

**Wymberley Yacht Club, Inc.**  
**2 Noble Glen Drive**  
**Isle of Hope, Savannah, GA 31406**

**14 May 2019**

**1.0 INTRODUCTION:**

The Members of the Wymberley Yacht Club further known as (WYC) is seeking authorization under Section 10 of the Rivers & Harbors Act of 1899 (RHA), Section 401 of the Clean Water Act (401), and the Coastal Marshlands Protection Act of 1970 (CMPA) to make repairs to dock walkway, existing floating dock and extend dockage to mediate the continued silting-in of river while continuing to provide a safe swimming area.

The project area consists of 0.19 acres of upland along the U.S. and Coastal Marshlands associated with the Skidaway River. The project site is located on the Skidaway River approximately ¼ mile south of the Isle of Hope Marina at #2 Noble Glen Dr. (Pin 1-0307-01-001).

**2.0 BACKGROUND AND PROJECT PURPOSE:**

WYC is a private, community owned facility with annual membership averaging 85 families. The property was deeded to homeowners of Wymberley Subdivision by developer James Richmond in 1948, allowing the community access and recreation to the Skidaway River. Refer to Deed as attached. "Attachment C"

The overall project purpose is to repair damages from Hurricane Irma, and extend outward by constructing and additional walkway out twenty (26) feet. Therefore, providing space for safe swimming activities.

**3.0 EXISTING STRUCTURE:**

WYC consist of a track of land at the end of Noble Glen Drive measuring 40 ft. by 217 ft. (MLW), a 12 ft. boat ramp leading down to the water's edge and a picnic area 28 ft. x 60 ft. The dock consist of a 6 ft. x 147 ft. walkway to a 12 ft. x 17 ft. covered dock, equating a total square footage 1,086 inclusive of 34 square feet falling outside DNR's Jurisdiction Line (JD), 3 ft. x 20 ft. aluminum ramp, 8 ft. x 35 ft. floating dock perpendicular to river flow, two (2) docks tied measuring 10 ft. x 53 ft. inclusive running normal to river, 8 ft. x 35 ft. floating dock perpendicular to river flow and two (2) docks tied measuring 8 ft. x 53 ft. inclusive running

RECEIVED

FEB 24 20

GA-DNR

normal to river. . Existing Red Channel Marker is 400 ft. +/- from MLW. The River's width or breath is 700 ft. +/- MLW to MLW. Measurements taken roughly every 20 ft. indicate average 5 ft. of water at MLW to edge of channel and approximately 11ft. center of channel (Bathymetric model attached) The boat ramp consisting of a concrete skirt and shell road bed to water's edge at half-tide requires no improvements at this time.

#### **4.0 PROPOSED PROJECT:**

WYC is proposing to repair / replace (in-kind) walkway, floating dockage and extend walkway off 12 ft. x 17 ft. covered dock out twenty (26) feet. (Please refer to attached drawing produced by Michael Hussey, RLS, (Sundial land surveying).

#### **5.0 ALTERNATIVES ANALYSIS:**

Prior to our proposal, a brief consideration was given to dredging to determine feasibility of removing silted in materials behind existing docks however was ruled out due to exorbitant cost. By providing additional walkway to existing facility will lend to safer boating practices while providing safe area for members to swim.

#### **6.0 PROJECT JUSTIFICATION:**

The proposed project will bring walkway back into a safe environment, and ensure water under floating docks eliminating damage to property at low tide and reinstate an area for people to swim. No impacts to vegetated coastal marshlands are required. The project will not result in alteration of the navigable waters, shoaling, creation of areas of stagnant water, or an adverse effect on aquatic life.

#### **Additional Information:**

1. Applicant: Wymberley Yacht Club, Inc.  
2 Noble Glen Drive  
Isle of Hope, Savannah, GA 31406

William S. Mintz, Jr. – Commodore  
34 Flinn Drive  
Savannah, GA 31406  
(912) 351-4590

2. The installation of piles and new walkway will be by licensed marine contractor. The repair of floating docks and existing walkway will be by volunteers from our membership and supervised by licensed marine contractor.

RECEIVED

FEB 24 20

GA-DNR

3. Bathymetric map **"Attachment A"**
4. Plat of area in which the proposed work will take place, please reference **"Attachment B"**.
5. Deed for subject property and referenced plat is included and referenced as **"Attachment C"**.
6. Adjacent landowner information is provided as **"Attachment D"**.
7. Zoning letter from Chatham County Department of Building Safety & Regulatory Services is included and referenced as **"Attachment E"**.
8. Application Fee in form of Check of \$100.00 is attached.
9. Please refer to section 5.0 for alternative analysis.
10. A review of the Hazardous Site Index for Chatham County, Georgia indicates that the subject property does not contain hazardous waste sites or landfills.
11. Water Quality Certification will be provided if required.
12. The project will conform to all required building, land disturbing, and storm water management permits as required by Chatham County Engineering.
13. (1) Pile supported normal with current will not result in alteration of the natural flow of navigational water within the affected area.  
  
(2) Pile supported dockage will rise and fall with tide and no unreasonably harmful on increased erosion shoaling of channels, or stagnant areas of water will be created.  
  
(3) Temporary signage will be provided during the construction of proposed dockage warning workers to be aware of marine life. Permanent signage (recently removed) will be made available on completion of work warning boaters and swimmers to be aware of Manatee and other marine life.

RECEIVED

FEB 26 20

GA-DNR

The granting of a permit and the completion of the proposal will 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.

RECEIVED

FEB 24 20

GA-DNR

# The Wymberley Yacht Club

Isle of Hope, Georgia

May 14, 2019

Department of Natural Resources

## Upland Component

The upland component for this project is approximate 40' X 110' (4,400 sq. ft.) upland parcel that serves the dock. There is an existing approximate 14' X 22' (308 sq. ft.) impervious driveway and a 26' X 70' (1,820 sq. ft.) grassy picnic area. The remaining area is dirt and gravel. There are no changes proposed for this area.

Regards,

Bill Mintz, Commodore  
Wymberley Yacht Club, LLC

RECEIVED

JUN 03 2019

GADNR

40' wide

Grass Picnic

Area approx.

26' X 70' (1820

sq. ft.)

Paved Driveway

approx.

14' X 22' (308

sq. ft.)

110'  
long

Pervious area  
with grass and  
gravel

Approx. 4,400 sq. ft.  
upland area

RECEIVED

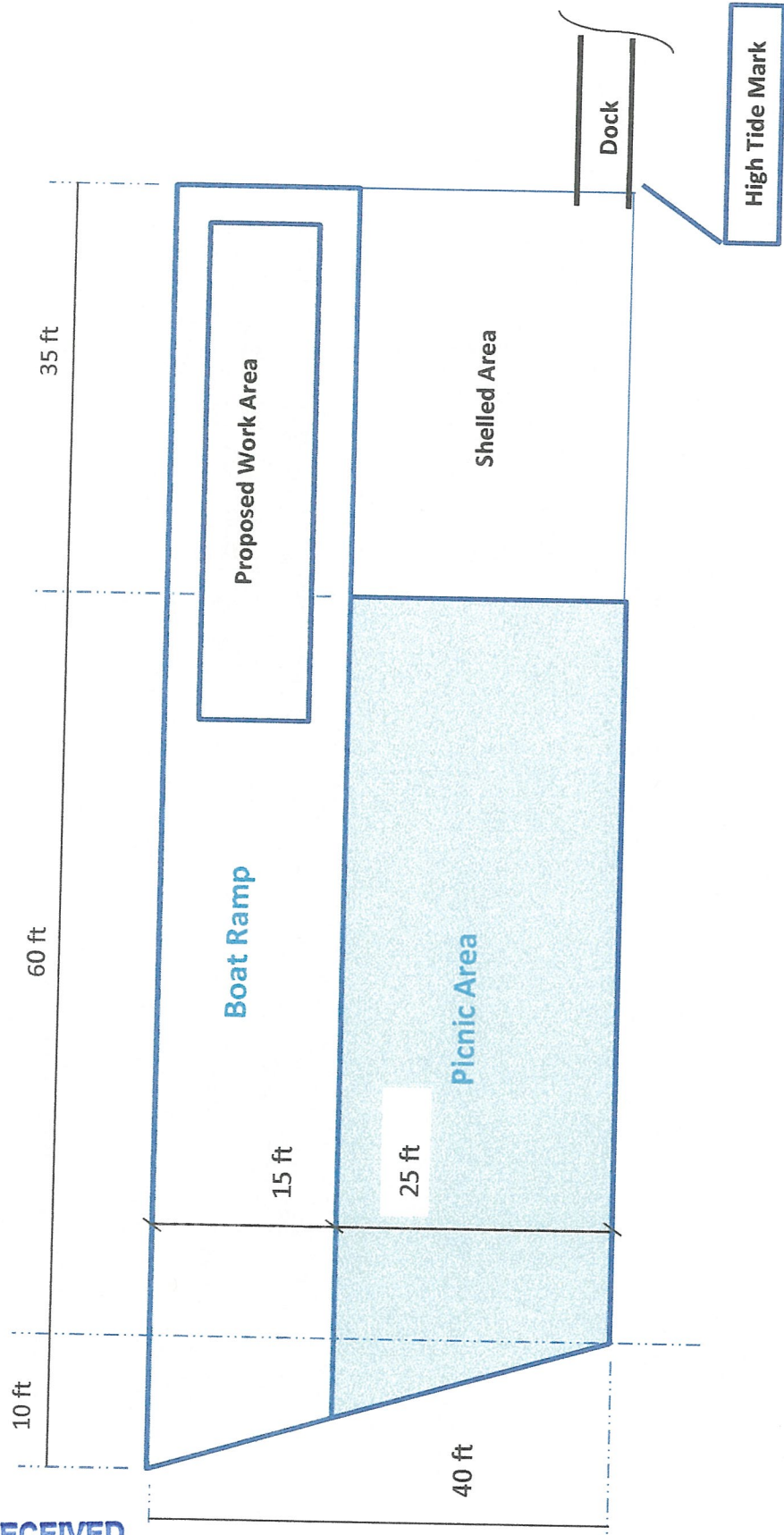
JUN 03 2019

GADNR



Wymberley Yacht Club  
Sketch of Uplands

Proposed Construction Area



RECEIVED  
JUN 03 2019  
GADNR

Bluff Drive

Attachment "B"

**Attachment D**

**Adjoining Land Owners:**

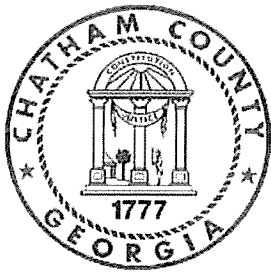
**Dan Hall Willoughby, Jr. – 75 West Bluff Drive, Savannah, GA. 31406**

**James & Erica Wilson – 1 Noble Glen Drive, Savannah, GA 31406**

**RECEIVED**

**OCT 16 2018  
GA DNR / HMP**





**CHATHAM COUNTY**  
**DEPARTMENT OF BUILDING SAFETY &**  
**REGULATORY SERVICES**

P.O. BOX 8161  
SAVANNAH, GEORGIA 31412-8161



Gregori S. Anderson, CBO  
Director

Ph: 912-201-4300  
Fax 912-201-4301

Clifford Bascombe, CBO, CFM  
Assistant Director

May 1, 2019

Bill Mintz  
34 Flinn Dr.  
Savannah, Ga. 31406

Re: Dock expansion at Wymberley Yacht Club (PIN 1-0307-01-001)

Dear Mr. Mintz:

The above parcel, located at 2 Noble Glen Dr., is zoned R-1-C/CM/EO (One-Family Residential / Marsh Conservation / Environmental Overlay). That zoning would not prohibit the expansion of the existing dock at this site.

If you have any questions, I can be reached at 912-201-4307.

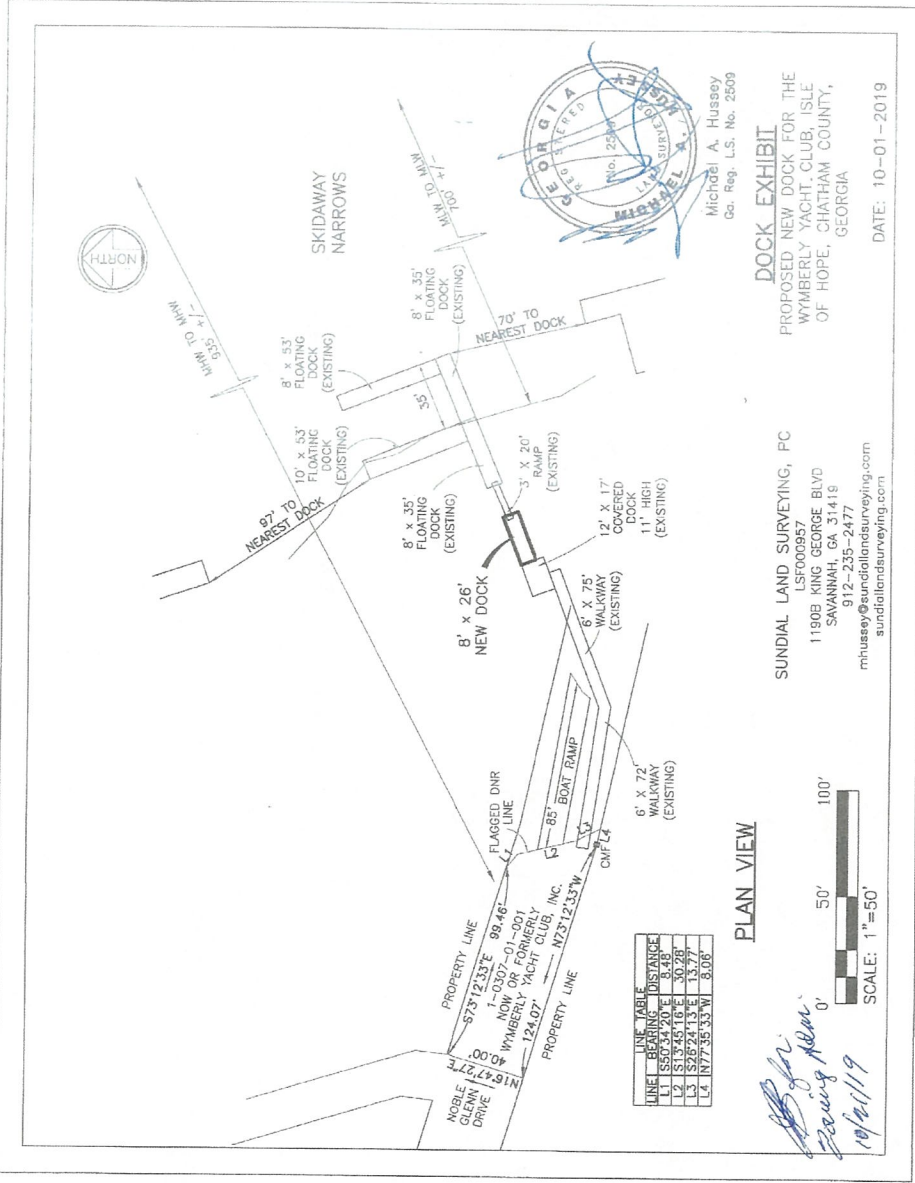
Sincerely,

Robert Sebek, Zoning Administrator  
Chatham County

RECEIVED

NOV 12 19

GA-DNR



Michael A. Hussey  
Ga. Reg. L.S. No. 2509

**DOCK EXHIBIT**

PROPOSED NEW DOCK FOR THE  
WYMBERLY YACHT CLUB, ISLE  
OF HOPE, CHATHAM COUNTY,  
GEORGIA

DATE: 10-01-2019

SUNDIAL LAND SURVEYING, PC

LSF000957  
1190B KING GEORGE BLVD  
SAVANNAH, GA 31416

912-235-2477  
mhussay@sundiallandsurveying.com  
sundiallandsurveying.com



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

MARK WILLIAMS  
COMMISSIONER

DOUG HAYMANS  
DIRECTOR

September 11, 2019

Bill Mintz  
Wymberly Yacht Club, Inc.  
34 Flinn Drive  
Savannah, GA 31406

**Re: Coastal Marshlands Protection Act (CMPA), Jurisdictional Determination Verification, 2 Noble Glen Drive, Wymberly Subdivision, Skidaway River, Isle of Hope, Chatham County, Georgia**

Dear Mr. Mintz:

Our office has received the survey and plat, dated October 1, 2019, prepared by Sundail Land Surveying, P.C., No. 2509 entitled "*Dock Exhibit: Proposed New Dock for the Wymberly Yacht Club, Isle of Hope, Chatham County, Georgia*" prepared for Wymberly Yacht Club, Inc. Based on my site inspection, on December 11, 2018, 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 December 11, 2019, 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: *Dock Exhibit: Proposed New Dock for the Wymberly Yacht Club, Isle of Hope, Chatham County, Georgia*  
File: JDS20180332



RECEIVED  
NOV 07 2019  
GADNR

PDT  
12/10/17

SKIDAWAY  
NARROWS

100' +/-  
MHW TO MHW

93.5' +/-  
MHW TO MHW

97' TO  
NEAREST DOCK

8' x 53'  
FLOATING  
DOCK  
(EXISTING)

10' x 53'  
FLOATING  
DOCK  
(EXISTING)

8' x 35'  
FLOATING  
DOCK  
(EXISTING)

8' x 35'  
FLOATING  
DOCK  
(EXISTING)

8' x 26'  
NEW DOCK

3' x 20'  
RAMP  
(EXISTING)

12' x 17'  
COVERED  
DOCK  
(EXISTING)

6' x 75'  
WALKWAY  
(EXISTING)

6' x 72'  
WALKWAY  
(EXISTING)

FLAGGED DNR  
LINE

85' BOAT RAMP

CMF L4

PROPERTY LINE  
S73°12'33"E 99.46'

1-0307-01-001  
NOW OR FORMERLY  
WYMBERLY YACHT CLUB, INC.

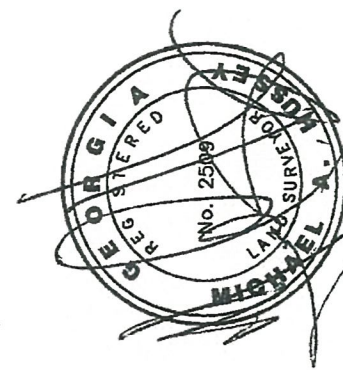
124.07' N73°12'33"W

PROPERTY LINE

N16°47'27"E 40.08'

NOBLE  
GLENN  
DRIVE

LINE	BEARING	DISTANCE
L1	S50°34'20"E	8.48'
L2	S13°45'16"E	30.28'
L3	S26°24'13"E	13.77'
L4	N77°35'33"W	8.06'



Michael A. Hussey  
Ga. Reg. L.S. No. 2509

### DOCK EXHIBIT

PROPOSED NEW DOCK FOR THE  
WYMBERLY YACHT CLUB, ISLE  
OF HOPE, CHATHAM COUNTY,  
GEORGIA

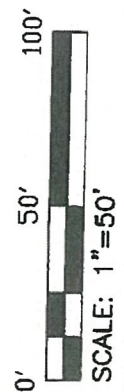
SUNDIAL LAND SURVEYING, PC  
LSF000957

11908 KING GEORGE BLVD  
SAVANNAH, GA 31419

912-235-2477

mhussey@sundialandsurveying.com  
sundialandsurveying.com

### PLAN VIEW



DATE: 10-01-2019

and on the West by the western one-half ( $\frac{1}{2}$ ) of said Lot Number Seventeen (17), the said property having been conveyed to the said parties of the first part by deed recorded in the office of the Clerk of the Superior Court of said County in Book 36 I's, folio 72, Together with all and singular the houses, yards, gardens, easements, hereditaments, rights, members and appurtenances to the same belonging or in anywise appertaining, To Have and to Hold the said property above described with the hereditaments and appurtenances unto the said Jack H. Jaxon, his heirs and assigns, forever in fee simple.

And the said William F. Brown and Thelma D. Brown for themselves and their heirs the said property above described with the hereditaments and appurtenances unto the said Jack H. Jaxon, his heirs and assigns, against themselves the said William F. Brown and Thelma D. Brown and their heirs and against the claims of all persons whomsoever shall and will warrant and forever defend by these presents.

In witness whereof, the said William F. Brown and Thelma D. Brown have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered

in presence of:

James M. Rogers

William F. Brown (L.S.)

M.L. Herring

Thelma D. Brown (L.S.)

Notary Public, Chatham County, Georgia

Notarial Seal

\$3.50 Internal Revenue Fee Stamps Attached

Received for Record July 12, 1948

Recorded July 31, 1948

ATTACHMENT "C"

RECEIVED

JUN 03 2019

GADNR

ccccc

STATE OF GEORGIA

CHATHAM COUNTY

This indenture made and entered into this 30th day of June, 1948, by and between James S. Richmond, party of the first part, and Wymberley Yacht Club, Inc., a Corporation organized and existing under the laws of the State of Georgia, and located in Chatham County, Georgia, party of the second part:

W I T N E S S E T H :

That said party of the first part, for and in consideration of the premises and the mutual benefits and advantages enuring to the parties hereto, has voluntarily, gratuitously and irrevocably given, granted, donated and conveyed as an absolute gift, and by these presents does hereby voluntarily, gratuitously and irrevocably give, grant, donate and convey as an absolute gift, unto the said party of the second part, its successors and assigns, all of the following described property to wit:

all that certain lot, tract or parcel of land situate, lying and being in the State of Georgia, County of Chatham at Isle of Hope, and being a part of a Forty (40') foot drive-way and its extension to the low water mark of the Skidaway River, and lying to the East of the intersection of the Isle of Hope Bluff Road and said Forty (40') foot drive-way as shown on a map of thirteen (13) tracts in Wymberley at Isle of Hope, surveyed for James S. Richmond in August 1946, by Robert D. Cignilliat, Jr., and recorded in the Office of the Clerk of the Superior Court, Chatham County, Georgia, in Subdivision Map Book A, Folio 105; said parcel of land being bounded on the North by property of Miss Marie Jackson; on the East by the Skidaway River; on the South by Tract Number 1, Wymberley; and on the West by the remaining portion of the said Forty (40') foot driveway; and being more particularly described as follows: Commencing



at a stone situated at the Northeastern intersection of the Isle of Hope Pluff Road and the said Forty (40') foot drive-way which point is the Northwesterly corner of the parcel of land hereby conveyed, and also the point of beginning, and proceeding thence in a Southerly direction and perpendicular to the Northern boundary line of Tract 1, Wynterley Subdivision a distance of Forty (40') feet; thence in an Easterly direction along the Northern boundary line of Tract 1, said Subdivision to the low water mark of the Skidaway River; thence in a Northerly direction and following the low water mark of the Skidaway River a distance of Forty-two (42) feet to a point; thence in a Westerly direction and parallel to the Northern boundary line of Tract 1, said Subdivision, a distance of Two Hundred Seventeen (217) feet, more or less, to the point of beginning.

And also, the sale water dock, docking facilities and improvements, situated and erected on the parcel of land hereby conveyed.

Together with all and singular the improvements, easements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest, claim or demand of the said party of the first part, in or to the same.

To have and to hold the said above described land and premises unto the said party of the second part, its successors and assigns, in fee simple forever.

In witness whereof, said party of the first part has hereunto set his hand and seal, the day and year first above written as the date hereof.

Signed, sealed and delivered

in the presence of:

James S. Richmond

(L.S.)

David C. Barrow, Jr.

Dorothy H. Tapley

Notary Public, Chatham County, Ga.

My commission expires June 15, 1952

Received for Record July 12, 1948

Recorded July 31, 1948

ccccc

RECEIVED

JUN 03 2019

GADNR

GEORGIA

CHATHAM COUNTY

Know all men by these presents, that Thomas L. Leggett for and in consideration of the sum of Two Thousand Five Hundred Dollars (\$2500) to him in hand paid by Jack H. Jaxon at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has remised, released and forever quitclaimed, and by these presents does remise, release and forever quitclaim unto Jack H. Jaxon, his heirs and assigns,

All those two (2) certain lots or parcels of land situate, lying and being in the City of Savannah, County of Chatham and State of Georgia, and known on the map of said City as Lot Number Eighteen (18) (thirty-two and five-tenths (32.5) feet) and the eastern one-half (fifteen (15) feet) of Lot Number Seventeen (17), in Block Number One (1), Oliver Ward, in the subdivision known as Myers Park Place, said lot and half lot lying contiguous on the northwest corner of Live Oak and Thirty-sixth Streets and as a whole having a southern frontage of forty-seven and one-half (47½) feet on Thirty-sixth Street and a rectangular depth of eighty (80) feet northwardly along the western side of Live Oak Street to Bee Street, and as a whole bounded on the North by Bee Street, on the East by Live Oak Street, on the South by Thirty-sixth Street, and on the West by the Western one half (½) of said Lot Number Seventeen (17). Together with all and singular the houses, yards, gardens, easements, hereditaments, rights, members and appurtenances to the same belonging or in anywise appertaining. To Have and To Hold the said property above described



Plat # 1-0307-01-001

#2 NORFOLK GLEN DRIVE

Wynterly Yacht Club, Inc.

Page 45 of Grantee Index 1945 to 1952

JAMES S. RICHMOND

to  
Wynterly Yacht Club, Inc.

6/30/48 - Instrument

7/12/48 - Recorded

Tract at Isle of Hope

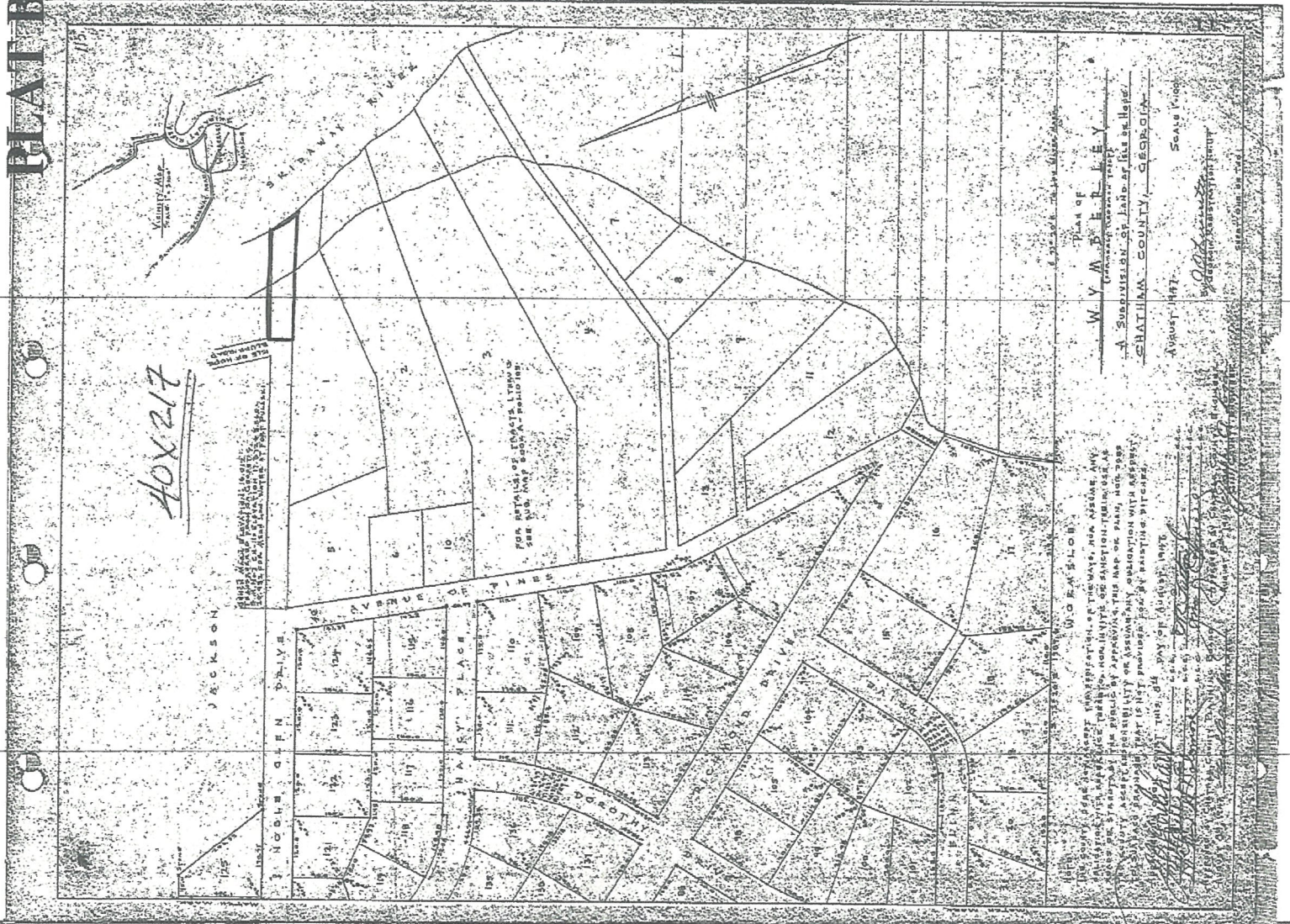
47H 253

Exh Page

RECEIVED

JUN 03 2019

GADNR







THURBERT E. BAKER  
ATTORNEY GENERAL

Department of Law

State of Georgia

RECEIVED  
ECOLOGICAL SERVICES

97 DEC -8 PM 2:47

40 CAPITOL SQUARE SW  
ATLANTA, GA 30334-1300

Writer's Direct Dial:  
404-656-7541  
Fax 404-651-6341

December 3, 1997

Ms. RubINETTE Douglas  
Department of Natural Resources  
One Conservation Way  
Brunswick, Georgia 31520-8687

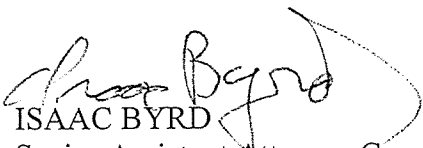
RE: CMPC Permit Application by Wymberly Yacht Club, Skidaway River, AIWW  
River Mile 590.1, Isle of Hope, Chatham County, Georgia

Dear Ms. Douglas:

Per your request, I have reviewed certain documents relating to the plan of Wymberly Yacht Club to relocate its existing dock approximately ten feet to the north of its present location. Since it appears that all parties in possession of the neighboring properties consent to the relocation, there should be no problem with this application. However, for the purpose of technical compliance with O.C.G.A. § 12-5-286(b)(4), I recommend that you secure a copy of the deed for the property owned by Ms. J. Solana.

With best regards, I am

Sincerely,



ISAAC BYRD  
Senior Assistant Attorney General

IB/et

November 3, 1997

To: Mr. Tom Miller  
DNR

97 NOV 12 PM 1:22

COASTAL RESOURCES DIV.

From: Rick Timms  
#1 Noble Glen Drive  
Applicant

Re: Application for: New dock at #1 Noble Glen Drive property  
Removal of existing dock at Wymberly Yacht Club  
New dock (relocated to north) at Wymberly Yacht Club

The owner of the property at #1 Noble Glen Drive, is applying for a new dock permit. The applicant's property is bounded on the north the Wymberly Yacht Club property, and to the south by the property at #5 Noble Glen Drive, which includes an existing dock located at it's most southern boundary. There is currently no dock located at the #1 Noble Glen property. However, as a result of the old riparian lines used to establish water access prior to the current regulations, the Wymberly Yacht Club dock is situated in front of the #1 Noble Glen Drive property. The applicant seeks a permit for a new dock construction in front of the #1 Noble Glen Drive property, to include the removal and relocation of the Wymberly Yacht Club dock slightly to the north, to facilitate adequate separation of the two new structures.

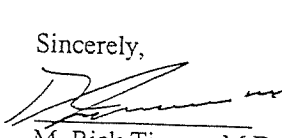
The following plan has been reviewed by the Wymberly Yacht Club and the applicant, as well as the adjoining property owners to the north (Mrs. Joe Solana) and to the south ( Dr. D.W. Timms).

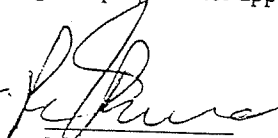
The drawings depict the Existing Dock plans and a plan for a new Yacht Club Main dock to be relocated approximately 10 ft to the north of the existing Main Dock. The applicant's new dock at #1 Noble Glen Drive will be located 8 ft to the south of the existing Yacht Club Main dock, such that following removal of the existing (old) Yacht Club Main dock structure, there will be 30 ft spacing between the two Main dock structures. There will remain approximately 120 ft spacing to the neighboring Solana's dock to the north. The new structure at #1 Noble Glen Drive, which will include an unroofed boat hoist, will be located approximately 55 ft from the neighboring Timms' dock to the south. The walkway to the relocated yacht Club dock will extend from the dock to intersect with the existing walkway. The existing floating docks at the Yacht Club will be relocated to the north, with the repositioning of the southernmost float to a new location north of the ramp landing. This would result in the floating docks having moved a maximum of 40 ft closer to the neighboring Solana's dock at completion. This configuration has been approved by the parties, as indicated by signatures below, and is believed to meet the requirements of the DNR/C.O.E. for spacing between docks as well as providing for a balanced spacing of docks along the riverfront. Also, this plan provides that the docks are built in a style consistent with the character of the more historic type docks in Isle of Hope, i.e., wooden structures with pitched roof, etc.

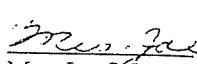
The applicant and the undersigned neighboring property owners believe that this plan will provide some benefit to all parties, protect the tidal marshes, and ensure that the character of the waterfront is maintained by the awarding of a permit consistent with the historic nature of the area, and the wishes of the existing residents.

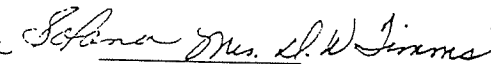
Thank you for considering this proposal for approval.

Sincerely,

  
M. Rick Timms, M.D.  
#1 Noble Glen Drive  
Applicant

  
Mr. Pat Paruso  
Commodore, WYC  
Adjacent property

  
Mrs. Joe Solana  
75 Bluff Drive  
Adjacent property

  
D.W. Timms  
#5 Noble Glen Drive  
Adjacent property

STATE OF GEORGIA )  
COUNTY OF CHATHAM )

307

THIS INDENTURE, made and entered into this 14<sup>th</sup> day of March, 1958, by and between ELLIN ROEBLING WATKINS, as party of the first part, and CAROLYN WOOD SOLANA, as party of the second part, both parties being residents of Chatham County, Georgia.

W I T N E S S E T H

THAT the party of the first part for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration to her in hand paid by the party of the second part, at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the party of the second part, her heirs, executors, administrators and assigns, the following described property, to-wit:

ALL that certain lot, tract or parcel of land situated at Isle of Hope, in the County of Chatham, State of Georgia, and more particularly described as follows: Begin at a point marked by a concrete monument at the North side of Noble Glenn Drive a distance of Three Hundred Forty-four and six/tenths (344.6) feet West of the Northwest intersection of Noble Glenn Drive and Bluff Road, or paved road, measured along the Northern line of Noble Glenn Drive, and from said point of beginning run North 17 degrees, 00 minutes East a distance of One Hundred Eighteen and five/tenths (118.5) feet to a point marked by a concrete monument; thence South 77 degrees, 44 minutes East a distance of Two Hundred Fifty-four (254) feet, more or less, to a point marked by a concrete monument; thence South 66 degrees, 34 minutes East through a hub a distance of One Hundred Thirty-five (135) feet to a point marked by an iron fence post near the edge of the marsh and continuing thence in a straight line a distance of Twenty-eight (28) feet, more or less, to the low water mark of the Skidaway River; thence in a Southerly direction along the low water mark of the Skidaway River to the point at which said low water mark intersects with the Southern line of the property hereby conveyed, which Southern line is as follows: Begin at said point of beginning and run thence South 73 degrees, 00 minutes East a distance of Five Hundred Thirty-five and three/tenths (535.3) feet through an old stone to an iron fence post near the edge of the marsh and continue in a straight line Fifteen (15) feet, more or less, to the low water mark of the Skidaway River and the point of intersection above referred to; all of which will more fully appear by reference to the plat of the property made by H.M. Germany, Registered Engineer, February 11, 1957, revised March 13, 1957, attached to the deed from Agnes M. Tison to Ellen Roebling Watkins dated March 15, 1957, the ori-

308 ginal of which is recorded in the Office of the Clerk of the Superior Court, Chatham County, Georgia, in Plat Record Book H, Folio 235. The property hereby conveyed being bounded on the East by Skidaway River; on the South by Noble Glenn Drive, and the Easterly projection thereof; on the West and North by property formerly of Jackson.

SUBJECT, HOWEVER, to such common right of user as may be held by others with reference to the 15 foot strip crossing said tract in a North and South direction which is shown and designated on said plat as Paved Road & 15' R/W.

TOGETHER with all and singular the improvements, rights, members and appurtenances, thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said above described premises unto the said party of the second part, her heirs and assigns, in fee simple forever.

SUBJECT, HOWEVER, to that certain Deed to Secure Debt from party of the first part to THE PROTESTANT EPISCOPAL CHURCH IN THE DIOCESE OF GEORGIA, INC., dated March 15, 1957, recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Deed Book 66 R, Folio 108. The party of the second part, as a portion of the consideration of this conveyance assumes the obligations contained in said Deed to Secure Debt and agrees to make all future payments, commencing with the payment due April 15, 1958. The party of the first part warrants that all payments due prior to March 15, 1958, have been paid.

AND LASTLY, the said party of the first part, the said above described premises unto the said party of the second part, her heirs and assigns, against herself, the said party of the first part, her heirs, executors, administrators and assigns, and against all and every person or persons whomsoever shall and will warrant and defend by virtue of these presents, excepting from said Warranty, however, the Deed to Secure Debt described in the preceding paragraph of this instrument.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal on the day and year first above written as the date hereof.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Ellie Robling Watkins (L.S.)

William M. E. Lutz  
Samuel K. Lutz  
Notary Public, Chatham County,  
Georgia

Filed For Record At 3:59 o'clock P. M. On The  
14 Day Of March 1958  
Recorded In Record Book 69-E Folio 307  
On The 18 Day Of March 1958

CLERK, SUPERIOR COURT, CHATHAM CO., GA

