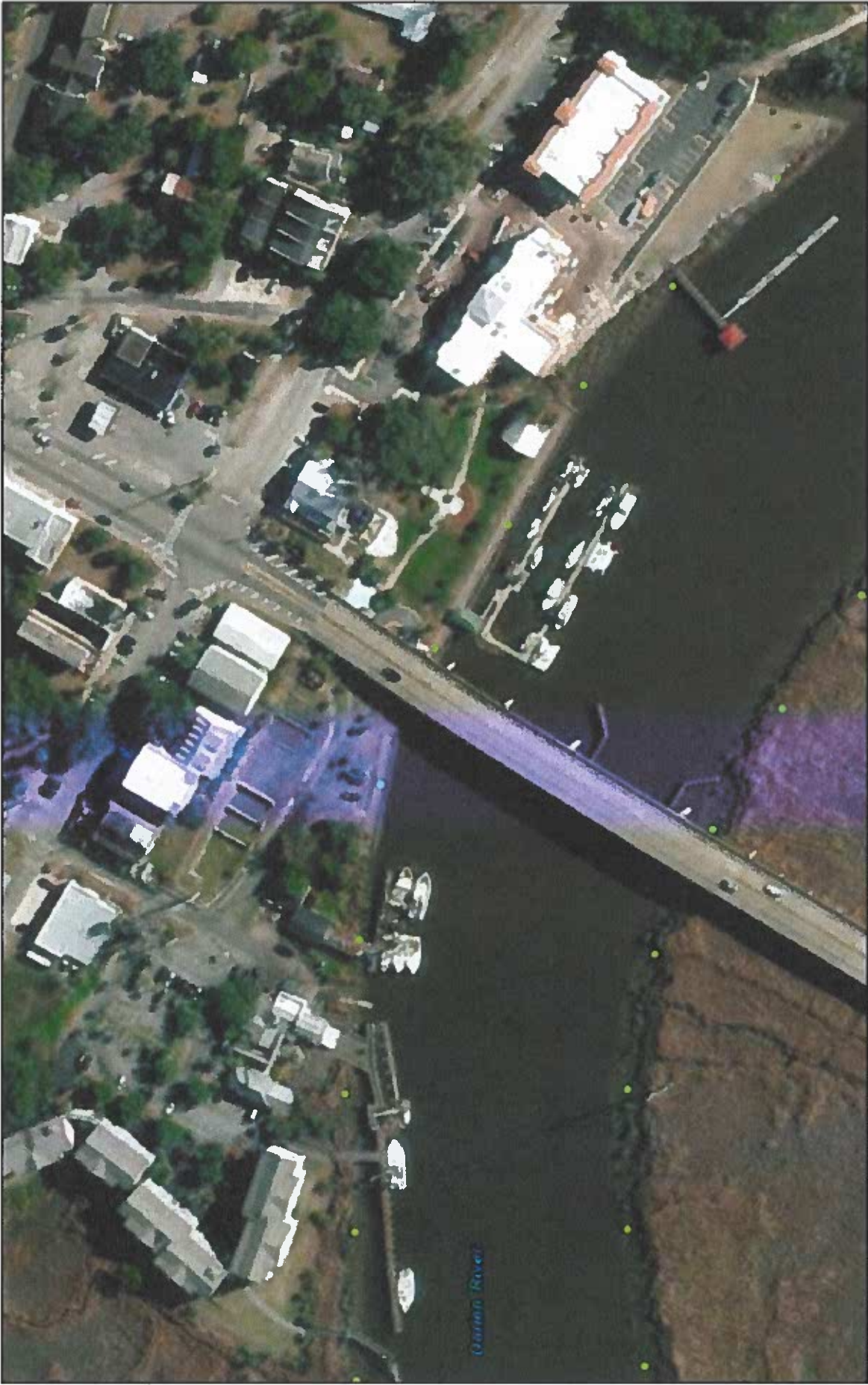


## Historic Shorelines





# Shoreline Change



2/9/2023, 7:22:43 AM

NWICover

Shoreline Change (1930s-2000s)

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

< -1

-1 - -0.21

Mud

Unvegetated

Salt marsh (regularly flooded)

Brackish marsh (irregularly flooded)

Coastal Zone Management Area

Christine Hladik, Maxar, Microsoft, Esri, HERE, Garmin, IPC



## Shoreline Characteristics



2/9/2023, 7:21:35 AM

NW/Cover

ShorelineCharacterization 2016

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Christine Hladik, Maxar, Microsoft, Esri, HERE, Garmin, IPC

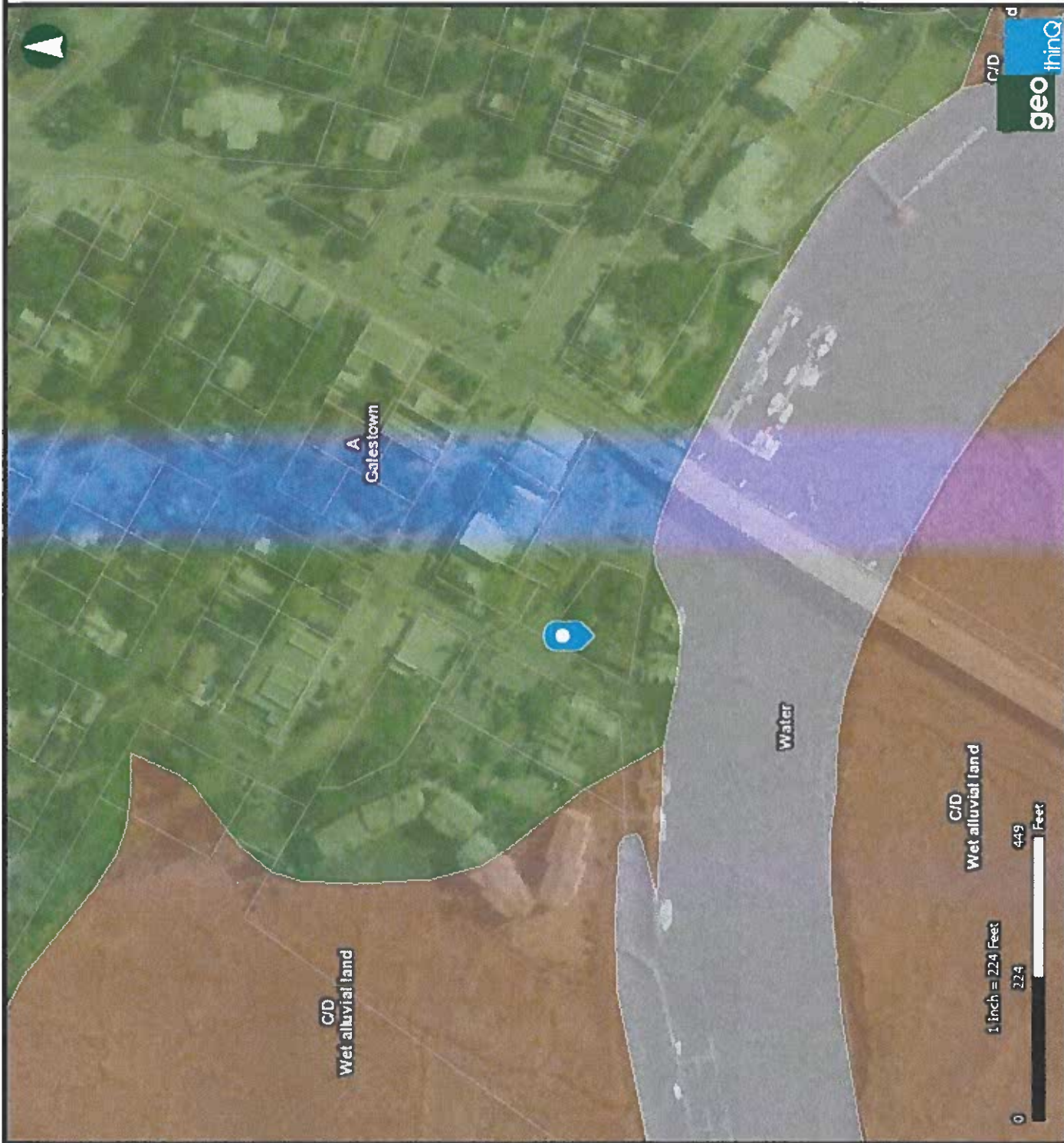




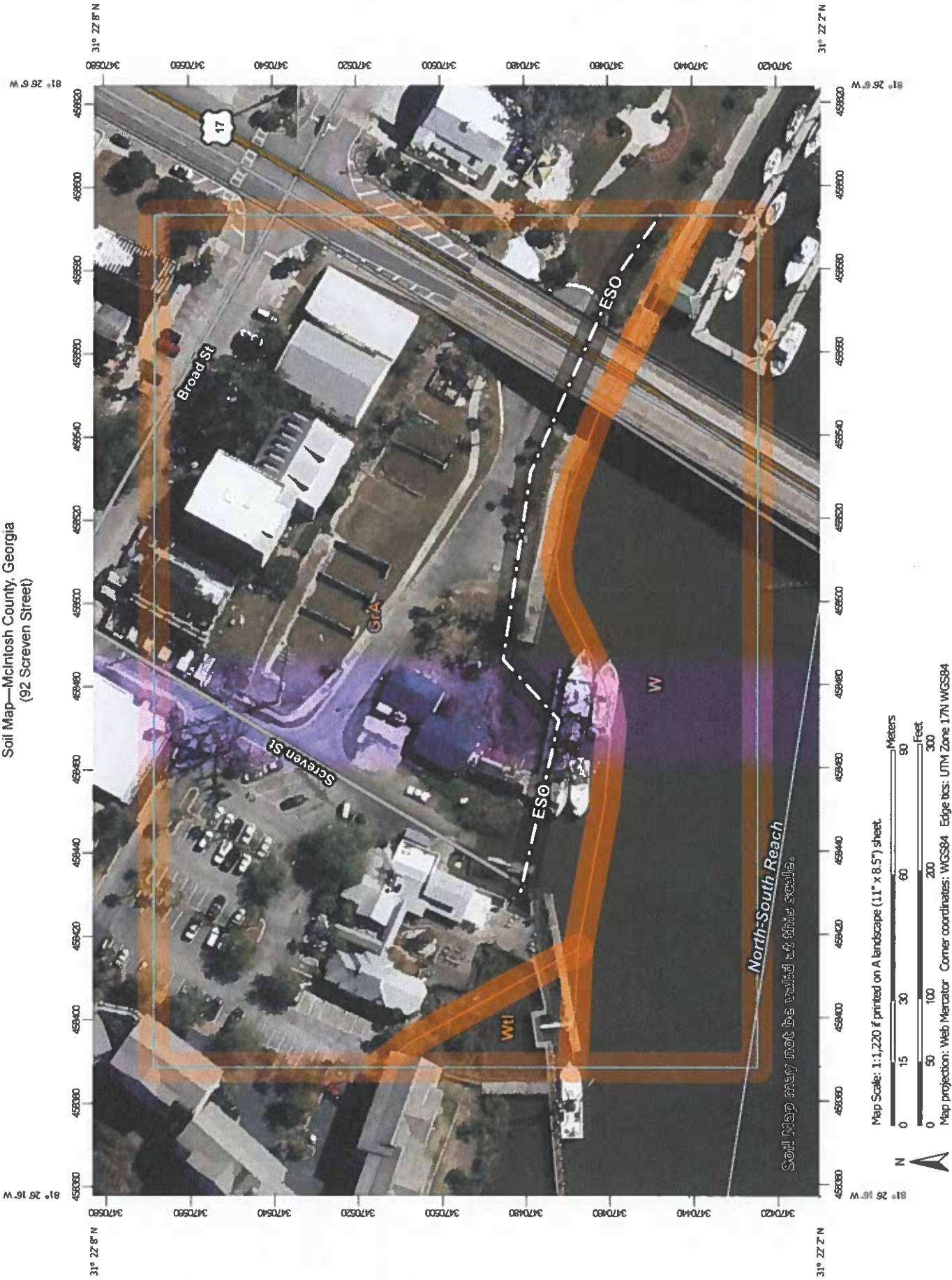
# Soils Map

02/09/2023

- Parcels
- A
  - A/D
  - B
  - B/D
  - C
  - C/D
  - D
  - Not Classified







Soil Map—McIntosh County, Georgia  
(92 Screven Street)

MAP LEGEND

- Area of Interest (AOI)

Area of Interest (AOI)
- Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points
- Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.  
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: McIntosh County, Georgia  
Survey Area Data: Version 14, Sep 1, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 9, 2022—Apr 22, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
GrA	Galestown fine sand, 0 to 2 percent slopes	5.2	71.5%
W	Water	1.9	26.1%
Wtl	Wet alluvial land	0.2	2.3%
Totals for Area of Interest		7.3	100.0%





# USGS Contours

02/09/2023

Parcels

