

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 01/15/2020
3. For Official Use Only \_\_\_\_\_
4. Name and address of applicant. Sapelo River Marina, LLC. 1418 SAPELO AVE NE TOWNSEND, GA 31331
5. Location where the proposed activity exists or will occur.

N031° 32' 08.91" W081° 21' 46.47"  
Lat. \_\_\_\_\_ Long. \_\_\_\_\_

<u>McIntosh</u>	<u>1515</u>	<u>N/A</u>
County	Military District	In City or Town
<u>Eulonia</u>	<u>N/A</u>	<u>N/A</u>
Near City or Town	Subdivision	Lot No.
<u>1.68</u>	<u>7.18</u>	<u>Georgia</u>
Lot Size	Approximate Elevation of Lo	State
<u>Sapelo River</u>	<u>N/A</u>	
Name of Waterway	Name of Nearest Creek, River, Sound, Bay or Hammock	



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 N/A

1. Access channel length N/A depth \_\_\_\_\_ width \_\_\_\_\_

2. Boat basin length N/A depth \_\_\_\_\_ width \_\_\_\_\_

3. Fill area length N/A depth \_\_\_\_\_ width \_\_\_\_\_

4. Other N/A length \_\_\_\_\_ depth \_\_\_\_\_ width \_\_\_\_\_

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

b. If bulkhead, give dimensions N/A

-- Type of bulkhead construction (material) N/A

1. Backfill required: Yes N/A No \_\_\_\_\_ Cubic yards \_\_\_\_\_

2. Where obtained N/A

c. Excavated material

1. Cubic yards N/A

2. Type of material N/A

15. Type of construction equipment to be used N/A

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 N/A

d. Maintenance dredging, estimated amounts, frequency, and disposal sites to be utilized: N/A

e. Will dredged material be entrapped or encased? N/A

f. Will wetlands be crossed in transporting equipment to project site? N/A

g. Present rate of shoreline erosion (if known) N/A

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 impacts to the waters of the United States will not be greatly affected by the proposed improvements to the dock. The construction of the dock and hoist will avoid destructive practices such as boring or dredging in the construction. Construction trash and waste material will be kept from entering the waterway. The improvements will not significantly change or inhibit the flow of the river. The improvements will not inhibit or destroy any fish habitats; it will most likely offer food and cover for numerous aquatic creatures. Significant impacts during the improvements to the waters of the United States will be corrected to a 3 condition of as good of shape or better than.

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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. N/A

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

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:

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:

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**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 02/11/2019, 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.

Signature of Applicant: Charles M Phillip  
Date: 3/17/20  
Printed Name of Applicant: Charles M Phillip  
Street Address: 1418 Sepelo Ave NE  
City, State, Zip Code: Townsend Ga, 31331  
Phone Number: 912-832-4423  
Fax Number: 912 832-6228  
E-Mail Address: ga\_capt\_e@yahoo.com

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

APR 08 . .

GA-DNR

# Coastal Marina, Community or Commercial Dock Checklist

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

## LOCATION:

County McIntosh Landmarks N/A  
 Municipality McIntosh County Waterway Sapelo River

## FACILITY:

Facility Type  Private  Public  Commercial  Other  
 Dock Space  Leased  Sold  Rented  Private  Other  
 Size of Upland Area (sq. ft.) 0 Size of Submerged Area (sq. ft.) 0

## WATERWAY INFORMATION:

open water  river  creek  basin   
 Tidal Range (ft. MLW) 10.5' Water Depth (ft. MLW) 5  
 Channel Width (ft. MLW) >300' Depth of Dredging (ft. MLW) N/A  
 Distance facility will extend into the waterway beyond MLW 31.06'

## EXISTING OR PLANNED SERVICES IN JURISDICTION:

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

## DREDGING/FILLING/ShORELINE STABILIZATION:

<u>NO</u>	Will dredging be required for the access channel?	RECEIVED
<u>NO</u>	Will dredging be required for boat basin?	
<u>NO</u>	Is filling proposed in tidal wetlands?	APR 08 20
<u>NO</u>	Is filling proposed in open water?	
<u>NO</u>	Will dredge disposal sites be required?	GA-DNR
<u>NO</u>	Have future dredge disposal sites been identified?	
<u>NO</u>	Have future dredge spoil sites been set aside with deeds or easements?	
<u>NO</u>	Is shoreline stabilization proposed? If so, what type? _____	
<u>NO</u>	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? \_\_\_\_\_

YES \*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?

YES Do oyster or clam beds occur in or near the project site or access channels?  
If yes, what is the distance? 5 FEET If yes, what is the acreage? \_\_\_\_\_

YES \*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

REVOCABLE LICENSE REQUEST FOR THE USE OF TIDAL WATERBOTTOMS

APPLICANTS NAME(S): Sapelo River Marina, LLC.

MAILING ADDRESS: 1418 SAPELO AVE NE TOWNSEND, GA 31331  
 (Street) (City) (State) (Zip)

PROJECT ADDRESS/LOCATION: 1418 SAPELO AVE NE TOWNSEND, GA 31331

COUNTY: McIntosh WATERWAY: Sapelo River DATE: 02/11/2020

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 signed a copy of this request.

Sincerely,

By:   
 (Applicant), title if applicable

By: \_\_\_\_\_  
 (Applicant), title if applicable

\*\*\*\*\*

The State of Georgia hereby grants you a revocable license not coupled with an interest as provided in your request. This area may now or in the future be utilized by boats employing power drawn nets under the provisions for commercial or sport bait shrimping. In its occupancy and use of the premises, licensee shall not discriminate against any person on the basis of race, gender, color, national origin, religion, age, or disability. This covenant by licensee may be enforced by termination of this license, by injunction, and by any other remedy available at law to the Department. The project proposed for this license must be constructed and completed within the specified timeframe associated with the authorization and/or transmittal letter associated with this revocable license and must be maintained in serviceable condition. Otherwise, action will be initiated to revoke this license and all structures must be removed immediately at the licensee's expense.

STATE OF GEORGIA  
 Office of the Governor

By: \_\_\_\_\_  
 For: Mark Williams, Commissioner-DNR

Date: \_\_\_\_\_

Revised 6/20/2017

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# SEARCH

Real Estate Index > Name Search

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Name Selected: **SAPELO RIVER MARINA LLC**

Searched: All Parties in **MCINTOSH** County for All Instruments

County good from 1/1/1972 through 5/15/2020

Query Made: 5/19/2020 7:11:53 PM

County	Instrument Type	Date Filed	Time	Book	Page
MCINTOSH	QUIT CLAIM DEED	12/29/2010	10 54 AM	545	276

Description not warranted  
1.68 AC TRACT 1 RET 0 00

Sec/GMD	District	Land Lot	Subdivision	Unit	Block	Lot	Comment
1515							

Grantor  
PELICAN POINT INC

Grantee  
SAPELO RIVER MARINA LLC

Cross-Referenced Instruments  
PLAT PLAT / MAP BOOK PC1, PAGE 323I  
PT61 E-FILING PT-61 098-2010-000969

This record was added to the statewide Deed database index on 1/6/2011 2:00 44 AM

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DEED BOOK 545 PAGE 276

Return Recorded Document to:  
 Samuel G. Oliver, Attorney at Law  
 200 Walton Street, P.O. Box 495  
 Darlea, GA 31305  
 File No: rsl004  
 File Name: Sapelo River Marina LLC  
 McIntosh County, Georgia  
 Real Estate Transfer Tax  
 Paid \$ 0.00  
 Date Dec. 29, 2010  
*Umondam Cation*  
 Deputy Clerk of Superior Court

State of Georgia  
 McIntosh County  
 I hereby certify that this instrument was filed  
 for record in the Clerk of Superior Court office  
 of McIntosh County on the 29 day  
 of Dec. 2010 at  
10:54 AM PM last recorded in Deed  
 Book 545 Page 276 on the 29  
 day of Dec. 2010  
*Umondam Cation*  
 Deputy Clerk

2010 DEC 29 AM 10:54  
 CLERK OF COURTS  
 FILED IN OFFICE  
 CLERK OF COURTS  
 2010 DEC 29 AM 10:54

**QUITCLAIM DEED**

STATE OF GEORGIA  
COUNTY OF MCINTOSH

**THIS INDENTURE**, made the **22nd day of December, 2010**, between **Pelican Point, Inc.** of the County of McIntosh, and State of Georgia, as party of the first part, hereinafter called Grantor, and **Sapelo River Marina LLC** of the County of McIntosh, and State of Georgia, as party of the second part, hereinafter called Grantee (the words "Grantor(s)" and "Grantee(s)" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH** that: Grantor, for and in consideration of the sum of **ONE AND 00/100 DOLLARS (\$1.00)** and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said grantee.

All that certain lot, tract, or parcel of land situate, measuring 1.68 acres, lying and being in the 1515th GMD, McIntosh County, Georgia, and shown and depicted as Tract #1 upon that certain plat of survey prepared for Charles Phillips, dated October 4, 2010, by Timothy W. Eason, Georgia Registered Land Surveyor No. 2508, and recorded in the Office of the Clerk of Superior Court of McIntosh County, Georgia, in Flat Cabinet 1, Side 323-L.

**TO HAVE AND TO HOLD** the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

**IN WITNESS WHEREOF**, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

*[Signature]*  
*[Signature]* (Seal)  
 Pelican Point, Inc.

*Samuel S. Oliver*

Unofficial Witness

*Oliver H. Oliver*

Notary Public

My Commission Expires: 08-01-2011



(Seal)

DEED BOOK 545 PAGE 277

McIntosh County, Georgia  
Real Estate Transfer Tax  
Paid \$ 1,523.70  
Date Dec. 29, 2010  
Ammandam Cethron  
Deputy Clerk of Superior Court

State of Georgia  
McIntosh County  
I hereby certify that this instrument was filed  
for record in the Clerk of Superior Court office  
of McIntosh County on the 29 day  
of Dec 2010  
at 10:54 AM PM and recorded in Deed  
Book 545 Page 277 on the 29  
day of Dec 2010  
Ammandam Cethron  
Deputy Clerk

2010 DEC 29 AM 10:54  
CLERK OF COURTS  
CLERK OF COURTS  
CLERK OF COURTS

Return Recorded Document to:  
Samuel G. Oliver, Attorney at Law  
200 Walton Street, P.O. Box 495  
Darien, GA 31305  
File No: re1004  
File Name: Sapelo River Marina LLC

**GENERAL WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF MCINTOSH

**THIS INDENTURE**, made the **22<sup>nd</sup>** day of **December, 2010**, between **Myron Phillips** of the County of McIntosh, and State of Georgia, as party of the first part, hereinafter called Grantor, and **Sapelo River Marina LLC** of the County of McIntosh, and State of Georgia, as party of the second part, hereinafter called Grantee (the words "Grantor(s)" and "Grantee(s)" to include their respective heirs, successors and assigns where the context requires or permits).

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

All that certain lot, tract, or parcel of land situate, measuring 1.68 acres, lying and being in the 1515th GMD, McIntosh County, Georgia, and shown and depicted as Tract #1 upon that certain plat of survey prepared for Charles Phillips, dated October 4, 2010, by Timothy W. Eason, Georgia Registered Land Surveyor No. 2508, and recorded in the Office of the Clerk of Superior Court of McIntosh County, Georgia, in Plat Cabinet 1, Slide 323-1.

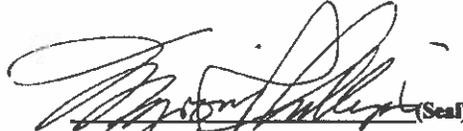
**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use,

DEED BOOK 546 PAGE 278

benefit and behoof of the said Grantee forever in FEE SIMPLE.

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

**IN WITNESS WHEREOF**, Grantor has signed and sealed this deed, the day and year first above written.

  
Myron Phillips (Seal)

Signed, sealed and delivered in the presence of:

  
Unofficial Witness

  
Notary Public



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# SEARCH

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Name Selected: SAPELO RIVER MARINA LLC

Searched: All Parties in MCINTOSH County for All Instruments

County good from 1/1/1972 through 5/15/2020

Query Made: 5/19/2020 7:15:36 PM

County	Instrument Type	Date Filed	Time	Book	Page
MCINTOSH	WARRANTY DEED	5/13/2015	1:50 PM	606	86

**Description not warranted**

TRACTS 2-4 & 6-7

Sec/GMD	District	Land Lot	Subdivision	Unit	Block	Lot	Comment
1515							

**Grantor**

PELICAN POINT INC

**Grantee**

SAPELO RIVER MARINA LLC

**Cross-Referenced Instruments**

PLAT PLAT / MAP BOOK PC1. PAGE 353F  
PT61 E-FILING PT-61 098-2015-000394

This record was added to the statewide Deed database index on 5/15/2015 2:00:13 AM

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McIntosh County, Georgia  
 Real Estate Transfer Tax  
 Paid \$ 600.00  
 Date 5-13-2015  
*Christie Britt*  
 Deputy Clerk of Superior Court  
 096-2015-000394

MCINTOSH COUNTY GEORGIA  
 FILED IN OFFICE

2015 MAY 13 PM 1:50

*Beatrice W Goodrich*  
 CLERK OF COURTS

DEED BOOK 606 PAGE 86

State of Georgia  
 McIntosh County  
 I hereby certify that this instrument was filed  
 for record in the Clerk of Superior Court office  
 of McIntosh County on the 13 day  
 of May 2015  
 at 1:50 PM and recorded in Deed  
 Book 606 Page 86 on the 13  
 day of May 2015  
*Christie Britt, DCS*  
 Deputy Clerk

Return Recorded Document to:  
 Samuel G. Oliver, Attorney at Law  
 200 Walton Street, P.O. Box 495  
 Darien, GA 31305  
 File No: Re1507  
 File Name: Sapelo River Marina LLC

**GENERAL WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF MCINTOSH

THIS INDENTURE, made the 11th day of May, 2015, between Pelican Point, Inc. of the County of McIntosh, and State of Georgia, as party of the first part, hereinafter called Grantor, and Sapelo River Marina LLC of the County of McIntosh, and State of Georgia, as party of the second part, hereinafter called Grantee (the words "Grantor(s)" and "Grantee(s)" to include their respective heirs, successors and assigns where the context requires or permits).

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

All of that certain lot, or parcel of land situate, lying and being in the 1515th G. M. District, McIntosh County, Georgia, and being more particularly described as shown and depicted as Tracts 2, 3, 4, 6 and 7 upon that certain plat of survey prepared for Charles Phillips, dated May 8, 2007, and revised April 20, 2015, by Timothy Eason, Georgia Land Surveyor No.2508, and recorded in the Office of the Clerk of Superior Court of McIntosh County, Georgia, in Plat Cabinet 1 Slide 353 F.

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

DEED BOOK 606 PAGE 87

benefit and behoof of the said Grantee forever in FEE SIMPLE.

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

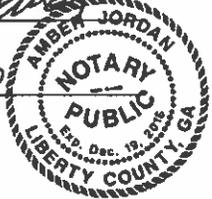
IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Pelican Point, Inc.

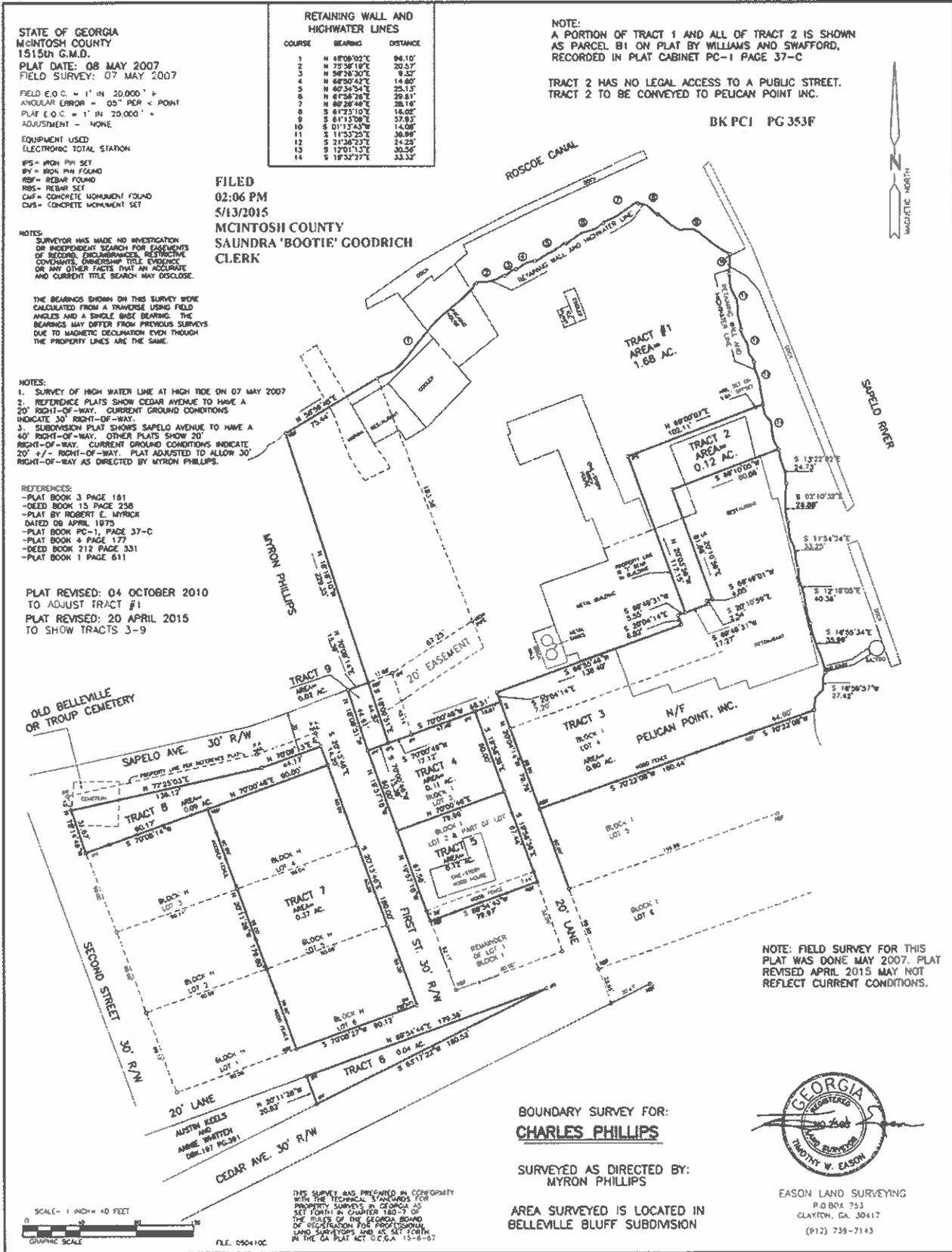
*[Handwritten signature]*  


Signed, sealed and delivered in the presence of:

*Samuel S. Davis*  
Unofficial Witness

*Amber Jordan*  
Notary Public  


H:\NTSYS\BQ\WORD\DCS\GADEED\WARRANTY.KTF



McIntosh County, Georgia  
Real Estate Transfer Tax

Paid \$ 0  
Date 5-13-2015

Christie Bantz  
Deputy Clerk of Superior Court  
098-2015-000396

MCINTOSH COUNTY CLERK  
FILED IN OFFICE

2015 MAY 13 PM 1:59

Bertie W Hoodrick  
CLERK OF COURTS

DEED BOOK 606 PAGE 90

State of Georgia  
McIntosh County

I hereby certify that this instrument was filed  
for record in the Clerk of Superior Court office  
of McIntosh County on the 13 day  
of May 2015 at  
1:59 PM and recorded in Deed  
Book 606 Page 90 on the 13  
day of May 2015  
Christie Bantz, DSC  
Deputy Clerk

Return Recorded Document to:  
Samuel G. Oliver, Attorney at Law  
200 Walton Street, P.O. Box 495  
Darien, GA 31305  
File No: Re1507  
File Name: Sapelo River Marina LLC

**QUITCLAIM DEED**

STATE OF GEORGIA

COUNTY OF MCINTOSH

**THIS INDENTURE**, made the 11th day of May, 2015, between Myron Phillips of the County of McIntosh, and State of Georgia, as party of the first part, hereinafter called Grantor, and Sapelo River Marina LLC of the County of McIntosh, and State of Georgia, as party of the second part, hereinafter called Grantee (the words "Grantor(s)" and "Grantee(s)" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH** that: Grantor, for and in consideration of the sum of **ONE AND 00/100 DOLLARS (\$1.00)** and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said grantee.

All of that certain lot, or parcel of land situate, lying and being in the 1515th G. M. District, McIntosh County, Georgia, and being more particularly described as shown and depicted as Tracts 1, 2, 3, 4, 6 and 7 upon that certain plat of survey prepared for Charles Phillips, dated May 8, 2007, and revised April 20, 2015, by Timothy Eason, Georgia Land Surveyor No.2508, and recorded in the Office of the Clerk of Superior Court of McIntosh County, Georgia, in Plat Cabinet 1 Slide 352F.

The sole purpose of this instrument is to absolutely convey any minor portions of the subject tracts which might have inadvertently not been conveyed due to scrivener's errors,

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discrepancies in older surveys, land accretions or changes due to tidal action, or any other reason.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

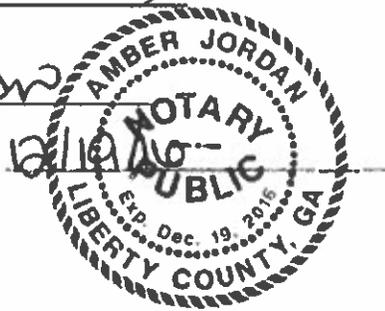
IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

  
Myron Phillips (Seal)

Signed, sealed and delivered in the presence of:

  
Unofficial Witness

  
Notary Public  
My Commission Expires: 12/19/16



(Seal)

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NOTE:  
 A PORTION OF TRACT 1 AND ALL OF TRACT 2 IS SHOWN  
 AS PARCEL B1 ON PLAT BY WILLIAMS AND SWAFFORD,  
 RECORDED IN PLAT CABINET PC-1 PAGE 37-C

TRACT 2 HAS NO LEGAL ACCESS TO A PUBLIC STREET.  
 TRACT 2 TO BE CONVEYED TO PELICAN POINT INC.

BK PC1 PG 353F



EASON LAND SURVEYING  
 P.O. BOX 753  
 CLAXTON, GA. 30417  
 (912) 739-7143

BOUNDARY SURVEY FOR:  
**CHARLES PHILLIPS**  
 SURVEYED AS DIRECTED BY:  
 MYRON PHILLIPS

AREA SURVEYED IS LOCATED IN  
 BELLEVILLE BLUFF SUBDIVISION

COURSE	BEARING	DISTANCE
1	N 46°08'02"E	96.10'
2	N 75°38'19"E	20.57'
3	N 59°28'30"E	9.32'
4	N 66°30'32"E	14.00'
5	N 61°58'24"E	25.13'
6	N 61°58'24"E	28.64'
7	N 60°28'49"E	28.64'
8	S 61°23'10"E	16.02'
9	S 01°13'09"E	57.93'
10	S 01°13'43"W	14.08'
11	S 11°53'25"E	39.99'
12	S 21°38'23"E	24.25'
13	S 12°01'13"E	30.56'
14	S 18°32'27"E	33.32'

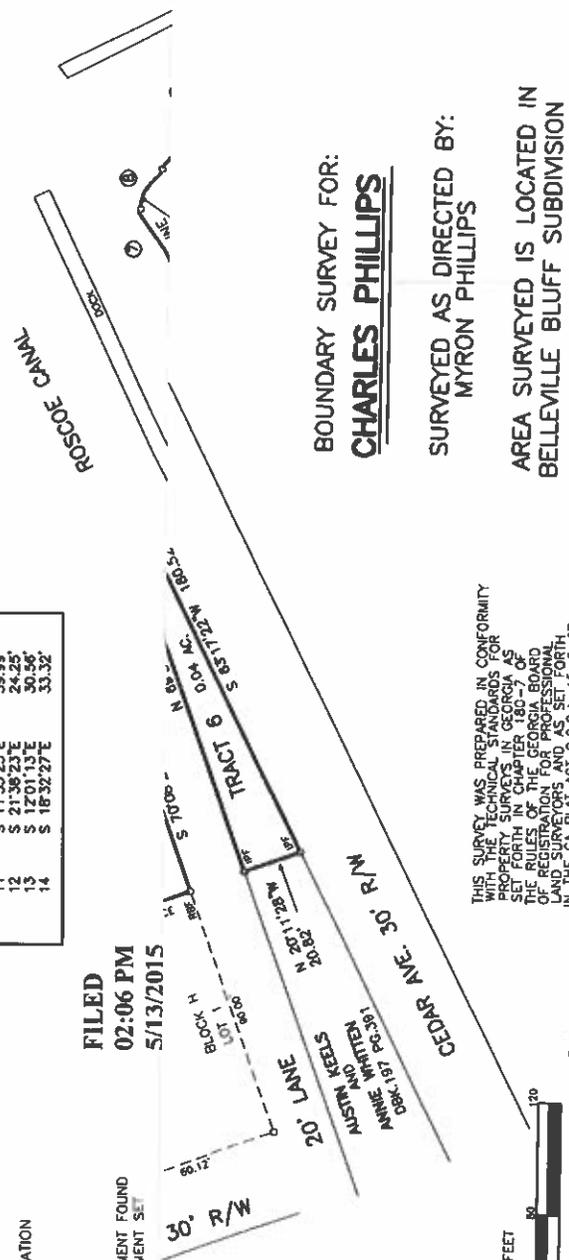
STATE OF GEORGIA  
 MCINTOSH COUNTY  
 1515th G.M.D.  
 PLAT DATE: 08 MAY 2007  
 FIELD SURVEY: 07 MAY 2007

FIELD E.O.C. = 1' IN 20,000' +  
 ANGULAR ERROR = .05" PER < POINT  
 PLAT E.O.C. = 1' IN 20,000' +  
 ADJUSTMENT - NONE

EQUIPMENT USED  
 ELECTRONIC TOTAL STATION

IPS = IRON PIN SET  
 IFF = IRON PIN FOUND  
 RBF = REBAR FOUND  
 RBS = REBAR SET  
 CNF = CONCRETE MONUMENT FOUND  
 CMS = CONCRETE MONUMENT SET

FILED  
 02:06 PM  
 5/13/2015



THIS SURVEY WAS PREPARED IN CONFORMITY  
 WITH THE TECHNICAL STANDARDS FOR  
 PROPERTY SURVEYS IN GEORGIA AS  
 SET FORTH IN CHAPTER 180-7 OF  
 THE RULES OF THE GEORGIA BOARD  
 OF REGISTERED PROFESSIONAL  
 LAND SURVEYORS AND AS SET FORTH  
 IN THE GA PLAT ACT O.C.G.A. 15-6-87



FILE: 0504-10C

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**GEORGIA  
CORPORATIONS  
DIVISION**

GEORGIA SECRETARY OF STATE  
**BRAD  
RAFFENSPERGER**

[HOME \(/\)](#)

**BUSINESS SEARCH**

BUSINESS INFORMATION

Business Name:	<b>SAPELO RIVER MARINA LLC</b>	Control Number:	<b>10074910</b>
Business Type:	<b>Domestic Limited Liability Company</b>	Business Status:	<b>Active/Compliance</b>
Business Purpose:	<b>NONE</b>		
Principal Office Address:	<b>1418 Sapelo Avenue NE, Townsend, GA, 31331, USA</b>	Date of Formation / Registration Date:	<b>10/26/2010</b>
State of Formation:	<b>Georgia</b>	Last Annual Registration Year:	<b>2020</b>

REGISTERED AGENT INFORMATION

Registered Agent  
Name: **Phillips, Charles Myron**

Physical Address: **1418 Sapelo Avenue, Townsend, GA, 31331, USA**

County: **McIntosh**

[Back](#)

[Filing History](#)

[Name History](#)

[Return to Business Search](#)

# STATE OF GEORGIA

**Secretary of State**

**Corporations Division**

**315 West Tower**

**#2 Martin Luther King, Jr. Dr.**

**Atlanta, Georgia 30334-1530**

## CERTIFICATE OF ORGANIZATION

I, **Brian P. Kemp**, the Secretary of State and the Corporations Commissioner of the State of Georgia, hereby certify under the seal of my office that

**SAPELO RIVER MARINA LLC**

**a Domestic Limited Liability Company**

has been duly organized under the laws of the State of Georgia on **10/26/2010** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta  
and the State of Georgia on October 26, 2010



A handwritten signature in black ink, appearing to read "B. P. Kemp".

Brian P. Kemp  
Secretary of State

October 26, 2010

**ARTICLES OF ORGANIZATION  
FOR GEORGIA LIMITED LIABILITY COMPANY**

**The name of the Limited Liability Company is:**

Sapelo River Marina LLC

**The principal mailing address of the Limited Liability Company is:**

1418 Sapelo Avenue NE  
Townsend, GA 31331

**The Registered Agent is:**

Charles Myron Phillips  
1418 Sapelo Avenue  
Townsend, GA 31331

**County:** McIntosh

**The name and address of each organizer(s) are:**

Charles Myron Phillips  
1418 Sapelo Avenue  
Townsend, GA 31331

**The optional provisions are:**

No optional provisions.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization on the date set forth below.

**Signature(s):**

Attorney-in-Fact, Samuel Gordon Oliver

**Date:**

October 26, 2010

# STATE OF GEORGIA

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

## ANNUAL REGISTRATION

\*Electronically Filed\*  
Secretary of State  
Filing Date: 1/17/2020 12:42:08 PM

### BUSINESS INFORMATION

CONTROL NUMBER	10074910
BUSINESS NAME	SAPELO RIVER MARINA LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	01/17/2020
ANNUAL REGISTRATION PERIOD	2020

### PRINCIPAL OFFICE ADDRESS

ADDRESS	1418 Sapelo Avenue NE, Townsend, GA, 31331, USA
---------	---

### REGISTERED AGENT

NAME	ADDRESS	COUNTY
Phillips, Charles Myron	1418 Sapelo Avenue, Townsend, GA, 31331, USA	McIntosh

### AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	Kathrine Page
AUTHORIZER TITLE	Authorized Person



## T. R. Long Engineering, P.C.

114 North Commerce Street  
Hinesville, Georgia 31313  
(912) 368-5664  
(912) 368-7206 FAX



April 14, 2020

Sam LaBarba  
Georgia Department of Natural Resources  
Coastal Resources Division  
One Conservation Way  
Brunswick, Georgia 31520

Re: Needs Assessment  
Sapelo River Marina, LLC.

Dear Mr. LaBarba,

This letter is regarding the proposed commercial dock improvements for Sapelo River Marina, LLC. The proposed improvements, as shown on the attached exhibit, will consist of an 8.5' x 52' floating dock, 20' x 12' covered hoist area, and 12'x10' floating dock extension. These improvements are shown on the attached exhibit.

The proposed floating dock will allow for safer loading/unloading and docking for the vessels. The additional space will make the routing of the watercraft more efficient and safer with more room to maneuver in windy and rough conditions. The hoist area will allow for an existing dock to be properly used for loading/unloading material to/from the commercial vessels. The increased product volume and vehicle traffic makes these proposed improvements necessary.

The floating dock should have an additional shaded area of roughly 497 sq.ft.. The covered hoist area should have an additional shaded area of 92 sq.ft. (total area 240 sq.ft.). The floating dock extension should have an additional shaded area of 120 sq.ft.. The combined total additional shaded area, including the ramps, should be 709 sq.ft.

The improvements will be pile and float supported. The the pilings should not be placed where living clam or oyster beds are destroyed.

Sincerely,

Adam Wilkinson, E.I.T.



## T. R. Long Engineering, P.C.

114 North Commerce Street  
Hinesville, Georgia 31313  
(912) 368-5664  
(912) 368-7206 FAX



August 5, 2019

Sam LaBarba  
Georgia Department of Natural Resources  
Coastal Resources Division  
One Conservation Way  
Brunswick, Georgia 31520

Re: Public Interest Statement  
Sapelo River Marina, LLC.

Dear Mr. LaBarba,

This letter is regarding the proposed commercial dock improvements for Sapelo River Marina, LLC and how they should not be contrary to the public interest, specific to the following public interest considerations:

- a) *Whether or not unreasonably harmful obstruction to or alteration of the natural flow of navigational water within the affected area will arise as a result of the proposal.*

The proposed dock improvements should not cause unreasonably harmful obstruction to, or alteration of, the natural flow of navigational water within the affected area.

- b) *Whether or not unreasonably harmful or increased erosion, shoaling of channels, or stagnant areas of water will be created.*

The proposed dock improvements should not create unreasonably harmful or increased erosion, shoaling of channels, or stagnant areas of water.

- c) *Whether or not the granting of a permit and the completion of the applicant's proposal will unreasonably interfere with the conservation of fish, shrimp, oysters, crabs, clams, or other marine life, wildlife, or other resources, including but not limited to water and oxygen supply.*

The proposed dock improvements should not unreasonably interfere with the conservation of fish, shrimp, oysters, crabs, clams, or other marine life, wildlife, or other resources, including but not limited to water and oxygen supply.

Should you have any questions, comments or need additional information please contact us.

Sincerely,

Adam Wilkinson, E.I.T.

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## T. R. Long Engineering, P.C.

114 North Commerce Street  
Hinesville, Georgia 31313  
(912) 368-5664  
(912) 368-7206 FAX



March 26, 2020

Sam LaBarba  
Georgia Department of Natural Resources  
Coastal Resources Division  
One Conservation Way  
Brunswick, Georgia 31520

Re: Justification Letter  
Sapelo River Marina, LLC.

Dear Mr. LaBarba,

This letter is regarding the proposed commercial dock improvements for Sapelo River Marina, LLC. The proposed improvements, as shown on the attached exhibit, will consist of a proposed floating dock and hoist area. The proposed floating dock will allow for safer loading/unloading and docking for the vessels. The hoist area will allow for an existing dock to be properly used for loading/unloading material to/from the commercial vessels. The increased product volume and vehicle traffic makes these proposed improvements necessary.

The requested 8.5' x 52' floating dock, 20' x 12' covered hoist area, and 12'x10' floating dock extension are shown on the attached exhibit. The floating dock will be used for loading/unloading space and docking space for the owner's commercial vessels. The covered hoist area will allow convert an existing dock space to and area for material transfer to the main sorting facility from watercrafts.

The floating dock should have an additional shaded area of roughly 497 sq.ft.. The covered hoist area should have an additional shaded area of 92 sq.ft. (total area 240 sq.ft.). The floating dock extension should have an additional shaded area of 120 sq.ft.. The combined total additional shaded area, including the ramps, should be 709 sq.ft. Additionally, the total accessible floating dock linear footage, including the proposed improvements, should be less than the maximum 500 ft. by totaling at 439 ft.

### Justification

The floating dock will allow needed safe loading/unloading space and docking space for the owner's commercial vessels. The additional space will make the routing of the watercraft more efficient and safer with more room to maneuver in windy and rough conditions. The covered hoist area will allow for efficient use of existing dock space for material transfer to the man sorting facility.

Sincerely,

Adam Wilkinson, E.I.T.

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APR 8 20

GA-DNR



## McIntosh County Building and Zoning Inspector

Post Office Box 2694  
Darien, GA 31305

**Donna Moody, Inspector**  
**Glenda Davis, Secretary**

Phone: 912-437-6603  
FAX: 912-437-5088

Sam LaBarba  
Georgia Department of Natural Resources  
Coastal Resources Division  
One Conservation Way  
Brunswick, Georgia 31520

Re: County Zoning Letter for  
Sapelo River Marina Parcel# 0061D 0001

Dear Mr. LaBarba,

McIntosh County has reviewed the site plans for the proposed dock improvements for Sapelo River Marina. The proposed improvements are in accordance with the current zoning restriction of the property. We have attached a set of the site plans signed and dated by our administration as requested.

Should you have any questions, comments, or require additional information, please contact us.

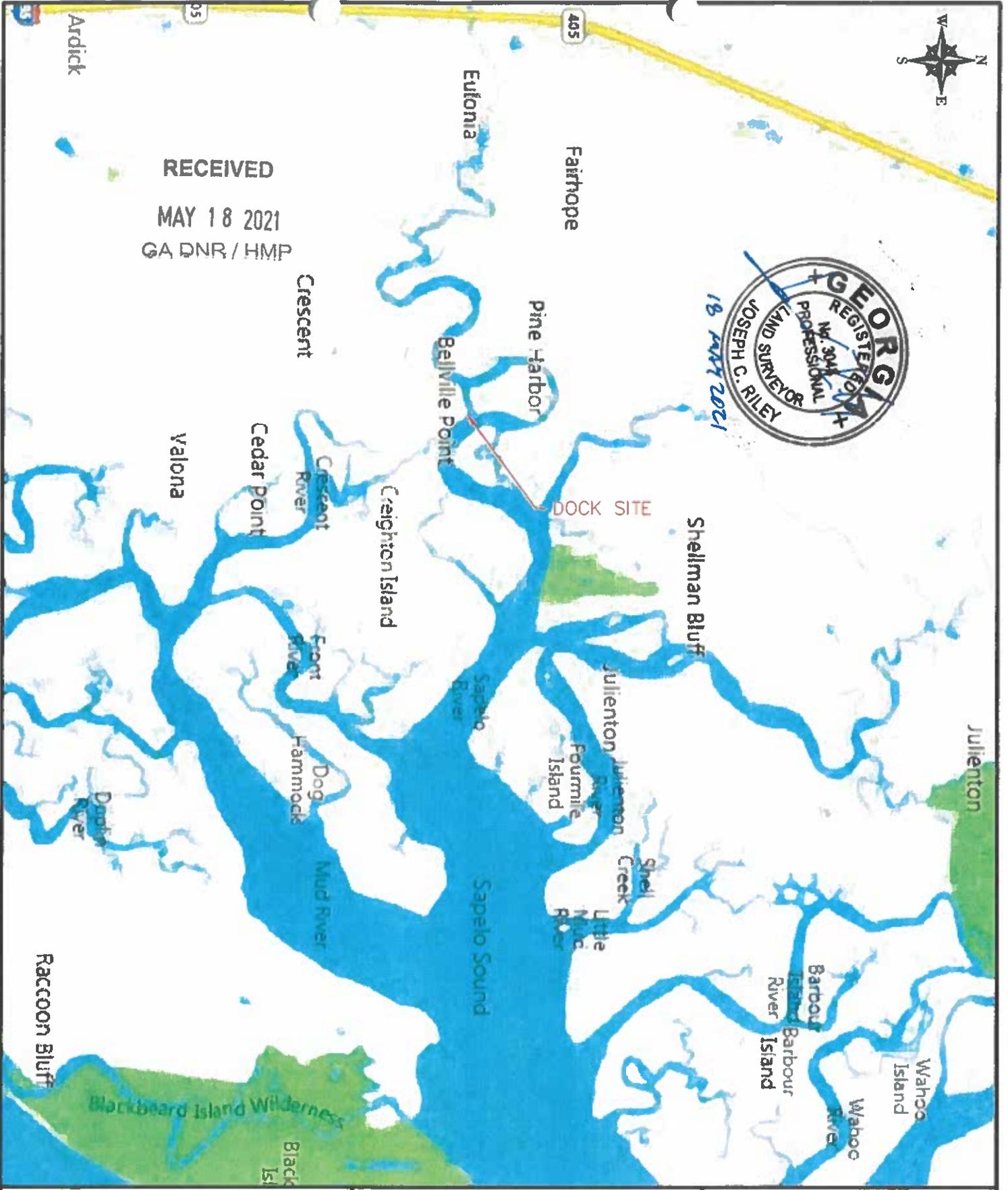
Sincerely,

Archie Davis  
McIntosh County  
Planning & Zoning Director

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 MAY 18 2021  
 GA DNR / HMP



**T. R. Long Engineering, P.C.**  
 114 North Commerce Street  
 Hinesville, Georgia 31313  
 (912) 368-5664  
 (912) 368-7206 Fax

**Proposed Repairs  
 for Sapelo Sea Farms**

Sheet Name: County Level Vicinity Map  
 Sheet Number: C-01  
 Initial Date: 12/05/2019  
 Drawn By: AGW  
 Project Number: 2019-127